



City of Austin

Recommendation for Action

File #: 26-1726, **Agenda Item #:** 70.

5/21/2026

Posting Language

C14-2025-0089 - 1120 and 1122 S Capital of Texas Highway - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1120, 1120 1/2, 1122, and 1220 South Capital of Texas Highway Southbound (Eanes Creek Watershed). Applicant Request: To rezone from limited office (LO) district zoning and neighborhood commercial (LR) district zoning to limited office-vertical mixed use building-density bonus 90 (LO-V-DB90) combining district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant limited office-vertical mixed use building-density bonus 90 (LO-V-DB90) combining district zoning. Owner/Applicant: AREIT City View LLC. Agent: Drenner Group, P.C. (Leah M. Bojo). City Staff: Beverly Villela, Austin Planning, 512-978-0740.

Lead Department

Austin Planning.