

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

AN ORDINANCE AMENDING ORDINANCE NO. 20250724-173, REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1135, 1137, 1139, 1141, AND 1143 WEST 6TH STREET AND 503, 505, 507, 509, AND 511 WALSH STREET IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL SERVICE-PLANNED DEVELOPMENT AREA-NEIGHBORHOOD PLAN (LI-PDA-NP) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICE-PLANNED DEVELOPMENT AREA-NEIGHBORHOOD PLAN (LI-PDA-NP) COMBINING DISTRICT, TO CHANGE CONDITIONS OF ZONING TO INCREASE THE MAXIMUM FLOOR TO AREA RATIO ON THE PROPERTY.

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

**PART 1.** The 6th and Walsh planned development area (the “6th and Walsh PDA”) is comprised of 1.195 acres of land more particularly described by metes and bounds in Ordinance No. 20250724-173 (the “Original Ordinance”).

**PART 2.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from limited industrial service-planned development area-neighborhood plan (LI-PDA-NP) combining district to limited industrial service-planned development area-neighborhood plan (LI-PDA-NP) combining district, to change conditions of zoning to increase the maximum floor to area ratio on the property described in Zoning Case No. C14-2025-0003, on file at the Planning Department, as follows:

1.195 acres of land in the T. J. Chambers Survey, Abstract No. 7, being LOTS 1, 2, 3, 17, 18, and 19, BLOCK 1, SUBDIVISION OF THE EAST HALF OF LOT 1, DIVISION "Z", a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 1, Page 23, of the Plat Records of Travis County, Texas, said 1.195 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the "Property"),

locally known as 1135, 1137, 1139, 1141, And 1143 West 6th Street and 503, 505, 507, 509, and 511 Walsh Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

**PART 3.** Part 4 of the Original Ordinance is amended to add a new subsection (7) as follows:

(7) Development of the Property shall not exceed a floor-to-area ratio (FAR) of 6.75:1.

**PART 4.** Except as otherwise specifically provided for in this ordinance, the terms and conditions of the Original Ordinance as amended remain in effect. If this ordinance and the Original Ordinance as amended conflict, this ordinance controls.

**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2026.

**PASSED AND APPROVED**

§  
§  
§

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

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

**APPROVED:** \_\_\_\_\_

Deborah Thomas  
City Attorney

**ATTEST:** \_\_\_\_\_

Erika Brady  
City Clerk



**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-389-0943

5725 West Hwy 290, Suite 103  
Austin, Texas 78735

EXHIBIT " \_ "

LOTS 1-3 & LOTS 17-9, BLOCK 1  
SUBDIVISION OF THE EAST HALF OF LOT  
NO. 1 IN DIVISION "Z" OF THE OUTLOTS  
ADJOINING THE CITY OF AUSTIN

**1.195 ACRES  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 1.195 ACRES (APPROXIMATELY 52,015 SQ. FT.) IN THE T. J. CHAMBERS SURVEY, ABSTRACT NO. 7, BEING LOTS 1-3 AND LOTS 17-19, BLOCK 1, SUBDIVISION OF THE EAST HALF OF LOT NO. 1 IN DIVISION "Z" OF THE OUTLOTS ADJOINING THE CITY OF AUSTIN, RECORDED IN VOLUME 1, PAGE 23, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.195 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a mag nail found on the southwest right-of-way line of West 6<sup>th</sup> Street being the most easterly corner of said Lot 1, the most northerly corner of Lot A, Pettus Addition, a subdivision recorded in Volume 69, Page 32, Plat Records of Travis County, Texas, and the most easterly corner of the herein described tract;

**THENCE** South 22°06'17" West, with the common line of said Lots 1-3 with said Lot A, a distance of 199.79 feet to a 1/2" rebar found being the most southerly corner of said Lot 3, the most easterly corner of said Lot 17, the most westerly corner of said Lot A, the most northerly corner of a called 0.303 acre tract conveyed to Anchor Entities, Ltd., in Document No. 2013206747, Official Public Records of Travis County, Texas, and an angle point in the southeast line of the herein described tract;

**THENCE** South 22°45'15" West, with the common line of said Lot 17 and said called 0.303 acre tract a distance of 55.08 feet to a 1/2" iron pipe found being the most southerly corner of said Lot 17, the most easterly corner of said Lot 18, and an angle point in the southeast line of the herein described tract;

**THENCE** South 22°56'19" West, with the common line of said Lot 18 with said called 0.303 acre tract and the northwesterly termination line of Sayers Street, a distance of 56.11 feet to a 1/2" rebar with "Chaparral" cap set for the most southerly corner of said Lot 18 and the most easterly corner of said Lot 19;

THENCE South 22°56'19" West, with the common line of said Lot 19 with said northwesterly termination line of Sayers Street and a called 0.174 acre tract conveyed to Anchor Entities, Ltd., in Document No. 2013206747, Official Public Records of Travis County, Texas, a distance of 56.11 feet to a 1/2" rebar with "Chaparral" cap found being the most southerly corner of said Lot 19, the most easterly corner of Lot 20, Block 1 of said Subdivision of the East Half of Lot No. 1, and the most southerly corner of the herein described tract, from which a 1/2" rebar found on the northeast right-of-way line of West 5<sup>th</sup> Street being the most southerly corner of said Lot 20 bears South 22°36'07" West a distance of 50.99 feet;

**THENCE** North 67°48'06" West, with the common line of said Lot 19 with said Lot 20, a distance of 140.76 feet to a 1/2" rebar found on the southeast right-of-way line of Walsh Street being the most northerly corner of said Lot 20 and the most westerly corner of said Lot 19 and the herein described tract;

**THENCE** North 22°22'50" East, with northwest line of said Lot 19 and the southeast right-of-way line of Walsh Street a distance of 56.03 feet to a mag nail found being the most northerly corner of said Lot 19 and the most westerly corner of said Lot 18;

**THENCE** North 22°22'50" East, with northwest line of said Lot 18 and the southeast right-of-way line of Walsh Street a distance of 56.27 feet to a 1/2" iron pipe found being the most northerly corner of said Lot 18 and the most westerly corner of said Lot 17;

**THENCE** North 22°22'50" East, with northwest line of said Lot 17 and the southeast right-of-way line of Walsh Street a distance of 55.41 feet to a calculated point for the most northerly corner of said Lot 17 and the most westerly corner of said Lot 3, from which a cotton spindle found bears North 67°38'07" a distance of 0.18 feet;

**THENCE** North 22°22'50" East, with northwest line of said Lots 1-3 and the southeast right-of-way line of Walsh Street a distance of 200.18 feet to mag nail with "Chaparral" cap set at the intersection of said southeast right-of-way line of Walsh Street with the southwest right-of-way line of West 6<sup>th</sup> Street being the most northerly corner of said Lot 1 and the herein described tract;

**THENCE** South 67°28'38" East, with the northeast line of said Lot 1 and said southwest right-of-way line of West 6<sup>th</sup> Street a distance of 141.25 feet to the **POINT OF BEGINNING** and containing 1.195 acres of land, more or less.

Page 3 of 3

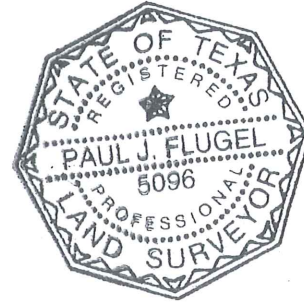
Surveyed on the ground on June 11, 2025.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from real-time kinematic (RTK) virtual reference station (VRS).

Attachments: Survey Drawing 1525-002-ALTA-TT

*Paul J. Flugel 7-17-2025*

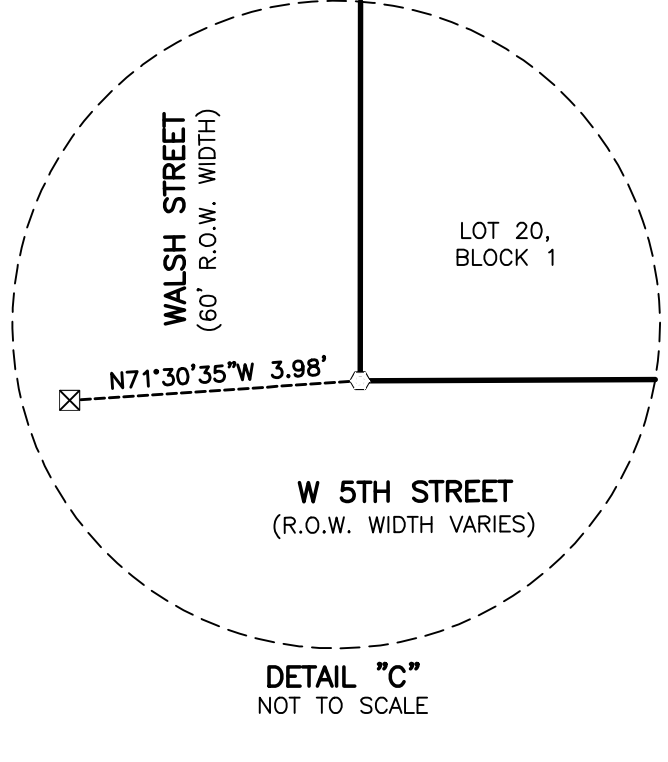
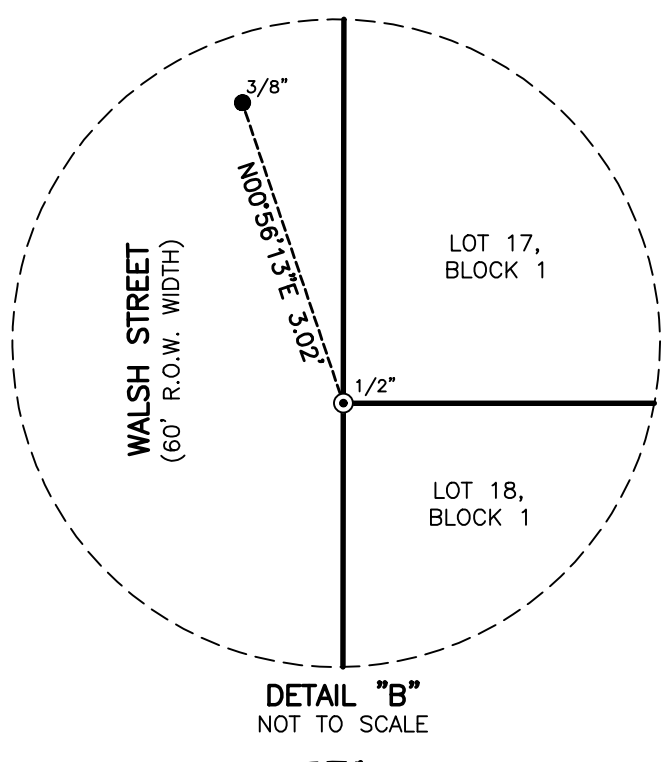
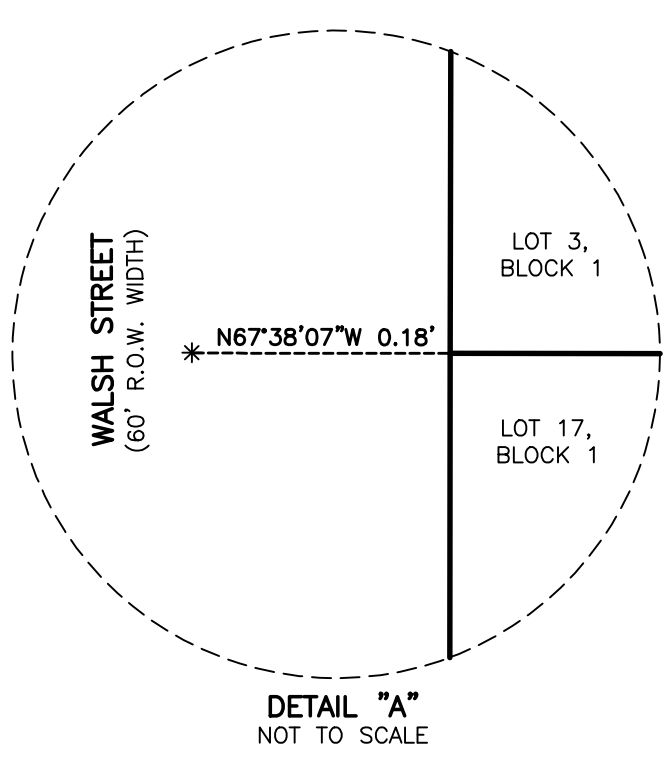
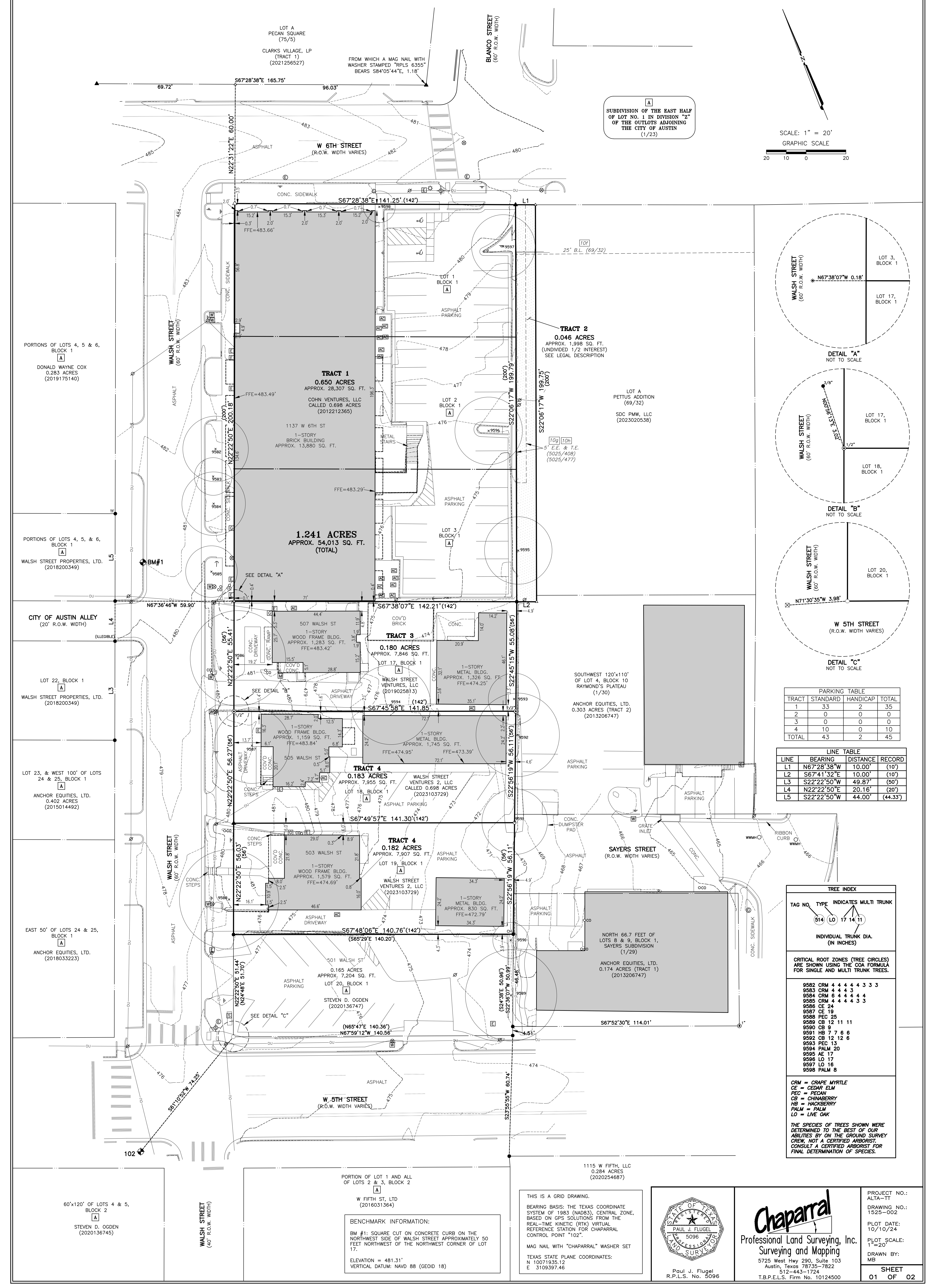
Paul J. Flugel                      Date  
Registered Professional Land Surveyor  
State of Texas No. 5096  
TBPELS Firm No. 10124500



#### REFERENCES

TCAD Parcel Nos. 106488, 106487, 106486 & 106485

AN ALTA/NSPS LAND TITLE SURVEY OF 1.241 ACRES (APPROXIMATELY 54,013 SQ. FT.)  
OUT OF THE T. J. CHAMBERS SURVEY, ABSTRACT NO. 7 IN TRAVIS COUNTY, TEXAS  
(SEE LEGAL DESCRIPTIONS ON SHEET 2 OF 2)



PARKING TABLE

| TRACT | STANDARD | HANDICAP | TOTAL |
|-------|----------|----------|-------|
| 1     | 33       | 2        | 35    |
| 2     | 0        | 0        | 0     |
| 3     | 0        | 0        | 0     |
| 4     | 10       | 0        | 10    |
| TOTAL | 43       | 2        | 45    |

LINE TABLE

| LINE | BEARING     | DISTANCE | RECORD   |
|------|-------------|----------|----------|
| L1   | N67°28'38"W | 10.00'   | (10')    |
| L2   | S67°41'32"E | 10.00'   | (10')    |
| L3   | S22°22'50"W | 49.87'   | (50')    |
| L4   | N22°22'50"E | 20.16'   | (20')    |
| L5   | S22°22'50"W | 44.00'   | (44.33') |

TREE INDEX

TAG NO. TYPE INDICATES MULTI TRUNK

INDIVIDUAL TRUNK DIA. (IN INCHES)

CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE COA FORMULA FOR SINGLE AND MULTI TRUNK TREES.

|      |      |    |    |    |   |   |   |
|------|------|----|----|----|---|---|---|
| 9582 | CRM  | 4  | 4  | 4  | 4 | 3 | 3 |
| 9583 | CRM  | 4  | 4  | 4  | 3 |   |   |
| 9584 | CRM  | 6  | 4  | 4  | 4 | 4 | 4 |
| 9585 | CRM  | 4  | 4  | 4  | 4 | 3 | 3 |
| 9586 | CE   | 24 |    |    |   |   |   |
| 9587 | CE   | 19 |    |    |   |   |   |
| 9588 | PEC  | 25 |    |    |   |   |   |
| 9589 | CB   | 12 | 11 | 11 |   |   |   |
| 9590 | CB   | 9  |    |    |   |   |   |
| 9591 | HB   | 7  | 6  | 6  |   |   |   |
| 9592 | CB   | 12 | 12 | 6  |   |   |   |
| 9593 | PEC  | 13 |    |    |   |   |   |
| 9594 | PALM | 20 |    |    |   |   |   |
| 9595 | AE   | 17 |    |    |   |   |   |
| 9596 | LO   | 17 |    |    |   |   |   |
| 9597 | PALM | 16 |    |    |   |   |   |
| 9598 | PALM | 8  |    |    |   |   |   |

CRM = Crape Myrtle  
CE = Cedar Elm  
PEC = Pecan  
CB = Chinaberry  
HB = Hackberry  
PALM = Palm  
LO = Live Oak

THE SPECIES OF TREES SHOWN WERE DETERMINED TO THE BEST OF OUR ABILITIES BY ON THE GROUND SURVEY CREW, NOT A CERTIFIED ARBORIST. CONSULT A CERTIFIED ARBORIST FOR FINAL DETERMINATION OF SPECIES.

BENCHMARK INFORMATION:

BM #1: SQUARE CUT ON CONCRETE CURB ON THE NORTHWEST SIDE OF WALSH STREET APPROXIMATELY 50 FEET NORTHWEST OF THE NORTHWEST CORNER OF LOT 17.

ELEVATION = 481.31'

VERTICAL DATUM: NAVD 88 (GEOID 18)

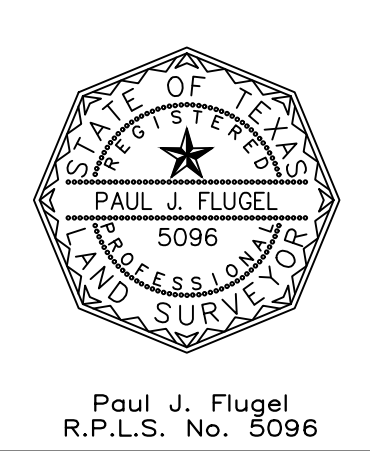
THIS IS A GRID DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE REAL-TIME KINETIC (RTK) VIRTUAL REFERENCE STATION FOR CHAPARRAL CONTROL POINT "102".

MAG NAIL WITH "CHAPARRAL" WASHER SET

TEXAS STATE PLANE COORDINATES:

N 10071935.12  
E 3109397.46



**Chaparral**

Professional Land Surveying, Inc.  
Surveying and Mapping

5725 West Hwy 290, Suite 103  
Austin, Texas 78735-7822  
512-443-1724  
T.B.P.E.L.S. Firm No. 10124500

PROJECT NO.: ALTA-TT  
DRAWING NO.: 1525-002  
PLOT DATE: 10/10/24  
PLOT SCALE: 1"=20'  
DRAWN BY: MB

SHEET 01 OF 02

AN ALTA/NSPS LAND TITLE SURVEY OF 1.241 ACRES (APPROXIMATELY 54,013 SQ. FT.)  
OUT OF THE T. J. CHAMBERS SURVEY, ABSTRACT NO. 7 IN TRAVIS COUNTY, TEXAS  
(SEE LEGAL DESCRIPTIONS)

LEGAL DESCRIPTIONS:

(Per Old Republic National Title Insurance Company G.F. No. 23-2559-CH issued October 3, 2023, effective September 26, 2023)

**Tract 1:** Leasehold Estate created by that certain Lease Agreement by and between \_\_\_\_\_, as Lessor, and \_\_\_\_\_, as Lessee, dated \_\_\_\_\_, recorded in Document No. \_\_\_\_\_, of the Official Public Records of Travis County, Texas, being over and across Lots 1, 2 and 3, Block 1, of DUVAL SUBDIVISION OF THE EAST 1/2 OF OUTLOT 1, DIVISION Z, a Subdivision in Travis County, Texas, according to the map or plat of record in Volume 1, Page 23, of the Plat Records of Travis County, Texas.

**Tract 2:** Leasehold Estate created by that certain Lease Agreement by and between \_\_\_\_\_, as Lessor, and \_\_\_\_\_, as Lessee, dated \_\_\_\_\_, recorded in Document No. \_\_\_\_\_, of the Official Public Records of Travis County, Texas, being over and across an undivided 1/2 interest in a tract 10' x 200' out of Lots 1 and 4, Block 10, RAYMOND'S PLATEAU, a Subdivision in Travis County, Texas, according to the map or plot of record in Volume 1, Page 30, of the Plat Records of Travis County, Texas, said area now being a portion of Lot A, PETTUS ADDITION, a Subdivision in Travis County, Texas, according to the map or plot of record in Volume 69, Page 32, of the Plat Records of Travis County, Texas.

**Tract 3:** Leasehold Estate created by that certain Lease Agreement by and between \_\_\_\_\_, as Lessor, and \_\_\_\_\_, as Lessee, dated \_\_\_\_\_, recorded in Document No. \_\_\_\_\_, of the Official Public Records of Travis County, Texas, being over and across Lot 17, Block 1, of DUVAL SUBDIVISION OF THE EAST 1/2 OF OUTLOT 1, DIVISION Z, a Subdivision in Travis County, Texas, according to the map or plot of record in Volume 1, Page 23, of the Plat Records of Travis County, Texas.

**Tract 4:** Leasehold Estate created by that certain Lease Agreement by and between \_\_\_\_\_, as Lessor, and \_\_\_\_\_, as Lessee, dated \_\_\_\_\_, recorded in Document No. \_\_\_\_\_, of the Official Public Records of Travis County, Texas, being over and across Lots 18 and 19, Block 1, of DUVAL SUBDIVISION OF THE EAST 1/2 OF OUTLOT 1, DIVISION Z, a Subdivision in Travis County, Texas, according to the map or plot of record in Volume 1, Page 23, of the Plat Records of Travis County, Texas.

TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:

Old Republic National Title Insurance Company

G.F. No.: 23-2559-CH Effective Date: 09/26/23 Issued: 10/03/23

The surveyor has relied upon the referenced Commitment for Title regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are worded according to the commitment, followed by surveyor's notes and/or observations.

Schedule "B" items contained therein and re-listed below were considered:

1) Restrictive Covenants:  
There were no restrictive covenants of record listed at the time of the survey.

10f) 25' building setback line along the northeast property line, as shown on Plat recorded in Volume 69, Page 32, of the Plat Records of Travis County, Texas. (Tract 2) --- **Subject to, as shown**

10g) Easement executed by Cohn Buildings, Inc., to the City of Austin, dated September 23, 1974, recorded in Volume 5025, Page 408, of the Deed Records of Travis County, Texas. (Tract 2) --- **Subject to, as shown**

10h) Easement executed by L. E. Pettus, to the City of Austin, dated September 20, 1974, recorded in Volume 5025, Page 477, of the Deed Records of Travis County, Texas. (Tract 2) --- **Subject to, as shown**

10i) Affidavit Regarding Driveway Tract and Gate and Notice to the Public recorded in Document No. 2005097346, of the Official Public Records of Travis County, Texas. (Tract 2) --- **Subject to, not plottable (blanket type easement)**

10j) Rights and claims of co-tenants in the land and to the rights of anyone claiming under them including, but not limited to, rights of partition, claims for improvements, claims for reimbursement, owelty of partition, and agreements between co-tenants in the 10' by 200' strip of land described on Exhibit "A-1" of the deed recorded in Document No. 2012212365, of the Official Public Records of Travis County, Texas. (Tract 2) --- **Subject to, not plottable**

10k) Terms, conditions, and stipulations in that certain Encroachment Agreement, by and between Frances Cohn Oppenheimer, Independent Executor of the Estate of Etta Cohn Lipson, Deceased, and Frances Cohn Oppenheimer, Trustee of The Residuary Trust created under the Will of Simon Cohn, Deceased and Lawrence K. Smithers and Celeste Hamman, as recorded in Document No. 2007000876, of the Official Public Records of Travis County, Texas. (Tracts 3 and 4) --- **Subject to, not plottable**

FLOOD-PLAIN NOTE:

The tract shown hereon lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 4845300445K, dated January 22, 2020 for Travis County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

ALTA/NSPS SURVEY NOTES:

(Table A, Item 7b1)  
Square footage of buildings, if shown, is based on the outside, ground floor footprint. Unless noted otherwise, the surveyor has not accessed the inside of the building for measurement purposes.

GENERAL SURVEY NOTES:

PROPERTY ADDRESSES:  
• 503 Walsh Street, Austin, Texas 78703 (Tract 4)  
• 505 Walsh Street, Austin, Texas 78703 (Tract 4)  
• 507 Walsh Street, Austin, Texas 78703 (Tract 3)  
• 1137 W 6th Street, Austin, Texas 78703 (Tract 1)

ATTACHMENTS: None

SURVEYOR'S CERTIFICATE:

CERTIFIED TO:

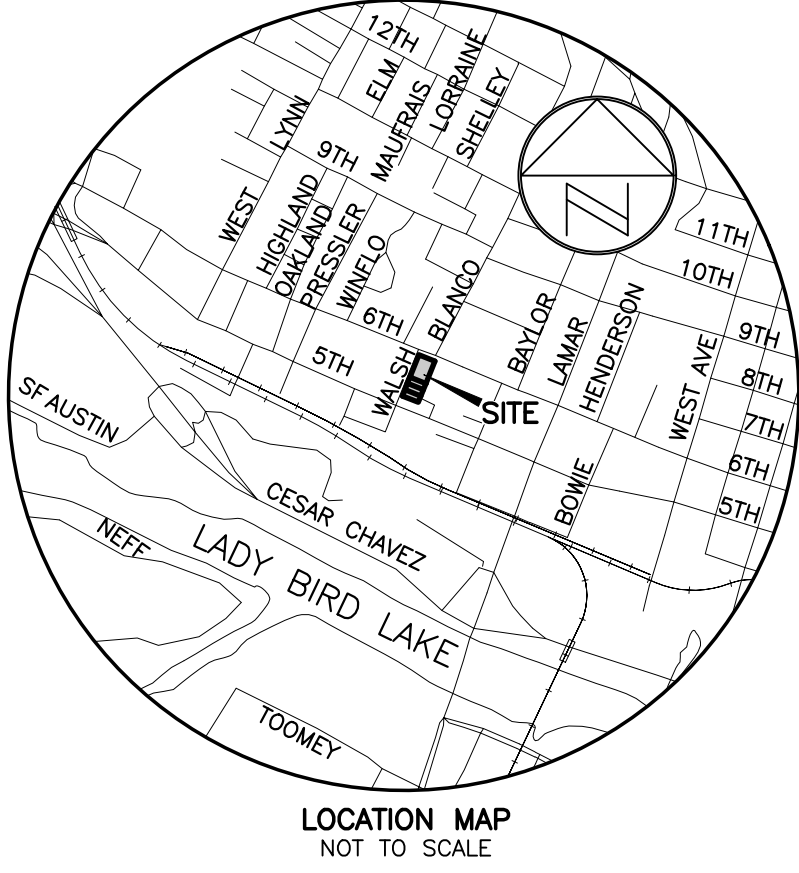
Cohn Ventures, LLC, a Texas limited liability company  
Walsh Street Ventures, LLC  
Walsh Street Ventures 2, LLC  
Manifold Development, LLC, a Texas limited liability company  
[Proposed Lender]

Old Republic National Title Insurance Company  
Corridor Title, LLC

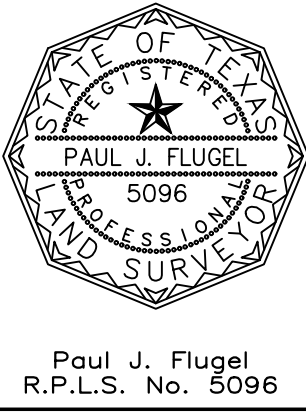
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7a, 7b1, 8, 9, and 14 of Table A thereof.

The field work was completed on October 2, 2024.

*Paul J. Flugel* 10/10/2024  
Paul J. Flugel Date  
Registered Professional Land Surveyor  
State of Texas No. 5096  
paul@chapsurvey.com

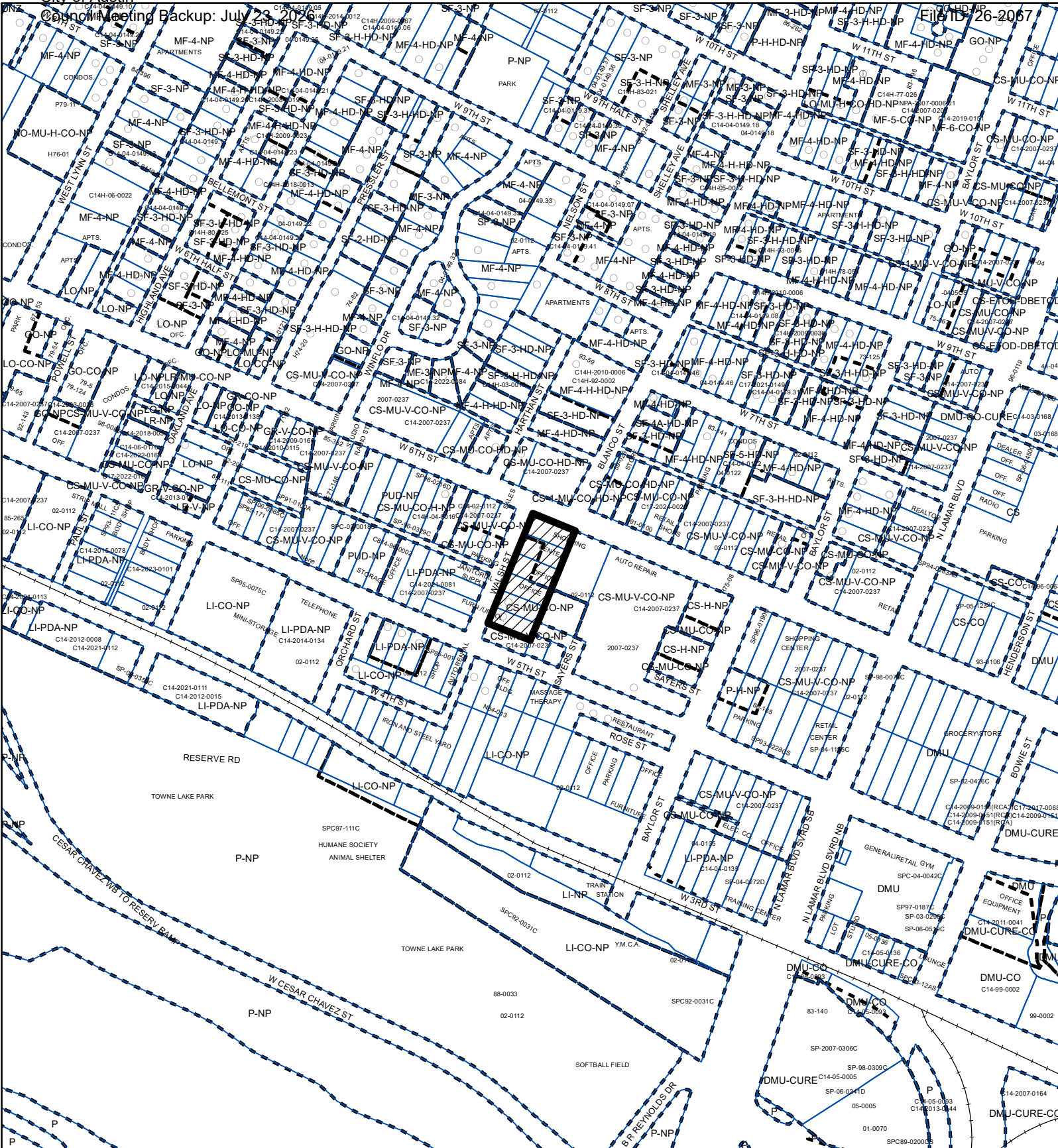


| LEGEND          |                                         |
|-----------------|-----------------------------------------|
| ●               | 1/2" REBAR FOUND (OR AS NOTED)          |
| ● <sup>CH</sup> | 1/2" REBAR WITH "CHAPARRAL" CAP FOUND   |
| ● <sup>TF</sup> | 1/2" REBAR WITH "TERRA FIRMA" CAP FOUND |
| ○               | 1/2" REBAR WITH "CHAPARRAL" CAP SET     |
| ⊙               | IRON PIPE FOUND (SIZE NOTED)            |
| ▲               | MAG NAIL FOUND                          |
| △               | MAG NAIL WITH "CHAPARRAL" WASHER SET    |
| *               | COTTON SPINDLE FOUND                    |
| ⊠               | "X" IN CONCRETE FOUND                   |
| ○               | PUNCH HOLE FOUND                        |
| △               | CALCULATED POINT                        |
| ⊕               | CONTROL POINT/BENCHMARK LOCATION        |
| Ⓜ               | WATER METER                             |
| ⊗               | WATER VALVE                             |
| Ⓜ               | FIRE DEPARTMENT CONNECT                 |
| ⊘               | UTILITY POLE                            |
| ←               | GUY WIRE                                |
| —ou—            | OVERHEAD UTILITIES                      |
| Ⓜ               | ELECTRIC UTILITY                        |
| Ⓜ               | ELECTRIC MANHOLE                        |
| ☆               | LIGHT POLE                              |
| Ⓜ               | TRAFFIC SIGNAL POLE                     |
| Ⓜ               | SIGNAL BOX                              |
| Ⓜ               | GAS VALVE                               |
| Ⓜ               | GAS UTILITY                             |
| Ⓜ               | AC PAD                                  |
| ooo             | CLEANOUT                                |
| OWWWH           | WASTEWATER MANHOLE                      |
| Ⓜ               | HANDICAP PARKING SPACE                  |
| Ⓜ               | SIGN                                    |
| Ⓜ               | MAILBOX                                 |
| ○               | BOLLARD                                 |
| —//—            | EDGE OF ASPHALT PAVEMENT                |
| —o—             | CHAIN LINK FENCE                        |
| —//—            | WOOD FENCE                              |
| ( )             | RECORD INFORMATION                      |



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5725 West Hwy 290, Suite 103  
Austin, Texas 78735-7822  
512-443-1724  
T.B.P.E.L.S. Firm No. 10124500

PROJECT NO.:  
ALTA-TT  
DRAWING NO.:  
1525-002  
PLOT DATE:  
10/10/24  
PLOT SCALE:  
1"=20'  
DRAWN BY:  
MB  
SHEET  
02 OF 02



## ZONING

ZONING CASE#: C14-2025-0003

## EXHIBIT "B"



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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: 1/14/2025