

**ORDINANCE NO. 20050901-Z007**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 2110 BOCA RATON DRIVE AND CHANGING THE ZONING MAP FROM INTERIM SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-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 single family residence standard lot (I-SF-2) district to neighborhood commercial-conditional overlay (LR-CO) combining district on the property described in Zoning Case No. C14-05-0102, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 1, Onion Creek Section 4D Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 83, Page 55C and 55D, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2110 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:

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.

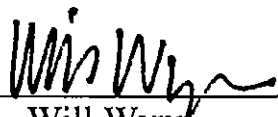
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR-CO) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on September 12, 2005.

**PASSED AND APPROVED**

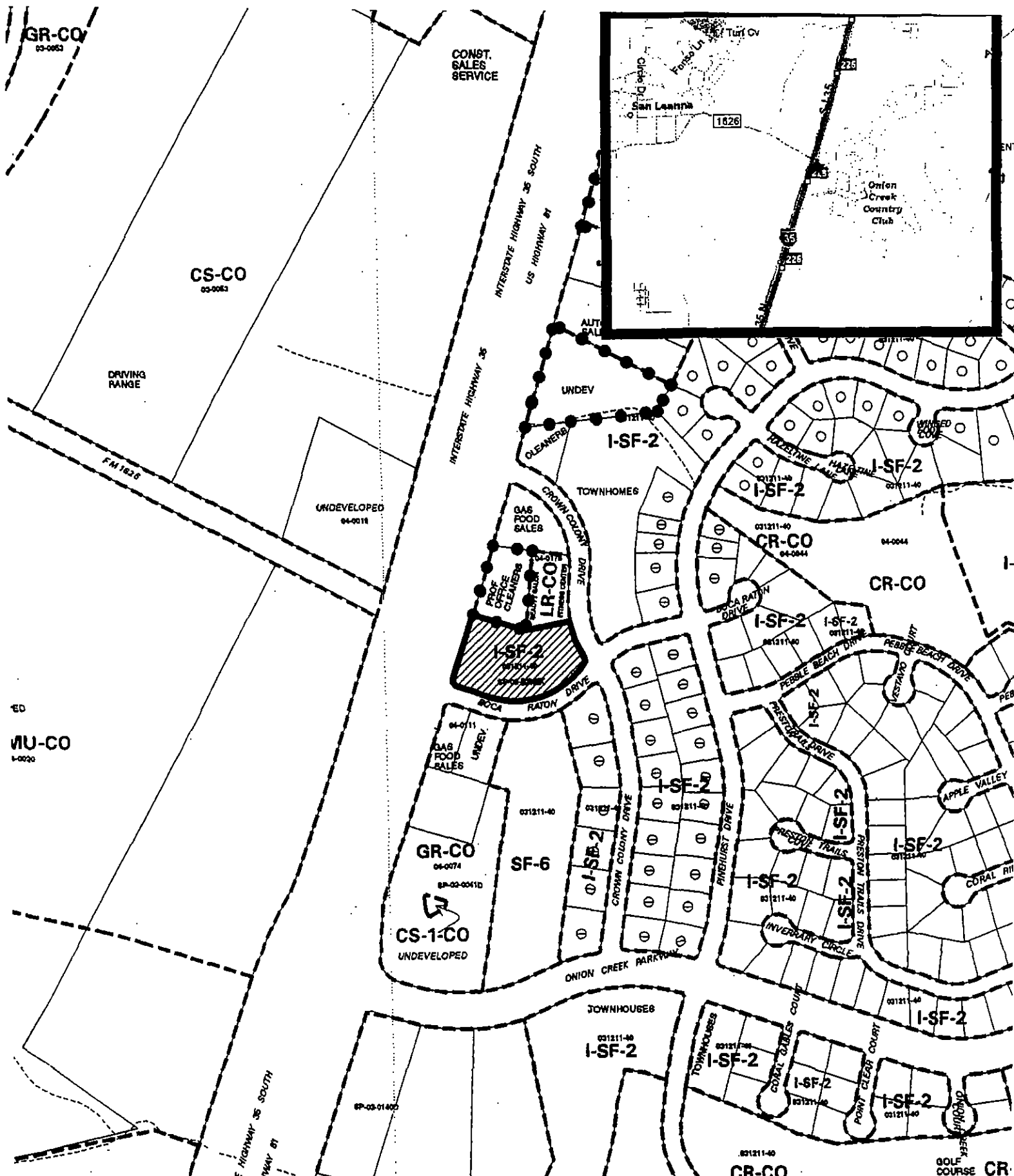
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September 1, 2005

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Will Wynn  
Mayor

**APPROVED:**  \_\_\_\_\_ **ATTEST:**  \_\_\_\_\_  
David Allan Smith  
City Attorney

Shirley A. Brown  
City Clerk



SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY  
 CASE MGR: W. WALSH

CASE #: C14-05-0102  
 ADDRESS: 2110 BOCA RATON DR  
 SUBJECT AREA (acres): 2

ZONING EXHIBIT A  
 DATE: 05-07  
 INTLS: SM

CITY GRID  
 REFERENCE  
 NUMBER  
 F11