



# City of Austin

Austin City Hall, 301 W.  
Second Street, Austin, TX and  
some members may be  
participating via  
videoconference.

## Agenda

### City Council Work Session

*Mayor Kirk Watson*

*Mayor Pro Tem Leslie Pool*

*Council Member Natasha Harper-Madison*

*Council Member Vanessa Fuentes*

*Council Member José Velásquez*

*Council Member José "Chito" Vela*

*Council Member Ryan Alter*

*Council Member Mackenzie Kelly*

*Council Member Paige Ellis*

*Council Member Zohaib "Zo" Qadri*

*Council Member Alison Alter*

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Tuesday, March 5, 2024

9:00 AM

Austin City Hall

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*The City Council may go into a closed session as permitted by the Texas Open Meetings Act, (Chapter 551 of the Texas Government Code) regarding any item on this agenda.*

**All of the following items may be acted upon by one motion. No separate discussion or action on any of the items is necessary unless desired by a Council Member.**

**A. Pre-Selected Agenda Items**

**B. Briefings**

- B1.** Overview of the roles and responsibilities of the Austin Housing Public Facility Corporation and Austin Housing Finance Corporation.

**C. Council Items of Interest**

**D. Council Discussion**

**E. Executive Session**

- E1.** Discuss personnel issues related to the search for and appointment of a new city manager (Personnel matters - Section 551.074 of the Texas Government Code).

**Adjourn**

## **Consent Agenda**

### **Approval of Minutes**

1. Approve the minutes of the Austin City Council work session of February 27, 2024, and regular meeting of February 29, 2024.

### **Austin Water**

2. Authorize negotiation and execution of an interlocal agreement with Travis County for the County to reimburse the City for the County's proportionate share of costs to design and construct oversized reclaimed water mains and appurtenances within the Central Business District that will provide service to the County's Civil and Family Court Building and Probate Court Building.
3. Approve an ordinance amending City Code Chapter 15-13 (Regulation of Onsite Water Reuse Systems) to establish development project requirements and clarify onsite water reuse regulations.
4. Approve a resolution authorizing Austin Water to continue a pilot program and issue incentives on a pilot basis during Fiscal Year 2023-2024 for alternative onsite water reuse systems and reclaimed water connections for new commercial, mixed use and multi-family developments in the total amount of \$5,600,000, not to exceed \$500,000 for each project.

### **Community Court**

5. Authorize negotiation and execution of Amendment No. 6 to the agreement with Communities for Recovery, Inc. for housing-focused support services to extend the term of the agreement for 18 months beginning April 1, 2024, in an amount not to exceed \$363,700, for a total contract amount not to exceed \$1,374,490.

### **Financial Services- Contracts**

6. Authorize negotiation and execution of a contract for a tenant relocation study with Economic Consultants Oregon, Ltd d/b/a Econorthwest, for a term of eleven months in an amount not to exceed \$165,000.

[Note: This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9B (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].

7. Authorize negotiation and execution of a contract for HACH reagents, lab supplies, parts, and services with Hach Company d/b/a HACH CO or OTT HydroMet, for a term of five years in an amount not to exceed \$4,926,408.

[Note: Sole source contracts are exempt from City Code Chapter 2-9B (Minority Owned and Women Owned Business Enterprise Procurement Program); therefore, no subcontracting goals were established].

8. Authorize additional contingency for the construction contract for the 2018 Bond Stassney Lane/South Congress Avenue Intersection Safety Improvements project with Austin Underground, Inc., in the amount of \$795,620 for a revised total contract amount not to exceed \$3,978,102.

[Note: This request is for additional expenditure authority only. MBE/WBE goals will be established if a change order is requested].

District(s): District 2; District 3

9. Authorize negotiation and execution of a contract for mobile geospatial information system software licensing, support, upgrades, and professional services with SSP Innovations, LLC, for up to five years for a total contract amount not to exceed \$575,000.

[Note: Sole source contracts are exempt from City Code Chapter 2-9B (Minority-Owned and Women-Owned Business Enterprise Procurement Program); therefore, no subcontracting goals were established].

10. Authorize negotiation and execution of three contracts for vegetation management around energized distribution lines with Asplundh Tree Expert LLC, Davey Tree Surgery Co., and Wright Tree Service, Inc., each for up to 18 months for total contract amounts not to exceed \$28,000,000, divided among the contractors.

[Note: These contracts are exempt from City Code Chapter 2-9B (Minority-Owned and Women-Owned Business Enterprise Procurement Program); therefore, no subcontracting goals were established].

11. Authorize negotiation and execution of two contracts for planning and consulting services with Clarion Associates of Colorado d/b/a Clarion Associates and Stantec Consulting Services, each for up to five years for total contract amounts not to exceed \$2,500,000, divided between the contractors.

[Note: This procurement was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9B (Minority-Owned and Women-Owned Business Enterprise Procurement Program). For the services required for this procurement, there were no subcontracting opportunities; therefore, no subcontracting goals were established].

### **Financial Services - Real Estate**

12. Authorize negotiation and execution of all documents and instruments necessary or desirable to acquire in fee simple approximately 0.21 acre (9,005 square feet) of land for the Northern Walnut Creek Greenbelt, located at 306 Cedarbrook Court, Austin, Texas 78753, and being Lot 26, Block F, Oak Ridge Section Three, a subdivision of record in Volume 43, Page 8 of the Plat Records of Travis County, Texas, from Elizabeth H. Burks, in an amount not to exceed \$222,674 including closing costs.

District(s): District 7

## **Public Health**

13. Authorize negotiation and execution of Amendment No. 8 to the agreement with Catholic Charities of Central Texas to provide services to immigrants living in Austin-Travis County to stabilize their immigration status, re-unite them with family members, and work authorization assistance, to add funding in an amount not to exceed \$105,000 for a six-month term through September 30, 2024, for a revised total agreement amount not to exceed \$1,451,448.
14. Approve an ordinance amending the Fiscal Year 2023-2024 Austin Public Health Department Operating Budget Special Revenue Fund (Ordinance No. 20230816-008) to accept and appropriate \$300,000 in additional grant funds from United Way for Greater Austin for the Texas Family Connects Program.
15. Authorize negotiation and execution of Amendment No. 2 to the agreement with Central Texas Food Bank Inc. to provide services to college students with limited access to food, to add one 12-month term, through March 31, 2025, in an amount not to exceed \$157,500, for a revised total agreement amount not to exceed \$272,500.

## **Transportation and Public Works**

16. Approve an ordinance vacating approximately 0.0885 acre (3,855 square feet) of undeveloped right-of-way to Cedar Building, LLC, being the remainder of a 0.155-acre tract adjoining a parcel located at 3503 Kerbey Lane.  
  
District(s): District 10
17. Approve a resolution authorizing the negotiation and execution of local on-system project improvement agreements with the Texas Department of Transportation for the construction of safety and mobility improvements at the FM 969 and Heflin Lane/Springdale Road intersection for an estimated project cost of \$1,112,374, plus any cost overruns; at the US 183 and Manor Road/Springdale Road intersection for an estimated project cost of \$716,349, plus any cost overruns; at the SH 71 and Todd Lane/Burleson Road intersection for an estimated project cost of \$465,800 plus any cost overruns; and at the US 183 and Cameron Road intersection for an estimated project cost of \$827,481, plus any cost overruns.  
  
District(s): District 1; District 2; District 3; District 4
18. Approve a resolution authorizing and directing the Director of the Transportation and Public Works Department to apply for a federal Bridge Investment Program grant to partially fund the Barton Springs Road Bridge replacement project.  
  
District(s): District 5; District 8; District 9

## **Item(s) 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.

20. Approve a resolution directing the City Manager to explore expanding the City's electric lawn care rebate and explore creating a program to incentivize consumer and commercial lawn care equipment exchange and disposal.

**Sponsors:** Council Member Ryan Alter, Council Member Vanessa Fuentes, Council Member José Velásquez, Council Member Paige Ellis, and Council Member Alison Alter

21. Approve a resolution directing the City Manager to develop and implement a program to fund and support workforce development and to maximize the City's ability to receive federal funding for workforce development.

**Sponsors:** Mayor Kirk Watson, Mayor Pro Tem Leslie Pool, Council Member José Velásquez, and Council Member Vanessa Fuentes

22. Approve a resolution directing the City Manager to create an educational campaign for Austin Water's rebate programs including WaterWise Landscaping rebates and recommend other water saving measures.

**Sponsors:** Council Member Mackenzie Kelly, Council Member Alison Alter, Council Member Ryan Alter, and Council Member Natasha Harper-Madison

#### **Item(s) to Set Public Hearing(s)**

23. Set a public hearing to consider an ordinance adopting the Fifth Amendment to the Agreement Concerning Creation and Operation of Moore's Crossing Municipal Utility District. (Suggested date: Thursday, April 4, 2024, at Austin City Hall, 301 W. 2nd Street, Austin, Texas).
24. Set a public hearing related to an application by Austin Leased Housing Associates V, LLP, or an affiliated entity, for housing tax credits for a multi-family development to be financed through the private activity bond program and to be known as Sage at Franklin Park, located at or near 4605 South Pleasant Valley Road, Austin, Texas 78744. (Suggested date: Thursday, March 21, 2024, Austin City Hall, 301 West 2nd Street, Austin, Texas 78701).

**District(s):** District 2

#### **Non-Consent**

##### **Austin Housing and Finance Corporation Meeting**

25. 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.

#### **Public Hearings and Possible Actions**

26. Conduct a public hearing and consider a resolution authorizing and directing the Director of the Parks and Recreation Department to act on the City's behalf to work with the National Park Service and the Texas Parks and Wildlife Department in connection with the Outdoor Recreation Legacy Partnership (ORLP) program and to apply for an ORLP grant for up to \$4,000,000, to be matched by the City, to partially fund the cost of the John Treviño Jr. Metro Park Vision Plan Phase One Implementation project.

**District(s):** District 1

27. Conduct a public hearing to receive input on community needs for the City's Fiscal Year 2024-2029 Consolidated Plan that will be submitted to the U.S. Department of Housing and Urban Development as part of the City's application for federal funding.
28. Conduct a public hearing and consider an ordinance amending City Code Title 25 relating to the North Burnet/Gateway Regulating Plan.
29. Conduct a public hearing and consider an ordinance amending City Code Chapter 25-9 (Water and Wastewater) relating to clarifying requirements for water conservation in the implementation of the Water Forward Plan, including distances for the Reclaimed Water Connection requirement, clarifying definitions, and modifying variances, including adding certain affordable housing exemptions for Reclaimed Water Connections and Onsite Water Reuse requirements.
30. Conduct a public hearing and approve an ordinance amending Exhibit A to the Fiscal Year 2023-2024 City Fee and Fine Ordinance (Ordinance No. 20230816-007) to add a dedicated GoPurple component of \$0.15 cents per thousand gallons to Austin Water's water utility and wastewater utility community benefit charges to support reuse strategies in the Water Forward plan; and amending the Fiscal Year 2023-2024 Austin Water Community Benefit Charge Special Revenue Fund (Ordinance No. 20230816-008) to increase revenue and appropriations by \$4,100,000 and the Fiscal Year 2023-2024 Austin Water Operating Funds (Ordinance No. 20230816-008) to increase transfers in and appropriations by \$4,100,000 for reuse strategies in the Water Forward plan.

#### **Zoning and Neighborhood Plan Amendments (Public Hearings and Possible Action)**

31. C14-2023-0113 - Parmer Crossing - Unit #058 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 2500 West Parmer Lane, Unit # 05B (Walnut Creek Watershed). Applicant 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-conditional overlay (CS-1-CO) combining district zoning. Owner: Brixmor Holdings 12 SPE, LLC. Applicant: DB Liquor Parmer LLC (Vipul Patel). Agent: Dorsett Johnson LLP (S. Joseph Modric, Esq.). City Staff: Sherri Sirwaitis, 512-974-3057.

**District(s):** District 7

32. C14H-2023-0105 - State Theatre - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 719 Congress Ave. (Lady Bird Lake Watershed). Applicant Request: To rezone from central business (CBD) district zoning to central business-historic landmark (CBD-H) combining district zoning. Staff, Historic Landmark Commission, and Planning Commission Recommendation: To grant central business-historic landmark (CBD-H) combining district zoning. Owner: Live Oak Productions. Applicant: Historic Landmark Commission (owner-approved). City Staff: Kalan Contreras, 512-974-2727.

**District(s):** District 9

## **Planning**

33. Approve an interlocal agreement with Travis County on a planning and implementation partnership for the Northeast Planning District.

## **Transportation and Public Works**

34. Approve an ordinance vacating approximately 10,131 square feet of developed right-of-way to John E. Meddaugh and Andrew M. Cotton d/b/a Burnet Road Property and GDC-NRG Brentwood LLC, being that certain 40-foot-wide right-of-way known as Clay Avenue, traversing north from Burnet Road to Houston Street.

District(s): District 7

## **Item(s) from Council**

35. 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; amendments to board and commission bylaws; and approve an ordinance waiving City Code Section 2-1-21(H) regarding service on more than one board.

## **Non-Consent**

### **Public Hearings and Possible Actions**

36. Conduct a public hearing and consider an ordinance to amend City Code Title 25 related to environmental protections at the Ann and Roy Butler Hike and Bike Trail.
37. Conduct a public hearing and consider an ordinance amending City Code Chapter 25-9 (Water and Wastewater) relating to clarifying requirements for water conservation in the implementation of the Water Forward Plan, including distances for the Reclaimed Water Connection requirement, clarifying definitions, and modifying variances including adding certain affordable housing exemptions for Reclaimed Water Connections and Onsite Water Reuse requirements; and waiving the requirement in City Code Section 25-1-502 (Amendment Review) for Planning Commission review of Land Development Code amendments.

### **Zoning and Neighborhood Plan Amendments (Public Hearings and Possible Action)**

38. C14-2023-0048 - 7500 Burnet Road - Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 7500 Burnet Road (Shoal Creek Watershed). Applicant Request: To rezone from general commercial services (CS) district zoning to general commercial services-mixed use-vertical mixed use building (CS-MU-V) combining district zoning. First Reading approved general commercial services-mixed use-vertical mixed use building-conditional overlay (CS-MU-V-CO) combining district zoning, as amended, on February 1, 2024. Vote: 11-0. Owner/Applicant: 7500 Burnet LP, (Anthony Clarke). Agent: Alice Glasco Consulting, (Alice Glasco). City Staff: Nancy Estrada, Planning Department, 512-974-7617.

- 39.** C14-2023-0096 - Ben White Boulevard Medical Office - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 4007 James Casey Street (West Bouldin Creek Watershed). Applicant Request: To rezone from community commercial-vertical mixed use building-neighborhood plan (GR-V-NP) combining district zoning to commercial highway services-planned development area-neighborhood plan (CH-PDA-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant commercial highway services-planned development area-neighborhood plan (CH-PDA-NP) combining district zoning. Owner/Applicant: St. David's HealthCare Partnership, LP, LLP; Kenneth B. Ferguson Investments, Inc.; KBF Jacs South Austin, LLC (Mark Worsham, Kenneth B. Ferguson). Agent: Armbrust & Brown, PLLC (Michael Whellan). City Staff: Nancy Estrada, Planning Department, 512-974-7617. - District 3.