

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 1135, 1137, 1139, 1141, AND 1143 WEST 6TH STREET**
3 **AND 503, 505, 507, 509, AND 511 WALSH STREET IN THE OLD WEST AUSTIN**
4 **NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-**
5 **MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-**
6 **NP) COMBINING DISTRICT AND GENERAL COMMERCIAL SERVICES-**
7 **MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-**
8 **NEIGHBORHOOD PLAN (CS-MU-V-CO-NP) COMBINING DISTRICT TO**
9 **LIMITED INDUSTRIAL SERVICE-PLANNED DEVELOPMENT AREA-**
10 **NEIGHBORHOOD PLAN (LI-PDA-NP) COMBINING DISTRICT.**

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

12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
13 change the base district from general commercial services-mixed use-conditional overlay-
14 neighborhood plan (CS-MU-CO-NP) combining district and general commercial services-
15 mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-
16 CO-NP) combining district to limited industrial service-planned development area-
17 neighborhood plan (LI-PDA-NP) combining district on the property described in Zoning
18 Case No. C14-2025-0003, on file at the Planning Department, as follows:

19 **1.195** acres of land in the T. J. Chambers Survey, Abstract No. 7, being LOTS 1, 2,
20 3, 17, 18, and 19, BLOCK 1, SUBDIVISION OF THE EAST HALF OF LOT 1,
21 DIVISION "Z", a subdivision in the City of Austin, Travis County, Texas,
22 according to the map or plat of record in Volume 1, Page 23, of the Plat Records of
23 Travis County, Texas, said 1.195 acres of land being more particularly described
24 by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the
25 "Property"),

26 locally known as 1135, 1137, 1139, 1141, and 1143 West 6th Street and 503, 505, 507,
27 509, and 511 Walsh Street in the City of Austin, Travis County, Texas, generally identified
28 in the map attached as **Exhibit "B"**.

29 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
30 Property may be developed and used in accordance with the regulations established for the
31 limited industrial service (LI) base district and other applicable requirements of the City
32 Code.

40
41 **PART 3.** Development of the Property shall comply with Section 25-2-648 (*Planned*
42 *Development Area Performance Standards*) of the City Code.
43
44
45

46 **PART 4.** Development of the Property within the boundaries of the planned development
47 area (PDA) combining district established by this ordinance is subject to the use and site
48 development regulations set forth in this part:

49 (1) The following uses are additional permitted uses of the Property:
50
51

52 Bed & Breakfast (Group 1)
53 Cocktail Lounge
54 Duplex Residential
55 Multifamily Residential
56 Retirement Housing (Large Site)
57 Townhouse Residential

52 Bed & Breakfast (Group 2)
53 Condominium Residential
54 Group Residential
55 Restaurant
56 Retirement Housing (Small Site)
57 Two-Unit Residential

58 (2) The following uses are conditional uses of the Property:
59
60

61 Community Recreation (Public)

61 Community Recreation (Private)

62 (3) The following uses are prohibited uses of the Property:
63
64

65 Adult-Oriented Businesses
66 Automotive Repair Services
67 Bail Bond Services
68 Club or Lodge
69 Construction Sales and Services

65 Agricultural Sales and Services
66 Automotive Washing (of any type)

67 Basic Industry

68 Commercial Off-Street Parking

69 Drop Off Recycling Collection
70 Facility

71 Equipment Sales

72 Funeral Services

73 Kennels

74 Equipment Repair Services
75 Exterminating Services
76 General Warehousing and
77 Distribution
78 Light Manufacturing
79 Recycling Center
80 Scrap and Salvage

74 Liquor Sales

75 Resource Extraction

81 (4) Development of the Property shall comply with the following regulations:
82
83

84 (1) The maximum height on the property shall not exceed:

- 58 (a) 64 feet for a building or structure located within the northernmost
59 60 feet of the Property as measured parallel from the property line
60 adjacent to West 6th Street; or
61
62 (b) 120 feet for a building or structure located on any portion of the
63 Property not described in subsection (a).
64
65 (2) Maximum impervious coverage is 95 percent.
66
67 (3) Maximum building coverage is 95 percent.
68
69 (4) No minimum site area requirement for residential uses.
70
71 (5) The minimum setbacks are:
72
73 (a) 0 feet for front yard
74 (b) 0 feet for side street yard
73 (c) 0 feet for interior side yard
74 (d) 0 feet for rear yard
75

76 **PART 5.** Except as specifically modified by this ordinance, the Property is subject to
77 Ordinance No. 020926-26 that established zoning for the Old West Austin Neighborhood
78 Plan.

79 **PART 6.** This ordinance takes effect on _____, 2025.

80 **PASSED AND APPROVED**

81
82
83
84
85
86
87
88
89
90
91
92
93

§
§
§

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
6th 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 5th 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 6th 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 6th Street a distance of 141.25 feet to the **POINT OF BEGINNING** and containing 1.195 acres of land, more or less.

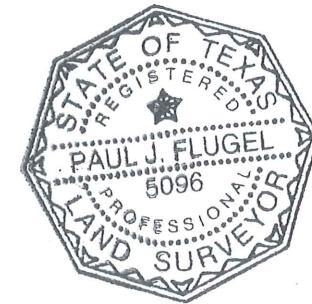
Page 3 of 3

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).

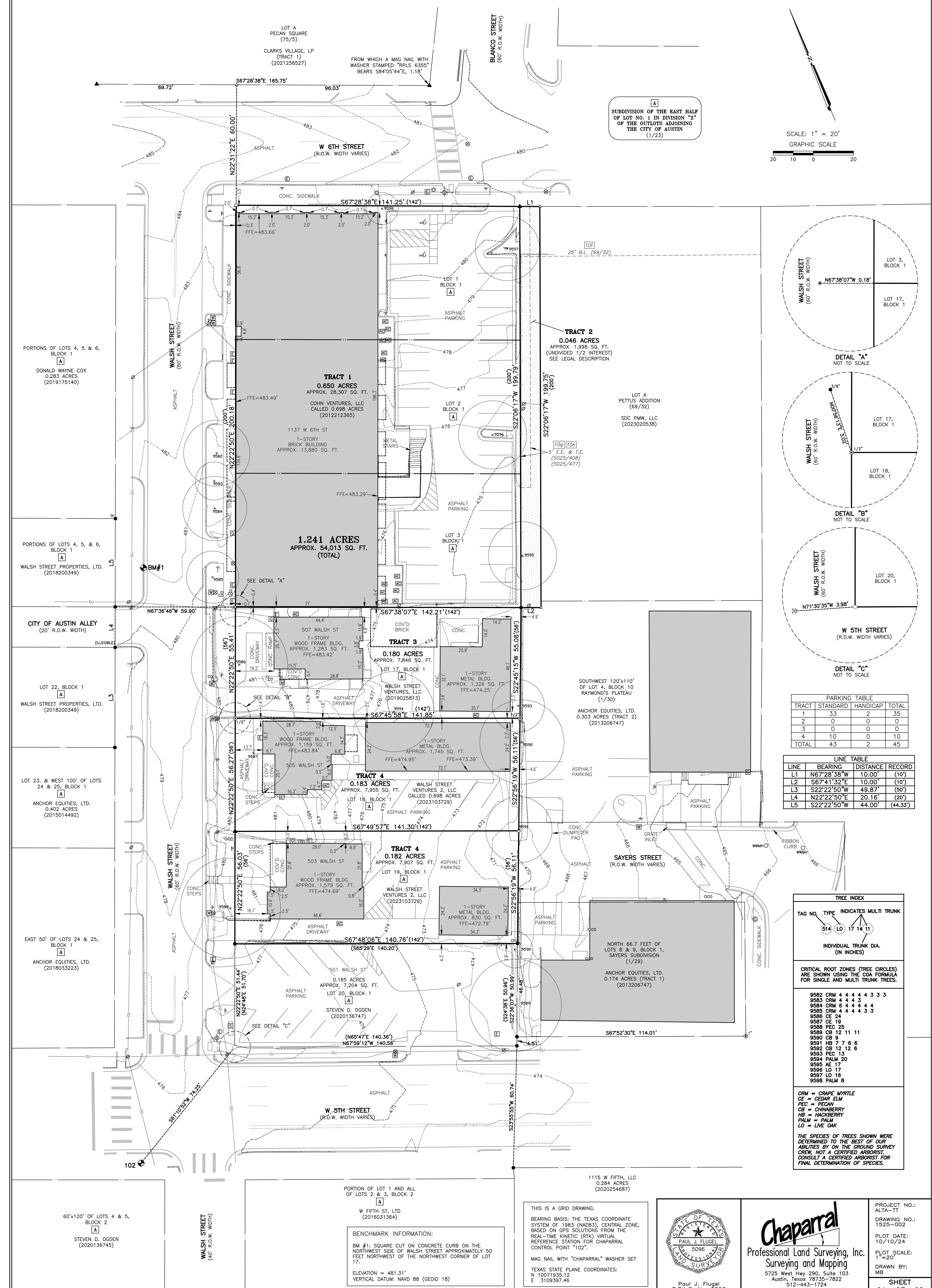
Attachments: Survey Drawing 1525-002-ALTA-TT

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)



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 plat 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 plat 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 plat 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 plat 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, ownership 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 Hammann, 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 herein 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. 48453C0445K, 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:

- 500 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:

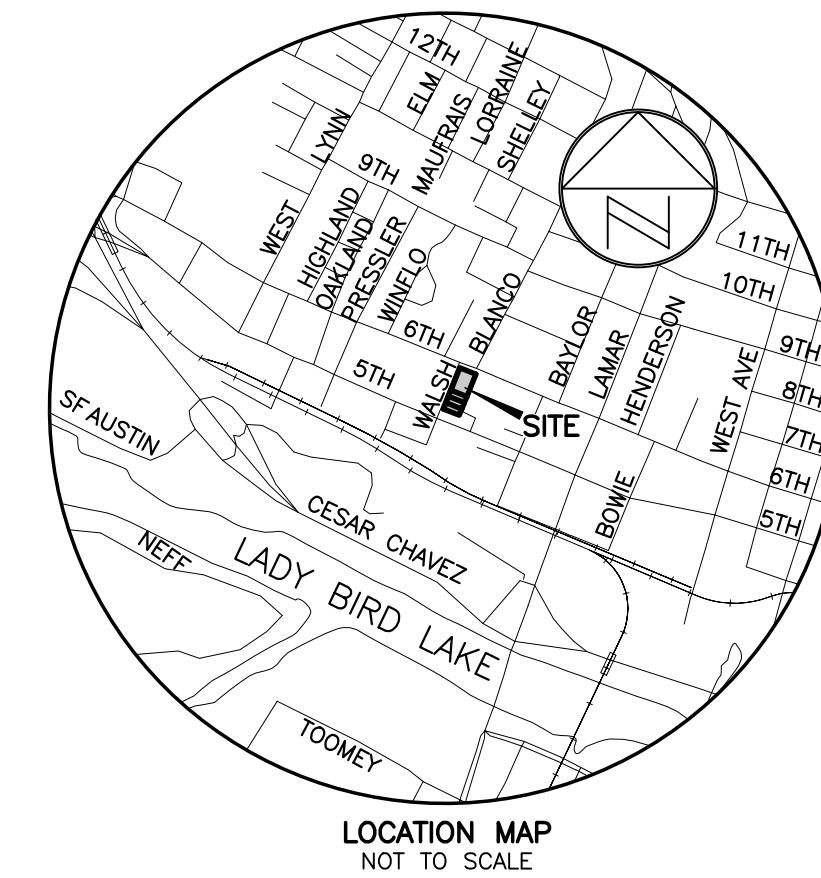
Cohn Ventures, LLC, a Texas limited liability company
Walsh Street Ventures, LLC
Walsh Street Ventures 2, LLC
Manufacturing Development, LLC, a Texas limited liability company
[Proposed Lender]

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.

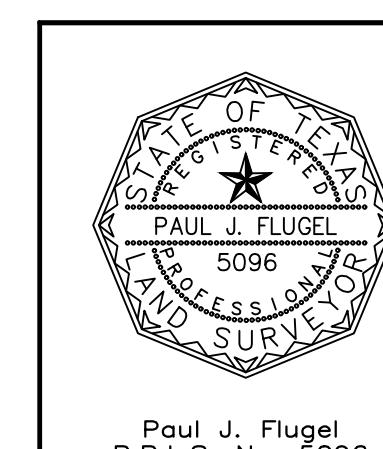
The field work was completed on October 2, 2024.

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



LOCATION MAP
NOT TO SCALE

| LEGEND | |
|-----------------|---|
| ● | 1/2" REBAR FOUND (OR AS NOTED) |
| ● ^{CH} | 1/2" REBAR WITH "CHAPARRAL" CAP FOUND |
| ● ^{TF} | 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 |
| W | 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 |
| ○ | CLEANOUT |
| ○ | WASTEWATER MANHOLE |
| ♿ | HANDICAP PARKING SPACE |
| ▼ | SIGN |
| ☒ | MAILBOX |
| ○ | BOLLARD |
| ↔ | EDGE OF ASPHALT PAVEMENT |
| -o- | CHAIN LINK FENCE |
| -//- | WOOD FENCE |
| () | RECORD INFORMATION |



Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
5725 West Hwy 290, Suite 103
Austin, Texas 78735-7822
T.B.P.E.L.S. Firm No. 10124500

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

City of Austin

CO-HD-NP
ID: 25-131

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

EXHIBIT "B"

ZONING CASE#: C14-2025-0003

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.

1" = 400'

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