



City of Austin

Recommendation for Action

File #: 26-2250, **Agenda Item #:** 98.

8/27/2026

Posting Language

C14-2026-0020 - 3701 Speedway, 3703 Speedway, and 104 East 37th Street Rezoning - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 3701, 3703 Speedway, and 104 East 37th Street (Waller Creek Watershed). Applicant Request: To rezone from limited office-neighborhood conservation-equitable transit-oriented development-density bonus ETOD-neighborhood plan (LO-NCCD-ETOD-DBETOD-NP) combining district zoning to neighborhood commercial-neighborhood conservation-equitable transit-oriented development-density bonus ETOD-neighborhood plan (LR-NCCD-ETOD-DBETOD-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant neighborhood commercial-neighborhood conservation-equitable transit-oriented development-density bonus ETOD-neighborhood plan (LR-NCCD-ETOD-DBETOD-NP) combining district zoning. Owner/Applicant: La Familia Partnership LTD, a Texas limited partnership. Agent: Dubois Bryant & Campbell, LLP (David Hartman). City Staff: Cynthia Hadri, Austin Planning, 512-974-7620.

Lead Department

Austin Planning.