



City of Austin

Recommendation for Action

File #: 26-1493, **Agenda Item #:** 32.

5/7/2026

Posting Language

C14-2025-0094 - 2117 W 49th St. and 4709 Rosedale Ave. Multifamily - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 2117 West 49th Street and 4709 Rosedale Avenue (Shoal Creek Watershed). Applicant Request: To rezone from family residence (SF-3) district zoning to multifamily residence highest density-conditional overlay (MF-6-CO) combining district zoning. Staff Recommendation and Zoning and Platting Commission Recommendation: To grant multifamily residence highest density-conditional overlay (MF-6-CO) combining district zoning. Owner/Applicant: Austin Independent School District (AISD). Agent: Dubois Bryant & Campbell, LLP (David Hartman). City Staff: Cynthia Hadri, Austin Planning, 512-974-7620.

Lead Department

Austin Planning.