

ORDINANCE NO. 20100923-110

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8616 CULLEN LANE FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-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 single family residence standard lot (SF-2) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2010-0084, on file at the Planning and Development Review Department, as follows:

A 0.229 acre tract of land, more or less, out of Lot A, Ronald Farrell Addition in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 8616 Cullen Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. The maximum height of a building or structure on the Property is 30 feet from ground level.

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

Automotive rentals	Automotive repair services
Automotive washing (of any type)	Bail bond services
Communications services	Community recreation (private)
Community recreation (public)	Congregate living
Consumer repair services	Custom manufacturing
Drop-off recycling collection facility	Exterminating services
Funeral services	Guidance services
Hotel-motel	Indoor entertainment
Theater	Service station
Medical offices (exceeding 5000 s.f. of gross floor area)	Medical offices (not exceeding 5000 s.f. of gross floor area)
Off-site accessory parking	Outdoor entertainment
Pawn shop services	Residential treatment
Restaurant (limited)	Restaurant (general)

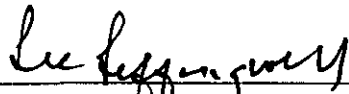
Except as otherwise specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on October 4, 2010.

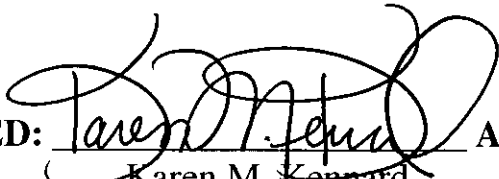
PASSED AND APPROVED

September 23, 2010

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Lee Leffingwell
Mayor

APPROVED:


Karen M. Kennard
Acting City Attorney

ATTEST:

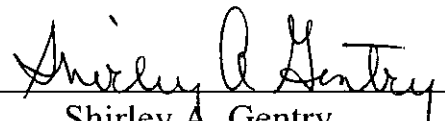

Shirley A. Gentry
City Clerk

EXHIBIT "A"

LEGAL DESCRIPTION

BEING 0.229 OF AN ACRE OF LAND, MORE OR LESS, OUT OF LOT A, RONALD FARRELL ADDITION, A SUBDIVISION RECORDED IN BOOK 75 PAGE 234 OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS, SAID LOT BEING THAT CERTAIN TRACT OF LAND CONVEYED TO AMY L. ROGANS IN INSTRUMENT OF RECORD IN VOLUME 12785 PAGE 1106 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.229 OF AN ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rebar set in the west right of way of Cullen Lane (50' RO.W.) at the northeast corner of Lot 2, T.F. Dunnahoo Subdivision, a subdivision recorded in Volume 683 Page 1 of the Deed Records of said County, same being the southeast corner of said Lot A and the southeast corner and PLACE OF BEGINNING hereof;

THENCE with the common line of said Lots 2 and Lot A, N 79°40'58" W a distance of 46.00 feet to a point on a chain link fence for the southwest corner hereof, from which, a ½" iron rebar set at the southwest corner of said Lot A bears: N 79°40'58" W a distance of 244.34 feet;

THENCE leaving the south line of said Lot A, over and across said Lot A the following eight (8) courses:

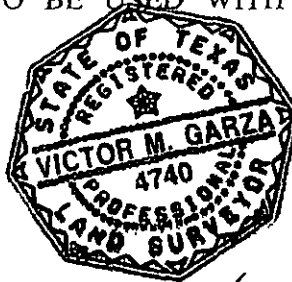
1. N 04°36'15" E a distance of 96.43 feet to a chain link fence post for an angle point hereof;
2. S 84°38'46" W a distance of 39.94 feet to a chain link fence post for an angle point hereof;
3. N 00°57'49" W a distance of 25.01 feet to a chain link fence post for an angle point hereof;
4. N 82°21'22" E a distance of 15.49 feet to a chain link fence post for an angle point hereof;
5. N 18°46'11" E a distance of 18.14 feet to a wood shed corner for an angle point hereof;
6. N 10°54'27" E a distance of 14.90 feet to a wood shed corner for an angle point hereof;
7. S 79°05'33" E a distance of 16.31 feet to wood shed corner for an angle point hereof;
8. N 10°19'46" E a distance of 6.13 feet to a point in the south line of Lot 2, T.H. Neal Addition, a subdivision recorded in Book 27 Page 6 of the Plat Records of said County for the northwest corner hereof, from which a ½" iron rebar found at the northwest corner of said Lot A bears: N 79°40'14" W a distance of 199.57 feet;

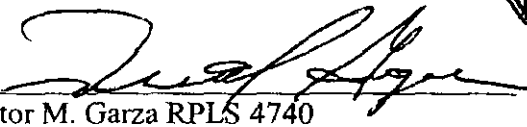
SCANNED

THENCE with the north line of said Lot A, same being the south line of said Lot 2, T.H. Neal Addition, S 79°40'14" E a distance of 65.31 feet to a ½" iron rebar set in west right of way line of said Cullen Lane, at the southeast corner of said Lot 2, T.H. Neal Addition, same being the northeast corner of said Lot A and the northeast corner hereof,

THENCE with the west right of way line of said Cullen Lane, same being the east line of said Lot A, S 10°24'00" W (Bearing Basis) a distance of 153.26 feet to the PLACE OF BEGINNING hereof, containing a calculated area of 0.229 of an acre of land, more or less.

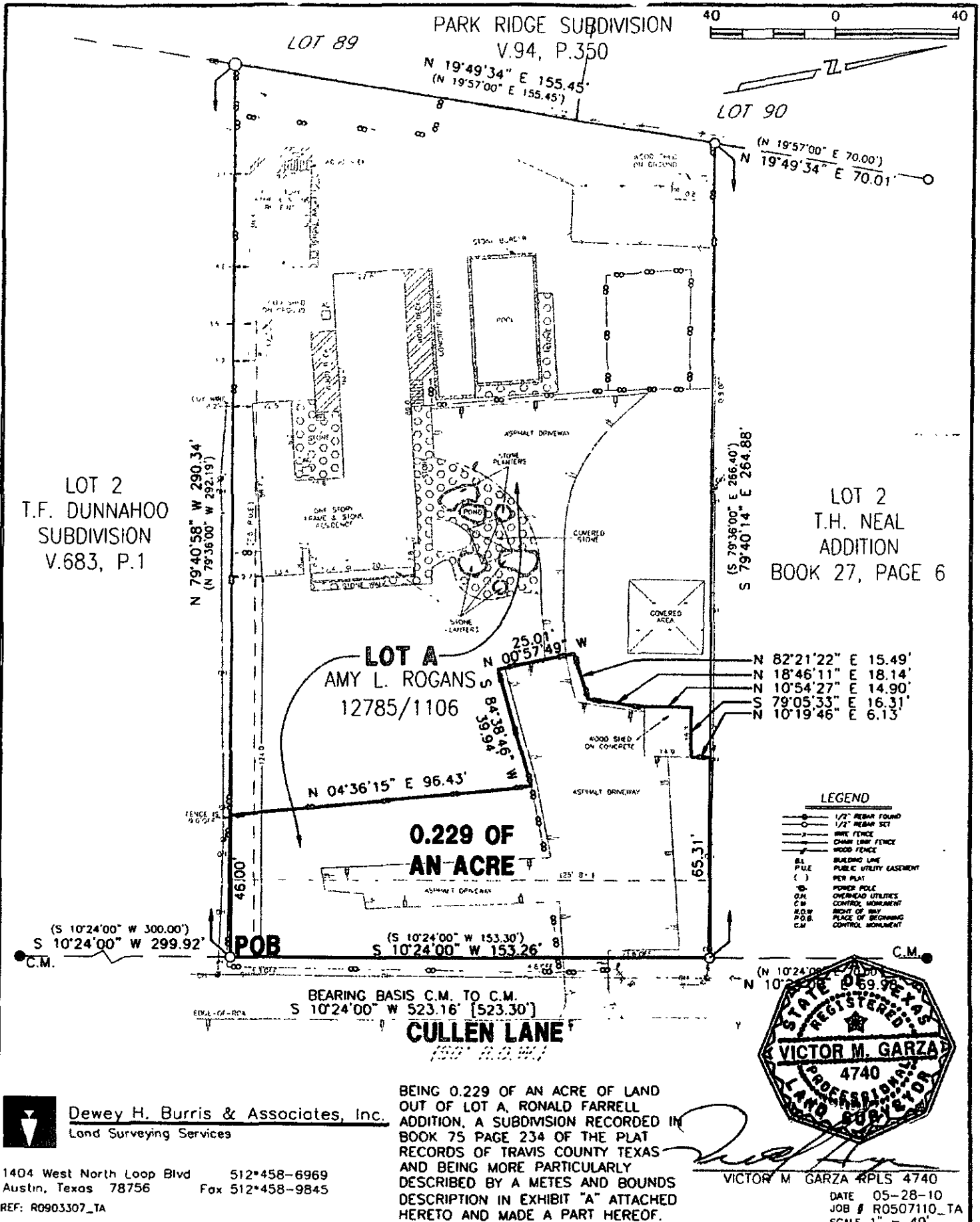
THIS LEGAL DESCRIPTION IS TO BE USED WITH THE ACCOMPANING SURVEY MAP ONLY




Victor M. Garza RPLS 4740

05/28/10
Date

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1404 W. North Loop Blvd.
Austin, Texas 78756
Phone (512) 458-6969
Fax (512) 458-1129
R0507110_TA



SKETCH TO ACCOMPANY FIELD NOTES FOR PROPOSED CHANGE

SCANNED



ZONING EXHIBIT B



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 200'

ZONING CASE#: C14-2008-0084
 LOCATION: 8616 CULLEN LN
 SUBJECT AREA: 0.229 ACRES
 GRID: G14
 MANAGER: WENDY RHOADES



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.