City Council Regular Meeting Transcript – 11/19/2026

Title: ATXN-1 (24hr)
Channel: 1 - ATXN-1
Recorded On: 11/19/2026 6:00:00AM
Original Air Date: 11/19/2026
Transcript Generated by SnapStream
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[10:00:09 AM]

>> Good morning everybody, it's 10:00 in the morning on November 19th, 2026, and I will call to order the Austin city council for this regular session regular meeting of the Austin city council. We have a quorum of the city council present, and we are meeting in the city council chambers, which are located at city hall at 301 west second street in Austin, Texas. What I'm going to do quickly, members, is run through the order of business for the day. We will. In a moment, I'm going to read changes and corrections into the record. We will then go to the consent agenda. I do not have any items that have been pulled from the consent agenda. We will take up non consent items. Those are items items from council, eminent domain items and public hearings. After we finish the consent agenda we will hear from speakers. By the way, also on the consent agenda at our. Once we get to 1030 or sometime after 1030, we will also also recess the meeting of the Austin city council, and I will call to order the board of directors meeting for the Austin housing finance corporation. We will conduct that meeting. Once that meeting is concluded, we will adjourn, and we will go back to the Austin city council meeting at noon. We will have a. Whatever we're doing, we will pause at noon for our time, certain public communication. We will. Depending upon where we are, we will likely recess at around 1230 to 1235. We will have live music at that point. We will also have the opportunity at 2:00 for our time, certain related to zoning items, unless there's questions or comments about that. That's the order of business for the day. Let me read changes and corrections into the record. Item number 54 has been withdrawn. Item number 54 has been withdrawn. All right, members, unless there's questions or comments from any members of the council. We will now go to the consent agenda.

[10:02:06 AM]

Again, I don't have any item that's been pulled from the consent agenda. So I'll turn to the city clerk and ask that you please start calling names of people that have signed up to speak. The way she's going to do this, folks, is she will call out three, four, five names. When your name is called, please go ahead and get up and come forward and take one of the seats that's available, and we'll have you give your testimony. All we ask is that you state your name for the record. So with that, I'll turn it over to the city clerk.

[10:02:36 AM]

>> Thank you mayor. For item two, we have Zenobia Joseph for item 11, we have Shannon Shattuck, Paul Saldana, Karen Kreps, Phillip Thomas, holly reed, Carol Stahl. Those are for item 11. If I've said your name, please come forward and state your name for the record.

[10:03:17 AM]

>> Good morning. Actually, I signed up for 1152. Is that okay or just 11?

[10:03:22 AM]

>> We're just called on 11 and we we go in order.

[10:03:26 AM]

>> Okay. I thought those were related. So should I wait?

[10:03:28 AM]

>> They are. But. But we have to go in order.

[10:03:31 AM]

>> Okay. Got it. What's that saying? Oh, good morning everybody. My name is Paul Saldana. I'm the co-founder of ablah and chair of advocacy for ablah. What's that saying? It's not what you know, but who you know. This is the perfect analogy for items number 11 and the other item 52 on your council agenda today. For most of this year, advocates in east Austin Lucas leaders, including myself, have been expressing concern regarding. Regarding how the leaders of the trails conservancy, parks leadership and txdot arrived at the latest decision of record to steer 25 million towards the boardwalk project west of 35. It's no secret that among the strongest criticisms facing the city is the ongoing lack of public trust and, to be more specific, a project of this scale and impact to austinites has advanced with limited transparency or meaningful public discussion, as it raises legitimate concerns. Public dollars, particularly those intended to offset the impacts of I-35 expansion, should be deployed with an open and inclusive time frame time framework. Multiple east Austin projects, such as the Edward Rendon senior metropolitan park plan, palm park, Guerrero park, onion creek park continue to face substantial unmet needs despite long standing master plans approved by both the community and the city council.

[10:04:47 AM]

Steering $25 million to a proposed boardwalk. While much higher, higher priorities in east Austin remain unfunded, risk reinforcing disparities that the city has worked so hard to address. East Austin faces historic park investment in equities, with predominantly black and brown neighborhoods on the eastern crescent experiencing significantly less access to quality green space. Decades of segregation and underinvestment have left these areas with fewer amenities, while rapid development now drives displacement, threatening to leave long term residents with limited access to improved parks. Just late yesterday, some of us learned of a published media report from the Austin current that emails show Austin officials pushed aside its plans for east Austin parks. I hope you'll delay this action, or at least vote against it.

[10:05:32 AM]

>> Thank you, Mr. Saldana. Yes, sir.

[10:05:36 AM]

>> Good morning, mayor council members. My name is Shannon shaddock and I'm the owner of capital cruises, a locally owned Austin legacy business that has operated on lady bird lake since 1991. For 35 years, we have operated the original all electric boat fleet on the highland Lakes, providing austinites and visitors with lake charters, educational bat watching tours and a small rental fleet of canoes, kayaks, swan pedal boats and electric boats. We have hosted thousands of private events for local and national corporations, as well as locals looking for a unique way to celebrate family events such as weddings,

birthdays and almost any type of special occasion. We aren't a national chain or a private equity group. We're a homegrown Austin institution. Just to give you an idea of volume, we host as many as 100,000 passengers a year on our boats that would not otherwise utilize the lake via canoes and kayaks from other vendors. In addition, we've always given back to the community in the form of in-kind donations to schools and nonprofits, and have always tried to be stewards of the lake by partnering with keep Austin beautiful and hosting various cleanups since the early 90s. While we support improving the south shore, the current plans for the boardwalk project seem to threaten to put us out of business. From the initial news of this project, it has been difficult for me to find information specifically related to how this will affect our business. I've tried to talk to parks, to the trail conservancy and to several of you about this issue, but have yet to find out what our fate may be, or how the city intends to include us, or find a solution for how we may be displaced by this boardwalk.

[10:07:04 AM]

Shouldn't we be incorporated in some form or fashion in the plans for this boardwalk, so that a 35 year Austin small business is not erased from existence? This council has rightly championed protecting Austin legacy businesses from displacement through developer incentives and direct grants. These types of businesses provide cultural identity and make Austin a great place to live and visit. In this case, the city is the developer and should adhere to protecting and preserving long term small businesses, just as in other cases. This should include long standing waterfront businesses along lady bird lake. As these businesses contribute not only to tourism but to the heart and soul.

[10:07:39 AM]

>> We appreciate you being here and your service. Miss reed.

[10:07:43 AM]

>> Good morning, mayor and council. My name is holly reed. I live in district ten and I am a former member of the Austin parks and recreation board. I'm speaking to you in my personal capacity today. I am asking you to please pull item 11 and consider it separately. The public has questions about the $25 million boardwalk. Some of the questions are how did the boardwalk idea reach txdot? On may 19th, 2023, the trail conservancy CEO forwarded to txdot an email from related companies titled one lady bird lake a boardwalk design and title report, and it contained a link to related's design files for the boardwalk in front of the planned one lady bird lake development. Why a boardwalk? We do not know why it was not required. Txdot required parking mitigation.

[10:08:42 AM]

Parkland mitigation was handled separately. Austin parks director Aguirre's June 2nd, 2026 memo states that txdot paid the city $17,597,353 for four F and six F parkland impacts, and the $25 million is mitigation outside of federal requirements. So why why would this be get attention rather than other projects? What does the city give up? We are asking for questions to be answered before you approve this and or before you consider it. Please remove this and postpone it until some of the public's questions can be answered. Does this fall under four F mitigation? We do not know. It is a boardwalk which is considered a facility. It is not parkland which would replace parkland that is being taken by the I-35 project.

[10:09:46 AM]

Please postpone.

[10:09:46 AM]

>> Thank you. Please state your name for the record. Yes, please.

[10:09:55 AM]

>> My name is Karen Kreps. I'm in district eight. I understand that you're going to be replacing the pathway in front of the Hyatt with a $25 million boardwalk. I don't understand why I bicycle on that. It's a little narrow. It can get muddy. It could use some repairs, but it doesn't need a boardwalk. And the more I learn about it, the more appalled I am. I understand that there is something called one lady bird lake million dollar condos going up right there. I feel like we're doing some kind of corporate welfare, and I don't want to do that. I use the park all the time. I've ridden on that boat ride. It's wonderful. I see no need for this. So I if I understand what I'm supposed to say, please take this out of the consent package, treat it separately, give it public hearing, let let us know about it. That's really all I have to say. Thank you.

[10:10:57 AM]

>> Appreciate you being here.

[10:11:01 AM]

>> For item 12, James Johnson. Then we will move to remote speakers for item 31.

[10:11:09 AM]

>> James Johnson, James Johnson. All right. Please move.

[10:11:15 AM]

>> Item 31, a remote speaker. We have Malcolm Yates.

[10:11:23 AM]

>> My name is Malcolm Yates. I live in district three in the east old fork area where the navigation center is located. I'm speaking in opposition to item 31, the item to approve the renovation contract for the navigation center. This contract to renovate the navigation center building is open ended. The contract does not have a defined scope of work. The services that this building will provide have not yet been defined, or else they have not been disclosed to the citizens. The operator contract that will define the services that will be provided in this building has not yet been disclosed to the citizens, nor has this non-existent operator contract been approved by city council. This renovation contract is an example of the irresponsible oversight of taxpayer money. The. This contract should not be approved until the services that will be provided at the navigation center have been defined. The contract to operate the navigation center with defined services will not be approved by city council until next year.

[10:12:34 AM]

If the services have not been yet defined. The renovation contract scope of work cannot be defined. This renovation contract should be postponed until the operator contract with social services defined has been approved by city council. The rca for item 31 states that this building does not have a functioning air conditioning system and is not Ada compliant. These deficiencies raise another question that citizens should ask. Why did the city pay market rate for a building that is in such poor condition and is not suitable for the intended purpose? Please postpone this item. Thank you.

[10:13:16 AM]

>> Thank you.

[10:13:20 AM]

>> Next we have for item 31 and interpretation request for Matt stolhanske de Oliveira. Also, for item 31 we have Zenobia Joseph.

[10:13:38 AM]

>> Miss Joseph.

[10:13:41 AM]

>> Item 35. We have Zenobia, Joseph.

[10:13:47 AM]

>> Miss Joseph.

[10:13:49 AM]

>> Item 52. Shannon Shattuck, Chris Florez. Paul Sedano, Karen. Kreps.

[10:14:12 AM]

>> Please go ahead.

[10:14:14 AM]

>> Hello again. My name is Shannon Shattuck, the owner of capital cruises. I've already spoken on this boardwalk issue briefly. I just want to hit some key points that I mentioned before. Information on the actual design and design of the boardwalk project, how it will affect our business has been hard to find, no matter which department I've talked to. Since the council has set up programs and gone to great lengths to protect small, locally owned businesses, legacy businesses that have been around for 20 or more years. It seems it has full control over this boardwalk project, and is uniquely able to adhere to the same principles that are meant to protect small businesses like mine. Again, I'm not here asking to stop the boardwalk. I am simply asking council to direct staff, parks and recreation project partners to include the preservation of any small legacy business like capital cruises. This is affected both during construction and in the final design. Please don't let an infrastructure improvement project funded by a gift from the state develop us out of existence. Thank you.

[10:15:13 AM]

>> Thank you, miss Krebs.

[10:15:16 AM]

>> Thank you for letting me speak again on this. This project originated as a concept developed by related companies in the trail conservancy without parks and rec involvement in its initial development. And now April is being tasked with contracting and overseeing its implementation. It's not an essential parks project. It's an expensive, highly specific improvement that appears to primarily benefit a private, multibillion dollar corporation, specifically, one lady bird lake residences that will start at $1 million and already show the proposed boardwalk in their advertisements. In our view, committing $25 million in public funds in this public project raises serious concerns about corporate welfare. I. I let my name to to this letter. There are also significant public costs and consequences. The boat concessions will be affected with no visible alternative. The frequently cited trail pinch justification has been refuted by senior parks and recreation officials.

[10:16:26 AM]

The city could face additional costs through revenue overruns and ongoing maintenance, and the public was not included in discussions before the plans were put in motion. Nor has there been any significant

public outreach. Moreover, Stephan Ross, billionaire founder of related companies, Miami dolphins owner and a major political donor, hardly needs Austin taxpayers to fund a $25 million boardwalk boardwalk to enhance his private luxury development. With April facing substantial funding needs through the park system, we question why $25 million should be directed towards this particular project, rather than addressing existing mitigation, mitigating mitigating deficiencies that would serve the broader public and improve our parks.

[10:17:18 AM]

>> Thank you very much, Mr. Saldanha. Morning, Paul saldanha. It's going to finish up my thoughts. Public parkland is a shared asset, and its stewardship really must reflect a balance and deliberate allocation of resources. When decisions appear concentrated or influenced. With that clear public accountability, trust continues to erode. The city's nonprofit partners, including the trail conservancy, must operate within the clear, clearly defined boundaries that preserve public oversight. Public private partnerships succeed when they are transparent. They are structured and accountable, not when they substitute for the public process or put the needs. Put their own needs above those of the greater public interest. And for the record, despite the city staff and txdot what they have communicated to you, txdot has reconsidered past records of decision, most recently several years ago, when they contemplated toll lanes on mopac near Austin high school. Txdot reconsidered its record of decision, pointing to community concerns. But those of us advocating for equity on the east side, for those of us advocating for equity east side, it's not lost on any of us that there's an ongoing disparity in how decisions are made. West of 35. At minimum, I'm respectfully requesting that you postpone this item.

[10:18:33 AM]

>> Thank you. Thank you, Mr. Saldanha.

[10:18:41 AM]

>> For item. Oh, sorry. Go ahead.

[10:18:44 AM]

>> Please identify yourself.

[10:18:49 AM]

>> Just take a. Tora.

[10:18:52 AM]

>> Gracias.

[10:18:55 AM]

>> My name is Matthew stolhanske de Oliveira E vivo entre las fronteras del numero TREs Y nueve.

[10:19:02 AM]

>> My name is Matthew de Oliveira and I live in the borders of district three and nine.

[10:19:07 AM]

>> Buenas tardes. Estoy aqui para expresar. Me opposition adicionales solicitando para el centro de las personas van eenoo Gaar quiero dejar algo muy claro. Esto no es simplemente un sobre el dinero. Es otra violacion de la confianza public.

[10:19:24 AM]

>> I'm here today to oppose the additional 2 million being requested for the homeless navigation center. And I want to be very clear this is not simply a disagreement over money. This is yet another violation of trust.

[10:19:36 AM]

>> Originalmente. Vamos a polgar cassie Singh por este edificio Xia dos misiones por encima de Su valor de action porque supuestamente estaba listo para utilizarse nos dijeron qué estaba practicamente listo para operar ahora sabemos qué es muy lejos de estar preparado para cumplir con ese proposito.

[10:19:55 AM]

>> We were originally told we were paying nearly 5 million for this building, already 2 million above its appraised value, because it was supposedly turnkey. We were told it was ready to go. Now we know it is nowhere near ready to service in purpose.

[10:20:11 AM]

>> Ademas has apenas un par de el proyecto todavia incluida Y Una cocina de repente. Estos servicios desaparece del plan Esta Bien, Pero si es tan reduciendo el alcance del proyecto. Por qué siguen pidiendo exactamente la misma cantidad de dinero.

[10:20:25 AM]

>> And until just a couple of days ago, shower and kitchen facilities were included in the plan. Suddenly those were removed. Fine. But what is the scope of the project being reduced? Why are taxpayers still being asked to pay the same amount?

[10:20:38 AM]

>> Donde Esta el disco de los de los gatos? Donde Esta la rendicion de cuentas? El presupuesto detallado. Qué estamos comprando exactamente con estos dos otros millones de dolares.

[10:20:49 AM]

>> What is the accounting. What is the detailed budget? What exactly are we buying with another 2 million.

[10:20:56 AM]

>> Cajero automatico no pueden podiamos checks en blanco mientras Ni siquiera Han definido los servicios basicos Ni seleccionado a la organizacion. Qué prestar estos servicios primero de los servicios seleccionan Al proveedor present en los costos reales después regresan Y justifican la solicitud.

[10:21:14 AM]

>> Taxpayers are not an atm. We should not be asked to sign blank checks with basic services, and even the provider organization remain unresolved. Finalize the services, select the provider, show us the actual costs, and then come back and make your case.

[10:21:28 AM]

>> No podemos ignorar nuestros vecindario estan cansados de ser tratados como el basurero donde terminan las consecuencias de la decisiones Q se toman en otras comunidades sunrise cause enormes problemas en la vecindario de Ryan altar Y ahora en Lugar de corregir. Esos errors quieren trasladar la carga Al otro Lado de la autopista a la misma comunidad Q Ya concentra aproximadamente el 70 por ciento de los servicios para personas, sino Gaar.

[10:21:54 AM]

>> And there is another issue that cannot be ignored. Our neighbors are tired of being treated as a dumping ground for the consequences of decisions made elsewhere. Sunrise brought enormous disruption to Ryan alter's neighborhood, and now, rather than addressing those failures, the burden is being pushed across the freeway into the same community that already hosts approximately 70% of all homeless services.

[10:22:15 AM]

>> Es la otra vez en la misma organization cu administra tion mal el primer proyecto tengo Q preguntar qué tienen nuestros hijos? Qué tenemos nuestras families Latinas como la Mia para Q si acceptable imponer Una Y otra vez las consecuencias negativas de Ryan alter Y Su comunidad.

[10:22:33 AM]

>> And are we expected to trust the same organization that mismanaged the first project to do it all over again? I have to ask, what is it about children, our brown families like mine, that makes it acceptable to continue to impose these negative impacts of, like Ryan, alter initiatives in our neighborhoods?

[10:22:51 AM]

>> Mucho mas promesas Y checks en blanco nuestros hijos merecen inversion oportunidades Y Una comunidad donde puedo seguir adelante me pongo esos dos millones.

[10:23:02 AM]

>> We deserve more than the promises of blank checks. Our children deserve more and more investment. And I oppose this. 2 million.

[10:23:09 AM]

>> Thank you. Gracias. Thank you.

[10:23:10 AM]

>> Gracias.

[10:23:13 AM]

>> Continuing with item 31, we have Zenobia. Joseph. I'm sorry. Item 52. We have robin, rather, Phillip Thomas, Bobby. Levinsky, Carol Stahl, holly reed.

[10:23:32 AM]

>> If your name has been called, please come forward.

[10:23:40 AM]

>> Mayor and council. Bobby Levinsky, silver springs alliance. This is going back to the boardwalk item that's on your agenda. Items 11 and 52. This money should be going to address parkland needs in east Austin. The I-35 expansion had disparate impacts on east Austin communities not a mile west of the highway to support luxury development on the south shore. There are ways that you can address this with txdot, and the first way to do that would be simply to request that it gets reconsidered. There's also some policy decisions that I think the council needed to be addressed here on land versus boardwalk there, the boardwalk that was built along the south shore to the east of there. The boardwalk was not the preference by the city of Austin, the boardwalk. The preference was to have an on land trail because it has impacts to the lake, and it also collects a lot of trash and debris that that creates a really nasty environment that doesn't get cleaned out very well. Boardwalks are not the preference. You can address this by simply passing a regulating plan that requires the on land boardwalk. The. Ultimately, I heard one conversation that the pud is what's presenting the.

[10:24:53 AM]

Preventing the council from considering an on land boardwalk at this site, pud is just zoning. It can be amended. The regulating plan is the way you can amend that. And then I think it also raises the concerns that Mr. Sardana was talking about, about allowing third party nonprofits to negotiate on behalf of the city. Nonprofits have anonymous donors. That's not a transparent process. If you have landowners that are donating to a nonprofit that's negotiating on behalf of the city, that should be raising a lot of concerns for the people on the dais. Thank you.

[10:25:24 AM]

>> Miss reed.

[10:25:26 AM]

>> Good morning again, mayor and council. Holly reed, district ten. I ask regarding item 52. Please postpone this. Ask the questions that the public is asking you now and again. Those questions are why a

boardwalk? Why a boardwalk? Additionally, how did the boardwalk idea reach txdot? It was not a transparent process. Also asking what is the. Is the city giving up by having a boardwalk? We will lose public recreational water access. The boardwalk will be built on a parcel of land that is public parkland. The water extending out. What is the council being asked to approve? Related. Companies bought the property knowing that the property held an encumbrance for public right of way in response. Related designed the boardwalk themselves, and that would remove the public's access rights to both the trail and the water. Before you vote, please ask txdot Austin parks and recreation and the mayor's office why txdot funded a $25 million boardwalk at one lady bird lake, rather than other transportation related projects, and make the answer public.

[10:26:50 AM]

Please, please make public by vote and not on consent. Thank you.

[10:26:57 AM]

>> Yes, sir.

[10:26:59 AM]

>> Good morning, mayor and council members. I'm Phil Thomas, council district three here with my friends from the free zilker coalition this morning. We think council needs to ask some hard questions before approving this proposed amenity related companies. A multibillion dollar company based in New York is majority interest owned by Stephen M Ross, a long time trump ally. Related companies in the trail conservancies developed this concept completely without parks and recreation involvement. Why plan a boardwalk over parkland without a P R knowledge and consent? After public input, a P R was included and will be tasked with contracting the work for the proposed boardwalk segment and accepting the 25 million in state funding doesn't mean it's a free project. The city maintains the infrastructure responsibilities, while a nonprofit, the trail conservancy, assumes operations and programing. Any cost overruns for the project will be borne by the city at this time. As it stands, who will ultimately be accountable, and what are the city's long term financial obligations? We also have serious questions about who benefits, controls the the finished amenity, and whether this is really the best use of public resources along lady bird lake. The wishbone, a far more complex structure with three bridges and a plaza, had a similar budget of 25 million, including 4.1 million in federal funds. How does that compare to 760 linear feet of boardwalk? That has a design precedence in place in the rest of the boardwalk trail? Why the astronomical price tag? Council? We should not be rushing these agreements through. We need transparency.

[10:29:02 AM]

>> Thank you sir.

[10:29:03 AM]

>> Thank you very much.

[10:29:04 AM]

>> Thank you sir.

[10:29:06 AM]

>> For items 62, 63, 64 and 65. I have James Johnson.

[10:29:16 AM]

>> James Johnson, James Johnson, James Johnson.

[10:29:22 AM]

>> Two, item 69. I have Adam Powell, item 70, Tara tucker also for 70, I have Carlos, Leon, Zenobia Joseph and Sophie Taylor.

[10:29:36 AM]

>> If your name has been called, please come forward please, Mr. Powell.

[10:29:40 AM]

>> Good morning, mayor and council. My name is Adam Powell. I'm a resident of district seven and also serve on the city of Austin's planning commission. But today I'm speaking solely in my professional capacity as executive director of the Austin history center association. We're the proud nonprofit partner of the Austin history center. We've been doing the work of supporting our city's irreplaceable municipal archives for over 47 years, and item 69 is triggering the beginning of a historic rezoning of the John Henry Faulk central library building, which is now the new home of the Austin history center. The Austin history center recently moved from the original 1933 Austin public library building, transferring the tens of millions of documents, photos, videos, artifacts, scrapbooks, blueprints, you name it. Our history is cataloged and preserved forever by the Austin history center, and all of that recently moved into the John Henry Faulk building, giving over 45,000 additional square feet of archival space. So I am very, very grateful to see this item come onto the agenda.

[10:30:49 AM]

Thank you to council member zo qadri, our city council member who represents district nine, having the John Henry Faulk building in it, the co-sponsors to this item, and then every city council member and mayor, assuming nobody votes no on this. This is going to be a wonderful, unanimous piece of this. You never know. And what this does. For additional context, the John Henry Faulk building is already a national historic register building. This is a stamp of approval of the historic importance of our city's second permanent public library, and very fitting to be happening as we're closing out 2026, celebrating 100 years of Austin public libraries in general. So thank you as always, mayor and council. And again, just want to say this one more time. I am representing solely myself professionally here and will be recusing myself from the planning commission vote when we get to that point in time.

[10:31:39 AM]

>> Thank you. Appreciate you and your optimism. Mr. Leon. Welcome.

[10:31:50 AM]

>> Soy Carlos Leon, first and foremost, gracias a dios for letting me speak to two points on item 71 to ensure social services, contracts and grants are subject to city's grant policies, provide a mechanism for us, members of the public to directly contact city manager with relevant evidence to consider and

evaluate before deciding on an applicant's proposal. For example, if the north Austin Muslim community center applied for a city grant to feed and clothe homeless city manager needs to first see and verify the written and video evidence in front of you. From gateway pundit, claiming that centers Iman publicly sermonized last week quote oh Allah, deal with the oppressive aggressors. Oh Allah, take revenge on them. Send down your wrath upon them and unleash upon them the sword of your vengeance. Count them by number. Kill them one after another, and do not leave a single one of them. End quote. If truly said, those genocidal statements should disqualify that center and its affiliates from ever receiving city funding for anything. Two since you're requiring city manager to update grant policies as needed, where's the related resolution requiring him to update city department policies as needed? He knows that since August 2023, a P L library use rules two B, 315 d1 and d2 have collectively not complied with city superseding rules for public use of city properties or overarching constitutional law to illegally deny us members of the public access to all applications for being issued a CTN that may only apply to the specific branch where the alleged qualifying transgression occurred. If city attorney Thomas is also an obstacle to lawful compliance, fire her too. Thanks, mayor.

[10:33:53 AM]

>> Thank you. Please, whichever. Whichever one wants to go first. We're happy. I'm happy to have either one of you.

[10:34:03 AM]

>> I want to make sure we're on 71.

[10:34:06 AM]

>> We have not called 71 yet, have we?

[10:34:10 AM]

>> We have not called 71. I did call item 70.

[10:34:14 AM]

>> Okay, I don't okay.

[10:34:16 AM]

>> We'll call 71 in just a second.

[10:34:18 AM]

>> Okay. My name is Chris flores. I'm a resident of district ten and I'm speaking on item number 52. I apologize, I did not hear my name called. Sorry madam clerk. Txdot made a decline or accept offer of 25 million for a boardwalk that benefits the Hyatt and a condo project. I ask you today to decline txdot gift. It's ethical corruption. Txdot had no right to make such a take it or leave it gift. Governor elect Gina Hinojosa's txdot would not make this offer. I remind you, we as the public have a right to enjoy the river. We have a trail easement by the Hyatt. We already enjoy. This boardwalk is attempting to use public dollars to build a moat. In essence, to shield the wealthy from the citizens on the trail, 300 renters and condo owners and hotel guests do not have the right to push a million working austinites off the trail and out into the hot sun on the concrete. Boardwalks are classist in Austin, and they do not reflect our values.

[10:35:36 AM]

Thank you.

[10:35:44 AM]

>> So I am speaking on 70. I'm Tara tucker. I am the strategic lead for scaling safety, which is a national initiative reducing violence through community based solutions across cities in America. We are in support of the resolution, but we have a couple of caveats. First, we applaud the city and its efforts to increase impact, accountability and efficiency. The city audit, and is very limited in scope and intended to assess city's contracts management process, not nonprofit performance. Finding these the findings should not be used to imply that nonprofit contract performance was the primary issue. The audit had limitations and consequences, and the city's responses should be proportionate. We support the city in seeking measures to improve contract management processes, but caution that these measures should not place additional burdens on social services providers. The contract performance evaluation should apply to social services, but it must be developed thoughtfully and not undermine the social services.

The city hopes to provide. We applaud the mayor's willingness to work with organizations and collaborate on this resolution, and we hope that the city will continue to do that when moving forward with implementation. We think it's important that we recognize that social services are meant to deliver and have to be grounded in relationships, credibility and cultural responsiveness, and that grassroots organizations are generally the best entities to to do these things and provide these services. Also, it's important to note that when we are looking at the procedures and metrics for when we're doing these contracts, that we take into account the specific special needs of these organizations.

[10:37:46 AM]

>> Thank you very much.

[10:37:49 AM]

>> We have a remote speaker who's called in item 13, Paul Robbins.

[10:37:55 AM]

>> 13. Hello.

[10:37:58 AM]

>> Council. Item 13 is about improvements for Austin energies district chilling system. The expenditure itself is probably prudent, but I need to point out that Austin committed to conduct an economic study to evaluate if the district chilling utility was profitable and to advise on its future growth. The study was was due to be released over a year ago. It is still not complete and there is no date or when or if this study will ever be completed. The district chilling utility, established in 2005, actually has six locations in various parts of the city, serving over 70 customers, 70 large customers.

[10:38:56 AM]

It has a total insured value of over $274 million as of 2025. For this, large investment cannot be left to chance, but is apparently being taken for granted by the utility. I am asking for council to intervene and get the city the answers that we were promised. Thank you. Have a good day.

[10:39:27 AM]

>> For item 71, we have Tara tucker, Joshua Houston, Zenobia Joseph.

[10:39:36 AM]

>> Please come forward if your name has been called. Welcome back.

[10:39:50 AM]

>> Tara tucker. We are in support of item 71. First, my understanding of the proposal is that it changed. Proposed to change is the agency's with existing contracts. Hold on. It changes that agencies with existing contracts to deliver work to the city are still allowed to speak to city staff about their current contracts, without it being a violation of the policy. They would not, however, be allowed to advocate for or lobby anything related to the open solicitation. It is also my understanding that this is the current practice for other sectors of social services contracts. When and it would be merely mirroring that and creating the standards to be the same. So there's no misperceptions or impropriety. Given that this change in policy would not affect social services, contractors ability to manage existing and ongoing work. We are in support of this ordinance and its change in policy.

[10:40:52 AM]

>> Thank you, thank you.

[10:40:56 AM]

>> Mayor. All consent speakers have been called.

[10:40:58 AM]

>> Thank you very much, members. As you've heard, all the speakers that have signed up to speak on the consent agenda have been called and heard from. What I'll do is I'll entertain a motion and a second and then we will go to discussion. The motion is made by the mayor pro tem. It is seconded by council member Siegel that we approve the consent agenda as read. Councilmember zo qadri, you'll be you're recognized to speak on the consent agenda followed by councilmember Laine.

[10:41:27 AM]

>> Great. Thank you. Mayor. Want to just quickly touch on item 58, expanding access to food options for for college students, especially those that are food insecure, has been a top priority for me since entering council. I represent UT Austin on the council and I'm really proud of that. I brought forward a budget amendment back in 2024 to address food insecurity that our college students face, and I'm happy to see continued investment in partnership with the central Texas food bank and our college food access program. So really glad we're able to get this item across the finish line. Item 69, which has to do with the John Henry Faulk building. I actually had an opportunity to be in the building yesterday with Adam. I don't know if Adam is still here. He is my my only complaint about Adam is that he keeps wearing a tcu polo. I feel like I need to get him a UT polo, but I.

[10:42:18 AM]

>> I have an eye fc coming forward for ban that sort of activity in chambers.

[10:42:22 AM]

>> He just he just keeps putting it in my face. It was it was a different one yesterday and now it's a different one. But I could not think of a better person to be to be leading the Austin history center. So I'm really glad for Adam's service, the team that he has. Item 69. You know, I'm glad that we're able to bring this forward. And I don't think anyone's going to hopefully vote against this, but it initiates historic zoning of our of our beloved library, which now houses the Austin history center. Historic zoning would give the house the building consistent local protection, which is currently home to the Austin history center, preserving its unique architecture and role in Austin's library history. The building, along with the 1933. Austin public library building right next door, tells the story of how Austin has provided public library service and kept its public records for nearly a century, so I want to thank the historic preservation office staff for their work with my staff on this, on this resolution, and I look forward to seeing this back for our consideration next spring. So I'm really grateful for the history center, for Adam

and his leadership, and then for my co-sponsors, mayor Watson, councilmember duchen Velasquez, and vela. Mayor pro tem vela. That's it.

[10:43:32 AM]

>> Thank you, councilmember councilmember Laine, followed by councilmember duchen and then the mayor pro tem.

[10:43:37 AM]

>> Thank you. I wasn't quite fast enough to press a point of personal privilege, so I'm just rolling this into consent comments. I want to simply express that I am concerned about the public comment that I heard about the north Austin mosque, and I want to elevate that. They have been the subject of increasing number of threats and ask the city manager, as I'm sure he is already doing, to ensure that we do whatever we can as a city to reduce the temperature and await more information and not allow our public comment to become a vehicle for increased violence. I appreciate your efforts.

[10:44:16 AM]

>> Thank is occurring. Thank you. Councilmember duchen and then mayor pro tem vela.

[10:44:22 AM]

>> Thank you mayor. I just have a couple of comments on item two. I'm voting for this art piece and installation, but I would like to see the ap program rewrite come before us sometime sooner rather than later. While I understand this fleet and rr facility is going to see some public foot traffic in my mind, we're kind of getting to the very edge of what we might consider a public place to be. There are other facilities being developed, such as wastewater treatment facilities, where it is clear that routing some aip funds through another location could have a far more impact, and I'm encouraged by the direction some staff has taken with looking at peer cities and considering some other changes that could improve how we approach aip going forward. Item 72 I'm voting no on my concerns from the initializing resolution back in July still stand regarding safety issues. And finally, on item 23, my staff has been amused by my deep interest in this item and begged me not to put a powerpoint on backup batteries for the council, but I am familiar with this technology, these uninterruptible power supplies. It's not clear to me that the scale that we're talking about here in this contract is necessary. There are certainly

functions that city performs that cannot go down, especially during an emergency. However, the scale of purchase looks beyond that sort of scope, and at least with the information we currently have, that's all I've got. Thank you. Oh, and if I can be added to a as a co-sponsor for item 70 and 71, I appreciate the effort on those two items.

[10:45:54 AM]

>> Thank you. Without objection, councilmember Maddox will be shown as a co-sponsor of items 70 and 71. And for clarity, you said that you were going to vote no on 72.

[10:46:05 AM]

>> I said yes, I've got a couple others that when we get to.

[10:46:10 AM]

>> Okay, well, I'll call on that in just a second. Okay. Mayor pro tem.

[10:46:18 AM]

>> Thank you. Mayor, I.

[10:46:19 AM]

>> Just wanted to comment on the the boardwalk, particularly the boat launch ramp. The boats are a wonderful part of lady bird lake. Both locals and tourists love the boat rides. You know, you see them out there all the time watching the bats just, you know, touring the the river. I do think it's extremely important as part of this process that we find another place where the boats can launch and keep that as an almost iconic part of, of being in Austin. So I just wanted to, to say that publicly and just encourage our staff to make sure that we continue to have the opportunity for folks to get out on the water and see this beautiful city. Thank you.

[10:47:14 AM]

>> I thought you were going to filibuster. So I took care of something. Councilmember alter.

[10:47:19 AM]

>> Thank you very much. I am going I just want to talk about one item. It's probably one no one here unless you're very into it in city staff and the water department, our water utility, as well as our financial services department. And that is the defeasance of some of our our bonds. We talked about this at audit and finance yesterday and all that that matters to everybody in this room. Is this going to save us money? So I just want to thank the water utility, our financial staff, for always looking for ways to help save customers money. That's really important. And so I know this one is one that probably no, no one in staff thought was going to get any kind of mention today, but we are always trying to find those ways to reduce costs. And this is one of those ways. So thank you very much for doing that.

[10:48:19 AM]

>> Members, I want to speak briefly on item 70 and 71, and I appreciated my co-sponsors. And we've now added as a co-sponsor, councilmember duchen. And what I want to say to the public is that we we in Austin depend on many of our nonprofits to do the very difficult, important and compassionate work of caring for our city's most vulnerable. These organizations, organizations are full of dedicated professionals who care about their work and want to focus on the people they serve. They are a very crucial part, part of our city's social safety net. But under our current system, these providers find themselves having to divert some of their focus toward navigating a complicated grant and contracting system that doesn't quite fit what they do. This leaves the nonprofits at a disadvantage. It isn't good for providers or the people they serve, and it's not really good government. The current system put us out of line with accepted national standards and best practices.

[10:49:22 AM]

We found that we needed more safeguards, notice training and other tools that increase transparency and accountability. We needed clearer communication rules, channels and processes that protect and encourage a fair and unbiased system focused on making sure these essential services are delivered. That's why I brought forward items 70 and 71, two measures that work in tandem to help us accomplish these goals. The resolutions ensure the city procurement and grant policies reflect best practices in agreement structure with outcome based metrics, and offer the training and staff guidance that providers need to serve our community well. The lobbying ordinance amendments apply consistent

safeguards to ensure a fair playing field and to strengthen transparency and public trust. At the same time, we need to safeguard communication and pro allowed. One voice central Texas is the coalition of more than 80 health and human services nonprofit leaders, and they support these updates to these. Leaders of local nonprofits understand how important transparency, good financial stewardship, and safeguarding against improper influence is to is to the health of our entire ecosystem.

[10:50:39 AM]

And I'm grateful for their commitment to this effort and to the people they serve. I also want to say I'm grateful to Luis brinsmade, from my staff, who spent so much time working with one voice, central Texas and all these nonprofits to get us to this very good place. I want to thank my co-sponsors for joining me, and I'm also grateful to the group who helped us shape these two measures from the very beginning. Liz Schoenfeld of ssr, Tara tucker, who we've heard from shoshanna Krieger, Josh Houston, and finally, Nate walker, who represents members of one voice. Thank you for joining me in this effort. The end result is better because of all that participation, and I'm pleased with where we are members. With that there being no further discussion on the consent agenda as read, let me ask if there's anyone who wishes to abstain from a vote on any item on the consent agenda. Council member duchen.

[10:51:32 AM]

>> I wish to be shown abstaining on 31, 11 and 52.

[10:51:38 AM]

>> 31, 11 and 52. Is there anyone else wishing to abstain from an item on the agenda? Anyone wishing to recuse themselves from any vote on any item on the consent agenda. Anyone wishing to be shown voting no. I have council member Velasquez being shown voting no on items 11 and 52. Council member duchen on item 23. Is there anyone else wishing to be shown voting no on any item on the consent agenda? Hearing none. Without objection, the consent agenda is adopted, with council member duchen being shown abstaining on items 31, 11 and 52 and voting no on item number 23 and council member Velasquez being shown voting no on items 11 and 52. Thank you members, members, it is past 1030. It's 10:52 A.M. So without objection, we will recess the meeting of the Austin city council at 1152. There being no objection, the Austin city council is now in recess.

I will now call back to order the the regular meeting of the Austin city council at 11:01 A.M. For the record, we are not going back. Changing times. Apparently, when I announced that we were recessing the city council meeting a few minutes ago, I said we were recessing at 1152.

[11:01:13 AM]

It was at 1052. I'm still not caught up on the daylight savings time stuff, I guess so. So it is 1101 and we are now back to the Austin city council meeting. Members that will take us to items that are labeled nonconsent. The first one that we. First ones that we will take up are items 73, 74, 75 and 76. Those are items that are referred from a city council committee. I will if unless there's objection, these all come from the audit and finance committee. As chair of the audit and finance committee. What I would recommend we do is we just take this up as consent items, but I will read them and make sure everybody's aware of them. I'll then make a motion and look to the vice chair of the committee, council member alter for a second. Item number 73 is an ordinance that would add would change the city code to add public safety to the hispanic Latino quality of life resource advisory commission.

[11:02:11 AM]

Scope of issues. Item 74 is proposed change to the bylaws for the hispanic Latino quality of life resource advisory commission to add public safety to its purpose and duties. Item number 75 is a proposal to change the bylaws for the Austin Travis county food policy board to increase county appointed board members terms for four years. And item 76 is adoption of the city auditor's proposed audit plan for calendar year 2027. Members. As chair of the audit and finance committee, I move approval of item 73, 74, 75 and 76 as a consent agenda. It is seconded by the vice chair of that committee. Council member alter councilmember Laine.

[11:02:53 AM]

>> Comments on 36. Okay. Thank you. So I just want to take a moment to highlight the audit plan for 2027. Every year, our auditor and their fantastic team come up with an annual set of audits that not only aligns with the priorities of the council offices, but more importantly, with the priorities expressed by the community. The work they do is challenging, sometimes uncomfortable, often thankless, but the deliverables produced by the auditor and their team are always thoughtful, thorough, and most of all, their work pushes us as part of city leadership to look inward and see how we can best work so that the city is as efficient and effective as possible. Most recently, they also took on the challenge of managing a comprehensive efficiency assessment in addition to the subject specific audits that they have always completed. And I wanted to take a moment to just express appreciation to our auditor, Jason hadavi, and your team, and I look forward to working with your office and seeing what calls to action emerge for city council and other leadership, thanks to your work in the new year. And thank you.

[11:04:00 AM]

>> Thank you. Is there any further discussion? Alright. The motion was made to adopt.

[11:04:04 AM]

>> My apologies. We do have a remote speaker for items speaking remotely for item 73 and 74. We have Monica Guzman.

[11:04:18 AM]

>> Good morning, mayor and council. I'm covering 73 and 74 in 1 statement. I just want to thank you and the commissioners for adding public safety, specifically in line with their September 29th special called meeting, regarding the support for the family and community affected by September 20th, 2026. Ice involved shooting in Austin. That is basically was in district four ordering district seven. Naka. The north Austin civic association board, of which I am one of the officers. I am vice president. We submitted a statement to you all wanting action and the commission acted on it with their own recommendations. So we thank them for doing that. We would appreciate an update from mayor pro tem vela and or council member Siegel on where things are at for the recommendation from the the commission. And just as a side note, I just want to thank council member Laine for your comment on the consent agenda comment. He squeezed in regarding what someone said. I have been to the north Austin Muslim community center. It's a beautiful place. I've been to their weekend clinic, restore rundberg. They stepped up to help people during the pandemic.

[11:05:47 AM]

I've attended classes in the mosque. I have no personal knowledge of them ever doing or saying anything that would be perceived as a threat to this city. Thank you. Monica Guzman, district four resident. Yes.

[11:06:06 AM]

>> Thank you very much, miss Guzman. Is there anyone else signed up to speak?

[11:06:10 AM]

>> No other speakers for the items you've discussed.

[11:06:12 AM]

>> All right, members, the motion was made to approve items 73, 74, 75 and 76. All at one time. It is seconded. There being no further discussion. Without objection, those items are approved. Members, we will now go to the items that are listed as eminent domain items. Those are item 77, 78, 79, 80, 81, and 82. I will call those items up and let's. It's my understanding we have people signed up to speak on item 77.

[11:06:57 AM]

>> That would be me.

[11:06:59 AM]

>> Yes, we do have two speakers for item 77. We have Natalie Nazario and Alex Arguello.

[11:07:08 AM]

>> Alex Arguello wasn't able to come, so it's just going to be me.

[11:07:11 AM]

>> Okay.

[11:07:13 AM]

>> Council members, mayor Watson, I and my husband and my family live at 1010 east 38.5 street. We have for 26 years. We bought the property from the original people who bought the who built the house. My neighbors and I have all lived there for decades, and we have personal reasons to not want this taking of our property. It's very overbroad. And my particular instance, it's our entire front yard. And the what's being proposed would make it the has the potential of making our house uninhabitable. It's also the value that's been put on this proposal before you. We believe to be significantly under what the actual value is. It's based on an evaluation of our home that is just at about a third of what tcat has valued our home over the last few years.

[11:08:09 AM]

So this leads me to why I think that this council should consider something different for this area. Beyond the personal reasons of our house. This particular corridor of 38.5 street is not like just any other street in Austin. I often kid when when I tell people where I live that I'm the greenhouse with the rock wall that you probably pass by every day because most austinites do. It is a major east west thoroughfare that many austinites use every day to get to work and to get home. It's Cesar Chavez, 15th street, mlk, and 38.5. The difference is, is that we're residential. And this particular proposal that's before you. It has two things that that I think should be a concern to all of you. One is the dollar amount that's put on it, I think is way under what it's going to actually be.

[11:09:10 AM]

And we've been told through diligent efforts. So we've been told that.

[11:09:16 AM]

>> Thank you very much. I'm sorry.

[11:09:18 AM]

>> Please read what I sent you.

[11:09:19 AM]

>> Please. One thing is you did not state your name for the record. So I'd like to have you do that.

[11:09:25 AM]

>> Natalie nickells Arguello.

[11:09:26 AM]

>> Great. Thank you very much. We appreciate you being here, members, with respect to item 77 through 82, these are nonconsent condemnation items. Is there a motion to the effect that the city council of Austin authorizes the use of the power of eminent domain to acquire the property set forth and described in the agenda for the current meeting for the public uses described therein. Is there a motion? Motion is made by the mayor pro tem seconded by council member Laine. Discussion. Yes. Councilmember. Alter.

[11:10:00 AM]

>> Yes. Just a question of staff on item that item 77. I don't know who I would if that's Austin energy or Mr. Gates.

[11:10:11 AM]

>> Somebody volunteering?

[11:10:12 AM]

>> Great.

[11:10:14 AM]

>> Mr.

[11:10:20 AM]

>> You know, we we have occasional eminent domains come before us, but this one seems different in that it is a residential property, that there is some dispute over. I guess my first question is, is there can you just talk about kind of the timeline in terms of discussions with this property owner? And then my follow up is the imminency. If if we were to continue those discussions or not.

[11:10:51 AM]

>> Okay. Good afternoon, mayor and council. Michael Gates, real estate officer, financial services as far as timeline, the transmission line that runs in front of these properties is not slated for any kind of construction. It's not going to be relocated. And so it's been there for 50 plus years. So this easement we're seeking is to cover the existing line. So I would assume that if we were to delay conversations with the property owner, we could accommodate that because again the line is in place. There's no urgency. There's no imminent construction.

[11:11:21 AM]

>> Okay. I don't I don't know what to say about this. It feels. Something feels off and I can't put my finger on it. Maybe it's, you know, the testimony we heard, but we've just not seen this before. And so I guess maybe that's why I'm I'm struggling more than than normal. So I appreciate the information. That's all I need.

[11:11:47 AM]

>> Thank you. Councilmember Ellis.

[11:11:50 AM]

>> Our neighboring properties also going through the same issue.

[11:11:55 AM]

>> Yes, there are, I believe, six properties along 38th street that have the same issue. It's an existing transmission line and we are all taking frontage along the right of way, adjacent and parallel to the existing transmission line into these properties.

[11:12:11 AM]

>> Okay. Thank you.

[11:12:13 AM]

>> Thank you. Thank you very much. Further discussion? Hearing none, the vote is on item 77, 78, 79, 80, 81, and 82. As was stated in the motion that I requested, is there there being no further discussion? Then there being no further discussion, item 77, 78, 79, 80, 81, and 82, without objection are adopted with councilmember qadri being shown voting no on all the items and councilmember alter being shown voting no.

[11:12:49 AM]

>> And mayor, I'd like to abstain on 77.

[11:12:51 AM]

>> And councilmember Ellis will be shown abstaining on item number 77. They are adopted. Thank you, council members. That will take us to our public hearings. Let me as we go to those, I'm gonna call them up in order. But as we go to those. Let me point out. On item number 88 because that is an appeal. I just want to get people ready for that. Because it's an appeal. The way we will do that is a little different than sometimes what people hear when they just come down here and just hear their names called. What we'll do is, excuse me, I promise I'm well. What we'll do is we'll have a presentation by staff, then we will have a presentation by the appellant for up to five minutes comments. By then we will have comments by the people supporting the appeal, subject to the time limitations that we utilize. And then we will have those opposing it and then we will have a rebuttal.

[11:14:08 AM]

So we do that slightly differently than we do, just as we've been doing here, just calling, calling people's names. So if there's going to be somebody that is representing the appellant, they need to be prepared. When we get to that item number 88. That being the case, we will now go to item number 84. And this is a public hearing. Without objection we will open the public hearing on item number 84. And the public hearing is now opened. I'll turn to the city clerk for speakers.

[11:14:41 AM]

>> I'm sorry mayor, there are no speakers for item 84.

[11:14:44 AM]

>> There are no speakers on item number. Item number 84. That being the case, we will close without objection. We will close the public hearing on item number 84. The public hearing is now closed. I'll entertain a motion with regard to the item number 84. Is there a motion? Motion made by councilmember zo qadri to approve item number 84, second by council member Ellis. Is there discussion? Hearing none. Without objection, item number 84 is adopted. Item number 85 is also a public hearing. Without objection, we will open the public hearing on item number 85. The public hearing is now open and I'll turn to the city clerk.

[11:15:18 AM]

>> There are no speakers for item.

[11:15:20 AM]

>> There are no speakers on item number 85. So without objection, we'll close the public hearing on item number 85. The public hearing is now closed. Council member zo qadri approves moves approval of item number 85 and a second by the mayor. Pro tem is there discussion? Item number 85 is just to receive public comment so there's no need for emotion. So we've conducted that public hearing. Item number 86 is a public hearing. Without objection, we will open the public hearing on item number 86. The public hearing is now open. I'll turn to the city clerk.

[11:16:00 AM]

>> There are no speakers for item 86.

[11:16:02 AM]

>> There are no speakers on item number 86. So without objection, we'll close the public hearing on item number 86. The public hearing is now closed and I'll entertain a motion with regard to the resolution. It's made by councilmember Segal, seconded by the mayor. Pro tem. Is there discussion? Hearing none. Without objection, item number 86 is adopted. Members, that will take us to item number 87 is a public hearing. Without objection, we will open the public hearing on item number 87. The public hearing is now open and I'll turn to the city clerk.

[11:16:30 AM]

>> We have a remote speaker for item 87, Lee Ziegler.

[11:16:38 AM]

>> Good morning. Lee Ziegler, resident of Travis county across southwest parkway with concern for impervious cover allotment. Slide one, please. The environmental commission reviewed this request and recommended increasing net impervious cover from 15 to 25%, aligning lr zoning with sos upland allowances within the recharge zone of the Barton creek watershed. That recommendation appears appropriate. The requested 33.5% does not. Codes and ordinances. Joint committee recognized an unresolvable access problem for 250 preschool and young children. Under the current plan, it relies on difficult to achieve staggered drop off and pick up, bringing vehicle backup to southwest parkway, a greater safety problem. Slide two please. Southwest parkway is a well-traveled six Laine divided roadway with a 50 mile per hour speed limit, raising practical concerns. Slide three perhaps a daycare requiring 250 students is simply too intensive for this lot. Consider the existing land use and please briefly display slides 4 or 5 six and stop at seven for time. So is it the mission of council to remediate obvious neglect by granting allowances at the greater expense of water quality? Isn't this a major basis for adding height in development? These seven now pervious structures have not functioned as buildings for 10 to 20 years and remain in a hazardous state of neglect.

[11:18:20 AM]

Even the deteriorated roadway no longer matches the 2026 engineer site drawing without, and that's pointed out in slide seven without recorded plat justification. A 25% impervious cover limit, together with a focus on height allowances, appears to better support redevelopment. Thank you.

[11:18:43 AM]

>> Thank you.

[11:18:44 AM]

>> We also have in-person speakers with donated time. Sarah Foust. Are you here? And Rick Thompson, are you here? Sarah will have four minutes. And then can I ask if Loren Ross is here? She is. And Glenn Irby Loren will also have four minutes.

[11:19:05 AM]

>> Very good. Please begin.

[11:19:07 AM]

>> Good morning. My name is Sarah Foust. I'm here on behalf of the applicant. The project is located on southwest parkway, and it's designed as a daycare center that can provide early childhood care, as well as after care for elementary age students, for a total of 250 students throughout the day, a childcare facility in this location is intended to serve the local residential area, and so hopefully this can reduce car trips onto mopac and 290 for families that need to get early childhood care. In 2019, the city council initiated this sos amendment with a resolution. The resolution recognized the city's commitment to sos and the need for consideration of the unique challenges that development of particular tracts can present. The resolution outlined requirements that minimized departure from code requirements while maximizing environmental protection, and it listed five specific requirements for an ordinance amendment. So I wanted to go through those with you. The first requirement was that there's no increase in existing site impervious cover. We are in compliance with that. The project provides a minor decrease in the amount of impervious cover. The project also provides water quality treatment consistent with the redevelopment exception in the Barton springs zone. The project incorporates additional environmental and resource efficient strategies, and the project preserves the requirements

of the hill country roadway regulations. So those were everything listed in the initiating resolution. I'm going to turn it over to doctor Lauren Ross to describe to you guys the additional environmental and resource efficient strategies, and we're happy to answer any questions.

[11:21:00 AM]

Thank you.

[11:21:04 AM]

>> Good morning, mayor and council members. My name is Lauren Ross and I am here on behalf of the applicant for an amendment to the save our springs ordinance. Impervious cover limits, environmental mitigation above the save our springs requirements have been baked into the site plan that is attached to the amendment that you're considering. These mitigation measures include at least two electric vehicle charging stations. The engineer has worked carefully to design the development around every single heritage TRE that exists on the site today. They have committed to bird friendly building designs, etched glass down facing lights that will not interfere with bird migration. In addition, they are committed to dark skies lighting design. That means that people in Travis county will be able to continue to see the stars. They have increased the minimum size of the replacement trees from three inch caliber to four inch caliber, and they've increased the number of replacement trees from the required 32 to 42 trees. The landscape design is 100% native plants and bird friendly plants. These environmental measures are above the requirements of strict sos referendum compliance. Families need child and after school care. The proposed amendment before you would meet all of the initiating ordinance and all of the Barton springs zone retrofit requirements standards.

[11:23:05 AM]

It will provide storm runoff design to remove all of the pollutants that are in excess of the landscape in its natural state, and I'm happy to answer any questions.

[11:23:21 AM]

>> Thank you, doctor Ross.

[11:23:22 AM]

>> There are no other speakers for item 87.

[11:23:28 AM]

>> Members. There are no other speakers on the for the public hearing on item number 87. So without objection, we will close the public hearing on item number 87. I'll entertain a motion with regard to item number 87. Councilmember Ellis moves approval of item number 87. It is seconded by the mayor pro tem of. I want to make sure. Did I close the public hearing? I think unless if there's lack of clarity, we've closed the public hearing. Without objection. Maybe I'm the only one that's unclear what he's what he actually did. Fair enough. I'll recognize speakers on item number 87. There being no discussion on item number 87. Without objection, item number 87 is adopted.

[11:24:11 AM]

>> Mayor, I do have a couple of brief comments, please. Sorry. When you said speakers, I said we just took the speakers. I'm really excited about this project. We were looking back at when this conversation first started, and it was my very first council meeting. And Ann kitchen came to me. Obviously, she's a big supporter of the save our springs ordinance and said this would be great for us to work together on. So it's really nice to be here, even though it's eight years later, to be able to make sure that this plot of land is improved environmentally and is a benefit to the community, we need more child care and after school programing in southwest Austin, and I think this is a perfect fit for the area and really appreciate your involvement in this. And you know, from the owner to actually take this in their own hands and want to do something that's really, really beneficial to the community. So thank you.

[11:25:00 AM]

>> Any further comment? All right. Item number 87 has been approved. Thank you, all members. That will take us to item number 88, which is also a public hearing. This is the one I mentioned earlier to give everybody a heads up. It is an appeal. So without objection we will open the public hearing on item number 88. The public hearing is now open. The first thing we'll do is we'll have a report from city staff members. What I'm going to do is ask that what we do is we'll have a report from city staff. Then what we'll do is we'll have a presentation by the appellant that will be limited to five minutes. Then we'll have comment by person supporting the appeal for two minutes each, then comments by those opposing the appeal for two minutes each each and then a rebuttal by the appellant of up to three minutes. What we

will do is, at that point in time, close the public hearing. But anybody that has questions of any of the parties, I will recognize you. So with that, I'll turn to staff.

[11:26:07 AM]

>> Good morning. My name is Curtis beatty. I'm assistant director at Austin development services. This case number spc 2026 0025 a is regards to the girls school of Austin conditional use permit. The school is located at 2007 Mccall road. This is west of the loop one mopac. The case was brought to planning commission in April 28th. For this conditional use permit. Planning commission voted 12 to 0 to approve the permit with some conditions, the conditions being to comply with the neighborhood transportation assessment that was performed for this project to stagger, drop off and pick up times during the day and to limit attendance. Currently at 150 students, up to 200 students and this property remained to be used as a private, primary and private secondary education. This school is asking for the conditional use to expand onto adjacent lots that are adjacent to the current school. The. Once the planning commission passed, then it came up for an appeal by the neighborhood. It has had two extensions since then, one by the neighborhood and one by the applicant. And we're now at the the appeal process here at kind of in front of council at this time.

[11:27:35 AM]

We have representatives from different city departments. If council has questions.

[11:27:40 AM]

>> Thank you. Let me ask if anybody's got questions right now. City staff, before we go to. All right. The appellant will have five minutes to make a presentation.

[11:27:51 AM]

>> Shall we begin now?

[11:27:54 AM]

>> Hello, my name is Mary Hartley and I'm a 35 year resident of Austin, Texas, originally from just down the road, Corpus Christi, which my husband told me not to say this, but which we know has run out of water. So I want to thank you in advance for being so proactive and watchful guardians of our city and visionary. So thank you. My husband and I, rusty Talley, have lived on Mccall road for just over a year now. Although I lived in tarrytown when I first moved to Austin in the early 90s, we are fierce advocates of empowering women and young girls, and in fact, we're donors of the formation of the girls school and the Ann Richards school, Terry towns monthly magazine, the stroll is aptly named as every day we see neighbors, many of whom are elders, who cautiously walk their prescribed daily steps.

[11:28:58 AM]

We see pregnant moms walking for their health, often with their little ones. We see joggers and bicyclists of all ages, and we see young kiddos out walking the family dog. But we also see cars Wright racing down Mccall toward the girls school. Often we see the car, then double park or block someone's driveway. We also see or do not see sidewalks often in our neighborhood. This is not safe. Now we understand that the girls school is now asking to increase from 150 to 200 students, a 33% increase, which in a business model is quite amazing. Growth in one year. But what should we as a neighborhood expect in the next three to 5 to 8 years? If a 33% growth is planned, what is the the girls school master plan for the next 5 to 10 years? If it is to increase and expand?

[11:30:14 AM]

Like their predecessor, the Ann Richards school, which opened in 2007 for sixth and seventh graders, then subsequently add a grade every year, they eventually moved to a new location in 2022 in south on south congress, which allowed for their continued growth and expansion, but not at the expense of their neighborhood safety. We know that you have an astronomical amount of responsibilities and priorities to juggle with our city, but what we're asking for today is simply some measurable accountability to ensure that the school has a well publicized and enforced penalty system for the parents who do not comply with the agreed upon traffic pattern and parking stipulations, we would be happy for the city to be at to add speed bumps and sidewalks and to ensure that this, that this, that the traffic patterns and the parking regulations are enforced. We want Mccall and Brennan area to be neighborhood to be safe and that both students for students and residents. Thank you for your time.

[11:31:38 AM]

>> Thank you. We will now hear from those in favor of of the application to appeal the or the appeal itself. So please call those people and then we will go and they will each have two minutes and then we will go to those in opposition.

[11:31:57 AM]

>> Thank you. Mayor. Speaking for item 88, we have a remote speaker, Lewis Granger.

[11:32:08 AM]

>> Hello, mayor and council, Lewis Granger. I currently reside in district nine. However, earlier this year I purchased a 1901 Mccall road to build my future homestead. There are only four homes between my property and the property that the gsa purchased for their proposed expansion. As an immediate neighbor less than 300ft to the south, I have never, to my knowledge, received any correspondence or notification of what gsa's plans are. In fact, I did not become aware of the proposed expansion until I noticed all the trees on a 1913 Mccall road effectively cut in half. Many of these trees appeared to be larger than 20in and ideally would have been protected by city code. I do not understand the reasoning for not being completely removed, but it has created a visual blight for the street in the neighborhood as it currently stands. After becoming aware of the gsa expansion plans, I learned from new neighbors the existing traffic issues being dealt with at the current enrollment, which will likely only get worse. I hope for my construction to commence in the next 30 days, and I have serious concerns of the traffic impact with the proposed one third expansion enrollment, both during the construction of my homestead and after I move in to my new home, I am speaking obviously in favor of the proposal to appeal. At a minimum, I would appreciate communication from the gsa to understand exactly what their plan is and what the impact will be on Mccall road and what mitigants they plan to create for the queuing.

[11:34:13 AM]

>> Thank you sir.

[11:34:15 AM]

>> Moving to in-person speakers for item 88. Darcy gardiner, are you present? And holly Reid, are you present? Great. And then also Mary hare, are you here?

[11:34:29 AM]

>> She just spoke. She was the applicant.

[11:34:31 AM]

>> I'm sorry. And then Sarah Coleman.

[11:34:38 AM]

>> If your name has been called, please come forward. If you're speaking.

[11:34:42 AM]

>> Sarah has time. Donated by Mira Arriaga. Okay. Darcy and Sarah will both have four minutes.

[11:34:56 AM]

>> Hi. Good morning, mayor and council members. I'm Darcy gardiner and I sit on the west or west neighborhood group board. We're here to debate. We aren't here to debate whether this is a good school. It is. We appreciate in the neighborhood. Our neighborhood plan supports a school there. What has changed is the traffic reality. Originally this was dill elementary. Attendance cap was at 150 students, but most of these kids walked there. It was a public school, so we didn't realize the traffic situation because there wasn't one. The girls school represents 37 zip codes, which means nearly every student requires a driver. Back in 2012, the neighborhood was already experiencing significant traffic congestion at 135 students. When the school asked to grow to 150, neighbors wrote in back in 2012, saying, these are dangerous situations. We need mitigation, we need help, and the cup was approved anyways. Since then, you can see from the documents neighbors who wrote in, there's still issues with traffic and queuing. Since 2012, a child's been hit by a car. Residents are constantly complaining about being stuck in their driveways. They can't leave in the morning stuck in a queue line. There's real concern about emergency vehicles getting through while the queuing is present. Can that happen? We don't know. Now the school is asking for a 3,333% jump. And you know, they're saying that's a modest jump.

[11:36:21 AM]

But it's not 33% is is big when you're considering every child essentially needs a car and it's a 50% jump from 2012 when said, this can't happen, we need help. We have dangerous streets. The the applicants did a robust traffic study and it didn't trigger because the location is smaller. It didn't trigger further analysis, but they also didn't capture what the problem is, which is queuing. It's it's lining up. It's keeping people in their driveways when they need to leave. The city didn't require a traffic, a deeper dive traffic for you. For this reason, they're not sure the applicant has come up with an mou. And the neighbors are pretty reluctant about that because it doesn't create a situation that there's accountability. It's suggestive ways. The the map you're seeing, right there are the neighbors who actually wrote in just for the, the 2026up. So clearly this is an issue. The neighbors are unhappy and trying to figure it out. We know this can be done better. Ross and Saunders in the fall, along with alpha school, came to us.

[11:37:33 AM]

They said they wanted 200 students again on a Q P. They sat down with the neighbors and worked with them. The school agreed to reroute traffic away from narrow streets that didn't have sidewalks, and they decided and agreed to keep all their parking and queuing on site, every neighbor wrote in in support of the school they worked with the neighborhood. The girls school is purchased 0.4 acre lot. This is such a good opportunity for for them to think about rerouting traffic to get some of the traffic off site. We ask you to grant this appeal and send the applicants back to the table with the neighbors to build a real traffic plan, figure out where this traffic is going and where the queuing is going. We need three things on site circulation fixes so cars can move smoothly smoothly through the property. Staff stationed on Mccall road. They said they would do this. It's not happening. Independent queuing and monitoring. Monitoring with clear triggers for action. Right now they just say they're going to do what they they're going to do and they don't. Most of these items they can implement right now, why aren't they? I have a second slide. I'm going to try to get through this really quick. There's a transportation code 545302.

[11:38:43 AM]

We're asking you to look into that further. I'm not a lawyer, but basically what it says is you can't load and unload momentarily. You can do that. But this is creating a queue and a traffic problem where they wait in line and they have to go up to the front. Sorry. Thank you.

[11:39:02 AM]

>> Thank you.

[11:39:03 AM]

>> Continuing with in person speakers for item eight.

[11:39:07 AM]

>> We've got somebody here.

[11:39:08 AM]

>> I'm sorry mayor.

[11:39:10 AM]

>> Four minutes.

[11:39:11 AM]

>> Good morning, mayor and council members. My name is Sarah Coleman and I live down the street from the girls school of Austin. My children and I walk, bike and scooter up and down Mccall every day. First, we're not opposed to the girls school expansion. If it was done in a way that makes our streets safer. In October, neighbors approached the school and we said we would support this raise to 200 students if the expansion came with physical site improvements to address queuing. The school told us that, quote, it was not keeping with its mission. At a meeting, councilman Siegel your. The school has will say routinely. There's not a safety problem or a queuing issue, but I appreciated the bluntness of your appointment to the planning commission. Commissioner Powell, when he said at the hearing before this quote, people don't accidentally write 25 letters about traffic as sue, she testified at the planning commission. A child has already been hit by a girl school driver. The school's own analysis names the cause of the problem. The traffic study included in your backup says, quote, the primary constraint on Q performance is internal site circulation, end quote, and the loading area can still be overwhelmed at peak dismissal with a bump out in place. Instead of fixing the site, the school plan relies on voluntary practices. Families using placards, parents saying they aren't blocking driveways, parents avoiding Sharon and horn Laine staffing on Mccall and families choosing to carpool. None of these can be enforced, and noncompliance was observed during the school's traffic study period. Since planning commission, we've tried to make those voluntary practices accountable through a memorandum of understanding. We negotiated in good faith, and the school rejected nearly every substantive request

on staffing. We asked for staff on Mccall road at afternoon pickup and morning drop off. The school committed to only one staffer at pickup and said it could not staff morning drop off on accountability. We asked for consequences for families who repeatedly break traffic rules and create unsafe conditions. The school rejected that. On monitoring, we asked for an independent, unannounced monitoring by a third party. We had Ute students help us observe dismissal, and what they found was that staffing looked different. Unannounced visits versus unannounced ones.

[11:41:23 AM]

Instead, the school said it will only measure itself in the mou and will act only if, quote, qs constantly exceed a benchmark without defining what that means. Not surprisingly, the school said in the draft mou that it didn't want to be responsible for the queue or traffic when residents park on the street. But a school operating in a single family residential area should expect residents to park at home and should plan its operations around that. So the plan depends on voluntary measures and the school has refused to make them enforceable. Meanwhile, the school's own traffic study points to the site as the real problem and the site isn't being fixed. We're asking the council to push it back to make core protections. Conditions of this permit one physical site improvements that address internal circulation, which the school's own study said was the constraint. Two required staffing on Mccall road at both drop off and pickup, and three an independent Q monitoring with a realistic benchmark and a measurable trigger reported to the district ten office and neighbors. We want this school to succeed and grow, but we're asking that it grow in a way that keeps our streets and the kids and adults who use them safe. Thank you.

[11:42:34 AM]

>> Thank you.

[11:42:38 AM]

>> Continuing now with speakers who are for item 88, rusty tally, Nick, Bernard, Nicole. Bernadette.

[11:42:46 AM]

>> Mr. Taylor, are you speaking.

[11:42:49 AM]

>> For.

[11:42:53 AM]

>> Mayor? I'll speak in support of item 88 have been called.

[11:42:56 AM]

>> Okay.

[11:42:56 AM]

>> Moving to against items or.

[11:42:58 AM]

>> Good morning. My name is Nick Barnard. I live in district ten, a few doors south of the girls school. First, thank you for this hearing. Second, I'm obviously in favor of the appeal and obviously would ask the council to think carefully about how they structure the cup. In April, more than 25 neighbors wrote letters. I'd encourage you to read them. Many commissioners at the planning and zoning commission agreed with us during the commission hearing, and they advanced it to council. They gave the school clear instruction listen to your neighbors and work it out. School didn't listen, and their lobbyists behind me and the administration will say they did. But honestly, why would they? This is a school that bought their property, their adjacent property, somewhat surreptitiously. As Mr. Granger said earlier, they cut the trees down, many of which needed a removal permit. In the dark of night. Those trees are still half standing. You can go look at them yourselves. And frankly, for them, maybe it's easier to ask for forgiveness than for permission. Neighbors brought the school real ideas for traffic improvement, including a plan from a longtime former member of the zoning commission who lives nearby. We saw no substantive response. This brings me to safety. It's government's first job. Nothing in Austin moves faster than a girl's school parent running late to drop off at 745 in Austin. Not a Gilbert gazelle, not a formula one car, and not a protected TRE.

[11:44:23 AM]

Falling down in the dark of night. These cars. Luper. Mccall. Horn. Bremen. Griswold. These are streets with no sidewalks where my 11 year old and eight year old walk and ride bikes every day. Cassie, Ryker, woods, Matthews, you name it. Public schools are required to have crossing guards. Often those crossing guards are stationed blocks away. Why does this private school not require to have similar safety procedures? So this isn't about girls education. We love the girls school. I would simply ask the city council to look at the safety measures.

[11:45:03 AM]

>> That.

[11:45:03 AM]

>> They enforce.

[11:45:04 AM]

>> Yes, ma'am.

[11:45:06 AM]

>> Good morning mayor, council members, neighbors and members of the girls school of Austin. My name is Nicole Benedetti and my family has lived on Mccall road since 2016. I'm a lifelong educator, a dog walker, and I have sat on many a car line. We love having the girls school in our neighborhood at its current size, but the proposed change seriously threatens our neighborhoods environment. Our neighborhood does not have sidewalks. It does not feel safe to walk my dog on the street during drop off. With so many cars traveling 25mph on Mccall in the afternoon, I take an alternate route home during pickup because Mccall is too narrow and too congested for me to safely turn left from Windsor road, adding 50 more students, a 33% increase will make our neighborhood environment so much worse. But this situation is also about trust. The neighborhoods trust was broken when the girls school cut down those beautiful trees. My friend just mentioned on their new plot. Before they had requested permits to grant this permission. If a middle school for for a larger group of girls makes pedagogical

sense, it does not follow that this particular campus is the right place for it. If council does approve this permit, I ask that it include as conditions one physical site improvements that address internal circulation, meaning that cars queue inside the campus of the girls school. Two required staff on Mccall road at both morning drop off and afternoon pickup. Three independent monitoring of the queue with appropriate consequences. We ask you, the city council, to protect our neighborhood and our streets, and we thank you for your time and attention.

[11:46:40 AM]

>> Thank you.

[11:46:43 AM]

>> All right. Now we'll go to those that are in opposition.

[11:46:47 AM]

>> Thank you. Mayor, we have Victoria Haas with time donated by Ron thrower. Rebecca Iacono, with time donated by Rachel Nguyen. Both speakers will have four minutes.

[11:47:05 AM]

>> Good day council members. Mayor Victoria Haas with thrower design proudly representing the girls school of Austin. Today, 50 students, 50 students. That's the request before you today, 50 more students at a school that has operated on this site for more than 20 years on land that was a public elementary school for nearly five decades before that. We ask that you deny this appeal and uphold planning commission's approval. The appeal says that traffic evidence is thin. It isn't a voluntarily expanded the study to eight locations and four days of continuous counts, added speed data and commissioned an independent queuing study and analysis. The city's transportation engineers reviewed it. Every street stays within adopted limits. Staff has made affirmative findings on every provision of code in 25, 51, 45, and commission adopted them unanimously.

[11:48:04 AM]

Alongside encouraging that we continue to work towards a memorandum of understanding with the neighborhood. And that would to that would be to memorialize agreements as well as those included that were lost in 2012. The school remained open to the findings of the neighborhood initiated transportation study from the university of Texas traffic engineering students. And to this day, we don't know the results of that. Nevertheless, the mou document packaging all agreements that the school is already doing or is prepared to do was shared with neighbors and was approved by the school's board of directors. Gsa has put forth great effort, acting immediately to meet concerns and needs with realistic, attainable and enforceable solutions. Vehicle queuing is a general characteristic of schools during drop off and pick up times, and it clears quickly even for schools with well over 200 students, driveways do not remain blocked for hours. Much as you have heard, gsa. Even if experienced inconvenience, it is very short lived and it's worth the educational opportunity provided to our young people. The girls school of Austin has gone farther than the code requires. Their commitments include a mobility coordinator staff on Mccall road to direct traffic twice year, twice yearly queue monitoring against a measurable benchmark. With reporting to the district ten office and the neighbors. This is the accountability that the appellants are asking for. 50 students, a 70 years long standing use of this property, and a code compliant plan supported unanimously by your commission. They are small but mighty, a wonderful educational institution, and they're committed to preparing 50 more students with the cup to take on the world. We ask your support to uphold the cup.

[11:50:17 AM]

Thank you.

[11:50:18 AM]

>> Thank you. Yes, ma'am.

[11:50:20 AM]

>> Good morning, council members and austinites. My name is Rebecca Iacono and I'm a native austinite and the proud head of school at the girls school of Austin. I attended aid schools from kindergarten through 12th grade and after graduating from UT, I have spent 34 years in education as a classroom teacher and school administrator. It is my calling to know what our students need and operationalize how we meet those needs. The girls school is asking you to vote no on the neighbors appeal to overturn the planning commission's unanimous approval of our cup application. In middle school, young women begin to develop their identities in more complex and magnified ways. They are ready for, and curious about new interests and novel ideas in order to deliver on students social and intellectual needs, the gsa must offer a wider variety of classes, levels, and programs. The current class

size limit across the school is 18 students. Middle school students need a larger cohort having 30 girls per grade in sixth, seventh and eighth grades over the course of five years allows us to reconfigure class rosters and give students a bigger pool of perspectives and social interactions.

[11:51:28 AM]

Council members watching the campaign process and election over the past fall, I am struck by and grateful for the huge responsibility all of you took on when you decided to run for city office. Regardless of your educational background and field of expertise, the onus is on you to learn on the job. The complexities of city government, economics, infrastructure, demographics, and sociology. In my role as head of school, I'm expected to bring to the job a deep knowledge about curriculum and pedagogy, child development and school policy and safety. Like you, I also have to learn on the job. Over the last 18 months, my staff and I have done deep dives into the ins and outs of traffic engineering. We've invested time and energy into learning about traffic policy. We've also been paying acute attention to what the neighbors need and care about, because those things are vital for us. I am not an engineer. I am not a police officer who has the authority to issue citations or revoke anyone's right to drive to drive anywhere. In October of 2025, we asked our families to revise their route to school to reflect the agreement we made with our neighbors. In 2012, we saw an immediate reduction in the time that cars were in line for drop off and dismissal.

[11:52:36 AM]

Later that October, we invited our neighbors to campus so we could be transparent about our intent to grow. And later in February, we presented our site development plan to the neighbors and our community. Our neighbors offered several suggestions about how we could mitigate issues on on Mccall road and in the neighborhood. Over the last 12 years, we have implemented many of their suggestions, including having administrators on Mccall road to direct traffic, further staggering dismissal times, educating gsa drivers about the importance of being respectful and parking in the neighborhood, respectfully engaging with movability school move abilities school pool program to facilitate carpooling, encouraging families to carpool and take rideshares to attend large school events. And just last week, we arranged with the west Austin youth association for faculty and staff to park in their lot for daytime events like grandparents day. We've reduced our dismissal times, and each time we make improvements in traffic flow, queuing time and communication.

[11:53:35 AM]

The neighbors change their requests. Our student body includes families from 34 different zip codes. Families from all of your districts comprise the girl school community. At the same time, more than 16%

of our families live in the 78703 zip code, and nearly a third of families live in district ten. Our school has been at the corner of Mccall and Windsor road for 24 years. We are tarrytown neighbors. We are a neighborhood school and as our name says, we are of Austin. The gsa is committed to continuing to provide our girls with the best role models to help, for how to be good citizens and neighbors. The neighbors in Wang's appeal, contrary to their goal of stewarding the quality and character of the neighborhood and the city of Austin, the girls school is providing an exceptional education and growth opportunity at a time when educating and supporting girls is of critical importance to the future of our city.

[11:54:26 AM]

>> Thank you very much.

[11:54:28 AM]

>> Our final group of speakers registered against item 88 are robin Burchfield, Isabel hoverman and Brett Smith.

[11:54:38 AM]

>> Please come forward if you wish to be heard. Please.

[11:54:50 AM]

>> Good morning, mayor Watson, city city manager, Broadnax and council members. My name is robin Burchfield. First, thank you so much for your service to Austin and for your thoughtful consideration of this matter. As a parent of a girls school of Austin graduate, a former board member, and a former staff member, I'm here to ask that you uphold the planning commission's unanimous approval of gsa's conditional use permit and deny the appeal. On April 28th, the planning commission voted 12 to 0 to approve this application, consistent with city staff's recommendation and findings. Throughout this process, the girls school has approached its neighbors with openness, patience and a genuine willingness to find common ground. The school voluntarily funded traffic studies beyond what the city required. Those studies confirmed that the surrounding streets would continue to operate within the city's established thresholds, and gsa's efforts haven't stopped there. The school further staggered

dismissal times, arranged off site parking for special events and proposed ongoing traffic monitoring and accountability measures.

[11:56:06 AM]

Finding common ground hasn't always been straightforward. Requests have sometimes been unclear or have differed between individual neighbors and the neighborhood association. Even so, the girls school has continued to listen, respond and work towards practical solutions. Nearly seven months after the planning commission's unanimous approval, the girls school remains focused on being an excellent neighbor while moving forward with an expansion that will make this exceptional education available to 50 more girls. Because ultimately, that's what this is about creating opportunities for more girls to grow into confident, curious, compassionate young women who will make a difference in their community and their world. I respectfully ask that you uphold the planning commission's decision.

[11:56:52 AM]

>> Thank you, thank you.

[11:56:54 AM]

>> Yes, ma'am. And it will.

[11:56:57 AM]

>> Good morning.

[11:56:58 AM]

>> Council members. And mayor Watson. My name is Isabel hoverman. I am the grandmother of a girls school fourth grader. I've lived in Austin for almost 40 years, and I've lived within two blocks of the girls school for 35 years. My daughter and granddaughter live in that same house that my daughter grew up in. I won't speak to the benefits of the girls school. You've already heard that, and I urge you to read the response to appeal that thrower and design land plan have in your information to address the parking

issues. I now live in Clarksville and Matthew school is up the street and I've had years with kids at cassie. And if you want to see problems with traffic drop off and pick up, I urge you to go there for the 45 minutes to an hour between opening of school and the closing. When I go to pick up my granddaughter, oftentimes school's out at 250. By 3:00, all of the cars are gone. To me, that's not a great inconvenience. In fact, my fourth grade daughter has started walking home from school. She doesn't feel uncomfortable. She doesn't feel insecure, and she's careful to watch where the cars are. Most of them are parked until they're told they can actually move in to pick up children.

[11:58:29 AM]

The pickup is extremely rapid. Austin is changing considerably and we often are resistant against that. Sure, I miss old Austin, but the new people that come here are as excited about Austin as I was when I first came. I urge you to not approve this appeal, and I urge you to approve for the girls school to go forward with their plans. Thank you very much.

[11:58:55 AM]

>> Thank you. Yes, sir.

[11:58:58 AM]

>> Good morning. My name is.

[11:59:00 AM]

>> Brett Smith. I'm a board member, and I've got two kids that graduated from the gsa, and I'm a big fan of it. I can imagine listening to these conversations. It's probably a conversation you've heard a million times. Somebody wants to do something and that's going to cause a real traffic problem. It's a conversation that's as old as this as this city is. So I wanted to take a minute to just frame what this conversation is and what it's not first, what it's not. So this isn't an opportunity. Opportunistic, profit driven motive to try to get the city to change the rules a little bit so that somebody can make some extra money. It's not a developer looking to try to squeeze some extra space into a lot. It's not a homeowner that built 1000ft S more than they should have, and asking for forgiveness. It's not even growth for growth's sake. As Mr. Kono pointed out, it's part of the mission of the school that's essential to try to achieve our educational objectives. What this is, is the definition of planning trees under whose shade

will never sit. It's a long term vision for a school to try to produce higher quality citizens for this city. Ultimately, what we want to try to do as board members and parents is invest our time and our money in a way that can improve educational opportunities for kids in this city and do something that really matters. I understand that it creates some inconvenience. The truth is, the city has a process. It's a really clear process that asks us to go through many steps, pay consultants to do traffic studies and answer a lot of questions. And we've gone through that process and put as much effort as we possibly can into making sure that all of the rules get followed and all the questions get get answered.

[12:00:47 PM]

Those rules were followed, those questions were answered. And the people who have the closest touch to it in the city, the planning commission unanimously agreed that those questions have been answered. Now, I'm not a traffic engineer, so I can't tell you people's personal experience, but I can tell you this is worth pursuing.

[12:01:05 PM]

>> Thank you very much.

[12:01:06 PM]

>> Thank you.

[12:01:07 PM]

>> Mayor. All speakers in opposition have been called.

[12:01:09 PM]

>> All right. So we will now go to rebuttal of the appellant. So if someone is prepared to rebut, you'll have an opportunity to rebut. Or you can wave it. Alright. I'm going to I'm going to call for I'm I don't want there to be a lack of clarity. The appellant has an opportunity to rebut. But if if someone wants to

rebut. Yeah, well, I'm not trying to make you happy. I'm just trying to just make sure that there's clarity so that when I call an end to this hearing, you don't say, we didn't get our rebuttal.

[12:01:48 PM]

>> Of course, of course. So what I will say is the school's a wonderful thing. You hear often that from the school side how wonderful the school is. And that's not what any of this conversation is about. It's about a win win for everybody. It's about the school getting 200 students, which the neighborhood isn't opposed to. What the neighborhood is opposed to is being stuck in their driveways waiting for traffic to pass. You know, the queuing line can go on for 20 plus minutes, and I understand 20 minutes isn't an hour like it is at cassie. But think about that. You're on your way to take your own child to school and now you're blocked in. You can't get around. That's that's frustrating. So it goes beyond that for a lot of the people that actually live there with children. Most of these streets do not have sidewalks, most of them. So not only are they navigating bringing their kids home from cassie, they're navigating massive traffic. So I would say this has nothing to do with opposition to the school.

[12:02:50 PM]

Everyone wants a school there. West Austin neighborhood has a neighborhood plan that says it should be there. It's about mitigating the traffic by approving the cup 200 students, you're ultimately letting the traffic remain an issue and continue to grow into a problem. And I would just ask you to to think about this and allow the appeal to happen so people can go back and work on this and make this this happen.

[12:03:15 PM]

>> Thank you.

[12:03:17 PM]

>> Members. That concludes the public hearing in accordance with our rules. So without objection, we will close the public hearing on item number 88. What? For clarity purposes, I want to allow for questions. If people have questions right now of somebody, I'm going to allow for that. But in a moment, I'm going to ask for a motion. And I want for clarity purposes. And as we get into the question, any questions or any discussion, a motion to grant the appeal will be a motion to overturn the decision of the planning commission to approve the conditional use permit, a motion to deny the appeal will be a

motion to uphold the planning commission decision to approve the conditional use permit. Before I call for a motion, let me ask if there's anybody has questions and then I'll call for the motion. Councilmember duchen.

[12:04:15 PM]

>> Thank you, mayor. I've got a couple of questions for, I think either the developer or the girls school, if there's a representative that could help me with a few things. Thank you. To start with, can you confirm? I think we talked about the y'all shared this earlier, but what's been the enrollment the last few years with the girls school.

[12:04:44 PM]

>> Enrollment has been between 143 and 153.

[12:04:48 PM]

>> Okay. And then what do you expect it to be going forward here for the foreseeable future?

[12:04:53 PM]

>> So if everything goes according to plan, we would have

[12:04:58 PM]

>> An additional 12 sixth graders in the fall of 2028, and they would move up the line into seventh grade and then eighth grade. As we keep adding 12 sixth graders into that group.

[12:05:12 PM]

>> Okay.

[12:05:12 PM]

>> When would would you cap out at 200? At some point.

[12:05:15 PM]

>> Then we would cap out at 196. Okay. For a completely full school in 2031. Okay.

[12:05:26 PM]

>> And how many faculty or staff do you currently have, or do you anticipate adding as a result of the expansion?

[12:05:33 PM]

>> We currently have 35, including myself, and we would add approximately 12 faculty and staff.

[12:05:42 PM]

>> And do you know where those folks would be parking every day that the additional folks.

[12:05:47 PM]

>> So we do have parking on site, more parking actually than the dill school had when they were on the site. And other spillover parking happens in the neighborhood.

[12:05:57 PM]

>> Okay. I know months ago we discussed this, but has there been an agreement that's been signed regarding something like off site parking? Can you talk about that process or any details you can share?

[12:06:10 PM]

>> Sure. So we've reached out to several parking areas around us. Last year for graduation, we parked at tarrytown united methodist. The faculty and staff parked there to create room for attendees, and we shuttled faculty back and forth during the day. Just last Friday, we had grandparents day and we made arrangements with, yeah, the west Austin youth association for our faculty and staff to park there. And we shuttled them back and forth.

[12:06:38 PM]

>> Based on any of those opportunities, do you think there's a a longer term opportunity to craft an agreement that is more day to day and less about certain events?

[12:06:48 PM]

>> So we are willing to craft an agreement. We have reached out to good shepherd down the street. They are not willing to sign an agreement. We have not been able to get the property owners at the plaza at the corner of exposition and Windsor to contact us back. We've been trying to reach out to them. We are happy to sign an agreement with a willing. Location.

[12:07:15 PM]

>> Okay. Thank you for clarifying that. Finally, kind of a two part question. My understanding is tuition is what, like 25, $26,000 a year or something like that? And you're talking.

[12:07:27 PM]

>> 24, 25.

[12:07:27 PM]

>> Yes. You're talking about an additional 50 students over a period added over a period of years. So that's by my math, like north of $1 million a year in new revenue for the school. So based on that, has the school set aside any anticipated or current revenue for traffic and parking or neighborhood impacts? And if so, can you elaborate on that?

[12:07:52 PM]

>> So we are currently in the process of building the budget for the site development plan and ongoing maintenance of the facilities and including the traffic mitigation pieces that were part of the cip, but also written into the memorandum of understanding that we proposed to the neighbors. So we're in the process of budgeting for that, but I would anticipate that that would be included.

[12:08:17 PM]

>> Anything you can elaborate further on what those mitigations might be as you're craft in the middle of crafting?

[12:08:22 PM]

>> So one of the items was to work with the neighbors to ensure that the crosswalks were repainted. If if the neighbors wanted us to work together to get those speed bumps that they spoke of, or a crossing guard, that sort of thing, you know, any of those kinds of things are things that we would be happy to use our resources and our enthusiastic people to help with.

[12:08:45 PM]

>> Okay. Thank you for explaining that, mayor. I've got some comments on this, but I don't know if anybody else wants to ask questions first.

[12:08:52 PM]

>> Why don't we wait till we have a motion and then we can do that as part of the discussion?

[12:08:57 PM]

>> Okay.

[12:08:57 PM]

>> Thank you.

[12:08:58 PM]

>> Anybody else have questions? Okay. And for the folks in the audience, we are a little past our 12:00 time. Certain, but we're going to complete this item. And before we go to the 12:00 time, certain some objection. That's the way I would recommend we proceed. Then we'll go to our 12:00 time. Certain that will probably assure us that we will have a break when we recess for our music. We will have a break until our 2:00 time, certain that. So with that being said, I'll. The chair will entertain a motion. Remember the. Again, I want to be clear for purposes of this. This is an appeal of a public hearing. This is a public hearing that's considering an appeal, a motion. If someone makes a motion to grant the appeal, that will be overturning the decision of the planning commission to approve the conditional use permit. If there is a motion to deny the appeal, that would be a motion to uphold the planning commission decision to approve the conditional use permit. Is there a motion on this item?

[12:10:00 PM]

Councilmember duchen.

[12:10:05 PM]

>> Can I go ahead and speak to the motion or.

[12:10:08 PM]

>> Well, you can't. I need to get a motion and then.

[12:10:12 PM]

>> Okay, I move to approve the appeal.

[12:10:14 PM]

>> Is there a second to a motion to approve? Basically what he's his motion is to grant the appeal overturning and thereby overturning the decision to approve the conditional use permit. Is there a second? Is there a second? Is there a second? The motion fails for lack of a second. Is there a another motion? And if there's not another motion, then the appeal will be denied. But is there a motion, another motion with regard to item number 88. Is there a motion. Is there a motion. Is there a motion there being no motion on item number 88, the public hearing to consider the appeal is denied. Thank you all very much. That concludes item number 88. But I'm going to recognize council member duchen for comments.

[12:11:07 PM]

>> Thank you mayor. I'm pretty disappointed at how little progress has been made to find an agreement between the school and the neighbors here. I think the neighborhood concerns are legitimate, that the queuing lines and the pickup and drop off are disruptive, as we've heard testimony. I don't think it's merely a matter of convenience, but also safety. I think in the context of discussion, it's important to remember that in this street intersection that we have had a child already struck by a vehicle with just the status quo here. At the same time, though, as a private entity, the girls school has an important public interest that we have to have to consider also. And my hope is everybody here involved will try and maintain a better working relationship going forward, and that for the plan shared by the girls school, those can be shared and those mitigations can be discussed and implemented. I think the challenge that we've run into is working with law. I've come to understand that for this action, council has fairly limited power compared to either an item from council or regular zoning action. So I'd like to comment, but to be clear, not instruct or move, but comment on three things.

[12:12:20 PM]

First, I'd like to see the transportation and public works department work in concert with the neighbors to explore some kind of residential parking program, living streets, program, speed controls, or other traffic mitigation solutions. I'd like the neighbors to visit with our office to discuss any potential fees or expenses regarding these strategies. Second, the transportation recommendations in this item, such as restriping, the intersection of Mccall and Windsor. Mccall and horn are strongly seconded by me. And finally, the girls school of Austin is strongly encouraged to maintain reasonable staffing for pickup and drop off, and to appoint a liaison to communicate with the neighborhood regarding traffic issues, including the queuing times, the block driveways, the the blocked intersections. It would be ideal if the girls school working with the neighborhood, could find an independent monitor to assess the effectiveness of the traffic mitigation efforts the school is or willing to implement. We need to make this work for everybody involved.

[12:13:24 PM]

Thank you.

[12:13:25 PM]

>> Thank you. Councilmember councilmember Laine.

[12:13:28 PM]

>> No longer necessary.

[12:13:29 PM]

>> Thank you.

[12:13:30 PM]

>> Okay. Thank you. All right. Members, that concludes item number 88. So we will now go to our 12:00 time certain, which is public communication. For the record, it's 12, 13, almost 1214. I anticipate that this will this item will our public communication will take until around 1245 at that point for. We will

have our live music and I'll entertain a motion. We will recess at that point until our 2:00 time. Certain. I just want to make sure the record is out there. So with that, I'll turn to city clerk to begin calling the names of people that have signed up for our general citizen communication, you know, if you've signed up. So if you could make your way forward in an expeditious way, we would be proud to hear from you.

[12:14:16 PM]

>> Thank you. Mayor. We have Liam duddy, Justin Graber, Ethan Smith, Chris flores.

[12:14:28 PM]

>> If your name has been called, Liam duddy, Justin Graber, Ethan Smith, Chris flores, please come forward. All right. Looks like just one of you and you got the floor.

[12:14:42 PM]

>> Good afternoon. I wish to. My name is Ethan Smith and I would like to provide some comments on the Brackenridge development agreement. I seek to aid and help in there being a agreement which would include a conveyance. So. But I also want the city council to recognize that you have leverage in this moment, whether you're interested in there being a trail or you're interested more in the numbers side of things, or the process having to do with if the vote for the bda would be at the same time as the tirz, for example, which I would likely advocate, that vote should be the same vote. But I wanted to kind of advance an idea that. You know, there would not be a need for a private donor if both sides of the ledger balanced. If you could simply have the value of the golf course and the value of the development, you could get equal out. This wouldn't have been going on for 100 years.

[12:15:51 PM]

And right now that value is X. We, the public, don't know what that value is, but actually I don't think that's a problem because that has to do more from the perspective of. The board of regents. And as long as they're okay with that, then it actually still makes sense, believe it or not. But from the city side, y'all should be advocating for the things you want. And, and, and I want to add value to this. So I want to shed light on how the university finances housing scholarships, because legally, the best that the city can do is, has to do with, you know, the familiar median family income related affordable housing and what the university of Texas can do. They do not pay property taxes to the city right on their dorms, and they

collect all that money in their housing and dining budget. And as it stands now, $5 million a year of that goes directly to students based on fafsa. And you can compare the efficacy of this against mfi. What we're able to do with that, and it's much greater, much greater. And so what I, I spoke at the board of regents this morning, and one idea kind of floated was the idea of codifying this and making it permanent and expanding as you build more housing, as the university builds more housing, say graduate housing, you know, maybe in Mueller or elsewhere, that budget gets larger and can finance additional housing scholarships. And that in a bda, the city has the ability to codify that. You can bring that to the negotiating table, and that is actually going to add value. And the order of value you're at is consistent with the types of discussions you're having. It's a it's an 8 or 9 figure discussion.

[12:17:55 PM]

>> Thank you, Mr. Smith.

[12:18:02 PM]

>> Good afternoon everyone. My name is Chris flores. I live in district ten, and I'm speaking to you today asking, mayor if you could form an advisory panel to study moving Austin city limits, trail of lights and blues on the green festival so that they may continue to grow and thrive and modernize without destroying zilker park, which is not a venue. I'm old enough to have attended a small acl festival and a small trail of lights. I attended a blues on the green concert. Ruthie foster, her guitar and a microphone. A couple hundred people on the grass. These festivals are now well established. They're profitable. They no longer need the city to subsidize or a city park as a venue. All of these festivals are commodities for professional event planners to buy and sell to each other.

[12:19:02 PM]

Their current business model is to charge unlimited fees for services to basically soak the rich and humiliate the poor. You can pay extra to be shielded from other people. You can pay extra for shade, upgraded porta potties, front of the line golf cart, chauffeur service. I could go on and on. This is really classist stuff. It's okay and it's expected at a private venue, but a park is meant to be free and equal to all of its users. Circuit of the Americas says they can accommodate 140,000 people a day. Now. Barton creek mall regularly has circuses and people attend, and then they rush into the mall to eat and spend more money. There's no reason why stages can't be built, and city skylines painted on these things can be done. And I think our city has grown enough that it can be done. And I'm asking you to open a panel to study this. Thank you very much.

[12:20:04 PM]

>> Thank you.

[12:20:07 PM]

>> Jackson Reese, Jessica Walton, Mohammad sahib, Terry Gonzalez, Trudi Cohen, Judy Perry.

[12:20:21 PM]

>> If your name has been called, please come forward and take a seat. Welcome your. You may begin.

[12:20:31 PM]

>> Great. My name is Jessica Walton. I did have a presentation that was sent in anticipation of this.

[12:20:37 PM]

>> Does that look.

[12:20:38 PM]

>> Like it? That's it.

[12:20:39 PM]

>> Good. I have lived in Austin since 1992. Homeowner since 2008. This document is entitled home initiative a case study, and it pertains to a property that's being developed at 3213 cherry Laine. Home was presented to this community with a clear promise more housing that more people can afford while preserving the homes. All we already have. My question is simple and high cost neighborhoods like

tarrytown is home delivering on that promise, or is it letting builders turn a modest home into a much bigger, much more expensive one? If you look at slide two, start with the price. The original home on this lot was listed at 1.6 million cheap in tarrytown based on comparable new construction in tarrytown. The two new units are estimated at 4.1 million, estimate at 4.1 to 5.2 million combined. That's roughly three times the price of the home that was torn down. Tarrytown didn't get more affordable. It got less. Here's what's being built. This is slide three, a one story, roughly 2000 square foot home is replaced by a two story, really much larger than that structure, twice as tall as the homes around it, covering 53% of the lot versus 21% before the plans. Label themselves. Label the second unit. As a mother in law suite, there's one pool for the whole property. This is a single family home slide for the duplex label is what makes it possible. The main house alone uses all the entire square footage for a single family home. Four trees came down to do this as well. Measured. Slide five. Measured against home, homes, own goals. More supply preserving existing housing affordability. New housing option options. This project completely fails. The appendix includes the permit filing showing how the project was described as a mother in law suite and a remodel, and later as a duplex. I encourage you to review it. You are being lied to. They are using these rules that you put into place to make larger, ridiculously expensive homes that completely max out lots, and it's not fair for the people who live next to them and who did adhere to the single family rules. I'm asking council to stop treating home as a success. I did review the one and only report you guys put out in 2020 on the on the first 12 months. I need more information. How affordable were these options? Who moved into them? Were they finished? Were they completed? I will tell you this. There's going to be nobody moving into tarrytown that couldn't have moved in before this home was built.

[12:23:23 PM]

>> Thank you.

[12:23:26 PM]

>> Please. Please, please, ma'am, if you'd like to begin.

[12:23:36 PM]

>> My name is Terry, but I have a slide presentation as well, and it's supposed to be just on auto.

[12:23:44 PM]

>> Okay.

[12:23:44 PM]

>> Good deal.

[12:23:45 PM]

>> Let him pull it up for you.

[12:23:47 PM]

>> Okay. Thank you. That's it. Okay. Good afternoon, Mr. Mayor. And honorable council members. My name is Terry Gonzalez, and I live in Independence next to 6200 manchaca. And that is in district five. There is a famous quote by William Shakespeare in the tempest. What is past is prolog. I feel encouraged by the progress we have made in negotiations with Austin housing and compromises that are on the table. However, there is a remaining issue that concerns me. It involves a setback or buffer between Independence and the proposed development. I'm sure you are aware of a section eight housing development next to Independence called pathways two, and it's managed by the Austin housing authority of the city of Austin. This complex consists of only 32 duplex units, but the management and oversight by hakka has been inept and incompetent. Pathways.

[12:24:46 PM]

Residents have thrown chicken bones, rotten vegetables from a hakka garden and trash into the backyards of several Independence neighbors. A terrifying event happened on March 21st, 2024, when a pathways resident wore full body armor, carried a loaded ar 15 assault rifle and yelled at two Independence neighbors to come outside. He pointed his rifle at a woman, and at that very moment, he was 50ft away from my twin six year old grandsons, and they were riding their bicycles in their backyard. Our neighborhood was locked down as 100 law enforcement officers from throughout the county worked to get this man to surrender peacefully. So when the city unveiled the idea of a 280 unit complex next to our neighborhood, five stories tall, our neighbors were understandably concerned. Will the past become prolog? Will there be an apartment manager on site to enforce leases? Hakka does not care about all night parties, fireworks and loud music, but they do care about one thing cigarette smoking. Inside their units, residents and friends retreat to their automobiles, play loud music until the

wee hours of the morning, and they smoke and smoke on weekends. Some residents spend a half day or longer detailing their cars again with loud music rattling the windows of our homes. Our neighborhood group is encouraged by amendments to the original plan for 6200, but I can't stress how important the northern border will be to our neighborhood. The city planning group is discussing a landscape buffer, but will there be a fence and will this be enough?

[12:26:24 PM]

Are there noise abatement features that could be included in the fence construction? The south Austin neighborhood plan recommends a clear transition from single family homes to multi-family homes. Why not build two story townhomes on the 6200 north boundary to our neighborhood, and scale up to the three story apartments in the interior and southern property line? Our neighborhood has midcentury charm, with front porches and neighbors who care about one another. Thank you.

[12:26:54 PM]

>> Why don't we go here and then we'll go over there.

[12:26:57 PM]

>> Okay.

[12:26:57 PM]

>> Good afternoon. My name is Trudy Cohen, and I live in the garrison park area near 6200 manchac. I appreciate the proposal on speak up, Austin, the community feedback and the compromises that have shaped it so far. In that spirit, I hope council, as the developer and residents will keep working together to make this project successful. However, I have concerns. The height proposed includes up to four stories, with no more than three within 30ft of the northern property line. I asked the council and project team to keep exploring whether the buildings nearest these homes could be limited to two stories. Stepping up to three farther away could address privacy, sunlight and noise while still allowing substantial housing. 145 to 180 units on a site of less than five acres is extremely high density living. Consider the mix of apartment sizes, the number of people per unit, green space and watershed protections. So the site fits in seamlessly with the community around it. Families, single people, both young and seniors, would create diversity and a broader interest in renting here. Already, there are

vacant units in existing developments nearby and with several more projects in the works, I fear that vacancy will occur here as well. The proposed buffer along the northern property line is small.

[12:28:29 PM]

Residents requested a wider landscape setback, potentially 60ft. I hope the project team will explore what additional landscaping, walls or fencing may be feasible. And please remember the heritage trees. Consider placing driveways and parking farther from neighborhood homes, perhaps closer to manchac road. I am asking you to keep building on these compromises. The compromise is already made and continue to work. Work with residents on practical adjustments. Every Austin district should have affordable homes. We can welcome new residents, support a diverse district five, and thoughtfully integrate this important project into the community. I'd also appreciate clear information about how about how any future changes to height density, neighborhood plan, zoning management, selection, and other commitments would be reviewed and approved. It's important to include the city requirements into a written developer's contract and ground lease. Thank you.

[12:29:37 PM]

>> Thank you. Yes, please.

[12:29:41 PM]

>> Cary. Good afternoon, mayor and council members. I live in Independence park, right next to the proposed 6,301st. I'm good, thank you. I spoke here in September and since then, city staff have held open houses and met with the community, including a presentation to our neighborhood that time matters. This project affects hundreds of people who live around it, and I appreciate being heard. Council member alter, thank you for knocking on doors and talking with residents throughout this process, including yesterday. I understand you're now advocating for no more than three stories and for increasing the setbacks. I appreciate that you listened and adjusted your position based on what you heard from the community. Before I go on, I want to be clear about my position. It's the same as it was in September. I support affordable housing at 6200 manchaca. My concerns are the size and density and the impact on traffic and the environment. Now I do have one question and that's about need. The goal of 60,000 affordable homes citywide was set in 2017, and Austin has changed a lot since then. The city's own faq says the rental market has softened and vacancies are high. Staff say the need remains real at the lowest income levels, and that may be true, but I'd like to see that data. How many homes does district five need?

[12:31:01 PM]

How many have already been built? At what income levels and how were those targets set? The council voted earlier this month to update the blueprint. This is the right moment to take a fresh look at those numbers before we lock in. Rezoning traffic is the same story. At our community meeting in September, we heard a traffic study would be required. The city has since said a traffic impact analysis would not capture neighborhood wide concerns, and pointed us to the living streets program. But in the neighborhood next to ours, where living street is already in place, speeding and cut through traffic are still a safety hazard. Menchaca road is already congested and a larger development will add to that pressure. I'm asking for a study that looks at the whole neighborhood, not just the development site. So I'm asking for three things. Hold off on the rezoning until the current needs data is out in the open. If the project moves forward, bring back a smaller design like the three stories at pathways at Goodrich place, with real setbacks next to neighbors homes, and do a traffic study that covers the surrounding streets. We can build affordable housing here and build it right. Thank you.

[12:32:12 PM]

>> Thank you mayor.

[12:32:13 PM]

>> All noon speakers have been called.

[12:32:16 PM]

>> Thank you members. That concludes our 12:00 time. Certain related to public communication. What we're going to do now is we're going to recess. We don't we will have our live music. Councilmember zo qadri, it's my understanding, will be down here in just a second, and we will get set up for the live music. I'm not announcing that councilmember qadri is the live music. I'm counting. But anyway, we'll do that. And then the next thing we have on our agenda is a time certain of 2:00. So without objection, the Austin city council is in recess until promptly at 2:00. It is 1232 12:33 P.M. We're in recess.

[1:59:53 PM]

>> Good afternoon everybody. It's 2:00 on November 19th, 2026. I'll call the city council back to order. We'll take up our 2:00 time. Certain miss harden.

[2:00:01 PM]

>> Mayor and council. I'm Jerry harden, interim assistant director. Austin, planning your zoning agenda begins with item 90 C 14850149rct. This item is offered as an applicant. Postponement to your December 3rd council meeting. Item number 91 is C one 420 260046. This item is offered as a neighborhood postponement to your December 3rd council meeting. Item 92 is C one 420 2600559. This item is offered for consent on all three readings. And lastly, item 93 C one 420 260057. This item is offered for consent on all three readings. This concludes the reading of the zoning portion of your agenda. And as always, this is at your discretion. Thank you staff.

[2:00:49 PM]

>> Hearing none, members of the motion, I'll accept a motion to pass on consent item number 90 and 91, a postponement to 12, three, 92 and 93 on all three readings. Mayor pro tem moves approval. Second by councilmember Siegel. Any discussion? Hearing none. Without objection, the consent agenda is adopted. She's not here though, right.

[2:01:09 PM]

>> We have Zenobia Joseph for item 90 and 91.

[2:01:15 PM]

>> Miss Joseph, she's not here. Motion. Yes, mayor.

[2:01:19 PM]

>> I'd like to be shown voting no on 93 to follow staff recommendations.

[2:01:23 PM]

>> That on purpose, isn't it? All right.

[2:01:25 PM]

>> Just to get to. Two to a one.

[2:01:30 PM]

>> Yes. Yeah. I understand what you're doing. I understand what you're doing. And yet you'll pay for it dearly. I don't I don't know exactly how you'll pay for it and and, and nor do you.

[2:01:40 PM]

>> There's always a price.

[2:01:41 PM]

>> Yes. That's right. All right. With that being said, councilmember duchen will be voting no on the items that he's called out. There being no further business to come before the Austin city council at this regular meeting. Without objection, the city council is adjourned at 202 even. Thanks, everybody.