



# City of Austin

## Recommendation for Action

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**File #:** 25-1148, **Agenda Item #:** 143.

7/24/2025

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### **Posting Language**

C14-2024-0180 - 1211 East 52nd Street Zoning - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1211 East 52nd Street (Tannehill Branch Watershed). Applicant Request: To rezone from multifamily residence low density-neighborhood plan (MF-2-NP) combining district zoning to general commercial services-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-V-CO-DB90-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant general commercial services-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-V-CO-DB90-NP) combining district zoning. Owner/Applicant: Yellow 52 Investments, LLC, Jonathan Saad. Agent: Drenner Group PC, Amanda Swor. City Staff: Beverly Villela, Planning Department, (512) 978-0740.

### **Lead Department**

Planning Department.