

**Zoning Ordinance Approval  
CITY OF AUSTIN**



**RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 35**

**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

A handwritten signature in black ink, appearing to read "Alice Glasco".

Alice Glasco, Director  
Neighborhood Planning and Zoning Department

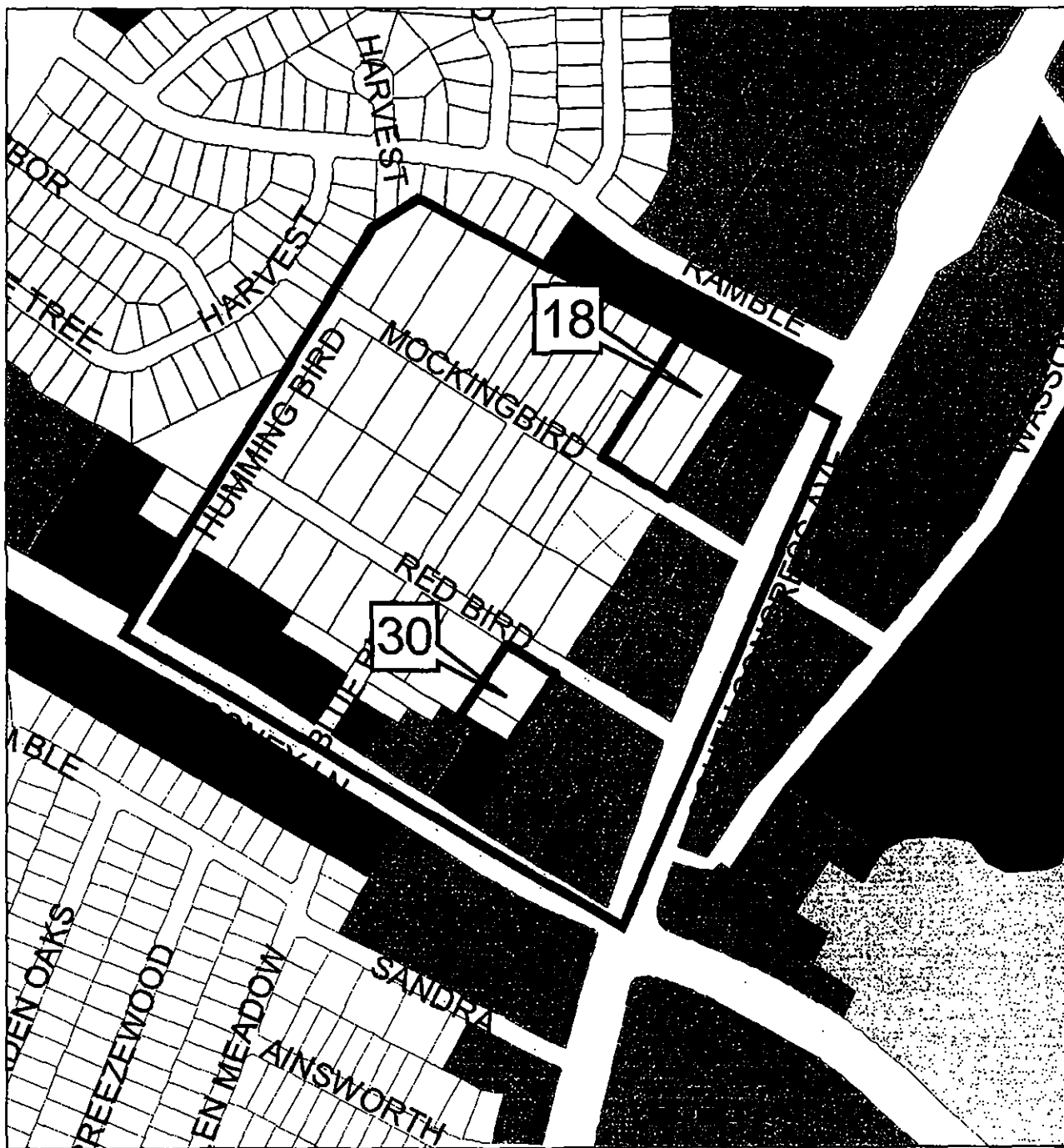
CC: Toby Hammett Futrell, City Manager  
Laura Huffman, Assistant City Manager

Attachment(s): maps



# **West Congress Neighborhood Planning Area: Subdistricts**

**CASE #  
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		Industry
	Commercial		Civic
	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      §  
                                 §  
                                 § \_\_\_\_\_  
                                 Will Wynn  
                                 Mayor

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

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



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306 West Stassney Lane

Office Mixed-Use



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\_\_\_\_\_, 2005      §  
                                 §  
                                 § \_\_\_\_\_  
                                 Will Wynn  
                                 Mayor

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

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



**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:** C14-05-0106 - West Congress Neighborhood Planning Area Rezoning, Pleasant Hill Subdistrict - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as the Pleasant Hill Subdistrict and generally described as the properties bounded by the northern boundary of the Pleasant Hill Addition Subdivision on the north, South Congress Avenue on the east, West Stassney Lane on the south, and properties fronting Mockingbird Lane on the west (Williamson Creek Watershed). The proposed zoning change will create a Neighborhood Plan Combining District (NPCD) covering the entire subdistrict. Under the proposed Pleasant Hill subdistrict, "Small Lot Amnesty" special use and "Impervious Cover and Parking Placement Restrictions" and "Prohibiting Parking in the Front Yard" zoning regulations are proposed. "Secondary Apartment" special use and "Garage Placement" and "Front Porch Setback" zoning regulations are proposed for the Pleasant Hill subdistrict. The "Neighborhood Mixed-Use Building" special use is being proposed for tracts 18, 22, 23a, 23b, 25-28, 30-32 and 35. The proposed zoning change will also change the base district zoning on 12 tracts of land and the City Council may approve a zoning change to any of the following: rural residence (RR) district zoning; single family residence large lot (SF-1) district zoning; single family residence standard lot (SF-2) district zoning; family residence (SF-3); single family residence small lot (SF-4A) district zoning; single family residence condominium site (SF-4B) district zoning; urban family residence (SF-5) district zoning; townhouse & condominium residence (SF-6) district zoning; multi-family residence limited density (MF-1) district zoning; multi-family residence low density (MF-2) district zoning; multi-family residence medium density (MF-3) district zoning; multi-family residence moderate-high density (MF-4) district zoning; multi-family residence high density (MF-5) district zoning; multi-family residence highest density (MF-6) district zoning; mobile home residence (MH) district zoning; neighborhood office (NO) district zoning; limited office (LO) district zoning; general office (GO) district zoning; commercial recreation (CR) district zoning; neighborhood commercial (LR) district zoning; community commercial (GR) district zoning; warehouse/limited office (W/LO) district zoning; general commercial services (CS) district zoning; commercial-liquor sales (CS-1) district zoning; commercial highway (CH) district zoning; industrial park (IP) district zoning; major industrial (MI) district zoning; limited industrial services (LI) district zoning; research and development (R&D) district zoning; development reserve (DR) district zoning; agricultural (AG) district zoning; planned unit development (PUD) district zoning; historic (H) district zoning; and public (P) district zoning. A conditional overlay (CO), planned development area overlay (PDA), mixed use (MU) combining district overlay; neighborhood conservation combining district (NCCD); or neighborhood plan special use (NP) may also be added to these zoning base districts. First reading approved on September 1, 2005. Vote: 6-0, Alvarez off the dais. For Tract 18, Vote: 6-0, Alvarez off the dais. For Tract 30, Vote: 6-1, Mayor Wynn - nay). Applicant: City of Austin. Agent: Neighborhood Planning and Zoning Department. City Staff: Mark Walters, 974-7695.

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

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey



## SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-05-0106

REQUEST:

Approve second / third readings of an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as the Pleasant Hill Subdistrict and generally described as the properties bounded by the northern boundary of the Pleasant Hill Addition Subdivision on the north, South Congress Avenue on the east, West Stassney Lane on the south, and properties fronting Mockingbird Lane on the west (Williamson Creek Watershed). The proposed zoning change will create a Neighborhood Plan Combining District (NPCD) covering the entire sub district. Under the proposed Pleasant Hill subdistrict, "Small Lot Amnesty" special use and "Impervious Cover and Parking Placement Restrictions" and "Prohibiting Parking in the Front Yard" zoning regulations are proposed. "Secondary Apartment" special use and "Garage Placement" and "Front Porch Setback" zoning regulations are proposed for the Pleasant Hill sub district. The "Neighborhood Mixed-Use Building" special use is being proposed for tracts 18, 22, 23a, 23b, 25-28, 30-32 and 35. The proposed zoning change will also change the base district zoning on 12 tracts of land and the City Council may approve a zoning change to any of the following: rural residence (RR) district zoning; single family residence large lot (SF-1) district zoning; single family residence standard lot (SF-2) district zoning; family residence (SF-3); single family residence small lot (SF-4A) district zoning; single family residence condominium site (SF-4B) district zoning; urban family residence (SF-5) district zoning; townhouse & condominium residence (SF-6) district zoning; multi-family residence limited density (MF-1) district zoning; multi-family residence low density (MF-2) district zoning; multi-family residence medium density (MF-3) district zoning; multi-family residence moderate-high density (MF-4) district zoning; multi-family residence high density (MF-5) district zoning; multi-family residence highest density (MF-6) district zoning; mobile home residence (MH) district zoning; neighborhood office (NO) district zoning; limited office (LO) district zoning; general office (GO) district zoning; commercial recreation (CR) district zoning; neighborhood commercial (LR) district zoning; community commercial (GR) district zoning; warehouse/limited office (W/LO) district zoning; general commercial services (CS) district zoning; commercial-liquor sales (CS-1) district zoning; commercial highway (CH) district zoning; industrial park (IP) district zoning; major industrial (MI) district zoning; limited industrial services (LI) district zoning; research and development (R&D) district zoning; development reserve (DR) district zoning; agricultural (AG) district zoning; planned unit development (PUD) district zoning; historic (H) district zoning; and public (P) district zoning. A conditional overlay (CO), planned development area overlay (PDA), mixed use (MU) combining district overlay; neighborhood conservation combining district (NCCD); or neighborhood plan special use (NP) may also be added to these zoning base districts.

DEPARTMENT COMMENTS:

The Rezoning Ordinance incorporates the conditions imposed by the City Council at First Reading.

APPLICANT: City of Austin

AGENT: Neighborhood Planning and Zoning Department (Mark Walters)

DATE OF FIRST READING: September 1, 2005, Approved the rezoning of the Pleasant Hill Subdistrict rezonings as Planning Commission recommended with exception of two tracts listed below, on First Reading (6-0, Alvarez off the dais). **For Tract 18**, located at 106-200 West Mockingbird Lane, even numbered addresses only, SF-2-NP district zoning was approved on First Reading (6-0, Alvarez off the dais). **For Tract 30**, located at 103 Red Bird Lane; 0 Red Bird Lane (Pleasant Hill Addition, south 68 feet average of Lot 20 and south 68 feet average by east 50 feet of Lot 21, Block 1, SF-3-NP district zoning was approved (6-1, Mayor Wynn voted nay).

CITY COUNCIL HEARING DATE: October 6, 2005

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Wendy Walsh  
e-mail: wendy.walsh@ci.austin.tx.us

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

1 AN ORDINANCE AMENDING ORDINANCE NO. 20050818-Z003, AND  
2 REZONING AND CHANGING THE ZONING MAP TO ADD A  
3 NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE PLEASANT HILL  
4 SUBDISTRICT, BEING APPROXIMATELY 43.79 ACRES OF LAND IN THE  
5 WEST CONGRESS NEIGHBORHOOD PLAN AREA AND TO CHANGE THE  
6 BASE ZONING DISTRICT ON TWELVE TRACTS.

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

10 PART 1. Ordinance No. 20050818-Z003 is amended to include the property identified in  
11 this Part in the West Congress neighborhood plan combining district. The zoning map  
12 established by Section 25-2-191 of the City Code is amended to add a neighborhood plan  
13 (NP) combining district to the base zoning district and to change the base zoning district on  
14 land described in File C14-05-0106 (PART), as follows:

16 Pleasant Hill Subdistrict generally bounded by the northern boundary of  
17 the Pleasant Hill Addition Subdivision on the north, South Congress  
18 Avenue on the east, West Stassney Lane on the south and Hummingbird  
19 Lane on the west that includes the lots with front and side yard frontages  
20 along Hummingbird Lane, and the following tracts:

- 22 Tract 18 106-200 W Mockingbird Ln. (even numbers only);
- 24 Tract 22 5300, 5302, & 5304 S Congress Ave; 102 W  
25 Mockingbird Ln (the south 275' of Lot 17 Blk 6 & the  
26 north 125' of Lot 17 Blk 6 Pleasant Hill Addn); 104 W  
27 Mockingbird Ln;
- 29 Tract 23a 116 Red Bird Ln;
- 31 Tract 23b 5402 & 5412 S. Congress Ave;
- 33 Tract 25 5500 S Congress Ave (footprint: 7005.415 sq.ft.);
- 35 Tract 26 5510 S Congress Ave (footprint: 3213.064 sq.ft.);
- 37 Tract 27 5500, 5510 & 5526 S Congress Ave; 120 W Stassney Ln;

1 Tract 28 5508 S. Congress Ave. (the south ½ of Lot 18, Blk 1, less  
2 32.08' X 117.65' Pleasant Hill Addn)

3  
4 Tract 30 103 Red Bird Ln; 0 Red Bird Ln (the south 68' av of Lot  
5 20 & the south 68' av X the east 50' of Lot 20, Blk 1  
6 Pleasant Hill Addn)

7  
8 Tract 31 200 W Stassney Ln;

9  
10 Tract 32 210 & 212 W Stassney Ln;

11  
12 Tract 35 300,306,308, 312 & 314 W Stassney Ln;

13  
14 (the "Property") as shown on the attached Exhibit "A"

15  
16 generally known as the West Congress neighborhood plan combining district, locally  
17 known as the area bounded by Ben White Boulevard on the north, South Congress Avenue  
18 on the east, West Stassney Lane on the south, and South 1<sup>st</sup> Street on the west, in the City  
19 of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit  
20 "B".

21  
22 Except as provided in this ordinance, the existing base zoning districts and conditions  
23 remain in effect.

24  
25 **PART 2.** The base zoning districts for the 12 tracts of land are changed from family  
26 residence (SF-3) district, single family residence standard lot (SF-2) district, townhouse  
27 and condominium residence (SF-6) district, multifamily residence medium density (MF-3)  
28 district, limited office (LO) district, general commercial services (CS) district, general  
29 commercial services-conditional overlay (CS-CO) combining district, commercial-liquor  
30 sales (CS-1) district, to single family residence-standard lot-neighborhood plan (SF-2-NP)  
31 combining district, family residence-neighborhood plan (SF-3-NP) combining district,  
32 general office-mixed use-neighborhood plan (GO-MU-NP) combining district, general  
33 commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district,  
34 general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-  
35 CO-NP) combining district, commercial-liquor sales-mixed use-neighborhood plan (CS-1-  
36 MU-NP) combining district, as more particularly described and identified in the chart  
37 below.

TRAC NO.	ADDRESS	FROM	TO
18	106 - 200 W Mockingbird Ln (even numbers only)	SF-2	SF-2-NP
22	5300, 5302, & 5304 S Congress Ave; 102 W Mockingbird Ln (PLEASANT HILL ADDN S275FT OF LOT 17 BLK 6 & PLEASANT HILL ADDN N125FT OF LOT 17 BLK 6); 104 W Mockingbird Ln	SF-3	CS-MU-NP
23a	116 Red Bird Ln	SF-2	CS-MU-CO-NP
23b	5402 & 5412 S Congress Ave	CS, SF-3	CS-MU-NP
25	5500 S Congress Ave [footprint: 7005.415 sq.ft.]	CS-1	CS-1-MU-NP
26	5510 S Congress Ave [footprint: 3213.064 sq.ft.]	CS-1	CS-1-MU-NP
27	5500, 5510, & 5526 S Congress Ave; 120 W Stassney Ln	CS, MF-3	CS-MU-NP
28	5508 S Congress Ave (PLEASANT HILL ADDN S 1/2 OF LOT 18 * LESS 32.08 X 117.65' BLK 1)	CS-CO	CS-MU-CO-NP
30	103 Red Bird Ln; 0 Red Bird Ln (PLEASANT HILL ADDN S 68'AV OF LOT 20 * & S 68'AV X E 50' OF LOT 21 BLK 1)	SF-6, SF-3	SF-3-NP
31	200 W Stassney Ln	LO	GO-MU-NP
32	210 & 212 W Stassney Ln	LO, SF-3	GO-MU-NP
35	300, 306, 308, 312, & 314 W Stassney Ln	SF-3	GO-MU-NP

**PART 3.** 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.

1 **PART 4.** The following applies to a single-family residential use, a duplex residential  
2 use, or a two-family residential use within the boundaries of the NP combining district:

- 3
- 4 1. Impervious cover and parking placement restrictions apply as set forth in  
5 Section 25-2-1603 of the Code.
  - 6
  - 7 2. Front or side yard parking restrictions apply as set forth in Section 25-2-1406 of  
8 the Code.
  - 9

10 **PART 5.** The following applies to a single-family residential use, a duplex residential  
11 use, or a two-family residential use within the boundaries of the Pleasant Hill Subdistrict:

- 12
- 13 1. Front porch setback applies as set forth in Section 25-2-1602 of the Code.
  - 14
  - 15 2. Garage placement restrictions apply as set forth in Section 25-2-1604 of the  
16 Code.
  - 17

18 **PART 6.** Secondary apartment special use is permitted on lots in residential districts  
19 within the boundaries of the Pleasant Hill Subdistrict as set forth in Sections 25-2-1462  
20 through 25-2-1463 of the Code.

21

22 **PART 7.** Tracts 22, 23a, 23b, 25-28, 31, 32, and 35 may be developed as a neighborhood  
23 mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the  
24 Code.

25

26 **PART 8.** Except as specifically provided in Part 9 and Part 10, the Property may be  
27 developed and used in accordance with the regulations established for the respective base  
28 districts and other applicable requirements of the City Code.

29

30 **PART 9.** The Property within the boundaries of the conditional overlay combining district  
31 established by this ordinance is subject to the following conditions:

- 32
- 33 1. A site plan or building permit for Tract 28 may not be approved, released, or issued, if  
34 the completed development or uses of the tract, considered cumulatively with all  
35 existing or previously authorized development and uses, generate traffic that exceeds  
36 2,000 trips per day.
  - 37
  - 38 2. An outdoor storage area located on Tract 28 shall be screened by a six-foot high solid  
39 fence.
  - 40

3. The following uses are prohibited uses of Tract 28:

Adult oriented businesses  
Automotive washing (of any type)  
Agricultural sales and services  
Maintenance and service facilities  
Transportation terminal

Automotive sales  
Automotive rentals  
Building maintenance services  
Transitional housing

4. The following uses are prohibited uses of Tract 23a and Tract 31:

Pawn shop services  
Automotive washing (of any type)  
Automotive sales

**PART 10.** The Property is subject to Ordinance No. 20050818-Z003 that established the West Congress neighborhood plan combining district.

**PART 11.** This ordinance takes effect on \_\_\_\_\_,  
2005.

**PASSED AND APPROVED**

2005

Will Wynn  
Mayor

**APPROVED:**

David Allan Smith  
City Attorney

**ATTEST:**

Shirley A. Brown  
City Clerk



West Congress Neighborhood Planning Area:  
Proposed Tracts for Rezoning  
Case #C14-05-0106

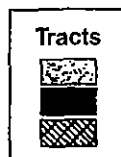
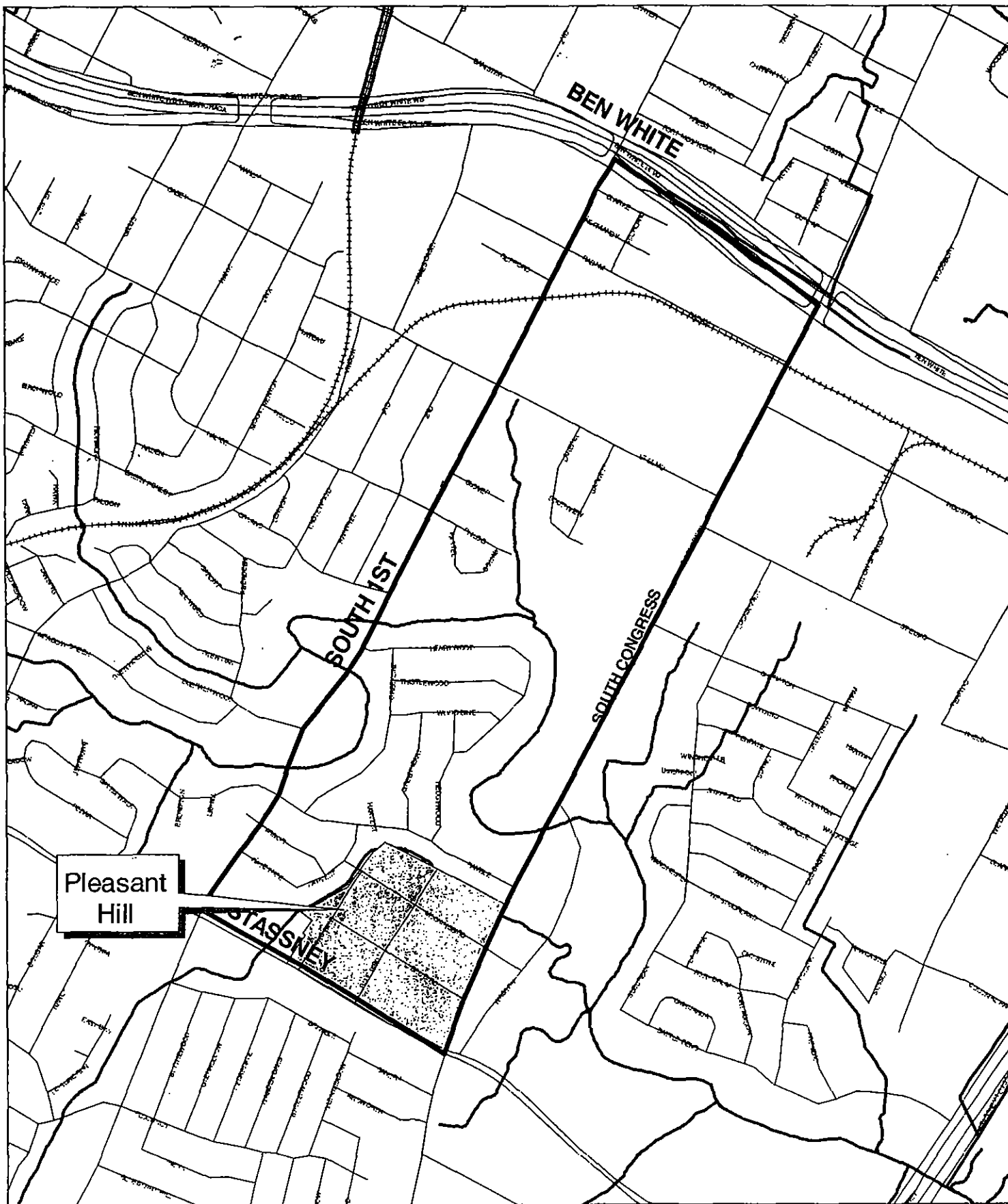


Exhibit A



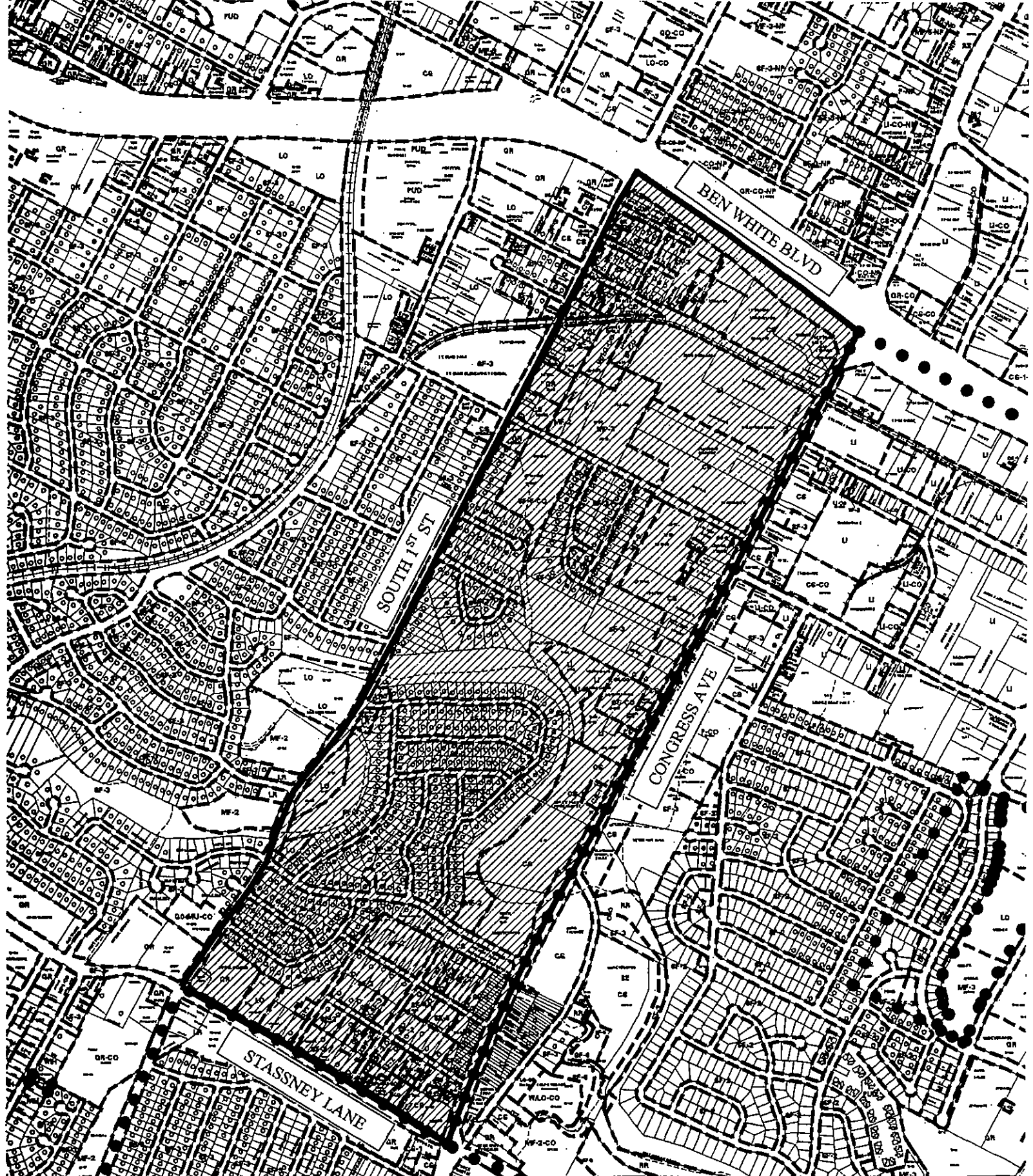
City of Austin  
Neighborhood Planning and Zoning Department




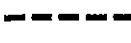


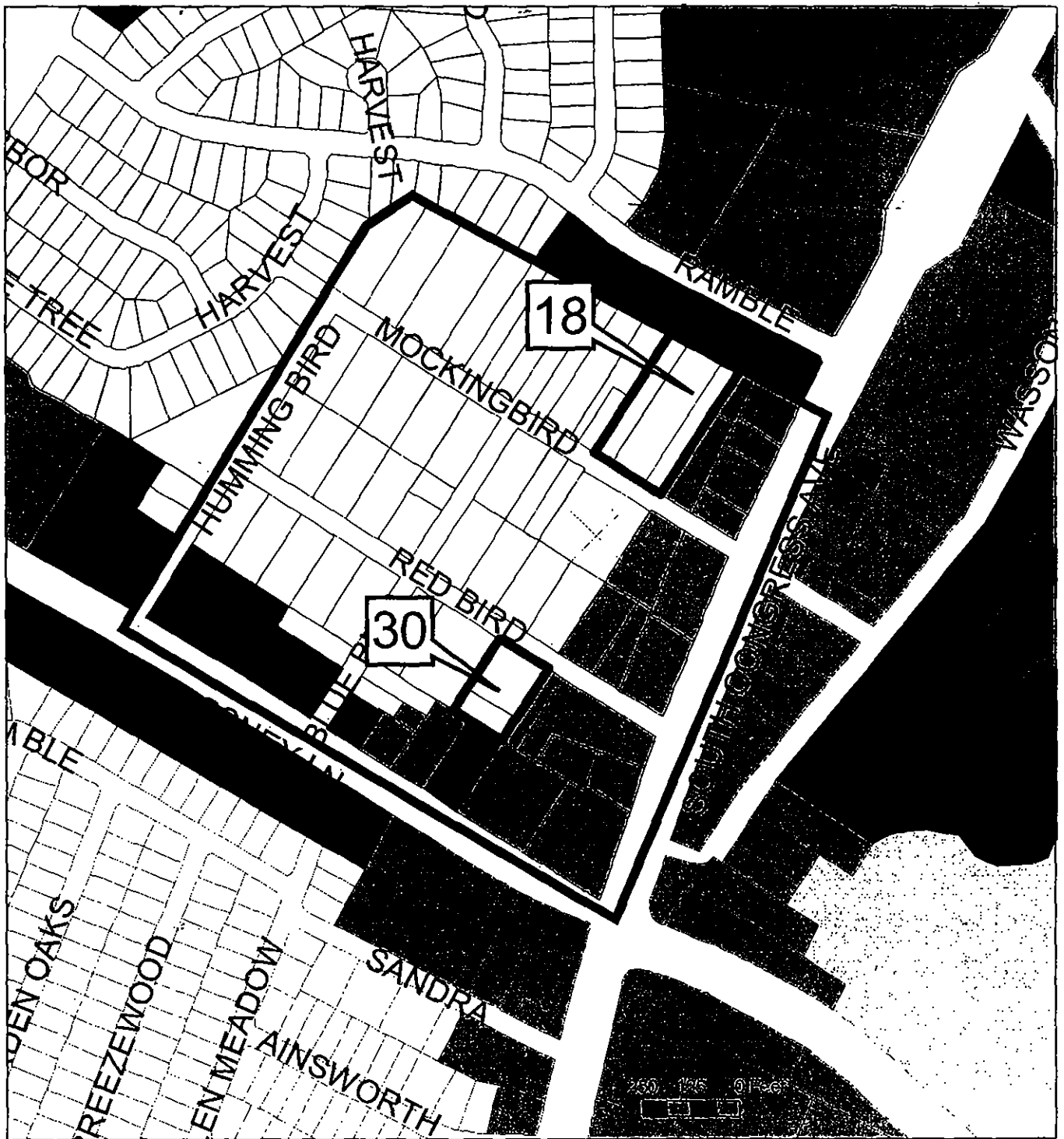


# West Congress Neighborhood Planning Area: Subdistricts

CASE #  
C-14-05-0106  
EXHIBIT A



 1" = 100'	SUBJECT TRACT		<b>ZONING EXHIBIT B</b>	CITY GRID REFERENCE NUMBER G & H17-18
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: W. WALSH			
	CASE #: C14-05-0106			
ADDRESS: WEST CONGRESS			DATE: 05-07	
NEIGHBORHOOD PLANING AREA				
SUBJECT AREA 130-00-00-00			INTLS: SM	



# 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	Industry
Commercial	Urban
Mixed Use	Open Space



## 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

A handwritten signature in black ink, appearing to read "Alice Glasco".

Alice Glasco, Director  
Neighborhood Planning and Zoning Department

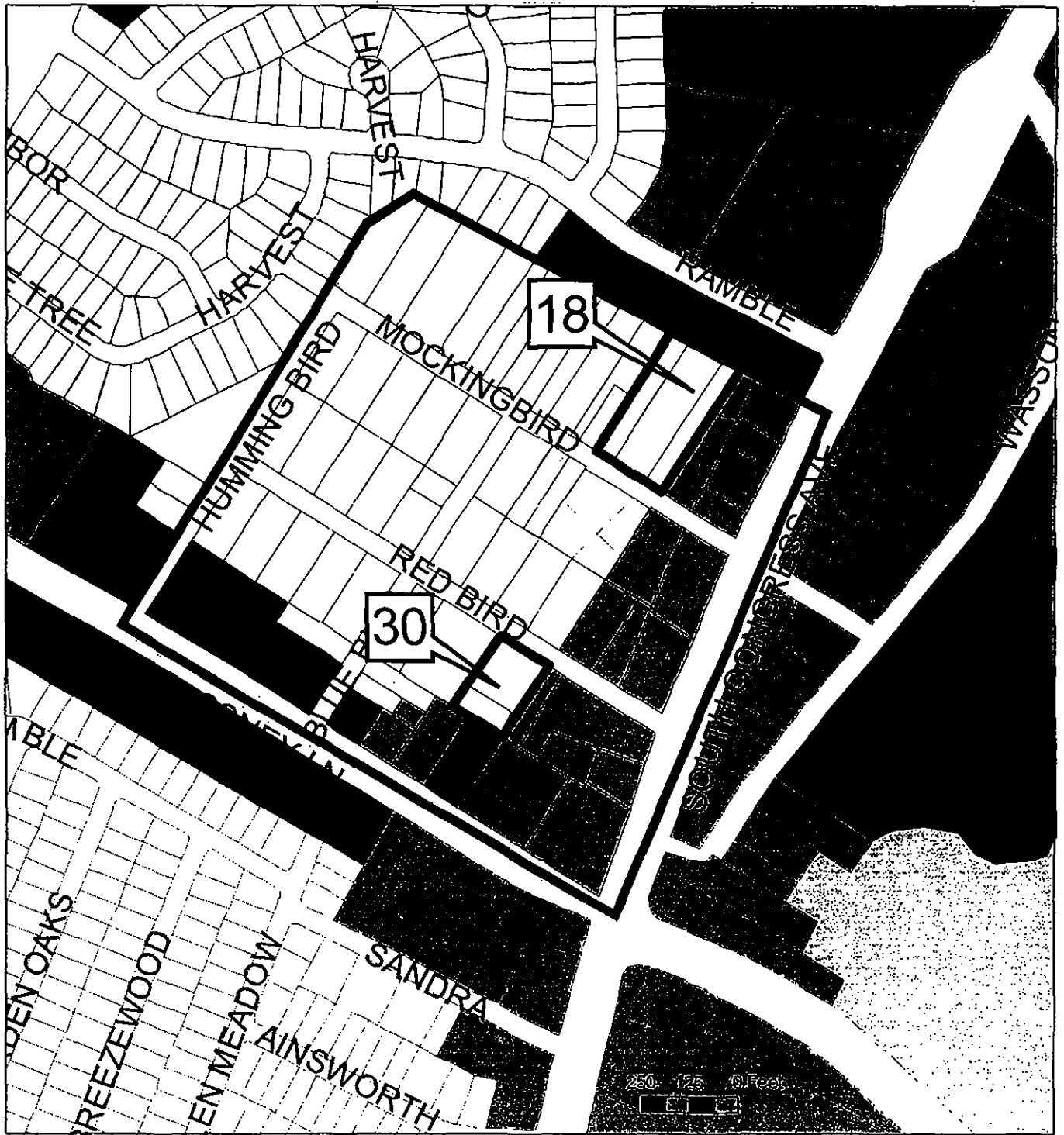
CC: Toby Hammett Futrell, City Manager  
Laura Huffman, Assistant City Manager

Attachment(s): maps



# West Congress Neighborhood Planning Area: Subdistricts

CASE #  
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		Industry
	Commercial		Civic
	Mixed Use		Open Space