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Comments & Notes

**Prepared For:** Candace Fernandez

**Date Prepared:** Mon Dec 04 2023

**Subject Address:** MENCHACA RD, AUSTIN, TX 78748

**Subject Property ID:** 349794

- Do not use this report to make final decisions. A Zonability report is a starting point and should not be viewed as a formal feasibility study or as a complete due diligence review.
- There are no straightforward "yes/no" answers in a Zonability report.
- Many potential factors are not in a Zonability report. These may include, but are not limited to, environmental-related restrictions such as impervious cover, watershed, heritage trees, flood areas and protected species as well as other items like property topography, deed restrictions, utilities easements, neighborhood level restrictions, neighbor input, and prevailing political attitudes at various regulatory bodies.
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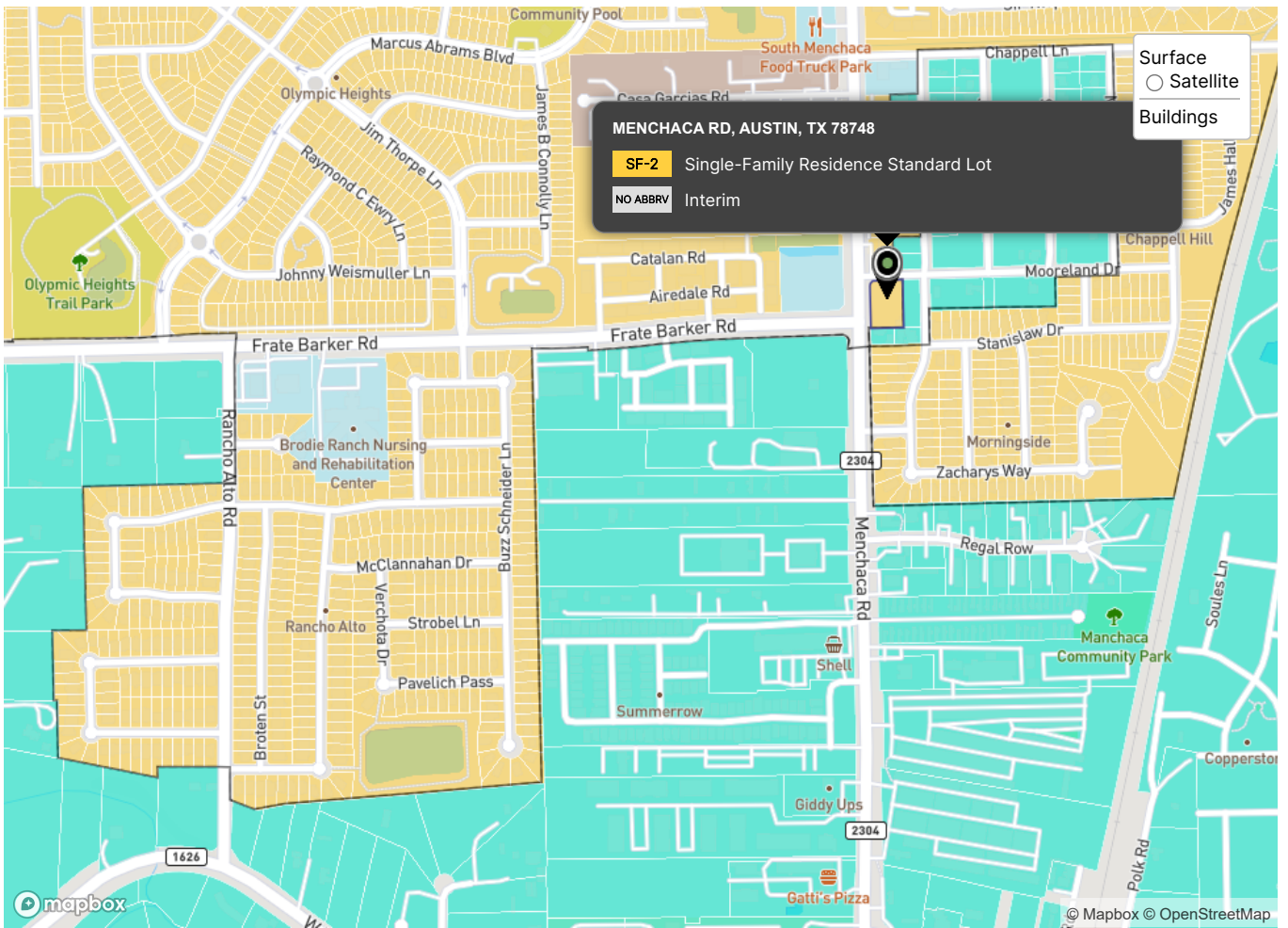
Please see [www.zonability.com/tos](http://www.zonability.com/tos) for Zonability's terms of service.



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**Legend**



- |                 |                                |                            |
|-----------------|--------------------------------|----------------------------|
| Agricultural    | Commercial                     | Industrial                 |
| Government      | Mixed                          | Multifamily                |
| Planned Special | Residential                    | No Zonability Coverage     |
| City Limits     | Potential City Expansion (ETJ) | Potential Zoning (ex. ETJ) |
| Subject         |                                |                            |

# Basics ⓘ

Property			
Assessor Address	MENCHACA RD, AUSTIN, TX 78748	Mailing Address	8808 COLLINGWOOD DR, AUSTIN, TX 78748-5205
Owner(s) of Record	ROGYAS LLC		
County Property ID	349794	Ownership in Years	21 years
Additional ID	0438230517	Appraised Value	\$417,988
Year Built	not available	County	Travis, TX
Lot Size	34,774 SF	Incorporated City Status	Inside City Limits
Building Size Estimate	not available	Legal Description	ACR .798 RESERVE MOORELAND ADDN
Existing Use (per assessor)	COMMERCIAL (NEC)		

Current Regulations	
Zoning Abbreviation(s) and Name(s)	<div style="display: flex; gap: 10px;"> <div style="background-color: #FFD700; padding: 2px 5px; font-weight: bold;">SF-2</div> Single-Family Residence Standard Lot           <div style="background-color: #A9A9A9; padding: 2px 5px; font-weight: bold;">NO ABBRV</div> Interim         </div>
Regulatory Entity	<div style="border: 1px dashed black; padding: 2px 5px; font-weight: bold;">CITY</div> City Limits Austin

# Zotential


Estimated Potential by District <a href="#">Visit our FAQs to learn more</a>			
<div style="background-color: #FFD700; padding: 2px 5px; font-weight: bold;">SF-2</div> Single-Family Residence Standard Lot		<div style="background-color: #A9A9A9; padding: 2px 5px; font-weight: bold;">NO ABBRV</div> Interim	
Height	35 feet	Height	not available
Improvements	40% lot coverage/45% impervious coverage	Improvements	not available
Setbacks	25 feet 5 feet (interior)   15 feet (street) 10 feet	Setbacks	
		Density	not available
Density	not applicable	Lot requirements	not available
Lot requirements	5,750 sf (50' lot width)	Estimated Uses	
Estimated Uses	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  ADU           </div> <div style="text-align: center;">  House           </div> </div>		

# More

## Zoning District

<b>SF-2</b>	Residential Single-Family Residence Standard Lot	Single-family residence standard lot (SF-2) district is the designation for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. An SF-2 district designation may be applied to a use in an existing single-family neighborhood that has moderate sized lots or to new development of single-family housing on lots that are 5,750 square feet or more. Zonability note: Accessory dwelling units (ADU) for this district were voted on by city council in December 2021; the current zoning code does not show this use is ok so please be advised. Once finalized, there may be conditions set such as leaving the existing home intact to discourage tear-downs. Also, individual neighborhood plans (NP) may have restrictions.
<b>NO ABBRV</b>	Overlay Interim	not available

## Contact

 <b>CITY</b> City Limits Austin	City limits determine whether a property is subject to zoning. While there are exceptions (like some government owned properties), most properties within a city limit boundary are zoned. Keep in mind, an address may note a city that is different. Remember, Zonability uses city boundary data and connects it with that city's zoning so it should be more reliable. Contact the city planning-zoning department to get your specific questions answered and conduct your due diligence.
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## About This Report

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- There are no straightforward "yes/no" answers in a Zonability report.
- Zonability provides some district level insights but there are many potential factors beyond this report to consider.

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