



Thursday, September 26, 2024

The City Council will convene at 10:00 AM on Thursday, September 26, 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 – Downtown Austin Community Court’s 25th Anniversary – To be presented by Council Member Natasha Harper-Madison

Proclamation – Domestic Violence Awareness Month– To be presented by Council Member José Velásquez and Council Member Vanessa Fuentes

Proclamation – Digital Inclusion Week – To be presented by Council Member Vanessa Fuentes

Proclamation – Con Mi MADRE Day – To be presented by Council Member Vanessa Fuentes

Proclamation – Emergency Preparedness Month – To be presented by Council Member Mackenzie Kelly

10:00 AM – City Council Convenes

Consent Agenda

Approval of Minutes

1. Approve the minutes of the Austin City Council regular meeting of August 29, 2024, special called meeting of September 12, 2024, and regular meeting of September 12, 2024.

Animal Services Office

2. Approve an ordinance amending City Code Section 3-2-5 (Proper Care of Animals) relating to the responsibility of owners to microchip certain animals.

Austin Energy

3. Authorize Austin Energy to issue rebates for multifamily and commercial customer energy efficiency measures during Fiscal Year 2024-2025 in the aggregate amounts of \$3,450,000 for multifamily programs and \$3,300,000 for commercial programs, for a total combined amount not to exceed \$6,750,000.
4. Authorize Austin Energy to issue commercial and multifamily solar incentives during Fiscal Year

2024-2025, in aggregate amounts not to exceed \$4,000,000 for customer-sited commercial solar installations and \$3,000,000 for customer-sited multifamily installations, for a total combined amount not to exceed \$7,000,000.

5. Approve issuance of capacity-based incentives to Eanes Independent School District, for installation of solar electric systems on their facilities located at 3301 Pinnacle Road, 1110 Westbank Drive, 4100 Westbank Drive, 1203 South Capital of Texas Highway, 6401 Cedar Street, 601 Camp Craft Road, 4100 Westbank Drive, 1314 Patterson Road, and 9201 Scenic Bluff Drive, in an amount not to exceed \$2,725,127.

Austin Water

6. 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.
7. Approve a resolution authorizing Austin Water to continue the GoPurple pilot program and issue incentives on a pilot basis during Fiscal Year 2024-2025 for alternative onsite water reuse systems and reclaimed water connections for new commercial, mixed use, and multi-family developments in the total aggregate amount of \$4,000,000, with a reimbursement amount not to exceed \$500,000 per project.
8. 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.

Aviation

9. Approve a resolution regarding the Second Amended and Restated Hotel Management Agreement between Austin-Bergstrom Landhost Enterprises, Inc. and Boykin Prospera, LLC for the operation of the Hilton Austin Airport Hotel, a full-service hotel located at Austin-Bergstrom International Airport.

Communications and Technology Management

10. Authorize negotiation and execution of an interlocal agreement with Travis County Emergency Services District #13 to include this agency as an associate participant in the Greater Austin-Travis County Regional Radio System, allowing two-way radio and dispatch console voice and data radio communication between the regional system and agency vehicles and personnel, and allowing for automatic 12-month renewals.
11. Authorize negotiation and execution of interlocal agreements with Eanes Independent School District, Travis County Emergency Services District #13, and Bastrop/Travis Counties Emergency Services District #1 authorizing the City to perform two-way radio communication and related equipment installations, maintenance, programming, repair services, and consultations paying the

City on a reimbursement basis and allowing for automatic 12-month renewals.

Economic Development Department

12. Approve an ordinance establishing a new program under Chapter 380, Texas Local Government Code, entitled the Place-Based Enhancement Program, in compliance with Council's approved Chapter 380 Policy, that will provide financing to fill funding gaps in projects that deliver high levels of community benefits.
13. Approve an ordinance amending Ordinance No. 20180830-057, which established the City's Business Expansion Program Guidelines which give high priority consideration of expansion projects that provide above industry standard compensation for middle-skill workers, maximize meaningful labor force participation, connect with small and local businesses with expansion opportunities, and yield benefits to the community beyond local tax base contribution, to update the requirements and elements of this program to improve the program eligibility criteria, refining the community benefits compliance metrics and improving the application process.
14. Approve a resolution adopting the Economic and Cultural District Framework Policy, that will guide Council in providing capacity and financial support to assist in the formation of and ongoing support of economic and cultural districts in the City.

Financial Services

15. Approve an ordinance authorizing the issuance of City of Austin, Texas, Combination Tax and Surplus Revenue Certificates of Obligation, Series 2025 (CWSRF), related to a loan from the Texas Water Development Board through the Clean Water State Revolving Fund (CWSRF), in a par amount not to exceed \$22,160,000 and approve related documents.
16. Approve an ordinance amending the Fiscal Year 2024-2025 Economic Development Department Economic Incentives Reserve Fund (Ordinance No. 20240814-007) to increase appropriations by \$993,700 for a transfer to the Mueller Local Government Corporation, as required by the Contract Revenue Bonds, Series 2006 Indenture and Grant Agreement.

Financial Services- Contracts

17. Authorize negotiation and execution of a contract for preconstruction and construction services for the Concourse B and Tunnel Project, part of the airport expansion program, with Hensel Phelps Construction Company, in an amount not to exceed \$1,031,000,000.

District(s): District 2

18. Authorize negotiation and execution of a contract for water protection and industrial waste compliance software with Klir Inc., for up to five years for a total contract amount not to exceed \$2,400,000.
19. Authorize negotiation and execution of a contract for Lakeside Raptor fine screen equipment with Lakeside Equipment Corp., in an amount not to exceed \$169,000.

20. Authorize negotiation and execution of various contracts during Fiscal Year 2024-2025 for the purchase of deliverables-based information technology services for all City departments, for up to five years in an amount not to exceed \$30,000,000, divided among the contractors.
21. Authorize negotiation and execution of a contract for an adapted security solutions subscription and support with Freeit Data Solutions Inc., for up to five years for a total contract amount not to exceed \$4,450,000.
22. Authorize negotiation and execution of a contract for background screening services and monitoring with Sterling Infosystems, Inc. d/b/a Sterling, for up to five years for a total contract amount not to exceed \$2,646,500.
23. Authorize execution of a contract for household furniture and appliances with Cort Business Services Corporation, for up to four years for a total contract amount not to exceed \$1,027,200.
24. Authorize execution of a contract for reinforced concrete pipe for projects with KLP Commercial, LLC d/b/a KLP Construction Supply, in an amount not to exceed \$150,000.
25. Authorize negotiation and execution of a contract for psychological evaluation services with Brandy P Miller, Ph.D., P.C., for up to five years for a total contract amount not to exceed \$640,000.
26. Authorize negotiation and execution of a contract to provide an identity and access management security tool suite with CDW LLC d/b/a Sirius Computer Solutions, LLC d/b/a CDW Government LLC, for a term of three years in an amount not to exceed \$3,000,000.
27. Authorize execution of four contracts for trucking, hauling, and disposal services with Brian Castro d/b/a B. Castro Trucking, Lewis Clark Trucking, LLC, Melendrez Trucking LLC, and MG Limon Corporation d/b/a Limon Construction, each for up to five years for total contract amounts not to exceed \$5,600,000, divided among the contractors.
28. Authorize negotiation and execution of a contract for aircraft painting goods and services with Helicopter Services, Inc. d/b/a Helicopter Services, in an amount not to exceed \$97,055.
29. Authorize negotiation and execution of a contract for Megaport enterprise data services used to connect the City network to data center providers, including Oracle, Microsoft, and Amazon, with Petrosys Solutions Inc. d/b/a Psi technology Inc. or Psi technology, for up to five years for a total contract amount not to exceed \$825,000.
30. Authorize negotiation and execution of an amendment to a contract for the continued lease, installation, and maintenance of multifunctional devices and managed services with Xerox Corporation d/b/a Xerox Government Systems LLC, to increase the amount by \$5,000,000 for a revised total contract amount not to exceed \$33,693,940.
31. Authorize negotiation and execution of three contracts for wood utility poles with Koppers Utility and Industrial Products Inc., Techline Inc., and Texas Electric Cooperatives, each for up to five years for total contract amounts not to exceed \$15,000,000, divided among the contractors.
32. Authorize negotiation and execution of a contract for call center quality monitoring services with The

Northridge Group, Inc., for up to five years for a total contract amount not to exceed \$4,000,000.

33. Authorize negotiation and execution of an amendment to a contract for continued hosted software for valuing, simulation, and managing Austin Energy's energy portfolio with Ascend Analytics, LLC, to increase the amount by \$340,000 for a revised total contract amount not to exceed \$1,660,000.
34. Authorize execution of a contract for crane rental and operation services with GAC Equipment LLC d/b/a Austin Crane Service, for up to three years for a total contract amount not to exceed \$1,000,000.
35. Authorize negotiation and execution of a contract for utility advanced metering infrastructure services with Landis+Gyr Technology Inc., for up to ten years for a total contract amount not to exceed \$89,000,000.
36. Authorize negotiation and execution of a contract for decommission and removal of District Cooling Plant #4 at Austin Convention Center with Texas Airsystems, LLC d/b/a Texas Airsystems, in an amount not to exceed \$1,597,778.

District(s): District 9

37. Authorize amendments to two contracts for continued generator maintenance, repair, and rental with Clifford Power Systems Inc. and Aggreko Holdings Inc. d/b/a Aggreko LLC, to increase the amounts by \$4,200,000 for revised total contract amounts not to exceed \$7,450,000, divided between the contractors.
38. Authorize negotiation and execution of a contract for pre-construction and construction services for the Arrivals and Departures Hall project, part of the airport expansion program, with Austin Commercial LP, in an amount not to exceed \$820,000,000.

District(s): District 2

39. Authorize negotiation and execution of a professional services contract for design and construction phase services for the Arrivals and Departures Hall project, part of the airport expansion program, with Skidmore, Owings & Merrill LLP, in an amount not to exceed \$45,000,000.

District(s): District 2

40. Authorize execution of a contract for construction services for the South Austin Regional Wastewater Treatment Plant (SAR) Elevated Tank Rehab & Improvements - Package 2 project with Blastco Texas, Inc., in the amount of \$2,292,000, plus a \$229,200 contingency, for a total contract amount not to exceed \$2,521,200.

District(s): District 2

41. Authorize execution of a contract for construction services for the Gillis Street Water and Wastewater Pipelines Renewal project with Facilities Rehabilitation, Inc., in the amount of \$1,696,543, plus a \$169,654 contingency, for a total contract amount not to exceed \$1,866,197.

District(s): District 5

42. Authorize execution of a contract for construction services for the Indefinite Delivery/Indefinite Quantity (IDIQ) Stormwater Infrastructure Maintenance-Open Systems project with Cedar Hills

Construction, LLC, in the amount of \$3,000,000 for an initial 1-year term, with three 1-year extension options of \$3,000,000, for a total contract amount not to exceed \$12,000,000.

43. Authorize execution of a contract for construction services for the Timber Creek Substation project with Bobcat Heavy Civil, LLC, in the amount of \$9,752,169, plus a \$1,000,000 contingency, for a total contract amount not to exceed \$10,752,169.

District(s): District 2

44. Authorize negotiation and execution of a contract for incident reporting and case management software with Customer Expressions Corp, d/b/a Case IQ, for up to five years for a total contract amount not to exceed \$500,000.

45. Authorize negotiation and execution of a contract for sexual assault case review services with End Violence Against Women International, for up to two years for a total contract amount not to exceed \$200,000.

46. Authorize negotiation and execution of a contract for Google Cloud services and support with CDW LLC d/b/a Sirius Computer Solutions, LLC, CDW Government LLC, for up to five years for a total contract amount not to exceed \$8,000,000.

47. Authorize negotiation and execution of six contracts for comprehensive planning service consultants to align the Planning Department's mission 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 \$8,500,000, divided among the contractors.

48. Authorize negotiation and execution of amendments to three contracts for continued HVAC preventative maintenance and repair services with Entech Sales & Service LLC, JM Engineering, LLC, and TD Industries, Inc., to increase the amounts by \$1,428,000 for revised total contract amounts not to exceed \$11,015,000, divided among the contractors.

49. Authorize negotiation and execution of a contract for soil relocation with Triumvirate Environmental d/b/a Gruene Environmental Services, in an amount not to exceed \$1,138,448.

District(s): District 2

50. Approve a resolution delegating authority to the City Manager or designee to approve the type of procurement method used for certain construction projects that provides the City with the best value, as provided for in Section 252.021 of Texas Local Government Code and Section 2269.053 of the Texas Government Code.

Financial Services - Real Estate

51. Authorize negotiation and execution of all documents and instruments necessary or desirable to acquire a permanent electric transmission and distribution easement, consisting of approximately 0.0330 acres (1,438 square feet) of land generally located at 8601 South Congress Avenue, Austin, Texas 78745 from CL Oaks at Slaughter TX, LP in an amount not to exceed \$80,429.

District(s): District 2

Homeland Security & Emergency Management

52. Approve an ordinance accepting Federal Emergency Management Agency Public Assistance grant funds from the Texas Department of Emergency Management and amending the Fiscal Year 2023-2024 Operating Budget Special Revenue Fund (Ordinance No. 20230816-008) to appropriate funding in the amount of \$15,087,190 for Winter Storm Mara expenses.

Homeless Strategy Office

53. Authorize negotiation and execution of Amendment No. 1 to an 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 October 1, 2024, for a revised total agreement amount not to exceed \$20,201,542.

Police

54. Approve a resolution authorizing the submission of an application for, and acceptance of grant funding from, the State of Texas, Office of the Governor, Criminal Justice Division to implement the Austin Police Department Crime Lab Enhancement Project.
55. Approve a resolution authorizing the submission of an application for, and the acceptance of grant funding from the State of Texas, Office of the Governor, Criminal Justice Division to implement the Austin Police Department Austin First Responder Victims of Crime Act Project.
56. Approve a resolution authorizing the submission of an application to, and acceptance of grant funding from, the State of Texas, Office of the Governor, Criminal Justice Division to implement the Austin Police Department Regional Leadership & Extreme Ownership Training Project.
57. Approve a resolution authorizing the submission of an application for, and acceptance of grant funding from, the State of Texas, Office of the Governor, Criminal Justice Division to implement the Austin Police Department Sexual Assault Evidence Testing Project.
58. Approve an ordinance amending the Fiscal Year 2023-2024 Austin Police Department Operating Budget Special Revenue Fund (Ordinance No. 20230816-008) to accept and appropriate \$31,588 in grant funds from the Texas Motor Vehicle Crime Prevention Authority for the Auto Burglary and Theft Interdiction Project.
59. Approve a resolution authorizing a six-month extension of line-of-duty injury leave for Austin Police Department Officer Jessica Jacob through February 1, 2025, and an additional 200 hours for leave prior to August 25, 2024.
60. Authorize negotiation and execution of an interlocal agreement with Travis County for booking and related services at the Travis County Central Booking Facility from October 1, 2024, through December 31, 2024, for an amount not to exceed \$2,477,226.

Public Health

61. Authorize negotiation and execution of an extension to an interlocal agreement with the Texas Department of State Health Services to purchase human immunodeficiency virus medications under the federal Ryan White HIV/AIDS Part A grant program, for a two-year term ending on December 31, 2026, and to add funding in an amount not to exceed \$400,000 for a revised total agreement amount not to exceed \$800,000.
62. 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 an additional \$1,800,000 in grant funds from the United States Committee for Refugees and Immigrants, for the Refugee Health Grant.

Transportation and Public Works

63. Authorize negotiation and execution of an interlocal agreement with Travis County for the lease or rental of alcohol monitoring devices to support City residents participating in the Travis County Driving While Intoxicated Court Program and Transformative Youth Justice Program, from October 1, 2024, through September 30, 2025, with one 12-month extension option to renew in a total amount not to exceed \$132,800.
64. Authorize payment of the City's membership fees for Fiscal Year 2024-2025 to the Austin-San Antonio Corridor Council for the promotion of the region's economic development, in an amount not to exceed \$100,000.
65. Approve an ordinance amending City Code Section 12-4-64 (Speed Limits) to establish a maximum speed limit of 15 miles per hour on a segment of Vertex Boulevard and 15 miles per hour on a segment of Baythorne Drive for students attending Blazier Intermediate School; and declaring an emergency.

District(s): District 2

66. Approve an ordinance amending the Fiscal Year 2023-2024 Transportation and Public Works Department Special Revenue Budget (Ordinance No. 20230816-008) to accept and appropriate \$3,239,169 from the Texas Department of Transportation for the Highway Safety Improvement Program lighting projects on Slaughter Lane, Howard Lane, Bluff Springs Road, and McNeil Drive; and amending the Fiscal Year 2023-2024 Transportation and Public Works Department Capital Budget (Ordinance No. 20230816-008) to transfer in and appropriate \$3,239,169.
67. Approve a resolution authorizing the negotiation and execution of an advance funding agreement with the Texas Department of Transportation for the MetroBike Bike Share Program Expansion project for an estimated project cost of \$14,689,351 and the City's share of the estimated costs of \$2,823,325, plus any cost overruns.

Item(s) from Council

68. 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.

69. Approve a resolution directing the City Manager regarding the use of the historic preservation acquisition funds and collaboration with the Austin Economic Development Corporation, doing business as Rally Austin.
- Sponsors:** Council Member José Velásquez, Mayor Pro Tem Leslie Pool, Council Member Vanessa Fuentes, Council Member Ryan Alter, and Council Member Zohaib "Zo" Qadri
70. Approve an ordinance waiving or reimbursing certain fees related to Diversity Ethnic Chamber Alliance's Second Annual Small Business Opportunity Summit held at the Permitting and Development Center on August 9, 2024.
- Sponsors:** Council Member Alison Alter, Mayor Pro Tem Leslie Pool, Council Member Mackenzie Kelly, Council Member Paige Ellis, and Council Member José "Chito" Vela
71. Approve an ordinance waiving or reimbursing certain fees related to KAZI 88.7FM's SummerFest 2024 event held at Delores Duffie Recreation Center on August 24, 2024.
- Sponsors:** Council Member José "Chito" Vela, Council Member Alison Alter, Mayor Pro Tem Leslie Pool, and Council Member Paige Ellis
72. Approve a resolution directing the City Manager to identify funding to keep the Marshalling Yard Emergency Shelter (Marshalling Yard) open to serve individuals experiencing homelessness until an alternative emergency shelter is identified and operational, and improve the rate of exits from the Marshalling Yard to permanent housing.
- Sponsors:** Mayor Kirk Watson, Mayor Pro Tem Leslie Pool, Council Member José "Chito" Vela, Council Member Ryan Alter, and Council Member Zohaib "Zo" Qadri
73. Approve a resolution amending Resolution No. 021003-40 to add the Small Business Opportunity Summit hosted by the Diversity and Ethnic Chamber Alliance (DECA) as a City co-sponsored event and directing the City Manager to bring an ordinance to amend Ordinance No. 20240814-006 to add the Summit as a co-sponsored event for fiscal year 2024-2025 for which fees are waived and authorizing the City Manager to negotiate and execute a co-sponsorship Agreement with DECA, and include the Summit in the list of City co-sponsored events with fees waived annually in the ordinance adopted with the budget starting in fiscal year 2025-2026 as well as explore options to waive parking fees.
- Sponsors:** Council Member Alison Alter, Council Member Natasha Harper-Madison, Council Member José "Chito" Vela, Council Member José Velásquez, and Council Member Paige Ellis
74. Approve a resolution directing the City Manager to develop a revision to the ARPA Spending Framework to identify \$920,000 to support the Homelessness Engagement Assistance Response Team and bring the proposed revision to the City Council for approval at the October 10, 2024, Council meeting.
- Sponsors:** Council Member Zohaib "Zo" Qadri, Council Member Ryan Alter, Council Member Vanessa Fuentes, Council Member José "Chito" Vela, and Mayor Kirk Watson
75. Approve a resolution directing the review of certain project suggestions for consideration by the Bond Election Advisory Task Force, and to develop an open process for partnership proposals and related planning efforts.
- Sponsors:** Council Member Ryan Alter, Council Member Paige Ellis, Council Member Alison Alter, and Council Member José Velásquez

Non-Consent

Item(s) Referred from Council Committee(s)

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

Sponsors: Audit and Finance Committee

Eminent Domain

77. Approve a resolution authorizing the filing of eminent domain proceedings and payment to acquire the property interests needed for the Cap Ex South, CKT987&1031 Structure Relocation 2021 Project for the public use of relocating transmission electric structures and lines to accommodate the Texas Department of Transportation's expansion of Interstate Highway 35 (I-35), requiring the acquisition of an electric transmission and distribution easement, consisting of 0.1810 of one acre (7,884 square feet) being out of the William Cannon League Survey No. 19, Abstract No. 6, Travis County, Texas, being a portion of Lot 2, Foremost Lot 2, conveyed by special warranty deed, Document No. 2018031037 Official Public Records of Travis County, Texas, from OH Foremost, LP. The property is currently appraised at \$14,980 subject to an increase in value based on updated appraisals or a Special Commissioner's award. The owner of the needed property is OH Foremost, LP. The property is located at 00 Foremost Drive, Austin, Texas 78745. The general route of the project is along I-35 from State Highway 71 south to State Highway 45.

District(s): District 2

78. Approve a resolution authorizing the filing of eminent domain proceedings and payment to acquire the property interests needed for the Williamson Creek Interceptor Project for the public use of replacing a wastewater tunnel to increase capacity for future growth in the Williamson Creek basin and to mitigate impacts to parkland, requiring the acquisition of a sidewalk, trail and recreational easement being approximately 0.75 acre of land (32,805 square feet) consisting of two (2) tracts of land, Tract 1 containing 0.67 of an acre (29,373 square feet) and Tract 2 containing 0.08 of an acre (3,462 square feet), and an access easement being approximately 0.22 acre of land (9,463 square feet) of land, situated in the Santiago Del Valle Grant, Abstract No. 24, being a portion of Lot 1A of the amended plat of Lots 1 and 2, Block "A", Ogden Farms subdivision amended, a subdivision recorded as Document No. 201600308 of the Official Public Records of Travis County, Texas, currently appraised at \$1,249,875 subject to an increase in value based on updated appraisals or a Special Commissioner's award. The owner of the needed property is HAG RE CDT, LLC. The property is located at 5501 South Interstate Highway, Austin, Texas 78744. The general route of the project is along Williamson Creek, from South 1st Street to South Pleasant Valley Road.

District(s): District 2

10:30 AM - Austin Housing Finance Corporation Meeting

79. 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.

Briefings

80. Convention Center Expansion Update.

Public Hearings and Possible Actions

81. Conduct a public hearing and consider an ordinance which may deny, modify, or authorize a change in gas rates proposed by Texas Gas Service Company (TGSC) and may include an agreement to modify the proposed rates with TGSC.
82. Conduct a public hearing and approve an ordinance amending Ordinance No. 20201210-061 to reduce the day care center collection rate to zero under the City's Street Impact Fee Program.
83. Conduct a public hearing and consider a resolution related to an application by Cairn Point Montopolis, 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 Cairn Point Montopolis, located within the City at or near 1013 Montopolis Drive, Austin, Texas 78741.
84. 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.

District(s): District 5

12:00 PM - Public Communication: General

Melanie Susswein - City priorities

Chris Abbyad - NA

Arshia Papari - Students' call for Divestment from Israel, Ceasefire, and an Arms Embargo.

Meira Vedros - Public safety

Nina Ng - Tbd

Roy Woody - Austin support

Sidney Hollingsworth - NA

Shaira Ra - tax

Arielle Levy Marschark - There is no need for Anti-Israel and Anti-Jewish resolutions in Austin, TX. This isn't a local issue other than the rising hate of Jews in town feeling targeted.

Irene Heitsch - ADL

Live Music

Plan Sonidero

Executive Session

85. Discuss legal issues related to Cathy Cocco et al. v. City of Austin City Council, Cause No. D-1-GN-24-005425, in the 126th District Court, Travis County, Texas (Private consultation with legal counsel - Section 551.071 of the Texas Government Code).

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

86. C14-2024-0088 - OTX Design - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1907 Forestglade Drive (Williamson Creek Watershed). Applicant Request: To rezone from family residence-neighborhood plan (SF-3-NP) combining district zoning to limited office-mixed use-neighborhood plan (LO-MU-NP) combining district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant limited office-mixed use-neighborhood plan (LO-MU-NP) combining district zoning. Owner/Applicant: Destino View LLC (Richard Tang) Agent: Jessica Cotsonas City Staff: Beverly Villela, Planning Department, (512) 978-0740.

District(s): District 5

87. C14-2024-0082 - Wall Street - CPL Rezone - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 9010 Wall Street (Walnut Creek Watershed). Applicant Request: To rezone from rural residence (RR) district zoning to limited industrial service (LI) district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant limited industrial service-conditional overlay (LI-CO) combining district zoning. Owner/Applicant: Sonic Land Holdings LLC (Cory Roberts, MD., MBA). Agent: Land Answers (Tamara Mitchell). City Staff: Beverly Villela, Planning Department, (512) 978-0740.

District(s): District 1

88. C14-2024-0093 - 7901 Persimmon Trail - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 7901 Persimmon Trail (South Boggy Creek Watershed). Applicant Request: To rezone from mobile home residence (MH) district zoning to family residence (SF-3) district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant family residence (SF-3) district zoning. Owner/Applicant: Shane Hauptli and Carol Short. Agent: Keepers Land Planning (Ricca Keepers). City Staff: Beverly Villela, Planning Department, (512) 978-0740.

District(s): District 5

89. C14-2024-0089 - 7900 Persimmon Trail - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 7900 Persimmon Trail (South Boggy Creek Watershed). Applicant Request: To rezone from mobile home residence (MH) district

zoning to family residence (SF-3) district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant family residence (SF-3) district zoning. Owner/Applicant: Ana Cecilia Berry. Agent: Texas Permitting Solutions (Shae Willard). City Staff: Beverly Villela, Planning Department, (512) 978-0740.

District(s): District 5

90. C14-2024-0023 - 4507 Menchaca Rezoning - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 4505, 4507, 4507 1/2 Menchaca Road (Williamson Creek Watershed). Applicant Request: To rezone from limited office-neighborhood plan (LO-NP) combining district zoning to neighborhood commercial-neighborhood plan (LR-NP) combining district zoning. Staff Recommendation: To grant neighborhood commercial-neighborhood plan (LR-NP) combining district zoning. Planning Commission Recommendation: To grant neighborhood commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district zoning. Owner/Applicant: JBHR Project 16 LP (Nic Andreani). Agent: HD Brown Consulting (Amanda C. Brown). City Staff: Marcelle Boudreaux, 512-974-8094.

District(s): District 5

91. C14-2024-0105 - FM 969 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 6314 and 6400 FM 969 Road (Walnut Creek Watershed). Applicant Request: To rezone from general commercial services-mixed use-vertical mixed use building-neighborhood plan (CS- MU-V-NP) combining district zoning to general commercial services-mixed use-vertical mixed use building-density bonus 90-neighborhood plan (CS-MU-V-DB90-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant general commercial services-mixed use-vertical mixed use building-density bonus 90-neighborhood plan (CS-MU-V-DB90-NP) combining district zoning. Owner/Applicant: 6400 FM 969, LLC (Case Lowry). City Staff: Marcelle Boudreaux, 512-974-8094.

District(s): District 1

92. 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

93. NPA-2024-0016.02 - 5200 East 5th Street - Conduct a public hearing and approve an ordinance amending Ordinance No. 030327-12, the Govalle/Johnston Terrace 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 5200 East 5th Street (Colorado River Watershed) from Commercial to Mixed Use land use. Staff Recommendation and Planning Commission Recommendation: To grant Mixed Use land use. Owner/Applicant: CSW 5th St LLC. Agent: Drenner Group, PC (Amanda Swor). City Staff: Mark Walters, Planning Department, (512) 974-7695.

District(s): District 3

94. C14-2024-0037 - 5200 East 5th Street - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 5200 East 5th Street (Colorado River Watershed). Applicant Request: To rezone from 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: CSW 5th Street, LLC. Agent: Drenner Group, PC (Amanda Swor, AICP). City Staff: Jonathan Tomko, 512-974-1057.

District(s): District 3

95. 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

96. C14-2023-0139 - Oak Creek Village Phase 2 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 2302 Durwood Street and 2324 Wilson Street (East Bouldin Creek Watershed). Applicant Request: To rezone from multifamily residence highest density-conditional overlay-neighborhood plan (MF-6-CO-NP) combining district zoning to multifamily residence highest density-neighborhood plan (MF-6-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant multifamily residence highest density-neighborhood plan (MF-6-NP) combining district zoning. Owner/Applicant: 2018 Austin OCV, LLC (Rene Campos). Agent: Armbrust & Brown, PLLC (Michael Whellan). City Staff: Cynthia Hadri, Planning Department, 512-974-7620.

District(s): District 3

97. 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

98. C14-2024-0071 - Thornton Road Multifamily - Conduct a public hearing and approve 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. Staff Recommendation: To grant general commercial services-vertical mixed use building (CS-V) combining district zoning. Planning Commission Recommendation: To grant general commercial services-mixed use-vertical mixed use building-density bonus 90 (CS-MU-V-DB90) combining district zoning. 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

99. C14-2024-0106 - 1912 W 35th Street - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1912 West 35th Street (Johnson Creek Watershed). Applicant Request: To rezone from limited office (LO) district zoning to neighborhood commercial (LR) district zoning. Staff Recommendation and Planning Commission Recommendation: To grant neighborhood commercial (LR) district zoning. Owner/Applicant: 1912 W 35th St LLC, a Texas limited liability company (David Gibson). Agent: Armbrust & Brown, PLLC (Ferris Clements). City Staff: Cynthia Hadri, Planning Department, 512-974-7620.

District(s): District 10

100. C14-2024-0070 - Spec's Wines, Spirits & Finer Food - Conduct a public hearing and approve 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. Staff Recommendation and Planning Commission Recommendation: To grant commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district zoning. 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

101. 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

102. 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

103. NPA-2023-0013.01 - 200 W. Mary - Conduct a public hearing and approve an ordinance amending Ordinance No. 20020523-32 the Bouldin Creek 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 200 and 204 West Mary Street (East Bouldin Creek Watershed) from Single Family to Neighborhood Mixed Use land use. Applicant Request: To change the land use designation on the FLUM from Single Family to Mixed Use land use. Staff Recommendation and Planning Commission Recommendation: To grant Neighborhood Mixed Use land use. Owner/Applicant: Herb Bar Soco, LLC. Agent: Husch Blackwell, LLP (Nikelle Meade). City Staff: Maureen Meredith, Planning Department, (512) 974-2695.

District(s): District 9

104. C14-2023-0021 - 200 West Mary Street - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known 200 and 204 West Mary Street (East Bouldin Creek Watershed). Applicant Request: To rezone from family residence-neighborhood plan (SF-3-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 neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district zoning. Owner/Applicant: Herb Bar Soco, LLC. Agent: Husch Blackwell, LLP (Nikelle Meade). City Staff: Jonathan Tomko, Planning Department, (512) 974-1057.

District(s): District 9

105. NPA-2024-0025.01 - 8900 and 8956 W SH 71 Multifamily - Conduct a public hearing and approve an ordinance amending Ordinance No. 20081211-096 the Oak Hill Combined (West Oak Hill) 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 8900 and 8956 West State Highway 71 (Williamson Creek Watershed) from Rural Residential to Multifamily Residential land use. Staff Recommendation and Planning Commission Recommendation: To grant Multifamily Residential land use. Owner/Applicant: Marx Family Property, LLC, a Texas limited liability company. Agent: DuBois, Bryant & Campbell, LLP (David Hartman). City Staff: Maureen Meredith, Planning Department, (512) 974-2695.

District(s): District 8

106. C14-2024-0032 - 8900 and 8956 W SH HWY 71 Multifamily - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 8900 and 8956 West State Highway 71 (Williamson Creek Watershed). Applicant Request: To rezone from agricultural-neighborhood plan (AG-NP) combining district zoning to multifamily residence moderate-high density-neighborhood plan (MF-4-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant multifamily residence moderate-high density-neighborhood plan (MF-4-NP) combining district zoning. Owner/Applicant: Marx Family Property, LLC, a Texas limited partnership. Agent: Dubois Bryant & Campbell, LLP (David Hartman). City Staff: Cynthia Hadri, Planning Department, 512-974-7620.

District(s): District 8

107. 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.

District(s): District 5

108. 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

- 109.** NPA-2024-0026.01 - Auto Repair Shop - Conduct a public hearing and approve an ordinance amending Ordinance No. 20100624-110 the North Lamar/Georgian Acres 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. Staff Recommendation and Planning Commission Recommendation: To deny Mixed Use land use. Owner/Applicant: Duraid Alawe. Agent: Development and Consulting Bridgeway, LLC (Marisa Kane). City Staff: Tyler Tripp, 512-974-3362.

District(s): District 4

- 110.** C14-2024-0008 - Auto Repair Shop - Conduct a public hearing and approve 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. Staff Recommendation and Planning Commission Recommendation: To deny the rezoning request. Owner/Applicant: Duraid Alawe. Agent: Development and Consulting Bridgeway, LLC (Marisa Kane). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 4

Adjourn

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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.