

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 205 AND 207 WEST MOCKINGBIRD LANE IN THE SOUTH CONGRESS COMBINED NEIGHBORHOOD PLAN AREA FROM SINGLE FAMILY RESIDENCE SMALL LOT-NEIGHBORHOOD PLAN (SF-4A-NP) COMBINING DISTRICT TO FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-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 small lot-neighborhood plan (SF-4A-NP) combining district to family residence-neighborhood plan (SF-3-NP) combining district on the property described in Zoning Case No. C14-2025-0048, on file at the Planning Department, as follows:

WEST 53 FEET OF LOT 21 AND the entirety LOT 22, BLOCK 5, PLEASANT HILL ADDITION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 4, Page 7, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 205 and 207 West Mockingbird Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

**PART 2.** 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 3.** This ordinance takes effect on \_\_\_\_\_, 2025.

**PASSED AND APPROVED**

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\_\_\_\_\_, 2025

\_\_\_\_\_  
Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Deborah Thomas Erika Brady  
City Attorney City Clerk

