

ORDINANCE NO. 041007-Z-11

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 2105 AND 2107 BOCA RATON DRIVE AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-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 interim rural residence (I-RR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No.C14-04-0111, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 1 and 2, Onion Creek Section 4-E Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 87, Page 70D, of the Plat Records of the Official Public Records of Travis County, Texas, (the "Property")

locally known as 2105 and 2107 Boca Raton Drive, 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 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.
2. The following uses are prohibited uses of the Property:

Automotive repair services
Automotive washing (of any type)
Exterminating services
Indoor entertainment
Off-site accessory parking

Automotive sales
Commercial off-street parking
Funeral services
Indoor sports and recreation
Outdoor entertainment

Outdoor sports and recreation
Plant nursery
Club or lodge
Community recreation (public)
Cultural services
Day care services (limited)
Group home, Class I (general)
Group home, Class II
Hospital services (general)
Public primary educational facilities
Residential treatment
Automotive rentals

Pawn shop service
Research services
Community recreation (private)
Congregate living
Day care services (commercial)
Family home
Group home, Class I (limited)
Guidance services
Private secondary educational facilities
Public secondary educational facilities
Transportation terminal

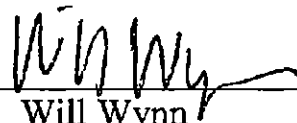
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on October 18, 2004.

PASSED AND APPROVED

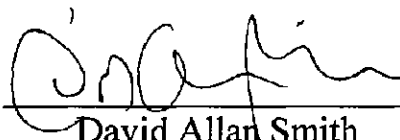
_____, October 7, 2004

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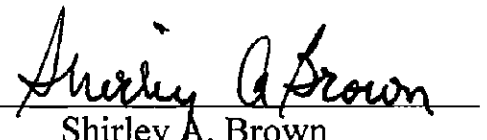
Will Wynn
Mayor

APPROVED:

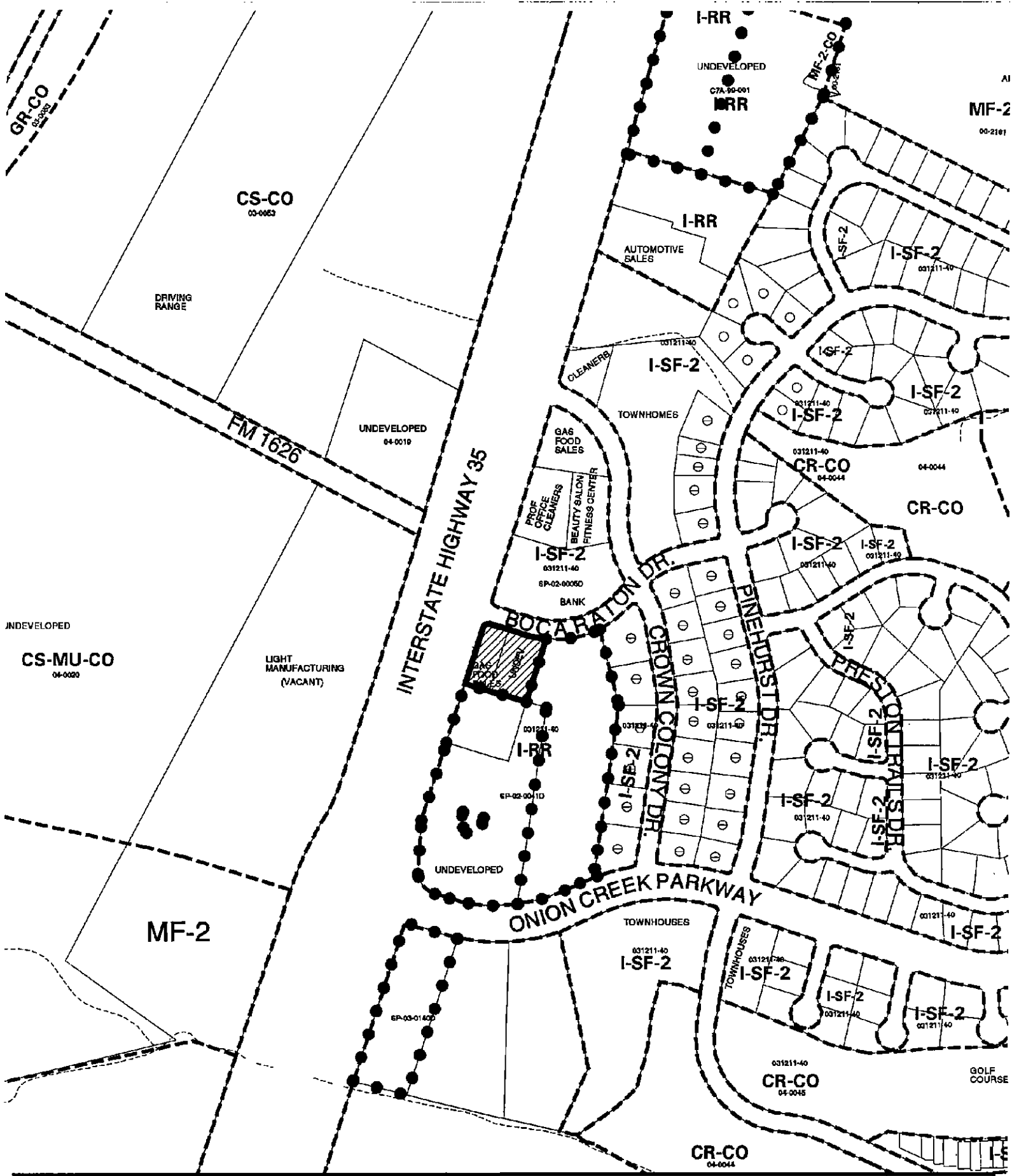


David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk



 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: W.WALSH	 	ZONING EXHIBIT A CASE #: C14-04-0111 ADDRESS: 2105-2107 BOCA RATON DR SUBJECT AREA (acres): 0.965	DATE: 04-08 INTLS: TRC	CITY GRID REFERENCE NUMBER F11
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