

ORDINANCE NO. 20260924-091

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 301 AND 309 EAST WONSLEY DRIVE IN THE NORTH LAMAR COMBINED NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE LOW DENSITY-NEIGHBORHOOD PLAN (MF-2-NP) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-MU-CO-NP) 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 multifamily residence low density-neighborhood plan (MF-2-NP) combining district to neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2026-0014, on file at the Planning Department, as follows:

LOT 1, MONTSERRAT SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Book 85, Page 162D, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 301 and 309 East Wonsley Drive 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:

- (A) Service Station use is a prohibited use of the Property.
- (B) Drive-In Service and drive-through facilities are prohibited as accessory uses.
- (C) The following uses are conditional uses of the Property:

Consumer Repair Services
Pedicab Storage and Dispatch
Printing and Publishing

Off-Site Accessory Parking
Pet Services
Restaurant (General)

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

PART 4. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20100624-112 that established zoning for the Georgian Acres Neighborhood Plan.

PART 5. This ordinance takes effect on October 5, 2026.

PASSED AND APPROVED

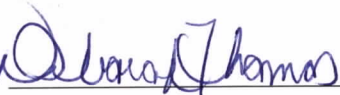
_____, September 24, 2026

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Kirk Watson
Mayor

APPROVED:

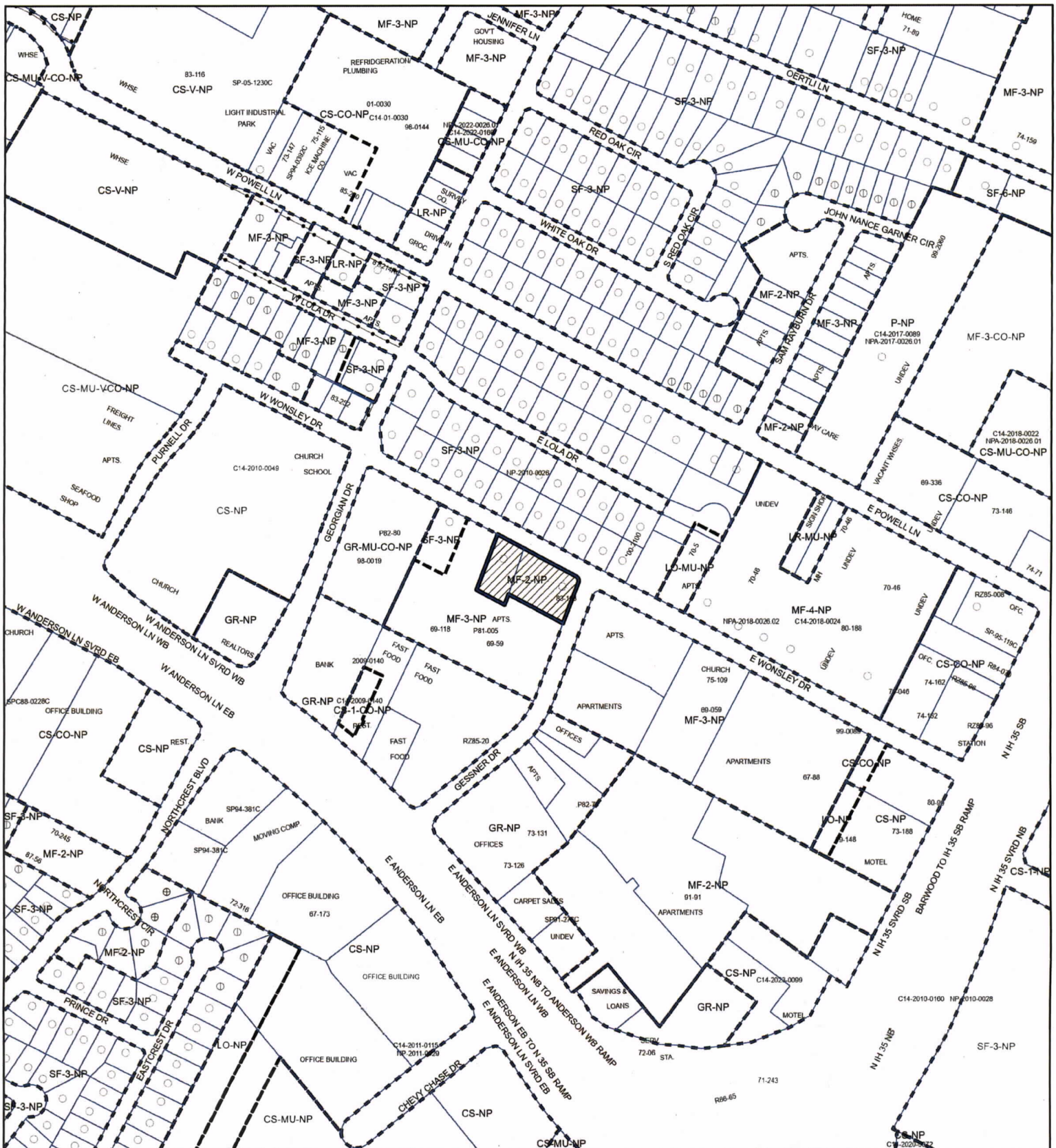


Deborah Thomas
City Attorney

ATTEST:



Erika Brady
City Clerk



ZONING

EXHIBIT "A"

ZONING CASE#: C14-2026-0014



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

0 200 400 Feet

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 Austin Planning for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 2/25/2026