

ORDINANCE NO. 040826-Z-1

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9200 CULLEN LANE FROM RURAL RESIDENCE (RR) 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 rural residence (RR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-04-0037, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 2, Slaughter @ Cullen Commercial Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 99, Page 144, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 9200 Cullen Lane, 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:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Business or trade school
Business support services	Club or lodge
Commercial off-street parking	Communication services
Communication service facilities	Drop-off recycling collection facility
Exterminating services	Funeral services
Hospital services (general)	Indoor entertainment
Indoor sports and recreation	Off-street accessory parking
Outdoor entertainment	Outdoor sports and recreation
Pawn shop services	Personal improvement services
Research services	Residential treatment
Service station	Theater

2. The following uses are conditional uses of the Property

Congregate living
Community recreation (public)
Hospital services (limited)

Community recreation (private)
Group home, Class II

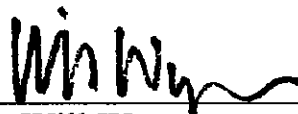
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on September 6, 2004.

PASSED AND APPROVED

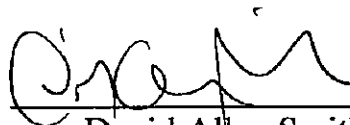
_____, August 26, 2004

§
§
§



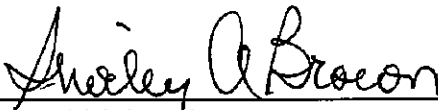
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

