

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 8116 FERGUSON CUTOFF AND CHANGING THE ZONING MAP FROM INTERIM-SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO LIMITED INDUSTRIAL SERVICE-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-single family residence standard lot (I-SF-2) base district to limited industrial service-conditional overlay (LI-CO) combining district on the property described in Zoning Case No. C14-2024-0178, on file at the Planning Department, as follows:

LOT 23, NORTHEAST COMMERCIAL BUSINESS PARK, SECTION TWO, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 80, Page 145, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 8116 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

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 service (LI) base district and other applicable requirements of the City Code.

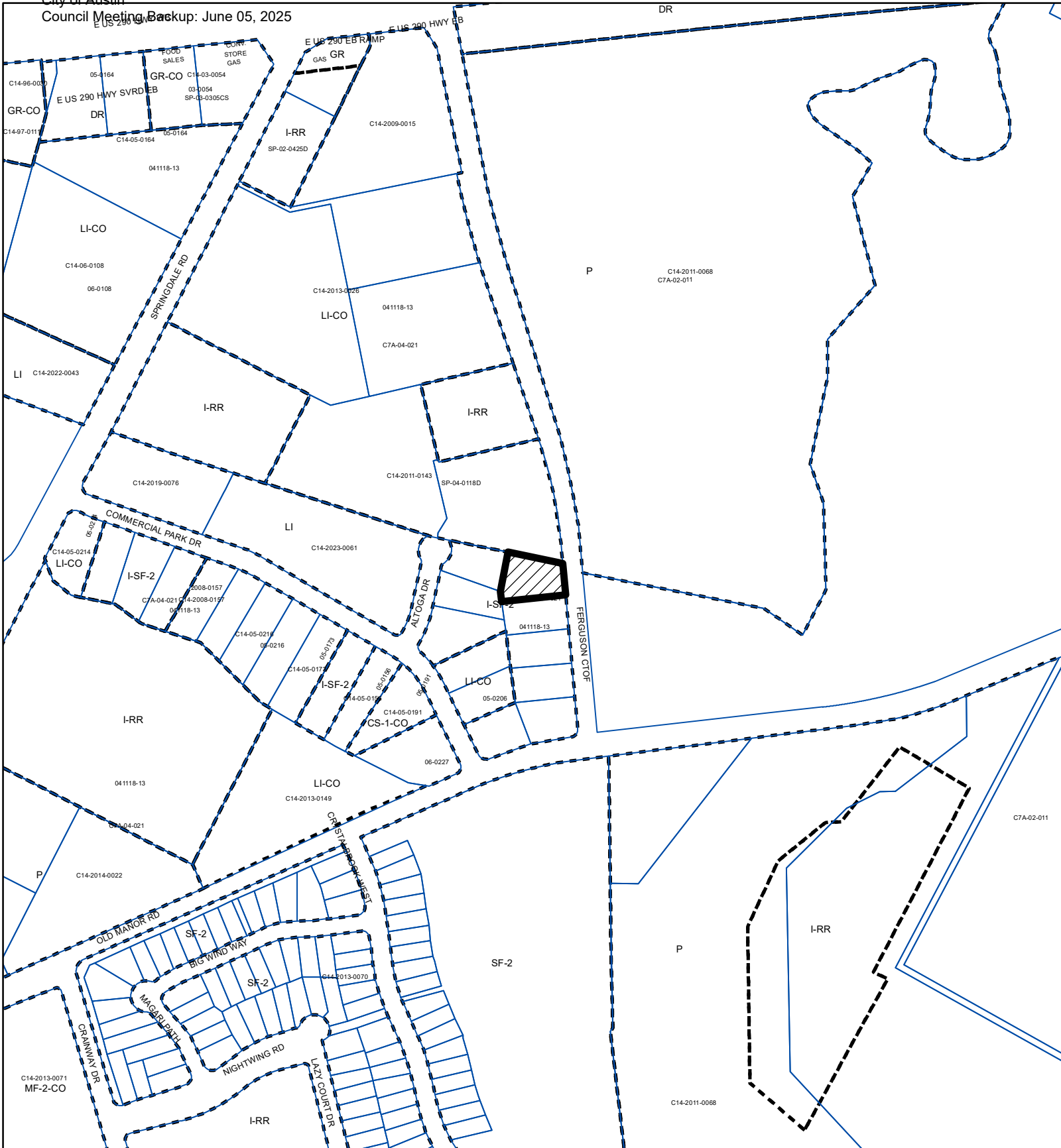
PART 4. This ordinance takes effect on _____, 2025.

PASSED AND APPROVED

_____, 2025 §
 §
 §

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Deborah Thomas Erika Brady
City Attorney City Clerk



ZONING

EXHIBIT "A"

ZONING CASE#: C14-2024-0178



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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