

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

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 8234 FERGUSON CUTOFF AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY (LI-CO) 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 interim-rural residence (I-RR) base district to limited industrial services-conditional overlay (LI-CO) combining district on the property described in Zoning Case No. C14-2025-0045, on file at the Planning Department, as follows:

LOT 1, WALNUT BEND SECTION 1, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 54, Page 92, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 8234 Ferguson Cutoff 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:

The following uses are prohibited uses of the Property:

Automotive Rentals  
Automotive Sales  
Laundry Services  
Resource Extraction  
Service Station

Automotive Repair Services  
Automotive Washing (of any type)  
Recycling Center  
Scrap and Salvage Services

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited industrial services (LI) base district and other applicable requirements of the City Code.

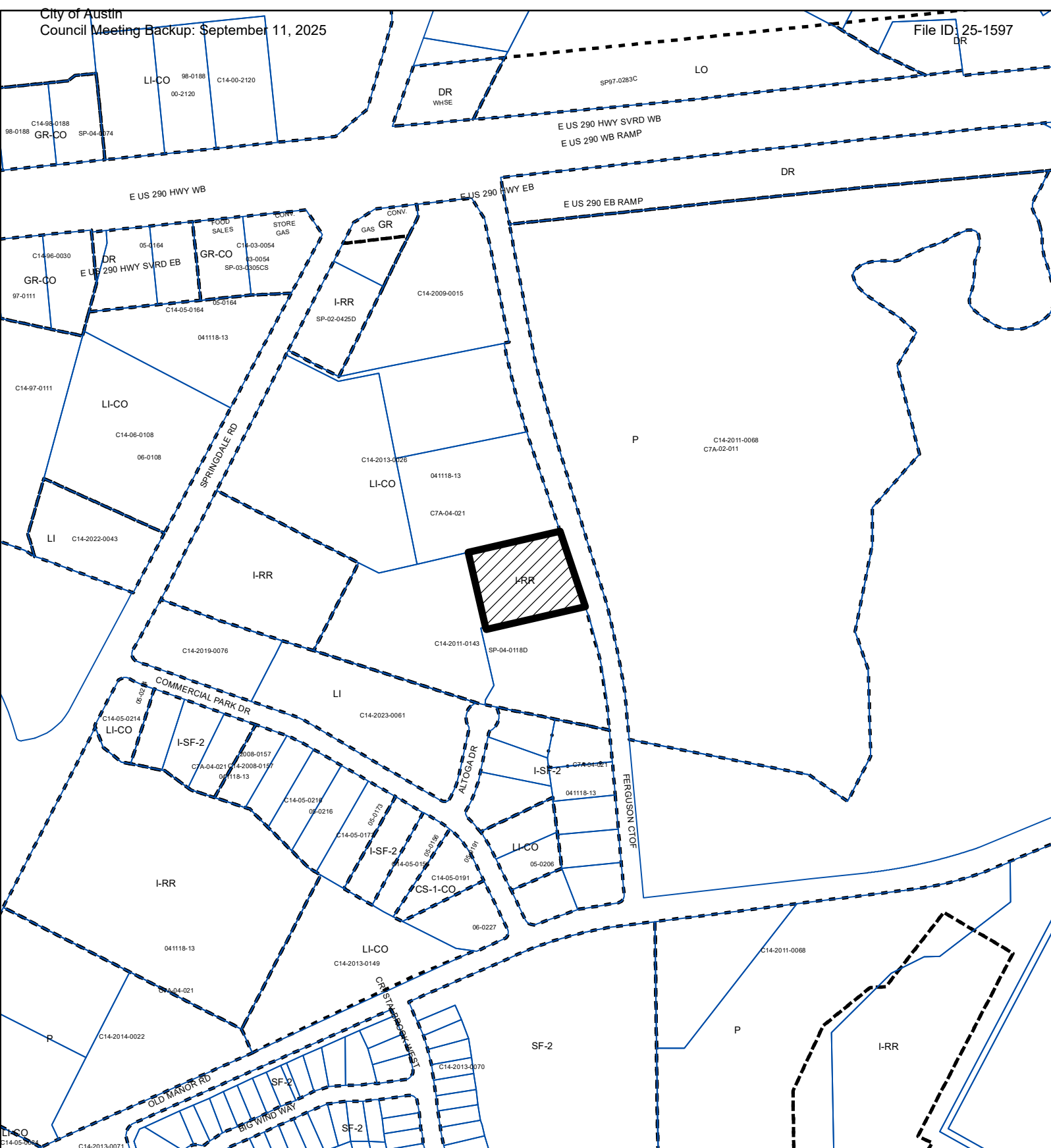
**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2025.

**PASSED AND APPROVED**

\_\_\_\_\_, 2025      §  
                                 §  
                                 § \_\_\_\_\_

Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Deborah Thomas                      Erika Brady  
City Attorney                              City Clerk



## ZONING

## EXHIBIT "A"

ZONING CASE#: C14-2025-0045



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 400'

Exhibit A

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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