

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 8702 CULLEN LANE FROM SINGLE FAMILY-**
3 **STANDARD LOT (SF-2) DISTRICT TO COMMUNITY COMMERCIAL-MIXED**
4 **USE-CONDITIONAL OVERLAY (GR-MU-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-standard lot (SF-2) district to community
10 commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the
11 property described in Zoning Case No. C14-2022-0069, on file at the Housing and
12 Planning Department, as follows:

13
14 LOT 1, BARRY A. PRESLEY SUBDIVISION, a subdivision in the City of
15 Austin, Travis County, Texas, according to the map or plat of record in Plat Book
16 79, Page 221 of the Plat Records of Travis County, Texas (the "Property"),

17
18 locally known as 8702 Cullen Lane in the City of Austin, Travis County, Texas, and
19 generally identified in the map attached as **Exhibit "A"**.

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 The following uses are prohibited uses of the Property:

Automotive rentals	Automotive sales
Automotive washing (of any type)	Bail bond services
Communications services	Community recreation (private)
Community recreation (public)	Consumer repair services
Drop-off recycling collection facility	Exterminating services
Funeral services	Hotel-motel
Indoor entertainment	Medical offices (exceeding 5000 square feet of gross floor area)
Medical offices (not exceeding 5000 square feet of gross floor area)	Off-site accessory parking

Outdoor entertainment
Restaurant (general)
Service station

Pawn shop services
Restaurant (limited)
Theater

PART 3. 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, mixed use (MU) combining district, and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on _____, 2022.

PASSED AND APPROVED

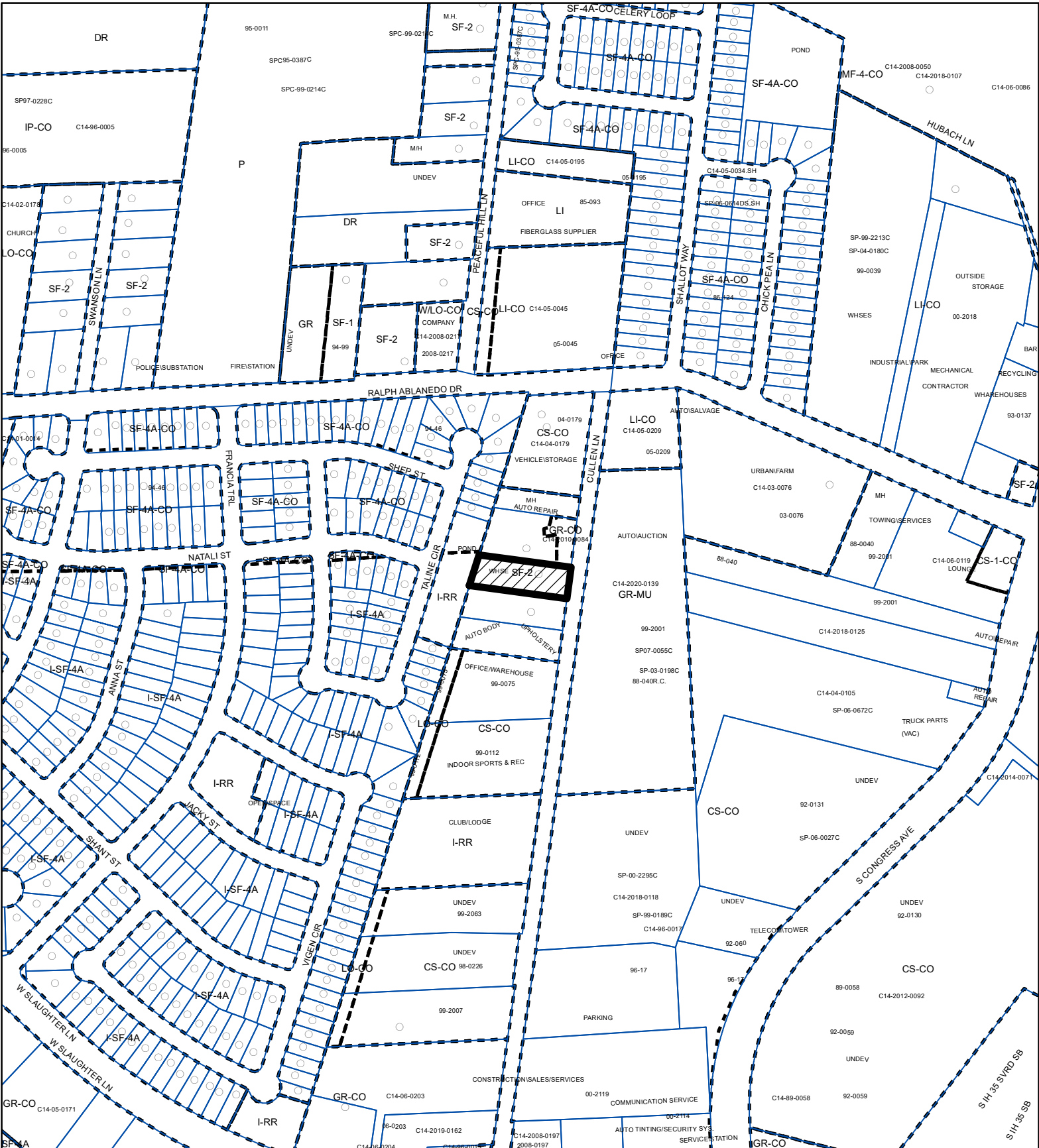
_____, 2022 §
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Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Myrna Rios
City Clerk



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

ZONING

EXHIBIT "A"

ZONING CASE#: C14-2022-0069

1" = 400'

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



Created: 6/7/2022