

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 10039 1/2 MENCHACA ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) 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-rural residence (I-RR) base district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2025-0013, on file at the Planning Department, as follows:

A 5.929 acre tract of land situated in the S. F. Slaughter Survey, Abstract No. 20, and the Walker Wilson Survey, Abstract No. 27, in Travis County, Texas, being a portion of that certain tract of land conveyed by deed recorded in Document No. 2024004266 of the Official Public Records of Travis County, Texas, said 5.929 acre tract of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 10039 1/2 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:

Automotive Rentals
Automotive Sales
Bail Bond Services
Drop-Off Recycling Collection
Facility
Funeral Services
Pawn Shop Services
Service Station

Automotive Repair Services
Automotive Washing (of any type)
Commercial Off-Street Parking
Exterminating Services

Off-Site Accessory Parking
Research Services

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

PREMIER SURVEYING LLC

**5700 W. Plano Parkway, Suite 1200
Plano, Texas 75093
972-612-3601
Fax: 972-964-7021**

EXHIBIT "A"
(10039 1/2 MENCHACA ROAD)

TRACT II:

BEING A 5.929 ACRE TRACT OF LAND SITUATED IN THE S. F. SLAUGHTER SURVEY, ABSTRACT NO. 20, AND THE WALKER WILSON SURVEY, ABSTRACT NO. 27, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO RUSH RACQUETS PROPERTY LLC, AS RECORDED IN INSTRUMENT NO. 2024004266, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE MOST SOUTHERLY NORTHEAST CORNER OF SAID RUSH TRACT AND THE SOUTHEAST CORNER OF LOT 1-A, BLOCK A, RESUBDIVISION OF LOT 1, BLOCK A, AAA FACILITIES SUBDIVISION, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 200200053, SAID OFFICIAL PUBLIC RECORDS, SAID IRON ROD BEING ON THE WEST LINE OF MISSOURI PACIFIC RAILROAD (100 FOOT RIGHT-OF-WAY);

THENCE SOUTH 14° 06’ 35” WEST, A DISTANCE OF 202.45 FEET ALONG SAID WEST LINE TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID RUSH TRACT AND THE NORTHEAST CORNER OF SWEETWATER GLEN CONDOMINIUMS, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 2007088562, AFORESAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 72° 48’ 35” WEST, A DISTANCE OF 45.45 FEET ALONG THE COMMON LINE OF SAID RUSH TRACT AND SAID SWEETWATER TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 51° 19’ 19” WEST, A DISTANCE OF 57.77 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED “PREMIER SURVEYING”;

THENCE SOUTH 80° 38’ 31” WEST, A DISTANCE OF 38.30 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED “PREMIER SURVEYING”;

THENCE NORTH 46° 33’ 39” WEST, A DISTANCE OF 100.11 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 06° 36’ 31” WEST, A DISTANCE OF 49.55 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 58° 48’ 03” WEST, A DISTANCE OF 37.45 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE SOUTH 84° 40’ 52” WEST, A DISTANCE OF 29.01 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 50° 21’ 20” WEST, A DISTANCE OF 61.91 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 33° 45’ 54” WEST, A DISTANCE OF 163.39 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 70° 06’ 27” WEST, A DISTANCE OF 30.29 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED “PREMIER SURVEYING”;

THENCE NORTH 30° 44’ 33” WEST, A DISTANCE OF 195.97 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 41° 28’ 27” EAST, A DISTANCE OF 24.07 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 31° 16’ 00” WEST, A DISTANCE OF 163.47 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 51° 51’ 25” WEST, A DISTANCE OF 53.75 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 03° 56’ 07” WEST, A DISTANCE OF 31.37 FEET ALONG SAID COMMON LINE TO A 5/8-INCH IRON ROD FOUND;

THENCE NORTH 50° 05’ 57” WEST, A DISTANCE OF 72.13 FEET ALONG SAID COMMON LINE TO A SET MAG NAIL;

THENCE NORTH 84° 58’ 34” WEST, A DISTANCE OF 32.48 FEET ALONG SAID COMMON LINE TO A FOUND COTTON SPINDLE;

THENCE SOUTH 36° 04’ 03” WEST, A DISTANCE OF 18.22 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED “PREMIER SURVEYING”;

THENCE SOUTH 81° 40’ 22” WEST, A DISTANCE OF 197.65 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF AFORESAID RUSH TRACT AND THE NORTHWEST CORNER OF AFORESAID SWEETWATER, SAID IRON ROD BEING ON THE SOUTHEAST LINE OF MANCHACA ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 24° 20’ 06” EAST, A DISTANCE OF 75.76 FEET ALONG SAID SOUTHEAST LINE TO A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID RUSH TRACT;

THENCE NORTH 87° 23’ 14” EAST ALONG THE MOST SOUTHERLY NORTH LINE OF SAID RUSH TRACT, PASSING A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 3, BLOCK A, OF AAA FACILITIES SUBDIVISION, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 200000049, AFORESAID OFFICIAL PUBLIC RECORDS, AT A DISTANCE OF 16.83 FEET AND CONTINUING ALONG THE SOUTH LINE OF SAID LOT 3, PASSING A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 3 AND THE MOST EASTERLY SOUTHWEST CORNER OF LOT 2, SAID AAA FACILITIES SUBDIVISION, AT A DISTANCE OF 589.76 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID RUSH TRACT AND SAID LOT 2 A TOTAL DISTANCE OF 689.76 FEET TO A 1/2INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 2, SAID IRON ROD BEING ON THE WEST LINE OF AFORESAID LOT 1-A;

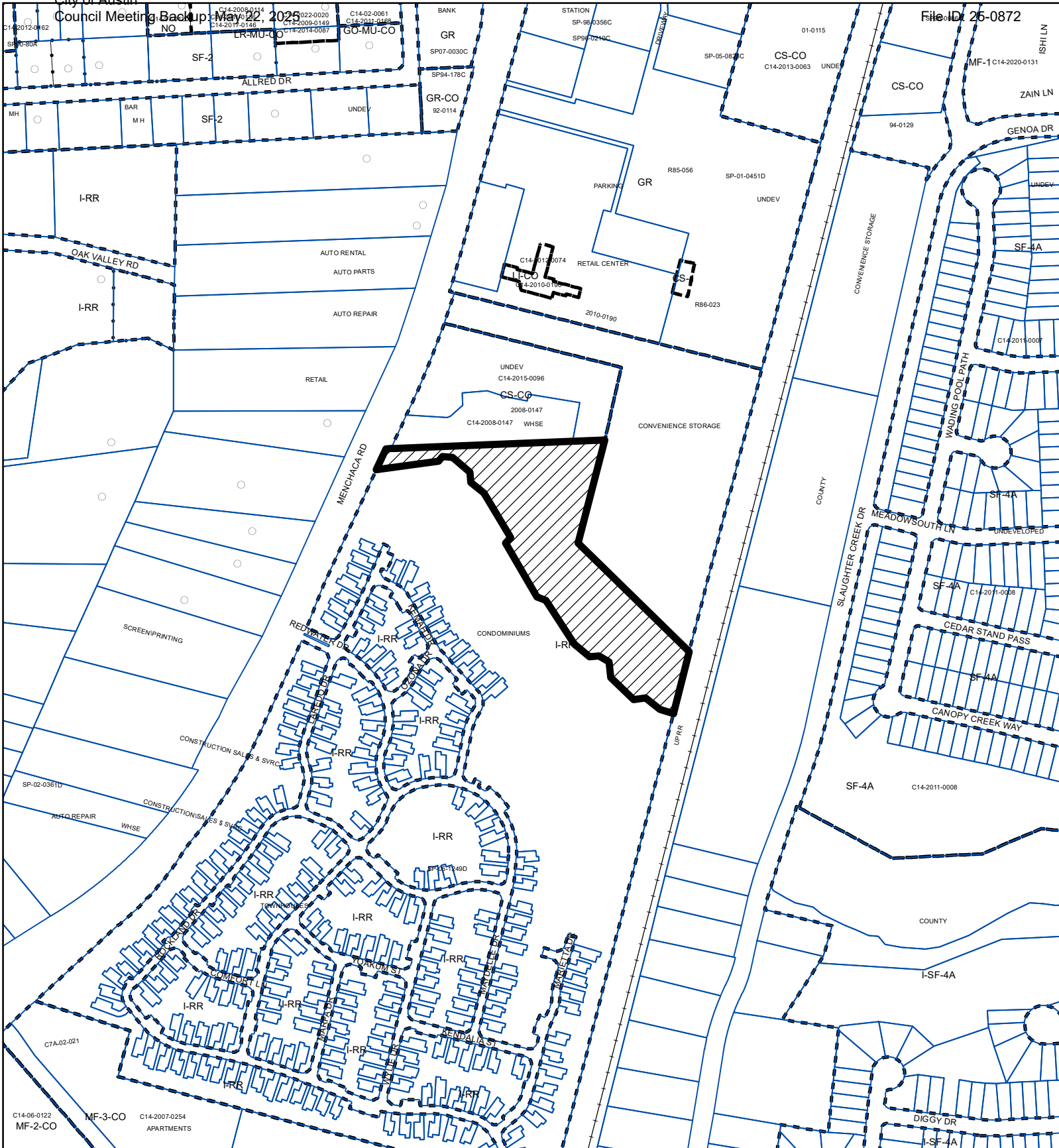
THENCE SOUTH 14° 06’ 35” WEST, A DISTANCE OF 334.43 FEET ALONG THE COMMON LINE OF SAID RUSH TRACT AND SAID LOT 1-A TO A 1/2-INCH IRON ROD FOUND AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 1-A;

THENCE SOUTH 45° 53’ 25” EAST, A DISTANCE OF 488.41 FEET ALONG SAID COMMON LINE TO THE POINT OF BEGINNING.



Survey Plat of even date attached hereto and made a part hereof.

Date: 12/12/24



ZONING

EXHIBIT "B"

ZONING CASE#: C14-2025-0013



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