

**ORDINANCE NO. 20240829-174**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1408, 1500, AND 1510 WEST STASSNEY LANE IN THE SOUTH AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (CS-V-NP) COMBINING DISTRICT, NEIGHBORHOOD COMMERCIAL-NEIGHBORHOOD PLAN (LR-NP) COMBINING DISTRICT, COMMUNITY COMMERCIAL-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (GR-V-NP) COMBINING DISTRICT, AND MULTIFAMILY RESIDENCE MEDIUM DENSITY-NEIGHBORHOOD PLAN (MF-3-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-DENSITY BONUS 90-NEIGHBORHOOD PLAN (CS-MU-V-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 general commercial services-vertical mixed use building-neighborhood plan (CS-V-NP) combining district, neighborhood commercial-neighborhood plan (LR-NP) combining district, community commercial-vertical mixed use building-neighborhood plan (GR-V-NP) combining district, and multifamily residence medium density-neighborhood plan (MF-3-NP) combining district to general commercial services-mixed use-vertical mixed use building-density bonus 90-neighborhood plan (CS-MU-V-DB90-NP) combining district on the property described in Zoning Case No. C14-2024-0033, on file at the Planning Department, as follows:

LOT 1, MOSTENBOCKER SUBDIVISION SECTION 2, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 66, Page 73, of the Plat Records of Travis County, Texas; and

LOTS 5, 6, AND 7, MOSTENBOCKER SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 66, Page 49, of the Plat Records of Travis County, Texas,

(collectively, the “Property”),

locally known as 1408, 1500, and 1510 West Stassney Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “A”**.

**PART 2.** The Property may be developed in compliance and used in accordance with the regulations established for density bonus 90 (DB90) combining district and other applicable requirements of the City Code.

**PART 3.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20141106-087 that established zoning for the South Manchaca Neighborhood Plan.

**PART 4.** This ordinance takes effect on September 9, 2024.

**PASSED AND APPROVED**

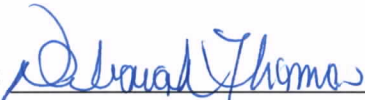
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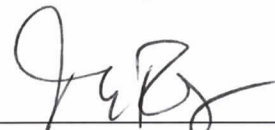
Kirk Watson  
Mayor

**APPROVED:**



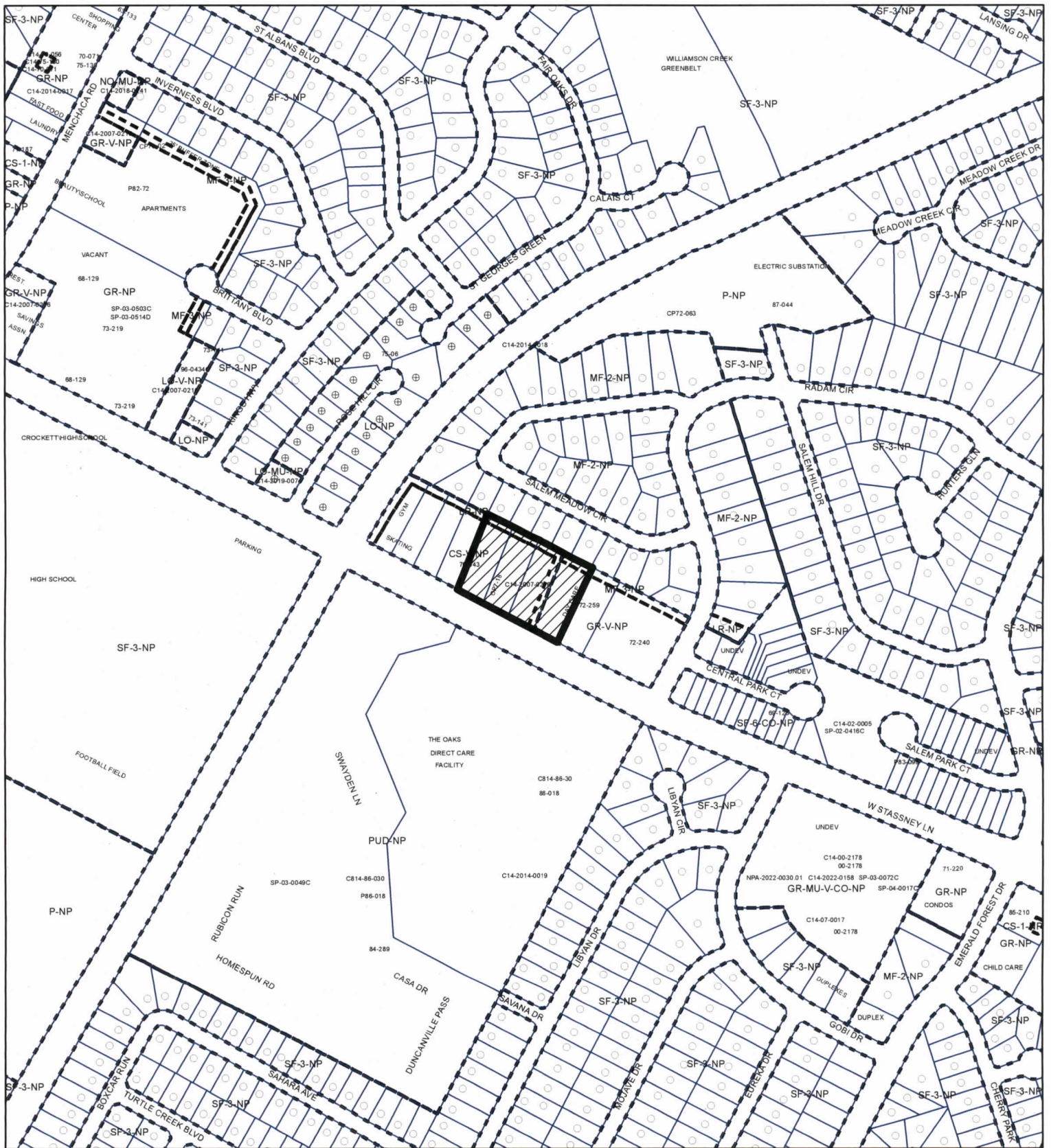
Deborah Thomas  
Acting City Attorney

**ATTEST:**



Myrna Rios  
City Clerk








## ZONING

## EXHIBIT "A"

ZONING CASE#: C14-2024-0033

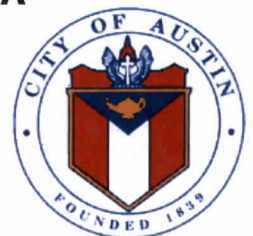


-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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



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