

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 11525 MENCHACA ROAD AND CHANGING THE ZONING MAP FROM INTERIM-SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) COMBINING 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) combining district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2025-0011, on file at the Planning Department, as follows:

0.378 acres of land, being a portion of LOTS 8 AND 9, BLOCK 1, MOORELAND ADDITION, a subdivision in the City of Austin, Travis County, Texas, of record in Volume 8, Page 134, of the Plat Records of Travis County, Texas, being all of 0.378 acres of land conveyed by deed recorded in Document No. 2017155157, of the Official Public Records of Travis County, Texas, said 0.378 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 11525 Menchaca Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

The following uses are prohibited uses of the Property:

Alternative Financial Services	Automotive rentals
Automotive Repair Services	Automotive Sales
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 _____, 2025.

PASSED AND APPROVED

_____, 2025 §
 §
 §

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Deborah Thomas Erika Brady
City Attorney City Clerk

EXHIBIT "A"

EARLY LAND SURVEYING, LLC

P.O. Box 92588, Austin, TX 78709

512-202-8631

earlysurveying.com

TBPELS Firm No. 10194487

0.378 ACRES TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 0.378 ACRES (APPROXIMATELY 16,465 SQ. FT.), BEING A PORTION OF LOTS 8 AND 9, BLOCK 1, MOORELAND ADDITION, A SUBDIVISION OF RECORD IN VOLUME 8, PAGE 134, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A 0.378 ACRE TRACT CONVEYED TO SHREEJI DHAM, LLC IN A SPECIAL WARRANTY DEED DATED SEPTEMBER 26, 2017 IN DOCUMENT NO. 2017155157 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.378 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the east right-of-way line of Menchaca Road (F.M. 2304) (120' right-of-way width) as described in Volume 11587, Page 1528 of the Real Property Records of Travis County, Texas, being in the south line of Lot 10, Block 1 of said Mooreland Addition and the north line of said Lot 9, being also the northwest corner of the said 0.378 acre tract;

THENCE North 87°14'20" East, with the south line of said Lot 10, being the north line of said Lot 9, a distance of 109.82 feet to a calculated point for the northeast corner of said Lot 9, being the southeast corner of said Lot 10, being also the southwest corner of Lot 17, Block 1 of said Mooreland Addition, being also the northwest corner of Lot 18, Block 1 of said Mooreland Addition;

THENCE South 02°38'52" East, with the east line of said Lots 8 and 9, being the west line of said Lot 18 and Lot 19, Block 1 of said Mooreland Addition, a distance of 150.00 feet to a calculated point, unable to access, for the southeast corner of said Lot 8, being the southwest corner of said Lot 19, being also the northwest corner of Lot 20, Block 1 of said Mooreland Addition, being also the northeast corner of Lot 7, Block 1 of said Mooreland Addition, from which:

- a 60d nail in a root found for the southeast corner of said Lot 7, being the southwest corner of said Lot 20, being also the northwest corner of Lot 21, Block 1 of said Mooreland Addition, being also the northeast corner of Lot 6, Block 1 of said Mooreland Addition, bears South 02°38'52" East, a distance of 74.97 feet,

Page 2

- a 1/2" iron pipe found in the north right-of-way line of Mooreland Drive (50' right-of-way width) as shown on said Mooreland Addition, being the southeast corner of Lot 1, Block 1 of said Mooreland Addition, being also the southwest corner of Lot 26, Block 1 of said Mooreland Addition bears South 02°38'52" East, a distance of 525.85 feet;

THENCE South 87°21'20" West, with the south line of said Lot 8 and the north line of said Lot 7, a distance of 109.88 feet to a 1/2" rebar with "Premier" cap found in the east right-of-way line of Menchaca Road, being the southwest corner of the said 0.378 acre tract;

THENCE North 02°37'19" West, crossing said Lots 7 and 8, with the east right-of-way line of Menchaca Road, being the west line of the said 0.378 acre tract, a distance of 149.78 feet to the **POINT OF BEGINNING**, containing 0.378 acres of land, more or less.

The field work was completed on May 29, 2025.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), South Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1247-001-BASE



John L. Briley
Registered Professional Land Surveyor
State of Texas No. 7070

6/11/2025
Date



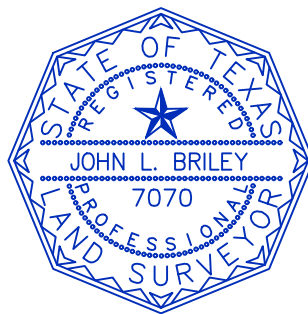
SKETCH TO ACCOMPANY A DESCRIPTION OF 0.378 ACRES (APPROXIMATELY 16,465 SQ. FT.), BEING A PORTION OF LOTS 8 AND 9, BLOCK 1, MOORELAND ADDITION, A SUBDIVISION OF RECORD IN VOLUME 8, PAGE 134, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A 0.378 ACRE TRACT CONVEYED TO SHREEJI DHAM, LLC IN A SPECIAL WARRANTY DEED DATED SEPTEMBER 26, 2017 IN DOCUMENT NO. 2017155157 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" REBAR FOUND
- ^P 1/2" REBAR WITH "PREMIER" CAP FOUND
- ⊙ 1/2" IRON PIPE FOUND
- ▲ 60D NAIL IN A ROOT FOUND
- △ CALCULATED POINT
- () RECORD INFORMATION



6/11/2025



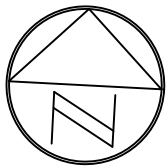
**EARLY LAND
SURVEYING, LLC**

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

THE BASIS OF BEARINGS SHOWN
HEREON IS THE TEXAS COORDINATE
SYSTEM OF 1983 (NAD83), CENTRAL
ZONE, UTILIZING THE SMARTNET
NORTH AMERICA NETWORK.

ATTACHMENTS: METES AND BOUNDS
DESCRIPTION 1247-001-BASE

DATE OF SURVEY: 5/29/25
PLOT DATE: 6/11/25
DRAWING NO.: 1247-001-BASE
DRAWN BY: JLB
SHEET 1 OF 2



1" = 40'

P.O.B.

PORTION OF LOT 10
BLOCK 1
MOORELAND ADDITION
(8/134)
(N89°51'28"E 109.69')
N87°14'20"E 109.82'

LOT 17
BLOCK 1
MOORELAND ADDITION
(8/134)

0.378 ACRES AS SURVEYED
APPROX. 16,465 SQ. FT.

SHREEJI DHAM, LLC
0.378 AC.
(2017155157)

LOT 18
BLOCK 1
MOORELAND ADDITION
(8/134)

PORTION OF LOT 9, BLOCK 1
MOORELAND ADDITION
(8/134)

(N00°13'00"W 150.12')
N02°37'19"W 149.78'

LOT 9
LOT 8

LOT 9
LOT 8

150.00'
150.00'

PORTION OF LOT 8
BLOCK 1
MOORELAND ADDITION
(8/134)

LOT 19
BLOCK 1
MOORELAND ADDITION
(8/134)

S02°38'52"E
(S00°11'42"E)

UNABLE TO ACCESS

MENCHACA ROAD
(F.M. 2304)
(120' R.O.W. WIDTH)
(11587/1528)

S87°21'20"W 109.88'
(S89°47'35"W 109.66')

PORTION OF LOT 7
BLOCK 1
MOORELAND ADDITION
(8/134)

LOT 20
BLOCK 1
MOORELAND ADDITION
(8/134)

S02°37'19"E 74.99'

(S00°12'22"E 74.97')
S02°38'52"E 74.97'

PORTION OF LOT 6
BLOCK 1
MOORELAND ADDITION
(8/134)

LOT 21
BLOCK 1
MOORELAND ADDITION
(8/134)

S02°37'19"E 75.23'

S02°38'52"E 450.88'

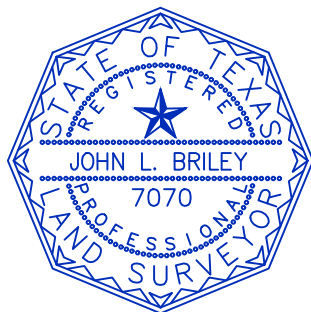
PORTION OF LOT 1
BLOCK 1
MOORELAND ADDITION
(8/134)

LOT 26
BLOCK 1
MOORELAND ADDITION
(8/134)

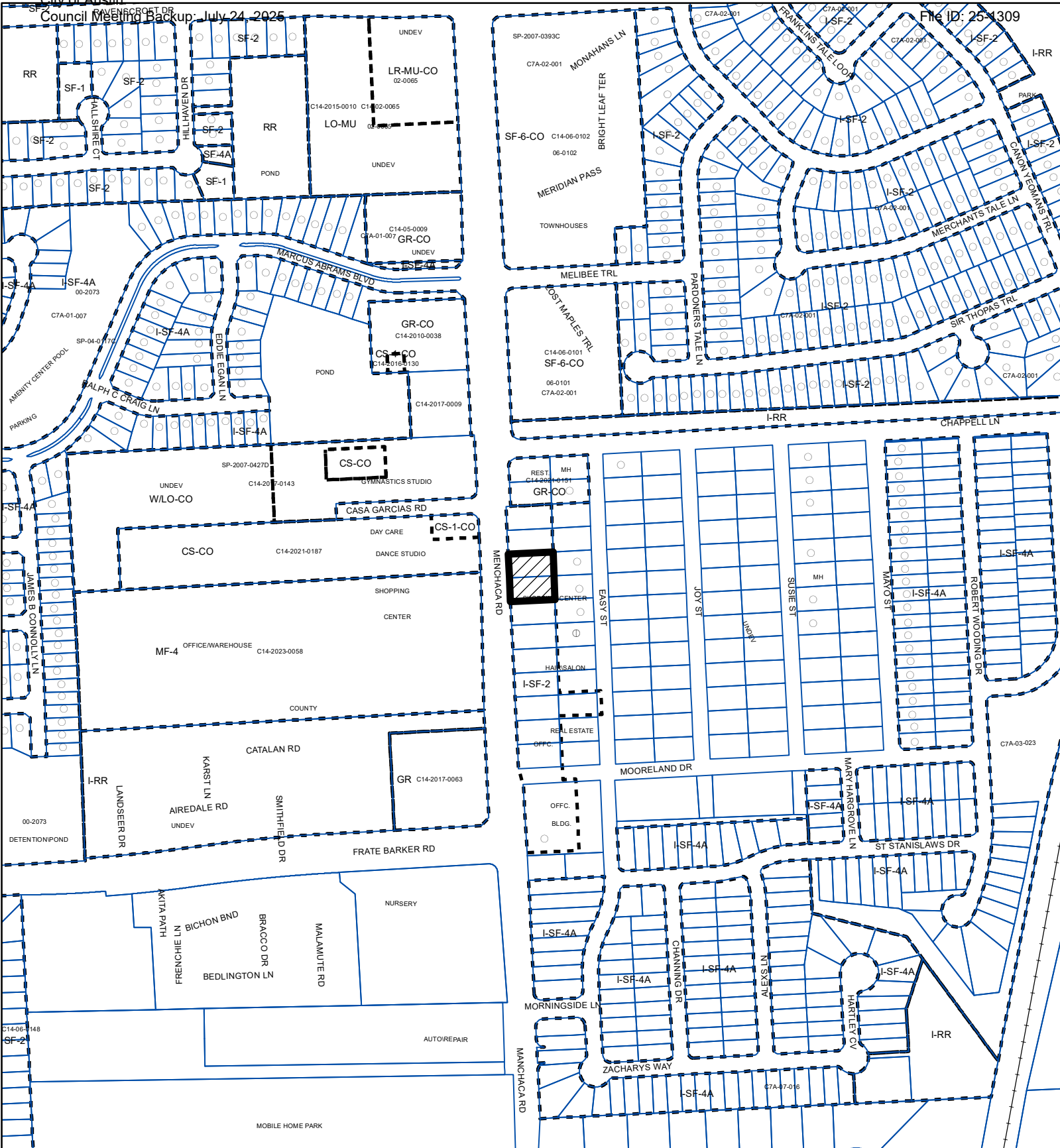
**EARLY LAND
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P.O. BOX 92588
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TBPELS FIRM NO. 10194487

MOORELAND DRIVE
(50' R.O.W. WIDTH) (8/134)



6/11/2025






ZONING

EXHIBIT "B"

ZONING CASE#: C14-2025-0011



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



Created: 1/24/2025