



Thursday, September 10, 2026

The City Council will convene at 10:00 AM on Thursday, September 10, 2026 at Austin City Hall
301 W. Second Street, Austin, TX and some members may be participating via videoconference



Mayor Kirk Watson
Mayor Pro Tem José "Chito" Vela, District 4
Council Member Natasha Harper-Madison, District 1
Council Member Vanessa Fuentes, District 2
Council Member José Velásquez, District 3
Council Member Ryan Alter, District 5
Council Member Krista Laine, District 6
Council Member Mike Siegel, District 7
Council Member Paige Ellis, District 8
Council Member Zohaib "Zo" Qadri, District 9
Council Member Marc Duchon, 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: <https://www.austintexas.gov/council/meetings>

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 – Austin Galano Club Day – To be presented by Mayor Pro Tem José “Chito” Vela

Proclamation – National Preparedness Month – To be presented by Council Member Marc Duchon

Proclamation – HAAM Music Festival Day – To be presented by Council Member Vanessa Fuentes

Proclamation – Ukrainian Heritage Month – To be presented by Council Member Krista Laine

Proclamation - Felix Gonzalez Day - To be presented by Council Member José Velásquez

10:00 AM – City Council Convenes

Consent Agenda

Economic Development

1. Authorize negotiation and execution of an amendment to the interlocal agreement with Worksource - Greater Austin Area Workforce Board d/b/a Workforce Solutions Capital Area Board, for the Austin Infrastructure Academy to provide workforce training and job placement assistance for mobility and infrastructure-related positions to extend the contract term by 12 months, add up to three one-year extension options and add \$2,550,000 in funding for a revised total contract amount not to exceed \$7,550,000. Funding: \$2,550,000 is available in the Fiscal Year 2025-2026 Operating Budget of Austin Economic Development.
2. Authorize negotiation and execution of an interlocal agreement with Austin Independent School District to continue two internship programs for high school students, the Austin Corps Program and the Public Health Internship Program, for a term of five years. Funding: This item has no fiscal impact and is for the exchange of services only.
3. Authorize negotiation and execution of an agreement with the Quality of Life Foundation for

the Emerging Leader Summer Internship Program in an amount not to exceed \$50,000. Funding: \$50,000 is available in the Fiscal Year 2025-2026 Operating Budget of the Economic Development Department.

Emergency Management

4. Approve a resolution adopting the City of Austin Hazard Mitigation Action Plan Update to include new and updated mitigation actions for hazards including cyber security threats, severe weather, and flooding, and to ensure that the City complies with eligibility requirements for certain federal disaster-related funding. Funding: This item has no fiscal impact.

Emergency Medical Services

5. Authorize negotiation and execution of an interlocal agreement with Travis County to provide emergency medical services in areas of Travis County outside the City's corporate limits and dispatch support services to Travis County's STAR Flight program in exchange for payment by Travis County in an amount not to exceed \$19,546,639 in Fiscal Year 2026-2027. Funding: Under the interlocal agreement, the County's payment to the City in Fiscal Year 2026-2027 will be a 3.5 percent increase from its payment in Fiscal Year 2025-2026.

Financial Services- Contracts

6. Authorize 17 contracts for consulting in support of shared services optimization, Citywide Strategic Plan alignment, and organizational improvement, on an as needed basis with AECOM Technical Services Inc.; Anthro-Tech, Inc.; Arup US, Inc.; Ascendant Innovation LLC; Baker Tilly Advisory Group, LP; Berry Dunn McNeil & Parker, LLC; Dillon Morgan Consulting Inc.; Eagle Hill Consulting LLC; Ernst and Young U.S., LLP; Guidehouse Inc.; McKinsey & Company, Inc. Washington D.C.; Protviti Inc.; Rifeline, LLC; Ryan G Hunter Consulting LLC; Social Finance Inc.; The Boston Consulting Group, Inc.; and Weaver and Tidwell, LLP, for an initial term of three years with up to two one-year extension options in an amount not to exceed \$5,000,000, divided among the contractors. Funding: \$500,000 is available in the Fiscal Year 2025-2026 Operating Budget of Austin Budget and Organizational Excellence. \$500,000 is available in the Fiscal Year 2026-2027 Operating Budget of Austin Budget and Organizational Excellence. Funding for the remaining contract term is contingent upon available funding in future budgets.
7. Authorize a contract for software upgrades, maintenance and support services, for managing the distribution grid and supporting customer-facing applications responsible for outage restoration status tracking and communication, for Austin Energy with Schneider Electric Smart Grid Solutions, LLC, for an initial term of five years with up to three one-year extension options in an amount not to exceed \$17,500,000. Funding: \$1,400,000 is available in the Capital Budget of Austin Energy. \$940,000 is available in the Fiscal Year 2025-2026 Operating Budget of Austin Energy. \$878,000 is available in the Fiscal Year 2026-2027 Operating Budget of Austin Energy. Funding for the remaining contract term is contingent upon available funding in future budgets.

8. Authorize an amendment to a contract for continued Meter Data Management System support and maintenance services for Austin Energy with Landis+Gyr Technology Inc., to increase the amount by \$1,200,000 for a revised total contract amount not to exceed \$1,728,370. Funding: \$1,200,000 is available in the Operating Budget of Austin Energy. Funding for the remaining contract term is contingent upon available funding in future budgets.
9. Authorize an amendment to a contract for continued lawn and fuels mitigation equipment and maintenance, including equipment and accessories used by arborists, firefighters, and fuels mitigation crews, for all City departments with HCOP LLC d/b/a Hill Country Outdoor Power d/b/a PartsTree.com to increase the amount by \$220,000 for a revised total contract amount not to exceed \$578,000. Funding: \$9,166 is available in the Fiscal Year 2025-2026 Operating Budgets of various City departments. \$110,000 is available in the Fiscal Year 2026-2027 Operating Budgets of various City departments. Funding for the remaining contract term is contingent upon available funding in future budgets.
10. Authorize an amendment to a contract for continued Salesforce software, maintenance, and support for all City departments with Carahsoft Technology Corp, to increase the amount by \$19,506,800 for a revised total contract amount not to exceed \$26,000,000. Funding: \$1,353,000 is available in the Fiscal Year 2025-2026 Operating Budget of Austin Energy. \$104,000 is available in the Capital Budget of Austin Energy. \$18,049,800 is available in the Fiscal Year 2026-2027 Operating Budgets of various City departments. Funding for the remaining contract term is contingent upon available funding in future budgets.
11. Authorize a contract for LinkedIn Learning Hub for Government, to maintain an essential workforce development resource, for Austin Human Resources with Carahsoft Technology Corp., for an initial term of one year with up to two one-year extension options in an amount not to exceed \$480,000. Funding: \$113,000 is available in the Fiscal Year 2025-2026 Operating Budget of Austin Human Resources. \$47,000 is available in the Fiscal Year 2026-2027 Operating Budget of Austin Human Resources. Funding for the remaining contract term is contingent upon available funding in future budgets.
12. Authorize a contract for OpenText Enterprise Information Management Software, for managing large volumes of content, regulatory requirements, and the customer mobile and online experience, for Austin Technology Services with The IQ Business Group, Inc., for an initial term of three years with up to two one-year extension options in an amount not to exceed \$3,000,000. Funding: \$340,000 is available in the Operating Budget of Austin Technology Services, and \$180,000 is available in the Capital Budget of Austin Technology Services. Funding for the remaining contract term is contingent upon available funding in future budgets.
13. Authorize a contract for vehicle painting, dent repair, and refinishing services for Austin Fleet Mobility Services with Leif Johnson Ford d/b/a Leif Johnson Ford II LTD, for an initial term of three years with up to two one-year extension options in an amount not to exceed \$1,018,500. Funding: \$14,146 is available in the Fiscal Year 2025-2026 Operating Budget of Austin Fleet Mobility Services. \$169,750 is available in the Fiscal Year 2026-2027 Operating

Budget of Austin Fleet Mobility Services. Funding for the remaining contract term is contingent upon available funding in future budgets.

14. Authorize additional contingency funding for the construction contract for the 7th Street and Springdale Road Intersection Improvements Project for Austin Transportation and Public Works with MA Smith Contracting Co., Inc., to increase the contract contingency by \$297,010, for a revised total contract amount not to exceed \$2,475,085. Funding: \$297,010 is available in the Capital Budget of Austin Transportation and Public Works.

District(s): District 3

15. Authorize an amendment to a contract for continued original equipment manufacturer parts and repair services for BMW Motorcycles for Austin Fleet Mobility Services with Jimenez Motorsports LLC d/b/a BMW Motorcycles of San Antonio, to increase the amount by \$220,000 for a revised total contract amount not to exceed \$600,000. Funding: \$10,000 is available in the Fiscal Year 2025-2026 Operating Budget of Austin Fleet Mobility Services. \$100,000 is available in the Fiscal Year 2026-2027 Operating Budget of Austin Fleet Mobility Services. Funding for the remaining contract term is contingent upon available funding in future budgets.

Financial Services - Real Estate

16. Authorize negotiation and execution of a license agreement with Boldyn Networks US IV, LLC on behalf of Austin Convention Center, for an initial term of seven years, plus one three-year extension option, for the installation of a Distributed Antenna System for the purpose of increasing connectivity for convention and event-related activities, and to maintain reliable cellular service at the Austin Convention Center located at 500 East 3rd Street, Austin, Texas 78701, the Palmer Events Center located at 900 Barton Springs Road, Austin, Texas 78704, and the Warehouse and Marshalling Yard, located at 1400 Airport Commerce Drive, Austin, Texas 78741, collectively. Funding: This item is projected to result in additional revenue of \$200,000 in the Operating Budget of Austin Convention Center when the new convention center is in operation.

District(s): District 9

Forensic Science

17. Authorize negotiation and execution of an amendment to the interlocal agreement with Travis County relating to services arising from the closing of the Austin Police lab that processed DNA evidence to add four 12-month renewal options beginning on October 1, 2026, for a total contract amount not to exceed \$3,200,000. Funding: \$254,675 is available in the Fiscal Year 2025-2026 Operating Budget of Austin Forensic Science. Funding for the remaining contract period is contingent upon available funding in future budgets.

Planning

18. Approve a resolution appointing one member each to the Boards of Directors of Southeast Travis County Municipal Utility District #1, Southeast Travis County Municipal Utility District #2, Southeast Travis County Municipal Utility District #3, and Southeast Travis

County Municipal Utility District #4, as provided for in the consent agreements with each respective district. Funding: This item has no fiscal impact.

19. Approve a resolution prioritizing how fee-in-lieu funds generated by the Citywide Density Bonus Program should be spent on affordable housing. Funding: This item would establish a target income level for City investments in affordable housing using future fee-in-lieu revenue that is generated through the Citywide Density Bonus program. The item would not impact the overall amount of fee-in-lieu collected.
20. Approve a resolution appointing one member each to the Boards of Directors of Pilot Knob Municipal Utility District #1, Pilot Knob Municipal Utility District #2, and Pilot Knob Municipal Utility District #5, as provided for in the consent agreements with each respective district. Funding: This item has no fiscal impact.

Public Health

21. Authorize negotiation and execution of an agreement with the African American Youth Harvest Foundation for juvenile delinquency prevention services for an initial 12-month term beginning on September 1, 2026, with up to four additional 12-month renewal options, each in an amount not to exceed \$100,000, for a total agreement amount not to exceed \$500,000. Funding: \$100,000 is available in the Fiscal Year 2026-2027 Operating Budget of Austin Public Health. Funding for the remaining years of the agreement is contingent upon available funding in future budgets.
22. Authorize negotiation and execution of an amendment to the agreement with The SAFE Alliance d/b/a SAFE to manage the City-owned domestic violence shelter to add one-time funding in an amount not to exceed \$200,000 to the term ending on September 30, 2026, for a revised total agreement amount not to exceed \$12,425,000. Funding: \$200,000 is available in the Fiscal Year 2025-2026 Austin Public Health Department's Operating Budget.
23. Authorize negotiation and execution of an amendment with Asian American Resource Center, Inc. d/b/a Austin Asian Community Health Initiative for the Asian American Community Health Navigator Program to provide community health system navigation services for members of linguistically isolated groups, to add one 12-month extension for the term ending September 30, 2027, in an amount not to exceed \$528,574, for a revised total agreement amount not to exceed \$5,487,789. Funding: \$528,574 is available in the Fiscal Year 2026-2027 Austin Public Health Department's Operating Budget. Funding for the remaining years of the agreement is contingent upon available funding in future budgets.

Water

24. Approve a resolution authorizing the City Manager to file an application with the Texas Water Development Board for a low-interest loan in an amount not to exceed \$6,000,000 from the Drinking Water State Revolving Fund Lead Service Line Replacement Program for Austin Water's Galvanized Water Service Line Replacement Program. Funding: This item has no fiscal impact. The additional funding needed for this program is contingent upon available funding in future Austin Water budgets.

Item(s) from Council

25. Approve appointments and certain related waivers to 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.

26. Approve a resolution directing the City Manager to work with the City Clerk and the Austin Rosewood Community Development Corporation to develop an ordinance that creates a City advisory board for the Millennium Youth Entertainment Complex.

Sponsors: Council Member Natasha Harper-Madison, Mayor Pro Tem José "Chito" Vela, Council Member José Velásquez, and Council Member Zohaib "Zo" Qadri

27. Approve an ordinance waiving certain requirements under City Code Chapter 14-8 (Temporary Closure for Special Events and Block Parties) and modifying certain City Code requirements under Chapters 4-20 (Special Events), 14-8, and 25-10 (Sign Regulations) related to notice requirements and requirements for sound equipment and signs for the City co-sponsored 2027 South by Southwest conferences and festivals to be held March 13-21, 2027.

Sponsors: Council Member Zohaib "Zo" Qadri, Council Member Paige Ellis, Council Member Vanessa Fuentes, Council Member Mike Siegel, and Mayor Kirk Watson

28. Approve the waiver or reimbursement of certain fees related to the Austin Bat Fest that was held at the Congress Avenue Bridge on September 5, 2026.

Sponsors: Council Member Ryan Alter, Mayor Kirk Watson, Council Member Vanessa Fuentes, Council Member Krista Laine, and Council Member Zohaib "Zo" Qadri

Non-Consent**Item(s) Referred from Council Committee(s)**

29. Approve the adoption of bylaws for the Austin-Travis County Public Health Commission. Funding: This item has no fiscal impact.

Sponsors: Audit and Finance Committee

Public Hearings and Possible Actions

30. Conduct a public hearing to consider an appeal by Rusty and Mary Tally regarding the Planning Commission's decision to approve a conditional use permit for the Girls' School of Austin, 2007 McCall Road, Austin, TX 78703 (SPC-2026-0052A). Funding: This item has no fiscal impact.

31. Conduct a public hearing and consider an ordinance amending City Code Section 25-2-656 (Citywide Density Bonus (DBC) Combining District Regulations) to allow an applicant using the Citywide Density Bonus Program to pay a fee in lieu of providing on-site, income-restricted rental units. Funding: If it is approved, this item would require certain projects participating in the Citywide Density Bonus program to provide on-site affordable

housing rather than being allowed to provide fee-in-lieu. This item could result in a reduction in the overall amount of fee-in-lieu collected under the program over time, but the reduction would be offset by the provision of on-site affordable housing units by the development.

Items Associated with Public Hearings

32. This item has been removed. Line intentionally left blank

12:00 PM - Public Communication: General

Paul Robbins - City Issues

David Cavin - Expense

Jacob Klementich - Houston Dynamo football club is superior to the Austin football club. Silvia Garcia and Rodney Ellis have honored Jacob with a certificate and resolution. Jacob is pro life.

Judy Perry - 6200 Menchaca: I support affordable housing. I am concerned about the 5-story structure and the density.

Laurie Costello - Affordable Housing on site at 6200 Menchaca regarding construction access of trucks.

David Ferguson - 6200 Menchaca Affordable/Low Income Housing

David Callejas - Negative economic impacts of the lake austin drawdown during the Fall, and a very little heads up given.

Shawn Smith - Economic impact of the Lake Austin drawdown on a local business, its customers and employees.

Shannon Murphy - Economic Impact of the Lake Austin Drawdown on Local Businesses

Tiffany Challis - Proposed development at 6200 Menchaca Street.

Live Music

Jon Deas

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

33. 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 (Victoria Haase and Ron Thrower). City Staff: Maureen Meredith, Austin Planning, 512-974-2695.

District(s): District 3

34. 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 and Victoria Haase). City Staff: Nancy Estrada, Austin Planning, 512-974-7617.

District(s): District 3

35. 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 Street, 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, Austin Planning, 512-974-2695.

District(s): District 3

36. 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, Austin Planning, 512-974-1057.

District(s): District 3

37. 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, Austin Planning, 512-974-1057.

District(s): District 3

38. C14-2026-0043 - 4201 Westbank Retail - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 4201 Westbank Drive (Eanes Creek Watershed). Applicant Request: To rezone from single family residence standard lot (SF-2) base district zoning to neighborhood commercial (LR) base district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant neighborhood commercial (LR) base district zoning. Owner/Applicant: Juliet Five Family Holdings, LLC. Agent: McLean and Howard, LLP (Laci Ehlers). City Staff: Reese McMichael, AICP, Austin Planning, 512-974-7633.

District(s): District 8

39. C14-2026-0014 - Wonsley Grocery & Kitchen - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 301 and 309 East Wonsley Drive (Little Walnut Creek, Buttermilk Branch Watersheds). Applicant Request: To rezone from multifamily residence low density-neighborhood plan (MF-2-NP) combining district zoning to neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-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: NUSY REAL ESTATE GROUP LLC (Rahemtu Maknojia). Agent: Sohil Maknojia. City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 4

40. C14-2026-0035 - NBR 620 Commercial Project - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 15212 North Farm-to-Market 620 Road (Lake Creek Watershed). Applicant Request: To rezone from development reserve (DR) district zoning to community commercial (GR) district zoning. Staff Recommendation: To grant community commercial (GR) district zoning. Zoning and Platting Commission Recommendation: To grant community commercial-conditional overlay

(GR-CO) combining district zoning. Owner/Applicant: NBR 620 Holdings LLC (Bharath Pissay). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 6

41. C14-2026-0049 - 7217 McNeil Drive Zoning Change - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 7217 McNeil Drive (Rattan Creek Watershed). Applicant Request: To rezone from family residence (SF-3) district zoning to general commercial services (CS) district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant general commercial services (CS) district zoning. Owner/Applicant: McNeil Road A Services Established Under LWR Management LLC, Rother Company, the General Partner (Kyle Rother). Agent: Civilitude LLC (Laith Mahmoud). City Staff: Sherri Sirwaitis, 512-974-3057.

District(s): District 6

42. C14-2025-0064 - Circle C Tract 110 - Conduct a public hearing and approve an ordinance amending Ordinance No. 020801-31 and amending City Code Title 25 by rezoning property locally known as 11010 1/2 South Mopac Expressway Southbound (Slaughter Creek Watershed). Applicant Request: To rezone from general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district zoning to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district zoning, to change conditions of zoning on Tract 1, and to rezone from general office-mixed use-conditional overlay (GO-MU-CO) combining district zoning to general office-mixed use-conditional overlay (GO-MU-CO) combining district zoning, to change conditions of zoning on Tract 2. Staff Recommendation: To grant general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district zoning, to change conditions of zoning on Tract 1, and general office-mixed use-conditional overlay (GO-MU-CO) combining district zoning, to change conditions of zoning on Tract 2. Zoning and Platting Commission Recommendation: To grant general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district zoning, to change conditions of zoning on Tract 1, and general office-mixed use-conditional overlay (GO-MU-CO) combining district zoning, to change conditions of zoning on Tract 2, as amended. Owner/Applicant: Circle C Land, L.P. (Erin D. Pickens). Agent: Drenner Group PC (Amanda Swor). City Staff: Nancy Estrada, Austin Planning, 512-974-7617.

District(s): District 8

43. C14-2026-0038 - CV Oakland Bungalows - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1409, 1411, and 1413 West 6th Street (Lady Bird Lake Watershed). Applicant Request: To rezone from limited office-neighborhood plan (LO-NP) combining district zoning and neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district zoning to general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district zoning. Owner/Applicant: JJABC, LP, Jay W. Barnes, III & James L. Cotton. Agent: Alice Glasco Consulting (Alice Glasco). City Staff: Cynthia Hadri, Austin Planning, 512-974-7620.

District(s): District 9

44. C14-2025-0094 - 2117 W 49th St. and 4709 Rosedale Ave. Multifamily - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 2117 West 49th Street and 4709 Rosedale Avenue (Shoal Creek Watershed). Applicant Request: To rezone from family residence (SF-3) district zoning to multifamily residence highest density-conditional overlay (MF-6-CO) combining district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant multifamily residence highest density-conditional overlay (MF-6-CO) combining district zoning. Owner/Applicant: Austin Independent School District (AISD). Agent: Dubois Bryant & Campbell, LLP (David Hartman). City Staff: Cynthia Hadri, Austin Planning, 512-974-7620. A valid petition has been filed in opposition to this rezoning request.

District(s): District 7

45. C14-2025-0089 - 1120 and 1122 S Capital of Texas Highway - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1120, 1120 1/2, 1122, and 1220 South Capital of Texas Highway Southbound (Eanes Creek Watershed). Applicant Request: To rezone from limited office (LO) district zoning and neighborhood commercial (LR) district zoning to neighborhood commercial-vertical mixed use building-conditional overlay-density bonus 90 (LR-V-CO-DB90) combining district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant neighborhood commercial-vertical mixed use building-conditional overlay-density bonus 90 (LR-V-CO-DB90) combining district zoning. Owner/Applicant: AREIT City View LLC. Agent: Drenner Group, P.C. (Leah M. Bojo). City Staff: Beverly Villela, Austin Planning, 512-978-0740.

District(s): District 8

46. NPA-2024-0018.01 - 7003, 7005, and 7007 Guadalupe Street Rezone Project - Approve third reading of an ordinance amending Ordinance No. 040513-30, the Brentwood/Highland 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 7003, 7005, and 7007 Guadalupe Street (Waller Creek Watershed) from Higher Density Single Family and Multifamily Residential to Mixed Use land use. Staff Recommendation: To deny Mixed Use land use and to recommend an alternative land use of Multifamily Residential. First Reading approved July 23, 2026. Vote: 9-1. Council Member Fuentes was absent. Second Reading approved August 27, 2026. Vote: 11-0. Owner/Applicant: Purple Square One Limited Liability Company. Agent: Bowman (Jerry Perales, P.E.). City Staff: Maureen Meredith, Austin Planning, 512-974-2695.

District(s): District 4

47. C14-2024-0036 - 7003, 7005, and 7007 Guadalupe Street - Approve third reading of an ordinance amending City Code Title 25 by rezoning property locally known as 7003, 7005, and 7007 Guadalupe Street (Waller Creek Watershed). Applicant Request: To rezone from multifamily residence-limited density-equitable transit oriented development-density bonus ETOD-neighborhood plan (MF-1-ETOD-DBETOD-NP) combining district zoning (Subdistrict 2), multifamily residence-low density-equitable transit oriented development-density bonus ETOD-neighborhood plan (MF-2-ETOD-DBETOD-NP)

combining district zoning (Subdistrict 2), and townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district zoning to general commercial services-conditional overlay-equitable transit oriented development-density bonus ETOD-neighborhood plan (CS-CO-ETOD-DBETOD-NP) combining district zoning (Subdistrict 2). First Reading approved July 23, 2026. Vote: 9-1. Council Member Fuentes was absent. Second Reading approved August 27, 2026. Vote: 11-0. Owner/Applicant: Purple Square One Limited Liability (Lan Chen). Agent: Bowman (Jerome Perales, P.E.). City Staff: Jonathan Tomko, AICP, Austin Planning, 512-974-1057.

District(s): District 4

Consent Agenda

Item(s) from Council

- 48.** Approve an ordinance waiving or reimbursing certain fees related to Driveway Series' Wrong Turn Bicycle Race held at Onion Creek Park on May 2, 2026.

Sponsors: Council Member Vanessa Fuentes, Mayor Kirk Watson, Council Member Zohaib "Zo" Qadri, Council Member Krista Laine, and Mayor Pro Tem José "Chito" Vela

Adjourn

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Spanish interpretation is available at all regular City Council meetings. For other languages, a person may request an interpreter by contacting the Office of the City Clerk at (512) 974-2210 no later than 48 hours before the scheduled meeting.