

**ORDINANCE NO. 20051006-036**

**AN ORDINANCE AMENDING ORDINANCE NO. 20050818-Z003, AND REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE PLEASANT HILL SUBDISTRICT, BEING APPROXIMATELY 43.79 ACRES OF LAND IN THE WEST CONGRESS NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON TEN TRACTS.**

**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 districts and to change the base zoning districts on land described in File C14-05-0106 (PART), as follows:

Pleasant Hill Subdistrict generally 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 Hummingbird Lane on the west that includes the lots with front and side yard frontages along Hummingbird Lane; and includes, but is not limited to the following tracts:

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

|          |   |
|----------|---|
| Tract 28 | 5508 S. Congress Ave. (the south ½ of Lot 18, Blk 1, less 32.08' X 117.65' Pleasant Hill Addn); |
| Tract 31 | 200 W Stassney Ln;  |
| Tract 32 | 210 & 212 W Stassney Ln; and  |
| Tract 35 | 300, 306, 308, 312 & 314 W Stassney 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 1<sup>st</sup> 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 base zoning districts for the 10 tracts of land are changed from family residence (SF-3) district, single family residence standard lot (SF-2) district, townhouse and condominium residence (SF-6) district, multifamily residence medium density (MF-3) district, limited office (LO) district, general commercial services (CS) district, general commercial services-conditional overlay (CS-CO) combining district, commercial-liquor sales (CS-1) district, to single family residence-standard lot-neighborhood plan (SF-2-NP) combining district, family residence-neighborhood plan (SF-3-NP) combining district, general office-mixed use-neighborhood plan (GO-MU-NP) combining district, general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, commercial-liquor sales-mixed use-neighborhood plan (CS-1-MU-NP) combining district, as more particularly described and identified in the chart below.

| TRACT 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    |
| 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 |
| 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.

**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 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 5.** 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 6.** 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 7.** Tracts 22, 23b, 25-28, 31, 32, and 35 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 8.** Except as specifically provided in Part 9 and Part 10, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

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

1. A site plan or building permit for Tract 28 may not be approved, released, or issued, if the completed development or uses of the tract, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
2. An outdoor storage area located on Tract 28 shall be screened by a six-foot high solid fence.
3. The following uses are prohibited uses of Tract 28:

|                                    |                               |
|------------------------------------|-------------------------------|
| Adult oriented businesses          | Automotive sales              |
| Automotive washing (of any type)   | Automotive rentals            |
| Agricultural sales and services    | Building maintenance services |
| Maintenance and service facilities | Transitional housing          |
| Transportation terminal            |                               |

4. The following uses are prohibited uses of 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 October 17, 2005.

**PASSED AND APPROVED**

October 6, 2005

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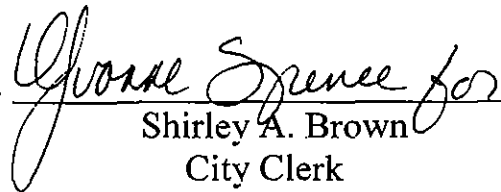
Will Wynn  
Mayor

**APPROVED:**



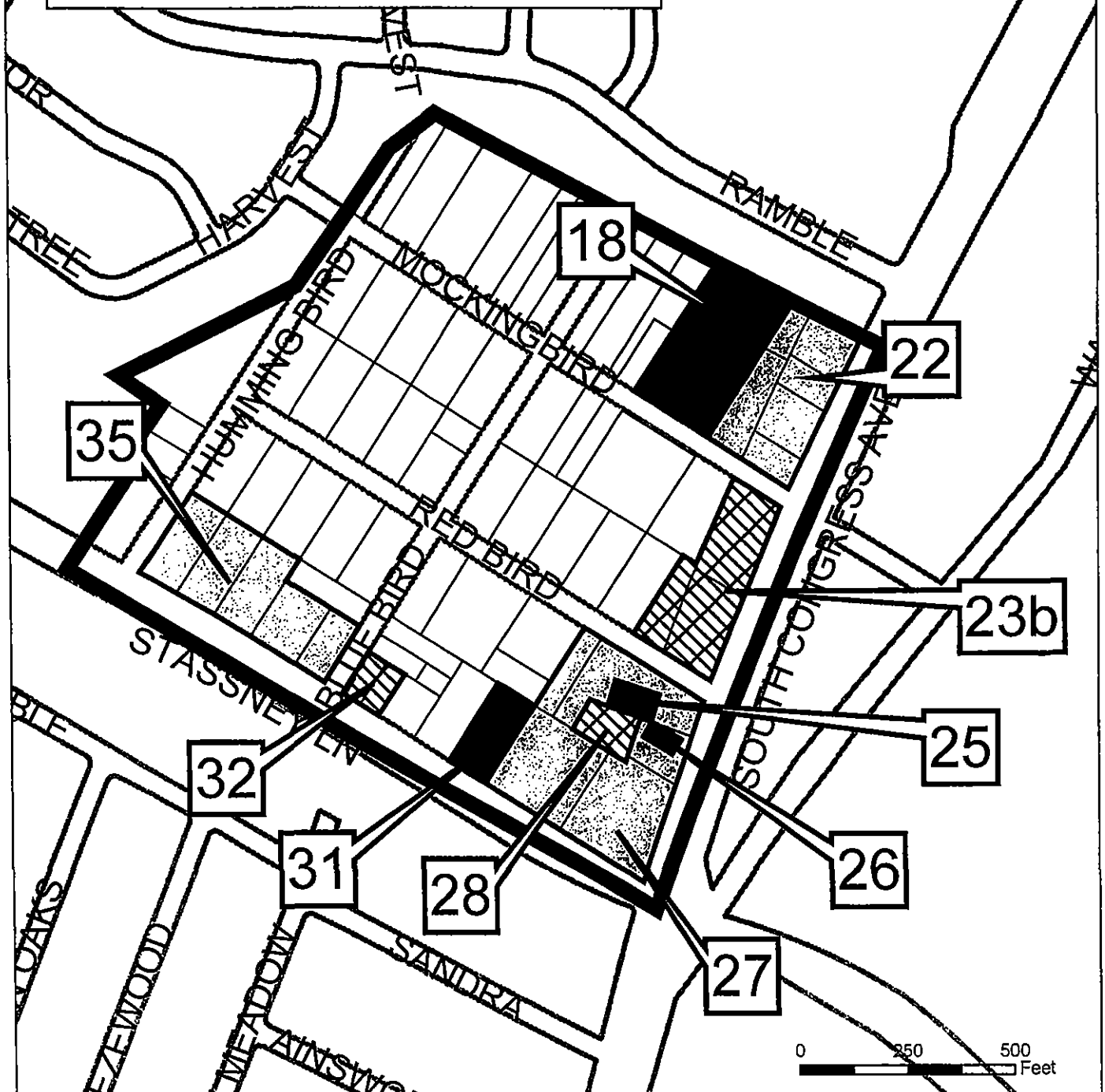
David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Brown  
City Clerk

# Pleasant Hill Subdistrict Tract Map



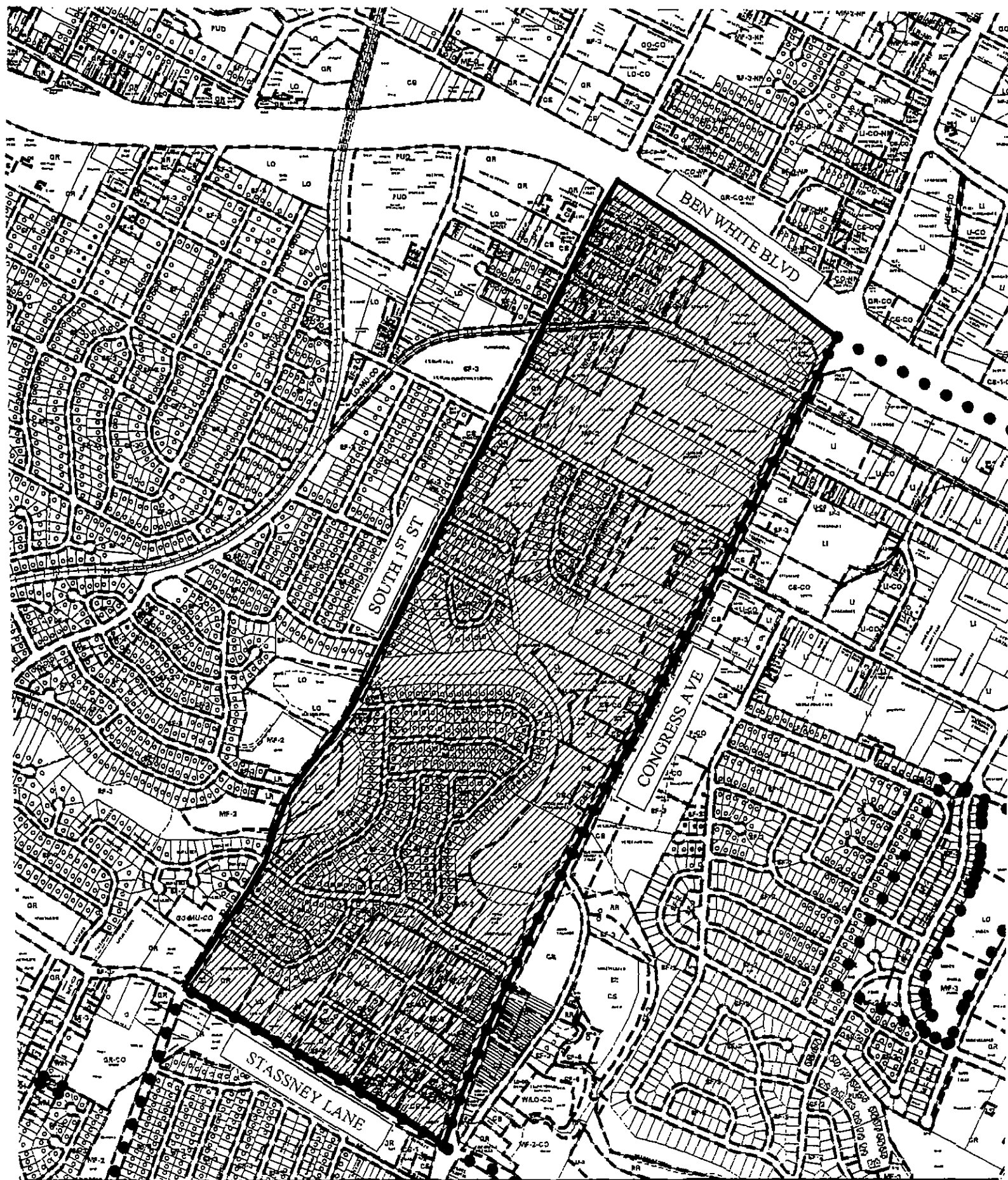
Pleasant Hill Subdistrict of the  
West Congress Neighborhood Planning Area:  
Case #C14-05-0106 (PART)  
October 6, 2005

**Exhibit A**

Rezoning  
Tracts



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

1" = 1600'