



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

Tuesday, April 16, 2024

9:00 AM

Austin City Hall

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

C. Council Items of Interest

D. Council Discussion

E. Executive Session

Adjourn

Consent Agenda

Approval of Minutes

1. Approve the minutes of the Austin City Council work session of March 19, 2024, regular meeting of April 21, 2024, discussion of March 25, 2024, and special called of March 26, 2024.

Communications and Technology Management

2. Authorize negotiation and execution of an interlocal agreement with the Texas Department of Transportation for the lease of exclusive use space at the Combined Transportation, Emergency, and Communications Center for a term of 10 years.

Financial Services

3. Approve an ordinance to suspend a Gas Reliability Infrastructure Program interim rate adjustment proposed by Atmos Energy Corporation, Mid-Tex Division.
4. Approve an ordinance to suspend a Gas Reliability Infrastructure Program interim rate adjustment proposed by Texas Gas Service Company.

Financial Services- Contracts

5. Authorize execution of a contract for construction services for the Harold Court Service Center Watershed Protection Department Campus Improvements project with Jerdon Enterprise, L.P. in the amount of \$916,397, plus a \$91,640 contingency, for a total contract amount not to exceed \$1,008,037.

[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 34.65% MBE and 1.94% WBE participation].

District(s): District 1

6. Authorize negotiation and execution of a contract for professional services for the Southwest Pressure Zones Pump Station/Reservoir Study project with HDR Engineering, Inc. in an amount not to exceed \$3,000,000.

[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 8.00% MBE and 3.00% WBE participation].

District(s): District 5

7. Authorize negotiation and execution of a contract for AirportIQ airport management platform software support, maintenance, and related services with GCR, Inc. d/b/a Tadera, for a term of five years in an amount not to exceed \$1,600,000.

[Note: Sole source contracts are exempt from the City Code Chapter 2-9B (Minority-Owned

and Women-Owned Business Enterprise Procurement Program); therefore, no subcontracting goals were established].

District(s): District 2

8. Authorize execution of a contract for property standards inspection and monitoring services with Alejandro Dominguez d/b/a UPCS Inspectors LLC, for up to five years for a total contract amount not to exceed \$1,250,000.

[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].

9. Authorize negotiation and execution of a contract to provide human immunodeficiency virus and sexually transmitted infection self-collect home testing kits and services with National Coalition of STD Directors, for up to five years in an amount not to exceed \$750,000.

[Note: Sole Source contracts are exempt from the 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 a contract for a retro reflectometer system with Gamma Scientific, Inc. d/b/a UDT Instruments RoadVista or RoadVista, UDT Instruments, in an amount not to exceed \$126,235.

[Note: Sole source contracts are exempt from the 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 eight contracts for public safety and firehouse supplies and equipment with Municipal Emergency Services, Inc.; Delta Fire & Safety, Inc.; Metro Fire Apparatus Specialists, Inc.; Rescuegear, Inc.; Casco Industries, Inc.; North America Fire Equipment Co. Inc.; Gt Distributors, Inc.; and August Industries, Inc., each for up to five years for total contract amounts not to exceed \$26,895,000, divided among 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 goods and services required for this procurement, there were no subcontracting opportunities; therefore, no subcontracting goals were established].

12. Authorize execution of two contracts for original equipment manufacturer parts and repair services for vehicle power and driveline components with Drivetrain Specialists LLC and Northwest Drive Train, Inc. d/b/a Northwest Drive Train Service, each for a term of five years in amounts not to exceed \$965,000, divided between the contractors.

[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 goods and services required for this solicitation, there were

no subcontracting opportunities; therefore, no subcontracting goals were established].

13. Authorize negotiation and execution of a contract for Emergency Medical Services promotional exam services with Morris & McDaniel, Inc., for up to six years for a total contract amount not to exceed \$1,100,000.

[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].

14. Authorize negotiation and execution of a contract for sign language interpretive services with Communication By Hand LLC, for up to five years for a total contract amount not to exceed \$1,053,750.

[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].

15. Authorize execution of a contract for hydro-blast cleaning services with Meylan Enterprises, Inc., for a term of five years for a total contract amount not to exceed \$775,000.

[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].

16. Authorize execution of a contract for parts and repair services for International trucks with Longhorn International Trucks Ltd. d/b/a Kyrish Truck Centers, Kyrish Truck Centers of Austin, for a term of five years in an amount not to exceed \$8,000,000.

[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 goods and services required for this solicitation, there were no subcontracting opportunities; therefore, no subcontracting goals were established].

17. Authorize execution of two contracts for parts and repair services for John Deere equipment with Tellus Equipment Solutions LLC and Offutt Companies, Inc. d/b/a Rdo Equipment Co., each for a term of five years in amounts not to exceed \$3,500,000, divided between the contractors.

[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 goods and services required for this solicitation, there were no subcontracting opportunities; therefore, no subcontracting goals were established].

District(s): District 2

18. Authorize negotiation and execution of a contract for landing fee management software with

Passur Aerospace, Inc., for a term of five years in an amount not to exceed \$650,000.

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

19. Authorize negotiation and execution of a contract for the Combined Transportation, Emergency, and Communications Center capital maintenance program with Encotech Engineering Consultants, Inc., for up to eight years for a total contract amount not to exceed \$700,000.

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

District(s): District 9

20. Authorize negotiation and execution of a contract for water treatment services at commercial facilities with ChemTreat, Inc., for up to five years for a total contract amount not to exceed \$5,640,000.

[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 goods and services required for this solicitation, there were no subcontracting opportunities; therefore, no subcontracting goals were established].

21. Authorize negotiation and execution of a contract for mobile medical surveillance and related services with Capitol Medical Services LLC, for up to three years for a total contract amount not to exceed \$500,000.

[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 insufficient subcontracting opportunities; therefore, no subcontracting goals were established].

22. Authorize negotiation and execution of an amendment to a contract for continued cloud-based pension modeling software with GovInvest, to increase the amount by \$116,000, for a revised total contract amount not to exceed \$531,725.

[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].

23. Authorize negotiation and execution of a contract for a land stewardship program with American Youthworks, for up to five years for a total contract amount not to exceed \$13,482,000.

[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].

24. Authorize execution of an interlocal agreement with the City of Tucson, Arizona to allow for the cooperative procurement of goods and services.

[Note: Contracts under this agreement will be awarded in compliance with Chapter 2-9B of the City Code (Minority-Owned and Women-Owned Business Enterprise Procurement Program)].

25. Authorize an amendment to the contract for professional services for the IH35 Cap and Stitch Improvements project with Arup US, Ins., in the amount of \$1,000,000 for a revised total contract amount not to exceed \$3,000,000.

[Note: The original contract was awarded in compliance with City Code 2-9B (Minority-Owned and Women-Owned Business Enterprise Procurement Program). Current participation to date is 7.73% MBE and 18.21% WBE.]. This amendment and subsequent contract will be awarded in compliance with the federal Disadvantaged Business Enterprise (DBE) program due to the acceptance of federal funding. A DBE goal will be established at a later date.

Financial Services - Real Estate

26. Authorize the negotiation and execution of all documents and instruments necessary or desirable to sell approximately 0.1408 acres (6,132 square feet) of land located at 1007 Lambie Street, Austin, Texas 78702, being a portion of Lot 4, Block 3, Elm Grove, a subdivision of record in Volume 2, Page 241, of the Plat Records of Travis County, Texas, to the State of Texas for the I-35 Capital Express Central project, for an amount not less than \$1,839,600.

District(s): District 3

27. Authorize the negotiation and execution of all documents and instruments necessary or desirable to acquire an extension of a temporary working space easement for an approximately 0.048 acre tract of land (2,098 square feet) located at 2203 Thornton Road, Unit B, Austin, TX 78704, from The Greystone Creek Owners' Association, Inc. in an amount not to exceed \$93,991.

District(s): District 5

28. Authorize the negotiation and execution of all documents and instruments necessary or desirable to acquire an extension of a temporary working space easement, being approximately 0.048 acres (2,098 square feet) of land out of the Isaac Decker League Survey No. 20, being out of Lot 18-C, Resubdivision of Lot 18, Block 1, Fredericksburg Road Acres, a subdivision of record in Document Number 200600113 of the Official Public Records of Travis County, Texas, located at 2207 Thornton Road, Austin, TX 78704, through February 28, 2027, from Stuart Linde, in an amount not to exceed \$89,757.36.

District(s): District 5

29. Authorize the negotiation and execution of all documents and instruments necessary or desirable to acquire in fee simple approximately 0.217 acre (9,434 square feet) of land for park purposes, located at 2701 East 22nd Street, Austin, Texas 78722 and being Lot 1, Block

2, Amended Plat of Lots 1, 2 and 3, Block 2 of Austin Heights, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 89, Page 47 of the Plat Records of Travis County, Texas, from Austin Independent School District in an amount not to exceed \$776,467 including closing costs.

District(s): District 1

30. Authorize the negotiation and execution of all documents and instruments necessary or desirable to acquire an extension of a temporary working space easement, consisting of approximately 0.167 acres (7,293 square feet) of land, being out of Lot 1, Block A, Lot 1, Chevy Chase South, Phase Six Resubdivision, generally located at 4600 Sheringham Drive, Austin, Texas, 78741, from Post Riverside Country Club, LLC, in an amount not to exceed \$79,461.

District(s): District 3

31. Authorize the negotiation and execution of all documents and instruments necessary or desirable to acquire in fee simple two tracts (3.288 acres and 0.378 acres) totaling approximately 3.666 acres (approximately 159,691 square feet), more or less, situated within the Thomas Anderson Survey Number 17, Abstract Number 2, Travis County, Texas, generally located at 5506 McCarty Lane, Austin, Texas 78749 from William Ryan Petty for an amount not to exceed \$370,000 including closing costs.

District(s): District 8

32. Authorize the negotiation and execution of all documents and instruments necessary or desirable to acquire in fee simple approximately 3.671 acres (159,888 square feet) of land out of the Stephen F. Slaughter Survey No. 1, Abstract No. 20, Travis County, Texas, generally located at 10701 South 1st Street, Austin, Texas 78748 and being a portion of the remainder of that tract described as 51.126 acres conveyed to Austin Independent School District by Cause Number 2241, Judgment of Court in Absence of Objection dated May 17, 1998, as recorded in Document Number 2000022808, Official Public Records of Travis County, Texas, from Austin Independent School District in an amount not to exceed \$1,396,404, including closing costs.

District(s): District 5

33. Authorize the negotiation and execution of all documents and instruments necessary or desirable to acquire in fee simple approximately 10.046 acres (437,604 square feet) of land out of the Stephen F. Slaughter Survey No. 1, Abstract No. 20, Travis County, Texas, generally located at 10002 David Moore Drive, Austin, Texas 78748 and being a portion of that tract described as 54.597 acres conveyed to Austin Independent School District by Special Warranty Deed dated December 19, 1997, as recorded in Volume 13085, Page 1508 of the Real Property Records of Travis County, Texas, from Austin Independent School District in an amount not to exceed \$2,897,372, including closing costs.

District(s): District 5

Law

34. Authorize an increase to a professional services agreement for legal services with Baker, Donelson, Bearman, Caldwell & Berkowitz, PC related to the arbitration between the City and the Federal Emergency Management Agency in an amount not to exceed \$76,000, for a

total contract amount not to exceed \$150,000.

Parks and Recreation

35. Approve a resolution to name the Barton Springs Pool Bathhouse the “Joan Means Khabele Bathhouse at Barton Springs Pool”.

District(s): District 8

Transportation and Public Works

36. Authorize the negotiation and execution of an encroachment agreement with Waller Owner, LLC for permanent encroachment of approximately 0.026 acre (1,140 square feet) of public right-of-way at 92 Red River Street for a subsurface vault containing multiple Austin Energy subsurface transformers and surface-level access hatches.

District(s): District 9

Item(s) from Council

37. 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.

38. Approve a resolution directing the City Manager to take measures aimed at fighting human trafficking.

Sponsors: Council Member Mackenzie Kelly, Council Member Alison Alter, Council Member Ryan Alter, and Council Member José Velásquez

39. Approve a resolution directing the City Manager to enroll City buildings in Austin Energy’s Demand Response Program and to engage other area governments regarding Austin Energy’s Demand Response Program.

Sponsors: Council Member Ryan Alter, Council Member José Velásquez, Council Member Paige Ellis, Council Member Zohaib "Zo" Qadri, and Council Member Alison Alter

40. Approve a resolution directing the City Manager to initiate amendments to City Code Title 12 (Traffic Regulations) to prohibit motor vehicle parking in bikeways, and implement supportive programming, goal setting, and equipment acquisition.

Sponsors: Council Member Paige Ellis, Mayor Pro Tem Leslie Pool, Council Member Natasha Harper-Madison, Council Member Ryan Alter, and Council Member Zohaib "Zo" Qadri

41. Approve the waiver or reimbursement of certain fees related to the 2024 H-E-B Austin Sunshine Run that will be held in Downtown Austin on May 5th, 2024.

Sponsors: Council Member Zohaib "Zo" Qadri, Mayor Kirk Watson, Council Member José Velásquez, Council Member Natasha Harper-Madison, and Council Member Ryan Alter

Item(s) to Set Public Hearing(s)

42. Set a public hearing related to an application by Escuela Nueva, LLC, or an affiliated entity, for housing tax credits for a multi-family development to be financed through the private activity bond program, to be known as Escuela Nueva, located within the city at or near 2013

Montopolis Drive, Austin, Texas 78741. (Suggested date and location: Thursday, April 18, 2024, Austin City Hall, 301 W. 2nd Street, Austin, Texas 78701.)

District(s): District 3

43. Set a public hearing to consider an ordinance amending City Code Title 25 (Land Development Code) to create a new zoning district and modify related site development regulations and compatibility standards; create a new zoning district for density bonus that includes granting additional floor-to-area ratio in exchange for providing community benefits; and establish boundaries for the new zoning districts located in the vicinity commonly known as the South Central Waterfront (Suggested date and location: May 2, 2024, at Austin City Hall, 301 W. 2nd Street, Austin, TX 78701).
44. Set a public hearing to consider an ordinance amending City Code Title 25 (Land Development) to require access to natural light for all sleeping rooms in new buildings (Suggested date: Thursday, April 18, 2024, at Austin City Hall, 301 West 2nd Street, Austin, Texas 78701).

Non-Consent

Austin Housing Public Facility Corporation Meeting

45. 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.

Public Hearings and Possible Actions

46. Conduct a public hearing and consider a resolution related to an application by FC Burleson Housing LP, a to-be-formed limited partnership, 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 Burleson Studios, located at or near 7905 Burleson Road, Austin, Texas 78744, within the City's extraterritorial jurisdiction.
47. Conduct a public hearing and consider an ordinance adopting Local Standards of Care for the Parks and Recreation Department's Youth Programs.

District(s): District 1; District 10; District 2; District 3; District 4; District 5; District 6; District 7; District 8; District 9
48. Conduct a public hearing and consider an ordinance adopting the Fifth Amendment to the Agreement Concerning Creation and Operation of Moore's Crossing Municipal Utility District, located in Austin's limited purpose jurisdiction, in southeastern Travis County east of FM 973 at the intersection of FM 973 and Elroy Road in Council District 2.

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

49. C14-2022-0090 - 2239 Cromwell Circle - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 2239, 2239 1/2, and 2309 1/2 Cromwell Circle (County Club West Creek Watershed). Applicant Request: To rezone from East Riverside Corridor (ERC) base district (urban residential

subdistrict) zoning to East Riverside Corridor (ERC) base district (neighborhood mixed use subdistrict) zoning. Staff Recommendation and Planning Commission Recommendation: To grant East Riverside Corridor (ERC) base district (neighborhood mixed use subdistrict) zoning. Owner/Applicant: 2239 Cromwell Circle, LLC. Agent: Drenner Group, PC (Leah Bojo). City Staff: Nancy Estrada, 512-974-7617, Planning Department.

District(s): District 3

50. NPA-2022-0005.01 -Vargas Mixed Use - Approve third reading an ordinance amending Ordinance No. 010927-05 the Montopolis 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 400 Vargas Road and 6520 Lynch Lane (Country Club East and Colorado River Watersheds) from Commercial to Mixed Use land use. First Reading approved on September 14, 2023. Vote: 7-0. Council Member Harper-Madison, Council Member A. Alter, Council Member Pool and Mayor Pro Tem Ellis were off the dais. Second Reading approved on October 19, 2023. Vote: 10-0. Council Member Harper-Madison absent. Agent: Thrower Design (A. Ron Thrower and Victoria Haase). City Staff: Maureen Meredith, Planning Department, (512) 974-2695.

District(s): District 3

51. C14-2022-0107 - Vargas Mixed Use - Approve third reading of an ordinance amending City Code Title 25 by rezoning property locally known as 400 Vargas Road and 6520 Lynch Lane (Country Club East and Colorado River Watersheds). Applicant's Request: To rezone Tract 1 from community commercial-neighborhood plan (GR-NP) combining district zoning to general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district zoning, and to rezone Tract 2 from neighborhood commercial-neighborhood plan (LR-NP) combining district zoning to neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district zoning. First Reading approved on September 14, 2023. Vote: 7-0. Council Member Harper-Madison, Council Member A. Alter, Council Member Pool and Mayor Pro Tem Ellis were off the dais. Second Reading approved on October 19, 2023. Vote: 10-0. Council Member Harper-Madison absent. Owner/Applicant: Vargas Properties I Ltd and Jayco Holdings I Ltd (Jay Chernosky). Agent: Thrower Design, LLC (A. Ron Thrower). City Staff: Nancy Estrada, Planning Department, 512-974-7617.

District(s): District 3

52. C14-2023-0152 - 8120 Research Blvd - ALI - District 4 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 8120 Research Boulevard (Little Walnut Creek Watershed). Applicant Request: To rezone from commercial-liquor sales-mixed use-neighborhood plan (CS-1-MU-NP) combining district zoning to general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district zoning for Tract 1 and from general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district zoning to commercial-liquor sales-mixed use-neighborhood plan (CS-1-MU-NP) combining district zoning for Tract 2. Staff Recommendation and Planning Commission Recommendation: To grant general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district zoning for Tract 1 and commercial-liquor sales-mixed use-neighborhood plan (CS-1-MU-NP) combining district zoning for Tract 2. Owner/Applicant: OS CRESTVIEW LLC & LARI INC. (Mohammed Ali). Agent: Land Answers, Inc. (Tamara Mitchell). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 4

53. C14-2023-0106 - LL Braker - District 4 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 11209 Metric Boulevard (Little Walnut Creek Watershed). Applicant Request: To rezone from limited industrial services (LI) 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: B9 SEQUOIA BRAKER OWNER LP by Link Logistics Real Estate Management LLC (Andrew Beck). Agent: Jackson Walker LLP (Henry Gilmore). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 4

54. C14-2023-0100 - Optimist Club Recreation - Tract 4 - District 6 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by zoning property locally known as 13504 1/2 Briarwick Drive, 9100 Meadowheath Drive, 13332 Villa Park Drive, 13300-13401 Morris Road (Lake Creek Watershed). Applicant Request: To zone from interim-rural residence (I-RR) district zoning to community commercial-conditional overlay (GR-CO) combining district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant community commercial-conditional overlay (GR-CO) combining district zoning. Owner/Applicant: Optimist Club of Town & Country Round Rock. Agent: Thrower Design, LLC (A. Ron Thrower). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 6

55. C14-2023-0138 - 1106 Enfield Rd - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1106 Enfield Road (Shoal Creek Watershed). Applicant's Request: To rezone from family residence-neighborhood plan (SF-3-NP) combining district zoning to multifamily residence medium density-neighborhood plan (MF-3-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant multifamily residence medium density-neighborhood plan (MF-3-NP) combining district zoning. Owner/Applicant: Carlson Caryn Leigh. Agent: Keepers Land Planning (Ricca Keepers). City Staff: Cynthia Hadri, Planning Department, 512-974-7620.

District(s): District 10

56. C14-2023-0114 - 1725 Toomey - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1725 Toomey Road (Lady Bird Lake Watershed). Applicant's Request: To rezone from multifamily residence highest density-conditional overlay (MF-6-CO) combining district zoning to multifamily residence highest density (MF-6) district zoning. Staff Recommendation and Planning Commission Recommendation: To grant multifamily residence highest density (MF-6) district zoning. Owner/Applicant: Greg Smith. Agent: Drenner Group, PC (Amanda Swor). City Staff: Cynthia Hadri, Planning Department, 512-974-7620.

District(s): District 9

57. C14-2023-0124 - West Lynn at 12th Street - District 9 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1101, 1113, 1115 West Lynn Street and 1102 and 1104 Eason Street (Lady Bird Lake Watershed). Applicant Request: To rezone from general commercial services-mixed

use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning and family residence-neighborhood plan (SF-3-NP) combining district zoning to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning, to change conditions of zoning. Staff Recommendation and Planning Commission Recommendation: To grant general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning, to change conditions of zoning. Owner: Zydeco Development Corporation. Applicant: Thrower Design, LLC (Ron Thrower). City Staff: Jonathan Tomko, 512-974-1057.

District(s): District 9

58. C14-2023-0148 - 3805 Red River Street - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 3805 Red River Street (Waller Creek and Boggy Creek Watersheds). Applicant Request: To rezone from family residence-historic landmark-conditional overlay-neighborhood plan (SF-3-H-CO-NP) combining district zoning to limited office-mixed use-historic landmark-conditional overlay-neighborhood plan (LO-MU-H-CO-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant limited office-mixed use-historic landmark-conditional overlay-neighborhood plan (LO-MU-H-CO-NP) combining district zoning. Owner: 3805 Red River Preservation LLC (Lindsey Derrington). Applicant: Civiltude LLC (Nhat Ho). City Staff: Jonathan Tomko, 512-974-1057.

District(s): District 9

59. C14H-2023-0147 - Johnson & Johnson Grocery and Home - District 3 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1311 East Cesar Chavez Street/94 Navasota Street (Lady Bird Lake Watershed). Applicant Request: To rezone from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning to general commercial services-mixed use-conditional overlay-historic landmark-neighborhood plan (CS-MU-CO-H-NP) combining district zoning. Staff, Historic Landmark Commission, and Planning Commission Recommendation: To grant general commercial services-mixed use-conditional overlay-historic landmark-neighborhood plan (CS-MU-CO-H-NP) combining district zoning. Owners: Center for Women and their Work, Inc. Applicant: Center for Women and their Work, Inc. (Jordan Nelsen). City Staff: Kalan Contreras, 512-974-2727.

District(s): District 3

60. C14H-2023-0145 - Yarrington-Moore House - District 9 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 309 Park Lane. (East Bouldin Creek/Blunn Creek Watershed). Applicant Request: To rezone from family residence-neighborhood conservation-neighborhood plan (SF-3-NCCD-NP) combining district zoning to family residence-neighborhood conservation-historic landmark-neighborhood plan (SF-3-NCCD-H-NP) combining district zoning. Staff, Historic Landmark Commission, and Planning Commission Recommendation: To grant family residence-neighborhood conservation-historic landmark-neighborhood plan (SF-3-NCCD-H-NP) combining district zoning. Owners: Elizabeth and Nathaniel Chapin. Applicant: O'Connell Architecture, LLC (Lori Martin). City Staff: Kalan Contreras, 512-974-2727.

District(s): District 9

61. NPA-2023-0014.03 - 7300 Metro Center -Conduct a public hearing and approve an ordinance amending Ordinance No. 20021010-011, the Southeast 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 7300 Metro Center Drive (Carson Creek Watershed) from Industry to Mixed Use land use. Staff Recommendation: To not support the applicant's request for Mixed Use land use. Planning Commission recommendation: To support the applicant's request for Mixed Use land use. Owner/Applicant: Veranda Apartments, LP. Agent: Drenner Group, PC (Leah Bojo). City Staff: Maureen Meredith, Planning Department, 512-974-2695. District 2.

District(s): District 2

62. C14-2023-0093 - 7300 Metro Center - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 7300 Metro Center Drive (Carson Creek Watershed). Applicant Request: To rezone from limited industrial services-neighborhood plan (LI-NP) combining district zoning to limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning. Staff Recommendation: To deny limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning. Planning Commission Recommendation: To grant limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning. Owner/Applicant: Veranda Apartments, LP (Christopher Sies). Agent: Drenner Group, PC (Leah M. Bojo). City Staff: Nancy Estrada, Planning Department, 512-974-7617.
63. C14-85-288.166(RCA2) - Sunset Ridge - Conduct a public hearing and approve an amendment to a public restrictive covenant on a property locally known as 8401 and 8401 1/2 Southwest Parkway (Williamson Creek Watershed and Barton Creek Watershed). Applicant Request: To amend the public restrictive covenant associated with zoning case C14-85-288.166. Staff Recommendation: To amend the public restrictive covenant associated with zoning case C14-85-288.166. Planning Commission Recommendation: To be heard on March 26, 2024. Owner/Applicant: Los Indios Ventures, Inc. Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.). City Staff: Jonathan Tomko, 512-974-1057.

District(s): District 8

64. C14-2023-0133 - 5555 North Lamar Rezoning - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 5555 North Lamar Boulevard (Waller Creek Watershed). Applicant's Request: To rezone from general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district zoning and commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district zoning to general commercial services-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district zoning and commercial-liquor sales-vertical mixed use building-conditional overlay-neighborhood plan (CS-1-V-CO-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant general commercial services-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district zoning and commercial-liquor sales-vertical mixed use building-conditional overlay-neighborhood plan (CS-1-V-CO-NP) combining district zoning. Owner/Applicant: B9 Sequoia Lamar Owner LP. Agent: Metcalfe Wolff Stuart and Williams (Michele R. Lynch). City Staff:

Cynthia Hadri, Planning Department.

District(s): District 4

- 65.** NPA-2023-0015.04- Heflin Housing - 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 5106 and 5108 Heflin Lane (Fort Branch Watershed) from Single Family to Multifamily Residential land use. Staff and Planning Commission Recommendation: To grant Higher Density Single Family land use. Owner/Applicant: Himount Partnership Group, LTD. Agent: Thrower Design, LLC (Victoria Haase and Ron Thrower). City Staff: Maureen Meredith, Planning Department, (512) 974-2695.

District(s): District 1

- 66.** C14-2023-0117 - Heflin Housing - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 5106 and 5108 Heflin Lane (Fort Branch Watershed) Applicant Request: To rezone from family residence-neighborhood plan (SF-3-NP) combining district zoning to multifamily residence medium density-neighborhood plan (MF-3-NP) combining district zoning. Staff and Planning Commission Recommendation: To grant townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district zoning. Owner/Applicant: Himount Partnership Group, LTD. Agent: Thrower Design, LLC (Victoria Haase). City Staff: Jonathan Tomko (512) 974-1057.

Consent Agenda

Item(s) from Council

67. Approve a resolution directing the City Manager to develop and expand community land trusts as a method to increase long-term affordable housing.

Sponsors: Council Member Natasha Harper-Madison, Council Member Vanessa Fuentes, Council Member José Velásquez, Council Member Ryan Alter, and Council Member Zohaib "Zo" Qadri

68. Approve the waiver or reimbursement of certain fees related to the St. James Mission 5K Run/Walk for Alzheimer's to be held on April 6th, 2024.

Sponsors: Council Member Natasha Harper-Madison, Council Member Zohaib "Zo" Qadri, Council Member José "Chito" Vela, Council Member José Velásquez, and Council Member Vanessa Fuentes

Item(s) to Set Public Hearing(s)

69. Set a public hearing to consider an ordinance approving a Land Development Standards Interlocal Agreement with Pflugerville Independent School District. (Suggested date: Thursday, April 18, 2024, at Austin City Hall, 301 West 2nd Street, Austin, Texas 78701).
70. Set a public hearing to consider an ordinance approving a Land Development Standards Interlocal Agreement with Del Valle Independent School District. (Suggested date: Thursday, April 18, 2024, at Austin City Hall, 301 West 2nd Street, Austin, Texas 78701).

Non-Consent

Discussion and Possible Action

71. Approve an ordinance appointing a City Manager and authorizing the Mayor to execute an employment agreement with the new City Manager.

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

72. C14-2023-0049 - Bolm East PDA - Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 901 1/2 and 1031 1/2 Linger Lane, 1001 and 1003 Ed Bluestein Boulevard Northbound, and 6700 Bolm Road (Colorado River). Applicant Request: To rezone from limited industrial service (LI) district zoning to limited industrial service-planned development area (LI-PDA) combining district zoning. First Reading approved March 21, 2024. Vote: 11-0. Owner/Applicant: APAC-Texas, Inc. Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 3

73. C14-2023-0050 - Bolm West PDA - Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 700 1/2, 713, 726, and 726 1/2 Linger Lane, 6221 1/2, 6299 1/2, and 6301 1/2 Levander Loop, and 529 1/2, 531 1/2, 545

1/2, 601 1/2, 701 1/2 and 827 Ed Bluestein Boulevard Northbound (Colorado River). Applicant Request: To rezone from limited industrial service (LI) district zoning to limited industrial service-planned development area (LI-PDA) combining district zoning. First Reading approved March 21, 2024. Vote: 11-0. Owner/ Applicant: APAC-Texas, Inc. Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s):

District 3