



MEMORANDUM

To: Mayor and City Council

From: Dr. Eric A. Johnson, Assistant City Manager 

Date: September 17, 2026

Subject: Dog's Head Update

The purpose of this memorandum is to provide an update on the next steps required by the *Development Agreement and Conditions to Annexation* between the City and the Developer of the privately owned property known as Dog's Head. Additionally, this memorandum includes information on outreach that has occurred since the City Council's July 23, 2026, meeting and outreach plans moving forward.

Background

In May, the City Council authorized the City Manager to execute a development agreement between the City of Austin and the owners of approximately 2,600 acres of private property known as Dog's Head. The development agreement established the regulations that would apply to development on the site and the conditions required to annex the property. To implement the Development Agreement, the City Council approved several items on May 21, 2026, and July 23, 2026, which updated impervious cover limits and increased the total area of land protected within the Critical Water Quality Zone buffer along the Colorado River. Staff indicated that final action on the following elements would be necessary by the end of October 2026:

- Adoption of amendments to the Austin Strategic Mobility Plan (ASMP), which will incorporate the Dog's Head area into the City mobility planning document; and
- Approval of the Regulating Plan which is the regulatory form of the Development Agreement.

Additionally, the Development Agreement requires the City Council to approve the final project and financing plan no later than March 27, 2027. Staff intends to recommend City Council establish a Local Government Corporation (LGC) for the Dog's Head TIRZ. The LGC will implement the final project and financing plan for the Dog's Head TIRZ, as well as manage it.

During the July 23 City Council meeting, community members and the City Council voiced concerns that the project was moving too quickly and did not offer opportunities for public education and outreach. Based on these concerns and recognizing the volume of work required to

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complete implementation of the Development Agreement, the Developer and City staff agreed to a revised schedule.

Revised Schedule

Prior to City Council consideration, staff will present the ASMP Amendments and Regulating Plan to the designated commissions. Although commissions have not formally set their 2027 meeting schedules, the timeline provided below assumes no changes to the current commissions' meeting frequency.

- The Planning Commission will receive an initial briefing on December 8, 2026. Staff will seek Planning Commission action on February 9, 2027.
- The Environmental Commission was briefed and established a working group on June 17, 2026 to review the project. Staff will seek Environmental Commission action on January 20, 2027.
- The Urban Transportation Commission learned about the Dog's Head project when it considered the two right-of-way vacations on July 7, 2026. Staff will seek UTC action on ASMP Amendment on February 2, 2027.

Date	Commission or City Council	Purpose
Dec 8, 2026	Planning Commission	Briefing on ASMP Amendment and Regulating Plan
Jan 20, 2027	Environmental Commission	Action on ASMP Amendment and Regulating Plan
Feb 2, 2027	Urban Transportation Commission	Action on ASMP Amendment
Feb 9, 2027	Planning Commission	Action on ASMP Amendment and Regulating Plan
Feb/March 2027	City Council Mobility Committee	Action on ASMP Amendment
March 2027 (1 st meeting of the month)	City Council	Action on ASMP Amendment, Regulating Plan, LGC, and Final Project and Financing Plan for Dog's Head TIRZ (TIRZ No. 21)

Community Conversations

Following the July 23 City Council meeting, the Developer committed to and has been prioritizing direct, proactive communication with nearby residents, community organizations, business groups and other interested parties. The Developer's goal is to ensure Austinites have accurate information about the Dog's Head project and its progress, create opportunities for questions and conversation, and – most importantly for those closest to the site – avoid surprises as work advances.

To date, the Developer reports that their efforts have resulted in approximately 40 substantive interactions across more than a dozen stakeholder groups with additional conversations and follow-up continuing. In particular, City staff and the Developer met with the Southeast Colorado River Neighborhood Association, residents and business owners along Hergotz Lane (including Montopolis Supply), and Carson Creek community members. Conversations have centered around

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the ASMP Street Network, Roadway Plan, roadwork improvements, traffic patterns, local and regional drainage plans, and floodplain conditions.

In late July, the Developer distributed the roadway construction phasing plan for Dalton, Hergotz and Edwin lanes. The Developer has committed to continue prioritizing advanced communication about potential roadway access or other temporary disruptions so those closest to the site have information as early as possible.

Environmental Commission

The Environmental Commission's Working Group includes commissioners as well as neighborhood and community representatives. The Developer has been actively engaging with the Working Group since early August; responded in writing to the Working Group's initial recommendations, met with the full Working Group twice, and held individual conversations with commissioners and Working Group members to better understand their recommendations. On September 8, 2026, the Developer hosted the Working Group for a tour of the Dog's Head site, including the riverfront and the Critical Water Quality Zone. Additionally, on September 15, 2026, the Developer met with some members of the Working Group and Watershed Protection to discuss potential Working Group recommendations.

On September 16, 2026, Austin Watershed Protection staff provided an update to the Environmental Commission on environmental and drainage matters. The Commission will discuss and consider the Working Group's recommendations at a later meeting, likely in October.

Next Steps

To provide context and explain the City's role in the privately owned Dog's Head development, staff launched the [Dog's Head](#) and [TIRZ](#) webpages and established an outreach email address to field community questions: dogsheadoutreach@austintexas.gov.

Over the next several months, staff will conduct additional outreach to community members near the Dog's Head site. City staff will co-host stakeholder meetings and invite the Developer to provide community members with updated information about the project and its progress, answer questions, and connect stakeholders to subject matter experts. Stakeholder meetings will be conducted in small-group settings to enable constructive conversations.

Should you have any questions or concerns, please contact Jennifer Turnbow, Project Manager at Austin City Manager's Office at Jennifer.Turnbow@austintexas.gov or 512-367-3587.

Please refer all community questions to dogsheadoutreach@austintexas.gov.

cc: T.C. Broadnax, City Manager
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