



**AUSTIN CITY COUNCIL  
MINUTES**

**REGULAR MEETING  
THURSDAY, MAY 4, 2023**

**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, May 4, 2023, at Austin City Hall, 301 W. 2nd Street, Austin, TX.**

**PROCLAMATIONS**

Proclamation – Public Service Week – To be presented by Interim City Manager Jesús Garza and to be accepted by representatives from various City of Austin departments

Proclamation – Joan Bartz Day and In Celebration of Austin Neighborhoods Council's 50th Year – To be presented by Council Member Leslie Pool and to be accepted by Joan Bartz and members of ANC

Proclamation – Older Americans Day – To be presented by Council Member Fuentes and to be accepted by Austin Public Health staff

Proclamation – National Sorority of Phi Delta Kappa, Inc. 100th Anniversary – To be presented by Council Member Natasha Harper-Madison and to be accepted by members of the Delta Beta Chapter of Austin

**Mayor Watson called the Council Meeting to order at 10:00 a.m.**

**CONSENT AGENDA**

**The following items were acted on by one motion.**

1. Approve the minutes of the Austin City Council work session of April 18, 2023, and regular meeting of April 20, 2023.  
**The motion to approve the minutes of the Austin City Council work session of April 18, 2023, and regular meeting of April 20, 2023, was approved on consent without objection.**

2. Approve an ordinance amending the Fiscal Year 2022-2023 Emergency Medical Services Department Capital Budget (Ordinance No. 20220817-004) to increase appropriations by \$17,000,000 for emergency medical services and fire station renovations. Related to Items #3 and 9.

**Ordinance No. 20230504-002 was approved on consent without objection.**

3. Approve a resolution declaring the City of Austin's official intent to reimburse itself from proceeds of Certificates of Obligations to be issued for expenditures in the total amount of \$17,000,000. Related to Items #2 and 9.

**Resolution No. 20230504-003 was approved on consent without objection.**

4. Authorize negotiation and execution of a contract for energy management system maintenance, support, and related parts with Honeywell International, Inc. d/b/a Honeywell Int'l, for a term of five years in an amount not to exceed \$653,400. [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].

**The motion authorizing negotiation and execution of a contract with Honeywell International, Inc. doing business as Honeywell Int'l was approved on consent without objection.**

5. Authorize negotiation and execution of a cooperative purchase agreement to allow for the cooperative procurement of goods and services with Multnomah County, Oregon. [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].

**The motion authorizing negotiation and execution of a cooperative purchase agreement with Multnomah County, Oregon was approved on consent without objection.**

6. Authorize execution of a contract for spoils disposal with AGH2O Holdings LLC, for a term of five years in an amount not to exceed \$4,875,000. [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. However, the recommended contractor identified subcontracting opportunities].

**The motion authorizing execution of a contract with AGH2O Holdings LLC was approved on consent without objection.**

7. Authorize an amendment to a contract for continued urban forest grants management and administration services with Austin Community Foundation, to increase the amount by \$4,000,000 for a revised total contract amount not to exceed \$10,000,000. [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].

**The motion authorizing an amendment to a contract with Austin Community Foundation was approved on consent without objection.**

8. Approve a resolution finding the use of the Competitive Sealed Proposal method of contracting, as authorized by Subchapter D, Chapter 2269 of the Texas Government Code, is the project delivery method that provides the best value to the City for the Williamson Creek Wastewater Interceptor project to construct a new gravity interceptor along Williamson Creek, and determining that it is in the public interest to assign to price a weighted value of not less than 36.9% of the total weighted value of all selection criteria. [Note: MBE/WBE goals will be established prior to issuance of this solicitation].  
**Resolution No. 20230504-008 was approved on consent without objection.**
9. Authorize an amendment to the contract for construction services for the Austin Travis County Emergency Medical Services/Austin Fire Department facility renovations project with SpawGlass Contractors Inc., to increase the amount by \$15,000,000 for a revised total contract amount not to exceed \$37,400,000. Related to Items #2 and 3. [Note: This contract was awarded in compliance with City Code Chapter 2-9A (Minority Owned and Woman Owned Business Enterprise Procurement Program). Current participation is 0.00% MBE and 0.56% WBE.]. District(s) Affected: District 3, District 4, District 6, District 7.  
**The motion authorizing an amendment to a contract with SpawGlass Contractors Inc. was approved on consent without objection.**
10. Authorize negotiation and execution of a contract for a log data observability platform with Freeit Data Solutions, Inc., for a term of three years in an amount not to exceed \$750,000. [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 and services required for this procurement, there were no subcontracting opportunities; therefore, no subcontracting goals were established].  
**The motion authorizing negotiation and execution of a contract with Freeit Data Solutions, Inc. was approved on consent without objection.**
11. Approve an ordinance amending the Fiscal Year 2022-2023 Austin Fire Department Operating Budget Special Revenue Fund (Ordinance No. 20220817-004) to accept and appropriate \$101,124 in grant funds from the Federal Emergency Management Agency Fire Prevention and Safety Grant for a safety campaign.  
**Ordinance No. 20230504-011 was approved on consent without objection.**
12. Authorize negotiation and execution of a 24-month interlocal agreement with the Texas Department of Public Safety to provide criminal history reporting services for a total contract amount not to exceed \$144,000. (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.)

**The motion authorizing negotiation and execution of a 24-month interlocal agreement with the Texas Department of Public Safety was approved on consent without objection.**

13. Approve a settlement in Sanaida Rangel and Gloria Rangel et al. v. City of Austin, Cause No. D-1-GN-20-000404, in the 250th Judicial District of Travis County, Texas.

**The motion approving the settlement in Sanaida Rangel and Gloria Rangel et al. v. City of Austin, Cause No. D-1-GN-20-000404 was approved on consent without objection.**

**The settlement amount was \$77,000.**

14. Approve a settlement in Saraneka Alexander v. City of Austin et al., Cause No. 1:22-cv-520, in the United States District Court for the Western District Austin, Texas.

**The motion approving the settlement in Saraneka Alexander v. City of Austin et al., Cause No. 1:22-cv-520 was approved on consent without objection.**

**The settlement amount was \$100,000.**

15. Approve an amendment to Resolution No. 20230223-013, authorizing and approving the creation of the Austin Public Facilities Corporation, a Texas nonprofit public facility corporation, to approve the certificate of formation.

**The motion approving an amendment to Resolution No. 20230223-013 was approved on consent without objection.**

16. Authorize negotiation and execution of Amendment No. 2 to the agreement with Go Austin/Vamos Austin d/b/a GAVA to facilitate a collaborative process in the North Austin/Rundberg neighborhoods to improve health outcomes and address the social determinants of health, to add funding in an amount not to exceed \$175,000 for a 12-month period beginning July 1, 2023, for a revised total agreement amount not to exceed \$525,000.

**The motion authorizing negotiation and execution of Amendment No. 2 to the agreement with Go Austin/Vamos Austin doing business as GAVA was approved on consent without objection.**

17. Authorize negotiation and execution of Amendment No. 11 to the agreement with Catholic Charities of Central Texas to provide housing stability services to households at risk of homelessness, to add one six-month extension option beginning October 1, 2023 in an amount not to exceed \$775,946, for a revised total agreement amount not to exceed \$7,322,696.

**The motion authorizing negotiation and execution of Amendment No. 11 to the agreement with Catholic Charities of Central Texas was approved on consent without objection.**

18. Approve an ordinance amending the Fiscal Year 2022-2023 Austin Public Health Department Operating Budget Special Revenue Fund (Ordinance No. 20220817-004) to authorize 2.5 full-time equivalent grant-funded positions for Mpox response activities.  
**Ordinance No. 20230504-018 was approved on consent without objection.**

### **ITEMS FROM COUNCIL**

19. 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.  
**Resolution No. 20230504-019 and the following appointments and waivers were approved on consent without objection.**

### **Nominations**

<b>Board/Nominee</b>	<b>Nominated by</b>
<b><u>2024 Charter Review Commission</u></b> Ryan Botkin	Council Member A. Alter
<b><u>Asian American Quality of Life Advisory Commission</u></b> Pierre Nguyen	Stakeholder
<b><u>Building and Standards Commission</u></b> Blaine Campell	Council Member Velásquez
<b><u>Codes and Ordinances Joint Committee</u></b> Claire Hempel	Planning Commission
<b><u>Codes and Ordinances Joint Committee</u></b> Awais Azhar	Planning Commission
<b><u>Commission on Veterans Affairs</u></b> Mark Balch	Council Member Fuentes
<b><u>Community Development Commission</u></b> Jo Anne Ortiz	Council Member Fuentes
<b><u>Construction Advisory Committee</u></b> Michelle Dahlstrom	Mayor Watson
<b><u>College Student Commission</u></b> Mariama Mbacke	Austin Community College
<b><u>Commission for Women</u></b> Josephine Serrata	Council Member R. Alter

**Comprehensive Plan Joint Committee**

Grayson Cox

Planning Commission

**Downtown Commission**

Jennifer Weaver

Council Member Harper-Madison

**Downtown Commission**

Ben Anstead

Design Commission

**HIV Planning Council**

Grant Loveless

Mayor Watson

**Human Rights Commission**

Michael Stevenson

Council Member Fuentes

**Joint Inclusion Committee**

Jennifer Powell

Mayor's Committee for People with Disabilities

**Joint Inclusion Committee (Alternate)**

Ivanna Neri

Hispanic/Latino Quality-of-Life Advisory Commission

**Joint Sustainability Committee**

Jon Salinas

Design Commission

**Joint Sustainability Committee**

Stephanie Bazan

Parks and Recreation Board

**Joint Sustainability Committee (Alternate)**

Lane Becker

Parks and Recreation Board

**Lesbian Gay Bisexual Transgender and Queer Quality of Life Advisory Commission**

Ryn Gonzales

Stakeholder

**Lesbian Gay Bisexual Transgender and Queer Quality of Life Advisory Commission**

Melissa Taylor

Stakeholder

**Lesbian Gay Bisexual Transgender and Queer Quality of Life Advisory Commission**

Charles Curry

Stakeholder

**MBE/WBE and Small Business Enterprise Procurement Program Advisory Committee**

Julio Rojas-Aguilar

Council Member R. Alter

**Small Area Planning Joint Committee**

Patrick Howard

Planning Commission

**Small Area Planning Joint Committee**



Nadia Barrera-Ramirez

Planning Commission

**Small Area Planning Joint Committee**

Jennifer Mushtaler

Planning Commission

**South Central Waterfront Advisory Board**

Conners Ladner

Design Commission

**South Central Waterfront Advisory Board**

David Sullivan

Environmental Commission

**Tourism Commission**

Christian Tschoepe

Council Member Velásquez

**Urban Transportation Commission**

Ellen Ray

Council Member Harper-Madison

**Waivers**

Approve a waiver of the requirement in Section 2-1-21(H) of the City Code for the appointment of Jennifer Weaver. The waiver allows simultaneous service on the Design Commission and Downtown Commission.

Approve a waiver of the requirement in Section 2-1-21(H) of the City Code for the appointment of Charles Curry. The waiver allows simultaneous service on the Bond Oversight Commission and Lesbian Gay Bisexual Transgender and Queer Quality of Life Advisory Commission.

Approve a waiver of the requirement in Section 2-1-21(H) of the City Code for the appointment of Pierre Nguyen. The waiver allows simultaneous service on the Asian American Quality of Life Advisory Commission and Public Safety Commission.

Approve a waiver of the attendance requirement in Section 2-1-26 of the City Code for the service of Sharon Vigil on the Hispanic/Latino Quality of Life Resource Advisory Commission. The waiver includes absences through today's date.

Approve a waiver of the residency requirement in Section 2-1-21 of the City Code for the service of Michelle Dahlstrom on the Construction Advisory Committee.

20. Approve a resolution initiating code amendments to City Code Title 25 to amend the North Burnet/Gateway Regulating Plan. Council Sponsors: Council Member Leslie Pool, Council Member José "Chito" Vela, Council Member Alison Alter, Council Member Zohaib "Zo" Qadri, Council Member Mackenzie Kelly.

**Resolution No. 20230504-020 was approved on consent without objection**

21. Approve a resolution urging the United States Federal Government to develop and enact Medicare for All legislation to provide universal, comprehensive health care and calling on the Texas Legislature to support the passage of the Live Well Texas bills. Council Sponsors: Council Member Vanessa Fuentes, Council Member José "Chito" Vela,

Council Member José Velásquez, Council Member Zohaib "Zo" Qadri, Council Member Natasha Harper-Madison, Council Member Leslie Pool.

**Resolution No. 20230504-021 was approved on consent on a 10-1 vote. Council Member Kelly voted nay.**

22. Approve a resolution relating to parking requirements and accessible parking options; and initiating amendments to City Code Title 25 to modify parking requirements. Council Sponsors: Council Member Zohaib "Zo" Qadri, Council Member Vanessa Fuentes, Council Member Ryan Alter, Council Member Leslie Pool, Mayor Pro Tem Paige Ellis, Council Member José Velásquez, Council Member José "Chito" Vela, Council Member-Harper-Madison.

**Resolution No. 20230504-022 was approved on consent on a 10-1 vote. Council Member Alison Alter voted nay.**

**Item 23 was pulled for discussion.**

#### **ITEMS TO SET PUBLIC HEARINGS**

24. Set a public hearing to consider an ordinance amending Ordinance No. 20221201-056 (Corridor Overlay District) to incorporate the full extent of the roadways described in Resolution No. 20220609-066. (Suggested Date: Thursday, June 8, 2023, at Austin City Hall, 301 W. 2nd Street, Austin, Texas 78701).

**The public hearing was set for Thursday, June 8, 2023, at Austin City Hall, 301 W. 2nd Street, Austin, Texas on consent without objection.**

25. Set a public hearing to consider an ordinance repealing City Code Section 9-4-41 relating to barbed wire fences and amending City Code Section 25-2-899 relating to fence design (Suggested date: Thursday, June 8, 2023, at Austin City Hall, 301 W. 2nd Street, Austin, Texas 78701).

**The public hearing was set for Thursday, June 8, 2023, at Austin City Hall, 301 W. 2nd Street, Austin, Texas on consent without objection.**

26. Set a public hearing to consider an ordinance on first reading regarding the application submitted by Acadian Ambulance Service, Inc. to approve a non-emergency medical transfer franchise under City Code Chapter 10-2 (Suggested date and location: Thursday, May 18, 2023 at Austin City Hall, 301 West 2nd Street, Austin, Texas 78701).

**The public hearing was set for Thursday, May 18, 2023, at Austin City Hall, 301 W. 2nd Street, Austin, Texas on consent without objection.**

27. Set a public hearing to consider an ordinance amending the School District Land Development Standards Agreement with the Austin Independent School District related to site development standards associated with telecommunication towers. (Suggested date: May 18th, 2023, at 301 W. 2nd St., Austin, Texas).

**The public hearing was set for Thursday, May 18, 2023, at Austin City Hall, 301 W. 2nd Street, Austin, Texas on consent without objection.**



**CONSENT AGENDA ADDENDUM**

55. Approve an ordinance waiving City Code parkland naming requirements to name a future park to be located at 1212 West Slaughter Lane; and directing the City Manager to update applicable policies related to naming City property as a condition to purchase property. Council Sponsors: Council Member Ryan Alter, Council Member José "Chito" Vela, Council Member Alison Alter, Council Member Leslie Pool, Mayor Kirk Watson.  
**Ordinance No. 20230504-055 was approved on consent without objection.**

**DISCUSSION ITEMS**

56. Approve a resolution directing the City Manager to identify resources and strategies to assist victims of recent storms and flooding and to develop an accelerated plan to assess and clean up vegetation debris in creeks to reduce flood risk. Council Sponsors: Council Member José "Chito" Vela, Council Member Leslie Pool, Council Member Vanessa Fuentes, Council Member José Velásquez, Council Member Mackenzie Kelly, Council Member Harper-Madison, Council Member Zohaib "Zo" Qadri, Mayor Pro Tem Ellis.  
**Resolution No. 20230504-056 was approved on Council Member Vela's motion, Council Member Harper-Madison's second without objection.**

**The following direction was offered by Council Member Alison Alter and included without objection:**

**"Explore opportunities to leverage some of the funds from the FEMA partial disaster declaration for this disaster. During the budget process, as we're evaluating Watershed's budget and the various fees, take into consideration the long-term consequences of what might be a short-term benefit of not raising a fee."**

**AUSTIN HOUSING AND FINANCE CORPORATION MEETING**

**Mayor Watson recessed the Council Meeting and called the Board of Directors' Meeting of the Austin Housing Finance Corporation to order at 11:40 a.m. See separate minutes.**

28. The Mayor will recess the City Council meeting to conduct a Board of Directors' Meeting of the Austin Housing Finance Corporation. Following adjournment of the AHFC Board meeting the City Council will reconvene. (The AHFC agenda is temporarily located at <https://www.austintexas.gov/department/city-council/2023/20230504-ahfc.htm>).

**AUSTIN HOUSING PUBLIC FACILITY CORPORATION MEETING**

**Mayor Watson adjourned the Board of Directors' Meeting of the Austin Housing Finance Corporation and called the Board of Directors' Meeting of the Austin Housing Public Facility Corporation to order at 11:43 a.m. See separate minutes.**

29. The Mayor will recess the City Council meeting to conduct a Board of Directors' Meeting of the Austin Housing Public Facility Corporation. Following adjournment of the AHPFC Board meeting the City Council will reconvene. (The AHPFC agenda is temporarily located at <https://www.austintexas.gov/department/city-council/2023/20230504-ahpfc.htm>).

**Mayor Watson reconvened the Council Meeting at 11:48 a.m.**

#### **DISCUSSION ITEMS CONTINUED**

23. Approve a resolution relating to subdivision plat processes and fees for residential development and the creation of infill lots; and initiating amendments to City Code Title 25 to achieve an amended plat process and to increase opportunities to create infill lots for residential development. Council Sponsors: Council Member Ryan Alter, Council Member Leslie Pool, Council Member José Velásquez, Council Member Natasha Harper-Madison, Council Member José "Chito" Vela.  
**A motion to approve the resolution was made by Council Member Ryan Alter and seconded by Council Member Harper-Madison.**

**The following amendment was made by Council Member Alison Alter, seconded by Council Member Ryan Alter, and included without objection.**

**The amendment was to insert the following bullet point between lines 33 and 34:**

**“Wildfire risk”**

**Resolution No. 20230504-023 was approved as amended on Council Member Ryan Alter’s motion, Council Member Harper-Madison’s second on a 10-0 vote. Council Member Alison Alter abstained.**

#### **PUBLIC HEARINGS AND POSSIBLE ACTIONS**

30. Conduct a public hearing and consider an ordinance amending City Code Section 25-2-586 (Downtown Density Bonus Program) relating to compliance with Great Street Standards for properties located along Texas Department of Transportation (TxDOT) frontages and establishing a fund for certain fees.  
**The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20230504-030 was approved on Council Member Harper-Madison’s motion, Mayor Pro Tem Ellis’ second without objection.**
31. Conduct a public hearing and consider an ordinance amending City Code Section 25-2-586 (Downtown Density Bonus Program).  
**The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20230504-031 was approved on Mayor Pro Tem Ellis’ motion, Council Member Harper-Madison’s second without objection.**

57. Conduct a public hearing and consider an ordinance granting additional floor-to-area ratio entitlements to the project at 62 and 64 East Avenue in accordance with the Downtown Density Bonus Program under City Code Section 25-2-586(B)(6). District(s) Affected: District 9.
- The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20230504-057 was approved on Council Member Qadri's motion, Mayor Pro Tem Ellis' second 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.**

32. Discuss legal issues related to the May 2023 election (Private consultation with legal counsel - Section 551.071 of the Texas Government Code).
- Withdrawn.**

### **PUBLIC COMMUNICATION: GENERAL**

Ann Ciccolella- The time has come to explore creating an Arts & Culture Department that does not report directly to Economic Development. Currently we are facing drastic changes in the way artists and arts groups are evaluated that doesn't consider artistic quality or service provided to the community, only DEI. And even the DEI criteria are not used effectively in judging applications for who gets funded. Many of us in the arts community have been pushing for an examination of why policies were changed so radically. When City Council last year asked questions of the Cultural Arts Division staff, answers were never provided, and there was no follow up. The consequences of this are widespread and devastating to many long-term arts organizations and individual artists. – **Present.**

Craig Bryant- I want to show a time lapse video that I've recently finished of the growth of downtown Austin that begins on January 2, 2007 and ends January 1, 2023. The theme of this video is that it all happens over one day starting with sunrise and ends with the fireworks on 1/1/23. The length of the video is 2 minutes 48 seconds and I do not plan to go over the 3 minutes allotted. – **Present.**

Ethan Smith- HealthSouth RFP .. is there a public-private partnership possible with UT and AspenHeights for student housing?? Compare efficacy, process, and 'public benefit' of student housing vs. what is yielded through recent city processes. – **Present.**

Jeannie Ramirez- Music Commission Rules – SXSW – **Present.**

Raul Alvarez - Reclaiming Community Values: Valuing Public Input; Honoring Community Voice; Achieving a Better Balancing of Interests on Development; Keeping Your Promises – **Present.**

Mirna Rodriguez - Hablar ridente – **Present.**

Irene Hernandez - Sobre el clima – **Present.**

Piper LeMoine- Upcoming Cultural Arts Elevate grant program – **Not present.**

Jesus Marez- The homeless issues, traffic, police, gentrification – **Not present.**

Dewy Brooks- Cultural Funding – **Present.**

### **LIVE MUSIC**

Sarah Hall

**Mayor Watson recessed the Council Meeting at 12:39 p.m. without objection**

**Mayor Watson reconvened the Council meeting at 2:00 p.m.**

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

33. NPA-2022-0021.02 - Burleson & Ben White - Conduct a public hearing and approve an ordinance amending Ordinance No. 20061116-055, the East Riverside/Oltorf 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 3507 Burleson Road (Country Club West Watershed) from Single Family, Office and Commercial to Mixed Use land use. Staff Recommendation: To grant Mixed Use land use. Planning Commission Recommendation: To be reviewed April 25, 2023. Owner/Applicant: Stoneridge Capital Partners, LTD. Agent: Dunaway Associates (Vanessa Mendez). City Staff: Kathleen Fox, 512-974-7844. District(s) Affected: District 3.

**This item was postponed to June 8, 2023, at the request of Staff without objection.**

34. NPA-2022-0015.06 - Gloucester Dwellings - Conduct a public hearing and approve an ordinance amending Ordinance No. 021107-Z-11 the East MLK 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 5803 Gloucester Lane (Fort Branch Watershed) from Single Family to Higher Density Single Family land use. Staff and Planning Commission Recommendation: To grant Higher Density Single Family land use. Owners/Applicants: Denise Shannon and Shannon Batson. Agent: Thrower Design (Ron Thrower and Victoria Haase). City Staff:

Maureen Meredith, Planning Department, (512) 974-2695. District(s) Affected: District 1.

**The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20230504-034 to change the land use designation on the future land use map (FLUM) to Higher Density Single Family land use was approved without objection.**

35. C14-2022-0115 - Gloucester - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 5803 Gloucester Lane (Fort Branch Watershed). Applicant Request: To rezone from family residence-neighborhood plan (SF-3-NP), combining district zoning to townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district zoning. Staff and Planning Commission Recommendation: To grant townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district zoning. Owner: Denise Shannon & Shannon Baston. Applicant: Thrower Design LLC. City Staff: Joi Harden, Planning Department, 512-974-1617. District(s) Affected: District 1.

**The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20230504-035 for townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district zoning was approved without objection.**

36. NPA-2022-0015.03 - Darby Yard 700 - Conduct a public hearing and approve an ordinance amending Ordinance No. 021107-Z-11 the East MLK 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 3506 and 3512 Darby Street, 6315, 6401, 6409, 6417 1/2, and 6505 Wilcab Road, and 6118, 6204 and 6414 Hudson Street (Fort Branch Creek and Walnut Creek Watersheds) from Commercial, Transportation, and Industry to Mixed Use land use. Staff and Planning Commission Recommendation: To grant Mixed Use land use. Owners/Applicants: Darby Yard, LLC (Franklin Sapp); Triple L, Group, LLC (Frank Roberts); Stay Taylor, LP (Jason Martin); Brenda Kay (formally known as Brenda Kay Winn) and James Jackson; Rehoboth Baptist Church (Rev. Ray Hendricks). Agent: Glasco Consulting (Alice Glasco). City Staff: Maureen Meredith, Planning Department, (512) 974-2695. District(s) Affected: District 1.

**This item was postponed to May 18, 2023, at the request of Staff without objection. Council Member Ryan Alter recused himself.**

37. C14-2022-0105 - Darby Yard - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 3506 and 3512 Darby Street, 6315, 6401, 6409, 6417 1/2, and 6505 Wilcab Road, and 6118, 6204 and 6414 Hudson Street (Fort Branch Creek and Walnut Creek Watersheds). Applicant Request: To rezone from limited industrial service-neighborhood plan (LI-NP) combining district zoning, industrial park-neighborhood plan (IP-NP) combining district zoning, and general commercial services-neighborhood plan (CS-NP) combining district zoning to limited industrial service-planned development area-neighborhood plan (LI-

PDA-NP) combining district zoning. Staff and Planning Commission Recommendation: To grant limited industrial service-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning. Owner: James T. Stewart; Saul & Arnold Sanchez; Hudson MF3 Holdings, LLC; Frank Young; Graper, LLC. Applicant: Alice Glasco Consulting (Alice Glasco). City Staff: Joi Harden, Planning Department, 512-974-1617. District(s) Affected: District 1.

**This item was postponed to May 18, 2023, at the request of Staff without objection. Council Member Ryan Alter recused himself.**

38. NPA-2022-0015.04 - Hudson #3 - Conduct a public hearing and approve an ordinance amending Ordinance No. 021107-Z-11 the East MLK 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 6115, 6117, 6201, and 6305 Hudson Street and 6300 and 6308 Harold Court (Fort Branch and Boggy Creek Watershed) from Commercial, Transportation, and Mixed Use to Multifamily Residential land use. Staff and Planning Commission Recommendation: To grant Multifamily Residential land use. Owners/Applicants: James T. Stewart; Saul Sanchez and Arnold Sanchez; Hudson MF3 Holdings, LLC; Graper, LLC (Pablo Gracia); and Frank Young. Agent: Glasco Consulting (Alice Glasco). City Staff: Maureen Meredith, Planning Department, (512) 974-2695. District(s) Affected: District 1.

**This item was postponed to May 18, 2023, at the request of the Neighborhood without objection. Council Member Ryan Alter recused himself.**

39. C14-2022-0106 - Hudson #3 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 6115, 6117, 6201, and 6305 Hudson Street and 6300 and 6308 Harold Court (Fort Branch Watershed). Applicant Request: To rezone from community commercial-mixed-use-neighborhood plan (GR-MU-NP) combining district zoning and general commercial services-neighborhood plan (CS-NP) combining district zoning to multifamily residence highest density-neighborhood plan (MF-6-NP) combining district zoning. Staff and Planning Commission Recommendation: To grant multifamily residence highest density-neighborhood plan (MF-6-NP) combining district zoning. Owner: James T. Stewart; Saul & Arnold Sanchez; Hudson MF3 Holdings, LLC; Frank Young; Graper, LLC. Applicant: Alice Glasco Consulting (Alice Glasco). City Staff: Joi Harden, Planning Department, 512-974-1617. District(s) Affected: District 1.

**This item was postponed to May 18, 2023, at the request of the Neighborhood without objection. Council Member Ryan Alter recused himself.**

40. NPA-2022-0016.02 - Borden Tract- Conduct a public hearing and approve an ordinance amending Ordinance No. 030327-12, the Govalle/Johnston Terrace 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 21, 21 ½, 41, 71 Strandtman Cove and 11, 21, 41, 41 ½ Julieanna Cove (Colorado River Watershed) from Industry to Mixed Use land use. Staff and Planning Commission recommendation: To grant Mixed Use land use. Owner/Applicant: New Dairy Texas,



LLC. Agent; Armbrust & Brown, PLLC (Richard T. Suttle, Jr.). City Staff: Maureen Meredith, Planning Department, 512- 974-2695. District(s) Affected: District 3.

**This item was postponed to June 1, 2023, at the request of the Neighborhood without objection.**

41. C14-2022-0121 - Borden Tract - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 21, 21 ½, 41, & 71 Strandtman Cove and 11, 21, 41, & 41 ½ Julieanna Cove (Colorado River - Urban Watershed). Applicant 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, with conditions. Staff and Planning Commission Recommendation: To grant limited industrial services-planned development area-neighborhood plan (LI-PDA-NP), with conditions. Owner: New Dairy Texas, LLC. Applicant: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.). City Staff: Joi Harden, Planning Department, 512-974-1617. District(s) Affected: District 3.
- This item was postponed to June 1, 2023, at the request of the Neighborhood without objection.**

42. C14-2022-0119 - 5225 North Lamar Boulevard - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 5225 North Lamar Boulevard (Waller Creek Watershed). Applicant Request: To rezone from general commercial services-conditional overlay-vertical mixed use building-neighborhood plan (CS-CO-V-NP) combining district zoning and neighborhood commercial-mixed use-vertical mixed use building-neighborhood plan (LR-MU-V-NP) combining district zoning and limited office-mixed use-vertical mixed use building-neighborhood plan (LO-MU-V-NP) combining district zoning and multifamily residence medium density-neighborhood plan (MF-3-NP) combining district zoning to general commercial services-conditional overlay-vertical mixed use building-neighborhood plan (CS-CO-V-NP) combining district zoning. Staff and Planning Commission Recommendation: To grant to general commercial services-conditional overlay-vertical mixed use building-neighborhood plan (CS-CO-V-NP) combining district zoning. Owner: Austin Travis County Mental Health and Mental Retardation Center. Applicant: Drenner Group (Leah Bojo). City Staff: Joi Harden, Planning Department, 512-974-1617. District(s) Affected: District 9.
- The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20230504-042 for general commercial services-conditional overlay-vertical mixed use building-neighborhood plan (CS-CO-V-NP) combining district zoning was approved without objection.**

43. C14-2023-0009 - 2130 Goodrich Avenue - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 2130 Goodrich Avenue (West Bouldin Creek Watershed). Applicant Request: To rezone from general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district zoning to general commercial services-mixed use (CS-MU) combining district

zoning. Staff and Planning Commission Recommendation: To grant general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district zoning. Owner/Applicant: 2130 Goodrich Ave Partners LP (Christopher Affinito). Agent: Drenner Group, PC (Leah Bojo). City Staff: Joi Harden, Planning Department, 512-974-1617. District(s) Affected: District 5.

**This item was postponed to May 18, 2023, at the request of the Neighborhood without objection.**

44. C14-2022-0030 - RedLeaf Highland - Tract 4 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known 6403 and 6413 Airport Boulevard (Tannehill Branch Watershed). Applicant Request: To rezone from general commercial services-mixed use-vertical mixed use building-neighborhood plan (CS-MU-V-NP) combining district zoning to limited industrial-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant limited industrial-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning, with conditions. Owner/Applicant: Austin Community College District. Agent: Drenner Group (Amanda Swor). City Staff: Sherri Sirwaitis, Planning Department, 512-974-3057. District(s) Affected: District 4.

**The public hearing was conducted and a motion to approve the ordinance on first reading only was approved without objection.**

45. C14-2022-0029 - RedLeaf Highland - Tract 5 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known 523 East Highland Mall Boulevard (Tannehill Branch Watershed). Applicant Request: To rezone from general commercial services-mixed use-vertical mixed use building-neighborhood plan (CS-MU-V-NP) combining district zoning to limited industrial-planned development area- neighborhood plan (LI-PDA-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant limited industrial-planned development area- neighborhood plan (LI-PDA-NP) combining district zoning, with conditions. Owner/Applicant: Austin Community College District. Agent: Drenner Group (Amanda Swor). City Staff: Sherri Sirwaitis, 512-974-3057. District(s) Affected: District 4.

**The public hearing was conducted and a motion to approve the ordinance on first reading only was approved without objection.**

46. C14-2022-0028 - RedLeaf Highland - Tract 3 -Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known 618 East Highland Mall Boulevard (Tannehill Branch Watershed). Applicant Request: To rezone from general commercial services-mixed use-vertical mixed use building-neighborhood plan (CS-MU-V-NP) combining district zoning to limited industrial-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant limited industrial-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning, with conditions. Owner/Applicant: Austin Community College District. Agent:

Drenner Group (Amanda Swor). City Staff: Sherri Sirwaitis, 512-974-3057. District(s) Affected: District 4.

**The public hearing was conducted and a motion to approve the ordinance on first reading only was approved without objection.**

47. C14-2022-0027 - RedLeaf Highland Tract 12 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 6000, 6010, and 6200 Middle Fiskville Road (Tannehill Branch Watershed). Applicant Request: To rezone from general commercial services-mixed use-vertical mixed use building-neighborhood plan (CS-MU-V-NP) combining district zoning and commercial-liquor sales-mixed use-vertical mixed use building-neighborhood plan (CS-1-MU-V-NP) combining district zoning to limited industrial-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant limited industrial-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning, with conditions. Owner/Applicant: Austin H I Borrower, LLC; Middle Fiskville Development, LTD. Agent: Drenner Group (Amanda Swor). City Staff: Sherri Sirwaitis, Planning Department, 512-974-3057. District(s) Affected: District 4.

**The public hearing was conducted and a motion to approve the ordinance on first reading only was approved without objection.**

**Item 48 was pulled for discussion.**

49. C14-2022-0143 - 7611 Jester Boulevard Rezone -Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 7611 Jester Boulevard (Bull Creek Watershed). Applicant Request: To rezone from single-family residence standard lot (SF-2) district zoning to townhouse and condominium residence (SF-6) district zoning. Staff Recommendation: To grant urban family residence (SF-5) district zoning. Zoning and Platting Commission Recommendation: To grant urban family residence-conditional overlay (SF-5-CO) combining district zoning. Owner/Applicant: Bandali Builders (Aman Bandali). Agent: Keepers Land Planning (Ricca Keepers). City Staff: Sherri Sirwaitis, Planning Department, 512-974-3057. District(s) Affected: District 10.

**This item was postponed to May 18, 2023, at the request of Council Member Alison Alter without objection.**

50. C14-2022-0177 - 707 West 10th Street - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 707 West 10th Street (Walnut Creek Watershed). Applicant Request: To rezone from general office (GO) district zoning to downtown mixed use-conditional overlay (DMU-CO) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant downtown mixed use-conditional overlay (DMU-CO) combining district zoning. Owner/Applicant: 707 West 10th Street Owner LLC. Agent: Drenner Group (Amanda Swor). City Staff: Sherri Sirwaitis, Planning Department, 512-974-3057. District(s) Affected: District 9.

**The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20230504-050 for downtown mixed use-conditional overlay (DMU-CO) combining district zoning was approved without objection.**

**Item 51 was pulled for discussion.**

52. C14-2020-0143 - 12121 North IH 35 Rezoning - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 12121 North Interstate Highway 35 Service Road Northbound (Walnut Creek Watershed). Applicant's Request: To rezone from community commercial-conditional overlay (GR-CO) combining district zoning to multifamily residence moderate-high density-conditional overlay (MF-4-CO) combining district zoning. Staff and Zoning and Platting Commission Recommendation: To grant multifamily residence moderate-high density-conditional overlay (MF-4-CO) combining district zoning. Owner/Applicant: Dupius Investments, Ltd. (Daniel McCormack) Agent: Coats Rose (Racy Haddad). City Staff: Joi Harden, Planning Department, 512-974-1617. A valid petition has been filed in opposition to this rezoning request. District(s) Affected: District 1.  
**This item was postponed to June 8, 2023, at the request of the Applicant without objection.**

53. C14-2022-0049 - 500 VFW Road - Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 500 VFW Road (Walnut Creek Watershed). Applicant's Request: To rezone from general office-conditional overlay (GO-CO) combining district zoning to general office-mixed use (GO-MU) combining district zoning. First Reading approved on October 27, 2022. Vote: 11-0. Owner/Applicant: Capital City VFW Post #8787. Agent: Drenner Group, PC (Amanda Swor). City Staff: Joi Harden, Planning Department, 512-974-1617. District(s) Affected: District 1.  
**This item was postponed to June 8, 2023, at the request of the Applicant without objection.**

54. C14-2023-0006 - Wynne Lane Single Family - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 7500 Wynne Lane. Applicant Request: To rezone from mobile home residence (MH) district zoning to family residence (SF-3) district zoning. Staff and Zoning and Platting Commission Recommendation: To grant family residence (SF-3) district zoning. Owner/Applicant: Jon Conner. Agent: Thrower Design, LLC (A. Ron Thrower). City Staff: Ricky Barba, Planning Department, 512-974-7740. District(s) Affected: District 5.  
**The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20230504-054 for family residence (SF-3) district zoning was approved on without objection.**

48. C14-2023-0010 - 9815 & 9817 Anderson Mill Rd. - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known

as 9815 and 9817 Anderson Mill Road (Bull Creek Watershed). Applicant Request: To rezone from neighborhood commercial-conditional overlay (LR-CO) combining district zoning to community commercial (GR) district zoning, as amended. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant neighborhood commercial-conditional overlay (LR-CO) combining district zoning, to change a condition of zoning. Owner/Applicant: Ramin & Jennifer Zavareh. City Staff: Sherri Sirwaitis, Planning Department, 512-974-3057. District(s) Affected: District 6.

**A motion to deny the postponement request was made by Council Member Kelly and seconded by Council Member Pool.**

**The motion to deny the postponement request was approved without objection.**

**The public hearing was conducted and a motion to close the public hearing and approve the ordinance was made by Council Member Kelly and seconded by Council Member Pool.**

**A substitute motion to refer the item to the Zoning and Platting Commission was made by Council Member Ryan Alter and seconded by Council Member Qadri. The substitute motion failed on a 0-11 vote.**

**Ordinance No. 20230504-048 for neighborhood commercial-conditional overlay (LR-CO) combining district zoning, to change a condition of zoning was approved on Council Member Kelly's motion, Council Member Pool's second on an 11-0 vote.**

51. C14-2022-0110 - 7605 Albert Road - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 7605 Albert Road (Williamson Creek Watershed; South Boggy Creek Watershed). Applicant Request: To rezone from development reserve (DR) district zoning to townhouse and condominium residence (SF-6) district zoning. Staff Recommendation: To grant townhouse and condominium residence (SF-6) district zoning. Zoning and Platting Commission Recommendation: To grant townhouse and condominium residence-conditional overlay (SF-6-CO) combining district zoning. Owner/Applicant: Mark Hensen. Agent: Thrower Design (Victoria Haase). City Staff: Nancy Estrada, Planning Department, 512-974-7617. A valid petition has been filed in opposition to the rezoning request. District(s) Affected: District 5.

**The public hearing was conducted and a motion to close the public hearing and approve the ordinance was made by Council Member Ryan Alter and seconded by Council Member Harper-Madison.**

**The following amendment was made by Council Member Ryan Alter, seconded by Council Member Velásquez, and included without objection.**

**The amendment was to add the following additional conditional overlay:**

**“The Property shall not be used as a Type 3 short-term rental described in City Code Section 25-2-790 (*Short-term rental (Type 3) Regulations*).”**

**The motion to close the public hearing and approve Ordinance No. 20230504-051 for townhouse and condominium residence-conditional overlay (SF-6-CO) combining district zoning as amended was approved on Council Member Ryan Alter’s motion, Council Member Harper-Madison’s second on a 10-0 vote. Council Member Alison Alter abstained.**

**Mayor Watson adjourned the meeting at 3:03 p.m. without objection.**

**The minutes were approved on this the 1<sup>st</sup> day of June 2023 on consent on a 10-0 vote. Council Member Harper-Madison was absent.**