



**Thursday, November 7, 2024**

The City Council will convene at 10:00 AM on Thursday, November 7, 2024 at Austin City Hall, 301 W. 2nd Street, Austin, TX and some members may be participating via videoconference



Mayor Kirk Watson

Mayor Pro Tem Leslie Pool, District 7

Council Member Natasha Harper-Madison, District 1

Council Member Vanessa Fuentes, District 2

Council Member José Velásquez, District 3

Council Member José "Chito" Vela, District 4

Council Member Ryan Alter, District 5

Council Member Mackenzie Kelly, District 6

Council Member Paige Ellis, District 8

Council Member Zohaib "Zo" Qadri, District 9

Council Member Alison Alter, District 10

**Public comment will be allowed in-person or remotely by telephone. Speakers may only register to speak on an item once either in-person or remotely. For full instructions on participation in person or by telephone, please visit the Council Meeting Information Center:  
[http://austintexas.gov/departments/city-council/council/council\\_meeting\\_info\\_center.htm](http://austintexas.gov/departments/city-council/council/council_meeting_info_center.htm)**

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

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

#### **9:00 AM – Proclamations**

Proclamation – BookSpring Day – To be presented by Mayor Pro Tem Leslie Pool

Proclamation – Segovia Produce Day – To be presented by Council Member José Velásquez

Proclamation – Claudia Chapa Day – To be presented by Council Member Vanessa Fuentes

#### **10:00 AM – City Council Convenes**

#### **Consent Agenda**

##### **Approval of Minutes**

1. Approve the minutes of the Austin City Council work session of October 22, 2024 and regular meeting of October 24, 2024.

##### **Economic Development Department**

2. Approve a resolution nominating St. David’s Healthcare Partnership, L.P., LLP, located at 12221 North Mopac Expressway, for designation by the Governor’s Office of Economic Development and Tourism as a single Texas Enterprise Project in accordance with Texas Government Code Chapter 2303.

District(s): District 7

3. Authorize negotiation and execution of an agreement with the Austin LGBT Chamber of Commerce to market Austin to minority and lesbian, gay, bisexual, and transgender (LGBT) communities; develop and implement a Regional Economic Equity Development Plan; and attract, retain, and expand minority and LGBT business in Austin for a three-year term for a total contract amount not to exceed \$461,250.
4. Authorize negotiation and execution of an agreement with the Greater Austin Asian Chamber of Commerce to market Austin to minority communities; develop and implement a Regional Economic Equity Development Plan; and attract, retain, and expand minority business in Austin for a three-year term for a total contract amount not to exceed \$607,500.

5. Authorize negotiation and execution of an agreement with the Greater Austin Black Chamber of Commerce to market Austin to minority communities; develop and implement a Regional Economic Equity Development Plan; and attract, retain, and expand minority business in Austin for a three-year term for total contract amount not to exceed \$692,391.
6. Authorize negotiation and execution of an agreement with the Greater Austin Hispanic Chamber of Commerce to market Austin to minority communities; develop and implement a Regional Economic Equity Development Plan; and attract, retain, and expand minority business in Austin for a three-year term for a total contract amount not to exceed \$758,646.
7. Authorize the negotiation and execution of an agreement with the Greater Austin Economic Development Corporation for the Opportunity Austin Campaign fostering innovation, investment, workforce development, and livability across the Austin region for a one-year term in the amount of \$350,000 and four one-year renewals, each in the amount of \$350,000, for a total contract amount not to exceed \$1,750,000.
8. Authorize negotiation and execution of a contract with the Red River Merchants Association to provide organizational stability, marketing and branding, heritage and cultural preservation, artistic and cultural productions, and economic development programming and activities in the Red River Cultural District for an initial one year term in an amount not to exceed \$150,000, with four one-year renewals, each in the amount of \$150,000, for a total contract amount not to exceed \$750,000.

District(s): District 9

### **Financial Services**

9. Approve an ordinance amending the Fiscal Year 2024-2025 Financial Services Department HUD Section 108 Debt Service Fund Operating Budget (Ordinance No. 20240814-007) to increase revenue by \$3,860,000 and appropriations by \$3,860,000 for pre-payment of debt obligations under the City's Section 108 Family Business Loan Program.
10. Approve an ordinance authorizing the issuance and sale of City of Austin, Texas, Electric Utility System Revenue Refunding Bonds, Series 2024 (Series 2024 Bonds), in a par amount not to exceed \$275,000,000 to refinance tax-exempt short term debt into long-term bonds, in accordance with the parameters set out in the ordinance; authorizing related documents; approving the payment of costs of issuance; and providing that the issuance and sale be accomplished by May 7, 2025.

### **Financial Services- Contracts**

11. Authorize negotiation and execution of a contract for the design and fabrication of steel transmission poles with KBS Electrical Distributors Inc., for up to five years for a total contract amount not to exceed \$75,000,000.
12. Authorize execution of two contracts for shared use printing products and services at the Austin-Bergstrom International Airport with Omnidata Services Inc. and Stanley K. Peterson d/b/a Vidtronix, each for up to five years for total contract amounts not to exceed \$2,500,000, divided between the contractors.

13. Authorize execution of a contract for hearing officer services with Brad Norton, for up to five years for a total contract amount not to exceed \$1,182,000.
14. Authorize negotiation and execution of a contract for firefighter bunker gear cleaning and repair services with Gear Cleaning Solutions LLC, for up to five years for a total contract amount not to exceed \$650,000.
15. Authorize negotiation and execution of a contract for an artwork survey and conservation report with Debora Rodrigues d/b/a Past Matters, LLC d/b/a Past Matters, for a total contract amount not to exceed \$150,000.
16. Authorize negotiation and execution of a contract for web redesign of the City of Austin's austintexas.gov web site with TW Lrw Holdings, LLC d/b/a Material Holdings, LLC, for up to six years for a total contract amount not to exceed \$5,550,000.
17. Authorize negotiation and execution of an amendment to a contract for continued project management services for the Collective Sex Crimes Response Model with Hanna Senko d/b/a Hanna Senko LLC, to increase the amount by \$288,000 and to extend the term by 15 months for a revised total contract amount not to exceed \$434,000.
18. Authorize negotiation and execution of various contracts for rental of different types of construction and related equipment and vehicles with Anderson Machinery Austin Inc. d/b/a Anderson Machinery Co.; Associated Supply Co., Inc. d/b/a ASCO; Nueces Farm Center d/b/a Nueces Power Equipment; H&E Equipment Services, Inc.; SitePro Rentals and other contractors, each for up to five years for total contract amounts not to exceed \$3,350,000, divided among the contractors.
19. Authorize negotiation and execution of a contract to consolidate three licensing models for cloud management services into one licensing model with P & M Holding Group LLP d/b/a Plante & Moran PLLC, for up to three years for a total contract amount not to exceed \$1,976,000.
20. Authorize negotiation and execution of a contract for firewall support and maintenance services with Seamless Advanced Solutions, LLC, for up to four years for a total contract amount not to exceed \$708,600.
21. Authorize an amendment to the contract for professional engineering services for the 2018 Reservoir Improvements Program with Freese & Nichols, Inc. in the amount of \$1,084,217 for a revised total contract amount not to exceed \$7,084,217.

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

22. Authorize negotiation and execution of all documents and instruments necessary or desirable to acquire 0.0367 acre (1,600 square feet) of waterline easement and 0.0089 acre (388 square feet) of temporary working space easement situated in the Isaac Decker Survey, Abstract No. 8, within the City of Austin in Travis County, Texas, being a portion of Lot B, Oak Glen II-A, a subdivision recorded in Volume 87, Page 169D of the Plat Records, Travis County, Texas, generally located at 2542 South Congress Avenue, Austin, Texas 78704, from AutoZone, Inc., a Nevada

corporation, for a total amount not to exceed \$119,000 including closing costs.

District(s): District 3

## **Fire**

23. Authorize negotiation and execution of an interlocal agreement with the Austin Community College District (ACC) to provide dual enrollment opportunities for Austin Fire Department (AFD) employees in ACC Fire Protection Technology and Emergency Management courses consistent with AFD employees obtaining Texas Commission on Fire Protection certifications and receiving college credit leading to an associate degree, and for ACC to reimburse the City for costs.

## **Law**

24. Approve an ordinance amending City Code Chapter 2-18 (Ballot Propositions) to add provisions related to a requirement to file a notice of intent to file a petition for an election under City Charter Article IV, prescribing the use of forms for a notice of intent to file a petition and for the petition, and to add provisions regarding how to reconcile conflicting amendments to the City Code or the City Charter adopted at the same election.
25. Authorize a payment not to exceed \$500,000 for a judgment in Ashley Gallardo and Brittaney Gallardo et. al v. City of Austin, Cause No. D-1-GN-21-005772 in the 126th District Court of Travis County, Texas.

## **Management Services**

26. Approve an ordinance setting the Council meeting schedule for calendar year 2025 and setting the budget and tax rate meetings and hearings for Fiscal Year 2025-2026.

## **Public Health**

27. Authorize negotiation and execution of an agreement with Jane's Due Process to provide logistical support services for reproductive healthcare, which may include support for travel, case management, emotional support, or other services that would support a client who is facing barriers to abortion access, for an 11-month term, through September 30, 2025, for a total contract amount not to exceed \$100,000.
28. Approve an ordinance amending the Fiscal Year 2024-2025 Austin Public Health Department Operating Budget Special Revenue Fund (Ordinance No. 20240814-007) to accept and appropriate \$32,189 in grant funds from the Texas Department of State Health Services and the Center for Disease Control and Prevention for the Integrated HIV Programs for Health Departments to Support Ending the HIV Epidemic in the United States.
29. Authorize negotiation and execution of an amendment to an agreement with American Gateways to provide legal pro se assistance for individuals representing themselves in immigration court, adding one-time funding in an amount not to exceed \$109,200 for the term ending on September 30, 2025, for a revised total agreement amount not to exceed \$288,300.

## **Transportation and Public Works**

30. Approve an ordinance amending the Fiscal Year 2024-2025 Transportation and Public Works Department Special Revenue Fund (Ordinance No. 20240814-007) to accept and appropriate \$288,000 in grant funds from the U.S. Department of Transportation's Safe Streets and Roads for All program and amending the Fiscal Year 2024-2025 Transportation and Public Works Department Capital Budget (Ordinance No. 20240814-007) to transfer in and appropriate \$288,000 to fund projects related to Americans with Disabilities Act transition plans for the City's urban trails and pedestrian crossings.

## **Watershed Protection Department**

31. Approve a resolution requesting financial participation from the Texas Water Development Board, authorizing the City Manager to apply for low-interest loans in a total amount not to exceed \$25,000,000 from the Texas Water Development Board's Clean Water State Revolving Fund for the Upper Waller Creek - Guadalupe Street Flood Risk Reduction Project, and making certain findings related to this request.

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

32. Approve appointments and certain related waivers to citizen boards and commissions, to Council committees and other intergovernmental bodies, and to public facility corporations; removal and replacement of members; and amendments to board and commission bylaws.
33. Approve a resolution naming the staff bullpen and first-floor kitchen of Austin City Hall in honor of and tribute to Kay and Joe Guedea.

**Sponsors:** Mayor Kirk Watson, Council Member José "Chito" Vela, Council Member Vanessa Fuentes, Council Member Paige Ellis, and Council Member José Velásquez

34. Approve a resolution to develop a pilot program for implementing a budget and framework for allocation of discretionary Council Member District Service Funds for use by Council offices to implement various projects within their districts to begin in the Fiscal Year 2025-2026 Budget.

**Sponsors:** Council Member Vanessa Fuentes, Council Member Ryan Alter, Council Member Paige Ellis, and Council Member Zohaib "Zo" Qadri

## **Non-Consent**

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

35. Approve the proposed Audit and Finance Committee draft audit plan for calendar year 2025.

**Sponsors:** Audit and Finance Committee

36. Approve an ordinance amending Ordinance No. 20211209-067 to appoint Brian Guerra as an Associate Judge and Rae-Ann Allong, Susana Meringola, and Randy Ortega as Substitute Judges to the City of Austin Municipal Court for the term beginning January 1, 2022, and ending December 31, 2025.

**Eminent Domain**

37. Approve a resolution authorizing the filing of eminent domain proceedings and payment to acquire the property interests needed for the Corridor Program Project - East Martin Luther King Jr. Boulevard/Farm to Market Road (FM) 969 for the public use of street right-of-way and construction, wastewater betterments, shared-use path route, and landscaping within the project area to address congestion and enhance safety for pedestrians and cyclists, requiring the acquisition of 0.5330 acres (23,218 square feet) of street right-of-way and approximately 0.0953 acres (4,152 square feet) of wastewater easement, being out of and a portion of the Phillip McElroy Survey No. 18, Abstract No. 16, in the City of Austin, Travis County, Texas, being out of those two tracts called Tracts I and II, said Tract I being described as Lot 1, June and Joe Allen Addition, a Subdivision Recorded April 23, 1980, in Book 79, Page 234, Plat Records, Travis County, Texas, and said Tract II being 2.305 acres, and being described as 2.300 acres in Document No. 2005138118, Official Public Records, Travis County, Texas, currently appraised at \$716,096 subject to an increase in value based on updated appraisals or a Special Commissioners' award. The owners of the needed property are PB Austin Ridge, LLC, a Texas limited liability company; MF Austin Ridge, LLC, a Texas limited liability company; and 3423 Investments, LLC, a Texas limited liability company. The property is located at the intersection of FM 969 and Decker Lane at 00 FM 969, Austin, Texas 78724. The general route of the project is along FM 969 between United States Route 183 and Decker Lane.

District(s):

District 1

38. Approve a resolution authorizing the filing of eminent domain proceedings and payment to acquire the property interests needed for the Corridor Program Project - East Martin Luther King Jr. Boulevard/Farm to Market Road (FM) 969 for the public use of street right-of-way and construction, wastewater betterments, shared-use path route, and landscaping within the project area to address congestion and enhance safety for pedestrians and cyclists, requiring the acquisition of 0.3139 acres (13,674 square feet) of wastewater easement, being out of and a portion of the James Burleson Survey No. 19, Abstract No. 4, in the City of Austin, Travis County, Texas, being out of that tract described as 6.078 Acres (Tract 2 - Exhibit A-2), conveyed to MF Austin Ridge, LLC and PB Austin Ridge, LLC by Special Warranty Deed recorded in Document No. 2003152393, Official Public Records, Travis County, Texas, currently appraised at \$139,475 subject to an increase in value based on updated appraisals or a Special Commissioners' award. The owners of the needed property are MF Austin Ridge, LLC, a Texas limited liability company, and PB Austin Ridge, LLC, a Texas limited liability company. The property is located at the intersection of FM 969 and Rogers Loop at 00 FM 969 Austin, Texas 78724. The general route of the project is along FM 969 between United States Route 183 and Decker Lane.

District(s):

District 1

39. Approve a resolution authorizing the filing of eminent domain proceedings and payment to acquire the property interests needed for the Corridor Program Project - East Martin Luther King Jr. Boulevard/Farm to Market Road (FM) 969 project for the public use of street right-of-way and wastewater improvements, shared-use path routes, and landscaping within the project area to address congestion and enhance safety for pedestrians and cyclists, requiring the acquisition of 0.173 acres (7,537 square feet) of wastewater easement, being out of and a portion of the James

Burleson Survey No. 19, Abstract No. 4, in the City of Austin, Travis County, Texas, being out of that tract called 1.677 acres conveyed to David Fudge by Tax Resale Deed recorded in Document No. 2019110153, Official Public Records, Travis County, Texas, being described as 1.667 acres in Volume 2768, Page 502, Deed Records, Travis County, Texas, currently appraised at \$3,769 subject to an increase in value based on updated appraisals or a Special Commissioners' award. The owner of the needed property is David Fudge. The property is located at 7501 FM 969, Austin, Texas 78724. The general route of the project is along FM 969 between United States Route 183 and Decker Lane.

District(s): District 1

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

40. Conduct a public hearing and consider an ordinance amending City Code Title 25 (Land Development) related to development regulations applicable to residential re-subdivisions and to multi-family residential site development of five to sixteen units.
41. Conduct a public hearing and consider an ordinance to amend Ordinance No 20240829-154 to update the local incentives the City may provide under the Texas Enterprise Zone Program, Texas Government Code Chapter 2303.
42. Conduct a public hearing and consider an ordinance amending City Code Title 25 (Land Development) to create a new combining district, to be known as Planned Development Area 2, that will apply in industrial base zoning districts and allow for modifications to site development regulations, including height, off-street parking design, loading regulations, sign regulations, landscaping or screening regulations, and additional non-residential uses; and ending the acceptance of zoning and rezoning applications to combine planned development area combining district with certain base zones.
43. Conduct a public hearing and consider an ordinance amending City Code Title 25 (Land Development) to create a new density bonus combining district for commercial highway and industrial base zoning districts that will modify uses, including allowing residential uses, and modifications of site development regulations, including height, off-street parking design and loading regulations, sign regulations, and landscaping and screening regulations in exchange for providing community benefits, including income restricted units or providing a fee-in-lieu.
44. Conduct a public hearing and consider a request by Wheatsville Food Co-op, located at 4001 S. Lamar Blvd. Unit E, for a waiver of the distance requirement of City Code Section 4-9-4(A) which requires a minimum 300-foot separation distance between a business selling alcoholic beverages and a school.

### **12:00 PM - Public Communication: General**

Robyn Land - October 7th and its effects on us

Melanie Susswein - City priorities



Sonia Hamstra - TBD

Malka Dubrawsky - Opposing possible ceasefire resolution

Edward Charles - Peace in our city

Ann Barnea - TBD

Ruth Livingston - TBD

Yair Govrin - TBD

Jenny Tulwurts - Israel

Mazzi Peled - TBD

### **Live Music**

Music – Brent Allen

### **2:00 PM - Zoning and Neighborhood Plan Amendments (Public Hearings and Possible Action)**

45. C14-2024-0007 - 1209 West 5th Street - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1207, 1209, 1211, and 1211 1/2 West 5th Street (Lady Bird Lake Watershed). Applicant Request: To rezone from limited industrial service-conditional overlay-neighborhood plan (LI-CO-NP) combining district zoning to limited industrial service-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant limited industrial service-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning. Owner/Applicant: 1209 West Fifth Street LLC. Agent: Drenner Group, PC (Leah M. Bojo, AICP). City Staff: Jonathan Tomko, Planning Department, 512-974-1057.

District(s): District 9

46. C814-82-006.02(83) - Lake Austin Commons PUD Amendment - Conduct a public hearing and approve an ordinance amending City Code Title 25 and amending Ordinance No. 821104-F by rezoning property locally known as 1717 West 6th Street and 506 Campbell Street (Lady Bird Lake and Johnson Creek Watersheds). Applicant Request: To rezone from planned unit development-neighborhood plan (PUD-NP) combining district zoning to planned unit development-neighborhood plan (PUD-NP) combining district zoning, to change conditions of zoning. The ordinance may include exemption from or waiver of fees, alternative funding methods, modifications of City regulations, and acquisition of property. Staff Recommendation and Planning Commission Recommendation: To grant planned unit development-neighborhood plan (PUD-NP) combining district zoning, to change conditions of zoning. Owner/Applicant: 1717 Hartland Plaza LP. Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.). City Staff: Jonathan Tomko, Planning Department, 512-974-1057.

District(s): District 9

47. NPA-2023-0002.02 - 1307 and 1309 E. 4th Street - Conduct a public hearing and approve an ordinance amending Ordinance No. 990513-70, the East Cesar Chavez Neighborhood Plan and Ordinance No. 20081211-083, the Plaza Saltillo (TOD) Station Area Plan, an element of the Imagine Austin Comprehensive Plan, to amend the Land Use and Design Concept Plan map(s) in the Plaza Saltillo (TOD) Station Area Plan from Live/Work Flex to TOD Mixed Use on property locally known as 1307 and 1309 East 4th Street (Lady Bird Lake Watershed). Staff Recommendation and Planning Commission Recommendation: To grant the Applicant's request to amend the Land Use and Design Concept Plan map(s) in the Plaza Saltillo (TOD) Station Area Plan from Live/Work Flex to TOD Mixed Use. Owner/Applicant: JLCC Interests, LLC. Agent: Drenner Group, PC (Leah M. Bojo, AICP). City Staff: Maureen Meredith, Planning Department, (512) 974-2695.

District(s): District 3

48. C14-2023-0153 - 1307 and 1309 East 4th Street - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1307 and 1309 East 4th Street (Lady Bird Lake Watershed) from transit oriented development-neighborhood plan (TOD-NP) combining district zoning (live-work subdistrict) to transit oriented development (TOD-NP) combining district zoning (TOD mixed use subdistrict). Staff Recommendation and Planning Commission Recommendation: To grant transit oriented development-neighborhood plan (TOD-NP) combining district zoning (TOD mixed use subdistrict). Owner/Applicant: JLCC Interests, LLC. Agent: Drenner Group, PC (Leah M. Bojo, AICP). City Staff: Jonathan Tomko, Planning Department, 512-974-1057.

District(s): District 3

49. C14-85-149.70.02 - Scofield Farms RCA - Conduct a public hearing and approve a restrictive covenant amendment on a property locally known as 1603 and 1605 West Parmer Lane and 12424 Scofield Farms Drive (Walnut Creek Watershed). Applicant Request: To amend the public restrictive covenant associated with zoning case C14-85-149. Staff Recommendation and Zoning and Platting Commission Recommendation: To amend the public restrictive covenant associated with zoning case C14-85-149. Owner/Applicant: 1603 W Parmer LLC and MMK Ventures LLC. Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 7

50. NPA-2022-0017.01 - Crestview Village - Approve second and third readings of an ordinance amending Ordinance No. 20081211-086 the Lamar/Justin Lane TOD Station Area Plan and Ordinance No. 040401-Z-2 the Crestview/Wooten Combined Neighborhood Plan, an element of the Imagine Austin Comprehensive Plan, to allow a maximum building height of 160 feet on property locally known as 6916, 6926, 6928 North Lamar Boulevard and 808, 810, 812, and 906 Justin Lane (Walnut Creek Watershed). Applicant Request: To grant a maximum building height of 160 feet. First Reading approved December 14, 2023. Vote: 10-0, Council Member Ryan Alter absent. Owner/Applicant: 3423 Holdings, LLC (Manager: Peter Barlin). Agent: Armbrust and Brown, PLLC (Michael J. Whellan). City Staff: Maureen Meredith, Planning Department (512) 974-2695.

District(s): District 7

51. C14-2022-0035 - Crestview Village - Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 6916, 6926, 6928 North Lamar Boulevard and 808, 810, 812, and 906 Justin Lane (Walnut Creek Watershed). Applicant Request: To rezone from transit-oriented development-neighborhood plan (TOD-NP) combining district zoning to transit-oriented development-neighborhood plan (TOD-NP), to change a condition of zoning. First Reading approved December 14, 2023. Vote: 10-0 with Council Member Ryan Alter absent. Owner/Applicant: 3423 Holdings, LLC (Manager: Peter Barlin). Agent: Armbrust and Brown, PLLC (Michael J. Whellan). City Staff: Jonathan Tomko, Planning Department (512) 974-1057.

District(s): District 7

52. C14-2024-0095 - Eleven03 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1103 West 24th Street (Shoal Creek Watershed). Applicant Request: To rezone from community commercial-mixed use-vertical mixed use building-neighborhood plan (GR-MU-V-NP) combining district zoning to community commercial-mixed use-vertical mixed use building-density bonus 90-neighborhood plan (GR-MU-V-DB90-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant community commercial-mixed use-vertical mixed use building-density bonus 90-neighborhood plan (GR-MU-V-DB90-NP) combining district zoning. Owner/Applicant: OGH West Campus Partners LP). Agent: Dunaway Associates LLC (June Routh). City Staff: Cynthia Hadri, Planning Department, 512-974-7620.

District(s): District 9

53. NPA-2022-0020.01 - Industrial Blvd and Terry O Ln - Approve third reading of an ordinance amending Ordinance No. 20050818-Z001 the South Congress Combined Neighborhood Plan, an element of the Imagine Austin Comprehensive Plan, to change the land use designation on the future land use map (FLUM) on property locally known as 439, 505, 509, 511 and 515 Industrial Boulevard and 4208 Terry O Lane (Blunn Creek and Williamson Creek Watershed) from Industry to Mixed Use land use. First reading approved on September 12, 2024. Vote: 11-0. Second reading approved October 10, 2024. Vote: 9-0. Council Member R. Alter was off the dais and Council Member Harper-Madison was absent. Owner/Applicant: Basalt Cannon LLC, Delwau LLC, Jasdayal LLC, Lunar Y LLC, Ungar Holdings LLC. Agent: Glen Coleman. City Staff: Maureen Meredith, Planning Department, (512) 974-2695.

District(s): District 3

54. C14-2022-0062 - Industrial Blvd & Terry O Lane - Approve third reading of an ordinance amending City Code Title 25 by rezoning property locally known as 439, 505, 509, 511 and 515 Industrial Boulevard and 4208 Terry O Lane (Blunn Creek and Williamson Creek Watershed). Applicant Request: To rezone from limited industrial service-neighborhood plan (LI-NP) combining district zoning to limited industrial service-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning. First reading approved on September 12, 2024. Vote: 11-0. Second reading approved October 10, 2024. Vote: 9-0. Council Member R. Alter was off the dais and Council Member Harper-Madison was absent. Owner/Applicant: Basalt Cannon LLC, Delwau LLC, Jasdayal LLC, Lunar Y LLC, Ungar Holdings LLC. Agent: Glen Coleman. City Staff: Nancy Estrada, Planning Department, 512-974-7617.

District(s): District 3

55. C14-2024-0097 - Ramirez .39 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 2056 West Stassney Lane (Williamson Creek Watershed). Applicant Request: To rezone from community commercial-neighborhood plan (GR-NP) combining district zoning to community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district zoning. Owner/Applicant: Rosa Ramirez. Agent: Bennett Consulting (Rodney K. Bennett). City Staff: Tiffany Magnavice, Planning Department, 512-978-0722.

District(s): District 5

56. NPA-2023-0018.06 - 6725 Shirley Avenue - Conduct a public hearing and approve an ordinance amending Ordinance No. 040513-30 the Brentwood/Highland Combined Neighborhood Plan and Ordinance No. 20081211-086 the Lamar Blvd./Justin Lane Station Area Plan, elements of the Imagine Austin Comprehensive Plan, on property locally known as 6719 and 6725 Shirley Avenue and 605 William Street (Waller Creek Watershed) to increase the base maximum building height from 60 feet to 120 feet with participation in the density bonus program and to change the subdistrict from Live/Work Flex subdistrict to TOD Mixed-Use subdistrict. Staff Recommendation and Planning Commission Recommendation: To grant an increase of the base maximum building height from 60 feet to 120 feet with participation in the density bonus program and to change the subdistrict from Live/Work Flex subdistrict to TOD Mixed-Use subdistrict. Owner/Applicant: 6725 Shirley Avenue, LLC. Agents: Drenner Group, PC (Leah M. Bojo, AICP). City Staff: Maureen Meredith, Planning Dept. (512) 974-2695.

District(s): District 4

57. C14-2024-0132 - 6725 Shirley Avenue - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 6719 and 6725 Shirley Avenue and 605 William Street (Waller Creek Watershed). Applicant Request: To rezone from transit oriented development-neighborhood plan (TOD-NP) combining district zoning (TOD Live/Work Flex Subdistrict) to transit oriented development-neighborhood plan (TOD-NP) combining district zoning (TOD Mixed Use Subdistrict) and to increase the maximum building height to 120 feet through participation in the density bonus program. Staff Recommendation and Planning Commission Recommendation: To grant transit oriented development-neighborhood plan (TOD-NP) combining district zoning (TOD Mixed Use Subdistrict) and to increase the maximum building height up to 120 feet through participation in the density bonus program. Owner/Applicant: 6725 Shirley Avenue, LLC. Agent: Drenner Group, PC (Leah M. Bojo, AICP). City Staff: Jonathan Tomko, Planning Department, 512-974-1057.

District(s): District 4

58. C814-2023-0057 - 200 E. Riverside PUD - Conduct a public hearing and approve an ordinance amending City Code Title 25 by zoning and rezoning property locally known as 200 East Riverside Drive (East Bouldin Creek and Lady Bird Lake Watersheds). Applicant Request: To rezone from lake commercial-neighborhood plan (L-NP) combining district zoning to planned unit development-neighborhood plan (PUD-NP) combining district zoning. The ordinance may include exemption from or waiver of fees, alternative funding methods, modifications of City regulations, and acquisition of property. Staff Recommendation: To grant planned unit development-neighborhood

plan (PUD-NP) combining district zoning, with conditions. Planning Commission Recommendation: To grant planned unit development-neighborhood plan (PUD-NP) combining district zoning, with additional conditions. Applicant: Garwald Company, Inc. (Rogan Giles). Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.). City Staff: Sherri Sirwaitis, 512-974-3057.

**District(s):** District 9

- 59.** C14-2024-0071 - Thornton Road Multifamily - Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 2313, 2315, 2401 and 2413 Thornton Road (West Bouldin Creek Watershed). Applicant Request: To rezone from multifamily residence low density (MF-2) district zoning and general commercial services (CS) district zoning to general commercial services-mixed use-vertical mixed use building-density bonus 90 (CS-MU-V-DB90) combining district zoning. First reading approved multifamily residence highest density-conditional overlay (MF-6-CO) combining district on September 26, 2024. Vote 9-0. Council Members A. Alter and Ellis off the dais. Owner/Applicant: PSW-Thornton 2, LLC. Agent: Armbrust & Brown, PLLC (Michael Whellan). City Staff: Cynthia Hadri, Planning Department, 512-974-7620.

**District(s):** District 5

## **Adjourn**

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A person may request a Spanish language interpreter be made available by contacting the Office of the City Clerk not later than twenty-four hours before the scheduled time of the item on which the person wishes to speak. Please call (512) 974-2210 in advance or inform the City Clerk's staff present at the council meeting.

Cualquier persona puede solicitar servicios de intérprete en español comunicándose con la oficina del Secretario/a Municipal a no más tardar de veinte y cuatro horas antes de la hora determinada para el asunto sobre el cual la persona desea comentar. Por favor llame al (512) 974-2210 con anticipo o informe al personal del Secretario/a Municipal presente en la sesión del Consejo.



# City of Austin

## Agenda

### City Council Addendum Agenda

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Thursday, November 7, 2024

10:00 AM

Austin City Hall

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

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

**10:00 AM – City Council Convenes**

#### **Consent Agenda**

##### **Homeless Strategy Office**

- 60.** Authorize negotiation and execution of an agreement with Housing Connector to provide an online property platform and financial assistance to individuals experiencing homelessness or at-risk of homelessness for a 24-month term beginning December 15, 2024, for a total agreement amount not to exceed \$2,135,732.97.

#### **Non-Consent**

##### **2:00 PM - Zoning and Neighborhood Plan Amendments (Public Hearings and Possible Action)**

- 61.** C14-2024-0079 - Spec's Wines, Spirits & Finer Foods - Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 1500 West 35th Street (Shoal Creek Watershed). Applicant Request: To rezone from community commercial-vertical mixed use building-neighborhood plan (GR-V-NP) combining district zoning to commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district zoning. First reading approved on October 24, 2024. Vote 11-0. Owner/Applicant: Mascot LLC (Lee Cherney). Agent: Aus-Tex Building Consultants, LLC (Jourdan Brightman). City Staff: Cynthia Hadri, Planning Department, 512-974-7620.

**District(s):** District 10

62. NPA-2024-0026.01 - Auto Repair Shop - Approve second and third readings of an ordinance amending Ordinance No. 20100624-110 the North Lamar Combined Neighborhood Plan, an element of the Imagine Austin Comprehensive Plan, to change the land use designation on the future land use map (FLUM) on property locally known as 301 and 303 Ferguson Drive (Walnut Creek Watershed) from Neighborhood Mixed Use to Mixed Use land use. First reading approved Mixed Use land use on October 24, 2024. Vote: 10-0. Council Member A. Alter abstained. Owner/Applicant: Duraid Alawe. Agent: Development and Consulting Bridgeway, LLC (Marisa Kane). City Staff: Maureen Meredith, 512-974-2695.

District(s): District 4

63. C14-2024-0008 - Auto Repair Shop - Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 301 and 303 Ferguson Drive (Walnut Creek Watershed). Applicant Request: To rezone from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning, to change a condition of zoning. First Reading approved general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning, as amended, on October 24, 2024. Vote: 10-0. Council Member A. Alter abstained. Owner/Applicant: Duraid Alawe. Agent: Development and Consulting Bridgeway, LLC (Marisa Kane). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 4

64. C814-2023-0027 - 311-315 South Congress PUD - Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 311, 313, and 315 South Congress Avenue (Lady Bird Lake and East Bouldin Creek Watersheds). Applicant Request: To rezone from commercial-liquor sales-vertical mixed use building-neighborhood plan (CS-1-V-NP) combining district zoning and limited industrial service-neighborhood plan (LI-NP) combining district zoning to planned unit development-neighborhood plan (PUD-NP) combining district zoning. The ordinance may include exemption from or waiver of fees, alternative funding methods, modifications of City regulations, and acquisition of property. First Reading approved October 24, 2024. Vote: 10-0. Council Member A. Alter abstained. Owner/Applicant: Bridgestone Firestone (Wesley H Pearson Jr. & Jerry W. Pearson). Agent: Drenner Group PC (Amanda Swor). City Staff: Jonathan Tomko, Planning Department, (512) 974-1057.

District(s): District 9

## Adjourn

Note: The above item(s) will be considered under its respective category, but follow the last number on the Austin, Texas, City Council Agenda for Thursday, November 7, 2024

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