

ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0003 – 6th and Walsh

DISTRICT: 9

ZONING FROM: LI-PDA-NP

ZONING TO: LI-PDA-NP; to change conditions of zoning to increase the maximum floor area ratio (FAR).

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

STAFF RECOMMENDATION:

The staff recommendation is to recommend limited industrial service - planned development area - neighborhood plan (LI-PDA-NP) combined district zoning, to amend Ordinance No. 20250724-173 to change conditions of zoning to increase the maximum floor area ratio (FAR) from 1:1 to 6.75:1.

PLANNING COMMISSION ACTION / RECOMMENDATION:

July 14, 2026: APPROVED THE APPLICANT'S REQUEST FOR LI-PDA-NP, TO AMEND ORDINANCE NO. 20250724-173 TO CHANGE CONDITIONS OF ZONING TO INCREASE THE MAXIMUM FLOOR AREA RATIO (FAR) FROM 1:1 TO 6.75:1.

[P. BRETON; VICE CHAIR HANEY - 2ND] (9-0) ONE VACANY; A. LAN, A. POWELL, J. HILLER– ABSENT

CITY COUNCIL ACTION:

July 23, 2026:

ORDINANCE NUMBER:

ISSUES:

On June 15, 2026, the applicant requested to amend Ordinance No. 20250724-173 to change conditions of zoning to increase the maximum floor area ratio (FAR) from 1:1 to 6.75:1. This case was previously approved at City Council on July 24, 2025, with additional conditions as listed in Council Member Qadri's motion sheet. ***Please refer to Exhibit E (CM Qadri Motion Sheet).*** The additional staff comments below are based on the original LIPDA-NP request from 2025.

CASE MANAGER COMMENTS:

The property in question is approximately 1.19 acres, is developed with multiple office buildings, and has access to both West 6th Street (level 3) and Walsh St (level 1). The site is currently zoned limited industrial service - planned development area - neighborhood plan (LI-PDA-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 applicant has requested to amend Ordinance No. 20250724-173 to change conditions of zoning to increase the maximum floor area ratio (FAR) from 1:1 to 6.75:1. The FAR was listed as not applicable in the applicant's original request which gave them the base zoning FAR of 1:1. Please see case history below. A site plan for the project is currently under review under City of Austin Case No. SP-2024-0428C. ***Please refer to Exhibits C (Applicant's Summary Letter) and D (Ordinance No. 20250724-173).***

Staff is in agreement with the request to amend Ordinance No. 20250724-173 to change conditions of zoning to increase the maximum floor area ratio (FAR) from 1:1 to 6.5:1.

BASIS OF RECOMMENDATION:

- 1. The proposed zoning should be consistent with the goals and objectives of the City Council.*

Only July 24, 2025, the City Council approved LI-PDA-NP at this site with Ordinance No. 20250724-173. This recommendation allowed for a maximum height of 120 feet with 95% impervious cover and building coverage. Staff is recommending this case to be consistent with City Council's previous actions.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LI-PDA-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 Mundy District
Save Our Springs Alliance
Shoal Creek Conservancy
Sierra Club

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2025-0003 – 6 th and Walsh	CS-MU-CO-NP and CS-MU-V-CO-NP to *LI-PDA-NP; as amended	To Grant LI-PDA-NP with Community Recreation Added as a Conditional Use. (7/8/2025)	Approved LI-PDA-NP with a motion sheet from CM Qadri (7/24/2025)
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 OWANA (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)
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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
Complete Community Measures *	
Y	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Names of Activity Centers/Activity Corridors/Job Centers *: • Adjacent to 5th/6th Streets/Lake Austin Blvd Activity Corridor
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station. • 0.13 miles from bus stop along W 5th ST
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. • Sidewalk present along Walsh ST and W 5th ST; bike lane present along W 5th ST
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center. • Goods and Services present along W 5th ST and W 6th ST, and along N Lamar BLVD
Y	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market. • 0.3 miles to Whole Foods Market
	Connectivity and Education *: Located within 0.50 miles from a public school or university.
Y	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail. • 0.5 miles to West Austin Neighborhood Park
Y	Connectivity and Health *: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.) • Dentist present along W 5th ST

Y	Housing Choice * : Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Housing Affordability * : Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Y	Mixed use * : Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy * : Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation : Preserves or enhances a historically and/or culturally significant site.
	Creative Economy : Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education : Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land : Preserves or enhances industrial land.
	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
9	Number of "Yes's"

Drainage:

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental:

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the 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. 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 th 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.

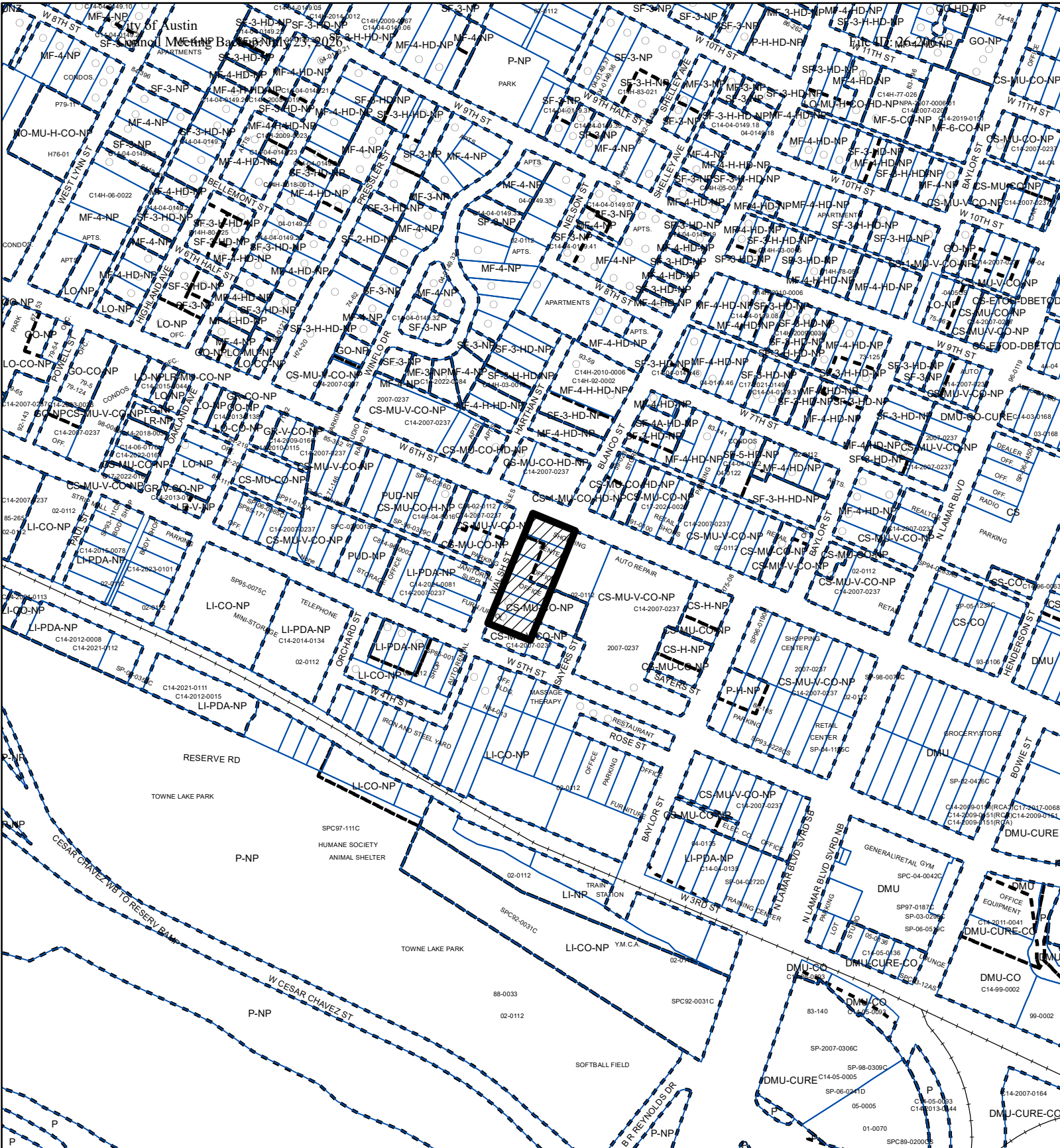
Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide suitable service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

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. Ordinance No. 20250724-173
- E. CM Qadri's Motion Sheet
- Correspondence from Interested Parties



ZONING

ZONING CASE#: C14-2025-0003

Exhibit A



-  **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



1 inch equals 400'

6th & Walsh

SUBJECT TRACT ZONING BOUNDARY PENDING CASE CREEK BUFFER	ZONING CASE#: C14-2025-0003 LOCATION: 1135, 1137, 1139, 1141, & 1143 W. 6th St. SUBJECT AREA: 1.195 Acres MANAGER: Tiffany Magnavice
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July 8, 2026

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

Re: Summary letter in support of the request to amend Ordinance No. 20250724-173 (Case No. C14-2025-0003) for 1135, 1137, 1139, 1141 & 1143 W. 6th Street and 503, 505, 507, 509 & 511 Walsh Street (the "Property")

Dear Ms. Middleton-Pratt:

On behalf of the owners of the Property, we respectfully submit this summary letter in support of a request to amend Ordinance No. 20250724-173 to change a condition of zoning to increase the maximum floor-to-area ratio (FAR) on the Property. No change to the Property's base zoning of LI-PDA-NP (Limited Industrial Service – Planned Development Area – Neighborhood Plan) is requested. Specifically, we request that the PDA conditions be amended to allow a maximum FAR of 6.75:1 in place of the LI base district maximum of 1:1, which currently governs because the ordinance did not otherwise modify FAR.

By way of background, the Property was rezoned to LI-PDA-NP by Ordinance No. 20250724-173, approved by City Council on July 24, 2025, under Case No. C14-2025-0003. The site-wide development standards proposed in our rezoning application, as amended on April 21, 2025, requested that no maximum FAR apply to the Property, with density instead governed by the height, step back, building coverage, and impervious cover standards of the PDA. The adopted ordinance, however, did not include a modification to the LI base district FAR. This request would correct that omission and align the ordinance with the intent of the original rezoning.

The requested 6.75:1 FAR also reflects our agreement with neighborhood stakeholders. Following the discussions with the Old West Austin Neighborhood Association (OWANA) that shaped the original rezoning, the owners executed a Restrictive Covenant for the benefit of OWANA providing that the floor-to-area ratio on the Property shall not exceed 6.75:1. The requested amendment simply carries that agreed limit into the PDA conditions, allowing the previously contemplated mixed-use project with residential and ground-floor retail uses to proceed as intended.

No other changes to the conditions of Ordinance No. 20250724-173 are requested at this time.

Thank you for your time and consideration of this request. Please do not hesitate to contact me with any questions or if additional information is needed.

Sincerely,



Mila Santana
Development Manager
Manifold Development, LLC
(512) 566-8814 | msantana@manifoldre.com

ORDINANCE NO. 20250724-173

AN ORDINANCE 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 GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT AND GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-V-CO-NP) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICE-PLANNED DEVELOPMENT AREA-NEIGHBORHOOD PLAN (LI-PDA-NP) COMBINING DISTRICT.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district and general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district to limited industrial service-planned development area-neighborhood plan (LI-PDA-NP) combining district 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 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the limited industrial service (LI) base district and other applicable requirements of the City Code.

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

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

- (1) The following uses are additional permitted uses of the Property:

Condominium Residential	Duplex Residential
Group Residential	Multifamily Residential
Restaurant	Retirement Housing (Large Site)
Retirement Housing (Small Site)	Townhouse Residential
Two-Family Residential	

- (2) The following uses are conditional uses of the Property:

Club or Lodge	Commercial Off-Street Parking
Community Recreation (Private)	Community Recreation (Public)
Laundry Services	Theatre
Vehicle Storage	

- (3) The following uses are prohibited uses of the Property:

Adult-Oriented Businesses	Agricultural Sales and Services
Automotive Rentals	Automotive Repair Services
Automotive Sales	Automotive Washing (of any kind)
Bail Bond Services	Basic Industry
Construction Sales and Services	Convenience Storage
Custom Manufacturing	Drop Off Recycling Collection Facility
Electronic Prototype Assembly	Electronic Testing
Equipment Repair Services	Equipment Sales Exterminating Services
Funeral Services	General Warehousing and Distribution
Hotel/Motel	Indoor Crop Production
Kennels	Light Manufacturing
Limited Warehousing and Distribution	Liquor Sales
Medical Offices – exceeding 5000 square feet of gross floor area	Monument Retail Sales

Outdoor Entertainment
Pedicab Storage and Dispatch
Resource Extraction
Service Station

Outdoor Sports and Recreation
Recycling Center
Scrap and Salvage

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

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

- (a) 69 feet, 8 inches for a portion of a building or structure located within the northernmost 70 feet of the Property as measured parallel from the property line adjacent to West 6th Street; or
- (b) 120 feet for a building or structure:
 - (i) not described in subsection (a); and
 - (ii) designed for residential uses of not less than 70 percent of total building square footage; or
- (c) 90 feet for a portion of a building or structure:
 - (i) not described in subsection (a) or (b); and
 - (ii) designed for residential uses of not less than 20 percent of total building square footage; or
- (d) 60 feet for a portion of a building or structure not described in subsection (a), (b), or (c).

(2) Maximum impervious coverage is 95 percent.

(3) Maximum building coverage is 95 percent.

(4) No minimum site area requirement for residential uses.

(5) The minimum setbacks are:

- (a) 0 feet for front yard
- (b) 0 feet for side street yard
- (c) 0 feet for interior side yard
- (d) 0 feet for rear yard

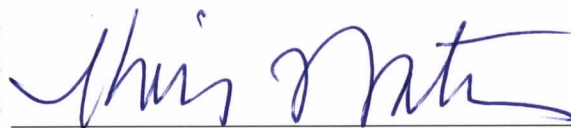
- (6) Any portion of a building 96 feet, 3 inches, in height and above must stepback a minimum of 100 feet as measured parallel from the property line adjacent to West 6th Street.

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

PART 6. This ordinance takes effect on August 4, 2025.

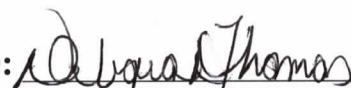
PASSED AND APPROVED

_____, July 24, 2025

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§
§ 

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

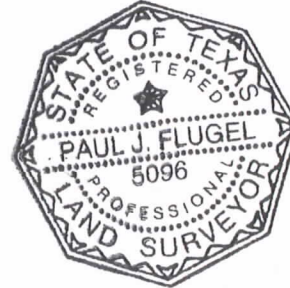
Surveyed on the ground on June 11, 2025.

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

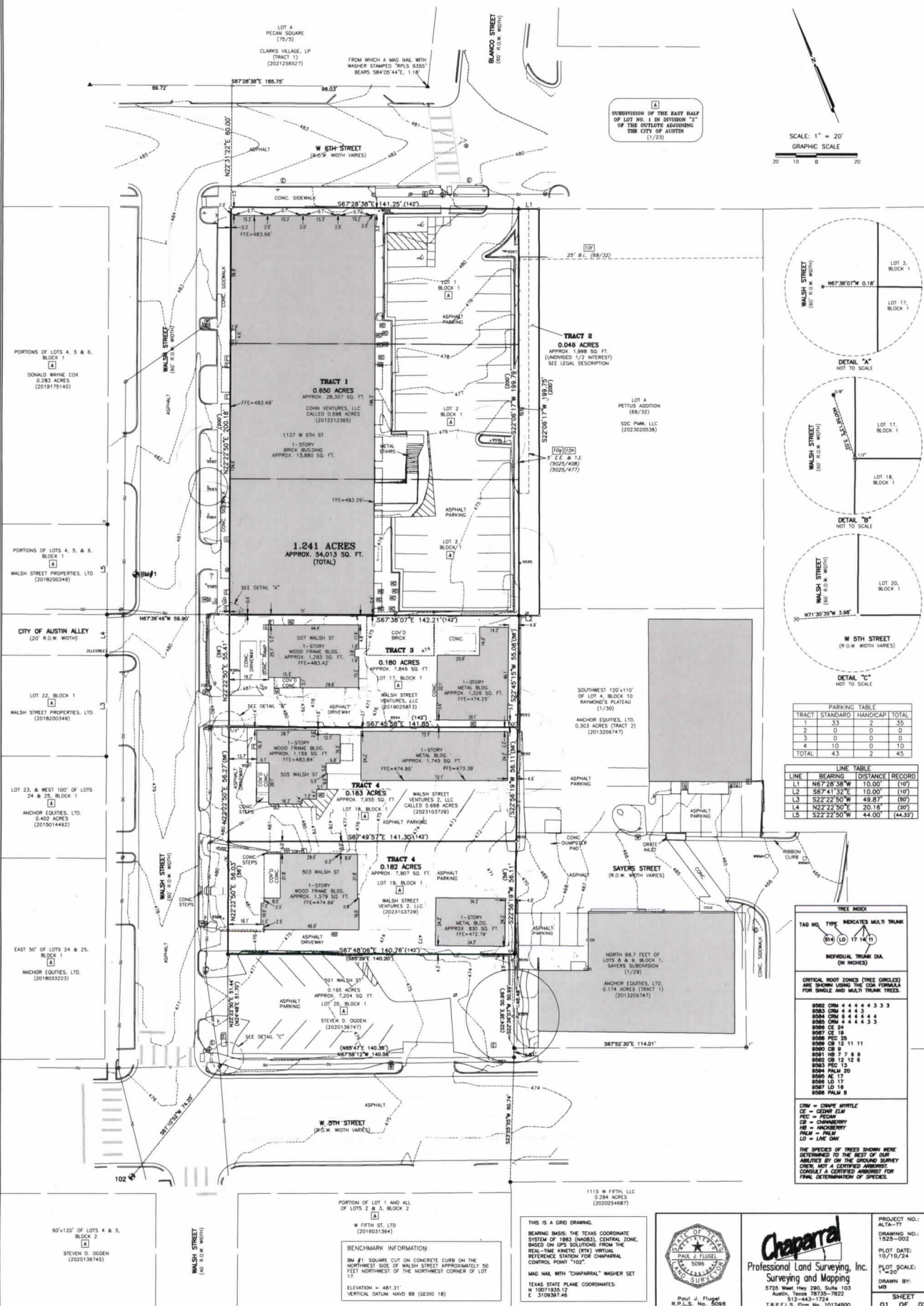
Paul J. Flugel Date
Registered Professional Land Surveyor
State of Texas No. 5096
TBPELS Firm No. 10124500



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. 23-2558-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 DAWN SUBDIVISION OF THE EAST 1/2 OF OUTLOT 1, DIVISION 2, a Subdivision in Travis County, Texas, according to the map or plat of record in Volume 1, Page 24, 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 DAWN SUBDIVISION OF THE EAST 1/2 OF OUTLOT 1, DIVISION 2, 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 DAWN SUBDIVISION OF THE EAST 1/2 OF OUTLOT 1, DIVISION 2, a Subdivision in Travis County, Texas, according to the map or plat of record in Volume 1, Page 25, 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. 23-2558-CH Effective Date: 09/26/23 Issued: 10/03/23

The surveyor has relied upon the referenced Commitment for Title regarding assessments, restrictions, and other matters affecting this property. No additional research was done for the purposes 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-titled below were considered:

1) Restrictive Covenants:

There were no restrictive covenants of record noted at the time of the survey.

101) 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

102) Easement easched by Cohn Buildings, Inc., to the City of Austin, dated September 25, 1974, recorded in Volume 5025, Page 426, of the Deed Records of Travis County, Texas. (Tract 2) --- Subject to, as shown

103) Easement easched 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

104) 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 platable (blanket type easement)

105) 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, unity 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. 2012712365, of the Official Public Records of Travis County, Texas. (Tract 2) --- Subject to, not platable

106) Terms, conditions, and stipulations in that certain Easement Agreement, by and between Frances Cohn Oppenheimer, Independent Executor of the Estate of Elton Cohn Upton, Deceased, and Frances Cohn Oppenheimer, Trustee of the Residuary Trust created under the Will of Simon Cohn, Deceased and Lawrence C. Smithers and Celeste Harrison, as recorded in Document No. 2007000876, of the Official Public Records of Travis County, Texas. (Tracts 3 and 4) --- Subject to, not platable

FLOOD-PLAIN NOTE:

The tract shown herein lies within Zone "X" (area 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. 48453CA46C, dated January 12, 2020 for Travis County, Texas and incorporated herein. 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)

• 1127 W 8th 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

Manfield 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. Fligel 10/10/2024

Paul J. Fligel Date

Registered Professional Land Surveyor

State of Texas No. 5006

psj@chapsurvey.com

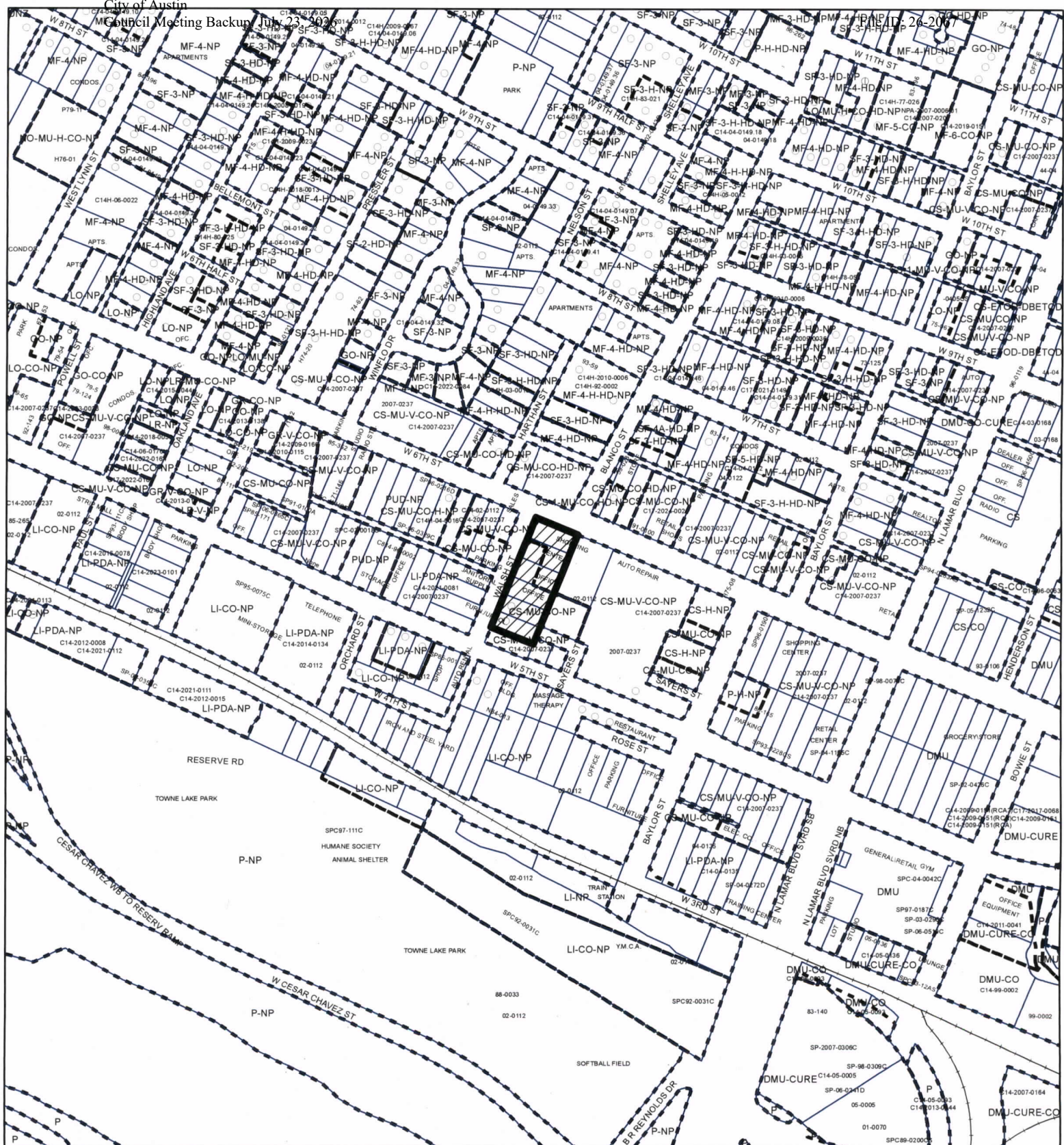
LOCATION MAP
NOT TO SCALE

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- 1/2" REBAR WITH "TERRA FIRMA" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- IRON PIPE FOUND (SIZE NOTED)
- ▲ NAIL FOUND
- ▲ NAIL WITH "CHAPARRAL" WASHER SET
- COTTON SPINDLE FOUND
- × 7" IN CONCRETE FOUND
- PUNCH HOLE FOUND
- CALCULATED POINT
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ FIRE DEPARTMENT CONNECT
- ⊕ UTILITY POLE
- ⊕ GUY WIRE
- OVERHEAD UTILITIES
- ⊕ ELECTRIC UTILITY
- ⊕ ELECTRIC MANHOLE
- LIGHT POLE
- ⊕ TRAFFIC SIGNAL POLE
- ⊕ SIGNAL BOX
- ⊕ GAS VALVE
- ⊕ GAS UTILITY
- ⊕ AC PAD
- ⊕ CLEARDIRT
- ⊕ WASTEWATER MANHOLE
- ⊕ HANDICAP PARKING SPACE
- ⊕ SIGN
- ⊕ MAILBOX
- ⊕ BOLLARD
- EDGE OF ASPHALT PAVEMENT
- CHAIN LINK FENCE
- WOOD FENCE
- () RECORD INFORMATION



PROJECT NO.:
ALTA-17
DRAWING NO.:
1528-002
PLOT DATE:
10/10/24
PLOT SCALE:
1"=20'
DRAWN BY:
MB
SHEET
02 OF 02

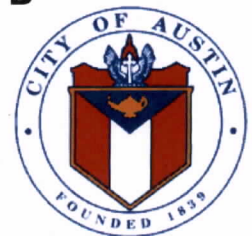


 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2025-0003

EXHIBIT "B"


$$1'' = 400'$$

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

Council Member Qadri - Motion Sheet
July 24, 2025 City Council Meeting
Item No. 173

MOTION SHEET

I move to amend the draft ordinance as follows:

Amend Subsections (1), (2), and (3) of Part 4 to read as follows:

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

Condominium Residential	Duplex Residential
Group Residential	Multifamily Residential
Restaurant	Retirement Housing (Large Site)
Retirement Housing (Small Site)	Townhouse Residential
	Two-Family Residential

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

Club or Lodge	Community Recreation (Public)
Community Recreation (Private)	
Laundry Services	Theatre
Vehicle Storage	Commercial Off-Street Parking

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

Adult-Oriented Businesses	General Warehousing and Distribution
Agricultural Sales and Services	Hotel/Motel
Automotive Rentals	Kennels
Automotive Repair Services	Indoor Crop Production
Automotive Sales	Light Manufacturing
Automotive Washing (of any kind)	Limited Warehousing and Distribution

Council Member Qadri - Motion Sheet
July 24, 2025 City Council Meeting
Item No. 173

Bail Bond Services	Liquor Sales
Basic Industry	Medical Offices – exceeding 5000 square feet of gross floor area
Construction Sales and Services	Monument Retail Sales
Convenience Storage	Outdoor Entertainment
Custom Manufacturing	Outdoor Sports and Recreation
Drop Off Recycling Collection Facility	Pedicab Storage and Dispatch
Electronic Prototype Assembly	Recycling Center
Electronic Testing	Resource Extraction
Equipment Repair Services	Scrap and Salvage
Equipment Sales Exterminating Services	Service Station
Funeral Services	

Amend Subsection (1) of Part 4 (4) to read as follows:

- (1) The maximum height on the property shall not exceed:
 - (a) 69 feet, 8 inches, for a portion of a building or structure located within the northernmost 70 feet of the Property as measured parallel from the property line adjacent to West 6th Street; or
 - (b) 120 feet for a portion of a building or structure:
 - i. not described in subsection (a); and
 - ii. designed for residential uses of not less than 70 percent of total building square footage; or
 - (c) 90 feet for a portion of a building or structure:
 - i. not described in subsection (a) or (b); and
 - ii. designed for residential uses of not less than 20 percent of total building square footage; or

Council Member Qadri - Motion Sheet
July 24, 2025 City Council Meeting
Item No. 173

- (d) 60 feet for a portion of a building or structure not described in subsection (a), (b), or (c).

Add a new Subsection (6) to Part 4 (4):

- (6) Any portion of a building 96 feet, 3 inches, in height and above must stepback a minimum of 100 feet as measured parallel from the property line adjacent to West 6th Street.