



City of Austin

Recommendation for Action

File #: 25-2440, **Agenda Item #:** 93.

12/11/2025

Posting Language

C14-2025-0056 - 12940 North U.S. 183 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 12940 North U.S. Highway 183 (Rattan Creek Watershed). Applicant Request: To rezone from community commercial (GR) district zoning and limited office (LO) district zoning to community commercial-vertical mixed use building-conditional overlay (GR-V-CO) combining district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant community commercial-vertical mixed use building-conditional overlay (GR-V-CO) combining district zoning. Owner/Applicant: SHA LLC DBA FIRST CARE. Agent: Drenner Group PC (Amanda Swor). City Staff: Sherri Sirwaitis, 512-974-3057.

Lead Department

Austin Planning.