

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 1408, 1500, AND 1510 WEST STASSNEY LANE IN  
3 THE SOUTH AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM  
4 GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING-  
5 NEIGHBORHOOD PLAN (CS-V-NP) COMBINING DISTRICT,  
6 NEIGHBORHOOD COMMERCIAL-NEIGHBORHOOD PLAN (LR-NP)  
7 COMBINING DISTRICT, COMMUNITY COMMERCIAL-VERTICAL MIXED  
8 USE BUILDING-NEIGHBORHOOD PLAN (GR-V-NP) COMBINING DISTRICT,  
9 AND MULTIFAMILY RESIDENCE MEDIUM DENSITY-NEIGHBORHOOD  
10 PLAN (MF-3-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL  
11 SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-DENSITY BONUS  
12 90-NEIGHBORHOOD PLAN (CS-MU-V-DB90-NP) COMBINING DISTRICT.

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14 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
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16 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
17 change the base district from general commercial services-vertical mixed use building-  
18 neighborhood plan (CS-V-NP) combining district, neighborhood commercial-  
19 neighborhood plan (LR-NP) combining district, community commercial-vertical mixed use  
20 building-neighborhood plan (GR-V-NP) combining district, and multifamily residence  
21 medium density-neighborhood plan (MF-3-NP) combining district to general commercial  
22 services-mixed use-vertical mixed use building-density bonus 90-neighborhood plan (CS-  
23 MU-V-DB90-NP) combining district on the property described in Zoning Case No. C14-  
24 2024-0033, on file at the Planning Department, as follows:  
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26 LOT 1, MOSTENBOCKER SUBDIVISION SECTION 2, a subdivision in the  
27 City of Austin, Travis County, Texas, according to the map or plat of record in  
28 Volume 66, Page 73, of the Plat Records of Travis County, Texas; and  
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30 LOTS 5, 6, AND 7, MOSTENBOCKER SUBDIVISION, a subdivision in the City  
31 of Austin, Travis County, Texas, according to the map or plat of record in Volume  
32 66, Page 49, of the Plat Records of Travis County, Texas,  
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34 (collectively, the “Property”),  
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36 locally known as 1408, 1500, and 1510 West Stassney Lane in the City of Austin, Travis  
37 County, Texas, generally identified in the map attached as **Exhibit “A”**.  
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**PART 2.** When a site abuts a principal street, 75 percent of the building frontage must be designed for one or more commercial or civic uses and must comply with the dimensional requirements found in Section 4.3.3.C in Subchapter E (*Design Standards and Mixed Use*).

**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 \_\_\_\_\_, 2024.

**PASSED AND APPROVED**

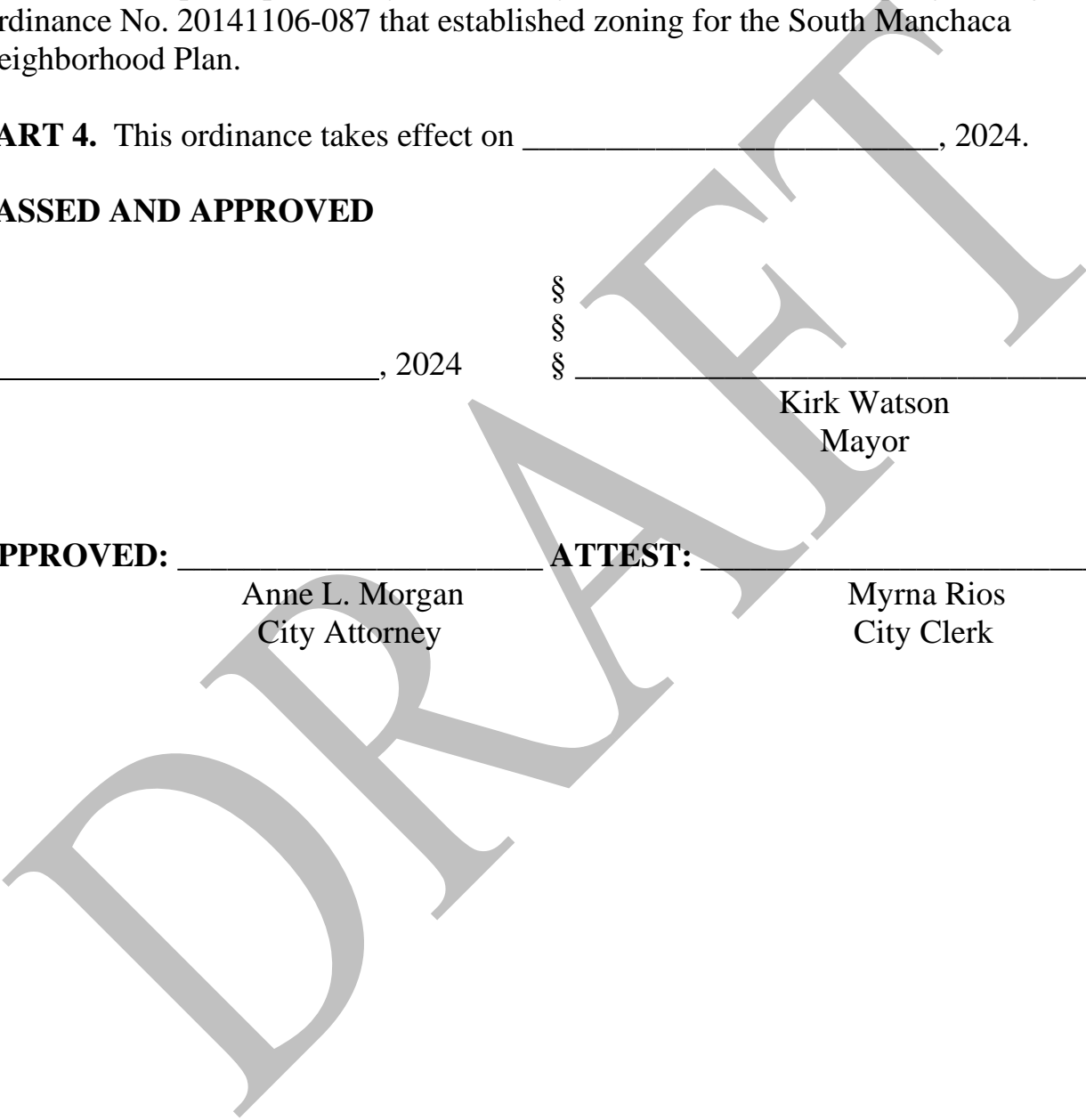
\_\_\_\_\_, 2024      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_

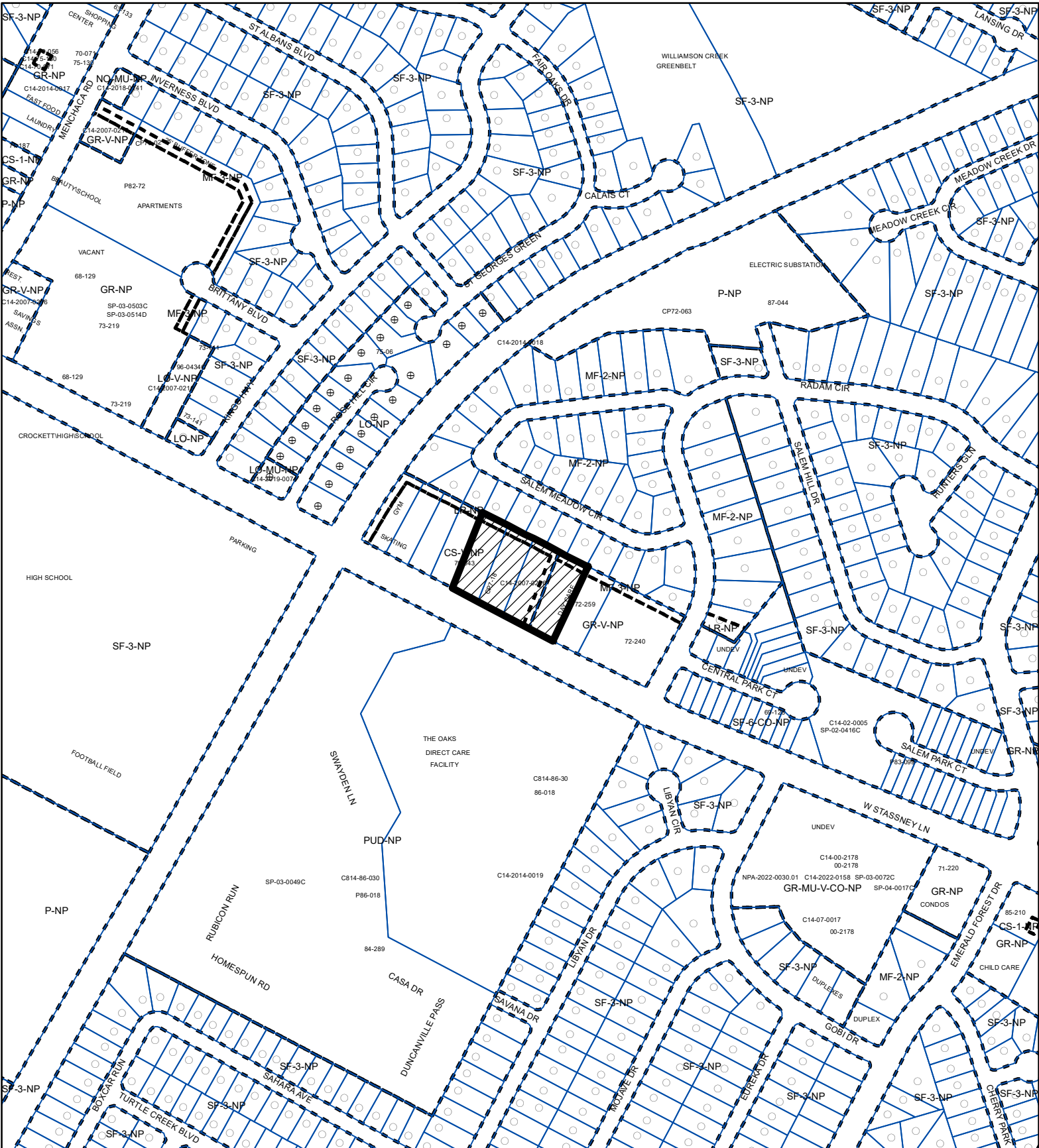
Kirk Watson  
Mayor

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

Anne L. Morgan  
City Attorney

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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