

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1125 AND 1127 WEST 6TH STREET IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM 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-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. C14-2026-0026, on file at the Planning Department, as follows:

A 0.5437 acre tract of land in the City of Austin, Travis County, Texas, being all of LOT A, PETTUS ADDITION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 69, Page 32, of the Plat Records of Travis County, Texas, also being all of a called 0.046 acre tract of land conveyed by deed recorded in Document No. 2017135006 of the Official Public Records of Travis County, Texas, and also being all of a called 0.500 acre tract of land conveyed by deed recorded in Document No. 2017135006 of the Official Public Records of Travis County, Texas, said 0.5437 acre tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 1125 and 1127 West 6th 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. 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:

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

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

37 (B) The following uses are conditional uses of the Property:

Commercial Off-Street Parking	Community Recreation (Private)
Community Recreation (Public)	Laundry Services
Theater	Vehicle Storage

38 (C) 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 type)
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	

39 (D) Administrative and Business Office and Professional Office uses are prohibited
40 uses of the first floor of a building or structure on the Property.

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

42 (1) The maximum height of a building or structure on the Property shall not
43 exceed:

- (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, plus additional height allowed by Section 25-2-531 (*Height Limit Exceptions*); or
- (b) 90 feet for a portion of a building or structure on the Property not described in subsection (a), plus additional height allowed by Section 25-2-531 (*Height Limit Exceptions*).

(2) The minimum setbacks are:

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

(3) The maximum building coverage is 95 percent.

(4) Development of the Property shall not exceed a floor-to-area ratio (FAR) of 6.75:1.

PART 4. 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 5. This ordinance takes effect on _____, 2026.

PASSED AND APPROVED

_____, 2026 §
 §
 §
 §
_____, 2026 §

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Deborah Thomas Erika Brady
City Attorney City Clerk

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000060855212.

SURVEY CONTROL:

CONTROL FOR THIS SURVEY IS BASED ON A MAG NAIL WITH "4WARD CONTROL" WASHER SET, WITH GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS SHOWN HEREON DERIVED FROM NGS O.P.U.S. SOLUTION REPORT COMPUTED ON JANUARY 22, 2020.

GENERAL NOTES:

1) PROPERTY ADDRESS: 1127 WEST 6TH STREET, AUSTIN, TEXAS, 78703.

LEGAL DESCRIPTION:

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.5437 ACRE (23,685 SQUARE FEET) OF LAND, MORE OR LESS, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT A, PETTUS ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 69, PAGE 32 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), AND BEING ALL OF A CALLED 0.046 ACRE TRACT (DESCRIBED AS "TRACT 2") CONVEYED TO ADONIA, LLC IN DOCUMENT NO. 2017135006 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND ALSO BEING ALL OF A CALLED 0.500 ACRE TRACT (DESCRIBED AS "TRACT 1") CONVEYED TO ADONIA, LLC IN DOCUMENT NO. 2017135006 SAID 0.5437 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CHISELED "X" IN CONCRETE FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF WEST 6TH STREET (RIGHT-OF-WAY VARIES), BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 1, DUVAL'S SUBDIVISION OF THE EAST HALF OF LOT NO. 1, IN DIVISION "Z", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 23 (P.R.T.C.T.), BEING THE NORTHWEST CORNER OF SAID LOT A, AND BEING THE NORTHWEST CORNER OF SAID ADONIA - TRACT 2, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING HEREOF, (FROM WHICH SAID POINT A 1/2-INCH IRON PIPE FOUND BEARS, S52°34'05"W, A DISTANCE OF 0.72 FEET, AND ALSO FROM WHICH A PUNCH HOLE IN CONCRETE FOUND BEARS, S49°37'59"E, A DISTANCE OF 0.41 FEET);

THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST 6TH STREET, THE NORTH LINE OF SAID LOT A, AND WITH THE NORTH LINE OF SAID ADONIA - TRACT 2, S67°45'14"E, PASSING AT A DISTANCE OF 9.96 FEET A CHISELED "X" IN CONCRETE FOUND FOR THE NORTHEAST CORNER OF SAID ADONIA - TRACT 2, AND BEING THE NORTHWEST CORNER OF SAID ADONIA "TRACT 1", AND CONTINUING FOR A TOTAL DISTANCE OF 120.00 FEET TO A MAG NAIL WITH "4WARD-BOUNDARY" WASHER SET IN THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST 6TH STREET, BEING THE NORTHEAST CORNER OF SAID LOT A, BEING THE NORTHEAST CORNER OF SAID ADONIA - TRACT 1, AND BEING THE NORTHWEST CORNER OF LOT 1, ELM SQUARE ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 85, PAGE 74C (P.R.T.C.T.),

THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST 6TH STREET, WITH THE EAST LINE OF SAID LOT A, THE EAST LINE OF SAID ADONIA - TRACT 1, AND WITH THE WEST LINE OF SAID LOT 1, ELM SQUARE ADDITION, S22°16'06"W, A DISTANCE OF 197.28 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER HEREOF, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT A, BEING THE SOUTHEAST CORNER OF SAID ADONIA - TRACT 1, AND BEING THE NORTHEAST CORNER OF A CALLED 0.303 ACRE TRACT (DESCRIBED AS "TRACT 1") CONVEYED TO ANCHOR EQUITIES, LTD. IN DOCUMENT NO. 2013206747 (O.P.R.T.C.T.), FROM WHICH A CALCULATED POINT IN THE NORTH RIGHT-OF-WAY LINE OF SAYERS STREET (40' RIGHT-OF-WAY), BEING THE SOUTHEAST CORNER OF SAID ANCHOR EQUITIES TRACT, AND BEING AN ELL-CORNER IN THE WEST LINE OF SAID LOT 1, ELM SQUARE ADDITION BEARS, S22°16'06"W, A DISTANCE OF 110.00 FEET (FROM WHICH SAID POINT A 1/2-INCH IRON ROD FOUND BEARS, N67°14'49"W, A DISTANCE OF 0.70 FEET);

THENCE, LEAVING THE WEST LINE OF SAID LOT 1, ELM SQUARE ADDITION, WITH THE SOUTH LINE OF SAID LOT A, THE SOUTH LINE OF SAID ADONIA - TRACT 1, AND WITH THE NORTH LINE OF SAID ANCHOR EQUITIES TRACT, N67°43'43"W, A DISTANCE OF 110.14 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER HEREOF, SAID POINT BEING AN ELL-CORNER IN THE SOUTH LINE OF SAID LOT A, BEING AN ELL-CORNER IN THE NORTH LINE OF SAID ANCHOR EQUITIES TRACT, BEING THE SOUTHWEST CORNER OF SAID ADONIA - TRACT 1, AND BEING IN THE EAST LINE OF SAID ADONIA - TRACT 2;

THENCE, WITH THE COMMON LINE OF SAID LOT A, SAID ADONIA - TRACT 2, AND SAID ANCHOR EQUITIES TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S23°40'07"W, A DISTANCE OF 2.34 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER HEREOF, SAID POINT BEING THE SOUTHEAST CORNER OF SAID ADONIA - TRACT 2, BEING AN ELL-CORNER IN THE SOUTH LINE OF SAID LOT A, AND BEING AN ELL-CORNER IN THE NORTH LINE OF SAID ANCHOR EQUITIES TRACT, AND
- 2) N68°18'00"W, A DISTANCE OF 9.71 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER HEREOF, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT A, BEING THE SOUTHWEST CORNER OF SAID ADONIA - TRACT 2, AND BEING THE COMMON EAST CORNER OF LOTS 3 & 17, OF SAID DUVAL'S SUBDIVISION, FROM WHICH A 1/2-INCH IRON PIPE FOUND IN THE NORTH RIGHT-OF-WAY LINE OF SAYERS STREET (40' RIGHT-OF-WAY), BEING THE SOUTHWEST CORNER OF SAID ANCHOR EQUITIES TRACT, AND BEING IN THE EAST LINE OF LOT 18 OF SAID DUVAL'S SUBDIVISION BEARS, S22°14'32"W, A DISTANCE OF 107.74 FEET;

THENCE, WITH THE EAST LINE OF LOTS 1-3, ALL OF SAID DUVAL'S SUBDIVISION, AND WITH THE WEST LINE OF SAID LOT A AND SAID ADONIA - TRACT 2, N22°14'32"E, A DISTANCE OF 199.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.5437 ACRE (23,685 SQUARE FEET) OF LAND, MORE OR LESS.

LEGAL DESCRIPTION
OF 0.5437
ACRE TRACT
City of Austin,
Travis County, Texas



4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	4/6/2026
Project:	01068
Scale:	1" = 40'
Reviewer:	JR
Tech:	ERH
Field Crew:	JC/MA
Survey Date:	SEP. 2022
Sheet:	2 OF 4

LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	1/2" IRON ROD FOUND (UNLESS NOTED)
	1/2" IRON PIPE FOUND (UNLESS NOTED)
	COTTON SPINDLE FOUND
	CHISELED "X" FOUND IN CONCRETE
	NAIL FOUND AS NOTED
	CALCULATED POINT
	MAG NAIL WITH "4WARD BOUNDARY" WASHER SET
	SURVEY CONTROL POINT
DOC. NO.	DOCUMENT NUMBER
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DEED DOC. NO. 2017135006
((.....))	RECORD INFORMATION PER PLAT VOL. 85 PG. 74C
[.....]	RECORD INFORMATION PER DEED DOC. NO. 2013206747
[[.....]]	RECORD INFORMATION PER PLAT VOL. 1 PG. 23
{.....}	RECORD INFORMATION PER PLAT VOL. 69 PG. 32

ACREAGE TABLE:		
TRACT 1	0.4985 ACRE	(21,716 SQ. FT.)
TRACT 2	0.0452 ACRE	(1,969 SQ. FT.)
TOTAL	0.5437 ACRES	(23,685 SQ. FT.)

[A]
TRACT 1
CALLED 0.500 ACRE
(DESCRIBED AS
"TRACT 1")
ADONIA, LLC.
DOC. NO. 2017135006
O.P.R.T.C.T.

[B]
TRACT 2
CALLED 0.046 ACRE
(DESCRIBED AS
"TRACT 2")
ADONIA, LLC.
DOC. NO. 2017135006
O.P.R.T.C.T.

[C]
LOTS 14 & 15
1130 WEST 6TH
PARTNERS LP
DOC. NO. 2019200023
O.P.R.T.C.T.
SAVE & EXCEPT
THAT PORTION
CONVEYED IN
VOL. 746, PG. 514,
D.R.T.C.T.

[D]
LOTS 17 & 18
2018 SWEETISH
HILL PROPERTY LP
DOC. NO. 2018143643
O.P.R.T.C.T.

SURVEYOR'S CERTIFICATE:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS ACTUALLY MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON THE DATE SHOWN.

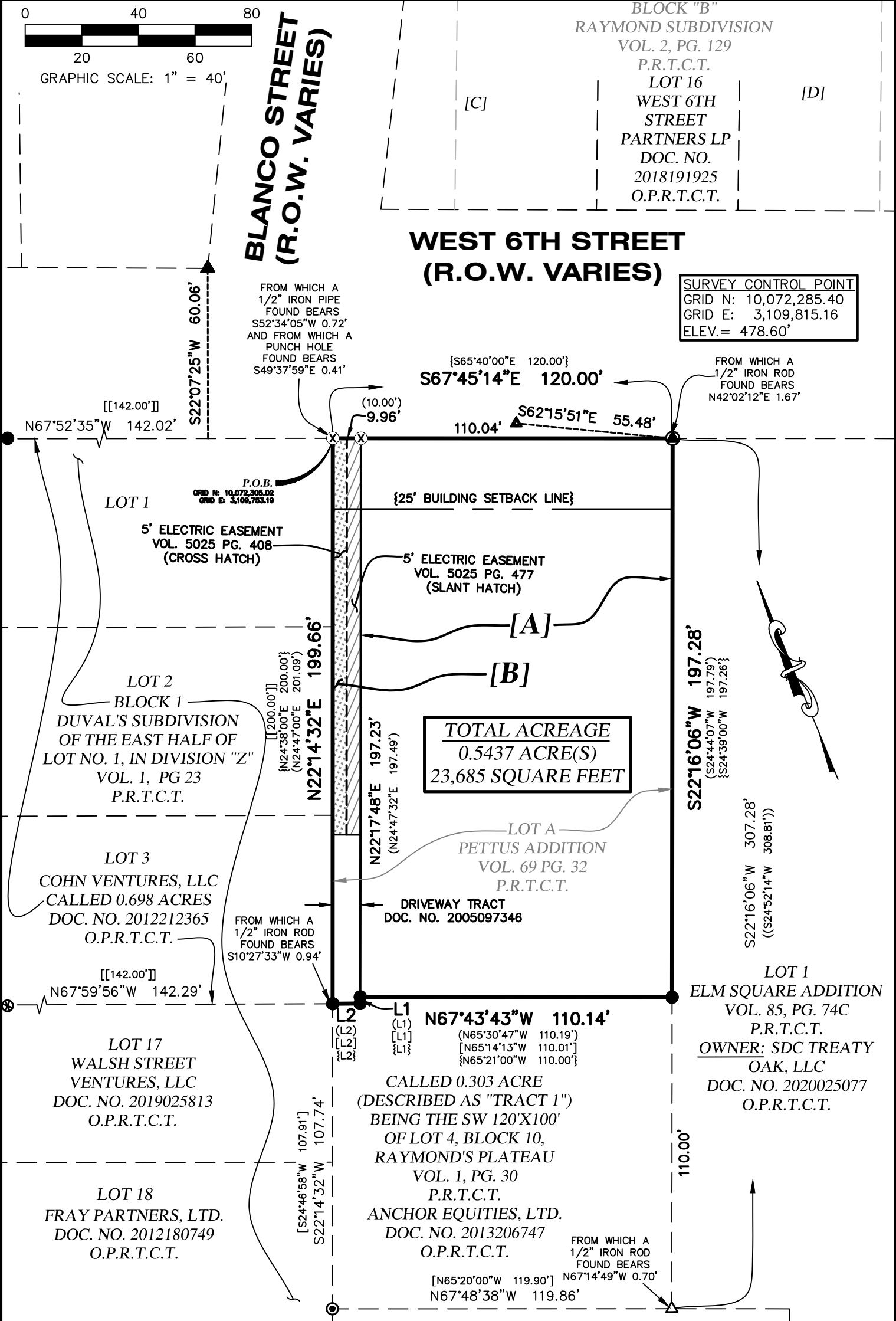

JAMES REDMON, R.P.L.S.
TEXAS REGISTRATION NO. 5848

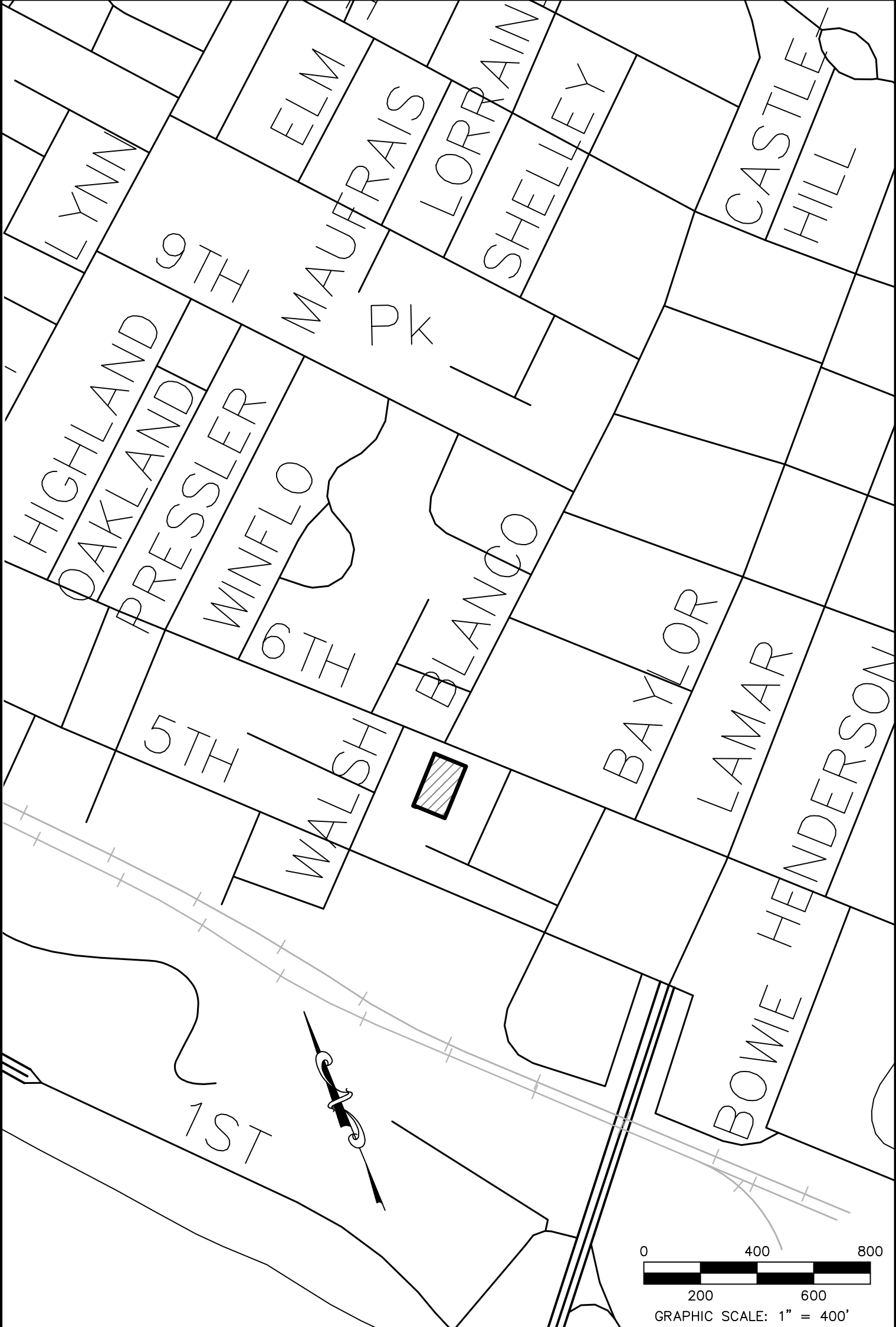
4-6-2026
DATE



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	Sheet:	3 OF 4





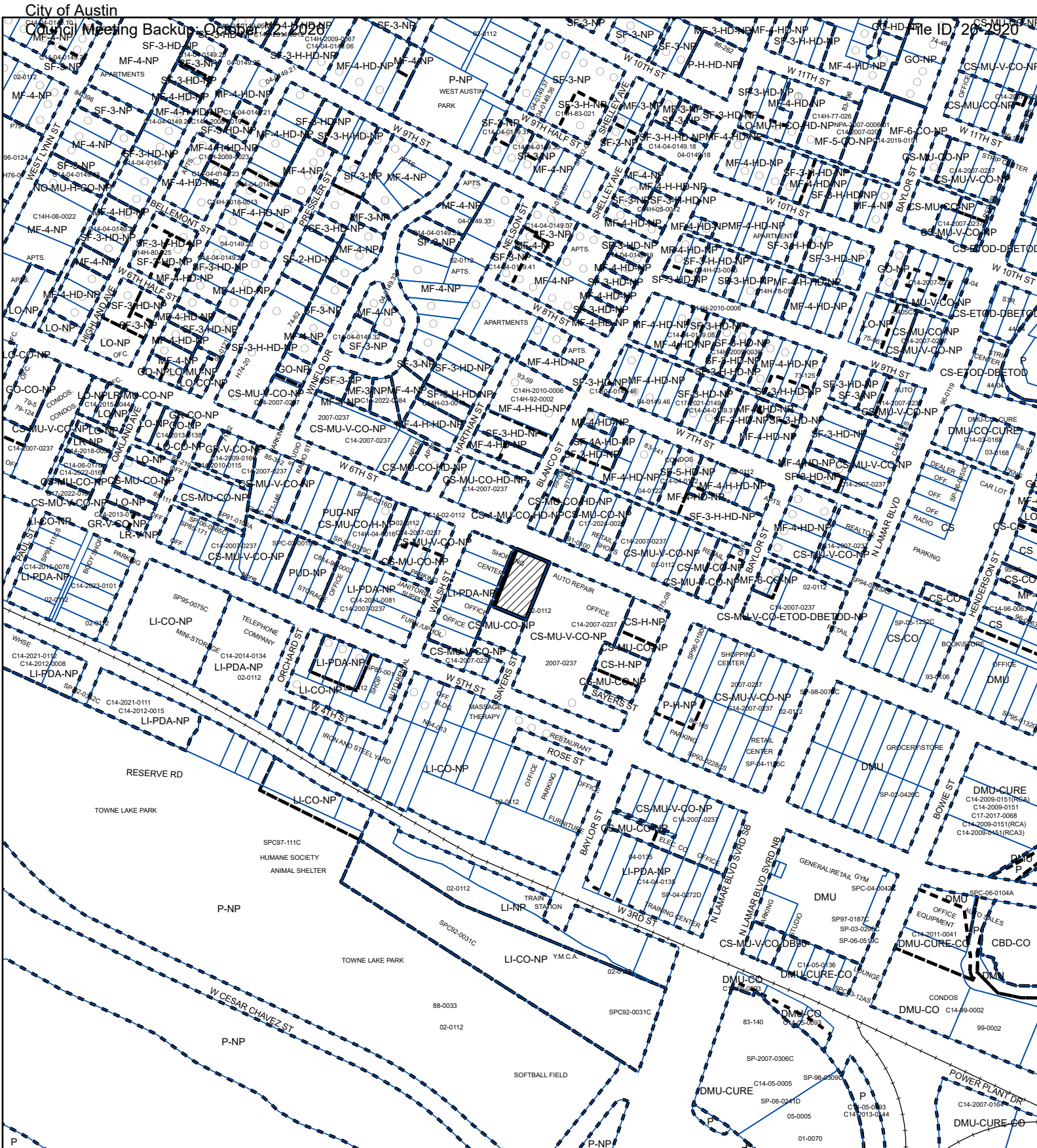
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Sheet:	4 OF 4



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2026-0026

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.

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Austin

Created: 9/16/2026