

## **ZONING CHANGE REVIEW SHEET**

CASE: C14-2025-0048 – West Mockingbird Lane

DISTRICT: 3

ADDRESS: 205 and 207 West Mockingbird Lane

ZONING FROM: SF-4A-NP

TO: SF-3-NP

SITE AREA: 0.7676 acres (33,436.66 square feet)

PROPERTY OWNER: Capital River Group, LLC-Series 26 (Stuart Carr)

AGENT: Capital River Group, LLC-Series 26 (Stuart Carr)

CASE MANAGER: Nancy Estrada (512-974-7617, nancy.estrada@austintexas.gov)

### STAFF RECOMMENDATION:

**The Staff recommendation is to grant family residence – neighborhood plan (SF-3-NP) combining district zoning.**

### PLANNING COMMISSION ACTION / RECOMMENDATION:

**July 22, 2025: *APPROVED SF-3-NP COMBINING DISTRICT ZONING AS STAFF RECOMMENDED, BY CONSENT***

***[N. BARRERA-RAMIREZ; I. AHMED – 2nd] (10-0) A. LAN, A. POWELL – ABSENT; ONE VACANCY ON THE DAIS***

### CITY COUNCIL ACTION:

**September 11, 2025:**

ORDINANCE NUMBER:

### ISSUES:

None at this time.

### CASE MANAGER COMMENTS:

The subject rezoning area is approximately 0.77 acres and is located at the intersection of West Mockingbird Lane and Blue Bird Lane, just west of South Congress Avenue. The

site consists of two lots that are currently zoned single family residence – small lot – neighborhood plan (SF-4A-NP) combining district zoning. Both lots are developed with a single family residence, with the larger lot also including an accessory storage shed.

The subject area is surrounded by single family residences and is near the South Congress Activity Corridor. West Stassney Lane, an Imagine Austin Corridor, is also less than a quarter of a mile south from the property. There are single family residences and duplexes to the north (SF-2-NP; SF-3-NP), condominiums to the east (SF-3-NP; SF-6-NP), and single family residences to the south and west (SF-2-NP; SF-3-NP; SF-4A-NP). ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial).***

The applicant is requesting family residence – neighborhood plan (SF-3-NP) combining district zoning since the new HOME amendments will permit a three-unit residential use in the (SF-3) zoning district. Currently, single family residence – small lot – neighborhood plan (SF-4A-NP) combining district zoning prohibits a three-unit residential use.

Staff is recommending (SF-3-NP) combining district zoning because (SF-3) is compatible with the existing mix of residential zoning and housing types in the neighborhood. This designation meets the district's intent by providing additional housing opportunities on these lots. Under the HOME amendments, up to three dwelling units are permitted in SF-1, SF-2, and SF-3 zoning districts, further supporting the goal of increasing housing variety.

#### **BASIS OF RECOMMENDATION:**

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The family residence (SF-3) district zoning is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more. Up to three units are permitted under single-family residential development standards.

The neighborhood plan (NP) district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. *Zoning changes should promote an orderly relationship among land uses.*

Staff is recommending family residence-neighborhood plan (SF-3-NP) combining district zoning for the subject property. It allows for additional density on residential lots. The proposed zoning is consistent and compatible with the surrounding zoning and residential uses in this neighborhood. Lots immediately east and south of the property are zoned (SF-3-NP), as are numerous parcels throughout the broader neighborhood.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-4A-NP	Single family residences
<i>North</i>	SF-2-NP; SF-3-NP	Single family residence; Duplex
<i>South</i>	SF-2-NP; SF-3-NP	Single family residences
<i>East</i>	SF-3-NP; SF-6-NP	Single family residence; Apartments
<i>West</i>	SF-2-NP; SF-3-NP	Single family residences

NEIGHBORHOOD PLANNING AREA: South Congress Combined (West Congress)

WATERSHED: Williamson Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Pleasant Hill Elementary

Bedichek Middle School

Crockett High School

COMMUNITY REGISTRY LIST:

Austin Neighborhoods Council

Austin Independent School District

Friends of Austin Neighborhoods

South Austin Neighborhood Alliance (SANA)

Go Austin Vamos Austin 78745

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

Sierra Club, Austin Regional Group

South Congress Combined Neighborhood Plan Contact Team

Austin Lost and Found Pets

SELTexas

Preservation Austin

The Bird Streets of Pleasant Hill

Onion Creek HOA

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2023-0034 – 5402 South Congress Avenue	SF-2-NP; CS-MU- NP; CS-MU-CO-NP to CS-MU-V-CO- DB90-NP	To Grant (4/9/2024) CS-MU-V-CO- DB90-NP	Apvd CS-MU-V-CO- DB90-NP (5/30/2025)
C14-2022-0024 – 202 Red Bird Lane	SF-2-NP to SF-4A-NP	To Grant (5/10/2022) SF-4A-NP	Apvd SF-4A-NP (6/9/2022)

C14-2017-0087 – 203 West Mockingbird Lane	SF-4A-NP to SF-3-NP	To Grant (8/22/2017) SF-3-NP	Apvd SF-3-NP (9/28/2017)
C14-2017-0053 – 206 Red Bird Lane	SF-2-NP to SF-3-NP	To Grant (6/13/2017) SF-3-NP	Apvd SF-3-NP (8/3/2017)
C14-05-0106 – West Congress Neighborhood Plan Area Rezoning	Proposed – Addition of -NP Combining District and change Base District Zoning on 24 tracts.	To Grant	Apvd to Add -NP Combining District (8/18/2005)

RELATED CASES:

C14-00-2115 – The subject property was rezoned to SF-4A on February 15, 2001 (Ordinance No. 00215-11).

Ordinance No. 010607-27 – To amend Ordinance No. 010215-11 to correct the zoning map for the property described in C14-00-2115.

ADDITIONAL STAFF COMMENTS:

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Comprehensive Planning

**Project Name and Proposed Use:** 205 W MOCKINGBIRD LANE. C14-2025-0048. Project: West Mockingbird Ln. 0.76 acres from SF-4A-NP to SF-3-NP. South Congress Combined NP. FLUM: Single Family. Existing: single family (2 units). Proposed: single family (6 units). Demolition is proposed.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures *	
Y	<b>Imagine Austin Growth Concept Map:</b> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. <b>Names of Activity Centers/Activity Corridors/Job Centers *:</b> <ul style="list-style-type: none"> <li>0.08 miles from South Congress Activity Corridor; 0.13 miles from Stassney Lane Activity Corridor</li> </ul>
Y	<b>Mobility and Public Transit *:</b> Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> <li>0.11 miles from bus stop along S Congress Avenue</li> </ul>
	<b>Mobility and Bike/Ped Access *:</b> Adjoins a public sidewalk, shared path, and/or bike lane.

Y	<b>Connectivity, Good and Services, Employment</b> *: Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> <li>• <b>Within 0.5 miles of Goods and Services along W Stassney LN</b></li> </ul>
Y	<b>Connectivity and Food Access</b> *: Provides or is located within 0.50 miles of a grocery store/farmers market. <ul style="list-style-type: none"> <li>• <b>0.5 miles to Latina Supermarket along W Stassney LN</b></li> </ul>
	<b>Connectivity and Education</b> *: Located within 0.50 miles from a public school or university.
Y	<b>Connectivity and Healthy Living</b> *: Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> <li>• <b>0.4 miles to Williamson Creek Central Greenbelt</b></li> </ul>
Y	<b>Connectivity and Health</b> *: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.) <ul style="list-style-type: none"> <li>• <b>0.4 miles to medical clinic along W Stassney LN</b></li> </ul>
	<b>Housing Choice</b> *: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	<b>Housing Affordability</b> *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	<b>Mixed use</b> *: Provides a mix of residential and non-industrial uses.
	<b>Culture and Creative Economy</b> *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	<b>Culture and Historic Preservation</b> : Preserves or enhances a historically and/or culturally significant site.
	<b>Creative Economy</b> : Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	<b>Workforce Development, the Economy and Education</b> : Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	<b>Industrial Land</b> : Preserves or enhances industrial land.
Y	<b>Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone</b>
7	<b>Number of "Yes's"</b>

### Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

#### PARD – Planning & Design Review

Parkland dedication will be required for the new applicable uses proposed by this development, residential with SF-3 zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-609, as amended.

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: [ann.desanctis@austintexas.gov](mailto:ann.desanctis@austintexas.gov). At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

#### Site Plan

Site plans will be required for any new development except for residential only projects with up to 4 units.

#### Transportation – Engineering Review

Site plans will be required for any new development except for residential only projects with up to 4 units.

The adjacent street characteristics table is provided below:

<b>Name</b>	<b>ASMP Classification</b>	<b>ASMP Required ROW</b>	<b>Existing ROW</b>	<b>Existing Pavement</b>	<b>Sidewalks</b>	<b>Bicycle Route</b>	<b>Capital Metro (within ¼ mile)</b>
Blue Bird Lane	Level 1 – Residential Collector	58'	50'	18'	No	No	Yes
West Mockingbird Lane	Level 1 – Residential Collector	58'	50'	20'	No	No	Yes

A Traffic Impact Analysis is not required.

Austin Water Utility

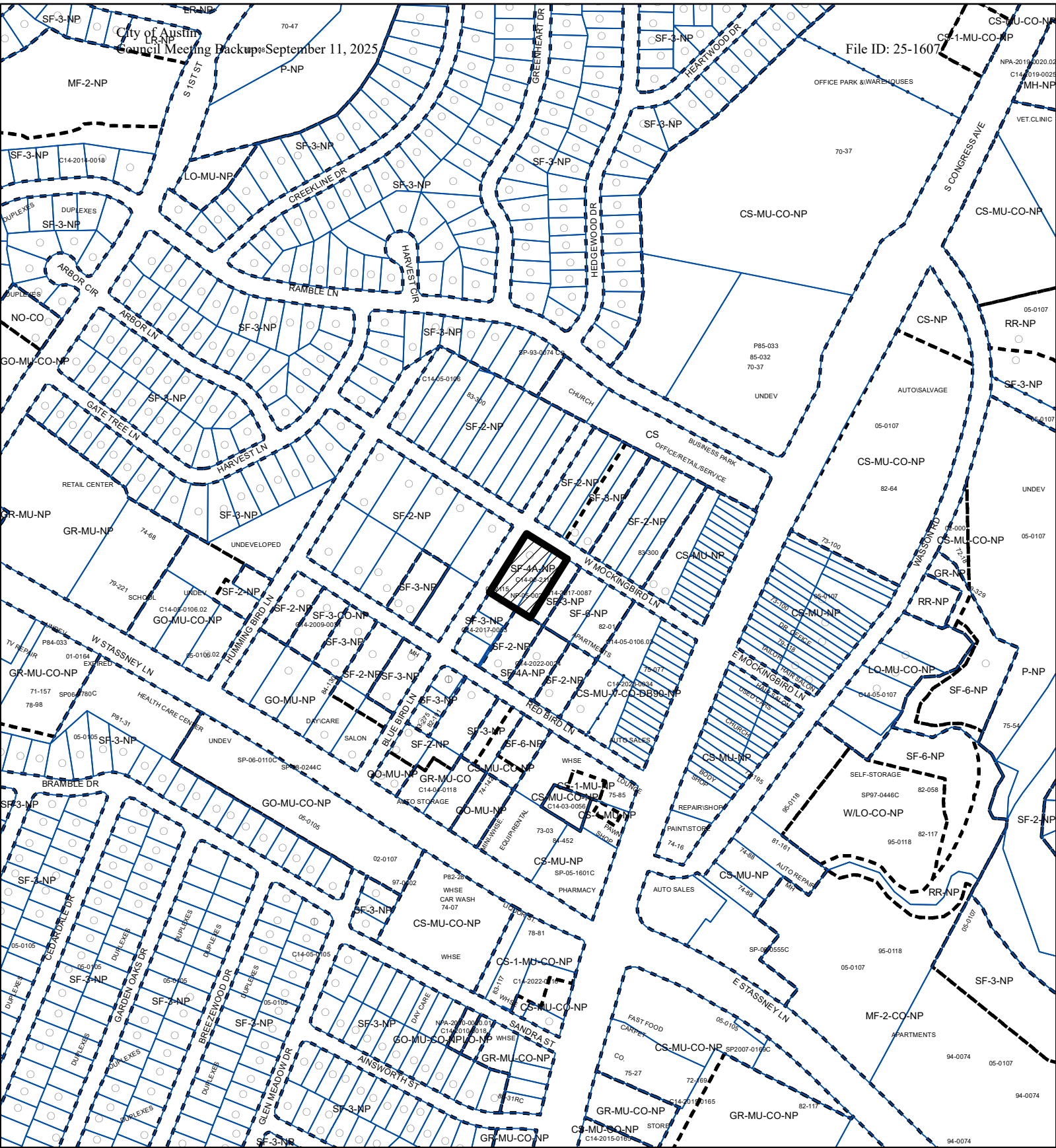
No comments on zoning change.

The landowner intends to serve the site with existing City of Austin water utilities.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at [ser@austintexas.gov](mailto:ser@austintexas.gov).

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

Exhibit A: Zoning Map  
Exhibit A-1: Aerial Map



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

**ZONING**  
**ZONING CASE#: C14-2025-0048**  
**EXHIBIT A**



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 Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

**Created: 4/18/2025**



