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

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 301 AND 303 FERGUSON DRIVE IN THE NORTH LAMAR COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO CHANGE CONDITIONS OF ZONING.

## 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-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2024-0008, on file at the Planning Department, as follows:

LOTS 11 AND 12, BLOCK B, MOCKINGBIRD HILLS SECTION ONE, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 5, Page 159, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 301 and 303 Ferguson Drive 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:

(A) The following uses are conditional uses of the Property:

Automotive Repair Services

Convenience Storage

Laundry Services

Automotive Sales

Hotel-Motel

Plant Nursery

(B) The following uses are prohibited uses of the Property:

Agricultural Sales & Services Automotive Rentals
Automotive Washing (of any type) Bail Bond Services

3536373839

41 42 43

45 46

47

49 50 51

56 57 58 **Building Maintenance Services** 

Commercial Off-Street Parking

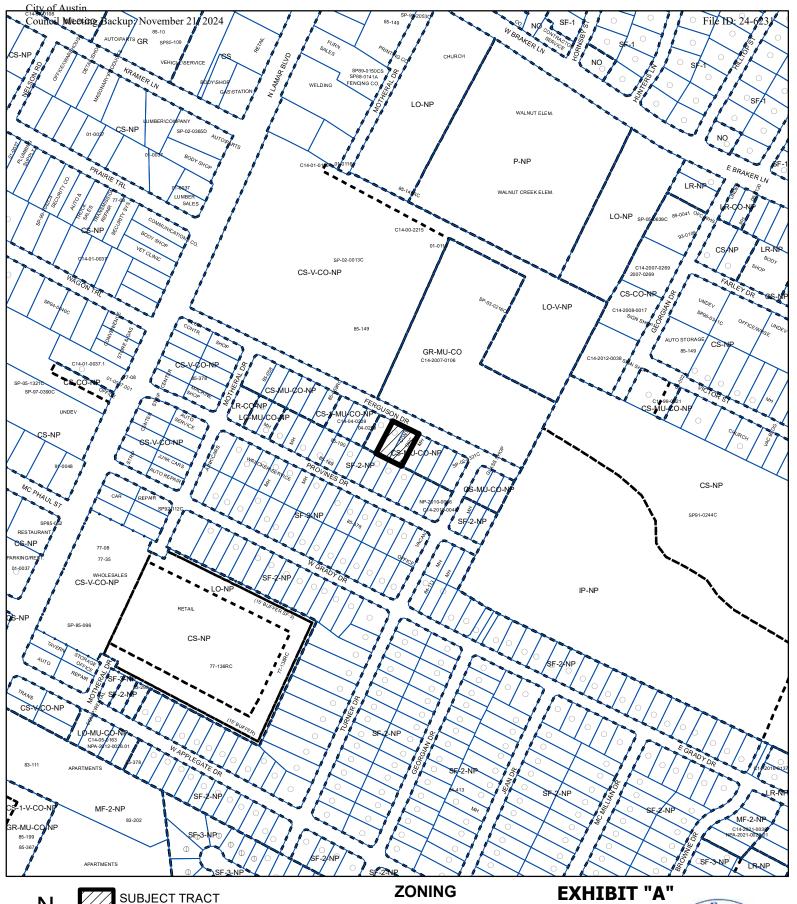
**Business Support Services** 

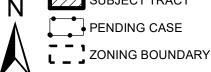
**Business or Trade School** 

Construction Sales and Services

Campground

Cus	stom Manufacturing		Drop-Off Recycling Collection Facility
Ele	ctronic Prototype Assemb	oly	Electronic Testing
Equ Fur Ind Lin Dis Off Ou Res	aployee Recreation uipment Sales neral Services oor Sports and Recreation nited Warehousing and stribution F-Site Accessory Parking tdoor Sports and Recreation search Services hicle Storage		Equipment Repair Services Exterminating Services Indoor Entertainment Kennels Monument Retail Sales  Outdoor Entertainment Pawn Shop Services Service Station
developed and commercial se	used in accordance with t	the regula he mixed	this ordinance, the Property may be ations established for the general luse combining district, and other
		-	ordinance, the Property is subject to ning for the North Lamar Neighborhood
PART 5. This	s ordinance takes effect or	<b>.</b>	, 2024.
PASSED ANI	D APPROVED , 2024	& & & 	
			Kirk Watson Mayor
APPROVED:	ED:ATTEST:		
	Deborah Thomas Interim City Attorney		Myrna Rios City Clerk
Draft 11/4/2024		Page 2 of	2 COA Law Department





ZONING CASE#: C14-2024-0008

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.

1 " = 400 '

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: 1/26/2024