

**Zoning Ordinance Approval  
CITY OF AUSTIN**



**RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 36**

**AGENDA DATE: Thu 10/06/2005**

**PAGE: 1 of 1**

**SUBJECT:** NP-05-0020 - Pleasant Hill Subdistrict - Approve second/third readings of an ordinance amending Ordinance No. 20050818-Z001, adopting the South Congress Combined Neighborhood Plan as an element of the Austin Tomorrow Comprehensive Plan, and establishing land use designations on the future land use map for the Pleasant Hill Subdistrict of the West Congress Neighborhood Planning Area. The north boundary for the Pleasant Hill Subdistrict is the northern boundary of the Pleasant Hill Addition Subdivision, the eastern boundary is South Congress Avenue, the southern boundary is Stassney Lane, and the western boundary is Hummingbird Lane, which includes those lots with front and side yard frontages along Hummingbird Lane. First reading on September 1, 2005 to approve with conditions. Vote: 6-0. (Alvarez off the dais). Applicant: City of Austin. Agent: Neighborhood Planning & Zoning Department. City Staff: Mark Walters, 974-7695.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Alice Glasco



## MEMORANDUM

**To:** Will Wynn, Mayor  
and Members of the City Council

**From:** Alice Glasco, Director  
Neighborhood Planning and Zoning Department

**Date:** September 26, 2005

**Subject:** South Congress Combined Neighborhood Planning Area

On August 18, 2005 the City Council approved all of the elements of the South Congress Combined Neighborhood Plan except those relating to the Pleasant Hill Subdistrict (located to the northwest of the intersection of Stassney Ln. and South Congress Ave.). At the September 1, 2005 City Council meeting, the future land use map (FLUM) and the rezonings to implement the Pleasant Hill Subdistrict were approved on first reading. Second and third readings posted until for October 6, 2005.


There are twelve tracts receiving changes to their base zoning districts as well as several infill options and design tools being recommended for the Pleasant Hill Subdistrict:

- Small lot amnesty,
- Mixed-use buildings on the commercial properties on South Congress Ave. and Stassney Ln.
- Allowing secondary units/garage apartments on smaller lots,
- Prohibiting parking in the front yard,
- Impervious cover and parking placement restrictions (reduces impervious cover in the front yard and directs where required parking is located),
- Front porch setback (front porches may extend further into the front yard setback)
- Garage placement restrictions (regulates size and location of garages).

The Planning Commission and staff recommend approval of the neighborhood plan's future land use map (FLUM) and the rezonings to implement the FLUM.

The City Council approved the majority of staff recommendations except for tracts 18 and 30. Tract 18 (106-200W. Mockingbird Lane) was approved as single-family on the FLUM and a zoning of SF-2-NP as recommended by the neighborhood. Tract 30 (103 Hummingbird Lane) was approved as single-family on the FLUM and a zoning of SF-3-NP, also recommended by the neighborhood. Mayor Pro Tem Thomas asked staff to investigate whether the current use (construction sales and services) was a "grandfathered" one. A search of the Austin History Center records indicated that the first mention of a business on the site was in 1971, two years

after the area was annexed on October 21, 1969. A search of the City of Austin records indicated that the site has been zoned for single-family residential use since 1970. Staff is working with the neighborhood and the property owner to determine if an agreement can be reached on a zoning designation to allow the site to continue its current use of construction sales and services

  
Alice Glasco, Director  
Neighborhood Planning and Zoning Department

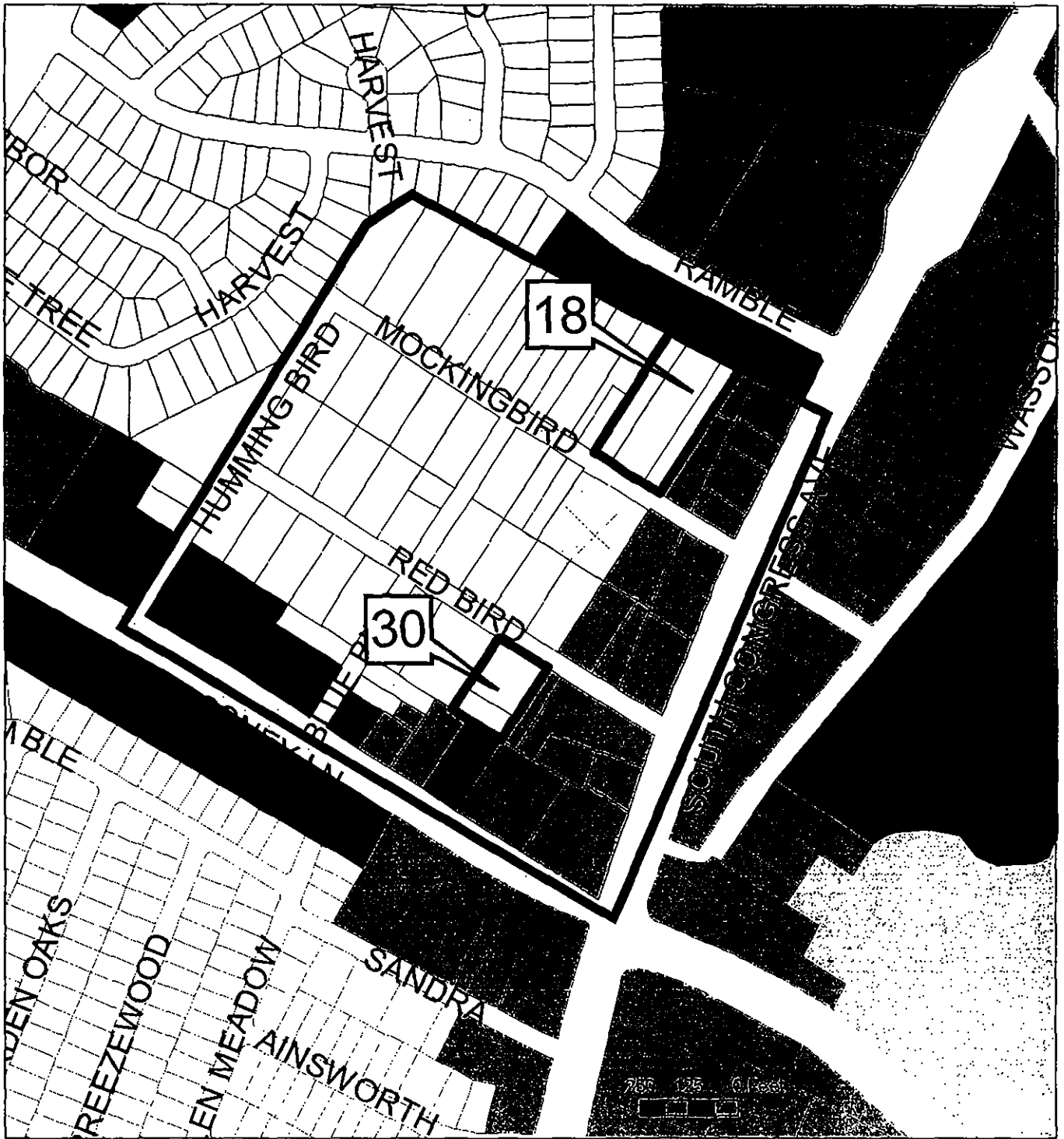
CC: Toby Hammett Futrell, City Manager  
Laura Huffman, Assistant City Manager

Attachment(s): maps



**CASE #**  
**C-14-05-0106**

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**C-14-05-0106**



**Pleasant Hill Subdistrict of the  
West Congress Neighborhood Planning Area:  
Future Land Use Map**

City of Austin  
Neighborhood Planning and Zoning Department  
September 29, 2005



**Future Land Uses**

	Single-family		Office
	Higher-Density Single-family		Mixed Use/Office
	Multi-family		Industrial
	Commercial		Park
	Mixed Use		Open Space

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING ORDINANCE NO. 20050818-Z001, WHICH ADOPTED THE SOUTH CONGRESS COMBINED NEIGHBORHOOD PLAN AS AN ELEMENT OF THE AUSTIN TOMORROW COMPREHENSIVE PLAN, TO ESTABLISH LAND USE DESIGNATIONS ON THE FUTURE LAND USE MAP FOR CERTAIN PROPERTIES LOCATED ON MOCKINGBIRD LANE, HUMMING BIRD LANE, BLUE BIRD LANE, RED BIRD LANE, WEST STASSNEY LANE AND SOUTH CONGRESS AVENUE.**

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

**PART 1.** Ordinance No. 20050818-Z001 adopted the South Congress Combined Neighborhood Plan as an element of the Austin Tomorrow Comprehensive Plan.

**PART 2.** Ordinance No. 20050818-Z001 is amended to establish land use designations on the future land use map attached as Exhibit "A" and incorporated in this ordinance for properties within the following address ranges:

Addresses

Land Use Designation

205 Mockingbird Lane  
206 Mockingbird Lane  
207 Mockingbird Lane  
300 Mockingbird Lane  
301 Mockingbird Lane  
302 Mockingbird Lane  
304 Mockingbird Lane  
305 Mockingbird Lane  
306 Mockingbird Lane  
308 Mockingbird Lane  
309 Mockingbird Lane  
311 Mockingbird Lane  
312 Mockingbird Lane  
314 Mockingbird Lane  
315 Mockingbird Lane

Single-Family

110 Red Bird Lane  
200 Red Bird Lane  
202 Red Bird Lane

204 Red Bird Lane  
205 Red Bird Lane  
206 Red Bird Lane  
300 Red Bird Lane  
304 Red Bird Lane  
306 Red Bird Lane  
307 Red Bird Lane  
309 Red Bird Lane  
310 Red Bird Lane  
313 Red Bird Lane  
314 Red Bird Lane

5500 Humming Bird Lane  
5501 Humming Bird Lane  
5502 Humming Bird Lane  
5504 Humming Bird Lane  
5505 Humming Bird Lane

5500 block of Blue Bird Lane (even and odd numbers)  
5501 Blue Bird Lane  
5507 Blue Bird Lane  
5509 Blue Bird Lane

106 Mockingbird Lane  
109 (1-5) Mockingbird Lane  
110 Mockingbird Lane  
128 Mockingbird Lane  
200 Mockingbird Lane  
201 (1-5) Mockingbird Lane  
202 Mockingbird Lane  
203 Mockingbird Lane

High Density Single Family

200 West Stassney Lane  
202 West Stassney Lane  
206 West Stassney Lane  
210 West Stassney Lane  
212 West Stassney Lane  
300 West Stassney Lane  
306 West Stassney Lane

Office Mixed-Use

308 West Stassney Lane  
312 West Stassney Lane  
314 West Stassney Lane  
400 West Stassney Lane

103 Red Bird Lane

102 Mockingbird Lane  
111 Mockingbird Lane

Mixed Use

5300 Block of South Congress Avenue (even numbers only)  
5402 South Congress Avenue  
5408 South Congress Avenue  
5412 South Congress Avenue  
5500 South Congress Avenue  
5510 South Congress Avenue  
5526 South Congress Avenue

106 Red Bird Lane  
116 Red Bird Lane  
118 Red Bird Lane

120 West Stassney Lane

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2005.

**PASSED AND APPROVED**

\_\_\_\_\_, 2005

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\_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:** \_\_\_\_\_  
Shirley A. Brown  
City Clerk



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