



# City of Austin

## Legislation Details (With Text)

**File #:** 24-5023

**Type:** Zoning and Neighborhood Plan Amendments      **Status:** Agenda Ready

**File created:** 6/24/2024      **In control:** City Council

**On agenda:** 7/18/2024      **Final action:**

**Title:** C14-2024-0059 - 1809 W. 35th Street - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1809 West 35th Street (Shoal Creek Watershed). Applicant Request: To rezone from limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district zoning to limited office-mixed use-conditional overlay-density bonus 90-neighborhood plan (LO-MU-CO-DB90-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant limited office-mixed use-conditional overlay-density bonus 90-neighborhood plan (LO-MU-CO-DB90-NP) combining district zoning. Owner/Applicant: MEA Real Estate Ventures, LLC (Mehrdad Ebrahimi). Agent: Thrower Design LLC (Ron Thrower and Victoria Haase). City Staff: Marcelle Boudreaux, 512-974-8094.

**Sponsors:**

**Indexes:** District 10

**Code sections:**

**Attachments:** 1. Staff Report, 2. Recommendation for Action, 3. Draft Ordinance

Date	Ver.	Action By	Action	Result
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**Posting Language**

C14-2024-0059 - 1809 W. 35th Street - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1809 West 35th Street (Shoal Creek Watershed). Applicant Request: To rezone from limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district zoning to limited office-mixed use-conditional overlay-density bonus 90-neighborhood plan (LO-MU-CO-DB90-NP) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant limited office-mixed use-conditional overlay-density bonus 90-neighborhood plan (LO-MU-CO-DB90-NP) combining district zoning. Owner/Applicant: MEA Real Estate Ventures, LLC (Mehrdad Ebrahimi). Agent: Thrower Design LLC (Ron Thrower and Victoria Haase). City Staff: Marcelle Boudreaux, 512-974-8094.

**Lead Department**

Planning Department.