City of Austin

Recommendation for Action

File #: 26-2981, **Agenda Item #:** 32. 11/5/2026

Posting Language

C14-2026-0030 - North Lamar at Beaver Street - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 8605, 8607, and 8613 North Lamar Boulevard and 604, 606, 608, and 706 Beaver Street (Little Walnut Creek Watershed). Applicant Request: To rezone from general commercial services-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district zoning to general commercial services-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-V-CO-DB90-NP) combining district zoning on Tracts 1 and 2, from general commercial services-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district zoning to general commercial services-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-V-CO-DB90-NP) combining district zoning, with a modification of the ground floor commercial requirement, on Tract 3, and from family residence-neighborhood plan (SF-3-NP) combining district zoning to limited office-density bonus 90-neighborhood plan (LO-DB90-NP) combining district zoning, with a modification of the ground floor commercial requirement, on Tract 4. Staff Recommendation and Planning Commission Recommendation: To grant Applicant's Request. Owner/Applicant: 8609 N Lamar LLC. Agent: Drenner Group, P.C. (Leah M. Bojo). City Staff: Sherri Sirwaitis, 512-974-3057.

Lead Department

Austin Planning.

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