

**ORDINANCE NO. \_\_\_\_\_**

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 108 WEST GIBSON STREET AND 107 WEST JAMES**  
3 **STREET IN THE BOULDIN CREEK NEIGHBORHOOD PLAN AREA FROM**  
4 **GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE**  
5 **BUILDING-CONDITIONAL OVERLAY-EQUITABLE TRANSIT-ORIENTED**  
6 **DEVELOPMENT-DENSITY BONUS ETOD-NEIGHBORHOOD PLAN (CS-MU-V-**  
7 **CO-ETOD-DBETOD-NP) COMBINING DISTRICT TO GENERAL**  
8 **COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-**  
9 **CONDITIONAL OVERLAY-EQUITABLE TRANSIT-ORIENTED**  
10 **DEVELOPMENT-DENSITY BONUS ETOD-NEIGHBORHOOD PLAN (CS-MU-V-**  
11 **CO-ETOD-DBETOD-NP) COMBINING DISTRICT, TO CHANGE CONDITIONS**  
12 **OF ZONING.**

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14 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

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16 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
17 change the base district from general commercial services-mixed use-vertical mixed use  
18 building-conditional overlay-equitable transit-oriented development-density bonus ETOD-  
19 neighborhood plan (CS-MU-V-CO-ETOD-DBETOD-NP) combining district to general  
20 commercial services-mixed use-vertical mixed use building-conditional overlay-equitable  
21 transit-oriented development-density bonus ETOD-neighborhood plan (CS-MU-V-CO-  
22 ETOD-DBETOD-NP) combining district, to change conditions of zoning on the property  
23 described in Zoning Case No. C14-2025-0106, on file at the Planning Department, as  
24 follows:

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26 LOTS 28, 29, 30, 31, AND 32, NORA ECK RESUBDIVISION, WEST  
27 PORTION OF BLOCK 13 AND BLOCK 2A, SWISHER ADDITION, a  
28 subdivision in the City of Austin, Travis County, Texas, according to the map or  
29 plat of record in Volume 3, Page 228, of the Plat Records of Travis County, Texas,  
30 together with the adjacent 16 foot-wide alley vacated by the City of Austin and  
31 recorded in Volume 5315, Page 1261, of the Official Public Records of Travis  
32 County, Texas (the "Property"),

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34 locally known as 108 West Gibson Street and 107 West James Street in the City of Austin,  
35 Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

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37 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
38 established by this ordinance is subject to the following conditions:  
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(A) The following uses are prohibited uses of the Property:

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| Agricultural Sales and Services          | Automotive Rentals                       |
| Automotive Repair Services               | Automotive Sales                         |
| Automotive Washing (of any type)         | Bail Bond Services                       |
| Bed and Breakfast (Group 1)              | Bed and Breakfast (Group 2)              |
| Building Maintenance Services            | Campground                               |
| College and University Facilities        | Commercial Blood Plasma Center           |
| Communications Services                  | Construction Sales and Services          |
| Consumer Repair Services                 | Convenience Storage                      |
| Custom Manufacturing                     | Drop-Off Recycling Collection Facilities |
| Duplex Residential                       | Electronic Prototype Assembly            |
| Equipment Sales                          | Exterminating Services                   |
| Funeral Services                         | Guidance Services                        |
| Hospital Services (General)              | Hospital Services (Limited)              |
| Kennels                                  | Laundry Services                         |
| Limited Warehousing and Distribution     | Maintenance and Service Facilities       |
| Monument Retail Sales                    | Pawn Shop Services                       |
| Printing and Publishing                  | Private Primary Educational Facilities   |
| Private Secondary Educational Facilities | Research Services                        |
| Safety Services                          | Service Station                          |
| Theater                                  | Vehicle Storage                          |
| Veterinary Services                      |  |

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(B) The following uses are conditional uses of the Property:

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| Outdoor Entertainment | Outdoor Sports and Recreation |
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**PART 3.** The Property may be developed in compliance and used in accordance with the regulations established for density bonus ETOD (DBETOD) combining district and other applicable requirements of the City Code.

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**PART 4.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, the mixed use combining district, and other applicable requirements of the City Code.



