

**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:

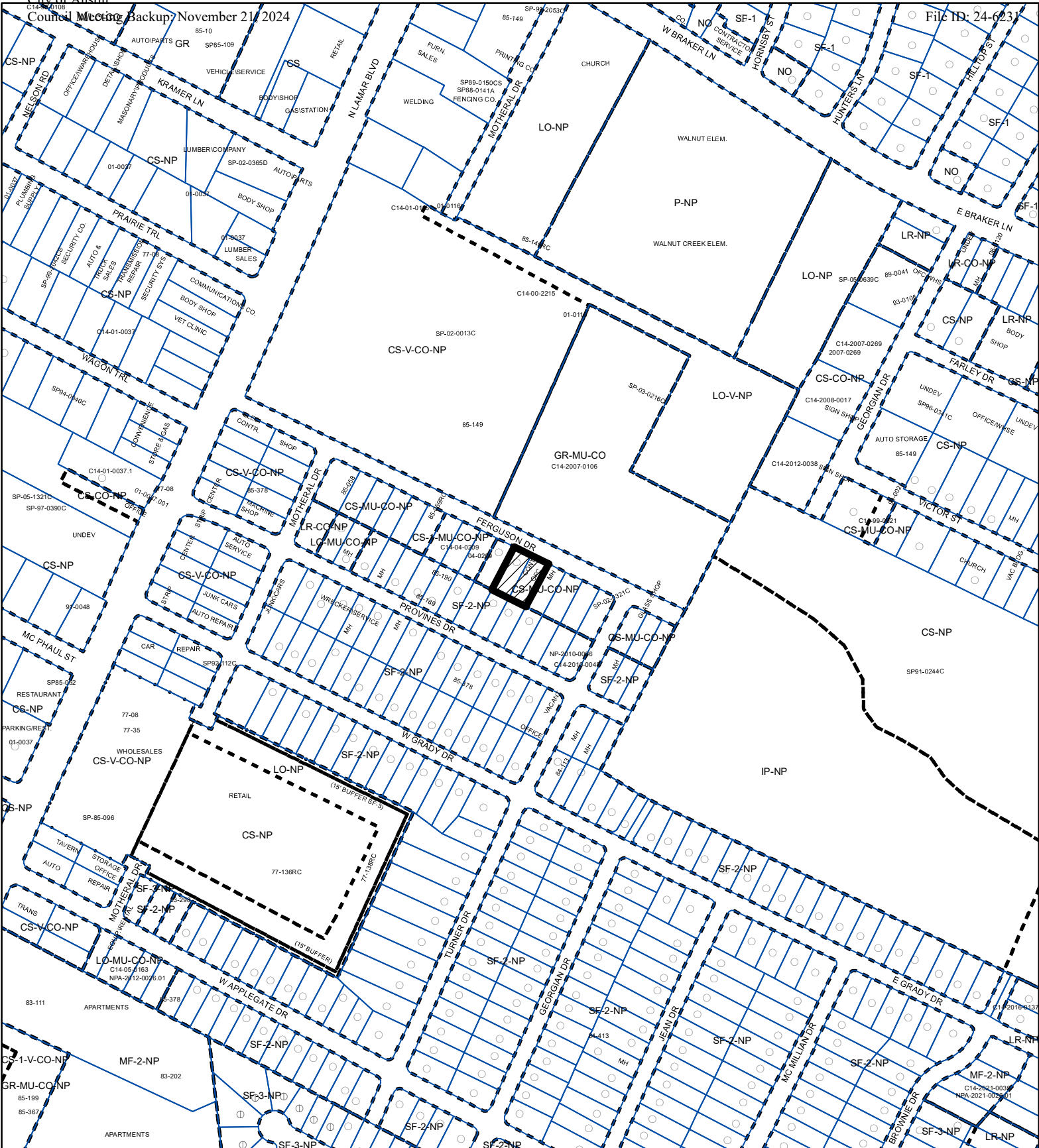
(A) The following uses are conditional uses of the Property:

- |                            |                  |
|----------------------------|------------------|
| Automotive Repair Services | Automotive Sales |
| Convenience Storage        | Hotel-Motel      |
| Laundry Services           | 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 |








**ZONING EXHIBIT "A"**

ZONING CASE#: C14-2024-0008



-  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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