



# City of Austin

## Recommendation for Action

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**File #:** 25-0485, **Agenda Item #:** 58.

4/10/2025

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### Posting Language

C14-2024-0167 - Airport & Koenig Tracts DB90 Rezoning - Parcel A - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 501 East Koenig Lane Service Road Eastbound, 629 East Koenig Lane, 600, 700, and 702 East 56th Street, and 5600, 5601 1/2, and 5608 1/2 Middle Fiskville Road (Tannehill Branch Watershed). Applicant Request: To rezone from general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district zoning and general commercial services-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district zoning to general commercial services-mixed use -vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-MU-V-CO-DB90-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant general commercial services-mixed use-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-MU-V-CO-DB90-NP) combining district zoning. Owner/Applicant: BUP 501 Austin Owner LLC (Victor Young, Phil Cattanach), Johnson Special Land, Ltd. (T.J. Schultz), River City Partners, Ltd. (T.J. Schultz). Agent: Dubois Bryant & Campbell, LLP (David Hartman). City Staff: Marcelle Boudreaux, 512-974-8094.

### Lead Department

Planning Department.