

## ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0003 – 6<sup>th</sup> and Walsh

DISTRICT: 9

ZONING FROM: CS-MU-CO-NP and CS-MU-V-CO-NP

ZONING TO: ~~CS-MU-V-CO-DB90-NP~~

\*LI-PDA-NP (Please see Applicant's Summary Letter Exhibit C)

ADDRESS: 1135, 1137, 1139, 1141, and 1143 W. 6th Street and 503, 505, 507, 509, & 511 Walsh Street

SITE AREA: 1.195 acres (52,054 sq. ft.)

PROPERTY OWNER: Walsh Street Ventures, LLC; Walsh Street Ventures 2, LLC; and Cohn Ventures, LLC

AGENT: Manifold Development, LLC (Mila Santana)

CASE MANAGER: Cynthia Hadri 512-974-7620, [Cynthia.hadri@austintexas.gov](mailto:Cynthia.hadri@austintexas.gov)

STAFF RECOMMENDATION:

**The staff recommendation is to deny limited industrial service - planned development area - neighborhood plan (LI-PDA-NP) combined district zoning.**

PLANNING COMMISSION ACTION / RECOMMENDATION:

**July 8, 2025: APPROVED THE APPLICANT'S REQUEST FOR LI-PDA-NP WITH COMMUNITY RECREATION ADDED AS A CONDITIONAL USE.**

*[G. ANDERSON; C. HANEY - 2<sup>ND</sup>] (9-1) F. MAXWELL – AGAINST; P. HOWARD, N. BARRERA-RAMIREZ, P. BRETON – ABSENT*

**June 24, 2025: APPROVED THE STAFF'S REQUEST FOR A POSTPONEMENT TO JULY 8, 2025.**

*[G. ANDERSON; F. MAXWELL - 2<sup>ND</sup>] (9-0) A. AZHAR, C. HANEY, A. POWELL, D. SKIDMORE – ABSENT*

**June 10, 2025: APPROVED THE STAFF'S REQUEST FOR A POSTPONEMENT TO JUNE 24, 2025.**

*[C HANEY; I. AHMED - 2<sup>ND</sup>] (11-0) A. AZHAR AND P. HOWARD – ABSENT*

**April 22, 2025: APPROVED THE STAFF'S REQUEST FOR A POSTPONEMENT TO JUNE 10, 2025.**

*[F. MAXWELL; C. HANEY - 2<sup>ND</sup>] (12-0) C. HEMPEL – ABSENT*

CITY COUNCIL ACTION:

**July 24, 2025:**

ORDINANCE NUMBER:

ISSUES:

On May 22, 2025, the applicant amended their original request of CS-MU-CO-NP and CS-MU-V-CO-NP to CS-MU-V-CO-DB90-NP to the CS-MU-CO-NP and CS-MU-V-CO-NP to LI-PDA-NP. There is a private agreement between the applicant and the Old West Austin Neighborhood Association (OWANA).

CASE MANAGER COMMENTS:

The property in question is approximately 1.19 acres, is developed with multiple office buildings, and has access to both West 6<sup>th</sup> Street (level 3) and Walsh St (level 1). The site is currently zoned commercial services - mixed use - conditional overlay - neighborhood plan (CS-MU-CO-NP) and commercial services - mixed use - vertical mixed use building - conditional overlay - neighborhood plan (CS-MU-V-CO-NP) combining zoning district. This property is in the Old West Austin Neighborhood Plan and is characterized as a mixed use area just south of the Castle Hill Historic District. The property has several office and commercial uses, various restaurants, art galleries and cocktail lounges (CS-MU-V-CO-NP; CS-MU-CO-NP; CS-MU-CO-HD-NP; CS-H-NP; CS-1-CO-HD-NP; LI-PDA-NP; LI-CO-NP). ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

The applicant is requesting limited industrial service - planned development area - neighborhood plan (LI-PDA-NP) combining district. The proposed development would consist of approximately 297 residential units with approximately 20,968 square feet of retail space. A site plan for the project is currently under review under City of Austin Case No. SP-2024-0428C. ***Please refer to Exhibit C (Applicant's Summary Letter).***

There are not any LI-PDA zoned properties that front West 6<sup>th</sup> Street. The PDA combining district has primarily been on 4<sup>th</sup> and 5<sup>th</sup> Streets as these areas were mostly zoned limited industrial service (LI) before rezoning to LI-PDA. There was one exception to LI-PDA being granted on a rezoning that was not originally zoned LI which was C14-2021-0081. This case did not have density bonus options available such as DB90, which is a primary reason it received staff's recommendation. The height sought for case C14-2021-0081 was 90' for a residential building and 60' for a commercial building. The case was approved at City Council with a maximum height of 75' established by the LI-PDA ordinance. A similar request today would likely receive a staff recommendation of a commercial base zoning district with the addition of DB90. In the initial review of this case (C14-2025-0003), staff supported the original request of CS-MU-V-CO-DB90-NP.

As set forth in Land Development Code Section 25-2-441, the regulations of a planned

development area (PDA) may modify: 1) permitted or conditional uses authorized by the base zoning district, 2) site development regulations except for compatibility standards, and 3) off-street parking or loading regulations, sign regulations or screening regulations applicable in the base district.

The Applicant's proposed PDA includes the following modifications:

1) Establishes the following additional permitted residential uses:

- Bed & Breakfast (Group 1)
- Bed & Breakfast (Group 2)
- Cocktail Lounge
- Condominium Residential
- Duplex Residential
- Group Residential
- Multifamily Residential
- Restaurant
- Retirement Housing (Large Site)
- Retirement Housing (Small Site)
- Townhouse Residential
- Two-Family Residential

2) Establishes the following prohibited uses:

- Adult Oriented Businesses
- Agricultural Sales and Services
- Automotive Repair Services
- Automotive Washing (of any type)
- Bail Bond Services
- Basic industry
- Club or Lodge
- Commercial Off-Street Parking
- Construction Sales and Services
- Drop Off Recycling Collection Facility
- Equipment Repair Services
- Equipment Sales
- Exterminating Services
- Funeral Services
- General warehousing and distribution
- Kennels
- Light manufacturing
- Liquor Sales
- Recycling center
- Resource extraction
- Scrap and salvage

3) Establishes that LI site development standards apply to the property, with the following modifications:

- a) Maximum Height: 120'
  - Height limited to 64' for the first 60' of depth from the West 6th Street frontage
- b) Maximum FAR: Not applicable
- c) Maximum Impervious Cover: 95%
- d) Building Coverage: 95%
- e) Minimum Setbacks:
  - Front Yard: 0 feet
  - Street Side Yard: 0 feet
  - Interior Side Yard: 0 feet
  - Rear Yard: 0 feet
- f) Site Area: There are no minimum site area requirements for residential uses.

NOTE: All other land use classifications in the LI zoning district are permitted and conditional uses except as identified above.

BASIS OF RECOMMENDATION:

1. *The proposed zoning is not consistent with the purpose statement of the district sought.*

The limited industrial service (LI) district is intended as an area primarily for commercial services and limited manufacturing uses, generally on moderately sized sites.

The planned development area (PDA) combining district is intended for combination with selected commercial and industrial base districts, in order to modify base district provisions as necessary to allow for appropriate industrial and commercial uses or to reflect the terms of a planned development area agreement following annexation of properties subject to such an agreement.

The neighborhood plan (NP) district denotes a tract located within the boundaries of an adopted neighborhood plan.

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

The proposed rezoning would not allow the 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. Affordable housing is an extremely important community benefit that may be required in exchange for additional entitlements granted through participation in a density bonus program. Staff originally supported the request of CS-MU-V-CO-DB90-NP but is not recommending the amended request of LI-PDA-NP. Approving the applicant's current request would grant additional entitlements without city monitored community benefits such as affordable housing.

3. *The proposed zoning should promote consistency and orderly planning.*

Approval of the amended rezoning request of LI-PDA-NP on West 6<sup>th</sup> Street would not be consistent with the existing zoning pattern or previous rezonings along this corridor. There are not any LI-PDA zoned properties that front West 6<sup>th</sup> street. The PDA combining district has primarily been applied on 4<sup>th</sup> and 5<sup>th</sup> Streets as these areas were mostly zoned limited industrial service (LI) before rezoning to LI-PDA. The prevalence of industrial zoning along and south of West 5<sup>th</sup> Street is a result of the area's proximity to the railroad. Rezoning these properties would set a precedent to allow for industrial zoning along West 6<sup>th</sup> street.

The Planned Development Area (PDA) combining district is not intended to grant additional entitlements without city monitored community benefits. PDA zoning was initially intended for large industrial sites and employment centers.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-MU-V-CO-NP and CS-MU-CO-NP	Office Uses
<i>North</i>	CS-MU-CO-HD-NP and CS-1-CO-HD-NP	Office Uses, Art Gallery, Cocktail Lounge and Restaurants
<i>South</i>	CS-MU-V-CO-NP and LI-CO-NP	Office Uses, Restaurants and General Warehousing
<i>East</i>	CS-MU-V-CO-NP, CS-MU-CO-NP and CS-H-NP	Office Uses, Art Gallery and Restaurants
<i>West</i>	CS-MU-V-CO-NP, CS-MU-CO-NP and LI-PDA-NP	Office Uses and Retail

NEIGHBORHOOD PLANNING AREA: Old West Austin

WATERSHED: Lady Bird Lake (Urban)

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Mathews 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  
Friends of Austin Neighborhoods  
Homeless Neighborhood Association  
Neighborhood Empowerment Foundation  
Old West Austin Neighborhood Association

Old West Austin Neighborhood Plan  
Contact Team  
Preservation Austin  
SELTexas  
Save Barton Creek Association  
Save Historic Muni District  
Save Our Springs Alliance  
Shoal Creek Conservancy  
Sierra Club

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2021-0081 - 5th & Walsh Rezoning	CS-MU-CO-NP and CS-MU-V-CO-NP to LI-PDA-NP	To Grant LI-PDA-NP with conditions from OANA (10/12/2021)	Approved LI-PDA-NP as Planning Commission Recommended (11/18/2021)
C14-2024-0007 - 1209 W 5th	LI-CO-NP to LI-PDA-NP.	To Grant LI-PDA-NP (10/12/2021)	Approved LI-PDA-NP as Planning Commission Recommended (12/12/2024)

RELATED CASES:

C14-02-0112- Old West Austin Neighborhood Plan Combining District

C14-2007-0237 - Old West Austin Neighborhood Planning Area Vertical Mixed Use Zonings

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

**Project Name and Proposed Use:** 503 WALSH STREET. C14-2025-0003. Project: 6th & Walsh. 1.195 acres from CS-MU-V-CO-NP to LI-PDA-NP. Old West Austin NP. Existing: office. Proposed: 297 units multifamily, and retail. Demolition is proposed. Proposal seeks Density Bonus 90 Combining District (Ordinance No. 20240229-073), which sets affordability minimums on ownership and rental units, and further allows for an increase of up to 30 ft in height above the base zone allowance, with a maximum limit of 90 feet in total height. DB90 additionally releases the site from some base zoning district development standards, including maximum floor area ratio.

Yes	Imagine Austin Decision Guidelines
<b>Complete Community Measures *</b>	
Y	<b>Imagine Austin Growth Concept Map:</b> 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. <b>Names of Activity Centers/Activity Corridors/Job Centers *:</b> <ul style="list-style-type: none"> <li>• <b>Adjacent to 5<sup>th</sup>/6<sup>th</sup> Streets/Lake Austin Blvd Activity Corridor</b></li> </ul>
Y	<b>Mobility and Public Transit *:</b> Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> <li>• <b>0.13 miles from bus stop along W 5<sup>th</sup> ST</b></li> </ul>
Y	<b>Mobility and Bike/Ped Access *:</b> Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> <li>• <b>Sidewalk present along Walsh ST and W 5<sup>th</sup> ST; bike lane present along W 5<sup>th</sup> ST</b></li> </ul>
Y	<b>Connectivity, Good and Services, Employment *:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> <li>• <b>Goods and Services present along W 5<sup>th</sup> ST and W 6<sup>th</sup> ST, and along N Lamar BLVD</b></li> </ul>
Y	<b>Connectivity and Food Access *:</b> Provides or is located within 0.50 miles of a grocery store/farmers market. <ul style="list-style-type: none"> <li>• <b>0.3 miles to Whole Foods Market</b></li> </ul>
	<b>Connectivity and Education *:</b> Located within 0.50 miles from a public school or university.
Y	<b>Connectivity and Healthy Living *:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> <li>• <b>0.5 miles to West Austin Neighborhood Park</b></li> </ul>
Y	<b>Connectivity and Health *:</b> 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"> <li>• <b>Dentist present along W 5<sup>th</sup> ST</b></li> </ul>
Y	<b>Housing Choice *:</b> 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.
	<b>Housing Affordability *:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Y	<b>Mixed use *:</b> Provides a mix of residential and non-industrial uses.

	<b>Culture and Creative Economy *:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.
	<b>Creative Economy:</b> Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	<b>Workforce Development, the Economy and Education:</b> 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.
	<b>Industrial Land:</b> Preserves or enhances industrial land.
	<b>Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone</b>
9	<b>Number of "Yes's"</b>

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 Lady Bird Lake 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:

Parkland dedication will be required for the new applicable uses proposed by this development, a mixed-use project with residential units and retail units with LI-PDA, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-609, as amended.

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](mailto:ann.desanctis@austintexas.gov). It is recommended that the applicant submit a parkland early determination request so PARD can provide an early determination of whether fees in-lieu of land will be allowed. Additionally, if the applicant is planning to vacate any streets with this development, please reach out to this reviewer.

Site Plan:

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

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

There is a site plan currently under review for this property (SP-2024-0428C.SH).

Austin Transportation Department – Engineering Review:

The Austin Strategic Mobility Plan (ASMP) calls for 80 feet of right-of-way for W. 6th Street. It is recommended that 40 feet of right-of-way from the existing centerline should be dedicated 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 Walsh Street. It is recommended that 29 feet of right-of-way from the existing centerline should be



dedicated according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

A transportation impact analysis is not required. Traffic generated by the proposal does not exceed the thresholds established in the City of Austin LDC. A TIA may 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.

Existing Street Characteristics:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Walsh Street	1	58'	55'	30'	Yes	No	Yes
West 6 <sup>th</sup> Street	3	80'	63'	~41'	Yes	Yes	Yes
Sayers Street (terminates)	1	58'	40'	~29'	No	No	Yes

Austin Water Utility:

No comments on zoning change.

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

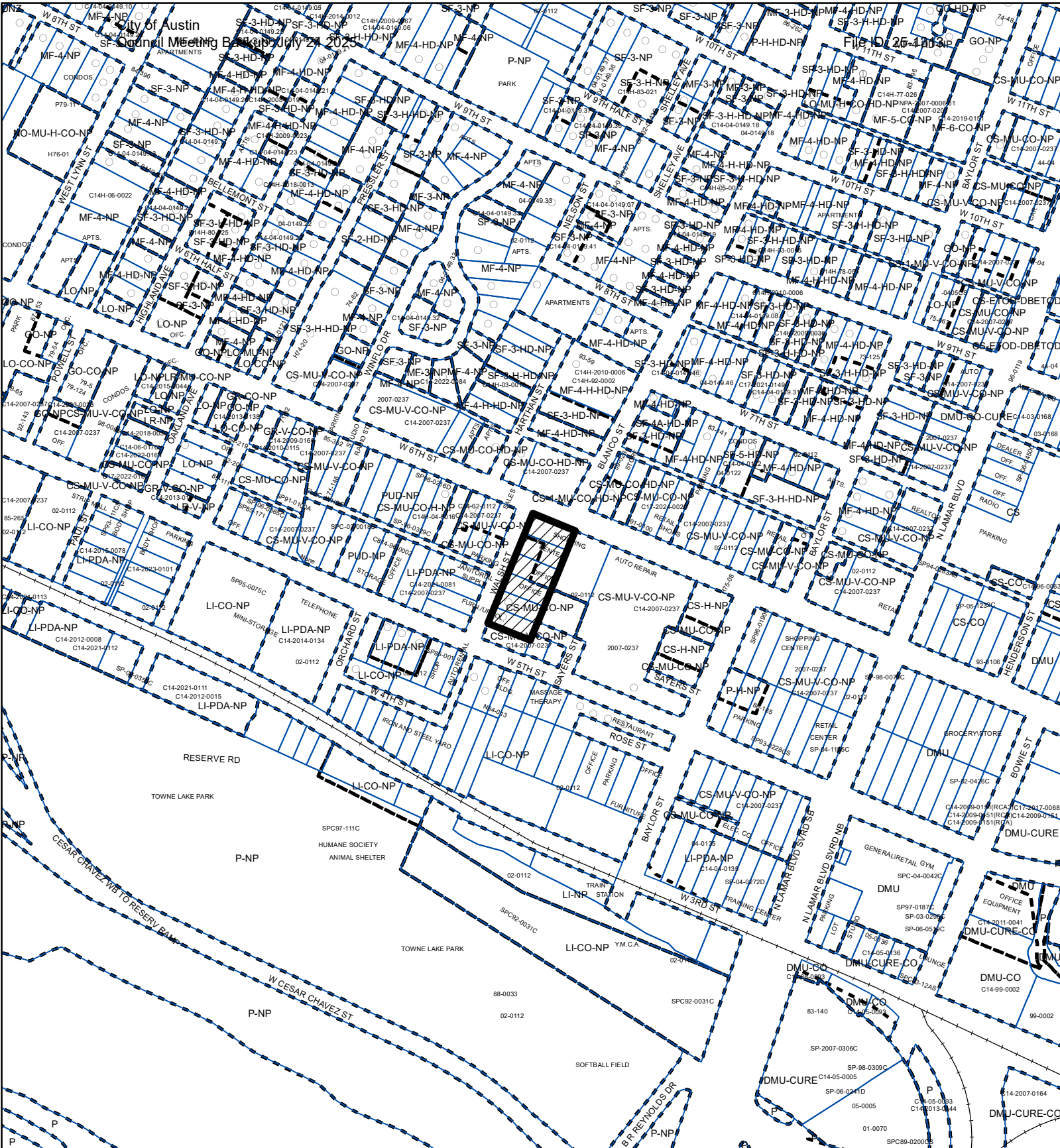
Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide suitable service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at [ser@austintexas.gov](mailto:ser@austintexas.gov).

All new development within the proposed project will be subject to City Code Chapter 25-9 and any future amendments relating to reclaimed water connections, water benchmarking, and mandatory onsite water reuse.


All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.


INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter
- D. Educational Impact Statement (EIS)
- E. C14-02-0112- Old West Austin Neighborhood Plan Combining District Ordinance
- F. C14-2007-0237 - Old West Austin Neighborhood Planning Area Vertical Mixed Use  
Zonings Ordinance  
Correspondence from Interested Parties



**N**

 **SUBJECT TRACT**

 **PENDING CASE**


 **ZONING BOUNDARY**

Exhibit A

1" = 400'

## ZONING

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.

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.









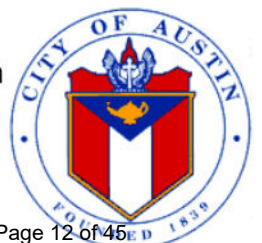


1 inch equals 400'



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

**6th & Walsh**  
ZONING CASE#: C14-2025-0003  
LOCATION: 1135, 1137, 1139, 1141, & 1143 W. 6th  
503, 505, 507, & 511 Walsh St.  
SUBJECT AREA: 1.195 Acres  
MANAGER: Tiffany Magnavice





April 30, 2025

Lauren Middleton-Pratt  
Director, City of Austin Planning Department  
6310 Wilhelmina Delco Drive  
Austin, Texas 78752

**Re: First Amendment to the Rezoning application for 1135, 1137, 1139, 1141 & 1143 W. 6<sup>th</sup> Street and 503, 505, 507 & 511 Walsh Street (the "Property")**

Dear Ms. Middleton-Pratt:

We are submitting this letter as a request to amend the rezoning application submitted on December 20<sup>th</sup>, 2024, which is currently under review and assigned case number **C14-2025-0003**. **The application previous sought a rezoning from CS-MU-V-CO-NP and CS-MU-CO-NP to CS-MU-V-CO-DB90-NP. With this amendment, we are instead requesting a rezoning to LI-PDA-NP (Light Industrial – Planned Development Area – Neighborhood Plan).**

The proposed project will include the development of a mixed use building with approximately 297 residential units and 20,968 square feet of retail uses (the "Project"). A site plan for the Project is currently under review under City of Austin Case No. SP-2024-0428C.

Upon discussions with neighborhood stakeholders, including the Old West Austin Neighborhood Association (OWANA), we have agreed to shift density away from 6<sup>th</sup> Street and towards 5<sup>th</sup> Street. Rezoning to LI-PDA-NP will allow the employment of this strategy more effectively than pursuing a DB-90 zoning, while maintaining similar levels of overall density.

The following facts support this strategy:

- **The property is strategically located along a high-traffic corridor connecting Downtown to Mopac.** The city has designated 6<sup>th</sup> Street as an appropriate location for growth, identifying it as a Core Transit Corridor and an ASMP Transit Priority Network roadway. Furthermore, the property is well connected by public transportation, with the CapMetro Bus Stop at 6<sup>th</sup> and Harthan serving Bus Routes #4 and #663.
- **Additional height at this site would be fully compatible with the surrounding zoning – and would be meaningfully buffered from single-family.** The Property is surrounded by CS and LI zoning, some of which have permitted heights up to 120' through a PDA, and with the closest SF-zoned lot to the Property over 300' away and across 6<sup>th</sup> Street. Additionally, some of the LI zoned properties were previously CS zoned and applied for and were granted LI-PDA zoning.

We believe this information demonstrates that the LI-PDA-NP designation is a suitable and appropriate zoning classification for the Property. Thank you for your consideration.

Please do not hesitate to reach out with any questions or if additional details are needed regarding this request.

Sincerely,

Tyler Grooms  
Principal  
Manifold Development, LLC

## **Site-Wide Development Standards**

Except as specifically provided below, the property may be developed and used in accordance with the regulations established for the Limited Industrial Service (LI) zoning district and other applicable requirements of the City Code.

The following development standards are proposed for all development across the site:

Maximum Height: 120'

Maximum FAR: Not applicable

Maximum Impervious Cover: 95%

Building Coverage: 95%

Minimum Setbacks:

Front Yard: 0 feet

Street Side Yard: 0 feet

Interior Side Yard: 0 feet

Rear Yard: 0 feet

Site Area: There are no minimum site area requirements for residential uses.

## **Additional Permitted Uses**

- Bed & Breakfast (Group 1)
- Bed & Breakfast (Group 2)
- Cocktail Lounge
- Condominium Residential
- Duplex Residential
- Group Residential
- Multifamily Residential
- Restaurant
- Retirement Housing (Large Site)
- Retirement Housing (Small Site)
- Townhouse Residential
- Two-Family Residential

## **Prohibited Uses**

- Adult Oriented Businesses
- Agricultural Sales and Services
- Automotive Repair Services
- Automotive Washing (of any type)
- Bail Bond Services
- Basic industry
- Club or Lodge
- Commercial Off-Street Parking
- Construction Sales and Services
- Drop Off Recycling Collection Facility
- Equipment Repair Services
- Equipment Sales
- Exterminating Services
- Funeral Services
- General warehousing and distribution
- Kennels
- Light manufacturing
- Liquor Sales
- Recycling center
- Resource extraction
- Scrap and salvage

### **Additional Requirements and Limitations**

*The following additional requirements and limitations will be recorded through a Private Restrictive Covenant between the Landowners and the Old West Austin Neighborhood Association (OWANA). A draft of the Restrictive Covenant is being provided with this application.*

- Height limited to 64' for the first 60' of depth from the West 6<sup>th</sup> Street frontage
- Developer will provide affordable units (10% at 50% AMI or 12% at 60% AMI)
- Pedestrian-oriented sidewalk standards
- Limiting the operating hours of restaurants to similar hours in the neighborhood, such as 11pm Sunday through Wednesday and midnight Thursday through Saturday.
- Prohibited use of amplified sound at any time

NOTE: No other modifications to the site development standards are proposed at this time.



# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin  
Independent  
School District



**PROJECT NAME:** 6th & Walsh

**ADDRESS/LOCATION** 1135, 1137, 1139, 1141 & 1143 W. 6th St; 503, 505, 507, 509 & 511 Walsh

**CASE #:** C14-2025-0003

☐ NEW SINGLE FAMILY

☐ DEMOLITION OF MULTIFAMILY

☒ NEW MULTIFAMILY

☐ TAX CREDIT

# SF UNITS: \_\_\_\_\_ **STUDENTS PER UNIT ASSUMPTION**  
Elementary School: \_\_\_\_\_ Middle School: \_\_\_\_\_ High School: \_\_\_\_\_

# MF UNITS: 297 **STUDENTS PER UNIT ASSUMPTION**  
Elementary School: .059 Middle School: .029 High School: .039

## IMPACT ON SCHOOLS

In March 2025 an Educational Impact Statement was submitted to the City of Austin for 297 MF units.

The student yield factor of 0.127 (across all grade levels) for apartment homes was used to determine the number of projected students. This was determined by the district's demographer by looking at the district average for multifamily units.

The project will demolish 0 units and propose 297 units of multifamily development. The development is projected to add approximately 37 students across all grade levels to the projected student population. It is estimated that of the 37 students, 18 will be assigned Mathews ES, 7 at O. Henry MS, and 12 at Austin High School.

The percentage of permanent capacity by enrollment for School Year 2028-29, including the additional students projected with this development would be under the optimal utilization target range of 85-110% at Mathews ES (75%) and O. Henry MS (78%) and at optimal utilization at Austin HS (105%).

## TRANSPORTATION IMPACT

Additional students at Mathews ES and Austin HS would be considered walkers. At this time additional students to O. Henry MS would be considered bus riders and no additional buses will be needed.

## SAFETY IMPACT

No safety impacts were determined at this time.

**Date Prepared:** 04.02.2025

**Executive Director:**

DocuSigned by:

Beth Wilson

36E0969C305B4F8...

# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin  
Independent  
School District



## DATA ANALYSIS WORKSHEET

### ELEMENTARY SCHOOL: Mathews

ADDRESS: 906 W Lynn St

PERMANENT CAPACITY: 440

MOBILITY RATE: 51.3%

#### POPULATION (without mobility rate)

ELEMENTARY SCHOOL STUDENTS	2023-24 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	234	194	212
% of Permanent Capacity	53%	44%	48%

#### ENROLLMENT (with mobility rate)

ELEMENTARY SCHOOL STUDENTS	2023-24 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	354	314	332
% of Permanent Capacity	80%	77%	78%

### MIDDLE SCHOOL: O.Henry

ADDRESS: 2610 W. 10th St

PERMANENT CAPACITY: 878

MOBILITY RATE: -14.5%

#### POPULATION (without mobility rate)

MIDDLE SCHOOL STUDENTS	2023-24 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	801	792	799
% of Permanent Capacity	91%	90%	91%

#### ENROLLMENT (with mobility rate)

MIDDLE SCHOOL STUDENTS	2023-24 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	685	676	683
% of Permanent Capacity	78%	77%	78%

# EDUCATIONAL IMPACT STATEMENT

*Prepared for the City of Austin*

Austin  
Independent  
School District

**HIGH SCHOOL: Austin**

ADDRESS: 1715 W Cesar Chavez St

PERMANENT CAPACITY: 2,193

MOBILITY RATE: 11%

**POPULATION** (without mobility rate)

HIGH SCHOOL STUDENTS	2023-24 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	2,111	2,062	2,074
% of Permanent Capacity	96%	94%	95%

**ENROLLMENT** (with mobility rate)

HIGH SCHOOL STUDENTS	2023-24 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	2,343	2,294	2,306
% of Permanent Capacity	107%	105%	105%

**ORDINANCE NO. 020926-26**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 416 ACRES OF LAND GENERALLY KNOWN AS THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA ("OLD WEST AUSTIN") AND TO CHANGE THE BASE ZONING DISTRICTS ON 61 TRACTS OF LAND IN OLD WEST AUSTIN.**

**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 add a neighborhood plan (NP) combining district to each base zoning district within the property and to change the base zoning districts on 61 tracts of land within the property described in Zoning Case No. C14-02-0112, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 416 acres of land, in the City of Austin, Travis County, Texas, more particularly described and identified in the attached Exhibit "A", (the "Property"),

generally known as the Old West Austin Neighborhood Plan (NP) combining district, locally known as the property bounded by Enfield Road and 15<sup>th</sup> Street on the north, Lamar Boulevard on the east, MoPac Expressway on the west and Town Lake on the south, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The base zoning districts for the 61 tracts of land are changed from general office (GO) district, community commercial-conditional overlay (GR-CO) combining district, general commercial services (CS) district, general commercial services-historic (CS-H) district, commercial-liquor sales (CS-1) district, limited industrial services (LI) district, to general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district, neighborhood commercial-conditional overlay-neighborhood plan, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, general commercial services-historic-mixed use-conditional-overlay (CS-H-MU-CO-NP) district, commercial-liquor sales-mixed use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining

district, limited industrial services-neighborhood plan (LI-CO-NP) combining district, as more particularly described and identified in the chart below.

Tract	Address	Zoning	
		From	To
1	1300 WEST LYNN ST	CS	CS-MU-CO-NP
2	1601 WATERSTON AV, 1200 WEST LYNN ST	CS	CS-MU-CO-NP
3	1110 WEST LYNN ST	CS	CS-MU-CO-NP
4	1010, 1018 WEST LYNN ST	CS	CS-MU-CO-NP
5	1000 WEST LYNN ST	CS	CS-MU-CO-NP
6	1601 10 ST W	CS	CS-MU-CO-NP
7	1201, 1213 WEST LYNN ST, 1516 12 ST W	CS	CS-MU-CO-NP
8	1113, 1115 WEST LYNN ST	CS	CS-MU-CO-NP
8	1102, 1104, 1106 EASON, 1001, 1005, 1009, 1011, 1013, 1101 WEST LYNN	CS, SF-3	CS-MU-CO-NP, SF-3-NP
9	1220 PARKWAY	CS	CS-MU-CO-NP
10	1204 LAMAR BV N, 1004 12 ST W	CS	CS-MU-CO-NP
10	1205 BAYLOR ST	CS & GO	CS-MU-CO-NP, GO-NP
11	1006 12 ST W	CS	CS-MU-CO-NP
12	1200 LAMAR BV N	CS	CS-MU-CO-NP
13	1101, 1107 BAYLOR ST; 1108, 1110, 1120 LAMAR BV N., 1004, 1010 11 ST W	CS	CS-MU-CO-NP
	1104 LAMAR BV N	CS & CS-1	CS-MU-CO-NP & CS-1-MU-CO-NP
14	1014 LAMAR BV N, 1007, 1009 BAYLOR ST, 1011 11 ST W	CS	CS-MU-CO-NP
15	1010 LAMAR BV N., 1006, 1008, 1010 10 ST W	CS	CS-MU-CO-NP
16	1000 LAMAR BV N	CS	CS-MU-CO-NP
17	914 LAMAR BV N	CS & CS-1	CS-MU-CO-NP & CS-1-MU-CO-NP
18	900, 904 LAMAR BV N, 1008 9 ST W	CS	CS-MU-CO-NP
19	724 LAMAR BV N	CS	CS-MU-CO-NP
20	704, 706, 708 LAMAR BV N	CS	CS-MU-CO-NP
21	700 LAMAR BV N	CS	CS-MU-CO-NP
22	626, 632 LAMAR BV N	CS	CS-MU-CO-NP
	624 LAMAR BV N	CS & CS-1	CS-MU-CO-NP & CS-1-MU-CO-NP
23	1312 6 ST W	CS	CS-MU-CO-NP
24	1214 6 ST W	CS	CS-MU-CO-NP
25	1200, 1206 6 ST W	CS	CS-MU-CO-NP
26	1128 6 ST W	CS & CS-1	CS & CS-1-MU-CO-NP
26	1100, 1102, 1106, 1110, 1112, 1116, 1118, 1122 6 ST W, 607 BLANCO ST, 604 BAYLOR ST	CS	CS-MU-CO-NP

27	603, 605 BAYLOR ST, 0 6 ST W (184 X 200 FT OF BLK D OLT 2 DIV Z & LOT 1, RESUB OF A PORTION OF BLK D RAYMOND SUBD)	CS	CS-MU-CO-NP
28	1219, 1221 6 ST W	CS	CS-MU-CO-NP
29	1201, 1203, 1205, 1207 6 ST W; 508, 510 WALSH ST	CS	CS-MU-CO-NP
30	1114, 1120 5 ST W; 503, 505, 507 WALSH ST; 1111, 1133, 1137 6 ST W; 1136 SAYERS ST; 502, 508 BAYLOR ST; 0 WALSH ST (S 58.5 FT OF W 71 FT OF LOT 2, & W 71 FT OF LOT 3 BLK 1 OLT 1 DIV Z DUVAL SUBD)	CS	CS-MU-CO-NP
30	506, 510 BAYLOR ST	CS-H	CS-H-MU-CO-NP
31	1127 6 ST W	CS	CS-MU-CO-NP
32	1006, 1026 5 ST W; 500, 506 LAMAR BV N; 1009 6 ST W; 0 6 ST W (N 104.3 FT OF LOT 13, & N 104.3 FT OF E 26' LOT 14 BLK 2 OLT 11 DIV Z RAYMONDS PLATEAU)	CS	CS-MU-CO-NP
33	507 CAMPBELL ST	CS	CS-MU-CO-NP
34	1614, 1624 5 ST W	CS	CS-MU-CO-NP
35	1614 5 ST W	CS	CS-MU-CO-NP
36	1604, 1612 5 ST W	CS	CS-MU-CO-NP
36	1600, 1602 5 ST W	CS-1	CS-1-MU-CO-NP
37	1514 5 ST W	CS	CS-MU-CO-NP
38	1501 6 ST W; 1502 5 ST W	CS & GO	CS-MU-CO-NP & GO-MU-CO-NP
38	1504 5 ST W	CS	CS-MU-CO-NP
39	500, 502 OAKLAND AV	CS	CS-MU-CO-NP
40	507 PRESSLER ST	CS	CS-MU-CO-NP
41	1316 5 ST W	CS	CS-MU-CO-NP
42	1314 5 ST W	CS	CS-MU-CO-NP
43	1304 5 ST W	CS	CS-MU-CO-NP
44	504, 506 WALSH ST; 1202, 1204, 1210, 1214 5 ST W; 0 WALSH ST (W 100 FT OF LOT 23 BLK 1 OLT 1 DIV Z DUVAL SUBD)	CS	CS-MU-CO-NP
45	1515 5 ST W	GR-CO	GR-MU-CO-NP
46	1005, 1007, 1011, 1025 5 ST W; 407 BAYLOR ST; 316 LAMAR BV N; 0 LAMAR BV N (N 52 FT OF S 104 FT OF LOT 5-8 BLK 3, LESS E19.12'AV OLT 11 DIV Z RAYMONDS PLATEAU)	CS	CS-MU-CO-NP
47	1409 3 ST W	CS-1	CS-1-MU-CO-NP
48	1611 5 ST W	LI	LI-CO-NP
49	402 PAUL ST	LI	LI-CO-NP
50	1407 5 ST W, 403 PAUL ST, 410 PRESSLER ST	LI	LI-CO-NP
51	401 PRESSLER ST	LI	LI-CO-NP
52	1301 5 ST W	LI	LI-CO-NP

53	401, 403 ORCHARD ST; 1205, 1211, 1213 S ST W; 1208 4 ST W	LI	LI-CO-NP
54	1204 4 ST W ; 1203 5 ST W	LI	LI-CO-NP
55	1115, 1123, 1117 B, 1123 5 ST W ; 1105, 1107, 1108 ROSE ST; 410 BAYLOR ST; 0 4 ST W (LOT 13-18 & NW TRI OF LOT 19 BLK 2 OLT 1 DUVAL SUBD); 0 BAYLOR ST (534 X 132.5 FT OF BLK 9 OLT 11 DIV Z RAYMONDS PLATEAU)	LI	LI-CO-NP
56	404 BAYLOR ST	LI	LI-CO-NP
57	300 LAMAR BV N	LI	LI-CO-NP
59	1501, 1503, 1505 3 ST W	LI	LI-CO-NP
60	1327, 1401 3 ST W	LI	LI-CO-NP
61	218 LAMAR BV N	LI	LI-CO-NP
62	0 3 ST W (100 X 55 FT AV OLT 1 DIVISION Z); 1213 3 ST W	LI	LI-CO-NP

**PART 3.** The following applies to an existing legal lot with single-family residential use within the boundaries of the NP combining district:

1. The minimum lot area is 2,500 square feet.
2. The minimum lot width is 25 feet.
3. For a lot with an area of 3,500 square feet or less, the impervious coverage may not exceed 65 percent.

**PART 4.** Secondary apartment special use is permitted on lots in residential districts within the boundaries of the NP combining district as set forth in Sections 25-2-1462 and 25-2-1463 of the Code

**PART 5.** Tracts 1-57 and 59-62, may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the Code:

**PART 6.** The Property within the boundaries of the conditional overlay-combining district established by this ordinance is subject to the following conditions.

1. The height of a building or structure constructed on Tracts 1-8, 9, 11, 19, 20, 21, and 22 may not exceed 40 feet measured from ground level.

2. In addition to applicable compatibility standards, height is restricted on Tracts 10, 12, 13, 14, 15, 16, 17, and 18 to a mean sea level (msl) elevation as listed below:

Tract 10 - 518.6 msl

Tract 15 - 516.0 msl

Tract 12 - 518.5 msl

Tract 16 - 515.9 msl

Tract 13 - 516.4 msl

Tract 17 - 515.7msl

Tract 14 - 516.2 msl

Tract 18 - 512.5 msl

3. In addition to applicable compatibility standards, height is restricted on Tract 27 as described below and as shown on Exhibit "C".

Beginning at a point on the northern boundary of the property that is 40 feet west of the northeast corner of the property (A), and proceeding 80 feet to the southwest (to a point that is 40 feet from the Lamar boundary of the property) (B), and proceeding northwest to the Baylor St. boundary of the property (to a point that is 80 feet from the northwest corner of the property) (C), and proceeding northeast to the northwest corner of the property (D), and proceeding to a point on the northern boundary of the property that is 40 feet west of the northeast corner of the property (A): within the area bounded by these points, building height may not exceed 40 feet.

Beginning at a point on the Lamar boundary of the property that is 75 feet north of the southeast corner of the property (E), and proceeding northwest to a point that is 200 feet from the Lamar boundary of the property and 75 feet from the 6th Street boundary of the property (F), and proceeding southwest to the 6th Street boundary of the property (to a point that is 200 feet west of the southeast corner of the property)(G): to the north and west of the line formed by these points, building height may not exceed 50 feet. To the south and east of the boundary formed by these points, building height may not exceed 55 feet.

4. The following uses are conditional uses on Tracts 1-10, 13, 14, 15, 17, 18, 21-30, 32, 33, 34, 36, 38, 39, 40, 41, 43, and 44:

Automotive rentals

Automotive repair services

Automotive sales

Automotive washing (of any type)

Commercial blood plasma center

Construction sales and service



Convenience storage  
Equipment sales  
Laundry services  
Residential treatment

Equipment repair services  
Guidance services  
Maintenance and service facilities  
Service station

5. The following uses are conditional uses on Tracts 46 and 47:

Automotive rentals  
Automotive sales  
Commercial blood plasma center  
Equipment repair service  
Guidance services  
Maintenance and service facilities  
Service station

Automotive repair services  
Automotive washing (of any type)  
Convenience storage  
Equipment sales  
Limited warehousing and distribution  
Residential treatment

6. On Tracts 45-57 and 59-62, a construction sales and service use that exceeds a site area of 10,000 square feet is a conditional use. A laundry services use that exceeds a site area of 6,000 square feet is a conditional use.

7. The following uses are prohibited uses on Tracts 1- 44:

Drop-off recycling collection facilities  
Kennels  
Limited warehousing and distribution

Exterminating services  
Adult oriented businesses  
Vehicle storage

8. The following uses are prohibited uses on Tracts 45-47:

Drop-off recycling collection facilities  
Kennels  
Vehicle storage

Exterminating services  
Adult oriented businesses

9. The following uses are conditional uses on Tracts 53, 55, 57, and 59-62:

Automotive rentals  
Automotive sales  
Convenience storage  
Equipment sales  
Maintenance and service facilities

Automotive repair services  
Automotive washing (of any type)  
Equipment repair services  
Limited warehousing and distribution

10. The following uses are prohibited uses on Tracts 48-57 and 59-62:

Basic industry  
Exterminating services  
Kennels  
Resource extraction  
Vehicle storage

Drop-off recycling collection facilities  
General warehousing and distribution  
Recycling center  
Scrap and salvage

11. The following uses are conditional uses on Tracts 11, 31, and 42:

Automotive rentals  
Automotive washing (of any type)  
Construction sales and service  
Equipment repair services  
Guidance services  
Maintenance and service facilities  
Service station

Automotive sales  
Commercial blood plasma center  
Convenience storage  
Equipment sales  
Laundry services  
Residential treatment

12. The following uses are conditional uses on Tract 12:

Automotive rentals  
Automotive sales  
Commercial blood plasma center  
Convenience storage  
Equipment sales  
Laundry services  
Residential treatment

Automotive repair services  
Automotive washing (of any type)  
Construction sales and services  
Equipment repair services  
Guidance services  
Maintenance and service facilities

13. The following uses are conditional uses on Tract 16:

Automotive rentals  
Automotive sales  
Commercial blood plasma center  
Convenience storage  
Equipment sales  
Laundry services  
Service station

Automotive repair services  
Automotive washing (of any type)  
Construction sales and service  
Equipment repair services  
Guidance services  
Residential treatment

14. The following uses are conditional uses on Tract 19:

Automotive rentals	Automotive washing (of any type)
Commercial blood plasma center	Construction sales and service
Convenience storage	Equipment repair services
Equipment sales	Guidance services
Laundry services	Maintenance and service facilities
Residential treatment	Service station

15. The following uses are conditional uses on Tract 20:

Automotive rentals	Automotive repair services
Automotive washing (of any type)	Commercial blood plasma center
Construction sales and service	Convenience storage
Equipment repair services	Equipment sales
Guidance services	Laundry services
Maintenance and service facilities	Residential treatment
Service station	

16. The following uses are conditional uses on Tract 45:

Automotive rentals	Automotive repair services
Automotive washing (of any type)	Commercial blood plasma center
Convenience storage	Equipment repair services
Equipment sales	Guidance services
Limited warehousing and distribution	Maintenance and service facilities
Residential treatment	Service station

17. The following uses are conditional uses on Tract 35:

Automotive repair services	Automotive sales
Automotive washing (of any type)	Commercial blood plasma center
Construction sales and service	Convenience storage
Equipment repair services	Equipment sales
Guidance services	Laundry services
Maintenance and service facilities	Residential treatment
Service station	

18. The following uses are conditional uses on Tract 37:

Automotive rentals	Automotive repair services
Automotive sales	Commercial blood plasma center
Construction sales and service	Convenience storage
Equipment repair services	Equipment sales
Guidance services	Laundry services
Maintenance and service facilities	Residential treatment
Service station	

19. The following uses are conditional uses on Tract 48:

Automotive rentals	Automotive sales
Automotive washing (of any type)	Convenience storage
Equipment repair services	Limited warehousing and distribution
Maintenance and service facilities	Service station

20. The following uses are conditional uses on Tract 49:

Automotive rentals	Automotive repair services
Automotive washing (of any type)	Convenience storage
Equipment repair services	Equipment sales
Limited warehousing and distribution	Maintenance and service Facilities
Service station	

21. The following uses are conditional uses on Tract 50:

Automotive rentals	Automotive sales
Automotive washing (of any type)	Convenience storage
Equipment repair services	Equipment sales
Limited warehousing and distribution	Maintenance and service facilities
Service station	

22. The following uses are conditional uses on Tract 51:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Equipment repair services	Equipment sales
Limited warehousing and distribution	Maintenance and service facilities

Service station

23. The following uses are conditional uses on Tract 52:

Automotive rentals  
Automotive sales  
Convenience storage  
Equipment sales  
Service station

Automotive repair services  
Automotive washing (of any type)  
Equipment repair services  
Limited warehousing and distribution

24. The following uses are conditional uses on Tract 54:

Automotive repair services  
Automotive washing (of any type)  
Equipment repair services  
Limited warehousing and distribution  
Service station

Automotive sales  
Convenience storage  
Equipment sales  
Maintenance and service facilities

25. The following uses are conditional uses on Tract 56:

Automotive rentals  
Automotive sales  
Convenience storage  
Equipment sales

Automotive repair services  
Automotive washing (of any type)  
Equipment repair services  
Maintenance and service facilities

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

**PART 7.** The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

**PART 8.** This ordinance takes effect on October 7, 2002.

**PASSED AND APPROVED**

September 26, 2002

§  
§  
§

Gustavo L. Garcia

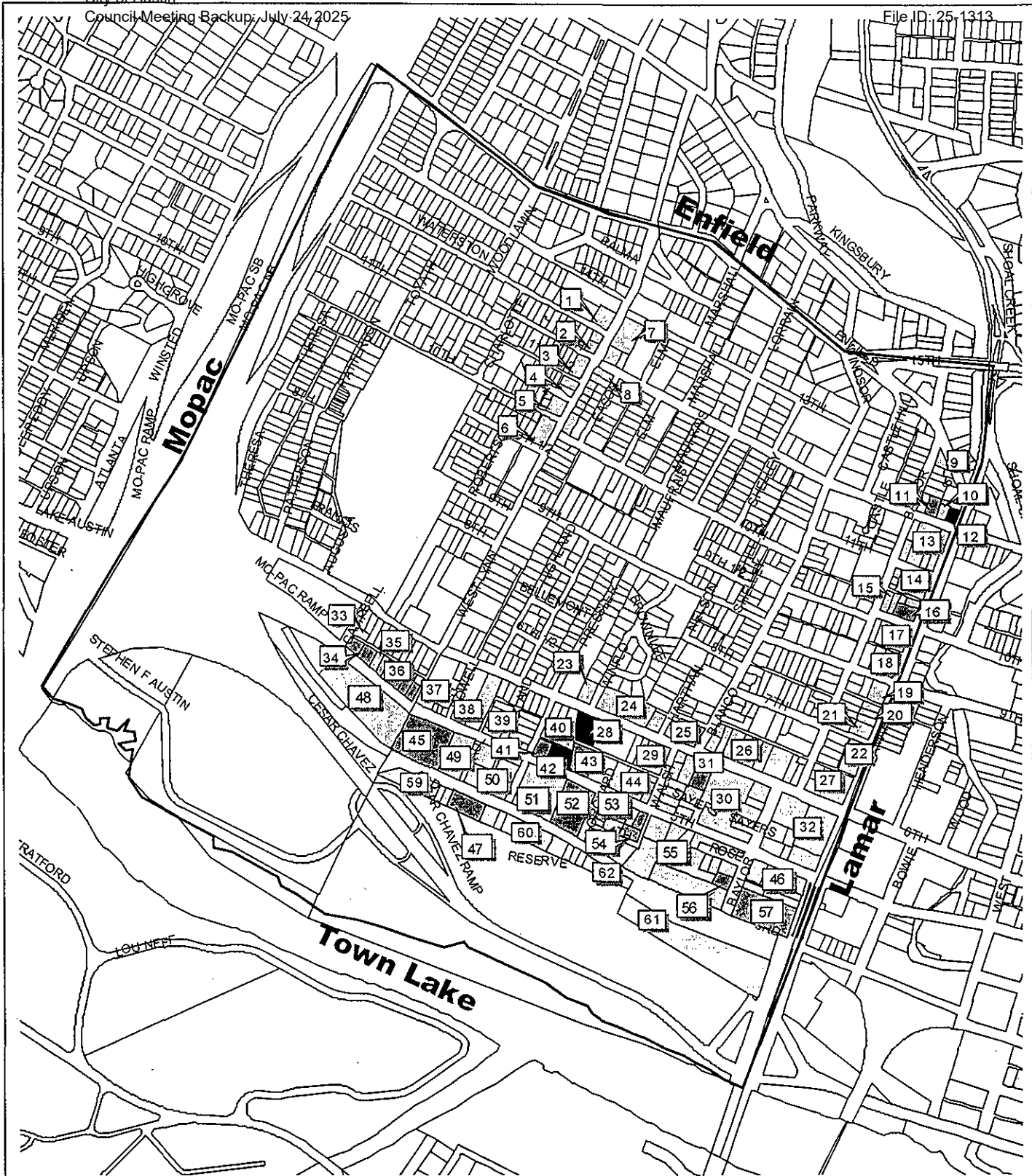
Gustavo L. Garcia  
Mayor

**APPROVED:**

Sedora Jefferson  
Sedora Jefferson  
City Attorney

**ATTEST:**

Shirley A. Brown  
Shirley A. Brown  
City Clerk

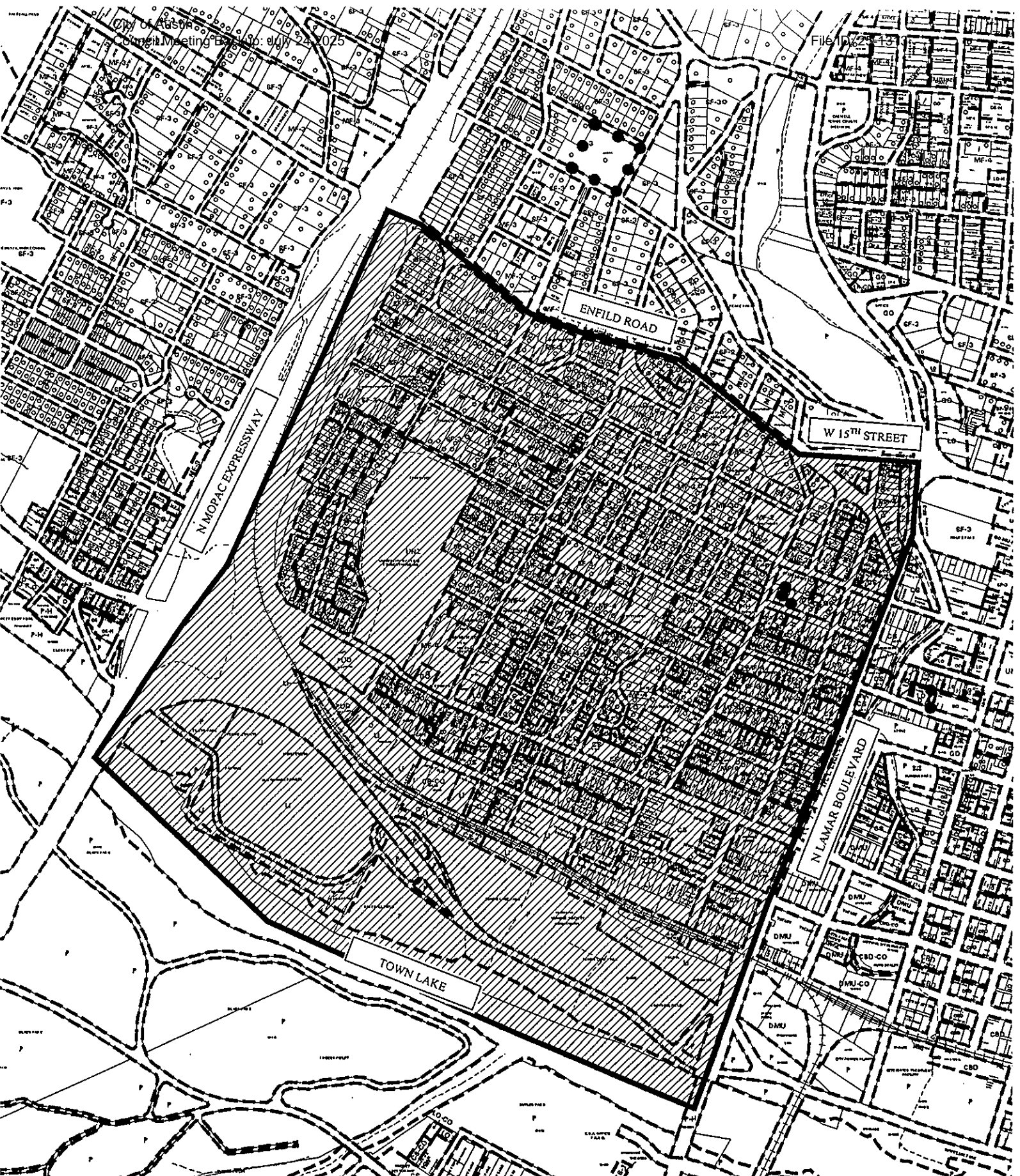


# Exhibit A: Old West Austin Neighborhood Planning Area Rezoning Tracts Case #C14-02-0112



City of Austin  
Neighborhood Planning and Zoning Dept.  
7/25/02

- ☐ No base district zoning change proposed
- ☐ Zoning change proposed
- ☐ Zoning change proposed
- ☐ Planning Area Boundary



1" = 1000'

SUBJECT TRACT  
PENDING CASE  
ZONING BOUNDARY  
CASE MGR: T. BOLT

**CASE #:** C14-02-0112  
**ADDRESS:** OLD WEST AUSTIN NPCD  
**SUBJECT AREA (acres):** 416

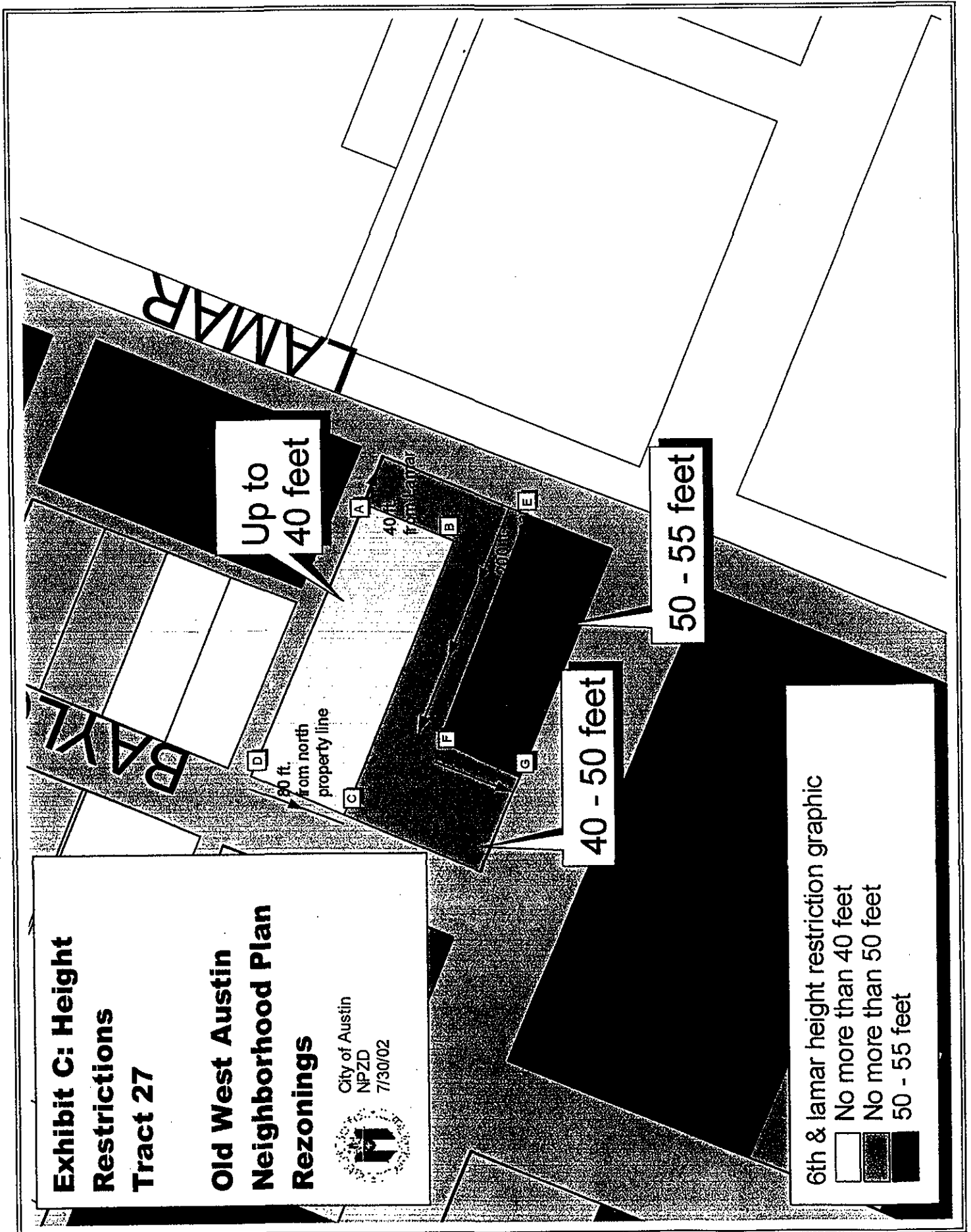
**ZONING EXHIBIT B**

**DATE:** 02-07  
**INTLS:** SM

**CITY GRID  
REFERENCE  
NUMBER**  
H22 H23

Page 32 of 45





**ORDINANCE NO. 20080306-056**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO CERTAIN TRACTS OF LAND LOCATED IN THE OLD WEST AUSTIN NEIGHBORHOOD PLANNING AREA.**

**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 add a vertical mixed use building (V) combining district to certain tracts of land (the "Property") described in Zoning Case No. C14-2007-0237, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 31 acres of land in the City of Austin, Travis County, Texas, more particularly described and identified in the tract map attached as Exhibit "A" (*Old West Austin Neighborhood Planning Area*),

located in the Old West Austin neighborhood planning area, locally known as the area bounded by Enfield Road and West 15<sup>th</sup> Street on the north, North Lamar Boulevard on the east, Lady Bird Lake on the south, and North MoPac Expressway on the west, in the City of Austin, Travis County, Texas, and identified in the map attached as Exhibit "B" (*the Zoning Map*).

Except as provided in this ordinance, the existing base zoning districts and conditions remain in effect.

**PART 2.** The zoning districts for the tracts of land are changed from limited office-neighborhood plan (LO-NP) combining district, limited office-conditional overlay-neighborhood plan (LO-CO-NP) combining district, neighborhood commercial-neighborhood plan (LR-NP) combining district, community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, and, commercial-liquor sales-mixed use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining district, to limited office-vertical mixed use building-neighborhood plan (LO-V-NP) combining district, limited office-vertical mixed use building-conditional overlay-neighborhood plan (LO-V-CO-NP) combining district, neighborhood commercial-vertical mixed use building-neighborhood plan (LR-V-

NP) combining district, community commercial-vertical mixed use building-conditional overlay-neighborhood plan (GR-V-CO-NP) combining district, community commercial-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (GR-MU-V-CO-NP) combining district, general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district, and, commercial-liquor sales-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-1-MU-V-CO-NP) combining district, as more particularly described and identified in the chart below:

TRACT #	TCAD PROPERTY ID #	COA ADDRESS	FROM	TO
2	199660	1206 PARKWAY	GR-CO-NP	GR-V-CO-NP
	199661	1002 W 12TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		1200 N LAMAR BLVD		
	199670	1204 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
3	107088	1104 N LAMAR BLVD	CS-MU-CO-NP, CS-1-MU-CO-NP	CS-MU-V-CO-NP; CS-1-MU-V-CO-NP
	107090	1112 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
		1105 1/2 BAYLOR ST		
		1107 BAYLOR ST		
		0 N LAMAR BLVD LOT 1-6 BLK 1 OLT 5 DIV Z SILLIMAN SUBD		
4	107084	1003 W 11TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		1014 N LAMAR BLVD		
5	107078	1010 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
		1012 N LAMAR BLVD		
	107079	1000 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
6	107071	908 N LAMAR BLVD	CS-MU-CO-NP; CS-1-MU-CO-NP	CS-MU-V-CO-NP; CS-1-MU-V-CO-NP
		910 N LAMAR BLVD		
		914 N LAMAR BLVD		
7	107075	900 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
		902 N LAMAR BLVD		
		904 N LAMAR BLVD		
		906 N LAMAR BLVD		
8	107064	724 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
9	107065	708 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	107066	706 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	107067	704 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	107069	700 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
		702 N LAMAR BLVD		
10	106584	632 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	106585	626 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP

TRACT #	TCAD PROPERTY ID #	COA ADDRESS	FROM	TO
	358904	626 N LAMAR BLVD (IMPS ONLY)	CS-MU-CO-NP	CS-MU-V-CO-NP
	106586	624 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
11	106587	1004 W 6TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		1006 W 6TH ST		
		1012 1/2 W 6TH ST		
		1012 W 6TH ST		
		1014 W 6TH ST		
		1016 W 6TH ST		
		600 N LAMAR BLVD		
12	106523	1100 W 6TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
13	106525	1106 W 6TH ST(CONDOMINIUMS)	CS-MU-CO-NP	CS-MU-V-CO-NP
	106526			
	106527			
	106528			
	106529			
	106530			
	106531			
	106532			
	106533			
	106534			
	106535			
	106536			
	106537			
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	106539			
	106540			
	106541			
	106542			
	106543			
	106544			
	106545			
	106546			
	106548	1110 W 6TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	106549	1112 W 6TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
14	106858	1212 W 6TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		1214 W 6TH ST		
15	106772	1312 W 6TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
16	107153	1624 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
17	107149	1604 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		1610 W 5TH ST		
	107150	1612 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	107151	1614 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP

TRACT #	TCAD PROPERTY ID #	COA ADDRESS	FROM	TO
	107152	1616 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
18	107148	1602 W 5TH ST	CS-1-MU-CO-NP	CS-1-MU-V-CO-NP
	107155	1600 W 5TH ST	CS-1-MU-CO-NP	CS-1-MU-V-CO-NP
19	106596	1508 W 5TH ST	LO-CO-NP	LO-V-CO-NP
		1510 W 5TH ST		
		1512 W 5TH ST		
		500 POWELL ST		
		502 POWELL ST		
	106599	1516 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	358905	1516 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
20	106588	1515 W 5TH ST	GR-MU-CO-NP	GR-MU-V-CO-NP
		1517 W 5TH ST		
21	106648	1501 W 6TH ST(CONDOMINIUMS)	CS-MU-CO-NP	CS-MU-V-CO-NP
	106649			
	106650			
	106651			
	106652			
	106653			
	106654			
	106655			
	106656			
	106657			
	106658			
	106659			
	106660			
	106661			
	106662			
	106663			
	106664			
	106665			

TRACT #	TCAD PROPERTY ID #	COA ADDRESS	FROM	TO
	106666	1504 W 5TH ST (CONDOMINIUMS)	CS-MU-CO-NP	CS-MU-V-CO-NP
	106667			
	106668			
	106669			
	106670			
	106671			
	106672			
	106673			
	106674			
	106675			
	106676			
	106678			
	106679			
	106680			
	106681			
	106682			
	106683			
	106684			
	106685			
22	106647	500 OAKLAND AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
23	106715	501 OAKLAND AVE	LO-NP	LO-V-NP
24	106723	1400 W 5TH ST	LR-NP	LR-V-NP
25	106826	1304 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		1306 W 5TH ST		
		1308 1/2 W 5TH ST		
	106827	1310 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		1312 W 5TH ST		
		1314 W 5TH ST		
	106831	1316 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
26	106810	1301 1/2 W 6TH ST	LO-NP	LO-V-NP
		1313 W 6TH ST		
	106811	1221 W 6TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	106812	1219 W 6TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
27	106815	1205 W 6TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	106816	1203 W 6TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP

TRACT #	TCAD PROPERTY ID #	COA ADDRESS	FROM	TO
28	106817	1201 W 6TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
29	106821	1200 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	106822	1204 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	106823	1210 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	106828	W 100 FT OF LOT 23 BLK 1 OLT 1 DIV Z DUVAL SUBD	CS-MU-CO-NP	CS-MU-V-CO-NP
	106832	1214 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
30	106484	1118 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		1120 W 5TH ST		
31	106497	1114 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
32	106493	1106 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		1111 W 6TH ST		
		1115 W 6TH ST		
		1117 W 6TH ST		
	106494	E 1/2 OF LOT 1-3 BLK 1 RAYMONDS PLATEAU 1/2 INT IN 10X200 OF LOT A PETTUS ADDN	CS-MU-CO-NP	CS-MU-V-CO-NP
	106495	1125 W 6TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		1127 W 6TH ST		
	106498	1139 W 6TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		1141 W 6TH ST		
		1143 W 6TH ST		
33	106570	1005 W 6TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
		1009 1/2 W 6TH ST		
		1009 W 6TH ST		
		LOT 1-4 & N 104 3 FT OF LOT 13 & N 104.3 FT OF E 26 FT OF LOT 14 BLK 2 OLT 11 DIV Z RAYMONDS PLATEAU		
		1011 W 6TH ST		
		1015 1/2 W 6TH ST		
	106573	500 N LAMAR BLVD S 123.71 FT OF LOT 9-12 & S 104 3 FT OF LOT 13 & S 104 3 FT OF LOT 14-16 LESS 403 SQ FT OF LOT 15-16 BLK 2 OLT 11 DIV Z RAYMONDS PLATEAU	CS-MU-CO-NP	CS-MU-V-CO-NP
		508 1/2 N LAMAR BLVD		
		505 BAYLOR ST		
		1003 W 6TH ST		
	106575	506 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
		524 N LAMAR BLVD		
34	106559	1015 1/2 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP

TRACT #	TCAD PROPERTY ID #	COA ADDRESS	FROM	TO
	106560	LOT 4 BLK 3 OLT 11 DIV Z HORNADAY RESUB	CS-MU-CO-NP	CS-MU-V-CO-NP
	106561	1005 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	106562	1001 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	106563	N 52 FT OF S 104 FT OF LOT 5- 8 BLK 3 *LESS E19.12'AV OLT 11 DIV Z RAYMONDS PLATEAU	CS-MU-CO-NP	CS-MU-V-CO-NP
	106564	316 N LAMAR BLVD	CS-MU-CO-NP	CS-MU-V-CO-NP
	106566	1025 W 5TH ST	CS-MU-CO-NP	CS-MU-V-CO-NP

**PART 3.** The Property is subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*) as follows:

- A. Except as otherwise provided in Section B, ten percent of residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 70 percent of the Annual Median Family Income.
- B. Ten percent of residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 80 percent of the Annual Median Family Income for properties whose affordable units are at least 1000 square feet in size and have at least two bedrooms.
- C. The following applies to Tracts 2-11, 17, 19-21, 24-26, and 28-34:
  - 1. The property is exempt from the dimensional standards identified in Article 4.3.3 E.2. (*Dimensional and Parking Requirements*).
  - 2. The property is subject to the parking reductions identified in Article 4.3.3 E.3. (*Dimensional and Parking Requirements*).
  - 3. For property in office districts, the additional uses allowed under Article 4.3.3. C.2 (*Ground-Floor Commercial Uses Allowed*) apply.
- D. The following applies to Tracts 12-16, 18, 22-23, and 27:
 

For property in office districts, the additional uses allowed under Article 4.3.3. C.2 (*Ground-Floor Commercial Uses Allowed*) apply.

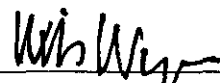


**PART 4.** This ordinance takes effect on March 17, 2008.

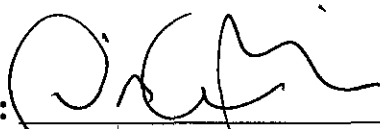
**PASSED AND APPROVED**

\_\_\_\_\_, March 6, 2008

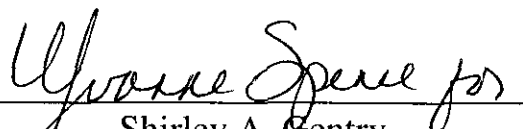
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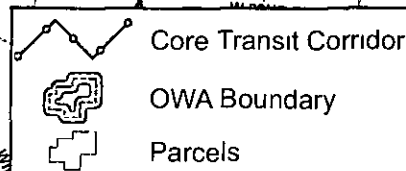
  
\_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:**

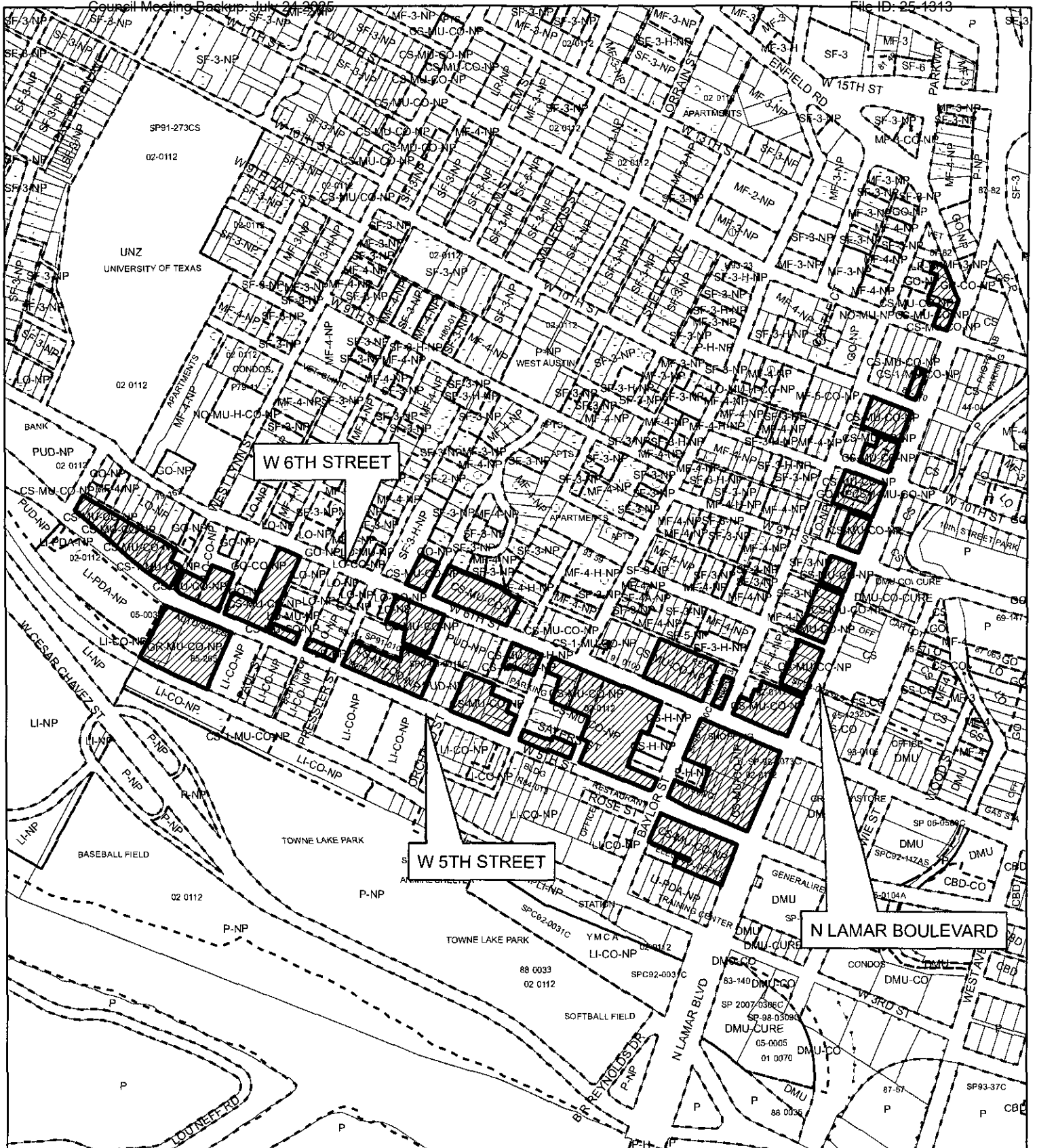
  
\_\_\_\_\_  
Shirley A. Gentry  
City Clerk



**Old West Austin Neighborhood Planning Area  
Vertical Mixed Use (VMU) Tract Map  
Case # C14-2007-0237**






This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.



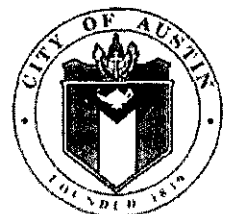
ZONING EXHIBIT B



-  **SUBJECT TRACT**  
 **ZONING BOUNDARY**  
 **PENDING CASE**

**ZONING CASE# C14-2007-0237**  
**ADDRESS OLD WEST AU**  
**SUBJECT AREA 29.9 ACRES**  
**GRID H22-23**  
**MANAGER M. LAURSEN**

**C14-2007-0237  
OLD WEST AUSTIN PLANNING AREA  
29.9 ACRES  
H22-23  
M. LAURSEN**



OPERATOR S MEEKS

$$1'' = 600'$$

This map has been produced by G | S Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Steering Committee Members:  
Stephen L. Amos, Chair  
Renaë Alsobrook, Mark Ashby, Evelyn Fujimoto, Adrienne Goldsberry,  
Paula Hern, Nick Mehl, William Osborn,  
Charlie Rice, Paul Shattuck, Shawn Shillington, Erika Tatum, Meghan Yancy

July 7, 2025

Re: Item No. 13 - **C14-2025-0003**

### **Letter of Support for Rezoning of W. 6th Street & Walsh Street**

Dear Chair Azhar and Commissioners,

On behalf of the Old West Austin Neighborhood Association (OWANA), we write to express our strong support for the proposed rezoning of the property at W. 6th Street and Walsh Street to **LI-PDA**.

While OWANA is typically cautious about supporting LI-PDA zoning—particularly when paired with a CS base—we believe this project represents a unique opportunity and **LI zoning already exists** just across West 5th Street, directly south of the site. The current proposal reflects an extraordinary level of collaboration between OWANA, Manifold Real Estate, and the Griffith family. Together, we've developed a **Restrictive Covenant** that memorializes extensive community protections and shared goals, balancing smart urban development with respect for the neighborhood's historic character.

#### **A Context-Sensitive, Forward-Looking Project**

The site occupies a prominent location on the east side of Walsh Street, between W. 6th and W. 5th Streets. Early versions of the project envisioned a single 90-foot structure. Through multiple design iterations and extensive feedback, all parties reached a consensus on a tiered approach: starting at **60 feet along W. 6th Street** and stepping back to **90 feet**, then **120 feet** toward W. 5th Street. This strategy ensures compatibility with the **Harthan** and **Castle Hill Historic Districts** to the north and complements the scale and momentum of the **Sixth & Blanco development** across the street.

OWANA was particularly impressed by the **conceptual design**, which embraces the urban fabric of our historic neighborhood while introducing thoughtfully scaled, pedestrian-friendly architecture. We view this project as the **best and highest use of the site**—a well-integrated complement to the mixed-use corridor emerging along West 6th.

#### **Key Community Benefits**

The Restrictive Covenant incorporates provisions that reflect the intent of DB90 and exceed its baseline requirements. Highlights include:

- **On-site affordable housing:** 10% of units at 50% MFI or 12% at 60% MFI, with third-party audits and compliance oversight, and a 40-year minimum affordability term.
- **75% active ground floor uses** along West 6th and Walsh Streets, helping to foster a vibrant, walkable district.
- **18-foot-wide sidewalk zones**, providing generous pedestrian space and enhanced landscaping.
- **Height transitions and building step-backs** designed to mitigate impacts on nearby historic properties and preserve the pedestrian scale along W. 6th Street and Walsh Street.
- **Bird-friendly design standards**, Green Building certification, and below-grade parking to reduce the project's environmental and visual impact.
- **Prohibition of short-term rentals** in all residential and commercial units.
- **Public benefit:** a \$25,000 contribution toward a neighborhood enhancement project or installation of public art along the West 6th or Walsh frontages.

#### **Accountability, Transparency & Collaboration**

The Covenant also ensures ongoing oversight and accountability through:

- OWANA's right to review permitting documents within a 10-day window prior to construction.
- Independent annual compliance audits for affordable housing.

These mechanisms are designed to **protect neighborhood interests long-term**, while enabling responsible and much-needed development.

**In conclusion**, OWANA is proud to support this proposal. The project reflects thoughtful urban planning, meaningful community engagement, and a commitment to preserving what makes the Old West Austin neighborhood **special**. It demonstrates that density and historic preservation can coexist when approached with care, collaboration, and creativity.

We respectfully ask the Planning Commission to support this rezoning request and help bring this exceptional project to life. Given the strong neighborhood support, detailed community protections, and the seven month collaborative planning process behind it, **we also respectfully request that this item be approved on the consent agenda**. The project is tentatively scheduled to break ground in **March 2026**, and timely approval will help keep the process on track.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Stephen L. Amos". The signature is written in a cursive, slightly slanted style.

Stephen L. Amos  
Steering Committee Chair  
Old West Austin Neighborhood Association