

ZONING CHANGE REVIEW SHEET

CASE: C14-2026-0026 - Phoenix Motor Works

DISTRICT: 9

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

ZONING TO: LI-PDA-NP

ADDRESS: 1125 and 1127 West 6th Street

SITE AREA: 0.50 acres
(21, 780 sq. ft.)

PROPERTY OWNER: SDC PMW, LLC

AGENT: Alice Glasco Consulting (Alice Glasco)

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

STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION / RECOMMENDATION:

**September 22, 2026: APPROVED THE APPLICANT'S REQUEST FOR LI-PDA-NP.
[B. BEDROSIAN; VICE CHAIR HANEY - 2ND] (10-0) – F. MAXWELL AND A.
POWELL - ABSENT; ONE VACANCY**

CITY COUNCIL ACTION:

October 22, 2026:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is approximately 0.50 acres, is developed as an automotive repair and storage building with access to West 6th Street, an ASMP Level 3. The site is currently zoned general commercial services - mixed use - vertical mixed use building - conditional overlay - neighborhood plan (CS-MU-VCO-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 and art galleries nearby (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 for predominately office use. The applicant has requested LI-PDA-NP combining zoning district as they can not utilize -DB90 without a residential component. LI-PDA-NP would also be consistent with the previously approved rezoning on 6th and Walsh with Ordinance No. 20250724-173. Both developers are working to create separate but cohesive pedestrian-oriented ground floor developments. ***Please refer to Exhibits C (Applicant's Summary Letter) and D (Ordinance No. 20250724-173).***

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) 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
- Theater
- 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
- Monument Retail Sales
- Outdoor Entertainment
- Outdoor Sports and Recreation
- Pedicab Storage and Dispatch
- Recycling Center
- Resource Extraction
- Scrap and Salvage
- Service Station

4) Administrative and Business offices and Professional office uses are prohibited uses of the first floor of a building or structure on the property

5) Development of the Property shall comply with the following regulations:

1) The maximum height is as follows:

(a) 60 feet, for a portion of a building or structure located within the northernmost 30 feet of the property as measured parallel from the property line adjacent to West 6th Street, and

(b) 90 feet for a portion of a building or structure located beyond the northernmost 30 feet of the property as measured parallel from the property line adjacent to West 6th Street.

2) The minimum setbacks and site development standards are:

(a) The minimum front yard setback is 0 feet

(b) The minimum interior side yard setback is 0 feet

(c) The minimum rear yard setback is 0 feet.

(d) The maximum building coverage is 95%

(e) The maximum floor-to-area ratio is 6.75:1

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 should promote consistency and orderly planning.*

The rezoning of this property would be consistent with similar uses, height tiers and floor to area ratios previously approved by the City Council with Ordinance No. 20250724-173.

2. *The rezoning should be consistent with the policies and principles adopted by the City Council.*

On July 24, 2025, the City Council approved LI-PDA-NP at the adjacent 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>	CS-MU-V-CO-NP	Automotive Repair Services
<i>North</i>	CS-MU-CO-HD-NP and CS-1-MU-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	LI-PDA-NP to LI-PDA- NP for a change in conditions.	To Grant LI-PDA-NP with 6.75:1 F.A.R. (7/14/2026)	Approved LI-PDA- NP (7/23/2026)
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	Approved LI-PDA- NP with a motion

		Added as a Conditional Use. (7/8/2025)	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)

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: 1125 W 6TH STREET. C14-2026-0026. Project: Phoenix Motor Works. 0.5437 acres from CS-MU-V-CO-NP to LI-PDA-NP. Existing: car storage/mini warehouse. Proposed: general office building, and high-turnover (sit-down) restaurant. The proposed PDA seeks to allow building heights of 60 feet within the northernmost 30 feet along West 6th Street and up to 90 feet beyond that area. The site standards require zero setbacks, allow up to 95 percent building and impervious cover, and permit a maximum floor-to-area ratio of 6.75 to 1. Demolition is proposed.

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 the 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. • 0.05 miles to bus stop along W 6th St
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. • Sidewalk and bike lane present along W 6th 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 and W 6th Streets
Y	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market. • 0.2 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. • 0.4 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.) • Dental services present along W 5th St
	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.
	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.
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
8	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:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in 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.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.

4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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.
6. 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.
7. 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: There are no comments.

PARD – Planning & Design Review:

Parkland dedication will be required for the new applicable uses proposed by this development, mixed use with LI-PDA-NP zoning, 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.

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. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan:

Zoning Cases

1. FYI: All comments regarding the effects of the proposed rezoning on subsequent Site Plan Review applications are intended to assist in identifying potential development constraints but do not include all regulations which may affect a specific proposal. Changes to property boundaries and requests for development cannot include all regulatory limitations which may apply to a specific subject to modification or reconsideration if affected by a change in property boundaries or if development is proposed on only a portion of the land proposed for rezoning. These comments are intended to assist in identifying potential development constraints, but do not address the actual restrictions which will apply to a specific development proposal. Austin Development Services offers a variety of pre-application review options to assist in evaluating specific development proposals prior to Site Plan Application.

2. Site plans will be required for any new development except for residential only projects with up to 4 units.
3. pAny new development is subject to Subchapter E Commercial Design Standards. Additional comments will be made when the site plan is submitted.

Austin Transportation Department – Engineering Review:

TPW-TDS has no objections to the proposed PDA standards.

Transportation assessment/traffic impact analysis and transportation demand management plan shall be required at the time of site plan if triggered per LDC 25-6 and TCM 10.2.1. Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application.

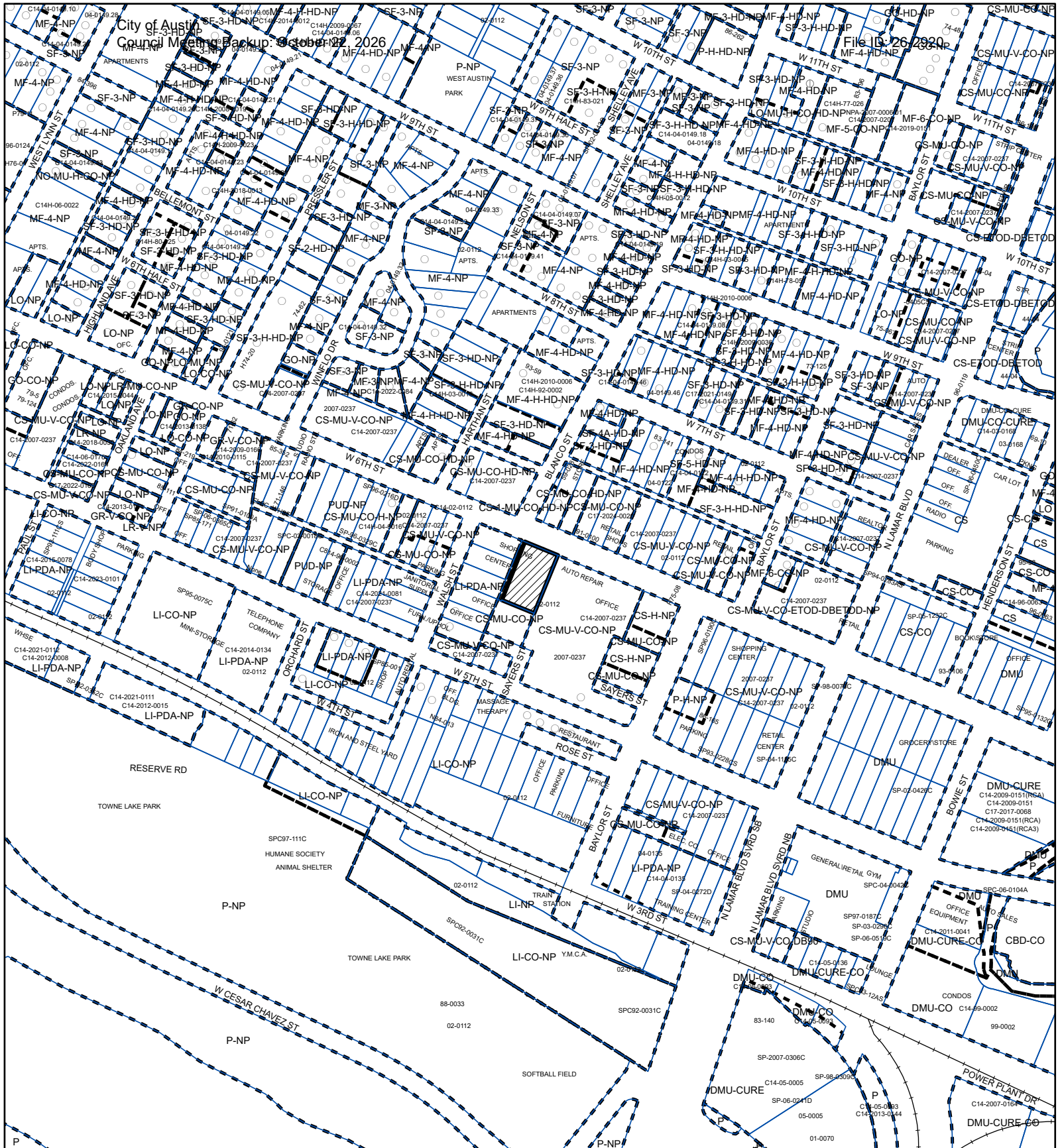
Existing Street Characteristics:

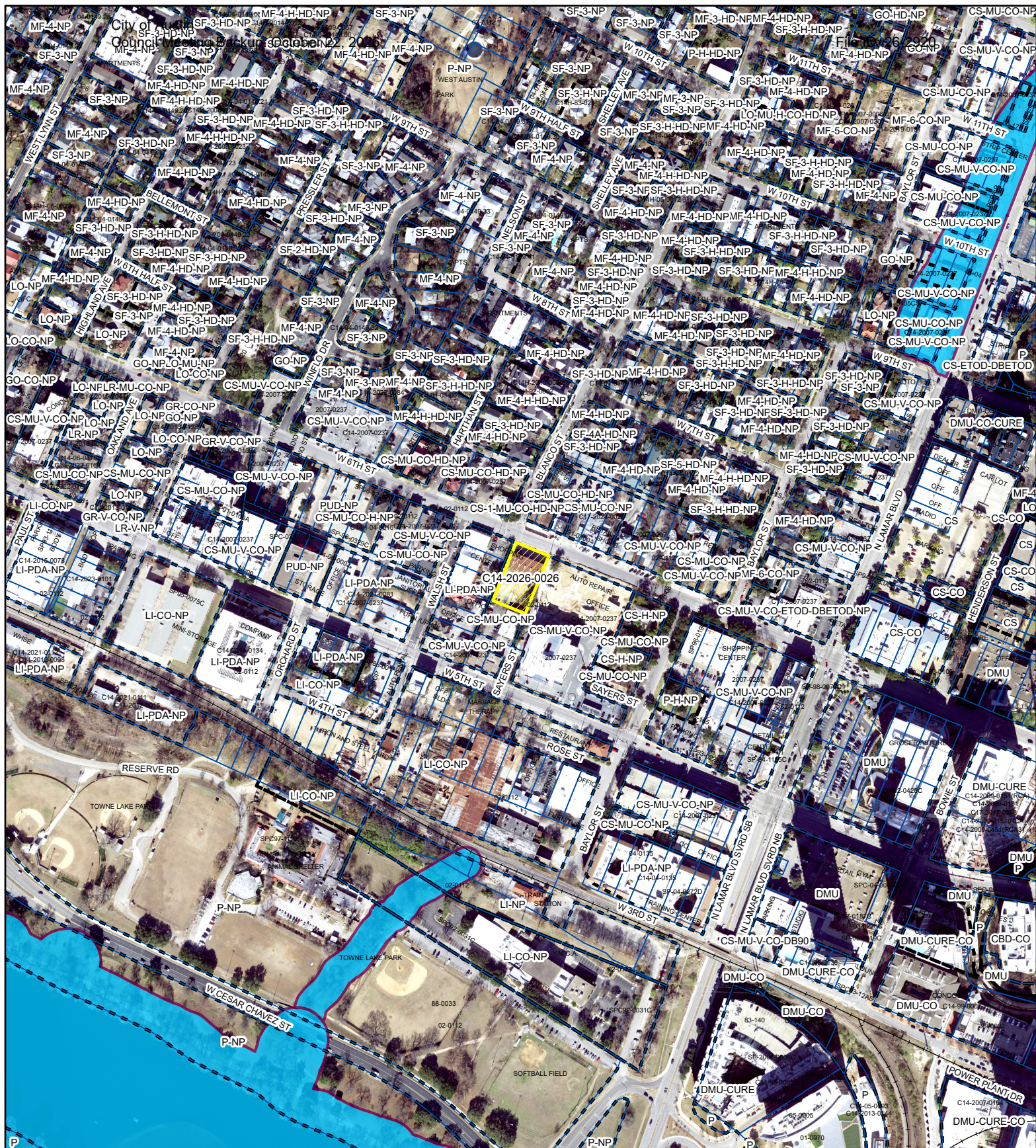
Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
West 6 th Street	3	80'	84'	50'	Yes	Yes	Yes

Austin Water Utility: There are no comments.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter
- D. Ordinance No. 20250724-173
- Correspondence from Interested Parties





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

1" = 400'

Phoenix Motor Works

ZONING CASE#: C14-2026-0026
 LOCATION: 1125, 1127 W 6th St
 SUBJECT AREA: 0.50 Acres
 MANAGER: Cynthia Hadri



Austin

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Created: 9/22/2026

ALICE GLASCO CONSULTING

April 13, 2026

Updated: September 15, 2026

Andrea Bates, Director
Austin Planning Department
6310 Wilhelmina Delco Drive
Austin, Texas 78752

RE: 1125 & 1127 W. 6th Street

Dear Ms. Bates:

I represent SDC PMW, LLC, the owner of the subject property, in a request to rezone the property. **The letter has been updated to include language about prohibited uses on the first floor.**

Current State:

The subject site was previously used for auto repair but is currently used to store cars. The current rezoning is CS-MU-V-CO-NP, and the requested rezoning is LI-PDA-NP.

Proposed PDA Standards

The proposed PDA standards for the subject property will be as follows:

Except as provided below, all permitted and conditional uses under LI, Limited Industrial Services, zoning are permitted and conditional uses for the subject property.

The following site development standards apply to the PDA property:

The maximum height is as follows:

(a) 60 feet, for a portion of a building or structure located within the northernmost 30 feet of the property as measured parallel from the property line adjacent to West 6th Street, and

(b) 90 feet for a portion of a building or structure located beyond the northernmost 30 feet of the property as measured parallel from the property line adjacent to West 6th Street.

Height Limit Exceptions: a structure may exceed the heights described above, as allowed by Section 25-2-531 of the Land Development Code.

The minimum setbacks and site development standards are:

- The minimum front yard setback is 0 feet
- The minimum interior side yard setback is 0 feet

- The minimum rear yard setback is 0 feet.
- The maximum building coverage is 95%
- The maximum impervious cover is 95%
- The maximum floor-to-area ratio is 6.75:1

The following uses are additional permitted uses of the Property:

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

The following uses are conditional uses of the Property: Club or Lodge, Community Recreation (Private), Laundry Services, Vehicle Storage, Commercial Off-Street Parking, Community Recreation (Public), Theatre.

The following uses are prohibited uses of the Property: Adult-Oriented Businesses, Automotive Rentals, Automotive Sales, Bail Bond Services, Construction Sales and Services, Custom Manufacturing, Electronic Prototype Assembly, Equipment Repair Services, Funeral Services, Hotel/Motel, Kennels Limited Warehousing and Distribution, Agricultural Sales and Services, Automotive Repair Services, Automotive Washing (of any kind), Basic Industry, Convenience Storage, Drop Off Recycling Collection Facility, Electronic Testing, Equipment Sales, Exterminating Services, General Warehousing and Distribution, Indoor Crop Production, Light Manufacturing, Liquor Sales, Monument Retail Sales, Outdoor Entertainment, Pedicab Storage and Dispatch, Resource Extraction, Service Station, Outdoor Sports and Recreation, Recycling Center, Scrap and Salvage.

Prohibited uses on the first floor:

Administrative and Business Offices and Professional Office uses are prohibited on the first floor of a building or structure on the property.

Please let me know if you have any questions or need additional information.

Sincerely,

Alice Glasco

Alice Glasco, President
AG Consulting

Cc: Joi Harden, Acting Assistant Director, Austin Planning Department
Bradley Schlosser, SDC PMW, LLC
Stephen Hill, SDC PMW, LLC

September 18, 2026

City of Austin Planning Commission
c/o Planning Department
6310 Wilhelmina Delco Drive
Austin, Texas 78752

**Re: C14-2026-0026 - Phoenix Motor Works
1125 and 1127 W 6th Street
Request to Rezone from CS-MU-V-CO-NP to LI-PDA-CO-NP - Item 7**

Dear Chair Woods and Planning Commissioners:

The Old West Austin Neighborhood Association (OWANA) writes in support of the rezoning request for 1125 and 1127 West 6th Street, commonly known as the Phoenix Motor Works property, from CS-MU-V-CO-NP to LI-PDA-CO-NP.

OWANA's support follows discussions between the OWANA Zoning Committee and the project developer regarding the proposed redevelopment of the property and the neighborhood's concerns regarding the future development and operation of the site.

The proposed project would create an office and retail building along West 6th Street, with a building height of approximately **60 feet along W 6th Street before stepping back approximately 30 feet and increasing to a maximum height of approximately 90 feet**. OWANA believes that maintaining the initial 60-foot height along W 6th Street, together with the substantial step-back before the additional height occurs, is an important aspect of the project. In OWANA's view, the lower street-facing portion of the building better respects and responds to the existing scale and historical character of the West 6th Street corridor while allowing additional density farther back from the street.

The proposed development will also complement the property immediately to the west, which was rezoned to LI-PDA last year and is proposed for a residential apartment building with retail uses on the ground floor. Together, the two projects would provide a complementary mix of **office, retail, and residential uses** along this portion of W 6th Street and support a more pedestrian-friendly environment.

An especially important part of OWANA's discussions with the developer has been the developer's willingness to look beyond the boundaries of the property that is the subject of this rezoning case.

The developer has agreed to **rework and enhance the existing street and plaza area west of the building at 1111 W 6th Street**, which is owned by the same developer. The developer has also expressed a willingness to coordinate with the developer of the adjacent property to the west so that the streetscape improvements across the properties can be planned as a **coordinated whole**.

The intent is for the streetscape to be designed by the same landscape architecture firm, creating continuity in landscaping, pedestrian circulation, planting areas, trees, paving, and other streetscape elements along W 6th Street, continuing around the corner onto Walsh Street all the way to W 5th Street. OWANA believes this coordinated approach will create a substantially more cohesive pedestrian environment than treating each property as an independent development.

We appreciate the developer's willingness to engage with OWANA in a cooperative and constructive manner and to memorialize the neighborhood's concerns and the developer's commitments in a recorded Restrictive Covenant (RC). The proposed RC addresses a range of issues important to the surrounding neighborhood, including:

- **Enhanced W 6th Street landscaping and streetscape improvements**, including native and/or regionally appropriate plantings and enhancement of the existing planting zone;
- **Improvements to the existing plaza and pedestrian areas at 1111 W 6th Street**, including removal of the existing paver patio west of the building and conversion of that area to additional landscaped space;
- **Coordination of streetscape improvements** for 1111, 1125, and 1127 W 6th Street with the adjacent western property, with the goal of creating a unified streetscape designed by the same landscape architecture firm and extending around Walsh Street all the way to W 5th Street;
- **Landscape installation and ongoing maintenance requirements**, including adequate funding for installation, replacement, irrigation, and continued maintenance;
- **Awnings over street-facing retail entrances** to provide shade, pedestrian comfort, and a more defined sense of place;
- **An enhanced streetscape along the northern boundary of 1125 and 1127 W 6th Street**, including an eight-foot planting zone and ten-foot pedestrian clear zone, subject to applicable City requirements;
- **A ten-foot pedestrian walkway** intended to provide continuity with pedestrian improvements on the surrounding block;
- **Façade standards** addressing materials, continuous glass curtainwall, and compatibility with the surrounding neighborhood;
- **Prohibition of Administrative and Business Offices and Professional Office uses on the first floor** of any building or structure on the Property, preserving the opportunity for more active, pedestrian-oriented ground-floor uses;
- **Efforts to bury utility lines along W 6th Street**, to the extent feasible and approved by the applicable utility providers and governmental authorities;
- **Efforts to relocate the existing transformer from W 6th Street to the rear of the property**, contingent upon Austin Energy approval and technical feasibility; and

These commitments address many of the issues that OWANA considers important to the successful integration of the project into the W 6th Street corridor. In particular, the combination of a lower street-facing building scale, active ground-floor uses, coordinated landscaping and pedestrian improvements, and restrictions addressing sound, lighting, operating hours, and construction activity provides a framework for development that is responsive to the surrounding neighborhood.

The developer's willingness to work with OWANA, coordinate with neighboring property owners, and incorporate these commitments into a recorded Restrictive Covenant has been an important part of OWANA's consideration of the rezoning request.

Accordingly, OWANA supports the rezoning request in Case C14-2026-0026 from CS-MU-CO-NP to LI-PDA-CO-NP, subject to the execution and recording of the agreed Restrictive Covenant containing the commitments described above.

OWANA respectfully requests that the Planning Commission approve the rezoning request consistent with the negotiated conditions and the final terms of the Restrictive Covenant.

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
Chair
Old West Austin Neighborhood Association (OWANA)