

**ORDINANCE NO. 050310-Z-2**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8602 CULLEN LANE FROM DEVELOPMENT RESERVE (DR) DISTRICT AND SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-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 development reserve (DR) district and single family residence standard lot (SF-2) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-04-0179, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 1, T.H. Neal Addition, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 27, Page 6, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 8602 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. A six-foot high solid fence shall be provided along the west and north property lines.
2. A 40-foot wide landscape buffer shall be provided adjacent to the west property line. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.
3. Except as provided in Subsection Four, a six-foot high solid fence and a 25-foot wide landscape buffer shall be provided along the south property line adjacent to the adjoining single family uses. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

4. A fence and landscape buffer are no longer required if the adjacent property to the south is not used as a single family residence use, a two-family residence use, or a duplex use.
5. The maximum height of a building or structure is 30 feet from ground level.
6. 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.
7. The following uses are prohibited uses of the Property:

Adult oriented businesses	Automotive rentals
Automotive repair services	Automotive washing (of any type)
Cemetery	Congregate living
Construction sales and services	Commercial blood plasma center
Community recreation (private)	Community recreation (public)
Consumer repair services	Convenience storage
Counseling services	Custom manufacturing
Drop-off recycling collection facility	Equipment repair services
Equipment sales	Funeral services
Hotel-motel	Indoor entertainment
Kennels	Laundry services
Medical offices (any size)	Off-site accessory parking
Outdoor entertainment	Pawn shop services
Restaurant (limited)	Restaurant (general)
Service station	Theater
Transitional housing	Transportation terminal
Veterinary services	Campground
Guidance services	Residential treatment
Communications services	Laundry service

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

**PART 3.** This ordinance takes effect on March 21, 2005.

**PASSED AND APPROVED**

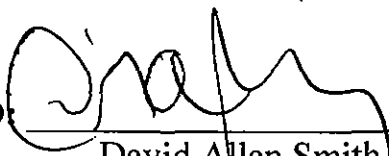
March 10, 2005 §

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Will Wynn  
Mayor

**APPROVED:**

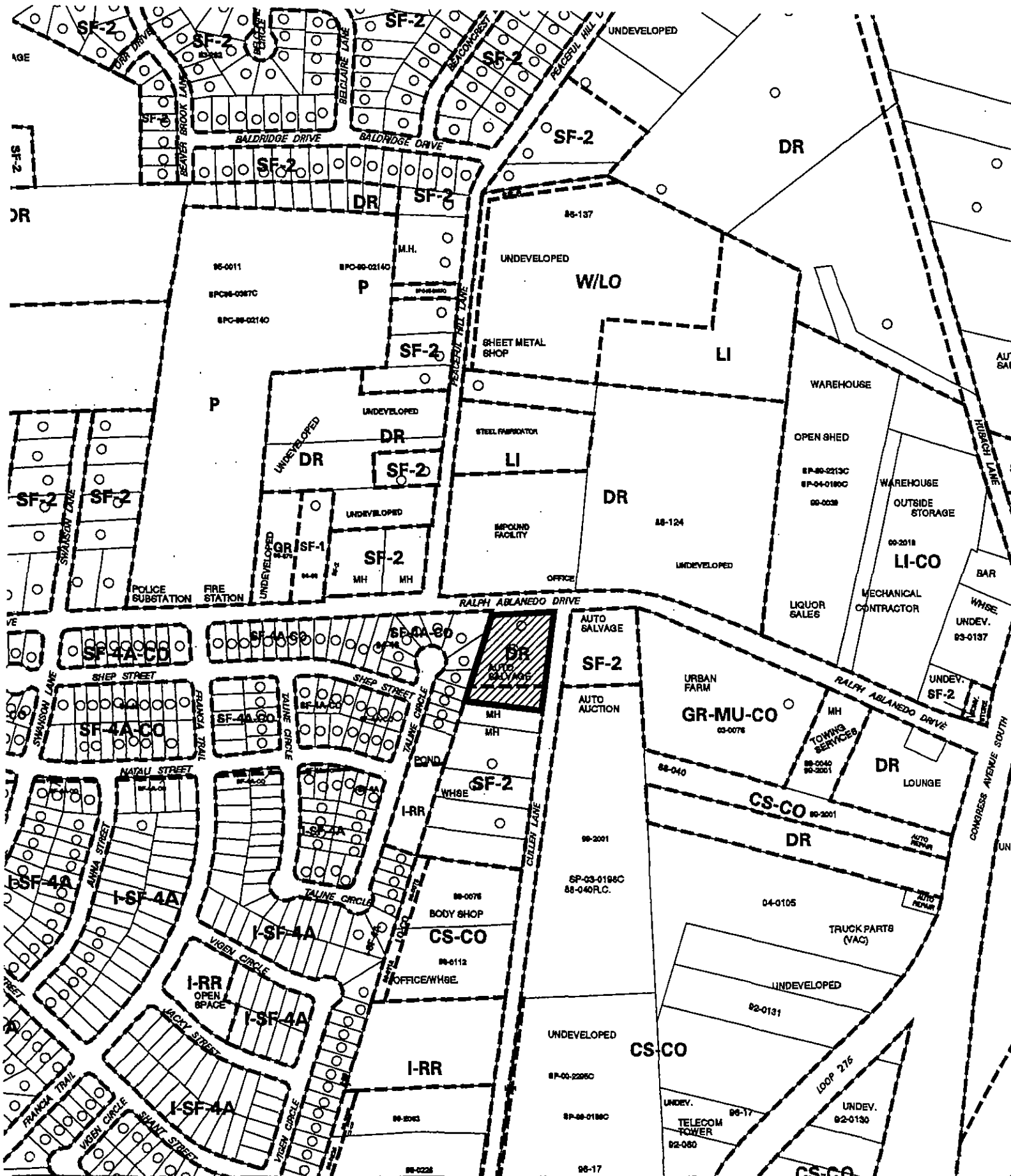


David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Brown  
City Clerk



 1" = 400'	SUBJECT TRACT 	<b>ZONING EXHIBIT A</b>		CITY GRID REFERENCE NUMBER <b>G14</b>
	PENDING CASE 			
	ZONING BOUNDARY 	<b>CASE #: C14-04-0179</b> <b>ADDRESS: 8002 CULLEN LANE</b> <b>SUBJECT AREA (acres): 1.600</b>	<b>DATE: 04-11</b> <b>INTLS: SM</b>	
	CASE MGR: W. WALSH			