



City of Austin

Recommendation for Action

File #: 25-1150, **Agenda Item #:** 107.

6/5/2025

Posting Language

C14-2024-0155 - 1501-1603 Shoal Creek Boulevard - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1501, 1507, 1509, 1511, 1601, and 1603 Shoal Creek Boulevard (Shoal Creek Watershed). Applicant Request: To rezone from general office-equitable transit-oriented development-density bonus ETOD (GO-ETOD-DBETOD) combining district zoning and limited office-equitable transit-oriented development-density bonus ETOD (LO-ETOD-DBETOD) combining district zoning to general office-vertical mixed use building-equitable transit-oriented development-density bonus ETOD (GO-V-ETOD-DBETOD) combining district zoning and limited office-mixed use-vertical mixed use building-equitable transit-oriented development-density bonus ETOD (LO-MU-V-ETOD-DBETOD) combining district zoning. Staff Recommendation: To grant general office-vertical mixed use building-equitable transit-oriented development-density bonus ETOD (GO-V-ETOD-DBETOD) combining district zoning and limited office-vertical mixed use building-equitable transit-oriented development-density bonus ETOD (LO-V-ETOD-DBETOD) combining district zoning. Planning Commission Recommendation: To grant general office-vertical mixed use building-equitable transit-oriented development-density bonus ETOD (GO-V-ETOD-DBETOD) combining district zoning and limited office-mixed use-vertical mixed use building-equitable transit-oriented development-density bonus ETOD (LO-MU-V-ETOD-DBETOD) combining district zoning. Owner/Applicant: Shoal Creek Development, LLC (Joseph Lee). Agent: Drenner Group, PC (Leah M. Bojo). City Staff: Nancy Estrada, Planning Department, 512-974-7617. A valid petition has been filed in opposition to this rezoning request.

Lead Department

Planning Department.