

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 206 AND 206 1/2 EAST ANNIE STREET AND 1710**  
3 **BRACKENRIDGE STREET IN THE GREATER SOUTH RIVER CITY**  
4 **COMBINED NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-**  
5 **NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO**  
6 **MULTIFAMILY RESIDENCE MEDIUM DENSITY-NEIGHBORHOOD PLAN**  
7 **(MF-3-NP) COMBINING DISTRICT.**

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9 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

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11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
12 change the base district from family residence-neighborhood plan (SF-3-NP) combining  
13 district to multifamily residence medium density-neighborhood plan (MF-3-NP)  
14 combining district on the property described in Zoning Case No. C14-2026-0010.SH, on  
15 file at the Planning Department, as follows:

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17 LOTS 1 AND 2, A RESUBDIVISION OF A PORTION OF LOTS 4, 5, 6, 7, 8,  
18 AND 9, BLOCK 25 OF THE SWISHER ADDITION, an addition to the City of  
19 Austin, Travis County, Texas, according to the map or plat of record in Volume  
20 23, Page 22, of the Plat Records of Travis County, Texas (the "Property"),

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22 locally known as 206 and 206 1/2 East Annie Street and 1710 Brackenridge Street in the  
23 City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit**  
24 **"A"**.

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26 **PART 2.** Except as specifically modified by this ordinance, the Property is subject to  
27 Ordinance No. 20050929-Z003 that established zoning for the South River City  
28 Neighborhood Plan.  
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**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2026.

**PASSED AND APPROVED**

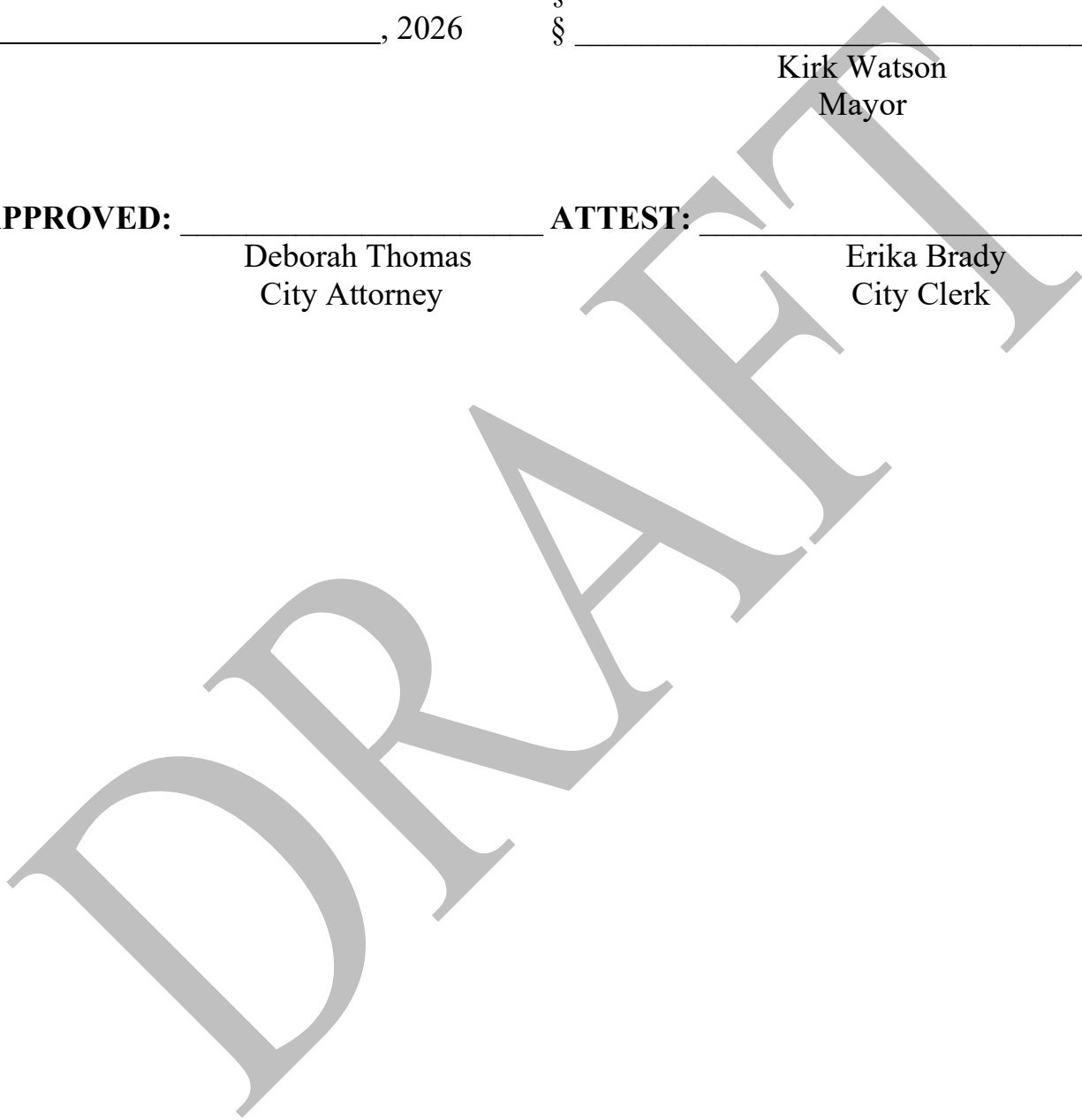
\_\_\_\_\_, 2026

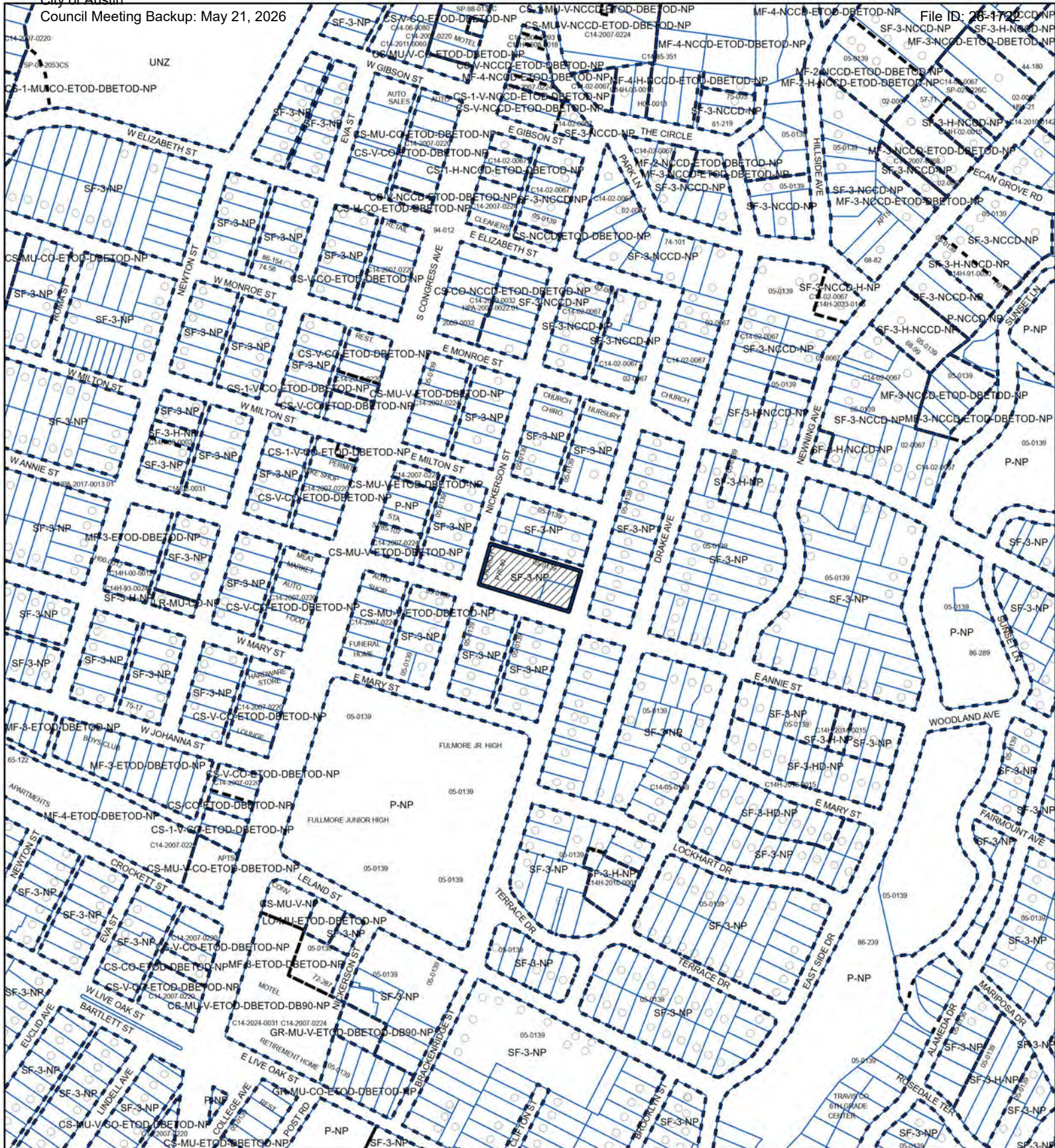
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\_\_\_\_\_  
Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_  
Deborah Thomas  
City Attorney

**ATTEST:** \_\_\_\_\_  
Erika Brady  
City Clerk









**ZONING**

**EXHIBIT "A"**

ZONING CASE#: C14-2026-0010.SH


  
 SUBJECT TRACT
   
 PENDING CASE
   
 ZONING BOUNDARY

0 200 400 Feet

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

