

ORDINANCE NO. 20051215-077

AN ORDINANCE AMENDING ORDINANCE NO. 20050818-Z003, AND REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO TRACT 23A (116 RED BIRD LN) LOCATED IN THE PLEASANT HILL SUBDISTRICT OF THE WEST CONGRESS NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICT ON THE TRACT.

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

PART 1. Ordinance No. 20050818-Z003 is amended to include the property identified in this Part in the West Congress neighborhood plan combining district. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to the base zoning district and to change the base zoning district from family residence (SF-3) district to general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district on property within the Pleasant Hill Subdistrict and described in File C14-05-0106 (PART), as follows:

Tract 23a 116 Red Bird Ln., (the "Property") as shown on the
attached Exhibit "A",

generally known as the West Congress neighborhood plan combining district, locally known as the area bounded by Ben White Boulevard on the north, South Congress Avenue on the east, West Stassney Lane on the south, and South 1st Street on the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

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

PART 2. The following applies to an existing legal lot with single-family residential use or secondary apartment special 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 4,000 square feet or less, the impervious coverage may not exceed 65 percent.

PART 3. The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the NP combining district:

1. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.
2. Front or side yard parking restrictions apply as set forth in Section 25-2-1406 of the Code.

PART 4. The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the Pleasant Hill Subdistrict:

1. Front porch setback applies as set forth in Section 25-2-1602 of the Code.
2. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.

PART 5. Secondary apartment special use is permitted on lots in residential districts within the boundaries of the Pleasant Hill Subdistrict as set forth in Sections 25-2-1462 through 25-2-1463 of the Code.

PART 6. Tract 23a 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 7. The Property is subject to Ordinance No. 20050818-Z003 that established the West Congress neighborhood plan combining district.

PART 8. This ordinance takes effect on December 26, 2005.

PASSED AND APPROVED


December 15, 2005

§
§
§

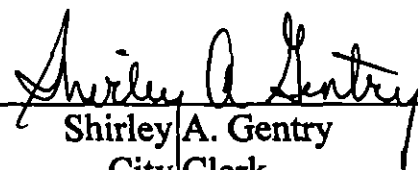


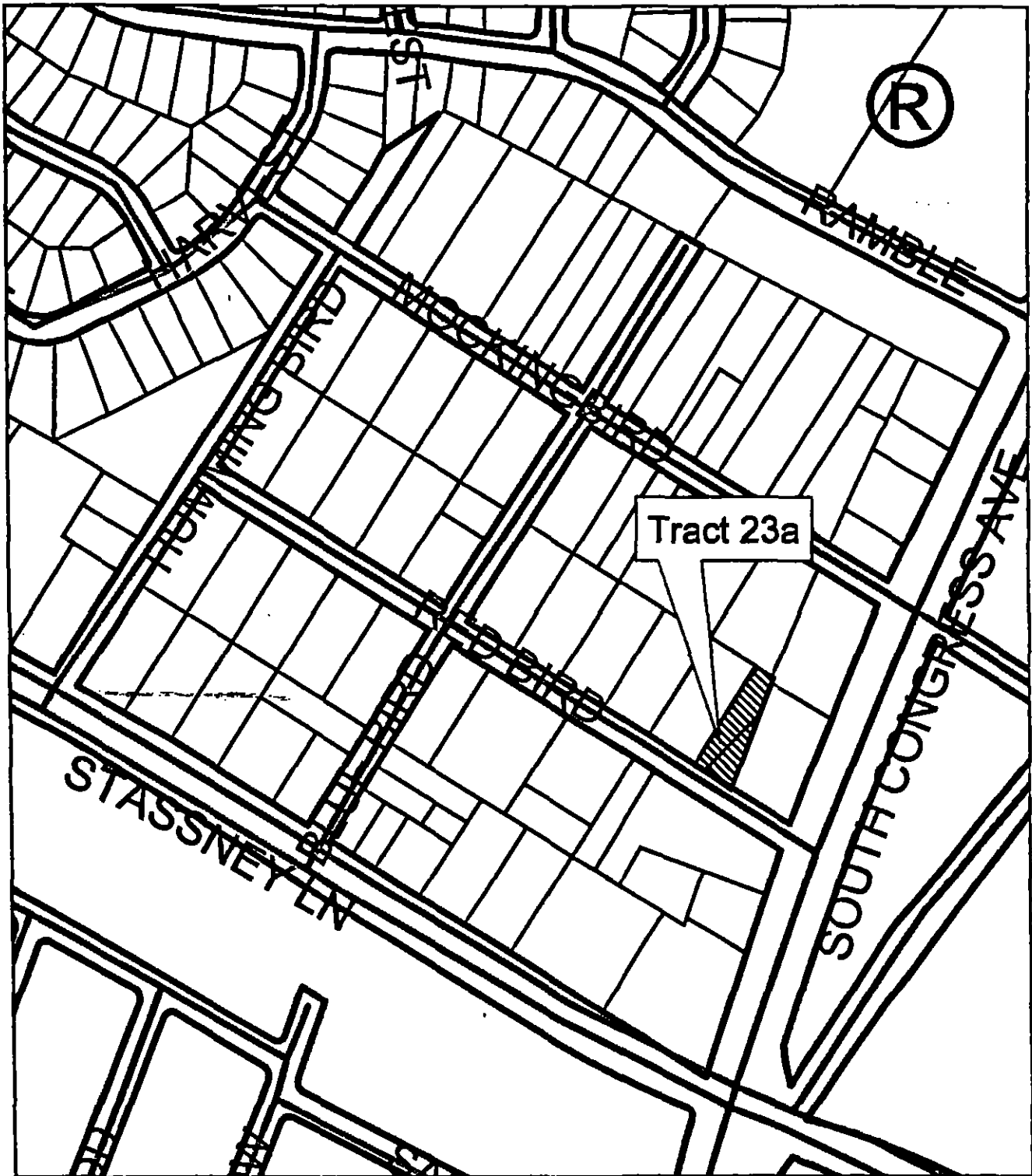
Will Wynne
Mayor

APPROVED:


David Allan Smith
City Attorney

ATTEST:

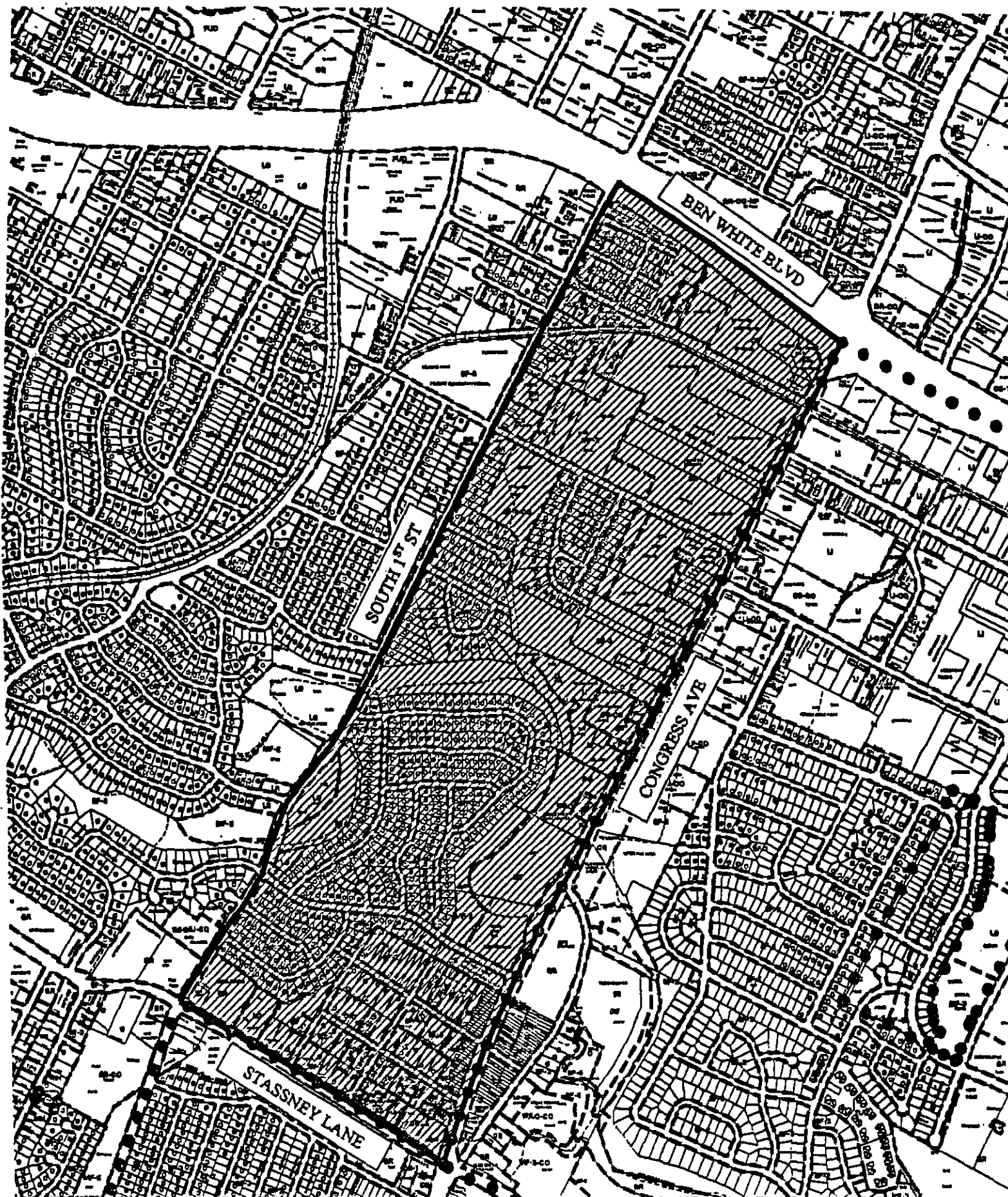

Shirley A. Gentry
City Clerk






West Congress Neighborhood Planning Area:
Tracts 23a
Case #C14-05-0106 (PART) **Exhibit A**
December 15, 2005

0 125 250
Feet

City of Austin
Neighborhood Planning and Zoning Department



SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: W. WALSH

CASE #: C14-05-0106
 ADDRESS: WEST CONGRESS
 NEIGHBORHOOD PLANING AREA
 SUBJECT AREA (acres): N/A

ZONING EXHIBIT B

DATE: 05-07

INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 G & H17-18