

ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0098(RCT) - 600 Harthan RCT

DISTRICT: 9

ZONING: CS-MU-CO-HD-NP

SITE AREA: 0.28 acres
(12,197 sq.ft.)

ADDRESS: 600 Harthan Street

PROPERTY OWNER: 1214 West 6th, LP

AGENT: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)

CASE MANAGER: Cynthia Hadri 512-974-7620, Cynthia.hadri@austintexas.gov

REQUEST:

The applicant is requesting a termination of the restrictive covenant conditions for this property.

STAFF RECOMMENDATION:

Staff recommends the proposed termination of the public restrictive covenant.

PLANNING COMMISSION ACTION / RECOMMENDATION:

November 13, 2025:

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The applicant is requesting to terminate/delete a public restrictive covenant that was recorded in 1984 on Lots and 3 of the Taylor-Smith subdivision (*Please see Applicant's Summary Letter – Exhibit C*). This covenant added building restrictions to Lot 3. Building restrictions included a 6 foot setback from the common boundary line. However, in 2018 Lots 3 and 4 were re-subdivided into one lot which removed the common boundary line. (*Please see Public Restrictive Covenant - Exhibit D*).

The staff recommends the applicant’s request to delete the conditions of this public restrictive covenant. Since this restrictive covenant was executed and recorded, the property in question has been re-subdivided. The area under consideration is now known as Lot A of the Amended Plat of Lots 3 and 4 Taylor-Smith subdivision. The staff supports the deletion of this public restrictive covenant because items listed in this public restrictive covenant will now be regulated under the zoning district site development standards and other requirements stipulated by the Land Development Code.

The applicant agrees with the staff’s recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-MU-CO-HD-NP	Office; Retail
<i>North</i>	MF-4-H-HD-NP; SF-3-H-HD-NP	Multifamily Residential; Single Family Residential
<i>South</i>	CS-MU-CO-HD-NP; CS-MU-CO-V-NP; PUD-NP	Office; Retail; Storage
<i>East</i>	CS-MU-CO-HD-NP	Office; Retail; Personal Improvement Services
<i>West</i>	CS-MU-CO-V-NP	Office; Retail

NEIGHBORHOOD PLANNING AREA: Old West Austin

WATERSHED: Lady Bird Lake (Urban)

SCENIC ROADWAY: No

CAPITOL VIEW CORRIDOR: Yes (Mopac Bridge – SDCC)

SCHOOLS: Austin Independent School District

Mathews Elementary School

O Henry Middle School

Austin High School

COMMUNITY REGISTRY LIST:

Austin Independent School District
 Austin Neighborhoods Council
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Old West Austin Neighborhood
 Association

Old West Austin Neighborhood Plan
 Contact Team
 Preservation Austin
 Shoal Creek Conservancy

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2025-0043 608 Blanco	MF-4-HD-NP to LR-MU-HD-NP	To Grant the staff’s recommendation for LR-MU-HD-CO-NP, the following prohibited uses are prohibited: Alternative Financial Sales, Consumer Convenience Services, Consumer Repair Services, Custom Manufacturing, Medical Offices - exceeding 5,000 sq.ft. gross floor area, Medical Offices - not exceeding 5,000 sq.ft. gross floor area, Off-Site Accessory Parking, Pedicab Storage and Dispatch, Restaurant (General), Restaurant (Limited), Service Station (June 10, 2025)	Approved LR-MU-HD-CO-NP, with the additional following prohibited uses; Community Events, Community Garden, Community Recreation (Private), Community Recreation (Public), Hospital Services (Limited), Pet Services, Plant Nursery, Printing And Publishing, Private Primary Educational Facilities, Private Secondary Educational Facilities, Safety Services, Theater, Urban Farm (July 24, 2025)
C14-2025-0003 6th & 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 (July 8, 2025)	Approved LI-PDA-NP with additional conditions listed in the motion sheet from CM Qadri. (July 24, 2025)
C14-2022-0084 705 Brownlee Circle Rezone	SF-3-NP to MF-3-NP	To Grant MF-3-NP (January 10, 2023)	Approved MF-3-NP as Planning Commission Recommended (February 9, 2023)

RELATED CASES:

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

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

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

The initiation, termination or amending of a Restrictive Covenant is not under the purview of the policies of the Imagine Austin Comprehensive Plan and therefore an Imagine Austin compliance report has not been provided for this case.

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:

No Comments.

Fire:

No Comments.

PARD – Planning & Design Review:

Parkland dedication fees may apply to any future site or subdivision applications resulting from this removal of this restrictive covenant. FYI, as of January 1, 2024, new commercial, non-residential uses are not subject to parkland dedication requirements at the time of site plan and subdivision.

Site Plan:

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

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

This site lies within/is bisected by the Mopac Bridge - SDCC Capitol View Corridor. A height analysis will be required with site plan submittal.

Austin Transportation Department – Engineering Review:

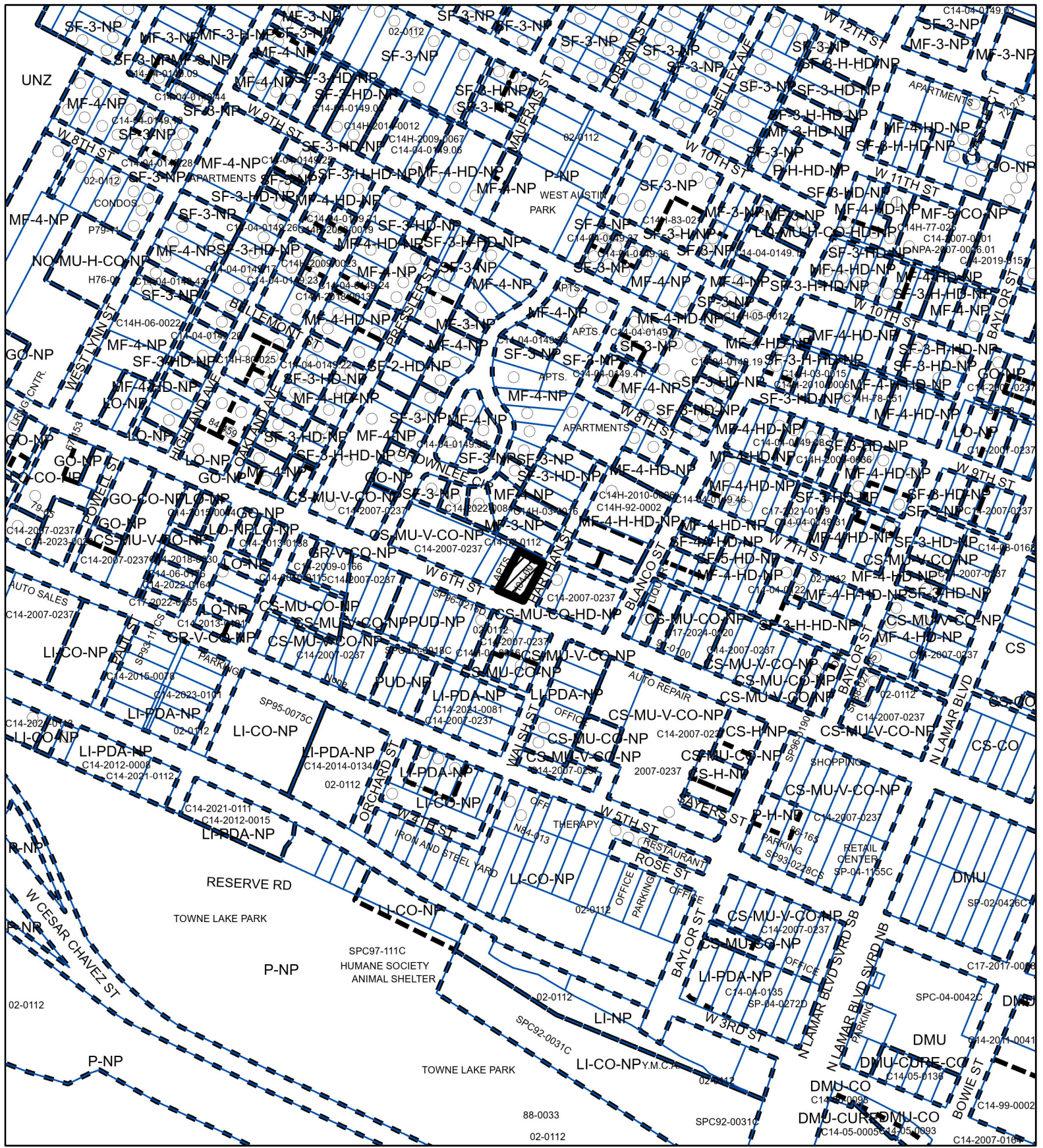
TPW has no objections to the requested Restrictive Covenant termination.

Austin Water Utility:

No Comments.




INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter
- D. Public Restrictive Covenant



Restrictive Covenant Termination

ZONING CASE#: C14-2025-0098(RCT)

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

0 200 400 Feet

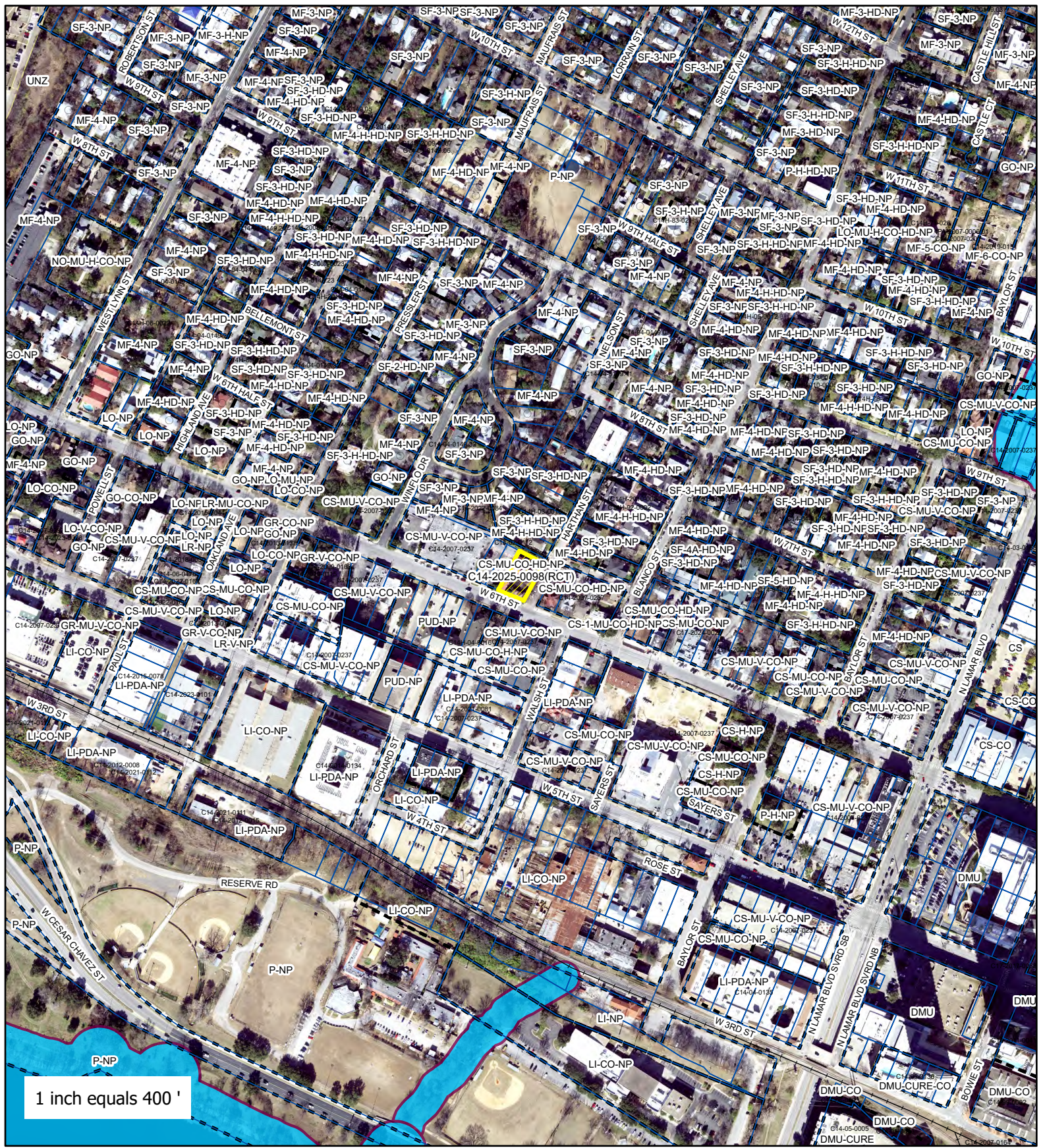
Exhibit A

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.





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Created: 10/13/2025



600 Harthan RCT

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

ZONING CASE#: C14-2025-0098(RCT)
 LOCATION: 600 Harthan St
 SUBJECT AREA: 0.2813 Acres
 MANAGER: Cynthia Hadri

