

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 106, 116, AND 118 RED BIRD LANE, 5402, 5408, AND 5412 SOUTH CONGRESS AVENUE, AND 111 WEST MOCKINGBIRD LANE, IN THE SOUTH CONGRESS COMBINED NEIGHBORHOOD PLAN AREA, FROM SINGLE-FAMILY RESIDENCE STANDARD LOT-NEIGHBORHOOD PLAN (SF-2-NP) COMBINING DISTRICT, GENERAL COMMERCIAL SERVICES-MIXED USE-NEIGHBORHOOD PLAN (CS-MU-NP) COMBINING DISTRICT, AND GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-V-CO-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 single-family residence standard lot-neighborhood plan (SF-2-NP) combining district, general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district, and general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district on the property described in Zoning Case No. C14-2023-0034, on file at the Planning Department, as follows:

LOTS 1 through 17, 27, AND 28, PLEASANT HILL ADDITION, a subdivision in Travis County, Texas, according to the map or plat thereof as recorded in Volume 4, Page 7 of the Plat Records of Travis County, Texas; SAVE AND EXCEPT the North five feet of LOT 17, conveyed to the City of Austin, described by Deed recorded in Volume 5273, Page 1521, Deed Records of Travis County, Texas

AND

LOT 18, PLEASANT HILL ADDITION, a subdivision in Travis County, Texas, according to the map or plat thereof as recorded in Volume 4, Page 7 of the Plat Records of Travis County, Texas; SAVE AND EXCEPT the North five feet of LOT 18, conveyed to the City of Austin, described by Deed recorded in Volume 5273, Page 1521, Deed Records of Travis County, Texas

(collectively, the "Property"),

1  
2 locally known as 106, 108, and 118 Red Bird Lane, 5402, 5408, and 5412 South Congress  
3 Avenue, and 111 West Mockingbird Lane, in the City of Austin, Travis County, Texas,  
4 generally identified in the map attached as **Exhibit “A”**.  
5

6 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
7 established by this ordinance is subject to the following conditions:  
8

9 (A) The following uses are prohibited uses on the Property:  
10

Adult-oriented businesses	Alternative financial services
Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Campground
Commercial off-street parking	Construction sales and services
Convenience storage	Custom manufacturing
Drive through service as an accessory use to a commercial use	Equipment repair services
Equipment sales	Exterminating services
Funeral services	Hospital services (general)
Indoor sports and recreation	Laundry services
Limited warehousing and distribution	Monument retail sales
Off-site accessory parking	Outdoor sports and recreation
Pawn shop services	Pedicab storage and dispatch
Research services	Service station
Vehicle storage	

11  
12 (B) On LOT 18, PLEASANT HILL ADDITION, a 30-foot wide vegetative buffer  
13 shall be provided and maintained along the west property line. Improvements  
14 permitted within the buffer zone are limited to drainage, underground utility  
15 improvements or those improvements that may be otherwise required by the City  
16 of Austin or specifically authorized in this ordinance.  
17

18 **PART 3.** Except as specifically restricted under this ordinance, the Property may be  
19 developed and used in accordance with the regulations established for the general  
20 commercial services (CS) base district, mixed use (MU) combining district, and other  
21 applicable requirements of the City Code.  
22

**PART 4.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20050818-Z003 that established zoning for the West Congress Neighborhood Plan.

**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2024.

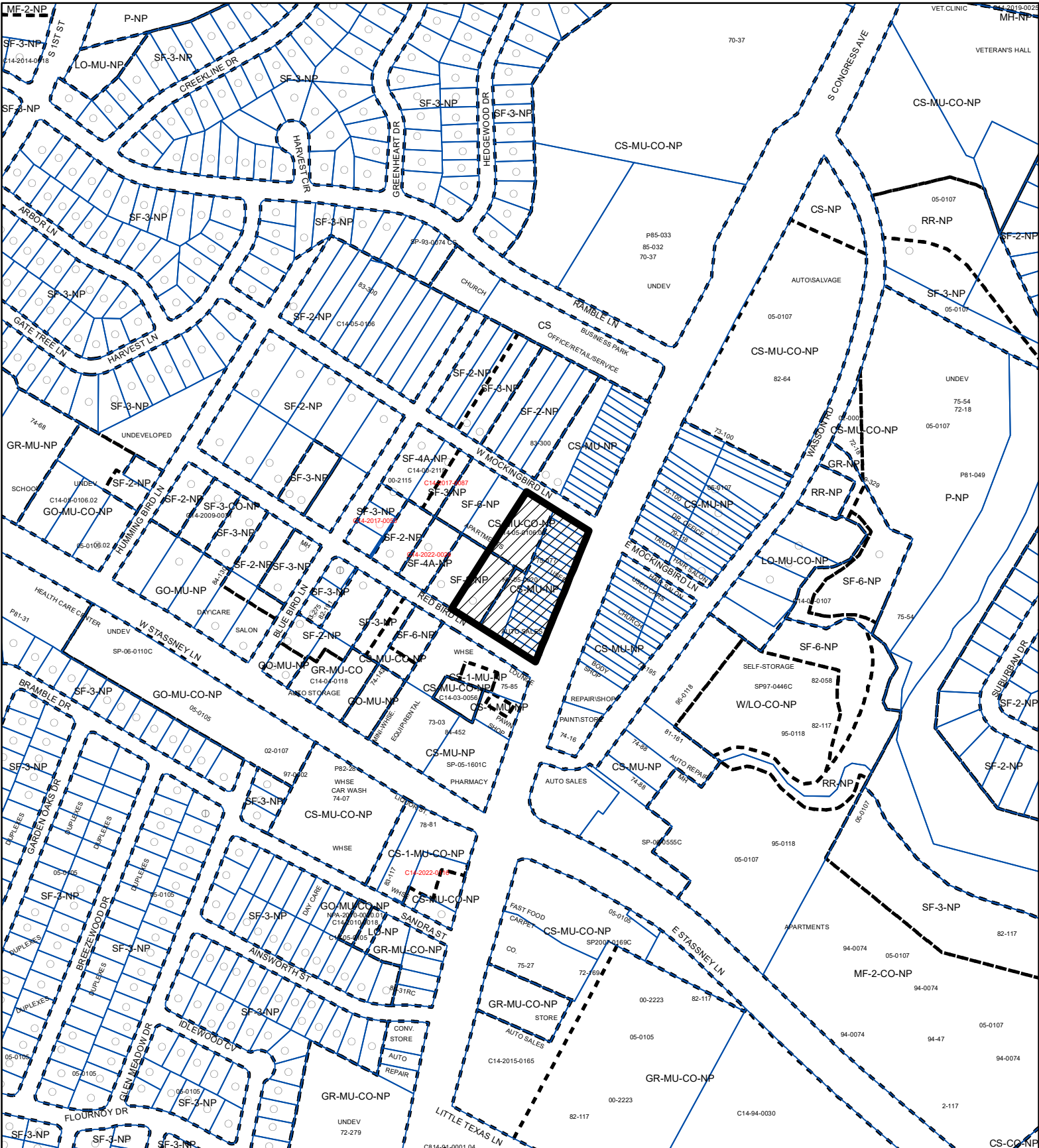
**PASSED AND APPROVED**

\_\_\_\_\_, 2024

Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Anne L. Morgan Myrna Rios  
City Attorney City Clerk



**ZONING**

**ZONING CASE#: C14-2023-0034**

**EXHIBIT A**



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

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.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



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