



City of Austin

Recommendation for Action

File #: 25-2588, **Agenda Item #:** 114.

12/11/2025

Posting Language

C14-2025-0053 - Duval-Harris Residential - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 3305 and 3303 Duval Street, and 501 and 505 Harris Avenue (Waller Creek Watershed). Applicant Request: To rezone from multifamily residence limited density-neighborhood plan (MF-1-NP) combining district zoning to multifamily residence medium density-neighborhood plan (MF-3-NP) combining district zoning. Staff Recommendation: To grant multifamily residence medium density-conditional overlay-neighborhood plan (MF-3-CO-NP) combining district zoning. Planning Commission Recommendation: To grant multifamily residence medium density-neighborhood plan (MF-3-NP) combining district zoning. Owner/Applicant: 3305 Duval St LLC (Joshua Lake McGuire). Agent: Thrower Design, LLC (Ron Thrower & Victoria Haase). City Staff: Cynthia Hadri, Austin Planning, 512-974-7620. A valid petition has been filed in opposition to this rezoning request.

Lead Department

Austin Planning.