

**ORDINANCE NO. 2011208-125**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1215, 1301 AND 1307 WELLS BRANCH PARKWAY FROM RURAL RESIDENCE DISTRICT (RR) 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 rural residence district (RR) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2011-0123, on file at the Planning and Development Review Department, as follows:

Lots 6, 7 and 8, Block C, Wells Point Commercial Section Three Subdivision, a subdivision in the City of Austin, Travis County, Texas, as described in a Warranty Deed under in Document No. 2004084880 of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 1215, 1301 and 1307 Wells Branch Parkway 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:

The following uses are prohibited uses of the Property:

Adult oriented businesses  
Pawn shop services

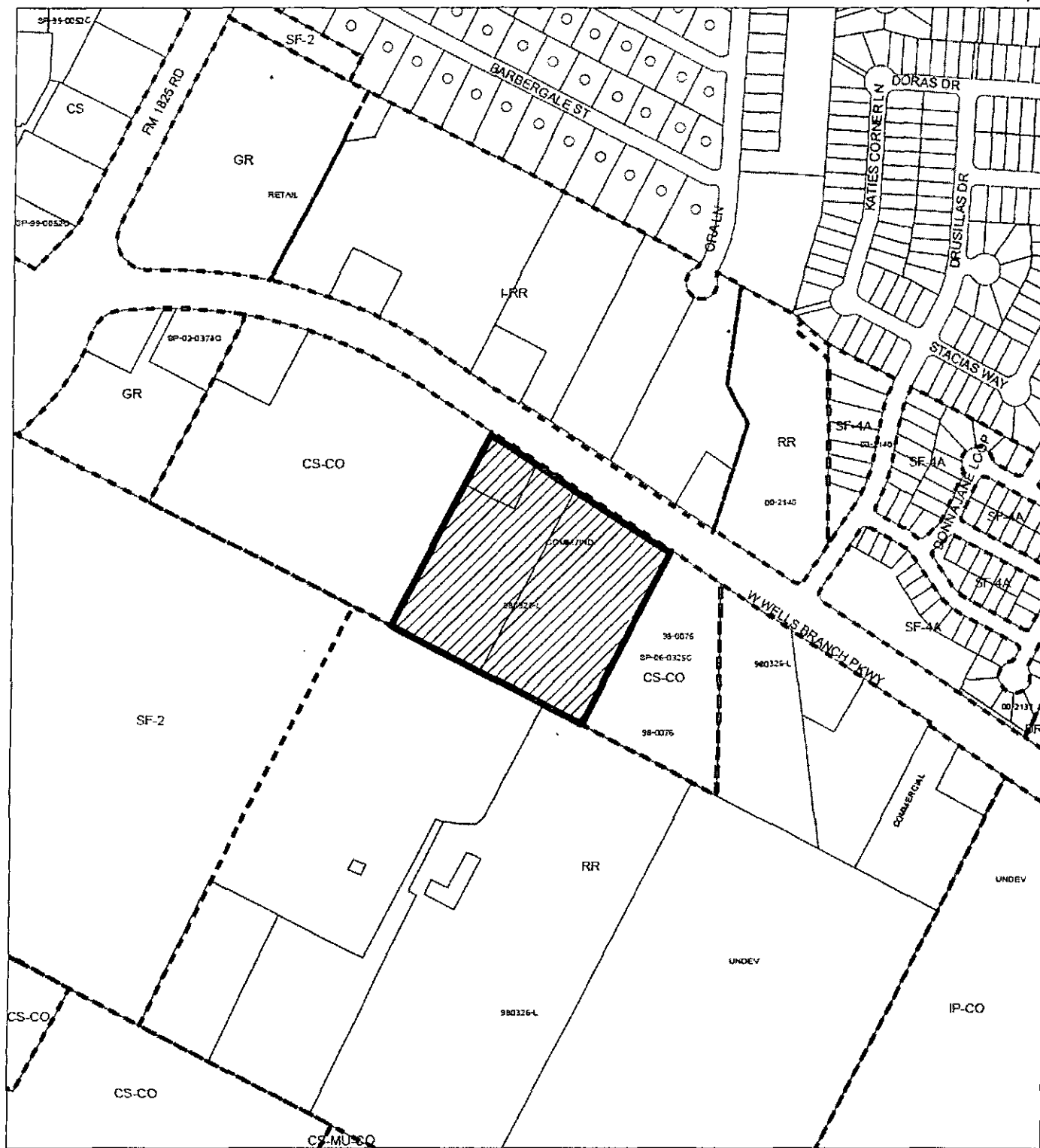
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on December 19, 2011.

**PASSED AND APPROVED**

December 8, 2011 §  
§  
§  
\_\_\_\_\_  
Lee Leffingwell  
Mayor

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
Karen M. Kennard  
City Attorney  
Shirley A. Gentry  
City Clerk



1" = 400'



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2011-0123

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

