



# City of Austin

## Recommendation for Action

**File #: 25-1572, Agenda Item #: 58.**

9/11/2025

### **Posting Language**

C14-2025-0007 - 34th and West (Tract 2) - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 901, 905, and 907 West 34th Street, 3316 Grandview Street, and a portion of 3317 North Lamar Boulevard (Shoal Creek Watershed). Applicant Request: To rezone from general commercial services-conditional overlay-equitable transit oriented development-density bonus ETOD-neighborhood plan (CS-CO-ETOD-DBETOD-NP) (Subdistrict 2) combining district zoning on Tract 2A and limited office-equitable transit oriented development-density ETOD-neighborhood plan (LO-ETOD-DBETOD-NP) (Subdistrict 2) combining district zoning on Tract 2B to general commercial services-mixed use-vertical mixed use building-conditional overlay-equitable transit oriented development-density bonus ETOD-neighborhood plan (CS-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 on Tract 2A and 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 on Tract 2B. Staff Recommendation and Planning Commission Recommendation: To grant general commercial services-mixed use-vertical mixed use building-conditional overlay-equitable transit oriented development-density bonus ETOD-neighborhood plan (CS-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 on Tract 2A and 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 on Tract 2B. 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.