

ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0085 – 1200 W. Gibson Street

DISTRICT: 9

ZONING FROM: CS

ZONING TO: CS-1-V-CO-DB90

ADDRESS: 1200 West Gibson Street and 1112 S 8th Street

SITE AREA: 0.143 acres (6,229 sq. ft.)

PROPERTY OWNER: Same But Different, LLC

AGENT: Drenner Group, PC (Leah Bojo)

CASE MANAGER: Cynthia Hadri 512-974-7620, Cynthia.hadri@austintexas.gov

STAFF RECOMMENDATION:

The staff recommendation is to grant commercial-liquor sales – vertical mixed use building – conditional overlay – density bonus 90 (CS-1-V-CO-DB90) combined district zoning with conditions. The conditional overlay will prohibit liquor sales and limit the square footage of the cocktail lounge use to 3, 500 square feet.

PLANNING COMMISSION ACTION / RECOMMENDATION:

October 28, 2025:

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES:

In December 2023, Ordinance No. 20220609-080, Ordinance No. 20221201-056 and Ordinance No. 20221201-055 were invalidated. On March 11, 2024, Ordinance No. 20240229-073, was enacted to create the “DB90” combining district, which amended City Code Title 25 (Land Development) to create a new zoning district for a density bonus program that grants 30 feet in height above the base zoning district, to a maximum of 90 feet, and modifies site development regulations including compatibility standards. Subsequently, the applicant submitted this new rezoning application to request the -DB90 combining district.

CASE MANAGER COMMENTS:

The property in question is approximately 0.14 acres developed with one commercial building, is on the corner of West Gibson Street (level 1) and South 8th Street (level 1). It is currently operating with commercial space as the headquarters for Spaceflight Records as well as some vacant gym space. It is within in the Lamar Boulevard Activity Center and the South Lamar Combined Neighborhood Planning Area – Zilker Subdistrict, which is currently suspended. The rezoning site near the Lamar Square, Collier, and Barton Springs Station Area’s which have the ETOD typology for Include. The include typology intends to include low-income households and communities of color as development. The site has no Future Land Use Map designation and will not require a neighborhood plan amendment, nor a Traffic Impact Analysis. ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

Considering the unified development with the recently rezoned property to the west (C14-2025-0124 - 1109 S. Lamar Boulevard), the addition of housing and the surrounding zonings, staff is recommending commercial-liquor sales – vertical mixed use building – conditional overlay – density bonus 90 (CS-1-V-CO-DB90) combined district zoning with conditions. Staff recommends a limit to the cocktail lounge use of 3,500 square feet to avoid an overabundance of CS-1 district zoning as well as consider the adjacent multifamily residential directly across the street. The Gibson Flats Apartments do not have any commercial on the ground floor on West Gibson Street. The recently rezoned property to the west, 1109 S. Lamar Boulevard, was granted about 12,500 square feet of CS-1 district zoning. The applicant is seeking to proceed with a unified development for these two sites, the staff recommendation would allow for a total of 16, 000 square feet of CS-1 district zoning between the two properties.

The applicant is requesting commercial-liquor sales – vertical mixed use building – conditional overlay – density bonus 90 (CS-1-V-CO-DB90) combining district for a proposed unified development that would include multi-family units requiring an affordable component. A building constructed under density bonus 90 (DB90) standards allows for a mix of residential uses and commercial uses, and the result is typically retail, restaurants and offices on the ground floor, and residential units on upper levels. The overall project would consist of approximately 7 stories of residential units and will not be seeking a modification for the ground floor commercial space requirement. Additionally, Alley Right-of-Way Vacation applications have been submitted for the alleyway adjacent to the Property and the neighboring parcel at 1109 S. Lamar Boulevard. These applications are currently under City review via case numbers 2024-132040 LM and 2024-132059 LM, respectively. ***Please refer to Exhibit C (Applicant’s Summary Letter).***

A development utilizing the “density bonus 90” incentives is permitted with a base CS district and must include an affordability component for residential use in order to obtain incentives, including height maximum of 90 feet in the CS-1 district (60 feet base plus 30 feet incentive) and relaxation of development and compatibility standards, such as FAR, setbacks and building coverage. There are several methods of satisfying DB90 development affordability requirements.

There are two options for projects including rental units:

- 1) a minimum of 12% of the rental units in a building are affordable for a 40-year period for households earning 60% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
- 2) a minimum of 10% of the rental units are affordable for a 40-year period as described above for households earning 50% or less MFI.

There are two options of satisfying DB90 development affordability requirements which include ownership units:

- 1) a minimum of 12% of the residential units in a building are affordable for a 40-year period for households earning 80% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
- 2) an in-lieu-fee payment to the Housing Trust Fund, equivalent to the required percentage of the total residential units, including the mix of bedrooms required, at the rate set in the fee schedule at the time of final site plan submission.

BASIS OF RECOMMENDATION:

1. *The rezoning should be consistent with the policies and principles adopted by the City Council.*

City Council has provided policy and direction for having more residential density and increased affordability, as well as incentivizing vertical mixed use buildings throughout the City. This request is consistent with the “VMU2” option and Ordinance No. 20240229-073, which replaced the invalidated “VMU2” option.

2. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The commercial-liquor sales district is intended predominately for commercial and industrial activities of a service nature which typically have operating characteristics or traffic service requirements generally incompatible with residential environments, and specifically includes liquor sales as a permitted use.

The vertical mixed use building (V) combining district may be applied in combination with any commercial base zoning district and allows for a combination of office, retail, commercial and residential uses within a vertical mixed use building.

The conditional overlay combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

The neighborhood plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

3. *Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.*

This rezoning authorizes a property to participate in a voluntary density bonus or incentive program that provides modifications to development regulations or other regulatory-related benefits in exchange for community benefits. In exchange for increased development potential, the development is required to comply with affordable housing requirements.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS	Commercial Uses
<i>North</i>	CS CS-V SF-3	Coffee shop; Multifamily Residential; Single-family Residential
<i>South</i>	CS-MU-V-CO MF-6-CO CS-V	Multifamily Residential; Restaurants
<i>East</i>	CS SF-3	Retail; Small office; Event space; Single-family Residential
<i>West</i>	CS-1-V-CO-DB90	Cocktail Lounge

NEIGHBORHOOD PLANNING AREA: South Lamar Combined (Zilker - Suspended)

WATERSHED: West Bouldin Creek (Urban)

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Zilker Elementary School

O Henry Middle School

Austin High School

COMMUNITY REGISTRY LIST:

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

Austin Regional Group

Bouldin Creek Neighborhood Association

Bouldin Creek Zoning Committee

Bouldin Creek Neighborhood Plan

Contact Team

Friends of Austin Neighborhoods

Friends of Zilker

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

Perry Grid 614

Preservation Austin

SELTexas

Save Our Springs Alliance

Sierra Club

South Central Coalition

TNR BCP - Travis County Natural Resources

Zilker Neighborhood Association

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2017-0122 – South Lamar VMU	CS-CO and CS-VCO to CS-V	To Grant CS-V-CO as recommended by Staff (2/13/2018)	Approved CS-V-CO as Planning Commission Recommended (3/8/2018)
C14-2023-0039 – 1705 and 1707 Evergreen Ave	SF-3 to CS-MU	To Grant CS-MU as recommended by Staff (6/13/2023)	Approved CS-MU as Planning Commission Recommended (8/31/2023)

RELATED CASES:

C14-2024-0124 – 1109 S. Lamar Blvd: Approved applicant rezoning from CS-1-V-CO to CS-1-V-CO-DB90, as amended, prohibiting liquor sale uses effective April 10, 2025. This case will now be a unified development with the proposed rezoning case (C14-2025-0085 – 1200 W. Gibson St.).

C14-05-0137 – 1109 S Lamar: Approved applicant rezoning from CS to CS-1-CO prohibiting liquor sale uses and limiting traffic trips per day to 2,000 effective April 17, 2006.

C14-2008-0060 – Zilker Vertical Mixed Use Building (V) Rezoning Opt-In/Opt Out Process: Approved city-initiated rezoning from CS-1-CO to CS-1-V-CO to include vertical mixed use overlay effective October 27th, 2008.

2024-132040 LM and 2024-132059 LM: Alley Right-of-Way Vacation applications have been submitted for the alleyway adjacent to the Property and the neighboring parcel at 1109 S. Lamar Boulevard.

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

Project Name and Proposed Use: 1200 W GIBSON STREET. C14-2025-0085. Project: 1200 W Gibson Street. 0.143 acres from CS to CS-1-V-CO-DB90. Existing: gym and office. Proposed: multifamily (7 stories). Demolition to be determined. Note that Density Bonus 90 (Ordinance No. 20240229-073) is indicated in this case and may therefore establish certain affordability minimums and height allowances.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures *	
Y	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Names of Activity Centers/Activity Corridors/Job Centers *: <ul style="list-style-type: none"> • Lamar Boulevard Activity Corridor
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> • 0.06 miles to Capital Metro Rapid Bus Stop and Bus Stop
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> • Sidewalk present along W Gibson St
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> • Goods and Services present within 0.5 miles along S Lamar Blvd
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education *: Located within 0.50 miles from a public school or university.
	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
Y	Connectivity and Health *: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor’s office, drugstore clinic, and/or specialized outpatient care.) <ul style="list-style-type: none"> • 0.5 miles to urgent care center along S Lamar Blvd
Y	Housing Choice *: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
Y	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use *: Provides a mix of residential and non-industrial uses.
Y	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). <ul style="list-style-type: none"> • 0.2 miles to Alamo Drafthouse Cinema
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
9	Number of “Yes’s”

Drainage:

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City’s Land Development

Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental:

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Bouldin Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Fire: No Comments.

PARD – Planning & Design Review:

Residential units that are certified affordable and income-restricted are exempt from the parkland dedication requirements per City Code § 25-1-601(D)(4). Parkland dedication will be required for any new market-rate residential units that may be proposed by this development, at the time of subdivision or site plan, per City Code § 25-1-601.

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: ann.desanctis@austintexas.gov. At the applicant's request, PARD can provide a parkland early determination (PED) of parkland dedication requirements.

Site Plan:

Site plans will be required for any new development except for residential only project with up to 4 units.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

DB90 Rezoning

This site must meet affordability minimums per LDC 25-2-652 to be eligible for DB90. A signed approval letter from the Housing Department will be required with site plan submittal.

W Gibson Street or South 8th Street will be the Principal Street for this site. Any buildings fronting this street will be required to have 75% of the ground floor as commercial uses.

NOTE: A lobby serving a use other than a pedestrian-oriented commercial or civic space is not counted as a pedestrian-oriented commercial or civic place.

If a building includes a mix of uses, a non-residential use:

- may not be located above a residential use; and
- may not be located on or above the third story of the building.

Austin Transportation Department – Engineering Review:

A transportation assessment/traffic Impact analysis shall be required at the time of site plan **if triggered**, when land uses and intensities will be known per LDC 25-6-113 and TCM 10.2.1.

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for S 8th ST. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for S 8th ST according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for W Gibson ST. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for W Gibson ST according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

Existing Street Characteristics:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
W Gibson ST	Level 1	58'	54'	38'	No	No	Yes
S 8 th ST	Level 1	58'	50	40'	No	No	Yes

Austin Water Utility:

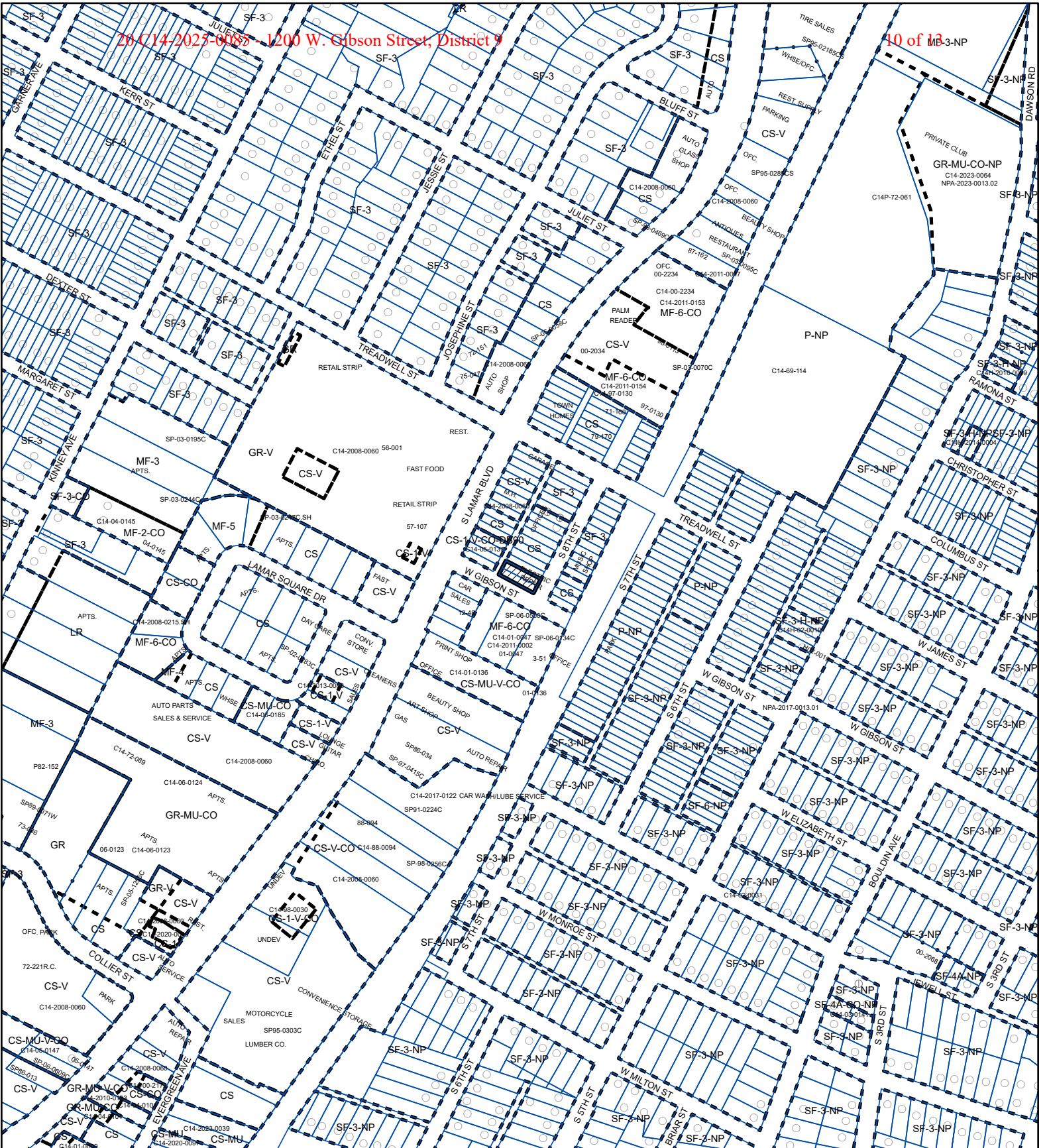
No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.




INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter



ZONING

ZONING CASE#: C14-2025-0085

 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

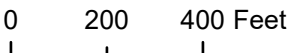


Exhibit A

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







C14-2025-0085 1200 W Gibson Street District 7

14 of 14 MF-3-NP

1 inch equals 400'

1200 W Gibson Street

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2025-0085
 LOCATION: 1200 W Gibson St;
 1112 S 8th St
 SUBJECT AREA: 0.143 Acres
 MANAGER: Marcelle Boudreaux



Exhibit B

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

Created: 9/18/2025

Leah M. Bojo
lbojo@drennergoup.com
512-807-2918



July 8, 2025

Ms. Lauren Middleton-Pratt
Planning Department
City of Austin
6310 Wilhelmina Delco Drive
Austin, TX 78752

Via Electronic Delivery

Re: 1200 W Gibson Street – Rezoning application for 0.143-acre property located at 1200 W Gibson Street and 1112 S 8th Street, Austin, Texas 78704 (the "Property").

Dear Ms. Middleton-Pratt:

As representatives of the owner of the Property, we respectfully submit the enclosed rezoning application package. The project is titled 1200 W Gibson Street and is 0.143 acres of land, located at the northwest corner of W Gibson Street and S 8th Street, a half-block from S Lamar Boulevard—an Imagine Austin Corridor and a Core Transit Corridor. The Property is within the Full Purpose Jurisdiction of the City of Austin as well as Project Connect’s Lamar Square, Collier, and Barton Springs Equitable Transit Oriented Development (ETOD) Station Areas.

The Property is currently zoned CS (Commercial Services). The requested rezoning is from CS to CS-1-V-CO-DB90 (Commercial-Liquor Sales – Vertical Mixed Use Building – Conditional Overlay – Density Bonus 90). The purpose of this rezoning is to allow for a transit-supportive, for-sale multifamily development with a maximum height up to 90 feet, via the Density Bonus 90 (“DB90”) combining district, and for the adjacent, longstanding ground floor cocktail lounge to have an expanded footprint. The rezoning request is necessary to establish a comprehensive zoning district for the redevelopment, which includes the adjacent parcel along S Lamar Boulevard where the same request was recently approved via Ordinance No. 20250410-060 on April 10, 2025. This request also includes carrying over the existing conditional overlay, currently on 1109 S Lamar, that prohibits liquor sales as a permitted use on the Property. The DB90 combining zoning district requires that a minimum of 12% of for-sale residential units be reserved as affordable for households earning no more than 80% of the Median Family Income (MFI). Additionally, Alley Right-of-Way Vacation applications have been submitted for the alleyway adjacent to the Property and the neighboring parcel at 1109 S. Lamar Boulevard. These applications are currently under City review via case numbers 2024-132040 LM and 2024-132059 LM, respectively.

Furthermore, this rezoning request aligns with the City’s ETOD goals for the Lamar Square, Collier, and Barton Springs Station Area’s typologies by including affordable housing options along a highly populated, high-growth MetroRapid corridor (South Lamar), according to the Station Typology Data in Appendix D, page D6 of the 2023 ETOD Development Study.

The Property is located in the South Lamar Combined Planning Area – Zilker which is currently suspended. The Property has no Future Land Use Map designation, and therefore a Neighborhood Plan Amendment application is not required with this rezoning.

Exhibit C

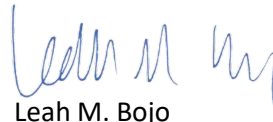
July 8, 2025

Page 2

A Traffic Impact Analysis ("TIA") is not required with this rezoning request, per the attached zoning TIA Determination executed by Kaylie Coleman, dated June 30, 2025. A TIA determination will also be required with the submittal of a site development permit for redevelopment of the Property.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Leah M. Bojo".

Leah M. Bojo

cc: Joi Harden, Planning Department (*via electronic delivery*)
Marcelle Boudreaux, Planning Department (*via electronic delivery*)