

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 307-503 FERGUSON ROAD FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT AND GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-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 general commercial services (CS) district and general commercial services-conditional overlay (CS-CO) combining district to commercial-liquor sales-conditional overlay (CS-1-CO) combining district on the property described in Zoning Case No. C14-04-0209, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 7, 8, and 9, Block B, Mockingbird Hill Section One Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book S, Page 159 of the Plat Records of Travis County, Texas, (the "Property")

locally known as 307-503 Ferguson Road, in the City of Austin, Travis County, Texas, and 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:

1. The following uses are prohibited uses of the Property:

- |                           |                      |
|---------------------------|----------------------|
| Adult oriented businesses | Liquor sales         |
| Cocktail lounge           | Vehicle storage      |
| Pawn shop services        | Indoor entertainment |
| Exterminating services    | Guidance services    |

2. The maximum height for a building or structure is 40 feet from ground level.

1 3. A site plan or building permit for the Property may not be approved, released, or issued,  
2 if the completed development or uses of the Property, considered cumulatively with all  
3 existing or previously authorized development and uses, generate traffic that exceeds  
4 2,000 trips per day.

5  
6 Except as specifically restricted under this ordinance, the Property may be developed and  
7 used in accordance with the regulations established for the commercial-liquor sales (CS-1)  
8 base district and other applicable requirements of the City Code.

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10 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2005.

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12  
13 **PASSED AND APPROVED**

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16  
17 \_\_\_\_\_, 2005

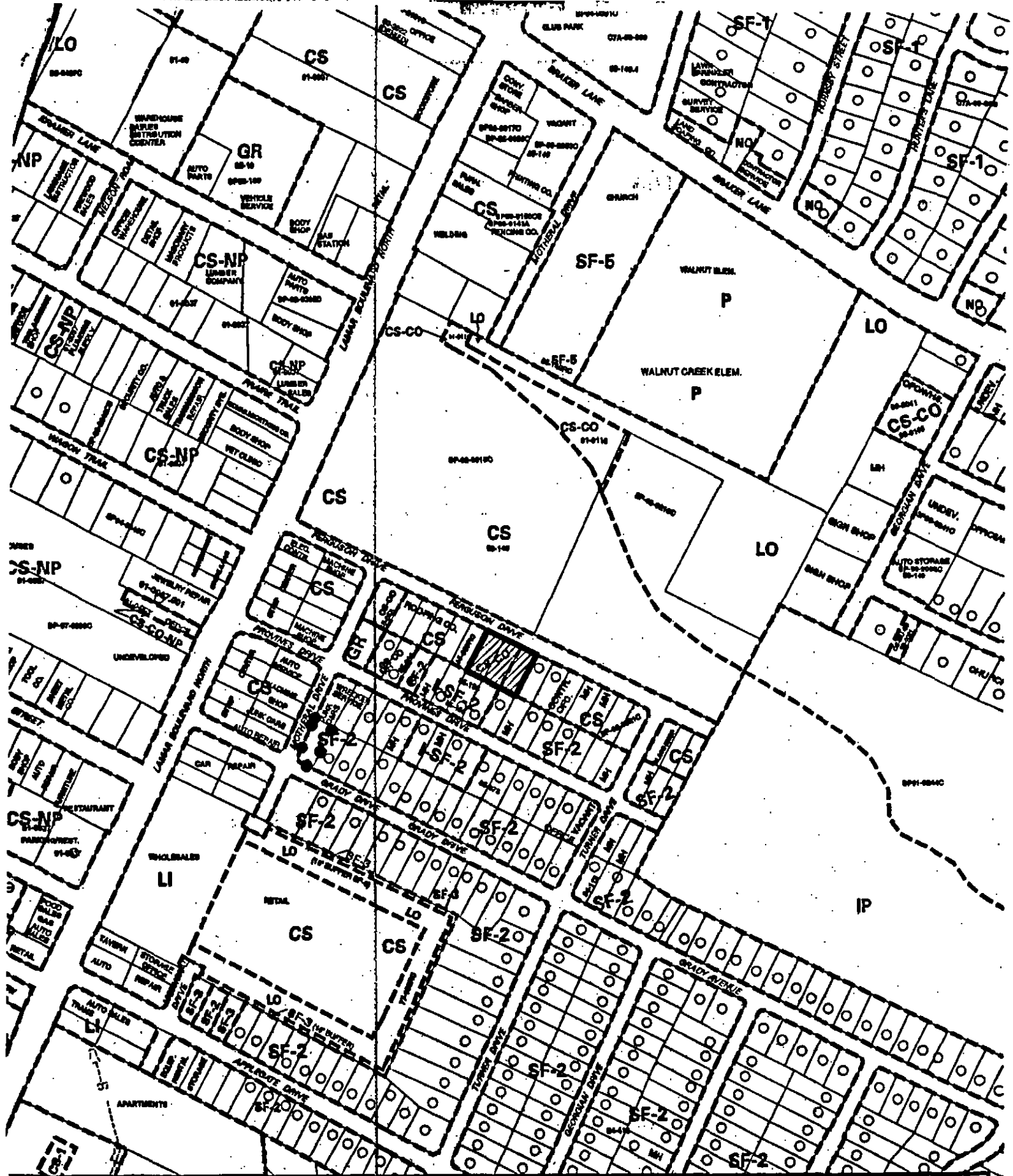
18 Will Wynn  
19 Mayor


20  
21  
22 **APPROVED:**

23 David Allan Smith  
24 City Attorney

**ATTEST:**

Shirley A. Brown  
City Clerk



 1" = 400'	<b>SUBJECT TRACT</b> PENDING CASE ZONING BOUNDARY CASE MGR: T. BOLT	<b>ZONING</b> CASE #: C14-04-0209 ADDRESS: 307-503 FERGUSON DR SUBJECT AREA (acres): 0.620	DATE: 05-01 INTLS: 6M	CITY GRID REFERENCE NUMBER M31
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