

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 1215, 1301 AND 1307 WELLS BRANCH PARKWAY**
3 **FROM RURAL RESIDENCE DISTRICT (RR) DISTRICT TO GENERAL**
4 **COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING**
5 **DISTRICT.**

6
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from rural residence district (RR) district to general commercial
11 services-conditional overlay (CS-CO) combining district on the property described in
12 Zoning Case No. C14-2011-0123, on file at the Planning and Development Review
13 Department, as follows:
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15 Lots 6, 7 and 8, Block C, Wells Point Commercial Section Three Subdivision, a
16 subdivision in the City of Austin, Travis County, Texas, as described in a Warranty
17 Deed under in Document No. 2004084880 of the Official Public Records of Travis
18 County, Texas (the "Property"),
19

20 locally known as 1215, 1301 and 1307 Wells Branch Parkway in the City of Austin, Travis
21 County, Texas, and generally identified in the map attached as Exhibit "A".
22


23 **PART 2.** The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:
25

26 The following uses are prohibited uses of the Property:
27

28 Adult oriented businesses
29 Pawn shop services
30

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





 1" = 400'

ZONING **ZONING CASE#: C14-2011-0123**



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