

**ORDINANCE NO. 20231109-042**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 714 TURTLE CREEK BOULEVARD IN THE SOUTH AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE LOW DENSITY-NEIGHBORHOOD PLAN (MF-2-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (GR-MU-V-NP) 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 multifamily residence low density-neighborhood plan (MF-2-NP) combining district to community commercial-mixed use-vertical mixed use building-neighborhood plan (GR-MU-V-NP) combining district on the property described in Zoning Case No. C14-2023-0042, on file at the Planning Department, as follows:

LOT 1, BLOCK AA, TURTLE ESTATES SECTION 2, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 59, Page 26, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 714 Turtle Creek Boulevard in the City of Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit "A"**.

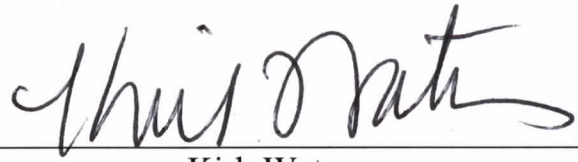
**PART 2.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20141106-088 that established zoning for the Garrison Park Neighborhood Plan.

**PART 3.** This ordinance takes effect on November 20, 2023.

**PASSED AND APPROVED**

\_\_\_\_\_, November 9 \_\_\_\_\_, 2023

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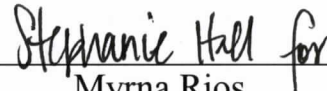
Kirk Watson  
Mayor

**APPROVED:**



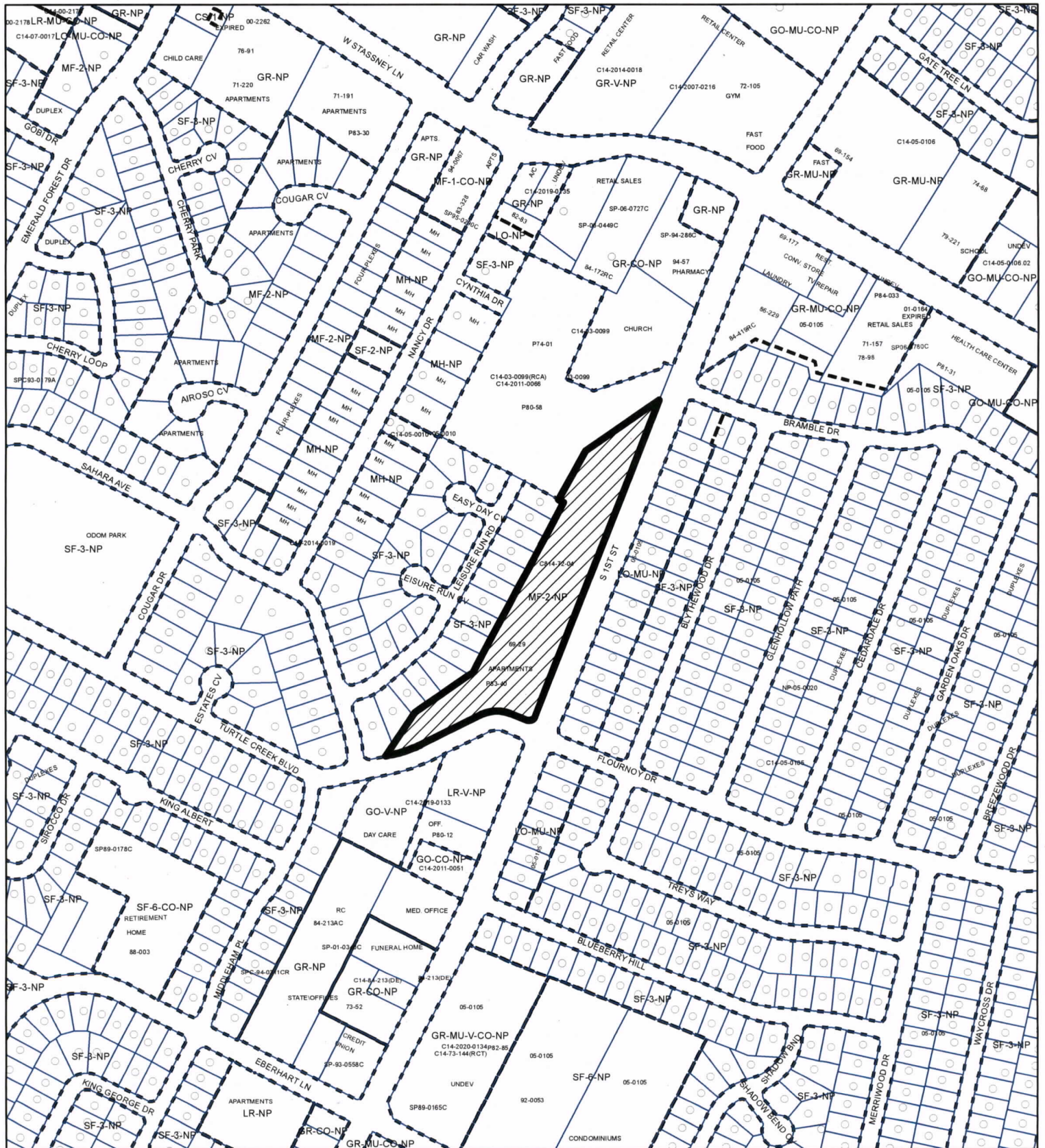
Anne L. Morgan  
City Attorney

**ATTEST:**



Myrna Rios  
City Clerk








## ZONING

## EXHIBIT "A"

ZONING CASE#: C14-2023-0042

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



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



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