



**AUSTIN CITY COUNCIL
MINUTES**

**REGULAR MEETING
THURSDAY, APRIL 4, 2024**

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, April 4, 2024, at Austin City Hall, 301 W. 2nd Street, Austin, TX and via videoconference.

Mayor Watson called the Council Meeting to order at 10:00 a.m. Council Member Alison Alter appeared via videoconference.

PROCLAMATIONS

Proclamation – Financial Literacy Month – To be presented by Council Member Natasha Harper-Madison and to be accepted by representatives from Financial Health Pathways

Proclamation – National Public Health Week – To be presented by Council Member Vanessa Fuentes

Proclamation – Week of the Young Child– To be presented by Council Member Vanessa Fuentes

Proclamation – Donate Life Month – To be presented by Council Member Ryan Alter

Distinguished Service Award – Brie Franco – To be presented by the City Manager's Office

Proclamation – Christy Carlson Romano Mental Health Awareness Month – To be presented by Council Member Mackenzie Kelly

CONSENT AGENDA

The following items were acted on by one motion.

Council Member Vela was off the dais when the consent agenda was acted on. A motion to allow Council Member Vela to be shown as voting with the majority on the consent agenda was made by Mayor Watson, seconded by Council Member Velásquez, and approved on an 11-0 vote.

1. Approve the minutes of the Austin City Council work session of March 19, 2024, regular meeting of March 21, 2024, discussion of March 25, 2024, and special called of March 26, 2024.
The motion to approve the minutes of the Austin City Council work session of March 19, 2024, regular meeting of March 21, 2024, discussion of March 25, 2024, and special called of March 26, 2024, was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.
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.
The motion authorizing the negotiation and execution of an interlocal agreement with the Texas Department of Transportation was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.
3. Approve an ordinance to suspend a Gas Reliability Infrastructure Program interim rate adjustment proposed by Atmos Energy Corporation, Mid-Tex Division.
Ordinance No. 20240404-003 was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.
4. Approve an ordinance to suspend a Gas Reliability Infrastructure Program interim rate adjustment proposed by Texas Gas Service Company.
Ordinance No. 20240404-004 was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.
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) Affected: District 1.
The motion authorizing the execution a contract with Jerdon Enterprise, L.P. was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.
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) Affected: District 5.

The motion authorizing the negotiation and execution of a contract with HDR Engineering, Inc. was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.

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) Affected: District 2.

The motion authorizing the negotiation and execution of a contract with GCR, Inc. doing business as Tadera was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.

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].

The motion authorizing the execution of a contract with Alejandro Dominguez, doing business as UPCS Inspectors LLC was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.

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].

The motion authorizing the negotiation and execution of a contract with National Coalition of STD Directors was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.

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].

The motion authorizing the negotiation and execution of a contract with Gamma Scientific, Inc., doing business as UDT Instruments RoadVista or RoadVista, UDT

Instruments, was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.

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].

The motion authorizing the negotiation and execution of eight contracts 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., was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.

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].

The motion authorizing the execution of two contracts with Drivetrain Specialists LLC and Northwest Drive Train, Inc., doing business as Northwest Drive Train Service, was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.

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].

The motion authorizing the negotiation and execution of a contract with Morris & McDaniel, Inc. was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.

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].
The motion authorizing the negotiation and execution of a contract with Communication By Hand LLC was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.
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].
The motion authorizing the execution of a contract with Meylan Enterprises, Inc. was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.
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].
The motion authorizing the execution of a contract with Longhorn International Trucks Ltd., doing business as Kyrish Truck Centers, Kyrish Truck Centers of Austin was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.
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) Affected: District 2.
The motion authorizing the execution of two contracts with Tellus Equipment Solutions LLC and Offutt Companies, Inc., doing business as Rdo Equipment Co.,

was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.

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].
The motion authorizing the negotiation and execution of a contract with Passur Aerospace, Inc. was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.
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) Affected: District 9.
The motion authorizing the negotiation and execution of a contract with Encotech Engineering Consultants, Inc. was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.
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].
The motion authorizing the negotiation and execution of a contract with ChemTreat, Inc. was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.
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].
The motion authorizing the negotiation and execution of a contract with Capitol Medical Services LLC was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.

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].

The motion authorizing the negotiation and execution of an amendment to a contract with GovInvest was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.

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].

The motion authorizing the negotiation and execution of a contract with American Youthworks was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.

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)].

The motion authorizing the execution of an interlocal agreement with the City of Tucson, Arizona was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.

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.

The motion authorizing an amendment to the contract with Arup US, Ins. was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.

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) Affected: District 3.

The motion authorizing 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 was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.

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) Affected: District 5.

The motion authorizing 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., was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.

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) Affected: District 5.

The motion authorizing 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, was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.

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) Affected: District 1.

The motion authorizing 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 was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.

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) Affected: District 3.

The motion authorizing 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, was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.

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) Affected: District 8.

The motion authorizing 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 was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.

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) Affected: District 5.

The motion authorizing 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 was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.

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) Affected: District 5.

The motion authorizing 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 was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.

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.

The motion authorizing an increase to a professional services agreement with Baker, Donelson, Bearman, Caldwell & Berkowitz, PC was approved on consent on

Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.

35. Approve a resolution to name the Barton Springs Pool Bathhouse the "Joan Means Khabele Bathhouse at Barton Springs Pool". District(s) Affected: District 8.

Resolution No. 20240404-035 was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.

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) Affected: District 9.

The motion authorizing the negotiation and execution of an encroachment agreement with Waller Owner, LLC was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.

ITEMS 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.

The following appointments and waivers were approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.

Nominations

Board/Nominee

Nominated by

Community Development Commission

Tisha-Vonique Hood

Council Member Vela

Economic Prosperity Commission

Aaron Gonzales

Council Member Qadri

HIV Planning Council

Alicia Alston

Mayor Watson

HIV Planning Council

Jamal Goodwin

Mayor Watson

HIV Planning Council

Joe Anderson

Mayor Watson

HIV Planning Council

Judith Hassan

Mayor Watson

Housing Authority of the City of Austin

Charles Bailey

Mayor Watson

Housing Authority of the City of Austin

Mary Apostolou

Mayor Watson

Housing Authority of the City of Austin

Carl Richie

Mayor Watson

Small Area Planning Joint Committee

Ryan Puzycki

Zoning and Platting Commission

Urban Transportation Commission

Heather Buffo

Council Member Harper-Madison

Waivers

Approve a waiver under Section 2-1-27(E) of the City Code of the training deadline established by Section 2-1-23(B) of the City Code for the following persons appointed to a City board if the person completes the training required by Section 2-1-23 on or before May 6, 2024:

Mark Mapes	Mechanical and Plumbing Board
------------	-------------------------------

38. Approve a resolution directing the City Manager to take measures aimed at fighting human trafficking. Council Sponsors: Council Member Mackenzie Kelly, Council Member Alison Alter, Council Member Ryan Alter, Council Member José Velásquez. **Resolution No. 20240404-038 was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.**
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. Council Sponsors: Council Member Ryan Alter, Council Member José Velásquez, Council Member Paige Ellis, Council Member Zohaib "Zo" Qadri, Council Member Alison Alter, Council Member José "Chito" Vela. **Resolution No. 20240404-039 was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.**
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. Council Sponsors: Council Member Paige Ellis, Mayor Pro Tem Leslie Pool, Council Member Natasha Harper-Madison, Council Member Ryan Alter, Council Member Zohaib "Zo" Qadri, Council Member José "Chito" Vela.

Resolution No. 20240404-040 was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.

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. Council Sponsors: Council Member Zohaib "Zo" Qadri, Mayor Kirk Watson, Council Member José Velásquez, Council Member Natasha Harper-Madison, Council Member Ryan Alter. **The motion to approve the waiver or reimbursement of certain fees related to the 2024 H-E-B Austin Sunshine Run was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.**

ITEMS TO SET PUBLIC HEARINGS

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) Affected: District 3.
The public hearing was set for Thursday, April 18, 2024, Austin City Hall, 301 W. 2nd Street, Austin, Texas on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.
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).
The public hearing was set for Thursday, May 2, 2024, Austin City Hall, 301 W. 2nd Street, Austin, Texas on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.
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).
The public hearing was set for Thursday, April 18, 2024, Austin City Hall, 301 W. 2nd Street, Austin, Texas on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.

CONSENT AGENDA ADDENDUM

67. Approve a resolution directing the City Manager to develop and expand community land trusts as a method to increase long-term affordable housing. Council Sponsors: Council Member Natasha Harper-Madison, Council Member Vanessa Fuentes, Council Member José Velásquez, Council Member Ryan Alter, Council Member Zohaib "Zo" Qadri.
Resolution No. 20240404-067 was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.
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. Council Sponsors: Council Member Natasha Harper-Madison, Council Member Zohaib "Zo" Qadri, Council Member José "Chito" Vela, Council Member José Velásquez, Council Member Vanessa Fuentes.
The motion to approve the waiver or reimbursement of certain fees related to the St. James Mission 5K Run/Walk for Alzheimer's was approved on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.

ITEMS TO SET PUBLIC HEARINGS CONTINUED

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).
The public hearing was set for Thursday, April 18, 2024, Austin City Hall, 301 W. 2nd Street, Austin, Texas on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.
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).
The public hearing was set for Thursday, April 18, 2024, Austin City Hall, 301 W. 2nd Street, Austin, Texas on consent on Council Member Ryan Alter's motion, Council Member Harper-Madison's second on an 11-0 vote.

AUSTIN HOUSING PUBLIC FACILITY CORPORATION MEETING

Mayor Watson recessed the Council Meeting and called the Board of Directors' Meeting of the Austin Housing Public Facility Corporation to order at 10:49 a.m. See separate minutes.

Mayor Watson reconvened the Council Meeting at 10:49 a.m.

AUSTIN HOUSING PUBLIC FACILITY CORPORATION MEETING

Mayor Watson recessed the Council Meeting and called the Board of Directors' Meeting of the Austin Housing Public Facility Corporation to order at 11:02 a.m. See separate minutes.

78. 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.

Mayor Watson reconvened the Council Meeting at 11:05 a.m.

DISCUSSION ITEMS

71. Approve an ordinance appointing a City Manager and authorizing the Mayor to execute an employment agreement with the new City Manager.
Ordinance No. 20240404-071 appointing T.C. Broadnax was approved on Council Member Qadri's motion, Council Member Harper-Madison's second on an 11-0 vote.

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.
The public hearing was conducted and a motion to close the public hearing and approve Resolution No. 20240404-046 was approved on Council Member Vela's motion, Council Member Fuentes' second on an 11-0 vote.
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) Affected: District 1, District 2, District 3, District 4, District 5, District 6, District 7, District 8, District 9, District 10.
The public hearing was conducted and a motion to close the public hearing and approve Resolution No. 20240404-047 was approved on Council Member Velásquez's motion, Council Member Harper-Madison's second on an 11-0 vote.
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.
The public hearing was conducted and a motion to close the public hearing and approve Resolution No. 20240404-048 was approved on Council Member Fuentes' motion, Council Member Vela's second on an 11-0 vote.

74. Approve an ordinance amending Ordinance No. 20240201-027 to amend the published notice requirements for joint public hearings between the City Council and Planning Commission; and declaring an emergency.

Ordinance No. 20240404-074 was approved on Mayor Pro Tem Pool's motion, Council Member Ellis' second on a 11-0 vote.

Mayor Watson recessed the Council Meeting at 11:22 a.m. without objection.

Mayor Watson reconvened the Council Meeting at 12:00 p.m.

PUBLIC COMMUNICATION

Arwa Dabbakeh - important tax – **Present.**

Maya Ashkenazi - Israeli conflict and the safety of our communities – **Present.**

Jen Ramos - N/A – **Present.**

Martha Langford - Gus Garcia rec center – **Present.**

Joe Riddell - The City Council's February 29th decision to allow an applicant for a proposed owner-occupied housing development to pay a fee-in-lieu instead of providing income-restricted units under the Affordability Requirements for DB90 zoning. Also, some better alternatives to the Affordability Minimums than what the Council approved for ownership units and rental units under DB90 zoning. – **Present.**

Rachelle Wilson - My Dream – **Present.**

Halil Sankari - Housing – **Present.**

Assaf Lerner - Present the Israeli side of the conflict – **Present.**

HATEM NATSHEH - TBD – **Present.**

CAROLANNEROSE KENNEDY - FEDERAL SHEANIGANS – **Present.**

Mayor Watson recessed the Council Meeting at 12:41 p.m. without objection.

LIVE MUSIC

Dion

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

ZONING AND NEIGHBORHOOD PLAN AMENDMENTS

The following items were acted on by one motion.

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) Affected: District 3.

This item was postponed to May 2, 2024, at the request of the Applicant on Council Member Qadri's motion, Council Member Harper-Madison's second on a 10-0 vote. Council Member Alison Alter was off the dais.

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) Affected: District 3.

This item was postponed indefinitely at the request of the Applicant on Council Member Qadri's motion, Council Member Harper-Madison's second on a 10-0 vote. Council Member Alison Alter was off the dais.

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) Affected: District 3.

This item was postponed indefinitely at the request of the Applicant on Council Member Qadri's motion, Council Member Harper-Madison's second on a 10-0 vote. Council Member Alison Alter was off the dais.

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) Affected: District 4.

The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20240404-052 for 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 was approved on Council Member Qadri's motion, Council Member Harper-Madison's second on a 10-0 vote. Council Member Alison Alter was off the dais.

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) Affected: District 4.

The motion to approve the ordinance on first reading only was approved on Council Member Qadri's motion, Council Member Harper-Madison's second on a 10-0 vote. Council Member Alison Alter was off the dais.

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) Affected: District 6.

The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20240404-054 for community commercial-conditional overlay (GR-CO) combining district zoning was approved on Council Member Qadri's motion, Council Member Harper-Madison's second on a 9-0 vote. Council Member Kelly recused. Council Member Alison Alter was off the dais.

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) Affected: District 10.

This item was postponed to April 18, 2024, at the request of Council Member Alison Alter on Council Member Qadri's motion, Council Member Harper-Madison's second on a 10-0 vote. Council Member Alison Alter was off the dais.

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) Affected: District 9.

This item was postponed to April 18, 2024, at the request of the Neighborhood on Council Member Qadri's motion, Council Member Harper-Madison's second on a 10-0 vote. Council Member Alison Alter was off the dais.

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) Affected: District 9.

The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20240404-057 for general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning, to change conditions of zoning, was approved on Council Member Qadri's motion, Council Member Harper-Madison's second on a 10-0 vote. Council Member Alison Alter was off the dais.

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) Affected: District 9.

The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20240404-058 for limited office-mixed use-historic landmark-conditional overlay-neighborhood plan (LO-MU-H-CO-NP) combining district zoning was approved on Council Member Qadri's motion, Council Member Harper-Madison's second on a 10-0 vote. Council Member Alison Alter was off the dais.

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) Affected: District 3.

The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20240404-059 for general commercial services-mixed use-conditional overlay-historic landmark-neighborhood plan (CS-MU-CO-H-NP) combining district zoning was approved on Council Member Qadri's motion, Council Member Harper-Madison's second on a 10-0 vote. Council Member Alison Alter was off the dais.

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) Affected: District 9.

This item was postponed to April 18, 2024, at the request of Staff on Council Member Qadri's motion, Council Member Harper-Madison's second on a 10-0 vote. Council Member Alison Alter was off the dais.

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) Affected: District 2.

The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20240404-061 to change the land use designation on the future land use map (FLUM) to Mixed Use land use was approved on Council Member Qadri's motion, Council Member Harper-Madison's second on a 9-1 vote. Mayor Pro Tem Pool voted nay. Council Member Alison Alter was off the dais.

The following direction was given to staff by Council Member Fuentes:

"The consultant team that the City of Austin is engaging as part of the Imagine Austin plan should take a look at our industrial uses throughout the City. They should review where it makes sense for us to have job centers and industrial uses, especially as a growing city."

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.

The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20240404-062 for limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning with the following staff amendment was approved on Council Member Qadri's motion, Council Member Harper-Madison's second on a 10-0 vote. Council Member Alison Alter was off the dais.

The amendment was to revise Part 4(D)(1) to read:

“(1) The minimum setbacks are:

- (a) 0 feet for front yard**
- (b) 10 feet for street side yard**
- (c) 10 feet for interior side yard**
- (d) 10 feet for rear yard”**

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) Affected: District 8.

This item was postponed to April 18, 2024, at the request of the Neighborhood on Council Member Qadri's motion, Council Member Harper-Madison's second on a 10-0 vote. Council Member Alison Alter was off the dais.

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) Affected: District 4.

The motion to approve the ordinance on first reading only with the following staff amendment was approved on Council Member Qadri's motion, Council Member Harper-Madison's second on a 10-0 vote. Council Member Alison Alter was off the dais.

The amendment was to remove the applicant's request for CS-1-V-CO-NP zoning and the amended rezoning request is now from CS-CO-NP and CS-1-CO-NP to CS-V-CO-NP.

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) Affected: District 1.

This item was postponed to May 2, 2024, at the request of the Applicant on Council Member Qadri's motion, Council Member Harper-Madison's second on a 10-0 vote. Council Member Alison Alter was off the dais.

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.

This item was postponed to May 2, 2024, at the request of the Applicant on Council Member Qadri's motion, Council Member Harper-Madison's second on a 10-0 vote. Council Member Alison Alter was off the dais.

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) Affected: District 3. **Ordinance No. 20240404-072 for limited industrial service-planned development area (LI-PDA) combining district zoning with the following staff amendments was approved on Council Member Qadri's motion, Council Member Harper-Madison's second on a 10-0 vote. Council Member Alison Alter was off the dais.**

The amendment was to revise Part 4 (A) to remove marina; performance venue; and outdoor entertainment.

The amendment was also to remove "outdoor entertainment" from Part 4 (C).

The amendment was also to revise Part 4 (E) to add a new Subdivision (10) that reads:

"(E)(10) Ornamental towers, cupolas, domes, and spires are not subject to Section 25-2-531 (*Height Limit Exceptions*)."

The amendment was also to revise Part 4 (H) to read:

"(H) No buildings shall be constructed within the area depicted on Exhibit "C". Improvements permitted within the no building area may include hike and bike trails with associated educational kiosks, stormwater infrastructure, picnic areas, kayak launches, fishing spots, observation decks, fencing, and other improvements that may be otherwise required by the City of Austin or specifically authorized by this ordinance. A man-made beach is not permitted within the no building area. A hike and bike trail included in the area depicted on Exhibit "C" can be located on the first bluff from the Colorado River but may not be closer than the 420-foot contour."

The amendment was also to revise Part 4 (I) to read:

"Outdoor entertainment and non-enclosed performance venue are only permitted as an accessory use to the following principal uses:

Camp	Club or lodge
Cocktail Lounge	Hotel-motel
Outdoor sports and recreation	Restaurant (general)
Restaurant (limited)”	

The amendment was also to revise Part 4 (J)(2) to read:

“(J)(2) Outdoor lights shall be shielded so that neither light fixtures light source, nor the lens shall be visible from a distance less than the mounting height of the fixture;”

The amendment was also to add new Subsections (L) and (M) to Part 4 to read:

“(L) A marina is a permitted use and subject to these requirements.

(1) A marina may not allow watercraft propelled by an internal combustion engine or electric motor to use a dock, slip, or other appurtenance associated with the marina.

(2) A marina shall comply Chapter 25-2, Subchapter C, Article 13 (*Docks, Bulkheads, and Shoreline Access*).

(M) A performance venue is a permitted use within an enclosed structure.”

The amendment was also to insert “Exhibit C” as follows.

EXHIBIT "C"

EXHIBIT "_____"

(Ordinary High Water Mark Setback)
James Burleson Survey No. 19, Abstract No. 4

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 12.4545 ACRES (542,520 SQUARE FEET) OF LAND, MORE OR LESS, BEING OUT OF THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 39.34 ACRE TRACT CONVEYED TO APAC-TEXAS, INC. IN DOCUMENT NO. 2009205761 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 12.4545 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
512.554.3371
jward@4wards.com
www.4wards.com

BEGINNING, at an iron rod with "RPLS 5784" cap found in a west bank of the Colorado River, and being the southerly most corner of said APAC – 39.34 acre tract, for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE, leaving the west bank of said Colorado River, with the south line of said APAC – 39.34 acre tract, **N63°36'42"W**, a distance of **327.79** feet to a bolt found for an angle point hereof, said point being the easterly most corner of a called 31.37 acre tract conveyed to the City of Austin in Volume 511, Page 365 of the Deed Records of Travis County, Texas (D.R.T.C.T.), and being an angle point in the south line of said APAC – 39.34 acre tract;

THENCE, continuing with the south line of said APAC – 39.34 acre tract, and with the north line of said City of Austin – 31.37 acre tract, **N63°30'56"W**, a distance of **58.69** feet to a calculated point for the northwest corner hereof, from which a 1/2-inch iron rod found for the southerly most corner of a called 0.055 acre tract (described as "Tract 3") conveyed to One Gas, Inc. in Document No. 2014016896 (O.P.R.T.C.T.), and being an ell-corner in the south line of said APAC – 39.34 acre tract bears, **N63°30'56"W**, a distance of **17.87** feet;

THENCE, leaving the north line of said City of Austin 31.37 acre tract and the south line of said APAC – 31.37 acre tract, over and across said APAC – 31.37 acre tract, the following seventy-six (76) courses and distances:

- 1) **N56°23'05"E**, a distance of **7.77** feet to a calculated point for an angle point hereof,
- 2) **N57°37'04"E**, a distance of **17.19** feet to a calculated point for an angle point hereof,
- 3) **N35°55'44"E**, a distance of **21.93** feet to a calculated point for an angle point hereof,
- 4) **N39°22'27"E**, a distance of **26.18** feet to a calculated point for an angle point hereof,
- 5) **N43°07'36"E**, a distance of **19.42** feet to a calculated point for an angle point hereof,
- 6) **S00°01'27"E**, a distance of **21.20** feet to a calculated point for an angle point hereof,
- 7) **N89°58'36"W**, a distance of **5.01** feet to a calculated point for an angle point hereof,
- 8) **S00°00'39"E**, a distance of **5.00** feet to a calculated point for an angle point hereof,
- 9) **N90°00'00"W**, a distance of **5.00** feet to a calculated point for an angle point hereof,
- 10) **S00°04'44"W**, a distance of **5.00** feet to a calculated point for an angle point hereof,
- 11) **S89°59'28"W**, a distance of **4.99** feet to a calculated point for an angle point hereof,
- 12) **S00°04'18"E**, a distance of **5.00** feet to a calculated point for an angle point hereof,
- 13) **N89°59'05"W**, a distance of **10.00** feet to a calculated point for an angle point hereof,
- 14) **S00°17'17"W**, a distance of **2.21** feet to a calculated point for an angle point hereof,
- 15) **S00°00'00"E**, a distance of **2.79** feet to a calculated point for an angle point hereof,
- 16) **S89°59'18"E**, a distance of **9.99** feet to a calculated point for an angle point hereof,
- 17) **S00°04'44"E**, a distance of **5.00** feet to a calculated point for an angle point hereof,

- 18) N89°59'02"E, a distance of 5.00 feet to a calculated point for an angle point hereof,
- 19) S00°00'00"E, a distance of 5.00 feet to a calculated point for an angle point hereof,
- 20) N90°00'00"E, a distance of 5.00 feet to a calculated point for an angle point hereof,
- 21) S00°00'00"W, a distance of 5.00 feet to a calculated point for an angle point hereof,
- 22) S89°54'51"E, a distance of 5.00 feet to a calculated point for an angle point hereof,
- 23) S00°07'06"E, a distance of 4.99 feet to a calculated point for an angle point hereof,
- 24) S90°00'00"E, a distance of 9.99 feet to a calculated point for an angle point hereof,
- 25) S00°00'00"E, a distance of 1.73 feet to a calculated point for an angle point hereof,
- 26) S00°22'39"E, a distance of 3.27 feet to a calculated point for an angle point hereof,
- 27) N90°00'00"E, a distance of 72.11 feet to a calculated point for an angle point hereof,
- 28) N89°59'44"E, a distance of 7.87 feet to a calculated point for an angle point hereof,
- 29) N00°04'11"W, a distance of 5.00 feet to a calculated point for an angle point hereof,
- 30) S89°59'05"E, a distance of 10.00 feet to a calculated point for an angle point hereof,
- 31) N00°14'29"E, a distance of 1.85 feet to a calculated point for an angle point hereof,
- 32) N00°13'40"E, a distance of 3.15 feet to a calculated point for an angle point hereof,
- 33) S89°58'23"E, a distance of 4.99 feet to a calculated point for an angle point hereof,
- 34) N00°04'18"W, a distance of 5.00 feet to a calculated point for an angle point hereof,
- 35) N89°57'58"E, a distance of 5.00 feet to a calculated point for an angle point hereof,
- 36) N00°01'50"E, a distance of 5.00 feet to a calculated point for an angle point hereof,
- 37) N89°58'23"E, a distance of 4.99 feet to a calculated point for an angle point hereof,
- 38) N00°33'18"E, a distance of 0.95 feet to a calculated point for an angle point hereof,
- 39) N00°00'00"W, a distance of 4.05 feet to a calculated point for an angle point hereof,
- 40) S89°58'36"E, a distance of 5.00 feet to a calculated point for an angle point hereof,
- 41) N00°03'14"W, a distance of 5.00 feet to a calculated point for an angle point hereof,
- 42) N89°55'42"E, a distance of 5.01 feet to a calculated point for an angle point hereof,
- 43) N00°00'00"W, a distance of 24.45 feet to a calculated point for an angle point hereof,
- 44) N00°00'00"E, a distance of 0.55 feet to a calculated point for an angle point hereof,
- 45) N89°58'10"W, a distance of 4.99 feet to a calculated point for an angle point hereof,
- 46) N00°00'16"W, a distance of 107.07 feet to a calculated point for an angle point hereof,
- 47) N00°00'16"W, a distance of 13.96 feet to a calculated point for an angle point hereof,
- 48) N64°59'38"E, a distance of 29.10 feet to a calculated point for an angle point hereof,
- 49) N42°27'07"E, a distance of 17.87 feet to a calculated point for an angle point hereof,
- 50) N28°31'34"E, a distance of 1.64 feet to a calculated point for an angle point hereof,
- 51) N07°49'44"E, a distance of 28.14 feet to a calculated point for an angle point hereof,
- 52) N42°27'03"E, a distance of 361.37 feet to a calculated point for an angle point hereof,
- 53) S87°23'02"E, a distance of 82.46 feet to a calculated point for an angle point hereof,
- 54) N45°52'51"E, a distance of 26.38 feet to a calculated point for an angle point hereof,
- 55) N58°30'52"E, a distance of 11.97 feet to a calculated point for an angle point hereof,
- 56) N51°54'10"E, a distance of 30.45 feet to a calculated point for an angle point hereof,
- 57) N47°27'11"E, a distance of 23.75 feet to a calculated point for an angle point hereof,
- 58) N40°11'37"E, a distance of 22.67 feet to a calculated point for an angle point hereof,
- 59) N45°15'00"E, a distance of 42.07 feet to a calculated point for an angle point hereof,
- 60) N39°44'19"E, a distance of 20.38 feet to a calculated point for an angle point hereof,
- 61) N44°17'54"E, a distance of 20.90 feet to a calculated point for an angle point hereof,
- 62) N40°04'33"E, a distance of 19.06 feet to a calculated point for an angle point hereof,
- 63) N33°48'28"E, a distance of 43.09 feet to a calculated point for an angle point hereof,
- 64) N27°33'24"E, a distance of 2.18 feet to a calculated point for an angle point hereof,

- 65) N41°28'57"E, a distance of 1.78 feet to a calculated point for an angle point hereof,
- 66) N33°48'28"E, a distance of 2.71 feet to a calculated point for an angle point hereof,
- 67) N48°23'02"E, a distance of 3.01 feet to a calculated point for an angle point hereof,
- 68) N41°28'57"E, a distance of 27.88 feet to a calculated point for an angle point hereof,
- 69) N16°27'38"E, a distance of 6.52 feet to a calculated point for an angle point hereof,
- 70) N36°38'51"E, a distance of 32.13 feet to a calculated point for an angle point hereof,
- 71) N20°53'40"E, a distance of 0.50 feet to a calculated point for an angle point hereof,
- 72) N18°42'19"E, a distance of 54.22 feet to a calculated point for an angle point hereof,
- 73) N21°24'28"E, a distance of 24.61 feet to a calculated point for an angle point hereof,
- 74) N17°38'23"E, a distance of 47.33 feet to a calculated point for an angle point hereof,
- 75) N23°34'23"E, a distance of 140.76 feet to a calculated point for an angle point hereof, and
- 76) N44°34'19"E, a distance of 81.55 feet to a calculated point for the northeast corner hereof, said point being in the northeast line of said APAC – 39.34 acre tract, and being in the southwest line of a called 1.000 acre tract described in deed recorded in Document No. 2013117686 (O.P.R.T.C.T.), said 1.000 acre tract being a portion of a called 75.39 acre tract conveyed to Capitol Aggregates, Inc. in Volume 3780, Page 440 (D.R.T.C.T.);

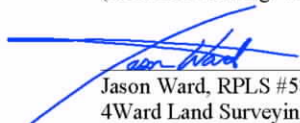
THENCE, with the northeast line of said APAC – 39.34 acre tract and the southwest line of said Capitol Aggregates – 1.00 acre tract, in part with the common line of said APAC – 39.34 acre tract and a called 67.1 acre tract conveyed to the City of Austin in Document No. 2013117685 (O.P.R.T.C.T.), S61°31'58"E, passing at a distance of 146.61 feet a calculated point for the southerly most corner of said Capitol Aggregates – 1.000 acre tract, and being an ell-corner in the southwest line of said City of Austin – 67.1 acre tract, and continuing for a total distance of 426.60 feet to an iron rod with "CP&Y" cap found for the northeast corner hereof, said point being the northeast corner of said APAC – 39.34 acre tract, being the southeast corner of said City of Austin – 67.1 acre tract, and being in a west bank of said Colorado River,

THENCE, with the east line of said APAC – 39.34 acre tract and a meandering west bank of said Colorado River, the following eight (8) courses and distances:

- 1) S53°23'12"W, a distance of 164.73 feet to a calculated point for an angle point hereof,
- 2) S19°21'12"W, a distance of 98.66 feet to a calculated point for an angle point hereof,
- 3) S23°24'57"W, a distance of 188.68 feet to a calculated point for an angle point hereof,
- 4) S36°00'57"W, a distance of 153.51 feet to a calculated point for an angle point hereof,
- 5) S47°09'27"W, a distance of 161.91 feet to a calculated point for an angle point hereof,
- 6) S49°43'12"W, a distance of 250.51 feet to a calculated point for an angle point hereof,
- 7) S49°38'12"W, a distance of 199.42 feet to a calculated point for an angle point hereof, and
- 8) S53°06'57"W, a distance of 211.06 feet to the POINT OF BEGINNING and containing 12.4545 Acres (542,520 Square Feet) of land, more or less.

Notes:

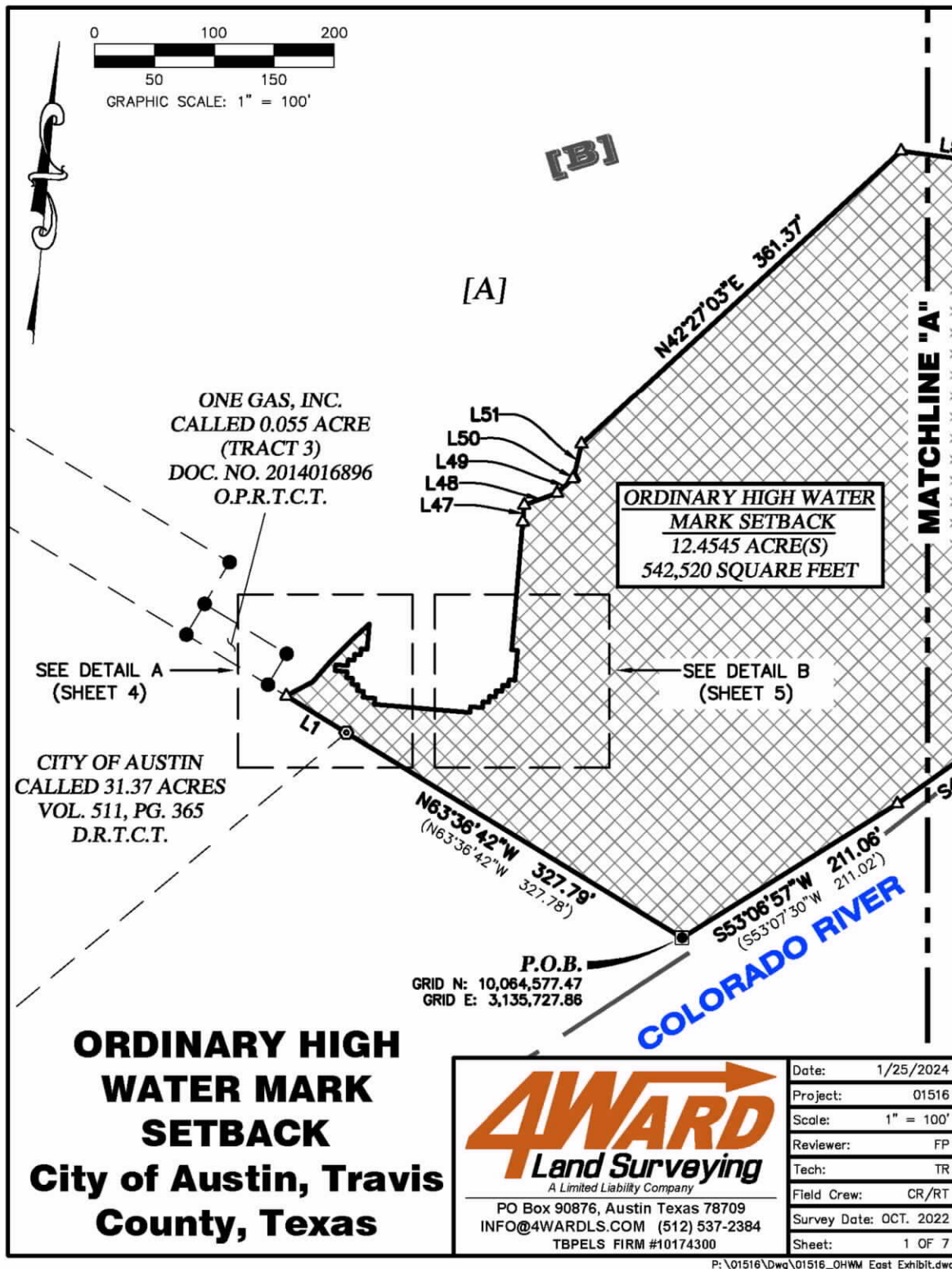
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000054354601. See attached sketch (reference drawing: 01516_OHWM_East Exhibit.dwg.)

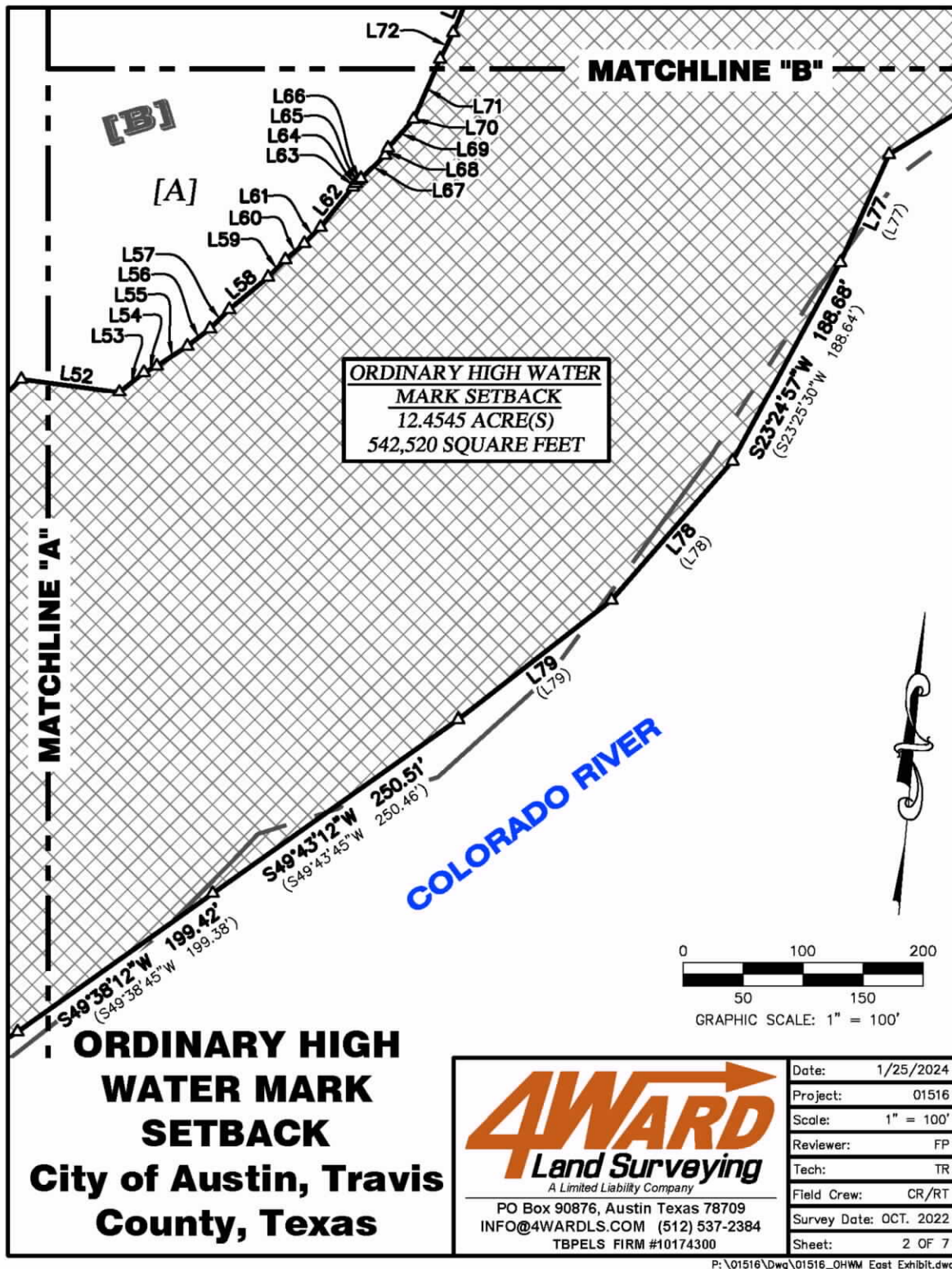

 Jason Ward, RPLS #5811
 4Ward Land Surveying, LLC

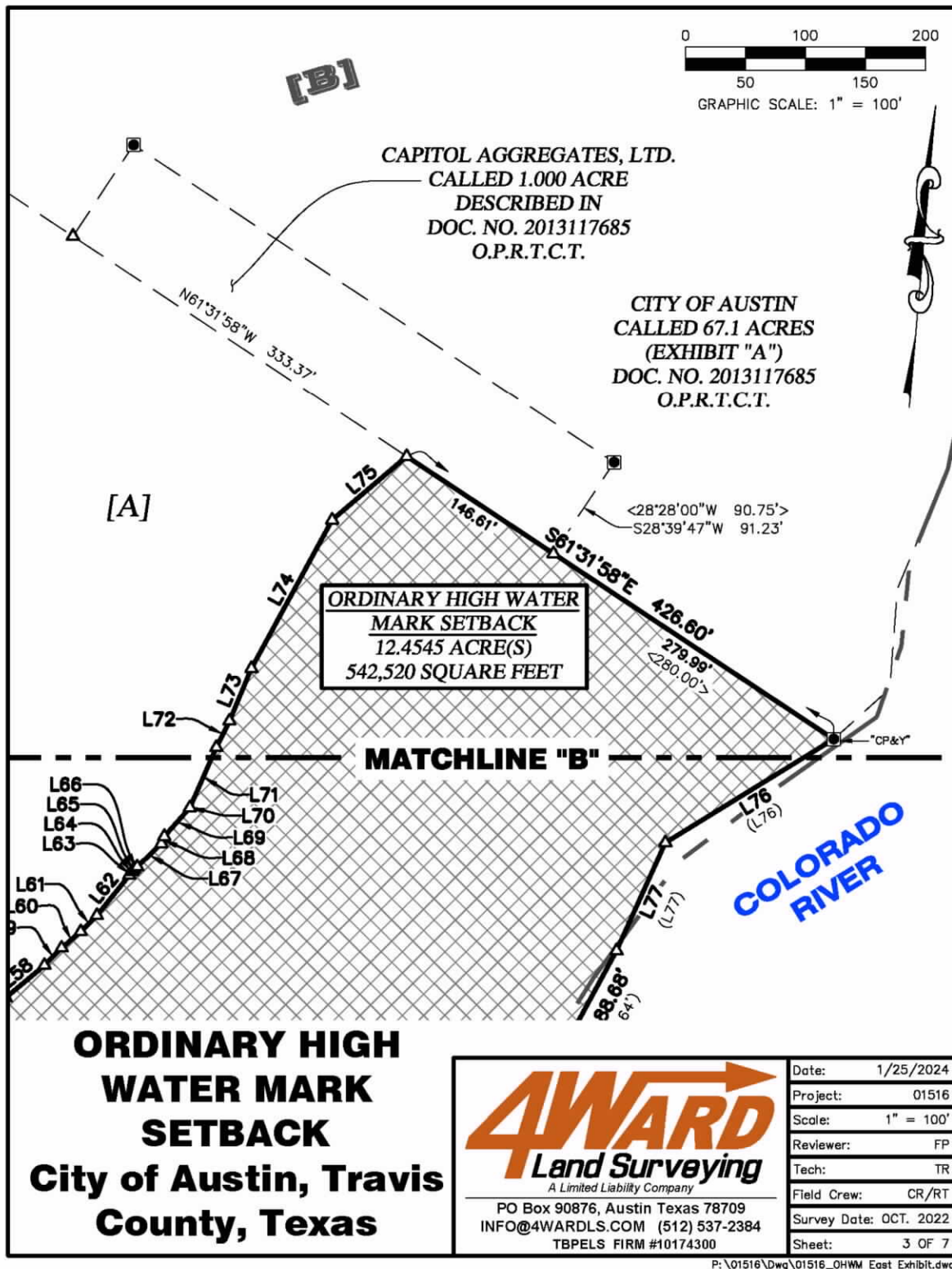
1/25/24

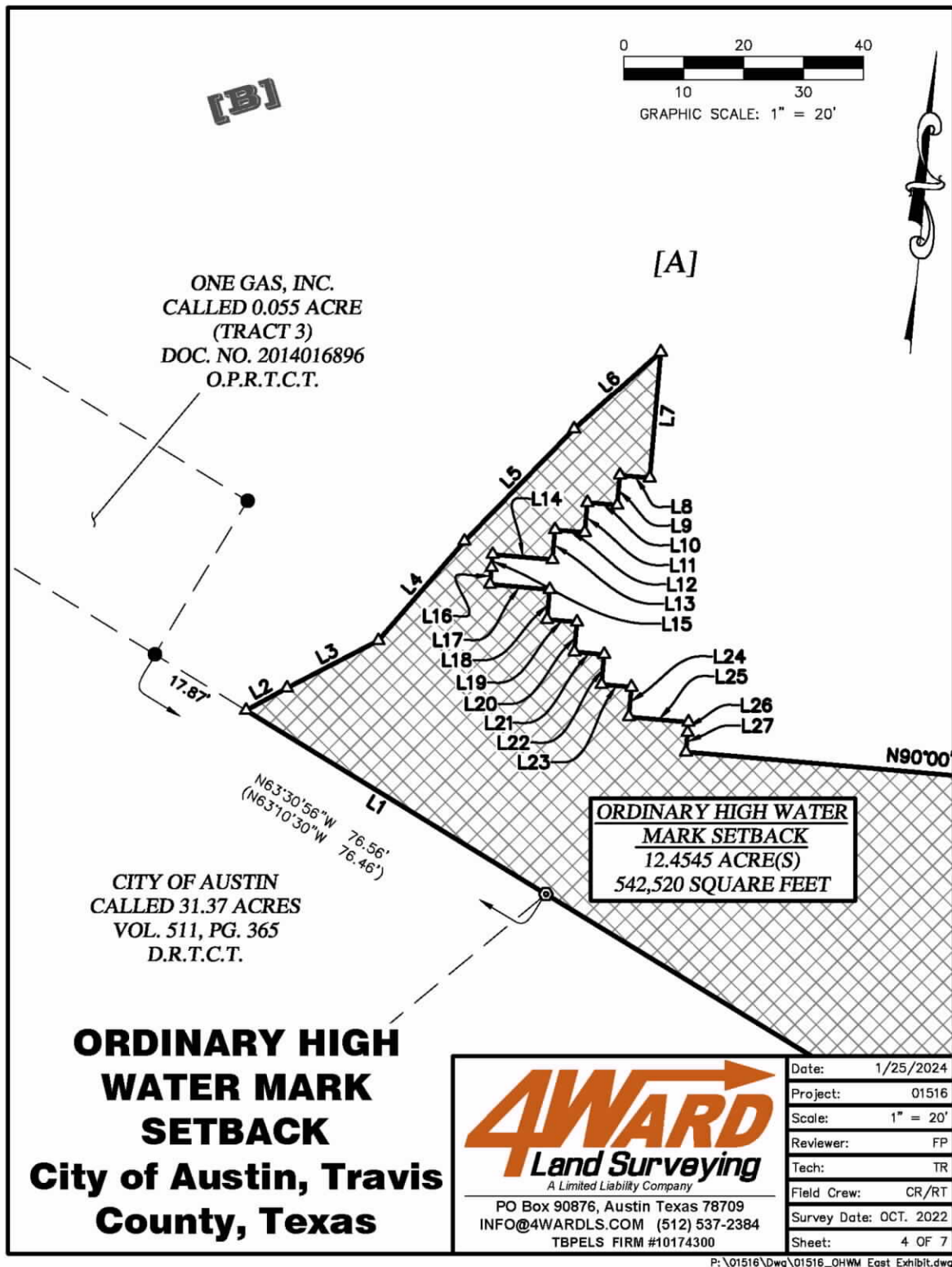


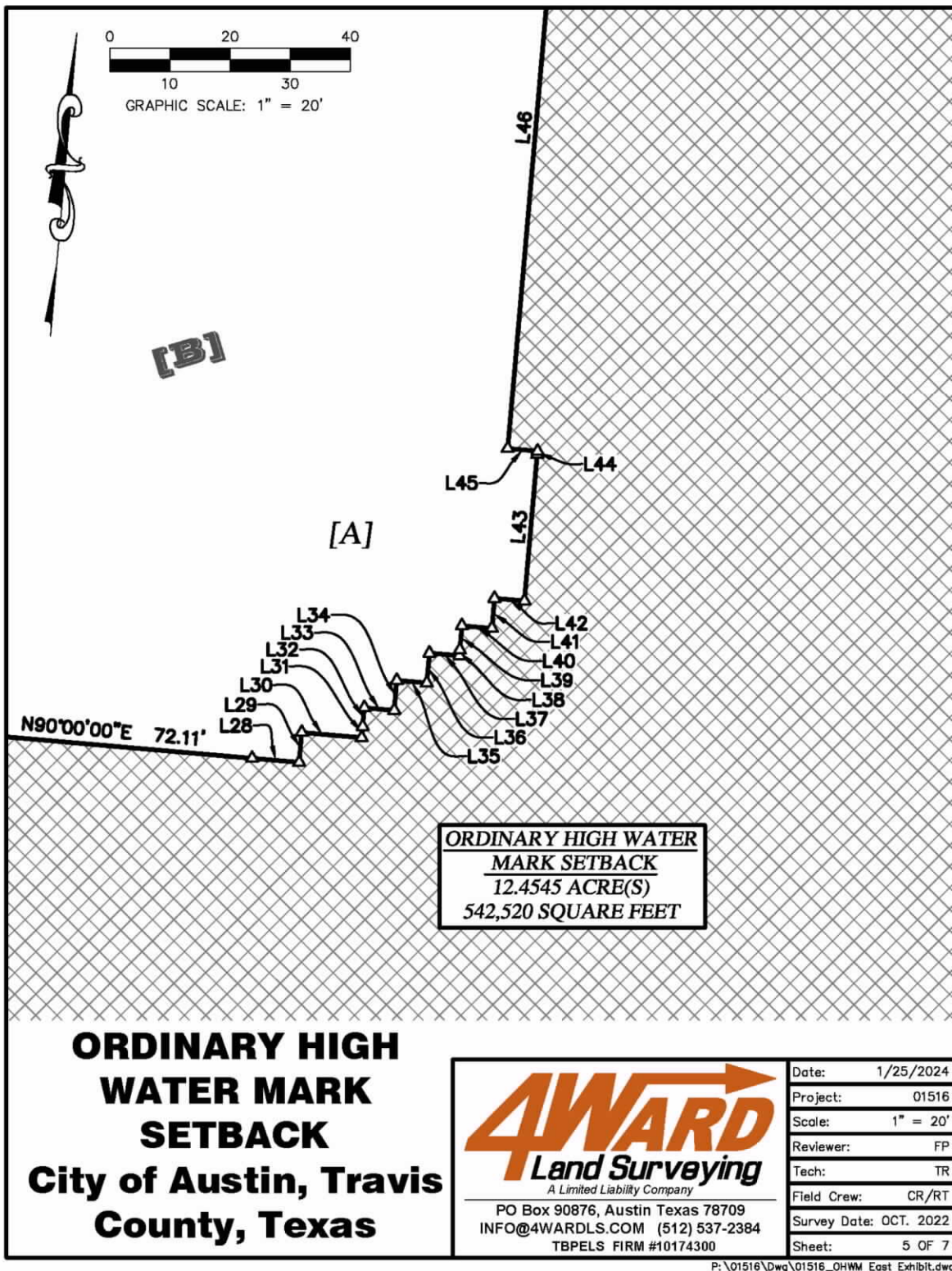
References:
 TCAD #789580
 COA Grid #M-20 & M-21











LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N63°30'56"W	58.69'
L2	N56°23'05"E	7.77'
L3	N57°37'04"E	17.19'
L4	N35°55'44"E	21.93'
L5	N39°22'27"E	26.18'
L6	N43°07'36"E	19.42'
L7	S00°01'27"E	21.20'
L8	N89°58'36"W	5.01'
L9	S00°00'39"E	5.00'
L10	N90°00'00"W	5.00'
L11	S00°04'44"W	5.00'
L12	S89°59'28"W	4.99'
L13	S00°04'18"E	5.00'
L14	N89°59'05"W	10.00'
L15	S00°17'17"W	2.21'
L16	S00°00'00"E	2.79'
L17	S89°59'18"E	9.99'
L18	S00°04'44"E	5.00'
L19	N89°59'02"E	5.00'
L20	S00°00'00"E	5.00'
L21	N90°00'00"E	5.00'
L22	S00°00'00"E	5.00'
L23	S89°54'51"E	5.00'
L24	S00°07'06"E	4.99'
L25	S90°00'00"E	9.99'
L26	S00°00'00"E	1.73'
L27	S00°22'39"E	3.27'
L28	N89°59'44"E	7.87'
L29	N00°04'11"W	5.00'
L30	S89°59'05"E	10.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L31	N00°14'29"E	1.85'
L32	N00°13'40"E	3.15'
L33	S89°58'23"E	4.99'
L34	N00°04'18"W	5.00'
L35	N89°57'58"E	5.00'
L36	N00°01'50"E	5.00'
L37	N89°58'23"E	4.99'
L38	N00°33'18"E	0.95'
L39	N00°00'00"W	4.05'
L40	S89°58'36"E	5.00'
L41	N00°03'14"W	5.00'
L42	N89°55'42"E	5.01'
L43	N00°00'00"E	24.45'
L44	N00°00'00"E	0.55'
L45	N89°58'10"W	4.99'
L46	N00°00'16"W	107.07'
L47	N00°00'16"W	13.96'
L48	N64°59'38"E	29.10'
L49	N42°27'07"E	17.87'
L50	N28°31'34"E	1.64'
L51	N07°49'44"E	28.14'
L52	S87°23'02"E	82.46'
L53	N45°52'51"E	26.38'
L54	N58°30'52"E	11.97'
L55	N51°54'10"E	30.45'
L56	N47°27'11"E	23.75'
L57	N40°11'37"E	22.67'
L58	N45°15'00"E	42.07'
L59	N39°44'19"E	20.38'
L60	N44°17'54"E	20.90'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L61	N40°04'33"E	19.06'
L62	N33°48'28"E	43.09'
L63	N27°33'24"E	2.18'
L64	N41°28'57"E	1.78'
L65	N33°48'28"E	2.71'
L66	N48°23'02"E	3.01'
L67	N41°28'57"E	27.88'
L68	N16°27'38"E	6.52'
L69	N36°38'51"E	32.13'
L70	N20°53'40"E	0.50'
L71	N18°42'19"E	54.22'
L72	N21°24'28"E	24.61'
L73	N17°38'23"E	47.33'
L74	N23°34'23"E	140.76'
L75	N44°34'19"E	81.55'
L76	S53°23'12"W	164.73'
L77	S19°21'12"W	98.66'
L78	S36°00'57"W	153.51'
L79	S47°09'27"W	161.91'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L76)	S53°23'45"W	164.70'
(L77)	S19°21'45"W	98.64'
(L78)	S36°01'30"W	153.48'
(L79)	S47°10'00"W	161.88'

**ORDINARY HIGH
WATER MARK
SETBACK**
**City of Austin, Travis
County, Texas**



Date:	1/25/2024
Project:	01516
Scale:	1" = 100'
Reviewer:	FP
Tech:	TR
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	6 OF 7

P:\01516\Drawg\01516_OHWM East Exhibit.dwg

[A]
APAC-TEXAS, INC.
CALLED 39.34 ACRES
DOC. NO. 2009205761
O.P.R.T.C.T.

[B]
JAMES BURLESON
SURVEY NO. 19
ABSTRACT NO. 4

LEGEND	
— — — — —	SETBACK LINE
— — — — —	EXISTING PROPERTY LINES
△	CALCULATED POINT
⊙	BOLT FOUND AS NOTED
●	1/2" IRON ROD FOUND (UNLESS NOTED)
■	IRON ROD WITH "RPLS 5784" CAP FOUND (UNLESS NOTED)
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DEED DOC. NO. 2009205757
<.....>	RECORD INFORMATION PER DEED DOC. NO. 2013117685

COA GRID #M-20 & M-21
 TCAD PARCEL #789580

NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A SCALE FACTOR OF 1.000054354601.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.



Jason Ward
 1/25/2024

**ORDINARY HIGH
 WATER MARK
 SETBACK**
**City of Austin, Travis
 County, Texas**

 4WARD Land Surveying A Limited Liability Company PO Box 90876, Austin Texas 78709 INFO@4WARDLS.COM (512) 537-2384 TBPELS FIRM #10174300	Date:	1/25/2024
	Project:	01516
	Scale:	N/A
	Reviewer:	FP
	Tech:	TR
	Field Crew:	CR/RT
	Survey Date:	OCT. 2022
	Sheet:	7 OF 7

P:\01516\Drawg\01516_OHWM East Exhibit.dwg

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) Affected: District 3.

Ordinance No. 20240404-073 for limited industrial service-planned development area (LI-PDA) combining district zoning with the following staff amendments was approved on Council Member Qadri's motion, Council Member Harper-Madison's second on a 10-0 vote. Council Member Alison Alter was off the dais.

The amendment was to revise Part 4 (A) to remove marina; performance venue; and outdoor entertainment.

The amendment was also to revise Part 4 (E) to add a new Subdivision (10) that reads:

“(E)(10) Ornamental towers, cupolas, domes, and spires are not subject to Section 25-2-531 (*Height Limit Exceptions*).”

The amendment was also to revise Part 4 (H) to read:

“(H) No buildings shall be constructed within the area depicted on Exhibit “C”. Improvements permitted within the no building area may include hike and bike trails with associated educational kiosks, stormwater infrastructure, picnic areas, kayak launches, fishing spots, observation decks, fencing, and other improvements that may be otherwise required by the City of Austin or specifically authorized by this ordinance. A man-made beach is not permitted within the no building area. A hike and bike trail included in the area depicted on Exhibit “C” can be located on the first bluff from the Colorado River but may not be closer than the 420-foot contour.”

The amendment was also to revise Part 4 (I) to read:

“Outdoor entertainment and non-enclosed performance venue are only permitted as an accessory use to the following principal uses:

Camp	Club or lodge
Cocktail Lounge	Hotel-motel
Outdoor sports and recreation	Restaurant (general)
Restaurant (limited)”	

The amendment was also to revise Part 4 (J)(2) to read:

“(J)(2) Outdoor lights shall be shielded so that neither light fixtures light source, nor the lens shall be visible from a distance less than the mounting height of the fixture;”

The amendment was also to add new Subsections (L) and (M) to Part 4 to read:

“(L) A marina is a permitted use and subject to these requirements.

(1) A marina may not allow watercraft propelled by an internal combustion engine or electric motor to use a dock, slip, or other appurtenance associated with the marina.

(2) A marina shall comply Chapter 25-2, Subchapter C, Article 13 (*Docks, Bulkheads, and Shoreline Access*).

(M) A performance venue is a permitted use within an enclosed structure.”

Mayor Watson adjourned the meeting at 2:16 p.m. without objection.

The minutes were approved on this the 18th day of April 2024 on consent on Mayor Pro Tem Pool’s motion, Council Member Vela’s second on an 11-0 vote.