

**ORDINANCE NO.** \_\_\_\_\_

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 2201 WILLOW CREEK DRIVE FROM**  
3 **MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT TO**  
4 **COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED USE**  
5 **BUILDING-DENSITY BONUS 90 (GR-MU-V-DB90) COMBINING 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 multifamily residence medium density (MF-3) base district to  
11 community commercial-mixed use-vertical mixed use building-density bonus 90 (GR-MU-  
12 V-DB90) combining district on the property described in Zoning Case No. C14-2023-  
13 0134, on file at the Planning Department, as follows:

14  
15 LOT 2, BLOCK C, WILLOW CREEK SECTION FIVE, a subdivision in the City  
16 of Austin, Travis County, Texas, according to the map or plat of record in Volume  
17 63, Page 21, of the Plat Records of Travis County, Texas (the "Property"),

18  
19 locally known as 2201 Willow Creek Drive in the City of Austin, Travis County, Texas,  
20 generally identified in the map attached as **Exhibit "A"**.

21  
22 **PART 2.** The Property may be developed in compliance and used in accordance with the  
23 regulations established for density bonus 90 (DB90) combining district and other applicable  
24 requirements of the City Code.

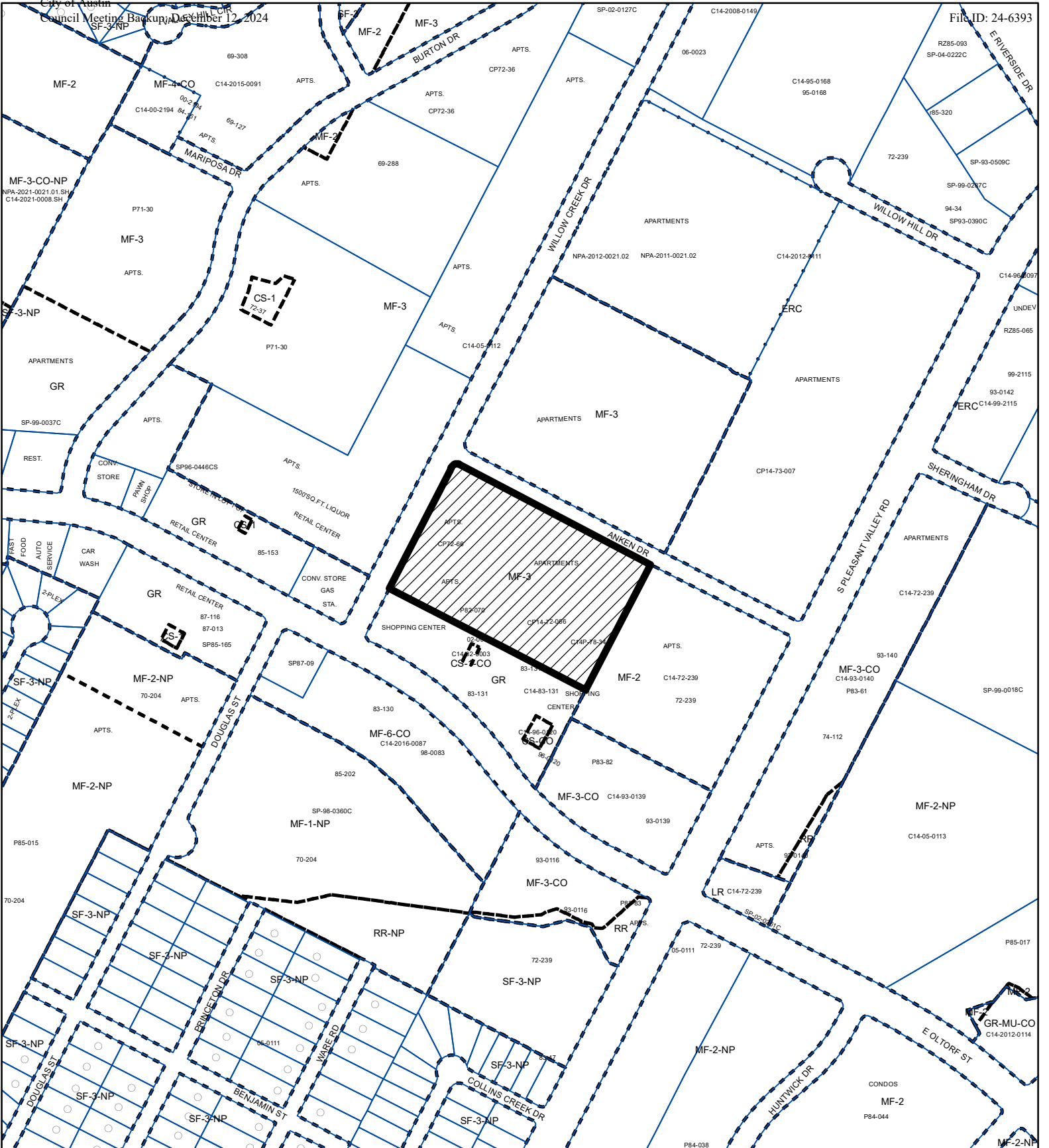
25  
26 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2024.




27  
28 **PASSED AND APPROVED**

29  
30 §  
31 §  
32 \_\_\_\_\_, 2024 § \_\_\_\_\_

33 Kirk Watson  
34 Mayor

35  
36  
37 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
38 Deborah Thomas Myrna Rios  
39 Interim City Attorney City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

### ZONING CASE#: C14-2023-0134

## EXHIBIT "A"



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

1" = 400'

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