



# City of Austin

## Recommendation for Action

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**File #:** 25-1139, **Agenda Item #:** 22.

6/5/2025

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### **Posting Language**

Approve 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. Funding: This item has no fiscal impact.

### **Lead Department**

Convention Center

### **Fiscal Note**

This item has no fiscal impact.

### **Prior Council Action:**

March 27, 2025 - Council approved a site plan that establishes site development regulations or waives site development regulations (if necessary) for the 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 Duchon 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, which was approved on consent on Council Member Qadri's motion, Council Member Laine's second on an 11-0 vote.

October 19, 2023 - Council authorized negotiation and execution of a contract with JE Dunn/Turner, 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.

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.

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June 10, 2021 - Council approved Resolution No. 20210610-005 on an 11-0 vote and Resolution No. 20210610-096 as amended on an 11-0 vote, approving the Construction Manager at Risk Methodology for Convention Center Redevelopment and Expansion Project.

**For More Information:**

Joi Harden, Zoning Officer, Planning Department, 512- 974-1617; Trisha Tatro, Director, Austin Convention Center Department, 512-404-4218; Katy Zamesnik, Acting Deputy Director, Austin Convention Center, 512-404-4208.

**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 ("Project") 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.

The Project required decommissioning District Chilling Plant #4 for demolition and construction of the new Convention Center building. Instead of relocating on the new building, the Project proposes a new stand-alone District Chilling Plant #4.1 on land adjacent to the Convention Center to replace District Chilling Plant #4. The site is the current location of both the Castleman-Bull House and Trask House. To construct the new District Chilling Plant #4.1, both buildings will need to be relocated, and the property will need to be rezoned. This resolution will start the rezoning process.