

ORDINANCE NO. 20260924-093

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2117 WEST 49TH STREET AND 4709 ROSEDALE AVENUE FROM FAMILY RESIDENCE (SF-3) DISTRICT TO MULTIFAMILY RESIDENCE HIGHEST DENSITY-CONDITIONAL OVERLAY (MF-6-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 family residence (SF-3) base district to multifamily residence highest density-conditional overlay (MF-6-CO) combining district on the property described in Zoning Case No. C14-2025-0094, on file at the Planning Department, as follows:

LOTS 5-24, BLOCK 33, AND LOTS 13-21, BLOCK 34, ROSEDALE-H, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 4, Page 26, of the Plat Records of Travis County, Texas, along with that portion of Rosedale Avenue running south from West 49th Street to the north property line of LOT 4, BLOCK 33, and the north property line of LOT 22, BLOCK 34, ROSEDALE-H, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 4, Page 26, of the Plat Records of Travis County, Texas, vacated by ordinance recorded in Volume 873, Page 569, of the Deed Records of Travis County, Texas, SAVE AND EXCEPT that strip of land dedicated to the public for street purposes recorded in Volume 946, Page 17, of the Deed Records of Travis County, Texas, and SAVE AND EXCEPT that 589 square feet of land conveyed to the City of Austin by deed recorded in Volume 1787, Page 225, of the Deed Records of Travis County, Texas (the "Property"),

locally known as 2117 West 49th Street and 4709 Rosedale Avenue in the City of Austin, Travis County, Texas, 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 maximum height of a building or structure on the Property shall not exceed 75 feet.

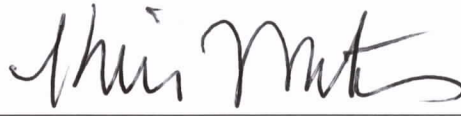
PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence highest density (MF-6) base district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on October 5, 2026.

PASSED AND APPROVED

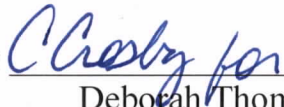
_____, September 24, 2026

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Kirk Watson
Mayor

APPROVED:



Deborah Thomas
City Attorney

ATTEST:



Erika Brady
City Clerk

Created: 2/10/2026