



City of Austin

Recommendation for Action

File #: 25-1567, Agenda Item #: 57.

9/11/2025

Posting Language

C14-2025-0006 - 34th and West (Tract 1) - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 800, 804, 806, and 808 West 34th Street, and 3404 and 3406 West Avenue (Shoal Creek Watershed). Applicant Request: To rezone from limited office-equitable transit oriented development-density bonus ETOD-neighborhood plan (LO-ETOD-DBETOD-NP) (Subdistrict 2) combining district zoning to community commercial-mixed use-vertical mixed use building-conditional overlay-equitable transit oriented development-density bonus ETOD-neighborhood plan (GR-MU-V-CO-ETOD-DBETOD-NP) (Subdistrict 2) combining district zoning, increasing the maximum building height from 60 feet to 90 feet through participation in a density bonus program. Staff Recommendation and Planning Commission Recommendation: To grant community commercial-mixed use-vertical mixed use building-conditional overlay-equitable transit oriented development-density bonus ETOD-neighborhood plan (GR-MU-V-CO-ETOD-DBETOD-NP) (Subdistrict 2) combining district zoning, increasing the maximum building height from 60 feet to 90 feet through participation in a density bonus program. Applicant: West 34th Street Neighborhood Improvement Company, LLC. Agent: Armbrust & Brown, PLLC (Michael Whellan). City Staff: Jonathan Tomko, 512-974-1057. District(s) Affected: District 9.

Lead Department

Planning Department.