

ORDINANCE NO. _____

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

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10 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

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12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
13 change the base district from general commercial services-mixed use-conditional overlay-
14 neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-
15 mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district on
16 the property described in Zoning Case No. C14-2024-0008, on file at the Planning
17 Department, as follows:

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

23
24 locally known as 301 and 303 Ferguson Drive in the City of Austin, Travis County, Texas,
25 generally identified in the map attached as **Exhibit "A"**.

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27 **PART 2.** The Property within the boundaries of the conditional overlay combining district
28 established by this ordinance is subject to the following conditions:

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

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

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

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

Building Maintenance Services
Business Support Services
Commercial Off-Street Parking
Custom Manufacturing

Business or Trade School
Campground
Construction Sales and Services
Drop-Off Recycling Collection
Facility

Electronic Prototype Assembly

Electronic Testing

Employee Recreation
Equipment Sales
Funeral Services
Indoor Sports and Recreation
Limited Warehousing and
Distribution
Off-Site Accessory Parking
Outdoor Sports and Recreation
Research Services
Vehicle Storage

Equipment Repair Services
Exterminating Services
Indoor Entertainment
Kennels
Monument Retail Sales
Outdoor Entertainment
Pawn Shop Services
Service Station

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PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, the mixed use combining district, and other applicable requirements of the City Code.

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PART 4. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20100624-111 that established zoning for the North Lamar Neighborhood Plan.

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PART 5. This ordinance takes effect on _____, 2024.

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PASSED AND APPROVED

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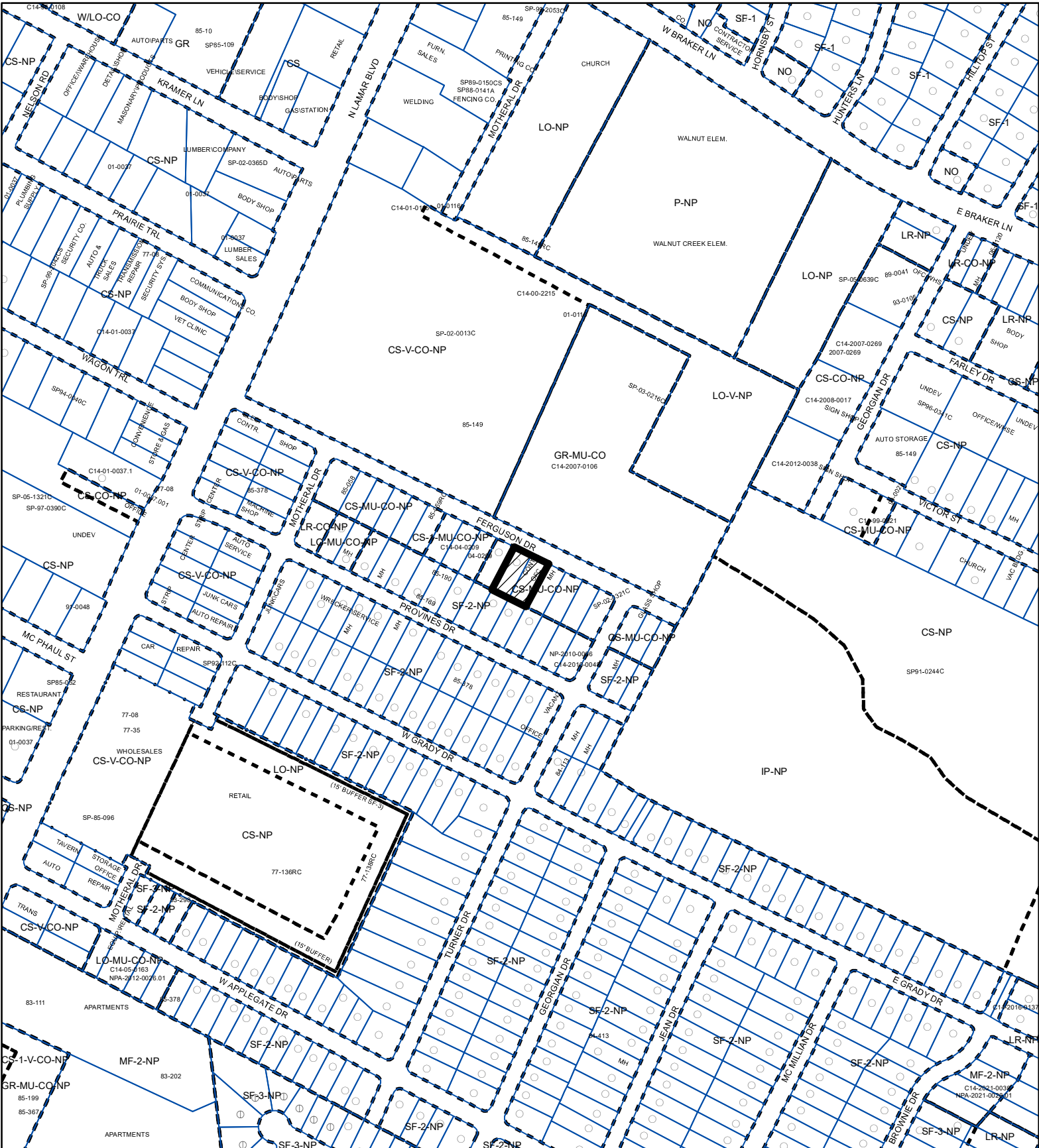
_____, 2024

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____

Deborah Thomas
Interim City Attorney




Myrna Rios
City Clerk



ZONING EXHIBIT "A"

ZONING CASE#: C14-2024-0008



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



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.

1" = 400'

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