

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1120, 1120 1/2, 1122, AND 1220 SOUTH CAPITAL OF TEXAS HIGHWAY SOUTHBOUND FROM LIMITED OFFICE (LO) DISTRICT AND NEIGHBORHOOD COMMERCIAL (LR) DISTRICT TO NEIGHBORHOOD COMMERCIAL-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-DENSITY BONUS 90 (LR-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 limited office (LO) base district and neighborhood commercial (LR) base district to neighborhood commercial-vertical mixed use building-conditional overlay-density bonus 90 (LR-V-CO-DB90) combining district on the property described in Zoning Case No. C14-2025-0089, on file at the Planning Department, as follows:

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

locally known as 1120, 1120 1/2, 1122, and 1220 South Capital of Texas Highway Southbound 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:

Service Station use is a prohibited use of the Property.

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) 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.

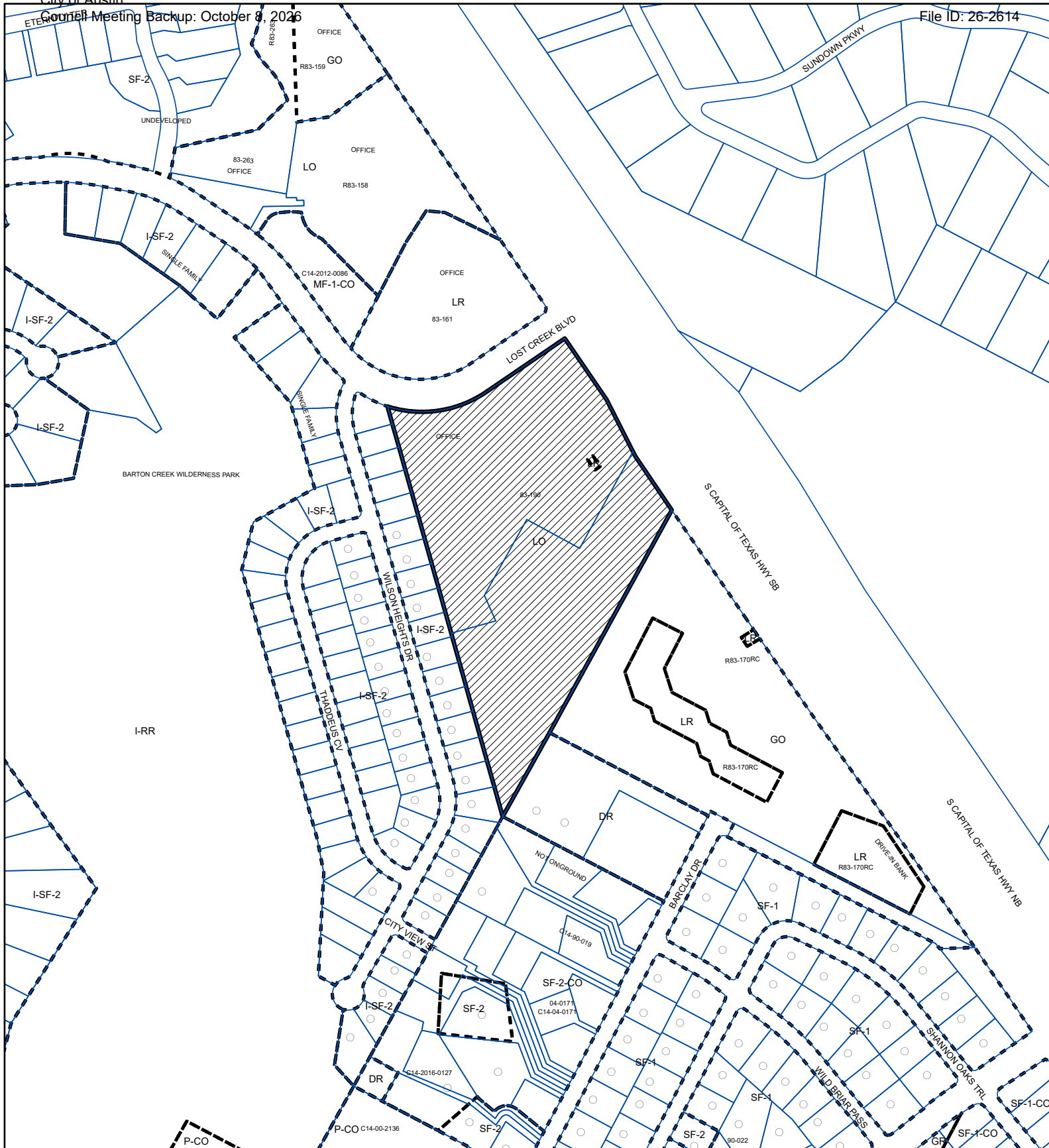
PART 5. This ordinance takes effect on _____, 2026.

PASSED AND APPROVED

_____, 2026 §
 §
 §

Kirk Watson
Mayor

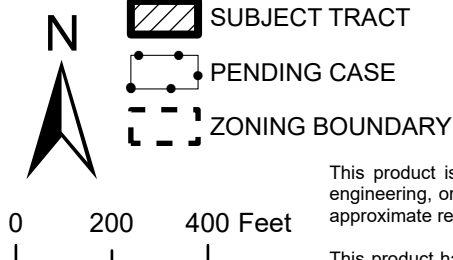
APPROVED: _____ **ATTEST:** _____
Deborah Thomas Erika Brady
City Attorney City Clerk



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.



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