

**ORDINANCE NO. 20250605-102**

**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 June 16, 2025.

**PASSED AND APPROVED**

June 5, 2025

§  
§  
§ Kirk Watson  
Kirk Watson  
Mayor

**APPROVED:** Deborah Thomas  
Deborah Thomas  
City Attorney

**ATTEST:** Erika Brady  
Erika Brady  
City Clerk

