

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 8616 CULLEN LANE FROM SINGLE FAMILY**  
3 **RESIDENCE STANDARD LOT (SF-2) DISTRICT TO COMMUNITY**  
4 **COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.**

5  
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7  
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
9 change the base district from single family residence standard lot (SF-2) district to  
10 community commercial-conditional overlay (GR-CO) combining district on the property  
11 described in Zoning Case No. C14-2010-0084, on file at the Planning and Development  
12 Review Department, as follows:

13  
14 A 0.229 acre tract of land, more or less, out of Lot A, Ronald Farrell Addition in  
15 Travis County, the tract of land being more particularly described by metes and  
16 bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

17  
18 locally known as 8616 Cullen Lane, in the City of Austin, Travis County, Texas, and  
19 generally identified in the map attached as Exhibit "B".

20  
21 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
22 established by this ordinance is subject to the following conditions:

- 23  
24  
25 A. A site plan or building permit for the Property may not be approved, released,  
26 or issued, if the completed development or uses of the Property, considered  
27 cumulatively with all existing or previously authorized development and uses,  
28 generate traffic that exceeds 2,000 trips per day.  
29  
30  
31 B. The maximum height of a building or structure on the Property is 30 feet from  
32 ground level.  
33  
34  
35

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 \_\_\_\_\_, 2010.

**PASSED AND APPROVED**

_____	§	_____
_____	§	_____
_____, 2010	§	_____
		Lee Leffingwell
		Mayor

<b>APPROVED:</b> _____	<b>ATTEST:</b> _____
Karen M. Kennard	Shirley A. Gentry
Acting City Attorney	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;

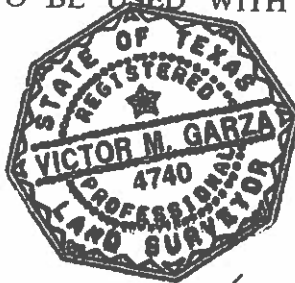
THENCE leaving the south line of said Lot A, over and across said Lot A the following eight (8) courses:

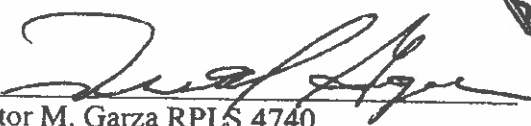
1. N 04°36'15" E a distance of 96.43 feet to a chain link fence post for an angle point hereof;
2. S 84°38'46" W a distance of 39.94 feet to a chain link fence post for an angle point hereof;
3. N 00°57'49" W a distance of 25.01 feet to a chain link fence post for an angle point hereof;
4. N 82°21'22" 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;

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;

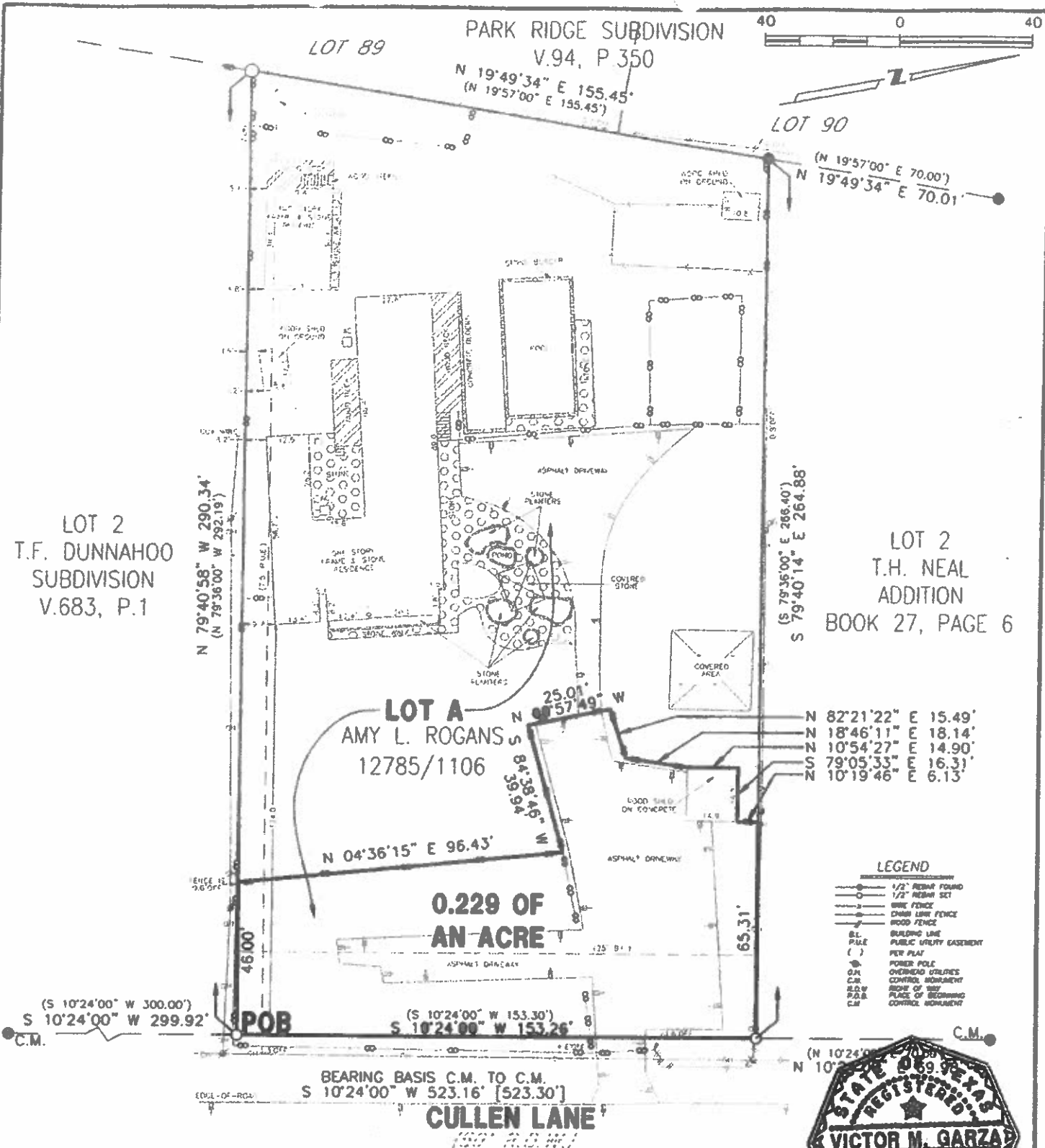
THENCE with the west right of way line of said Cullen Lane, same being the east line of said Lot A, S 10°24'00" W (Bearing Basis) a distance of 153.26 feet to the PLACE OF BEGINNING hereof, containing a calculated area of 0.229 of an acre of land, more or less.

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



  
Victor M. Garza RPLS 4740  
05/28/10  
Date

Dewey H. Burris and Associates, Inc.  
1404 W. North Loop Blvd.  
Austin, Texas 78756  
Phone (512) 458-6969  
Fax (512) 458-1129  
R0507110\_TA



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OUT OF LOT A, RONALD FARRELL  
ADDITION, A SUBDIVISION RECORDED IN  
BOOK 75 PAGE 234 OF THE PLAT  
RECORDS OF TRAVIS COUNTY TEXAS  
AND BEING MORE PARTICULARLY  
DESCRIBED BY A METES AND BOUNDS  
DESCRIPTION IN EXHIBIT "A" ATTACHED  
HERETO AND MADE A PART HEREOF.



VICTOR M. GARZA RPLS 4740  
DATE 05-28-10  
JOB # R0507110\_TA  
SCALE 1" = 40'

**Dewey H. Burris & Associates, Inc.**  
Land Surveying Services  
1404 West North Loop Blvd. 512°458-6969  
Austin, Texas 78756 Fox 512°458-9845  
REF: R0903307\_TA

SKETCH TO ACCOMPANY FIELD NOTES FOR PROPOSED CHANGE

SCANNED



## ZONING EXHIBIT B

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



- N
- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 200'

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.