

September 10, 2025

**To:** Mayor and Members of City Council  
**From:** Sheryl M. M. Long, City Manager  
**Subject:** Ordinance – Major Amendment to the Concept Plan and Development Program Statement for Planned Development #79, Uptown Gateway, in Avondale.

202501681

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Transmitted is an Ordinance captioned:

**APPROVING** a major amendment to the concept plan and development program statement governing a portion of Planned Development No. 79, “Uptown Gateway,” to permit additional uses within the planned development to allow office, research and development, laboratory, hotel, multi-family residential, retail, restaurant, entertainment, school, and all other uses permitted within the CC-A, “Commercial Community Auto,” RM-0.7, “Residential Multi-Family,” OG, “Office General,” ML, “Manufacturing Limited,” and IR, “Institutional Residential,” zoning districts in the area located at 3020-3090 Exploration Avenue in the Avondale neighborhood.

The City Planning Commission recommended approval of the designation at its September 5, 2025, meeting.

Summary

Terrex Uptown Investor, LLC on behalf of Uptown SEQ Holdings, LLC, has petitioned the City to approve a major amendment to the PD-79 concept plan and development program statement to allow office, research and development, laboratory, hotel, multi-family residential, retail, restaurant, entertainment, school, and all other uses permitted within the CC-A, “Commercial Community Auto,” RM-0.7, “Residential Multi-Family,” OG, “Office General,” ML, “Manufacturing Limited,” and IR, “Institutional Residential,” zoning districts.

The City Planning Commission recommended the following on September 5 2025, to City Council:

**ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and

**APPROVE** the proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #79, Uptown Gateway, in Avondale.

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement