

ORDINANCE NO. _____

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

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

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

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

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

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

The following uses are prohibited uses of the Property:

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

PART 3. 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 and other applicable requirements of the City Code.

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

PART 5. This ordinance takes effect on _____, 2025.

PASSED AND APPROVED

_____, 2025

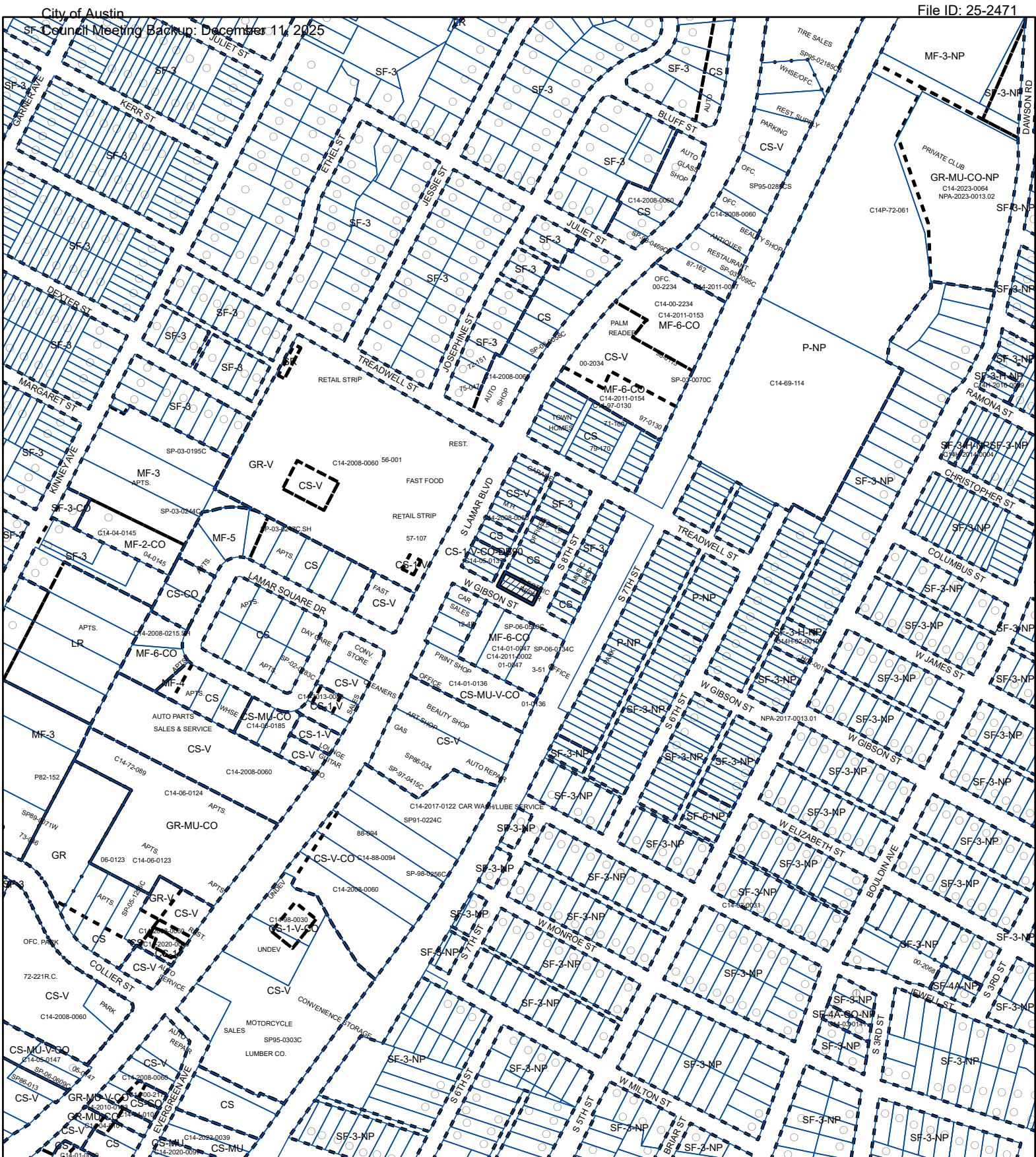
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Kirk Watson
Mayor

APPROVED: _____
Deborah Thomas
City Attorney

ATTEST: _____
Erika Brady
City Clerk

SF Council Meeting Backup: December 11, 2025

**ZONING****EXHIBIT "A"**

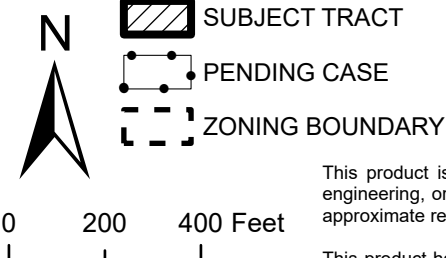
ZONING CASE#: C14-2025-0085



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.

Created: 8/5/2025



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY