



Thursday, October 10, 2024

The City Council will convene at 10:00 AM on Thursday, October 10, 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/department/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 – National Retirement Security Month – To be presented by Mayor Pro Tem Leslie Pool

Proclamation – Cybersecurity Awareness Month – To be presented by Council Member Alison Alter

Proclamation – Code Compliance Month – To be presented by Council Member José Velásquez

Proclamation – Hispanic Heritage Month – To be presented by Council Members Vanessa Fuentes, José Velásquez, and José “Chito” Vela

Proclamation – National Women’s Small Business Month – 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 regular meeting of September 26, 2024.

Austin Water

2. Approve Service Extension Request No. 5845 for wastewater service to a 2.85-acre tract located at 1107 Castle Ridge Road within the Drinking Water Protection Zone, the City’s two-mile extraterritorial jurisdiction and Austin Water’s service area.
3. Authorize an amendment to the City’s cost participation with the developer, Milestone Community Builders, to increase the City’s share of the cost to design and construct an oversized water main and an elevated water reservoir by \$5,504,291, for a total amount not to exceed \$11,570,426, as approved by Council for Service Extension Request No. 4577R, which will provide water service to a proposed single-family development located at 1300 Lost Creek Boulevard.

City Clerk

4. Approve an ordinance amending Ordinance No. 20240814-012 ordering the November 5, 2024, general election and special charter amendment election to remove references to the charter amendment election; amending Ordinance Nos. 20240814-012 and 20240814-013 ordering the November 5, 2024, general and special elections to repeal and replace Exhibit A (main early voting location and hours and early voting clerk information); to add Exhibit B (English and Spanish versions of the ordinances calling the elections), Exhibits C and D (election day and early voting polling places), Exhibit E (executed contracts for election services and executed joint election agreements), and Exhibits F, G, and H (lists of election day judges, central counting station staff, and early voting ballot board members); and declaring an emergency.

Economic Development Department

5. Authorize negotiation and execution of an interlocal contract with Worksource Greater Austin Area Workforce Board, d/b/a Workforce Solutions Capital Area, to provide workforce training, childcare services, and job placement assistance for mobility and infrastructure related positions for a term of 12 months, in an amount not to exceed \$5,000,000, for the implementation of the Austin Infrastructure Academy.

Financial Services

6. Approve a resolution adopting the City of Austin Fiscal Year 2024-2025 Investment Policy.
7. Approve an ordinance amending the Fiscal Year 2024-2025 Financial Services Department Operating Budget Special Revenue Fund (Ordinance No. 20240814-007) to reallocate \$920,000 of American Rescue Plan Act funding appropriations related to the Coronavirus disease outbreak and recovery efforts to increase funding for homelessness services.

Financial Services- Contracts

8. Authorize execution of a contract for self-contained breathing apparatus air cylinders, air packs, and replacement parts with Heat Safety Equipment LLC, for up to five years for a total contract amount not to exceed \$900,000.
9. Authorize negotiation and execution of an amendment to a contract for continued fuel credit card services with Wex Bank d/b/a Wright Express Fsc, to increase the amount by \$1,500,000 and to extend the term by one year for a revised total contract amount not to exceed \$3,694,398.
10. Authorize negotiation and execution of a contract for executive relocation services with Cartwright International Van Lines, Inc. d/b/a Cartwright Relocation Services, for up to five years for a total contract amount not to exceed \$1,500,000.
11. Authorize negotiation and execution of a contract for project management software licensing, maintenance, and support services with Softek International Inc. d/b/a Softek, for up to five years for a total contract amount not to exceed \$1,700,000.

12. Ratify a contract for employee workstation cubicles with AFMA, Inc. d/b/a Core Office Interiors or Austin Business Furniture, in the amount of \$102,858.
13. Authorize negotiation and execution of multiple cooperative contracts for vehicles and equipment through the Houston-Galveston Area Council; Sourcewell; Local Government Purchasing Cooperative, administered by Texas Association of School Boards, Inc.; General Service Administration; Omnia Partners; Texas Multiple Award Schedule; and NASPO ValuePoint, each for up to five years for total contract amounts not to exceed \$386,000,000, divided among the contractors.
14. Authorize execution of a contract for security and fire alarm system monitoring and maintenance services with DG Investments Intermediate Holdings 2, Inc. d/b/a Convergent Technologies LLC, for up to five years for a total contract amount not to exceed \$1,656,670.
15. Authorize execution of a contract for construction services for the Colony Park Sustainable Community Infrastructure project with Smith Contracting Co., Inc., in the amount of \$2,222,685, plus a \$222,269 contingency, for a total contract amount not to exceed \$2,444,954.

District(s): District 1

16. Authorize negotiation and execution of six contracts for planning service consultants with AECOM Technical Services Inc.; HR&A Advisors Inc.; Lionheart Places LLC d/b/a Lionheart; Perkins & Will Inc. d/b/a Perkins+ Will, Inc.; Skidmore, Owings & Merrill LLP d/b/a SOM; and The Goodman Corporation, each for up to five years for total contract amounts not to exceed \$5,500,000, divided among the contractors.

Homeless Strategy Office

17. Ratify an amendment to the agreement with Urban Alchemy to provide emergency shelter and supportive services to people experiencing homelessness, to add one-time funding in an amount not to exceed \$3,424,807 for the 12-month term beginning on September 30, 2024, for a revised total agreement amount not to exceed \$20,201,542.

Intergovernmental Relations

18. Authorize execution of professional services agreements with Focused Advocacy, LLC; Nora Del Bosque; Cliff Johnson; Ross Peavey; Jaclyn Uresti; Clayton Pope; Public Blueprint, LLC; and Russell T. Kelley, d/b/a Blackridge, to provide state agency and legislative representation, and with CapitalEdge Strategies LLC to provide federal agency and legislative representation and consulting services for two-year terms for a total amount not to exceed \$888,000 divided among the firms.

Law

19. Approve an ordinance amending City Code Title 2 (Administration) to add Chapter 2-18 (Ballot Propositions) relating to assignment of alphabetical letters to identify ballot propositions in future elections.

Management Services

20. Adopt the Austin/Travis County Food Plan, which was co-created with the community to set clear goals and strategies to move toward a more equitable, sustainable, and resilient food system.

Police

21. Approve an ordinance amending the Fiscal Year 2024-2025 Austin Police Department Operating Budget Special Revenue Fund (Ordinance No. 20240814-007) to accept and appropriate \$500,000 in grant funds from the United States Department of Justice, Office on Violence Against Women for the Austin Collective Sex Crimes Response Model Project.

Item(s) from Council

22. 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.
23. Approve a resolution directing the City Manager to conduct a cost-benefit analysis to determine effective financial or other strategies for public safety personnel recruitment, including, but not limited to housing and other options for public safety cadet class participants.

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

24. Approve an ordinance authorizing the dedication of the City-owned properties located at 11703 Charing Cross Road, 11605 February Drive, 1137 Saucedo Street, 1412 Fort Branch Boulevard, and 2011 East 9th Street as parkland.

Sponsors: Council Member Alison Alter, Council Member Ryan Alter, Council Member José Velásquez, and Council Member Natasha Harper-Madison

25. Approve an ordinance waiving or reimbursing of certain fees related to the Manuel "Cowboy" Donley Tribute to be held at Parque Zaragoza on September 28, 2024.

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

26. Approve a resolution directing the City Manager to identify and define leadership roles and responsibilities, as well as work with co-partners, to implement the Austin/Travis County Food Plan (Plan) including funding now and in the next fiscal year, and identify and prioritize Plan strategies to address racial inequities, displacement, food insecurity, food workers, and emergency preparedness.

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

27. Approve an ordinance waiving or reimbursing certain fees related to the Transformative Youth Justice Program activities to be held at the Long Center on October 17, 2024, and December 12, 2024.

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

28. Approve a resolution directing the City Manager to perform a cost estimate for City employee participation in election activities, and analysis of different methods for improving voter registration efforts within the City and explore intergovernmental opportunities for voter registration at City facilities.

Sponsors: Council Member Zohaib "Zo" Qadri, Council Member Alison Alter, Council Member Vanessa Fuentes, and Council Member José "Chito" Vela

29. Approve a resolution directing the City Manager to conduct a planning study of the CityLeap concept of reallocating public right-of-way to dedicated bike or transit infrastructure and to prepare a report providing implementation recommendations for Council consideration.

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

Non-Consent

Item(s) Referred from Council Committee(s)

30. Adopt the City of Austin Employee's Retirement System and City of Austin Funding Policy.

Sponsors: Audit and Finance Committee

31. Approve a resolution appointing Margaret Shaw to the Austin Convention Enterprises Board.

Sponsors: Audit and Finance Committee

10:30 AM - Austin Housing Finance Corporation Meeting

32. The Mayor will recess the City Council meeting to conduct a Board of Director's Meeting of the Austin Housing Finance Corporation. Following adjournment of the AHFC Board Meeting the City Council will reconvene.

Public Hearings and Possible Actions

33. Conduct a public hearing and consider an ordinance amending Ordinance No. 20170518-070 to authorize the addition of a new neighborhood, the Springwoods Park Neighbors Neighborhood Association, to the Restricted Front and Side Yard Parking Area Map in accordance with City Code Section 12-5-29.

34. Conduct a public hearing and consider an ordinance amending City Code Title 25 (Land Development) to create a new zoning district for a density bonus program focused on preserving and creating creative spaces and performance venues that includes, at a minimum, modified site requirements in exchange for preserving or creating creative spaces or performance venues or paying fees-in-lieu that would be used to preserve or create creative spaces and performance venues.

35. Conduct a public hearing and consider a request by Success Foods Management Group, LLC d/b/as Torchy's Tacos, located at 1822 S. Congress Avenue, 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.

36. 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.
37. Conduct a public hearing and consider a resolution related to an application by ECG Rundberg, LP, or an affiliated entity, for housing tax credits for the construction of a multifamily development to be financed through the private activity bond program to be known as Rundberg Flats, located within the City at or near 204 East Rundberg Lane, Austin, Texas 78753.
38. Conduct a public hearing and consider a resolution related to an application by ECG Loyola, LP, or an affiliated entity, for housing tax credits for the construction of a multi-family development to be financed through the private activity bond program and to be known as Loyola Flats, located within the City at or near 6700 Decker Lane, 6900 ½ Decker Lane, and 8404 Loyola Lane, Austin, Texas 78724.
39. Conduct a public hearing and consider an ordinance adopting the Second Amendment to the Agreement Concerning Creation and Operation of Sunfield Municipal Utility District Nos.1, 2, 3 and 4. This amendment impacts Sunfield Municipal Utility District No. 2, which is located in Austin's Limited Purpose jurisdiction and includes approximately 575 acres located east of IH 35 along the Travis and Hays County line, south of Turnersville Road on both sides of the proposed extension of Loop 4 in Council District 5. Case number: C12M-2024-0015.

12:00 PM - Public Communication: General

Lecia Sud - Time to focus on Austin

Carol Silverberg - TBD

Jonathan Ezemba - NA

Carli Rabinovitch - TBD

Antonio Cortez Duran - Austin's budget it sends to Israel and where the funds could be better spent/ the anti Arab/ Muslim/ Palestinian hate crimes rising here

Sandra Hoffman - TBD

Luai Abou-Emara - TBD

Jayme Sigler - NA

MICHAEL LUXEMBURG - General Comment

Valerie Michalecki - TBD

Live Music

Lindsey Rose Black

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

40. NPA-2022-0005.01 - Vargas Mixed Use - Conduct a public hearing and approve an ordinance amending Ordinance No. 010927-05 the Montopolis Neighborhood Plan, an element of the Imagine Austin Comprehensive Plan, to change the land use designation on the future land use map (FLUM) on property locally known as 400 Vargas Road and 6520 Lynch Lane (Country Club East and Colorado River Watersheds) from Commercial to Mixed Use land use. Staff Recommendation and Planning Commission Recommendation: To grant Mixed Use land use. Owner/Applicant: Vargas Properties I LTD & Jayco Holdings I LTD. Agent: Thrower Design, LLC (A. Ron Thrower and Victoria Haase). City Staff: Maureen Meredith, Planning Department, (512) 974-2695.

District(s): District 3

41. C14-2022-0107 - Vargas Mixed Use - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 400 Vargas Road and 6520 Lynch Lane (Country Club East and Colorado River Watersheds). Applicant Request: To rezone from community commercial-neighborhood plan (GR-NP) combining district zoning to general commercial services-density bonus 90-neighborhood plan (CS-DB90-NP) combining district zoning on Tract 1 and to rezone from neighborhood commercial-neighborhood plan (LR-NP) combining district zoning to neighborhood commercial-density bonus 90-neighborhood plan (LR-DB90-NP) combining district zoning on Tract 2. Staff Recommendation and Planning Commission Recommendation: To grant general commercial services-conditional overlay-density bonus 90-neighborhood plan (CS-CO-DB90-NP) combining district zoning on Tract 1 and neighborhood commercial-density bonus 90-neighborhood plan (LR-DB90-NP) combining district zoning on Tract 2. Owner/Applicant: Vargas Properties I Ltd and Jayco Holdings I Ltd (Jay Chernosky). Agent: Thrower Design, LLC (A. Ron Thrower). City Staff: Nancy Estrada, Planning Department, 512-974-7617.

District(s): District 3

42. 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

43. 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

44. C14-05-0151(RCT) - 8420 Longview RC Termination - Conduct a public hearing and approve a restrictive covenant termination on a property locally known as 8420 Longview Road and 3114 Cameron Loop (Williamson Creek Watershed). Applicant Request: To terminate the public restrictive covenant associated with zoning case C14-05-0151. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant the public restrictive covenant termination. Owner/Applicant: SB Longview LLC (Zachary Greenky). Agent: Armbrust & Brown, PLLC (Michael J. Whellan). City Staff: Nancy Estrada, Planning Department, 512-974-7617.

District(s): District 5

45. C14-2023-0048 - 7500 Burnet - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 7500 Burnet Road and 2412 Richcreek Road (Shoal Creek Watershed). Applicant Request: To rezone from 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. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant general commercial services-mixed use-vertical mixed use building-conditional overlay-density bonus 90 (CS-MU-V-CO-DB90) combining district zoning. Owner/Applicant: 7500 Burnet LP & Allandale Commons LLC (Case Lowry). Agent: Alice Glasco Consulting (Alice Glasco). City Staff: Nancy Estrada, Planning Department, 512-974-7617.

District(s): District 7

46. C14-2024-0091 - Future Project - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 12530 Research Boulevard (Walnut Creek Watershed). Applicant Request: To rezone from community commercial-mixed use (GR-MU) combining district zoning and limited office-mixed use (LO-MU) combining district zoning to commercial liquor sales (CS-1) district zoning. Staff Recommendation: To deny commercial-liquor sales (CS-1) district zoning. Zoning and Platting Commission Recommendation: To grant commercial-liquor sales-mixed use-conditional overlay (CS-1-MU-CO) combining district zoning for Tract 1 and limited office-mixed use (LO-MU) combining district zoning for Tract 2. Owner/Applicant: Gyro Plus LLC (Mohammed Arami). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 10

47. C14-2024-0101 - Scofield Farms Rezoning - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1603 and 1605 West Parmer Lane and 12424 Scofield Farms Drive (Walnut Creek Watershed).

Applicant Request: To rezone from community commercial-conditional overlay (GR-CO) combining district zoning and multifamily residence-low density (MF-2) district zoning to community commercial-mixed use (GR-MU) combining district zoning. Staff Recommendation: To grant community commercial-mixed use (GR-MU) combining district zoning. Zoning and Platting Commission Recommendation: To grant community commercial-mixed use-conditional overlay (GR-MU-CO) combining district zoning. 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

48. 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

49. 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

50. 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

51. C14-2023-0135 - 1500 & 1600 Royal Crest - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1500 and 1600 Royal Crest Drive (Lady Bird Lake Watershed). Applicant Request: To rezone from East Riverside Corridor (ERC) base district (urban residential subdistrict) zoning to East Riverside Corridor (ERC) base district (corridor mixed use subdistrict) zoning and to increase the maximum building height to 160 feet through participation in a density bonus

program. Staff Recommendation and Planning Commission Recommendation: To grant East Riverside Corridor (ERC) base district (corridor mixed use subdistrict) zoning and to increase the maximum building height to 160 feet through participation in a density bonus program. Owner/Applicant: 1500 Royal Crest LP (Anthony Clarke). Agent: Drenner Group, PC (Amanda Swor). City Staff: Nancy Estrada, 512-974-7617, Planning Department.

District(s): District 3

52. NPA-2023-0002.01 - Christ Church Planning - Conduct a public hearing and approve an ordinance amending Ordinance No. 990513-70 the East Cesar Chavez 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 112 and 206 Medina, 1005 and 1010 East 2nd Street, and 105 San Marcos Street (Waller Creek Watershed) from Single Family, Recreation and Open Space, and Civic to Mixed Use land use. Staff Recommendation and Planning Commission Recommendation: To grant Mixed Use land use. Owner/Applicant: Christ Church of Central Austin. Agent: Thrower Design, LLP (Victoria Haase and Ron Thrower). City Staff: Maureen Meredith, Planning Department, (512) 974-2695.

District(s): District 3

53. C14-2024-0010 - Christ Church Planning - SOUTH - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 112 Medina, 1005 East 2nd Street, and 105 San Marcos Street (Waller Creek Watershed). Applicant Request: To rezone from family residence-neighborhood plan (SF-3-NP) combining district zoning to general commercial services-mixed use-conditional overlay-density bonus 90-neighborhood plan (CS-MU-CO-DB90-NP) combining district zoning. Staff Recommendation: To grant neighborhood commercial-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (LR-MU-V-CO-NP) combining district zoning. Planning Commission Recommendation: To grant general commercial services-mixed use-conditional overlay-density bonus 90-neighborhood plan (CS-MU-CO-DB90-NP) combining district zoning, as amended. Owner/Applicant: Christ Church of Central Austin. Agent: Thrower Design, LLC (Ron Thrower and Victoria Haase). City Staff: Jonathan Tomko, 512-974-1057.

District(s): District 3

54. C14-2024-0017 - Christ Church Planning - NORTH - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 206 Medina and 1010 East 2nd Street (Waller Creek Watershed). Applicant Request: To rezone from family residence-neighborhood plan (SF-3-NP) combining district zoning to general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district zoning. Staff Recommendation: To grant neighborhood commercial-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (LR-MU-V-CO-NP) combining district zoning. Planning Commission Recommendation: To grant general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district zoning, as amended. Owner/Applicant: Christ Church of Central Austin. Agent: Thrower Design, LLC (Ron Thrower and Victoria Haase). City Staff: Jonathan Tomko, 512-974-1057.

District(s): District 3

55. NPA-2023-0010.02 - East 2nd Street - 2300 Block - Approve second and third readings of an ordinance amending Ordinance No. 011213-43 the Holly 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 109, 111, and 113 Mildred Street and 2305, 2307, and 2311 East 2nd Street (Lady Bird Lake Watershed) from Single Family to Mixed Use land use. First Reading approved September 12, 2024. Vote: 11-0. Owners/Applicants: Patrica Ann Pope; LaFayette 2109, LLC; and Isdale Investments, LLC; and Emily Kolb Isdale. Agent: Armbrust & Brown, PLLC (Michael J. Whellan). City Staff: Maureen Meredith, Planning Department, (512) 974-2695.

District(s): District 3

56. C14-2024-0027 - East Cesar Chavez - 2300 Block - Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 109, 111, and 113 Mildred Street, 2305, 2307, 2309, 2311, 2315, and 2317 East 2nd Street, and 2300, 2302, 2304, 2306, 2308, 2324, 2328, and 2326 East Cesar Chavez Street (Lady Bird Lake Watershed) from family residence-neighborhood plan (SF-3-NP) combining district zoning, general commercial services-conditional overlay-mixed use-neighborhood (CS-CO-MU-NP) combining district zoning, limited office-neighborhood plan (LO-NP) combining district zoning, and limited office-conditional overlay-mixed use-neighborhood plan (LO-CO-MU-NP) combining district zoning to general commercial services-mixed use-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-MU-V-CO-DB90-NP) combining district zoning, with a reduction of the ground floor commercial requirement. First Reading approved September 12, 2024. Vote: 11-0. Owner/Applicant: Patrica Ann Pope; LaFayette 2109, LLC; Isdale Investments, LLC; Emily Kolb Isdale; 2324-ECC-Arc LLC; 2400 ECC-Arc LLC; 2317 E 2nd-Arc LLC. Agent: Armbrust & Brown, PLLC (Michael Whellan). City Staff: Jonathan Tomko, Planning Department, (512) 974-1057.

District(s): District 3

57. C14-2024-0066 - 1500 Crossing Place - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1300 1/2, 1400, 1500, 1500 1/2, 1600 1/2, 1700 1/2, and 1706 1/2 Crossing Place (Country Club West Watershed). Applicant Request: To rezone from East Riverside Corridor (ERC) base district (urban residential subdistrict) zoning to East Riverside Corridor (ERC) base district (corridor mixed use subdistrict) zoning, to include the entire lot in the hub boundary, and to increase the maximum building height to 160 feet through participation in a density bonus program. Staff Recommendation and Planning Commission Recommendation: To grant East Riverside Corridor (ERC) base district (corridor mixed use subdistrict) zoning, to include the entire lot in the hub boundary, and to increase the maximum building height to 160 feet through participation in a density bonus program. Owner/Applicant: 1500 Crossing Place Apartments. Agent: Armbrust & Brown PLLC (Michael J. Whellan). City Staff: Jonathan Tomko, 512-974-1057.

District(s): District 3

58. C14-2024-0081 - 830 Airport DB90 Rezoning - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 830 and 838 Airport Boulevard and 917 and 923 Shady Lane (Boggy Creek Watershed). Applicant Request: To rezone from general commercial services-mixed use-vertical mixed use

building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district zoning and general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district zoning to general commercial services-mixed use-vertical mixed use building- conditional overlay-density bonus 90-neighborhood plan (CS-MU-V-CO-DB90-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant general commercial services-mixed use-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-MU-V-CO-DB90-NP) combining district zoning. Owner/Applicant: 838 Airport 2017, LP. Agent: Armbrust & Brown PLLC (Michael J. Whellan). City Staff: Jonathan Tomko, 512-974-1057.

District(s): District 3

59. C14-2024-0075 - 9012 Research - Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 9000, 9010, 9012, 9014, 9014 1/2 Research Boulevard Service Road Southbound (Little Walnut Creek Watershed). Applicant Request: To rezone from general commercial services-neighborhood plan (CS-NP) combining district zoning and commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district zoning to commercial-liquor sales-mixed use-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-1-MU-V-CO-DB90-NP) combining district zoning. First Reading approved September 12, 2024. Vote: 11-0. Owner/Applicant: Austin Home Center Associates. Agent: Armbrust & Brown, PLLC (Michael J. Whellan). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 4

60. C14-2023-0110 - 1230 East 38th 1/2 Street - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1230, 1300, 1400, 1402, and 1406 East 38th Half Street (Boggy Creek Watershed) from general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district zoning to general commercial services-mixed use-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-MU-V-CO-DB90-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant general commercial services-mixed use-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-MU-V-CO-DB90-NP) combining district zoning. Owner/Applicant: 38th Half St Holding LLC, 1230 E. 38th Half St Holding 2 LLC, Cherrywood Austin LLC, 706 W 34th LLC, Nasteb Keystone Family LTD. Agent: Drenner Group, PC (Amanda Swor). City Staff: Jonathan Tomko, Planning Department, 512-974-1057.

District(s): District 9

61. C14-2024-0080 - 5931 Dillard Circle Rezoning - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 5931 and 6003 1/2 Dillard Circle (Waller Creek and Tannehill Branch Watershed). Applicant Request: To rezone from general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district zoning to general commercial services-mixed use-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-MU-V-CO-DB90-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant general commercial services-mixed use-vertical mixed use building-conditional

overlay-density bonus 90-neighborhood plan (CS-MU-V-CO-DB90-NP) combining district zoning. Owner/Applicant: Montwalk Holdings LTD. Agent: HD Brown Consulting (Amanda Brown). City Staff: Cynthia Hadri, Planning Department, 512-974-7620.

District(s): District 4

62. 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

63. C14-2023-0131 - E5ATX Rezone - Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 2613 and 2619 East 5th Street (Lady Bird Lake Watershed) from neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district zoning and community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district zoning to general commercial services-mixed use-conditional overlay-density bonus 90-neighborhood plan (CS-MU-CO-DB90-NP) combining district. First reading approved on August 29, 2024. Vote 8-1. Council Member Velasquez voted against. Owner/Applicant: E5ATX LLC. Agent: Thrower Design, LLC (Victoria Haase). City Staff: Jonathan Tomko, Planning Department, 512-974-1057.

District(s): District 3

64. C814-2014-0083.01 - Sunfield Planned Unit Development Amendment #1 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1901 Turnersville Road, southwest corner of Turnersville Road and South Turnersville Road (Rinard Creek, Plum Creek, and Onion 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: Sunfield Investments LLC; Sunfield Development LLC (Ryan Burkhardt). Agent: Jackson Walker, LLP (Pamela Madere). City Staff: Nancy Estrada, Planning Department, 512-974-7617.

65. NPA-2022-0020.01 - Industrial Blvd and Terry O Ln - Approve second and third readings 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 Blvd 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. 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

66. C14-2022-0062 - Industrial Blvd & Terry O Lane - Approve second and third readings 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. 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

67. C814-2023-0027 - 311-315 South Congress PUD - Conduct a public hearing and approve 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. Staff Recommendation and Planning Commission Recommendation: To grant planned unit development-neighborhood plan (PUD-NP) combining district zoning. 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

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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.