

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 1120, 1120 1/2, 1122, AND 1220 SOUTH CAPITAL OF**  
3 **TEXAS HIGHWAY SOUTHBOUND FROM LIMITED OFFICE (LO) DISTRICT**  
4 **AND NEIGHBORHOOD COMMERCIAL (LR) DISTRICT TO LIMITED OFFICE-**  
5 **VERTICAL MIXED USE BUILDING-DENSITY BONUS 90 (LO-V-DB90)**  
6 **COMBINING DISTRICT.**

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

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 limited office (LO) base district and neighborhood  
12 commercial (LR) base district to limited office-vertical mixed use building-density bonus  
13 90 (LO-V-DB90) combining district on the property described in Zoning Case No. C14-  
14 2025-0089, on file at the Planning Department, as follows:

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16 LOTS 1 AND 2, THE SETTING, a subdivision in the City of Austin, Travis  
17 County, Texas, according to the map or plat of record in Volume 86, Page 29D and  
18 30A, of the Plat Records of Travis County, Texas (the "Property"),

19  
20 locally known as 1120, 1120 1/2, 1122, and 1220 South Capital of Texas Highway  
21 Southbound in the City of Austin, Travis County, Texas, generally identified in the map  
22 attached as **Exhibit "A"**.

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24 **PART 2.** The Property may be developed in compliance and used in accordance with the  
25 regulations established for density bonus 90 (DB90) combining district and other  
26 applicable requirements of the City Code:

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**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2026.

**PASSED AND APPROVED**

\_\_\_\_\_, 2026

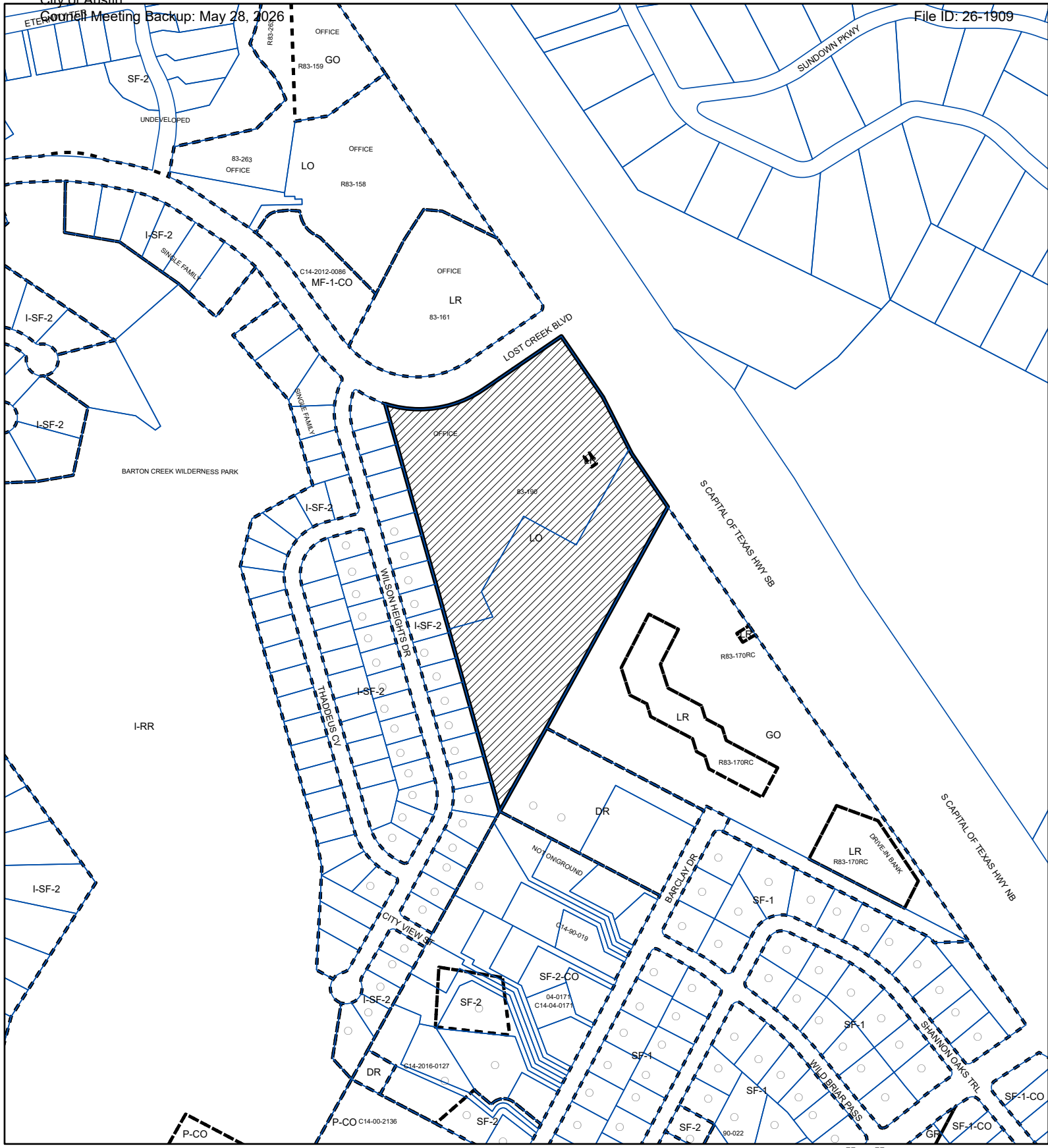
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\_\_\_\_\_  
Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_  
Deborah Thomas  
City Attorney




**ATTEST:** \_\_\_\_\_  
Erika Brady  
City Clerk

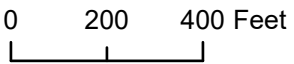
DRAFT



**ZONING EXHIBIT "A"**

ZONING CASE#: C14-2025-0089

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



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.

