




## MEMORANDUM

**TO:** Mayor and City Council

**FROM:** Sylnovia Holt-Rabb, Acting Director, Economic Development Department 

**DATE:** May 11, 2021

**SUBJECT:** Final Response to Council Resolution 20200729-117

This memo serves as a final response to CIUR 2299 related to [Council Resolution 20200729-117](#) pertaining to the redevelopment of the St. John Site. [Resolution 20200729-117](#) resolved to affirm: (1) the City Manager's decision to initiate a competitive Request for Proposals (RFP) process based on the community priorities identified in [Exhibit 'A'](#) of that Resolution, and (2) initiate the rezoning and Future Land Use Map (FLUM) amendments for the properties located at 7211 N. Interstate 35, Austin, Texas and 7309 N. Interstate 35, Austin, Texas from public-neighborhood plan (P-NP) combining district, limited office-mixed neighborhood plan (LO-MU-NO) combining district, and general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district to general commercial services-mixed use-vertical mixed use building-neighborhood plan (CS-MU-V-NP) combining district, and FLUM changes from Civic to Mixed Use land use.

As directed in Resolution 20200729-083, staff issued the Request for Proposal ([RFP 5500 SMW3005](#)) for 7211 N. Interstate 35, Austin, Texas and 7309 N. Interstate 35, Austin, Texas, together known as the St. John Site, on September 16th, 2020. The solicitation closed on March 02, 2021 with six (6) Proposers submitting Proposals, completing item (1) of the Resolution. To support the integrity of this RFP solicitation and maintain baseline assumptions for the St. John Site, staff recommends not rezoning or amending the FLUM to the proposed zoning or land use categories as directed in item (2) of the Resolution prior to Council approval of a preferred proposer. Staff recommends initiating rezoning and FLUM amendments in partnership with the preferred Proposer approved by City Council with zoning and land use categories in line with the preferred Proposal, and after an exclusive negotiating agreement has been reached with the preferred Proposer.

For additional information, please feel free to contact me at (512) 974-3131 or Susana Carbajal, Assistant Director, at (512) 974-2640.

xc: Spencer Cronk, Austin City Manager  
J. Rodney Gonzales, Assistant City Manager of Economic Opportunity and Affordability  
Veronica Briseño, Chief Economic Recovery Officer  
Rosie Truelove, Director of the Housing and Planning Department