



City of Austin

Recommendation for Action

File #: 25-1573, Agenda Item #: 59.

9/11/2025

Posting Language

C14-2025-0008 - 34th and West (Tract 3) - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 801 West 34th Street (Shoal Creek Watershed). Applicant Request: To rezone from limited office-equitable transit oriented development-density bonus ETOD-neighborhood plan (LO-ETOD-DBETOD-NP) (Subdistrict 1) combining district zoning on Tract 3A, limited office-conditional overlay-equitable transit oriented development-density bonus ETOD-neighborhood plan (LO-CO-ETOD-DBETOD-NP) (Subdistrict 2) combining district zoning on Tract 3B, and limited office-conditional overlay-equitable transit oriented development-density bonus ETOD-neighborhood plan (LO-CO-ETOD-DBETOD-NP) (Subdistrict 1) combining district zoning on Tract 3C 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 1) combining district zoning increasing the maximum building height from 60 feet to 120 feet through participation in a density bonus program on Tract 3A, 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 3B, 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 1) combining district zoning increasing the maximum building height from 60 feet to 120 feet through participation in a density bonus program on Tract 3C, and to change Tract 3B from Subdistrict 2 to Subdistrict 1. 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 1) combining district zoning increasing the maximum building height from 60 feet to 120 feet through participation in a density bonus program on Tract 3A, 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 3B, 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 1) combining district zoning increasing the maximum building height from 60 feet to 120 feet through participation in a density bonus program on Tract 3C, and to deny changing Tract 3B from Subdistrict 2 to Subdistrict 1. 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.