



# City of Austin

## Recommendation for Action

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**File #:** 25-1229, **Agenda Item #:** 129.

7/24/2025

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### **Posting Language**

Conduct a public hearing and consider approval of a site plan that establishes site development regulations or waives site development regulations (if necessary) for the Austin Convention Center, 500 East Cesar Chavez Street, Austin, Texas 78701. Funding: This item has no fiscal impact.

### **Lead Department**

Development Services Department.

### **Fiscal Note**

This item has no fiscal impact.

### **Prior Council Action:**

June 5, 2025 - Council approved a resolution initiating rezoning for property located at 201, 201 1/2, 205, and 217 Red River Street and 603 East 3rd Street, which is adjacent to the Austin Convention Center located at 500 East Cesar Chavez Street, to allow for development activities related to the Convention Center Redevelopment and Expansion Project.

March 27, 2025 - Council approved a site plan that established site development regulations for the first phase (C1) of Austin Convention Center, 5000 E. Cesar Chavez Street, Austin, Texas 78701, after the public hearing was conducted and a motion to close the public hearing and approve the site plan passed on Council Member Ellis's motion, Council Member Harper-Madison's second on a 9-0 vote. Council Members Alter and Qadri were off the dais.

March 27, 2025 - Council authorized an amendment to the contract for professional design and engineering services for the Austin Convention Center Redevelopment and Expansion Project with LMN | Page, a joint venture, for the Austin Convention Center Department on a motion approved on consent on Council Member Siegel's motion, Council Member Harper-Madison's second on a 10-1 vote. Council Member Duchen voted nay.

February 27, 2025 - Council authorized negotiation and execution of an amendment to the encroachment agreement with Manchester Texas Financial Group, LLC, to permit the temporary closure of an overhead pedestrian bridge during the Austin Convention Center Redevelopment and Expansion Project.

October 19, 2023 - Council authorized negotiation and execution of a contract with JE Dunn/Turner, a joint venture, was approved on Council Member Pool's motion, Council Member Qadri's second on a 9-0 vote. Council Member Fuentes was off the dais. Council Member Harper-Madison was absent.

October 19, 2023 - Council authorized negotiation and execution of a contract with LMN | Page, a joint venture, which was approved on Council Member Pool's motion, Council Member Qadri's second on a 9-0 vote. Council Member Fuentes was off the dais. Council Member Harper-Madison was absent.

September 15, 2022 - Council approved Resolution No. 20220915-054, which directed the City Manager to provide for the restoration and renovation of the Castleman-Bull House, which was approved as amended on

Council Member Tovo's motion, Council Member Kitchen's second on a 7-2 vote.

June 10, 2021 - Council approved Resolution No. 20210610-005 finding the use of the Construction Manager at Risk method of contracting, as authorized by Subchapter F Chapter 2269 of the Texas Government Code, is the project delivery method that provides the best value to the City for the Austin Convention Center Expansion Project to demolish and reconstruct portions of the existing Austin Convention Center and to expand the facility by constructing new elements, on Council Member Tovo's motion, Council Member Renteria's second on an 11-0 vote.

**For More Information:**

Joydeep Goswami, Acting Assistant Director, Development Services Department, 512-512-974-3521; Riley Triggs, Capital Delivery Consultant, Capital Delivery Services, 512-974-7747.

**Council Committee, Boards and Commission Action:**

Planning Commission - To be reviewed on July 8, 2025.

**Additional Backup Information:**

The City of Austin has grown rapidly into a top ten preferred convention destination since opening the Austin Convention Center in 1992 and its expansion in 2002. However, the existing Convention Center has insufficient space to accommodate the growth in event demand at the Center, while the facility itself creates a barrier between east and west, with no ground level interaction for the local community and visitors. Therefore, with the support of Council, Austin Convention Center Department ("ACCD") embarked on the expansion and redevelopment of its existing facility to provide a larger, more efficient facility on a smaller footprint that will be a more active and community-friendly event space in the heart of Downtown Austin.

City Code Section 25-2-581 (Central Business District (CBD) Regulations) requires City Council approval for site plans that relate to a convention center use. Specifically, Subsection (C) states:

- (1) Council approval is required for a site plan for a convention center use. Approval of a site plan:
  - (a) establishes the site development regulations; and
  - (b) waives regulations that are inconsistent with the site plan, if any.
- (2) A public hearing is required for each site plan considered under this subsection.
- (3) The director shall give notice of a public hearing required by this subsection in accordance with Section 25-1-132 (C) (*Notice of Public Hearing*).

Approval of this item authorizes a convention center use for the second phase (C2) of the Austin Convention Center Expansion Project. This scope includes the redevelopment and construction of the site for the Convention Center including permanent utility connections and associate infrastructure upgrades, streetscape improvements, landscaping improvements, and work within the right-of-way associated with construction of the new facility. This approval is necessary to advance critical work related to site redevelopment and construction.

The site plan will comply with all applicable requirements of the Land Development Code.