



# City of Austin

## Recommendation for Action

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**File #: 25-0849, Agenda Item #: 75.**

5/22/2025

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### **Posting Language**

C14-2025-0023 - 4109 Marathon - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 4107, 4109, and 4109 1/2 Marathon Boulevard (Waller Creek Watershed). Applicant Request: To rezone from limited office-equitable transit-oriented development-density bonus ETOD (LO-ETOD-DBETOD) combining district zoning to neighborhood commercial-equitable transit-oriented development-density bonus ETOD (LR-ETOD-DBETOD) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant neighborhood commercial-equitable transit-oriented development-density bonus ETOD (LR-ETOD-DBETOD) combining district zoning. Owner/Applicant: Fadana Real Estate, LLC. Agent: Armburst & Brown, PLLC (Michael Whellan). City Staff: Jonathan Tomko, 512-974-1057.

### **Lead Department**

Planning Department.