

**ORDINANCE NO. 20220127-086**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 11501 MENCHACA ROAD AND CHANGING THE ZONING MAP FROM INTERIM SINGLE-FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-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 interim single-family residence standard lot (I-SF-2) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2021-0151, on file at the Housing and Planning Department, as follows:

Lots 12, 13, 14 and 15, Block 1, MOORELAND ADDITION, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 8, Page 134, Plat Records of Travis County, Texas, SAVE AND EXCEPT 2,383 square feet of Lots 12 and 13 conveyed to the State of Texas by Deed recorded in Volume 11670, Page 1457, Real Property Records of Travis County, Texas (the "Property"),

locally known as 11501 Menchaca Road 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:

(A) The following uses are prohibited uses on the Property:

Alternative financial services	Automotive washing (of any type)
Bail bond services	Commercial off-street parking
Drop-off recycling collection facility	Exterminating services
Funeral services	Hotel-motel
Outdoor entertainment	Outdoor sports and recreation
Pawn shop services	Pedicab storage and dispatch
Service station	

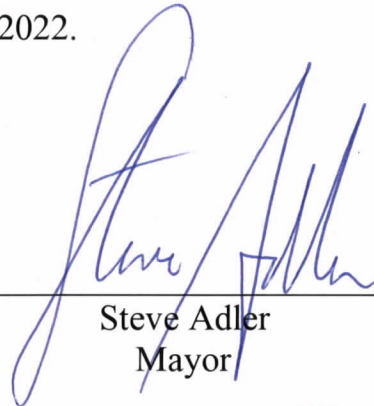
**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

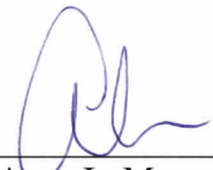
**PART 4.** This ordinance takes effect on February 7, 2022.

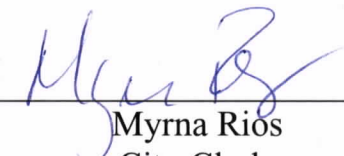
**PASSED AND APPROVED**

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January 27, 2022

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Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_  
  
Anne L. Morgan  
City Attorney

**ATTEST:** \_\_\_\_\_  
  
Myrna Rios  
City Clerk



## ZONING

ZONING CASE#: C14-2021-0151

## Exhibit A



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



Created: 9/15/2021