

**AUSTIN CITY COUNCIL  
MINUTES****REGULAR MEETING  
THURSDAY, OCTOBER 14, 2021**

The following represents the actions taken by the Austin City Council in the order they occurred during the meeting. While the minutes are not in sequential order, all agenda items were discussed. The City Council of Austin, Texas, convened in a regular meeting on Thursday, OCTOBER 14, 2021 in the Council Chambers of City Hall, 301 W. 2<sup>nd</sup> Street, Austin, Texas and via Videoconference.

Council Member Tovo appeared via videoconference.

Mayor Adler called the Council Meeting to order at 10:12 a.m.

**CONSENT AGENDA****APPROVAL OF MINUTES**

1. Approve the minutes of the Austin City Council special called meeting of September 10, 2021, joint special called of September 14, 2021, joint special called of September 21, 2021, joint special called of September 28, 2021, work session of September 28, 2021, and regular meeting of September 30, 2021.  
**The motion to approve the minutes of the Austin City Council special called meeting of September 10, 2021, joint special called of September 14, 2021, joint special called of September 21, 2021, joint special called of September 28, 2021, work session of September 28, 2021, and regular meeting of September 30, 2021 was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**
2. Authorize negotiation and execution of a cost participation agreement with Milestone Community Builders for the City to reimburse the developer in an amount not to exceed \$6,066,135 for costs associated with the design and construction of an oversized water main and elevated water reservoir related to Service Extension Request No. 4577R to provide water service to a proposed single-family development located at 1300 Lost Creek Boulevard; and approve an ordinance waiving the requirements of Section 25-9-66(B) of the City Code related to such cost participation payment. District(s) Affected: District 8. Strategic Outcome(s): Government that Works for All. Recommended by the Water and Wastewater Commission on an 8-0 vote with Commissioner Atallah absent and Commissioner Turrieta off the dais.

**The motion authorizing the negotiation and execution of a cost participation agreement with Milestone Community Builders was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**

3. Approve Service Extension Request No. 5067 for wastewater service to a 0.62-acre tract located at 10802 D K Ranch Road within the Drinking Water Protection Zone, the City's Limited Purpose Jurisdiction and Austin Water's service area. Strategic Outcome(s): Government that Works for All. Recommended by the Water and Wastewater Commission on an 8-0 vote with Commissioner Atallah absent and Commissioner Turrieta off the dais.

**The motion approving a Service Extension Request No. 5067 was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**

4. Approve an ordinance authorizing the issuance of City of Austin, Water and Wastewater System Revenue Bonds, Series 2021E, in the par amount of \$30,000,000 and approve related documents. Strategic Outcome(s): Government that Works for All.

**Ordinance No. 20211014-004 was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**

5. Approve an ordinance authorizing the issuance of City of Austin, Water and Wastewater System Revenue Bonds, Series 2021D, in the par amount of \$23,100,000 and approve related documents. Strategic Outcome(s): Government that Works for All.

**Ordinance No. 20211014-005 was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**

6. Approve an ordinance authorizing the issuance of City of Austin, Water and Wastewater System Revenue Bonds, Series 2021C, in the par amount of \$18,000,000 and approve related documents. Strategic Outcome(s): Government that Works for All.

**Ordinance No. 20211014-006 was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**

7. Approve an ordinance amending the Fiscal Year 2021-2022 Combined Utility Revenue Bond Redemption Fund (Ordinance No. 20210811-001) to increase the transfer in from the Water and Wastewater Reserve Fund by \$20,000,000 and increase other operating requirement expenditures by \$20,000,000 for the purpose of defeasing and redeeming certain outstanding bonds secured by the Reserve Fund. Strategic Outcome(s): Government that Works for All. Recommended by the Water and Wastewater Commission on an 8-0 vote with Commissioner Atallah absent and Commissioner Turrieta off the dais.

**Ordinance No. 20211014-007 was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**

8. Approve a resolution adopting the City of Austin Fiscal Year 2021-2022 Investment Policy. Strategic Outcome(s): Government that Works for All.

**Resolution No. 20211014-008 was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**

9. Approve an ordinance authorizing the issuance and sale of tax-exempt City of Austin, Texas Water and Wastewater System Revenue Refunding Bonds, Series 2021, in a par amount not to exceed \$298,000,000, in accordance with the parameters set out in the ordinance, authorizing related documents, approving the payment of the costs of issuance, and providing that the issuance and sale be accomplished by April 15, 2022. Strategic Outcome(s): Government that Works for All.

**Ordinance No. 20211014-009 was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**

10. Approve a resolution authorizing the issuance of Unlimited Tax Bonds, Series 2021, in the amount of \$11,390,000 by Pilot Knob Municipal Utility District No. 3. Strategic Outcome(s): Government that Works for All. Recommended by the Water and Wastewater Commission on a 7-0 vote with Commissioner Michel recusing, Commissioner Atallah absent, and Commissioner Turrieta off the dais.

**Resolution No. 20211014-010 was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**

11. Authorize negotiation and execution of multi-term contracts with Mastec North America Inc. and Primoris T&D Services, LLC, for distribution electrical services, each for up to five years for total contract amounts not to exceed \$200,000,000, divided between the contractors. (Note: This solicitation reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program and subcontractor goals were applied to the solicitation. The subcontracting goals were met by both the recommended contractors). Strategic Outcome(s): Government that Works for All.

**The motion authorizing the negotiation and execution of multi-term contracts with Mastec North America Inc. and Primoris T&D Services, LLC, was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote.**

**Mayor Pro Tem Harper-Madison was off the dais.**

12. Authorize negotiation and execution of a multi-term contract with KV Power, LLC or the other qualified offeror to Request For Proposals 1100 JMF3008, for overhead transmission electrical maintenance, for up to five years for a total contract amount not to exceed \$40,000,000. (Note:

This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the services required for this solicitation, there were no subcontracting opportunities; therefore, no subcontracting goals were established). Strategic Outcome(s): Government that Works for All.

**The motion authorizing the negotiation and execution of multi-term contract with KV Power, LLC or the other qualified offeror to Request For Proposals 1100 JMF3008, was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**

13. Ratify contracts with Mastec North America Inc. and Primoris T&D Services, LLC for distribution electrical services, in the amount of \$3,600,000 divided between the contractors. (Note: This contract is exempt from the City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program; therefore, no subcontracting goals were established). Strategic Outcome(s): Government that Works for All.

**The motion ratifying contracts with Mastec North America Inc. and Primoris T&D Services, LLC was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**

14. Ratify a contract with KV Power, LLC, for overhead transmission electrical maintenance, in the amount of \$1,000,000. (Note: This contract is exempt from the City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program; therefore, no subcontracting goals were established). Strategic Outcome(s): Government that Works for All.

**The motion ratifying a contract with KV Power, LLC, was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**

15. Authorize award of contracts with Techline Inc. and Wesco Distribution Inc. d/b/a Hi-Line Utility Supply Co, LLC to provide streetlight poles and pole parts, each for a term of five years in an amount not to exceed \$4,820,000, divided between the contractors. (Note: This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9D Minority Owned and Women Owned Business Enterprise Procurement Program. For the goods required for this solicitation, there were no subcontracting opportunities; therefore, no subcontracting goals were established). Strategic Outcome(s): Government that Works for All.

**The motion authorizing the award of contracts with Techline Inc. and Wesco Distribution Inc. doing business as Hi-Line Utility Supply Co, LLC was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**

16. Authorize amendments to contracts with Entech Sales & Service LLC, JM Engineering, LLC (WBE), and TD Industries, Inc. for continued heating, ventilating, air conditioning, refrigeration preventative maintenance, and repair services, for an increase in the amount of \$1,813,000 for revised total contracts amount not to exceed \$9,375,000, divided among the contractors. (Note: This contract was reviewed for subcontracting opportunities in accordance with City Code



Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the services required for this contract, there were no subcontracting opportunities; therefore, no subcontracting goals were established). Strategic Outcome(s): Government that Works for All. **The motion authorizing amendments to contracts with Entech Sales & Service LLC, JM Engineering, LLC (WBE), and TD Industries, Inc. was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**

17. Authorize award of a contract with Enterprise Professional Services, Inc. d/b/a EPSI for landscaping and ground maintenance services, for a term of five years for a total contract amount not to exceed \$742,500. (Note: This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the goods and services required for this solicitation, there were no subcontracting opportunities; therefore, no subcontracting goals were established). Strategic Outcome(s): Government that Works for All.  
**The motion authorizing the award of a contract with Enterprise Professional Services, Inc. doing business as EPSI was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**
18. Authorize award of a contract with ErgoFlex Systems, Inc. d/b/a Xybix Systems, Inc., to provide ergonomic workstations and installation, for a term of two years for a total contract amount not to exceed \$375,000. (Note: This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9D Minority Owned and Women Owned Business Enterprise Procurement Program. For the goods and services required for this solicitation, there were no subcontracting opportunities; therefore, no subcontracting goals were established). Strategic Outcome(s): Government that Works for All.  
**The motion authorizing the award of a contract with ErgoFlex Systems, Inc. doing business as Xybix Systems, Inc., was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**
19. Authorize award of a multi-term contract with Universal Recycling Technologies, LLC, to provide electronics recycling, for up to 55 months, in an amount not to exceed \$720,000. (Note: This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the services required for this solicitation, there were no subcontracting opportunities; therefore, no subcontracting goals were established). Strategic Outcome(s): Health and Environment.  
**The motion authorizing the award of a multi-term contract with Universal Recycling Technologies, LLC, was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**

20. Authorize award of a contract with HCOP LLC d/b/a Hill Country Outdoor Power for original equipment manufacturer parts for Toro lawn equipment, for a term of five years in an amount not to exceed \$660,000. (Note: This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9D Minority Owned and Women Owned Business Enterprise Procurement Program. For the goods required for this solicitation, there were no subcontracting opportunities; therefore, no subcontracting goals were established). Strategic Outcome(s): Mobility.  
**The motion authorizing the award of a contract with HCOP LLC doing business as Hill Country Outdoor Power was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**
21. Authorize negotiation and execution of a contract with Environmental Systems Research Institute, Inc., for geographic information systems software licensing, maintenance, professional services, and support, for a term of four years for a total contract amount not to exceed \$7,000,000. (Note: Sole source contracts are exempt from the City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program; therefore, no subcontracting goals were established). Strategic Outcome(s): Government that Works for All.  
**The motion authorizing the negotiation and execution of multi-term contract with KV Power, LLC or the other qualified offeror to Request For Proposals 1100 JMF3008, was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**
22. Authorize award of a contract with Longhorn Car Truck Rental, Inc., for vehicle rental services, for a term of five years in an amount not to exceed \$1,985,000. (Note: This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the services required for this solicitation, there were no subcontracting opportunities; therefore, no subcontracting goals were established). Strategic Outcome(s): Mobility.  
**The motion authorizing the award of a contract with Longhorn Car Truck Rental, Inc., was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**
23. Authorize negotiation and execution of a professional services agreement with the following four staff recommended firms (or other qualified responders) for Request for Qualifications Solicitation No. CLMP315, HDR Engineering, Inc., Aecom Technical Services, Inc., Stanley Consultants, Inc., and Lockwood, Andrews & Newnam, Inc., for engineering services for the 2021 Power Production Rotation List in an amount not to exceed \$3,750,000. [Note: This contract will be awarded in compliance with City Code Chapter 2-9B (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 7.67% MBE and 3.64% WBE participation.] Strategic Outcome(s): Government that Works for All.  
**The motion authorizing the negotiation and execution of a professional services agreement with HDR Engineering, Inc., Aecom Technical Services, Inc., Stanley Consultants, Inc., and Lockwood, Andrews & Newnam, Inc., was approved on consent on Council Member**

**Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**

24. Approve a resolution finding the use of the Construction Manager-at-Risk method of contracting, as authorized by Subchapter F, Chapter 2269 of the Texas Government Code, is the project delivery method that provides the best value to the City for the Airport Expansion and Development Program, Airfield Construction project for airfield improvements. (Note: MBE/WBE goals will be established prior to issuance of this solicitation.) Strategic Outcome(s): Safety, Government that Works for All, Mobility.

**Resolution No. 20211014-024 was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**

25. Authorize negotiation and execution of an amendment to the Design-Build agreement with JE Dunn Construction Inc., for preconstruction, schematic design, and construction services for the new Austin Fire Department and Emergency Medical Services stations in the amount of \$24,000,000, for a total contract amount not to exceed \$53,800,000. [Note: This amendment will be awarded in compliance with City Code 2-9A and 2-9B (Minority Owned and Women Owned Business Enterprise Procurement Program). Current participation for the Design Phase is 13.07% MBE and 2.65% WBE. Current participation to date for the Construction Phase is 1.14% MBE and 14.34% WBE.] Strategic Outcome(s): Safety, Government that Works for All.

**The motion authorizing the negotiation and execution of an amendment to the Design-Build agreement with JE Dunn Construction Inc., was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**

26. Authorize award and execution of a construction contract with Matous Construction, Ltd., for the Waller Creek Inlet Facility Catenary Screen Pilot project in the amount of \$1,970,000 plus a \$197,000 contingency, for a total contract amount not to exceed \$2,167,000. [Note: This contract will be awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with a combined MBE/WBE goal of 21.14% participation.] District(s) Affected: District 1. Strategic Outcome(s): Safety.

**The motion authorizing the award and execution of a construction contract with Matous Construction, Ltd., was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**

27. Ratify a contract amendment with Pike Enterprises Inc. for transmission and distribution electrical services, to increase the amount by \$471,469, for a revised total contract amount not to exceed \$93,471,469. (Note: This contract was awarded in compliance with City Code Chapter 2-9A Minority Owned and Women Owned Business Enterprise Procurement Program. Current participation to date is 2.34% MBE and 0.12% WBE participation). Strategic Outcome(s): Safety.

**The motion ratifying a contract amendment with Pike Enterprises Inc. was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**

28. Ratify multiple emergency contracts with various contractors for goods and services related to the Coronavirus pandemic and Hurricane Laura, in the amount of \$6,529,689. (Note: These contracts are exempt from the City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program; therefore, no subcontracting goals were established). Strategic Outcome(s): Health and Environment, Government that Works for All.

**The motion ratifying multiple emergency contracts with various contractors was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**

29. Authorize negotiation and execution of a cooperative contract with Tom Loftus Inc. d/b/a Austin Turf & Tractor for the lease of golf course maintenance equipment, for a term of four years for a total contract amount not to exceed \$1,600,000. (Note: This procurement was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the goods required for this procurement, there were no subcontracting opportunities; therefore, no subcontracting goals were established.). Strategic Outcome(s): Government that Works for All.

**The motion authorizing the negotiation and execution of a cooperative contract with Tom Loftus Inc. d/b/a Austin Turf & Tractor was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**

30. Authorize an amendment to an existing contract with Lincoln Property Company Commercial, Inc., for continued property management services at the City's Planning and Development Center, to extend the term by 17 months and for an increase in the amount of \$4,050,960, for a revised total contract amount not to exceed \$6,000,000. (Note: This contract is exempt from the City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program; therefore, no subcontracting goals were established). District(s) Affected: District 4. Strategic Outcome(s): Government that Works for All.

**The motion authorizing an amendment to an existing contract with Lincoln Property Company Commercial, Inc., was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**

**The amendment was to revise the authorized amount to \$2,550,960 and the not to exceed amount to \$4,500,000 was accepted without objection.**

**Direction was given to staff to include a fiscal note for all future property management contracts of the estimated costs for operations and maintenance for the property.**



**Item 31 was pulled for discussion**

32. Authorize negotiation and execution of an amendment to extend the Agreement Concerning Implementation of the East 11th and 12th Streets Urban Renewal Plan between the City and the Urban Renewal Agency to September 30, 2022. District(s) Affected: District 1. Strategic Outcome(s): Government that Works for All.  
**The motion authorizing the negotiation and execution of an amendment to extend the Agreement Concerning Implementation between the City and the Urban Renewal Agency was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**
33. Authorize negotiation and execution of an amendment to the interlocal agreement with the Housing Authority of the City of Austin to provide emergency rental assistance for vulnerable households, for the term July 19, 2021 through June 30, 2022, to add \$6,643,637 from the Budget Stabilization Reserve Fund, for a total agreement amount not to exceed \$41,659,428 and to include an additional scope of work for marketing and outreach activities to ensure robust outreach efforts. Strategic Outcome(s): Economic Opportunity and Affordability.  
**The motion authorizing the negotiation and execution of an amendment to the interlocal agreement with the Housing Authority of the City of Austin was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 9-1 vote. Council Member Kelly voted nay. Mayor Pro Tem Harper-Madison was off the dais.**
34. Approve a settlement in Sunjur Hong, Intervenor-Plaintiff et al v. City of Austin, Cause No. D-1-GN-20-002683, in the 459th Judicial District Court of Travis County, Texas. Strategic Outcome(s): Government that Works for All.  
**The motion approving a settlement by the City paying \$300,000 to Sunjur Hong, Intervenor-Plaintiff et al v. City of Austin was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**
35. Authorize negotiation and execution of an amendment to the legal services agreement with Blair Leake and Wright and Greenhill, PC for representation related to Jason Gallagher v. City of Austin et al, Cause No. 1:20-cv-00901-RP in the United States District Court for the Western District of Texas in an amount of \$131,000 for a total contract not to exceed \$161,000. Strategic Outcome(s): Government that Works for All.  
**The motion authorizing the negotiation and execution of the legal services agreement with Blair Leake and Wright and Greenhill, PC was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**
36. Approve an ordinance amending City Code Chapter 2-10 (Municipal Court) to establish the City Marshal Office as a division of the Austin Municipal Court; repealing sections 2-6-1 through 2-6-14 of the City Code related to the former Public Safety and Emergency Management Department to remove obsolete sections of the City Code, renumbering remaining sections accordingly, and

renaming Chapter 2-6 (Public Safety and Emergency Management Department). Strategic Outcome(s): Safety.

**This item was postponed to November 18, 2021 on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**

**Direction was given to staff to bring this item to the Public Safety Committee and to the Council Public Safety Committee.**

37. Approve an ordinance amending the Fiscal Year 2021-2022 Parks and Recreation Department Operating Budget Special Revenue Fund (Ordinance No. 20210811-001) to accept and appropriate \$230,000 in grant funds from the Capital Area Metropolitan Planning Organization to provide funding for the Enhanced Mobility of Seniors and Individuals with Disabilities Project. Strategic Outcome(s): Economic Opportunity and Affordability, Mobility, Safety, Health and Environment, Culture and Lifelong Learning, Government that Works for All.  
**This item was postponed to December 2, 2021 on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was absent.**
38. Authorize negotiation and execution of a subaward agreement with The Other Ones Foundation to provide case management services for individuals experiencing homelessness, in the amount of \$77,852 as part of the Austin Riverside Project. Strategic Outcome(s): Safety.  
**The motion authorizing the negotiation and execution of a subaward agreement with The Other Ones Foundation was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**
39. Authorize negotiation and execution of an interlocal agreement with the University of Texas at Houston Health Sciences Center for evaluation activities related to training, deployment, and engagement of community health workers in COVID-19 response and building resilient communities, for an initial term of October 15, 2021 through August 30, 2022, and two 12-month extension options, each in an amount not to exceed \$150,000, for a total agreement amount not to exceed \$450,000. Strategic Outcome(s): Health and Environment.  
**The motion authorizing the negotiation and execution of an interlocal agreement with the University of Texas at Houston Health Sciences Center was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 9-1 vote. Council Member Kelly voted nay. Mayor Pro Tem Harper-Madison was off the dais.**
40. Approve a resolution authorizing negotiation and execution of a Local On-System Improvement Project Agreement with the Texas Department of Transportation for the development and construction of mobility and safety improvements on Airport Boulevard between North Lamar Boulevard and 55th Street, for a total contract amount not to exceed \$1,688,000. Related to Item #41. District(s) Affected: District 4. Strategic Outcome(s): Mobility.

**Resolution No. 202101014-040 was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**

41. Approve a resolution authorizing negotiation and execution of a Multiple Use Agreement with the Texas Department of Transportation for the development and construction of mobility and safety improvements on Airport Boulevard between North Lamar Boulevard and 55th Street. Related to Item #40. District(s) Affected: District 4. Strategic Outcome(s): Mobility.

**Resolution No. 202101014-041 was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**

42. Approve a resolution authorizing negotiation and execution of a Local On-System Improvement Project Agreement with the Texas Department of Transportation for the development and construction of mobility and safety improvements on Burnet Road at RM 2222, for a total amount not to exceed \$2,345,000. Related to Item #43. District(s) Affected: District 7. Strategic Outcome(s): Mobility.

**Resolution No. 202101014-042 was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**

43. Approve a resolution authorizing negotiation and execution of a Multiple Use Agreement with the Texas Department of Transportation related to the development and construction of mobility and safety improvements on Burnet Road at RM 2222. Related to Item #42. District(s) Affected: District 7. Strategic Outcome(s): Mobility.

**Resolution No. 202101014-043 was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**

#### **ITEMS FROM COUNCIL**

44. Approve appointments and certain related waivers to citizen boards and commissions, to Council committees and other intergovernmental bodies, and to public facility corporations; removal and replacement of members; and amendments to board and commission bylaws.

**The following appointments and waivers were approved on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**

**Board/Nominee**

**Nominated by**

**Library Commission**

Mark Smith

Council Member Renteria

**Parks and Recreation Board**

Patrick Moore

Council Member Renteria

**Urban Transportation Commission**

Cecilia Ramos

Mayor Pro Tem Harper-Madison

45. Approve a resolution directing the City Manager to explore the creation of a Board of Adjustment Applicant Assistance Program for residential homestead applicants, identify funding sources for the program, and return to council with a formal recommendation before February 14, 2022. Council Sponsors: Mayor Pro Tem Natasha Harper-Madison, Mayor Steve Adler, Council Member Sabino 'Pio' Renteria, Council Member Gregorio Casar, Council Member Paige Ellis. **Resolution No. 202101014-045 was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 9-1 vote. Council Member Kelly voted nay. Mayor Pro Tem Harper-Madison was off the dais.**
46. Approve a resolution directing the City Manager to propose a budget amendment to Council, that provides resources and staff needed to continue virtual testimony and hybrid participation for Council Members and Board and Commission Members; and directing the City Clerk to propose amendments to City Code Chapter 2-1, permitting hybrid Board and Commission meetings. . Council Sponsors: Mayor Steve Adler, Council Member Alison Alter, Council Member Vanessa Fuentes, Council Member Gregorio Casar, Council Member Kathie Tovo, Council Member Kelly, Council Member Ellis. **Resolution No. 202101014-046 was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**
47. Approve a resolution directing the City Manager to identify alternatives for achieving the objective envisioned by the Bowie Street Underpass in the Seaholm District Plan; to convene stakeholders to review alternatives; to identify any current and future funds available for this project; to analyze other eligible uses of those funds; and to review the Dutch Cycling Vision to ensure that all future bicycle and pedestrian projects embrace the vision of a robust, interconnected, and integrated network. Council Sponsors: Council Member Kathie Tovo, Mayor Pro Tem Natasha Harper-Madison, Council Member Paige Ellis, Council Member Sabino 'Pio' Renteria, Mayor Steve Adler. **Resolution No. 202101014-047 was approved as amended on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**

**The amendment to strike "West" from Old West Austin Neighborhood Association found on line 134 was accepted without objection.**



48. Approve a resolution directing the City Manager to reaffirm the City's commitment to building a flood resilient community; identify funding opportunities and inform the community on available funding to increase flood protection; provide recommendations for placement of a Halloween Flood memorial in Onion Creek Metropolitan Park; provide recommendations for existing contracts to deliver training and education to the community for emergency preparedness and response; and amend the City's Federal Legislative agenda to seek additional support for funding programs to reduce or eliminate flood damage risk and make flood insurance more affordable. Council Sponsors: Council Member Vanessa Fuentes, Council Member Alison Alter, Council Member Ann Kitchen, Council Member Leslie Pool, Council Member Paige Ellis, Mayor Adler, Council Member Casar.  
**Resolution No. 202101014-048 was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**
87. Ratify a contract with Lincoln Property Company Commercial, Inc., for property management services at the City's Planning and Development Center, for a term of two weeks in the amount of \$75,029. (Note: This contract is exempt from the City Code Chapter 2-9 (C) Minority Owned and Women Owned Business Enterprise Procurement Program; therefore, no subcontracting goals were established). Strategic Outcome(s): Government that Works for All.  
**This item was withdrawn without objection on consent on Council Member Casar's motion, Council Member Alter's second on a 10-0 vote. Mayor Pro Tem Harper-Madison was off the dais.**
88. Approve an ordinance amending Ordinance No. 20210729-119 to extend the applicability period and expiration date in Ordinance No. 20200326-090, which relates to requiring notices of proposed eviction; amending Ordinance No. 20200326-090 to modify notice of proposed eviction requirements; and declaring an emergency. Council Sponsors: Council Member Gregorio Casar, Council Member Kathie Tovo, Council Member Ann Kitchen, Council Member Vanessa Fuentes, Mayor Steve Adler.  
**Ordinance No. 20211014-088 was approved on consent on Council Member Casar's motion, Council Member Altar's second on a 9-1 vote. Council Member Kelly voted nay. Mayor Pro Tem Harper-Madison was off the dais.**

#### **ITEM PULLED FOR DISCUSSION**

31. Authorize negotiation and execution of a contract with Found Design LLC d/b/a Merje, to provide planning and design services, for a term of two years in an amount not to exceed \$250,000. (Note: This solicitation was reviewed for subconsultant opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the services required for this solicitation, there were no subconsultant opportunities; therefore, no subconsultant goals were established.). Strategic Outcome(s): Economic Opportunity and Affordability, Culture and Lifelong Learning.  
**The motion authorizing the negotiation and execution of a contract with Found Design LLC doing business as Merje, was approved on consent on Council Member Tovo's motion,**

**Council Member Renteria's second on a 9-0 vote. Mayor Pro Tem Harper-Madison and Council Member Casar were off the dais.**

**The amendment to revise the term from 2 years to 1 year was accepted without objection.**

**Direction was given to fully implement the direction provided in Resolution No. 20190523-029. Staff is directed to deploy the funds identified and allocated in the FY 19-20 budget to install wayfinding and signage for the 5th Street Mexican American Heritage Corridor at the locations identified by Mexic-Arte and the Hispanic/Latino Quality of Life Commission, along with any other additional community suggestions. The signage shall be designed and installed no later than 4 months from this date. If additional sites are identified through a longer stakeholder process, wayfinding for those sites can be added after this period.**

**Mayor Adler recessed the meeting at 11:31 a.m. without objection.**

**Mayor Adler reconvened the meeting at 12:05 p.m.**

#### **CITIZEN COMMUNICATIONS**

**Paul Robbins- City and budget issues – Present**

**Kristen Heaney- East Cesar Chavez Neighborhood vision for affordable housing in the Saltillo TOD. – Present**

**Mayor Adler recessed the meeting at 12:12 p.m. without objection.**

#### **EXECUTIVE SESSION**

**The City Council went into Executive Session, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel, to discuss matters of land acquisition, litigation, and personnel matters as specifically listed on this agenda and to receive advice from Legal Counsel regarding any other item on this agenda.**

50. Discuss real estate and legal matters related to the purchase, exchange, lease, or value of an interest in real property and improvements to be used for historic preservation and affordable housing (Real property - Section 551.072 of the Government Code, and private consultation with legal counsel - Section 551.071 of the Government Code).  
**Withdrawn without objection.**
51. Discuss legal issues related to open government matters (Private consultation with legal counsel - Section 551.071 of the Government Code).  
**Withdrawn without objection.**
52. Discuss information related to cybersecurity matters, including assessments and deployments of personnel and devices, audits, network security information and information technology resources, and critical infrastructure (Deliberation regarding security devices or security audits - Sections 551.076 and 551.089 of the Government Code).

**Withdrawn without objection.**

53. Discuss legal issues related to the City's agreement with Austin Pets Alive! and use of the Town Lake Animal Center (Private consultation with legal counsel - Section 551.071 of the Government Code).

**Withdrawn without objection.**

**Mayor Adler reconvened the Council Meeting at 2:08 p.m. Mayor Pro Tem Harper-Madison appeared via videoconference.**

### **PUBLIC HEARINGS**

49. Conduct a public hearing and approve an ordinance adopting the twelfth modification to the Urban Renewal Plan for the East 11th and 12th Streets Urban Renewal Area to align with proposed amendments to the East 11th and 12th Street Neighborhood Conservation Combining Districts. Related to Items 54 and 55. District(s) Affected: District 1. Strategic Outcome(s): Economic Opportunity and Affordability.

**The item was postponed to October 21, 2021 without objection.**

### **ZONING AND NEIGHBORHOOD PLAN AMENDMENTS**

54. C14-2021-0033 - East 11th Street NCCD Amendment - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as the East 11th Street NCCD, within the boundaries of IH-35 Northbound frontage road between East 12th Street and the northern alley of East 7th Street; East 11th Street from IH-35 to Navasota Street; Juniper Street between Branch Street and Navasota Street; Rosewood Avenue between Navasota Street and the eastern property line of 1314 Rosewood Avenue; and a segment of San Bernard Street) (Lady Bird Lake Watershed and Waller Creek Watershed). Applicant's request: To rezone property within the boundaries of the East 11th Street NCCD to amend allowable building heights, floor-to-area ratios (FAR), impervious cover maximums, permitted uses, uses permitted with additional conditions, and conditional uses. The proposed changes will not change any base zoning districts within the NCCD. Staff Recommendation and Planning Commission Recommendation: To amend allowable building heights, floor-to-area ratios (FAR), impervious cover maximums, permitted uses, uses permitted with additional conditions, and conditional uses. Agent: City of Austin, Housing and Planning Department. This is a City of Austin initiated zoning change. City Staff: Mark Walters, 512-974-7695. District(s) Affected: District 1.

**This item was postponed to October 21, 2021 at the request of staff on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.**

55. C14-2021-0037 - East 12th Street NCCD Amendment - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as the East 12th Street NCCD, within the boundaries of the north side of East 12th Street between the IH-35 North frontage road and Poquito Street and the south side of East 12th Street between Branch Street and Poquito Street. (Lady Bird Lake Watershed and Waller Creek Watershed). Applicant's Request: To rezone property within the boundaries of the East 12th Street NCCD to amend allowable building heights, floor-to-area ratios (FAR), impervious cover maximums, permitted uses, uses

permitted with additional conditions, and conditional uses. The proposed changes will not change any base zoning districts within the NCCD. Staff Recommendation and Planning Commission Recommendation: To amend allowable building heights, floor-to-area ratios (FAR), impervious cover maximums, permitted uses, uses permitted with additional conditions, and conditional uses. Agent: City of Austin, Housing and Planning Department. This is a City of Austin initiated zoning change. City Staff: Mark Walters, 512-974-7695. District(s) Affected: District 1.

**This item was postponed to October 21, 2021 at the request of staff on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.**

56. C14-2021-0108 - 8721 South 1st Street - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 8721 South 1st Street (South Boggy Creek Watershed). Applicant's Request: To rezone from industrial park-conditional overlay (IP-CO) combining district zoning to general commercial services (CS) district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant general commercial services-conditional overlay (CS-CO) combining district zoning. Owner/Applicant: BRW Holdings, LLC (Robin and Barry Wurzel). Agent: Jackson Walker L.L.P. (Katherine Loayza). City Staff: Wendy Rhoades, 512-974-7719. District(s) Affected: District 2.
- The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20211014-056 to general commercial services (CS) district zoning was approved on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.**

57. C14-2021-0120 - Rezoning Liquor Store - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 3131 East SH 71 Service Road Westbound, Suite 200 (Colorado River Watershed). Applicant's Request: To rezone from community commercial-conditional overlay (GR-CO) combining district zoning to commercial-liquor sales (CS-1) district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant commercial-liquor sales-conditional overlay (CS-1-CO) combining district zoning. Owner/Applicant: 3131 E 71, LLC (Najib Wehbe). Agent: Hector Avila. City Staff: Wendy Rhoades, 512-974-7719. District(s) Affected: District 2.
- The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20211014-057 to commercial-liquor sales (CS-1) district zoning was approved on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.**

58. C14-2021-0129 - Keilbar - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1807 and 1809 Keilbar Lane (South Boggy Creek Watershed). Applicant's Request: To rezone from development reserve (DR) district zoning to family residence (SF-3) district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant family residence (SF-3) district zoning. Owner/Applicant: Capital River Group, LLC - Series 16 (Stuart Cody Carr). City Staff: Wendy Rhoades, 512-974-7719. District(s) Affected: District 5.
- The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20211014-058 to family residence (SF-3) district zoning was approved on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.**



59. NPA-2021-0029.01.SH, 1021 E. St. Johns -Conduct a public hearing and approve an ordinance amending Ordinance No. 20120426-100 the St. John/Coronado Hills Combined Neighborhood Plan, an element of the Imagine Austin Comprehensive Plan, to change the land use designation on the future land use map (FLUM) on property locally known 1021 East St. Johns Avenue (Buttermilk Branch Watershed) from Single Family to Urban Single Family land use. Staff and Planning Commission Recommendation: To grant Urban Single Family land use. Owner: Talia at E St John, LLC (Kenda Dawwami). Applicant: Capital A Housing. Agent: Civilitude, LLC (Conor Kenny). City Staff: Maureen Meredith, Housing and Planning Department, (512) 974-2695. District(s) Affected: District 4.

**The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20211014-059 to change the land use designation on the future land use map (FLUM) to Commercial land use was approved on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.**

60. C14-2021-0005.SH 1021 E. St Johns Ave. Rezoning -Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1021 East St. Johns Avenue (Buttermilk Branch Watershed). Applicant's Request: To rezone from family residence-neighborhood plan (SF-3-NP) combining district zoning to single family residence-small lot-neighborhood plan (SF-4A-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant single family residence-small lot-neighborhood plan (SF-4A-NP) combining district zoning. Owner: Talia at E St John, LLC (Kenda Dawwami). Applicant: Capital A Housing. Agent: Civilitude, LLC (Conor Kenny). City Staff: Heather Chaffin, 512-974-2122. District(s) Affected: District 4.

**The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20211014-060 to single family residence-small lot-neighborhood plan (SF-4A-NP) combining district zoning was approved on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.**

61. C14-2021-0012 - Research Park Rezoning - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 12455 and 12501 Research Boulevard Northbound; 12489, 12515 ½, and 12517 ½ Research Boulevard Service Road Northbound; and 12220 ½ Riata Trace Parkway (Walnut Creek and Rattan Creek Watersheds). Applicant Request: To rezone from limited industrial services (LI) district zoning to limited industrial services-planned development area (LI-PDA) combining district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant limited industrial services-planned development area (LI-PDA) combining district zoning. Owner/Applicant: Karlin Research Park Development, LLC, Karlin Research Park, LLC (Matthew Schwab). Agent: Armbrust & Brown, PLLC (Richard T. Suttle). City Staff: Sherri Sirwaitis, 512-974-3057. District(s) Affected: District 6.

**The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20211014-061 to limited industrial services-planned development area (LI-PDA) combining district zoning was approved on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.**

62. C14-2021-0106 - Dessau Wastewater Treatment Plant - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1621 1/2 Fish

Lane (Harris Branch Watershed). Applicant Request: To rezone from development reserved (DR) district zoning to public (P) district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant public (P) district zoning. Owner/Applicant: City of Austin Water Department (Shay Ralls Roalson, P.E.). Agent: City of Austin Water Department (Charles Celauro). City Staff: Sherri Sirwaitis, 512-974-3057. District(s) Affected: District 1.

**The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20211014-062 to public (P) district zoning was approved on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.**

63. C14-2021-0109 - 12530 Research Blvd Future Project - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 12530 Research Boulevard (Walnut Creek Watershed). Applicant Request: To rezone from community commercial (GR) district zoning and limited office (LO) district zoning to community commercial-mixed use (GR-MU) combining district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant community commercial-mixed use (GR-MU) combining district zoning for Tract 1 and limited office-mixed use (LO-MU) combining district zoning for Tract 2. Owner/Applicant: Gyro Plus LLC (Mohammed Arami). City Staff: Sherri Sirwaitis, 512-974-3057. District(s) Affected: District 10.

**The public hearing was conducted and a motion to close the public hearing and approve the ordinance on first reading only to community commercial-mixed use (GR-MU) combining district zoning was approved on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.**

64. C14-2021-0114 - 12183 Windy Ridge Road - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 12183 Windy Ridge Road (Lake Travis Watershed). Applicant's Request: To rezone from development reserve (DR) district zoning to single family residence large lot (SF-1) district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant single family residence large lot (SF-1) district zoning. Owner/Applicant: Penny Leppin. Staff: Mark Graham, 512-974-3574. District(s) Affected: District 6.

**The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20211014-064 to single family residence large lot (SF-1) district zoning was approved on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.**

65. C14-2021-0092 - Rezoning of 1901 W. William Cannon Drive - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1901 West William Cannon Drive, Suite 147 (Williamson Creek Watershed). Applicant's Request: To rezone from community commercial (GR) district zoning to commercial liquor sales (CS-1) district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant commercial liquor sales (CS-1) district zoning. Owner: Field Realty Partners (James Grady Field). Applicant: Betsy Dees. Agent: Keepers Land Planning (Ricca Keepers). City Staff: Mark Graham, 512-974-3574. District(s) Affected: District 5.

**The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20211014-065 to commercial liquor sales (CS-1) district zoning approved on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.**

66. C14-2020-0146 - 11705 Research Blvd Zoning -Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 11705 Research Boulevard Service Road Northbound (Walnut Creek Watershed). Applicant Request: To rezone from limited industrial services-conditional overlay (LI-CO) combining district zoning to limited industrial services (LI) district zoning. Staff Recommendation: To grant limited industrial services-conditional overlay (LI-CO) combining district zoning. Zoning and Platting Commission Recommendation: Forwarded to Council without a recommendation due to lack of an affirmative vote. Owner/Applicant: 3M Company. Agent: Drenner Group, PC (Amanda Swor). City Staff: Sherri Sirwaitis, 512-974-3057. District(s) Affected: District 6.

**The public hearing was conducted and a motion to close the public hearing and approve the ordinance on first reading only to limited industrial services-conditional overlay (LI-CO) combining district zoning was approved on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.**

**The additional Conditional Overlay restrictions are the following:**

**Scrap and salvage services**

**Convenient storage**

**Automotive Rentals**

**Automotive Repair Services**

**Automotive Sales**

**Automotive Washing**

**Resource Extraction**

**Hotel and Motel Services**

**Basic Industry**

**Vehicle Storage**

**Approximately 1.67 acres on the northernmost portion of the property for a depth of 150 feet, those prohibited uses are:**

**General warehousing and distribution**

**Equipment sales**

**Equipment repair services**

**Kennels.**

67. NPA-2021-0017.02-Stobaugh Residential- Conduct a public hearing and approve an ordinance amending Ordinance No. 20040401-Z-2 the Crestview/Wooten Combined Neighborhood Plan, an element of the Imagine Austin Comprehensive Plan, to change the land use designation on the future land use map (FLUM) on property locally known as 901 and 907 Stobaugh Street (Little Walnut Creek Watershed) from Single Family to Multifamily land use. Staff Recommendation and Planning Commission recommendation: To grant Multifamily land use. Owners/Applicants: Blue Pig, LLC for 901 Stobaugh Street / Northgate Development, LLC for 907 Stobaugh Street. Agents: Thrower Design (Ron Thrower and Victoria Haase). City Staff: Maureen Meredith, Housing and Planning Department (512) 974-2695. District(s) Affected: District 7.

**The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20211014-067 to change the land use designation on the future land use map**

**(FLUM) to Commercial land use was approved on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.**

68. C14-2021-0055 - 901 & 907 Stobaugh Street - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 901 and 907 Stobaugh Street (Little Walnut Creek Watershed; Waller Creek Watershed). Applicant's Request: To rezone from family residence-neighborhood plan (SF-3-NP) combining district zoning to multifamily residence moderate-high density-neighborhood plan (MF-4-NP) combining district zoning. Staff Recommendation: To grant multifamily residence medium density-neighborhood plan (MF-3-NP) combining district zoning. Planning Commission Recommendation: To grant multifamily residence medium density-conditional overlay-neighborhood plan (MF-3-CO-NP) combining district zoning. Owners: 901 Stobaugh Street: Blue Pig, LLC, (Lisa Gray); 907 Stobaugh Street: Northgate Development, LLC. Agent: Thrower Design, (A. Ron Thrower and Victoria Haase). Staff: Mark Graham, 512-974-3574. A valid petition has been filed in opposition to this rezoning request. District(s) Affected: District 7.

**The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20211014-068 to multifamily residence – low density-conditional overlay (MF-2-CO) combining district zoning was approved on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.**

**The additional condition is that the applicant has agreed to limit the number of units to 16.**

69. C14-2021-0017 - 5708 Springdale Rd - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 5708 Springdale Road (Little Walnut Creek Watershed). Applicant's Request: To rezone from community commercial-neighborhood plan (GR-NP) combining district zoning to community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district zoning. Owner/Applicant: Willie C. Lewis. Agent: Drenner Group, PC, (Leah Bojo). City Staff: Mark Graham, 512-974-3574 District(s) Affected: District 1.

**The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20211014-069 to community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district zoning was approved on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.**

70. C14-2020-0144 - 2700 S. Lamar - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning a property locally known as 2700, 2706, 2708, 2710, 2714 South Lamar Boulevard, Part of 2738 South Lamar Boulevard and 2803 Skyway Circle (Barton Creek Watershed-Barton Springs Zone, and West Bouldin Creek Watershed). Applicant Request: To rezone from community commercial (GR) district zoning, commercial-liquor sales-vertical mixed use building (CS-1-V) combining district zoning, community commercial-vertical mixed use building (GR-V) combining district zoning, community commercial-vertical mixed use building-conditional overlay (GR-V-CO) combining district zoning, and multifamily residence medium density (MF-3) district zoning to multifamily residence highest density (MF-6) district zoning. Staff Recommendation: To grant multifamily residence highest density (MF-6) district zoning. Planning Commission Recommendation: To be forwarded to City Council without a



recommendation due to lack of an affirmative vote. Owners: Huaylas LLC; Sola 2706 LLC; Davis 2708 S Lamar LLC; Davis S Lamar LLC; Blue Crow Properties LTD; Goodwill Industries of Central Texas; and 2803 Skyway LLC. Agent: Armbrust & Brown (Michael Whellan). City Staff: Kate Clark, 512-974-1237. This action concerns land located in the Barton Springs Zone. District(s) Affected: District 5.

**The public hearing was conducted and a motion to close the public hearing and approve the ordinance on first reading only to multifamily residence highest density (MF-6) district zoning was approved on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.**

72. C14-2021-0093 - HoltCAT Site Improvements - Conduct a public hearing and approve an ordinance amending City Code Title 25 by zoning and rezoning property locally known as 9601 South IH 35 Service Road Northbound (Onion Creek Watershed). Applicant's Request: To zone and rezone from interim-rural residence (I-RR) district zoning, interim-single family residence-standard lot (I-SF-2) district zoning and limited industrial services-conditional overlay (LI-CO) combining district zoning to general commercial services-conditional overlay (CS-CO) combining district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant general commercial services-conditional overlay (CS-CO) combining district zoning. Owner/Applicant: Holt Machinery Company (A.J. Shedrock, Jr.). Agent: Kimley-Horn and Associates, Inc. (Luke Caraway). City Staff: Wendy Rhoades, 512-974-7719. District(s) Affected: District 5.

**The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20211014-072 to general commercial services-conditional overlay (CS-CO) combining district zoning was approved on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.**

73. C14-2021-0094 - Fox Hollow Multifamily - Conduct a public hearing and approve an ordinance amending City Code Title 25 by zoning locally known as 2117 Brandt Road (Onion Creek Watershed). Applicant's Request: To zone from interim-rural residence (I-RR) district zoning to multifamily residence-low density (MF-2) district zoning, as amended. Staff Recommendation: To grant multifamily residence-low density (MF-2) district zoning, with conditions. Zoning and Platting Commission Recommendation: To forward to Council without a recommendation due to lack of an affirmative vote. Owner/Applicant: Jesus Turullols. Agent: Dunaway Associates, Inc. (J Segura). City Staff: Wendy Rhoades, 512-974-7719. District(s) Affected: District 5.

**The public hearing was conducted and a motion to close the public hearing and approve the ordinance on first reading only to multifamily residence-low density (MF-2) district zoning, as amended was approved on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.**

74. C14-2021-0111 - 300 & 301 Pressler and 1505 W. 3rd Street-Parcel 1 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 301 Pressler Street (Lady Bird Lake Watershed). Applicant's Request: To rezone from general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district zoning to limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant limited industrial services-planned development area - neighborhood plan (LI-PDA-NP)

combining district zoning. Owner: Pressler RRI, LP (Donald J. Reese). Agent: Husch Blackwell, LLP, (Nikelle Meade). Staff: Mark Graham, 512-974-3574. District(s) Affected: District 9.

**The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20211014-074 limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning was approved on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.**

75. C14-2021-0112 - 300 & 301 Pressler and 1505 W. 3rd Street-Parcel 2 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 301 Pressler Street and 1409 and 1501 West 3rd Street (Lady Bird Lake Watershed). Applicant's Request: To rezone from general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district zoning to limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant limited industrial services-planned development area-neighborhood (LI-PDA-NP) combining district zoning. Owner: Pressler RRI, LP (Donald J. Reese). Agent: Husch Blackwell, LLP, (Nikelle Meade). Staff: Mark Graham, 512-974-3574. District(s) Affected: District 7.

**This item was withdrawn and replaced with item 89.**

76. C14-2021-0113 - 300 & 301 Pressler and 1505 W. 3rd Street-Parcel 3 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1505 West 3rd Street (Lady Bird Lake Watershed). Applicant's Request: To rezone from limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district zoning to limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning. Owner: Pressler RRI, LP (Donald J. Reese). Agent: Husch Blackwell, LLP, (Nikelle Meade). Staff: Mark Graham, 512-974-3574. District(s) Affected: District 7.

**The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20211014-076 to limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning was approved on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.**

77. C14-2021-0119 - McHeath 1.48 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 911 and 915 West Dittmar Road (South Boggy Creek Watershed). Applicant's Request: To rezone from development reserve (DR) district zoning and single family residence standard lot (SF-2) district zoning to multifamily residence low density (MF-2) district zoning. Staff Recommendation: To grant multifamily residence low density (MF-2) district zoning. Zoning and Platting Commission Recommendation: To be reviewed on September 21, 2021. Owner: McHeath Ventures, LLC (Chris McClearin). Agent: Bennett Consulting (Rodney Bennett). Staff: Mark Graham, 512-974-3574. A valid petition has been filed in opposition to this rezoning request. District(s) Affected: District 2.

**This item was postponed to November 4, 2021 at the request of staff on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.**

78. C14-2021-0090 - 620 Hill Country Center - Conduct a public hearing and approve an ordinance amending City Code Title 25 by zoning and rezoning property locally known as 11624 ½ Anderson Mill Road (Lake Creek and Bull Creek Watersheds). Applicant Request: To zone and rezone from interim-rural residence (I-RR) district zoning, limited office-conditional overlay (LO-CO) combining district zoning, neighborhood commercial-conditional overlay (LR-CO) combining district zoning and community commercial-conditional overlay (GR-CO) combining district zoning to community commercial-mixed use combining (GR-MU) district zoning. Staff Recommendation: To grant community commercial-mixed use-conditional overlay (GR-MU-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant community commercial-conditional overlay (GR-CO) combining district zoning. Owner/Applicant: Magna Properties, LTD (Elias Sarkas). Agent: Mathias Company (Richard Mathias). City Staff: Sherri Sirwaitis, 512-974-3057. District(s) Affected: District 6.  
**The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20211014-078 to community commercial-mixed use combining (GR-MU) district zoning was approved on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.**
79. C14-2021-0101 - Verde Square - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 10401 1/2, 10431, 10435, 10505, and 10509 Burnet Road (Little Walnut Creek Watershed). Applicant Request: To rezone from north burnet/gateway -neighborhood plan (NBG-NP) combining district zoning (commercial mixed use subdistrict) to north burnet/gateway- neighborhood plan (NBG- NP) district zoning (commercial mixed use-gateway zone subdistrict). Staff Recommendation and Planning Commission Recommendation: To grant north burnet/gateway-neighborhood plan (NBG-NP) district zoning (commercial mixed use-gateway zone subdistrict). Owner/Applicant: 27 Real Estate Ventures, L.P. (J. Anthony Precourt). Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.). City Staff: Sherri Sirwaitis, 512-974-3057. District(s) Affected: District 7.  
**The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20211014-079 to north burnet/gateway- neighborhood plan (NBG- NP) district zoning (commercial mixed use-gateway zone subdistrict) was approved on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.**
80. C14-88-0137(RCT)- Johnny Morris Multi-Family - Conduct a public hearing and approve a restrictive covenant termination on a property locally known as 6402 Johnny Morris Road (Walnut Creek Watershed). Applicant Request: To terminate the public restrictive covenant associated with zoning case C14-88-137. Staff and Zoning and Platting Commission Recommendation: To terminate the public restrictive covenant associated with zoning case C14-88-137. Owner/Applicant: LSIR, Ltd. (Carey Legett III). Agent: Mahoney Engineering (Daniel Mahoney). City Staff: Heather Chaffin, 512-974-2122. District(s) Affected: District 1.  
**The public hearing was conducted and a motion to close the public hearing and approve the Restrictive Covenant Termination was approved on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.**
81. C14-2021-0023.SH Anderson Creek Affordable Housing- Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1701 East Anderson Lane (Little Walnut Creek Watershed). Applicant's Request: To rezone from limited

office-conditional overlay-neighborhood plan (LO-CO-NP) combining district zoning and rural residence-neighborhood plan (RR-NP) combining district zoning to community commercial-neighborhood plan (GR-NP) combining district zoning. Staff and Planning Commission Recommendation: To grant community commercial-neighborhood plan (GR-NP) combining district zoning. Owner/Applicant: 183 Apartment Site Ltd. (Patricia Ivy). Agent: Thrower Design (A. Ron Thrower). City Staff: Heather Chaffin, 512-974-2122. District(s) Affected: District 1.

**The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20211014-081 as amended to community commercial-neighborhood plan (GR-NP) combining district zoning was approved on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.**

**An amendment to revise Part 2 to read "The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions: Development of the property may not exceed an impervious coverage of 55%.". The amendment was accepted without objection.**

**An amendment to add Part 3 "Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.". The amendment was accepted without objection.**

82. C14H-2021-0116 - 1037 Reinli Street - Travis County Fire Control Operations Center - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1037 Reinli Street. Applicants: Lee Basore/David Basore. Applicants' Request: rezone to general commercial services-mixed use-historic landmark-neighborhood plan (CS-MU-H-NP) combining district zoning. Staff Recommendation, Historic Landmark Commission Recommendation, and Planning Commission Recommendation: Grant rezoning to general commercial services-mixed use-historic landmark-neighborhood plan (CS-MU-H-NP) combining district zoning. City Staff: Kalan Contreras, Housing & Planning Department, 512-974-2727. District(s) Affected: District 4.

**The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20211014-082 to general commercial services-mixed use-historic landmark-neighborhood plan (CS-MU-H-NP) combining district zoning was approved on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.**

83. HR-2021-085731 and HR-2021-085739 - Grandberry Building and Mitchell-Robertson Building. Conduct a public hearing and approve a restrictive covenant establishing a timeline for reconstruction of historic landmark building facades at 907 and 909 Congress Avenue (Waller Creek Watershed). Applicant's Request: Approve the restrictive covenant. Staff Recommendation: Approve the restrictive covenant. Historic Landmark Commission Recommendation: Consider other legal mechanisms to establish a timeline for reconstruction and enforcement requirements if timely reconstruction does not occur. Applicant: Drenner Group, PC (Leah Bojo). City Staff: Elizabeth Brummett, Historic Preservation Office, Housing and Planning Department, 512-974-1264. District(s) Affected: District 9.

**This item was postponed to October 21, 2021 at the request of staff on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.**

84. C14-2021-0117 - West Slaughter Lane Residences - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1017 West Slaughter Lane (Slaughter Creek Watershed). Applicant's Request: To rezone from development reserve (DR) district zoning to community commercial - mixed use-vertical mixed use building (GR-MU-V) combining district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant community commercial-mixed use-vertical mixed use building (GR-MU-V) combining district zoning. Owner: Jamee F. & Charles Stewart. Agent: Alice Glasco Consulting (Alice Glasco). Staff: Mark Graham, 512-974-3574. District(s) Affected: District 5.

**The public hearing was conducted and a motion to close the public hearing and approve the ordinance on first reading only to community commercial - mixed use-vertical mixed use building (GR-MU-V) combining district zoning was approved on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.**

85. C14-2021-0100 - Luby's Site - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 8176 North MoPac Expressway Service Road Southbound (Shoal Creek Watershed). Applicant Request: To rezone from neighborhood commercial (LR) district zoning to multifamily residence-highest density (MF-6) district zoning. Staff Recommendation: To grant multifamily residence-highest density (MF-6) district zoning. Zoning and Platting Commission Recommendation: To forward to City Council without a recommendation due to lack of an affirmative vote. Owner/Applicant: Luby's Fuddruckers Restaurants, LLC (Bill Gordon). Agent: Armbrust & Brown, PLLC (Michael Whellan). City Staff: Sherri Sirwaitis, 512-974-3057. District(s) Affected: District 10.

**The public hearing was conducted and a motion to close the public hearing and approve the ordinance on first reading only to multifamily residence-highest density (MF-6) district zoning was approved on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.**

86. C14-2021-0115 - 4009 & 4011 Clawson Road - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known 4009 and 4011 Clawson Road (West Bouldin Creek). Applicant Request: To rezone from family residence (SF-3) district zoning to urban family residence (SF-5) district zoning. Staff Recommendation and Planning Commission Recommendation: To grant urban family residence (SF-5) district zoning. Owner/Applicant: Clawson Heights LLC (Frank Gordon). Agent: Thrower Design (Ron Thrower). City Staff: Kate Clark, 512-974-1237. District(s) Affected: District 5.

**The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20211014-086 to urban family residence (SF-5) district zoning was approved on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.**

#### **ZONING AND NEIGHBORHOOD PLAN AMENDMENTS**



89. C14-2021-0112 - 300 & 301 Pressler and 1505 W. 3rd Street-Parcel 2 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 300 Pressler Street and 1409 and 1501 West 3rd Street (Lady Bird Lake Watershed). Applicant's Request: To rezone from general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district zoning to limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant limited industrial services-planned development area-neighborhood (LI-PDA-NP) combining district zoning. Owner: Pressler RRI, LP (Donald J. Reese). Agent: Husch Blackwell, LLP, (Nikelle Meade). Staff: Wendy Rhoades, 512-974-7719. District(s) Affected: District 9.

**The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20211014-089 to limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning was approved on Council Member Renteria's motion, Council Member Ellis' second on an 11-0 vote.**

#### **ZONING ITEMS FOR DISCUSSION**

71. C14-2020-0151 - 8401-8407 South 1st Street - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 8401, 8403, 8405, and 8407 South 1st Street (South Boggy Creek Watershed). Applicant's Request: To rezone from development reserve (DR) district zoning; single family residence-standard lot (SF-2) district zoning; townhouse and condominium residence-conditional overlay (SF-6-CO) combining district zoning; and neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district zoning to multifamily residence-moderate-high density-conditional overlay (MF-4-CO) combining district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant multifamily residence-moderate-high density-conditional overlay (MF-4-CO) combining district zoning. Owner/Applicant: 8401 Venture LP (Herman Cardenas); Harvey Kronberg. Agent: Smith Robertson L.L.P. (David Hartman). City Staff: Wendy Rhoades, 512-974-7719. A valid petition has been filed in opposition to this rezoning request. District(s) Affected: District 2.

**The public hearing was conducted and a motion to close the public hearing and approve ordinance on first reading only to multifamily residence-moderate-high density-conditional overlay (MF-4-CO) combining district zoning was approved on Council Member Fuentes motion, Council Member Pool's second on an 11-0 vote.**

**The following direction was given to staff:**

- **Summarize proposed, planned and recently constructed transportation improvements within the boundaries of IH-35, Slaughter Lane, South 1st Street, and Dittmar Road.**
- **Identify the transportation infrastructure needs within the boundaries of IH-35, Slaughter Lane, South 1st Street, and Dittmar Road that are not addressed in proposed, planned, or recently constructed transportation improvements.**
- **Summarize CIP and RSMP projects planned for the South Boggy Creek Watershed.**

- **Review and reprioritize transportation and drainage plans in the area and identify any funding mechanisms that have not been utilized to address these needs.**
- **The results of this work should be reported to the City Council no later than 90 days.**

**Mayor Adler adjourned the meeting at 4:44 p.m. without objection.**

**The minutes were approved on this the 4<sup>th</sup> day of November 2021 on Council Member Alter's motion, Council Member Ellis' second on a 11-0 vote.**