

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 1200 WEST GIBSON STREET AND 1112 SOUTH**
3 **8TH STREET FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO**
4 **COMMERCIAL-LIQUOR SALES-VERTICAL MIXED USE BUILDING-**
5 **CONDITIONAL OVERLAY-DENSITY BONUS 90 (CS-1-V-CO-DB90)**
6 **COMBINING DISTRICT.**

7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
8

9
10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from general commercial services (CS) base district to
12 commercial-liquor sales-vertical mixed use building-conditional overlay-density bonus 90
13 (CS-1-V-CO-DB90) combining district on the property described in Zoning Case No. C14-
14 2025-0085, on file at the Planning Department, as follows:

15
16 LOTS 15 AND 16, BLOCK 18, SOUTH HEIGHTS, a subdivision in the City of
17 Austin, Travis County, Texas, according to the map or plat of record in Volume 1,
18 Page 112, of the Plat Records of Travis County, Texas (the "Property")

19
20 locally known as 1200 West Gibson Street and 1112 South 8th Street in the City of Austin,
21 Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

22
23 **PART 2.** The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:

25
26 The following uses are prohibited uses of the Property:

27
28 Cocktail Lounge (exceeding 3,500 square feet) Liquor Sales

29
30 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
31 developed and used in accordance with the regulations established for the general
32 commercial services (CS) base district and other applicable requirements of the City Code.

33
34 **PART 4.** The Property may be developed in compliance and used in accordance with the
35 regulations established for density bonus 90 (DB90) combining district and other
36 applicable requirements of the City Code.

38 **PART 5.** This ordinance takes effect on _____, 2025.
39
40

41 **PASSED AND APPROVED**

42 _____, 2025

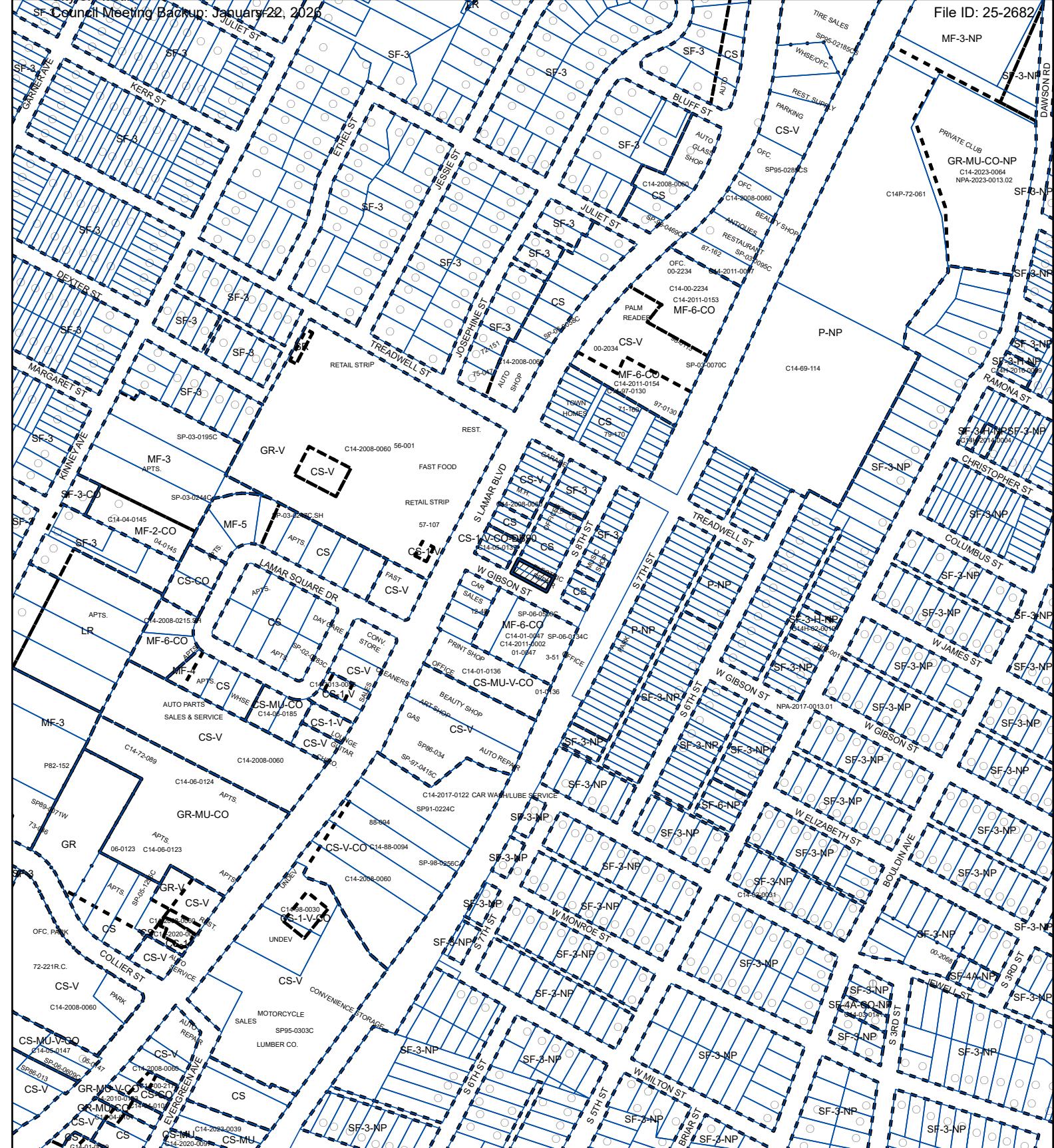
43
44 §
45 §
46 § _____

47 Kirk Watson
48 Mayor

49 **APPROVED:** _____ **ATTEST:** _____
50 Deborah Thomas
51 City Attorney

52 Erika Brady
City Clerk

DRAFT



SUBJECT TRACT



ZONING BOUNDARY

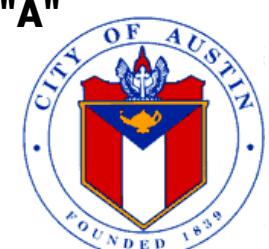
ZONING

EXHIBIT "A"

ZONING CASE#: C14-2025-0085

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



0 200 400 Feet

Created: 8/5/2025