City of Austin

Recommendation for Action

File #: 26-3193, **Agenda Item #:** 72. 12/3/2026

Posting Language

C14-2026-0015 - Sola Flats - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 3415 Menchaca Road (West Bouldin Creek Watershed). Applicant Request: To rezone from multifamily residence low density (MF-2) district zoning to community commercial-citywide density bonus 15 (GR-DBC15) combining district zoning. Staff Recommendation and Planning Commission Recommendation: To grant community commercial-conditional overlay-citywide density bonus 15 (GR-CO-DBC15) combining district zoning. Owner/Applicant: Sola Flats LLC. Agent: Mathias Company (Richard Mathias). City Staff: Cynthia Hadri, Austin Planning, 512-974-7620.

Lead Department

Austin Planning.

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