

ORDINANCE NO. 20240530-157

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-DENSITY BONUS 90-NEIGHBORHOOD PLAN (CS-MU-V-CO-DB90-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-density bonus 90-neighborhood plan (CS-MU-V-CO-DB90-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 18, 27, AND 28, BLOCK 5, 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 LOTS 17 and 18, Block 5, conveyed to the City of Austin by deed recorded in Volume 5273, Page 1521, Deed Records of Travis County, Texas,

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

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

The following uses are prohibited uses of the Property:

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	

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

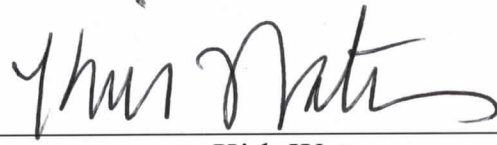
PART 4. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20050818-Z003 that established zoning for the West Congress Neighborhood Plan.

PART 5. This ordinance takes effect on June 10, 2024.

PASSED AND APPROVED

_____, May 30, 2024

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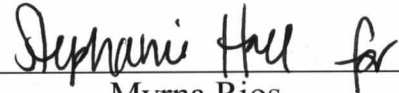
Kirk Watson
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Myrna Rios
City Clerk

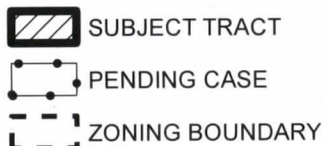


EXHIBIT A



Created: 3/21/2023

$$1'' = 400'$$