

ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0011 – 11525 Menchaca Road

DISTRICT: 5

ZONING FROM: I-SF-2

ZONING TO: GR
*GR-CO

ADDRESS: 11525 Menchaca Road

SITE AREA: 0.378 acres
(16,465 sq. ft.)

PROPERTY OWNER/AGENT: Shreeji Dham, LLC (Ashish Bhalani)

CASE MANAGER: Cynthia Hadri 512-974-7620, Cynthia.hadri@austintexas.gov

STAFF RECOMMENDATION:

The staff recommendation is to grant community commercial – conditional overlay (GR-CO) combined district zoning. The conditional overlay will prohibit the following uses:

- 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

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

May 6, 2024: *APPROVED STAFF RECCOMENDATION TO GRANT COMMUNITY COMMERCIAL – CONDITIONAL OVERLAY (GR-CO) COMBINED DISTRICT.*

[R. PUZYCKI; B. GREENBERG - 2ND] (9-0) T. MAJOR AND D. FOUTS – ABSENT

CITY COUNCIL ACTION:

July 24, 2025:

ORDINANCE NUMBER:

ISSUES:

*On April 30, 2025, the applicant amended their request from community commercial (GR) district zoning to community commercial – conditional overlay (GR-CO) combined district zoning.

CASE MANAGER COMMENTS:

The property in question is approximately 0.37 acres, developed with one commercial building, is on Menchaca Road (level 3), and is currently interim - single-family residence standard lot (I-SF-2). The property has commercial and retail uses (I-SF-2, CS-CO and MF-4) to the north, south and west. There are also single family residences (ETJ) to the east and undeveloped properties (MF-4 and GR) to the west. ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

Staff is recommending the community commercial – conditional overlay (GR-CO) combined district zoning for the property. There is no demolition proposed for the property, the applicant is intending to keep the current retail and personal service uses on the property.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The community commercial district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major traffic ways.

The conditional overlay combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

2. *Zoning should allow for reasonable use of the property.*

Staff recommends the applicant's request because the lot meets the intent of the GR district as this rezoning would be an individually developed commercial site with commercial uses serving the neighborhood and community. The applicant is looking to continue the use of their existing commercial businesses with the rezoning.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-SF-2	Commercial and Retail Uses
<i>North</i>	I-SF-2	Commercial and Retail Uses
<i>South</i>	I-SF-2	Commercial and Retail Uses
<i>East</i>	ETJ	Single Family Residences
<i>West</i>	CS-CO, MF-4, GR and I-RR	Commercial Uses, Retail Uses and Undeveloped

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Slaughter Creek (suburban)

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Menchaca Elementary School

Paredes Middle School

Akins High School

COMMUNITY REGISTRY LIST:

Austin Independent School District

Austin Lost and Found Pets

Austin Regional Group

Friends of Austin Neighborhoods

Neighborhood Empowerment Foundation

Onion Creek Homeowners Assoc.

Save Our Springs Alliance

Sierra Club

South Austin Neighborhood Alliance
(SANA)

TNR BCP - Travis County Natural
Resources

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2023-0058 – 11540, 11600, and 11602 Menchaca Road	I-RR to MF-5	To Grant MF-4 as recommended by staff (9/19/2023)	Approved MF-4 as Zoning and Platting Commission Recommended (12/14/2023)
C14-2021-0187 – Menchaca Road-Calvo	I-RR to CS-1 for Tract 1 and CS for Tract 2.	Item forwarded to city council without a recommendation from Zoning and Platting Commission due to lack of an affirmative vote. (4/5/2022)	Approved CS-1-CO for Tract 1 and CS-CO for Tract 2 with the following prohibited uses: Adult-oriented businesses, Automotive repair services, Bail bond services, Campground, Drop- off recycling collection facility, Kennels, Outdoor entertainment, Outdoor sports and recreation, Service station (09/1/2022)

C14-2021-0151 — AR-JR .85	I-SF-2 to CS	To Grant GR-CO with additional Prohibited Uses of Alternative Financial Services, Funeral Services, Hotel-Motel, and Pedicab Storage and Dispatch (12/21/2021)	Approved GR-CO as Zoning and Platting Commission Recommended (01/27/2022)
C14-2017-0143 — 11500 Manchaca Road	I-RR to CS-CO for Tract 1, GR-CO for Tract 2, and W/LO-CO for Tract 3	To Grant CS-CO for Tract 1, GR-CO for Tract 2, and W/LO-CO for Tract 3 with conditions of ROW dedication on Manchaca road, and the following additional conditional overlays: 1) on Tract 1, Adult-Oriented Businesses is a prohibited use; 2) on Tract 3, Truck Access is Prohibited on the North and West property lines; 3) on Tract 3, Lighting Fixtures are required to be shielded; 4) on Tract 3, a 25-foot wide undisturbed vegetative buffer shall be provided and maintained along the north and west property lines; 5) the removal of existing trees within the 25-foot compatibility setback is prohibited. (12/19/2017)	Approved CS-CO for Tract 1, GR-CO for Tract 2, and W/LO-CO for Tract 3 as Zoning and Platting Commission Recommended (02/1/2018)

RELATED CASES:

N/A

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

Project Name and Proposed Use: 11525 MENCHACA ROAD. C14-2025-0011. Project: 11525 Manchaca Rd. 0.3788 acres from I-SF-2 to GR. Existing: retail and personal services. Proposed: commercial retail.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures *	
	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Names of Activity Centers/Activity Corridors/Job Centers *:
	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station.
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane.

	<ul style="list-style-type: none"> • Sidewalk present along Menchaca Rd
Y	Connectivity, Good and Services, Employment * : Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> • Goods and Services present along Menchaca Rd
	Connectivity and Food Access * : Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education * : Located within 0.50 miles from a public school or university.
	Connectivity and Healthy Living * : Provides or is located within 0.50 miles from a recreation area, park or walking trail.
Y	Connectivity and Health * : Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.) <ul style="list-style-type: none"> • Within 0.5 miles of dental care along Menchaca Rd
	Housing Choice * : Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Housing Affordability * : Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use * : Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy * : Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation : Preserves or enhances a historically and/or culturally significant site.
	Creative Economy : Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education : Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land : Preserves or enhances industrial land.
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
4	Number of "Yes's"

Drainage:

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental:

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Fire: No Comments

PARD – Planning & Design Review:

Parkland dedication fees may apply to any future site or subdivision applications resulting from this rezoning. As of January 1, 2024, new commercial non-residential uses are not subject to parkland dedication requirements at the time of site plan and subdivision.

Site Plan:

Site plans will be required for any new development except for residential only projects with up to 4 units.

Any new development is subject to LDC Subchapter E Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

FYI- This site is located within 150 feet of a wildland area, in the Wildland Urban Interface (WUI). Please see this website for more information about construction in the WUI:
<http://www.austintexas.gov/departments/wildland-urban-interface-code>

Austin Transportation Department – Engineering Review:

The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for Menchaca Rd. It is recommended that 58 feet of right-of-way from the existing centerline should be dedicated for Menchaca Rd according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

Existing Street Characteristics:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Menchaca Rd (TXDOT Roadway)	Level 3	116 feet	Approx 112 feet	Approx 80 feet	Yes	Yes	No

Austin Water Utility:

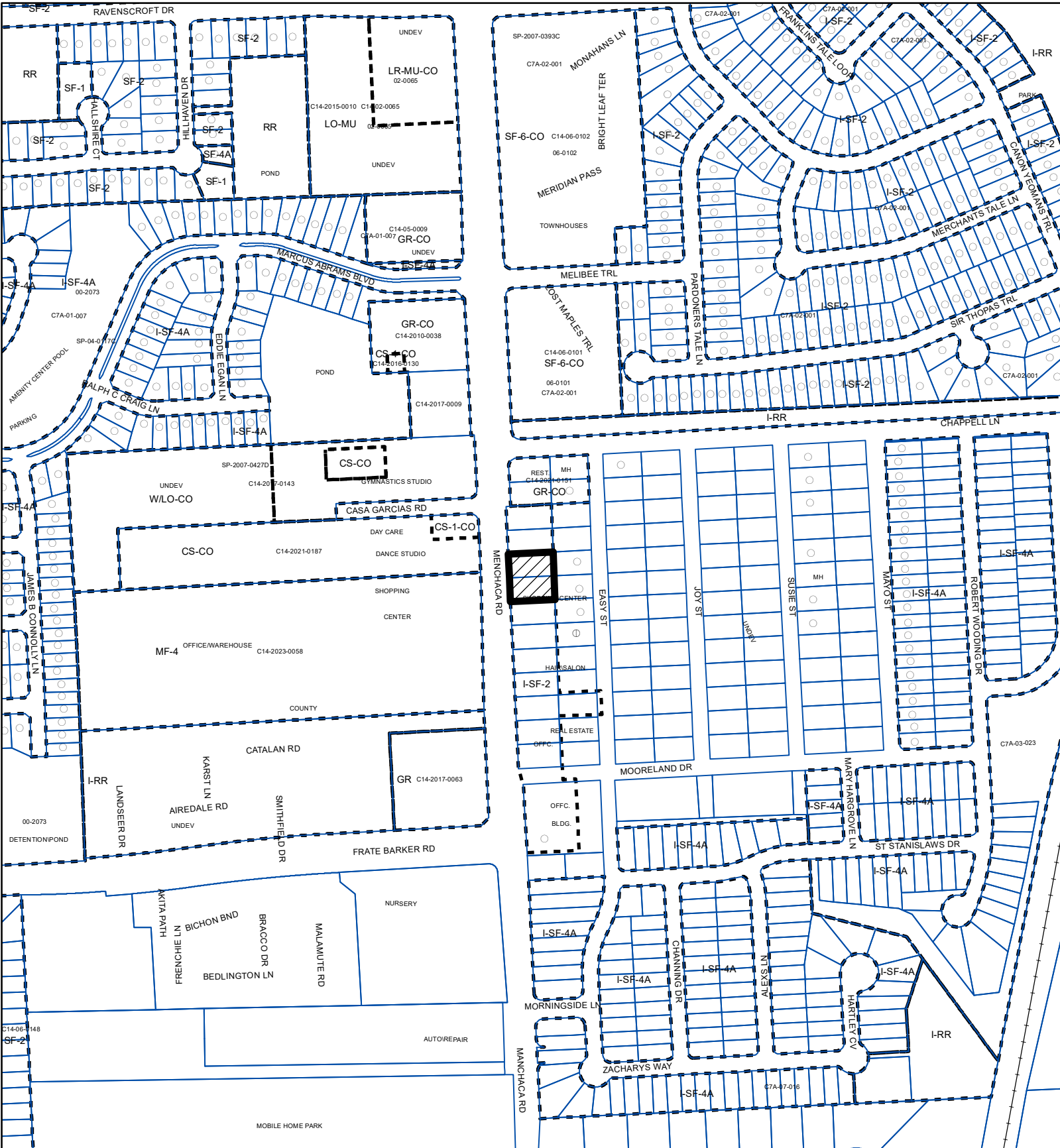
No comments on zoning change.




FYI: The landowner intends to serve the site with existing City of Austin water utilities.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2025-0011

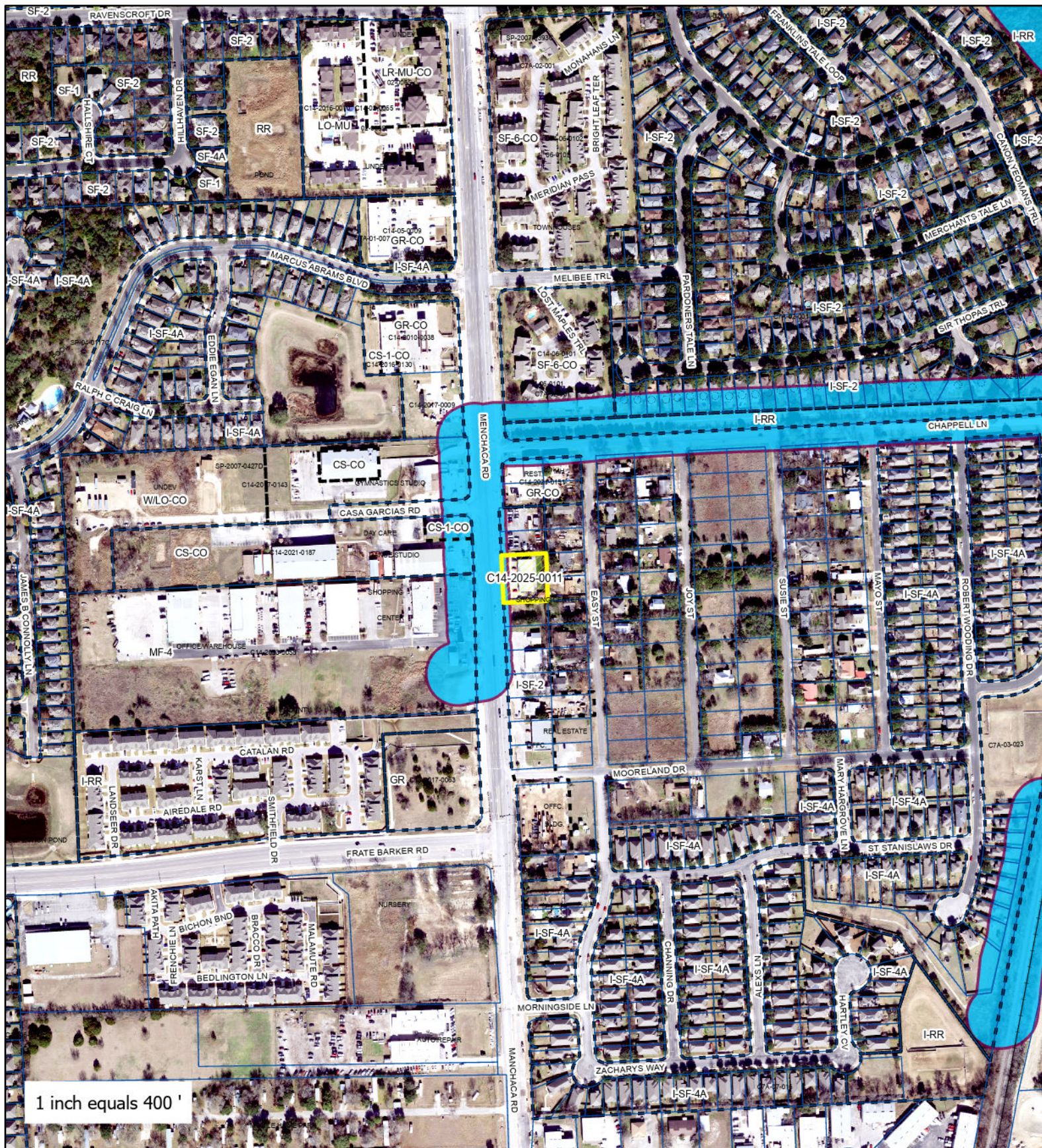


1" = 400'
Exhibit A

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



1 inch equals 400'



- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

11525 Manchaca Rd

ZONING CASE#: C14-2025-0011
 LOCATION: 11525 Manchaca Rd.
 SUBJECT AREA: 0.3788 Acres
 MANAGER: Nancy Estrada



City of Austin - Planning Department
6310 Wilhelmina Delco Drive
Austin, TX 78752

Re: Rezoning request for 11525 Menchaca Rd, Austin, TX 78748 (the "Property")

This letter, along with the above-reference Application, is being submitted on behalf of Shreeji Dham LLC, a Texas limited liability company (the "Owner"), to rezone approximately 0.3788 acres located at 11525 Menchaca Rd, Austin, Texas 78748 (TCAD Property #349709).

The applicant seeks to rezone the Property from Intermediate Single Family Residence (I-SF-2) to Community Commercial (GR-CO) with the following prohibited uses:

- 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

The Property was annexed by the City of Austin in 2018 and the zoning was changed to I-SF-2 but it has been and currently developed with a commercial building, surface parking lot and associated infrastructure. The Applicant seeks to rezone the Property to allow the permitted use under the new zoning.

Thank you in advance for your time and consideration of this Application. If you have any questions or need additional information, please do not hesitate to contact me at (512) 468-1696.

Sincerely,
Ashish Bhalani
Owner
Shreeji Dham LLC
PO Box 6706, Round Rock, TX 78683