

Property Profile Report

General Information

Location: **5517 MENCHACA RD**
Parcel ID: **0413140215**
Grid: **MF18**

Planning & Zoning

*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **Mixed-use Activity Hub/Corridor**

Regulating Plan: **No Regulating Plan**

Zoning: **GR-V-NP**

Zoning Cases: [C14-2007-0216](#)
[C14-2014-0018](#)

Zoning Ordinances: [19990225-070b](#)
[20071213-087](#)
[20141106-087](#)
[680919-A](#)

Zoning Overlays: **ADU Approximate Area Reduced Parking
Residential Design Standards: LDC/25-2-Subchapter F**

Neighborhood Plan: [SOUTH MANCHACA](#)

Infill Options: **Secondary Apartment Infill Option, Parking Placement/Imp Cover
Design Option, Front Porch Design Option, Garage Placement
Design Option**

Neighborhood Restricted Parking Areas: **--**

Mobile Food Vendors: **South Austin Combined Neighborhood Plan, South Manchaca**

Historic Landmark: **--**

Urban Roadways: **No**

Zoning Guide

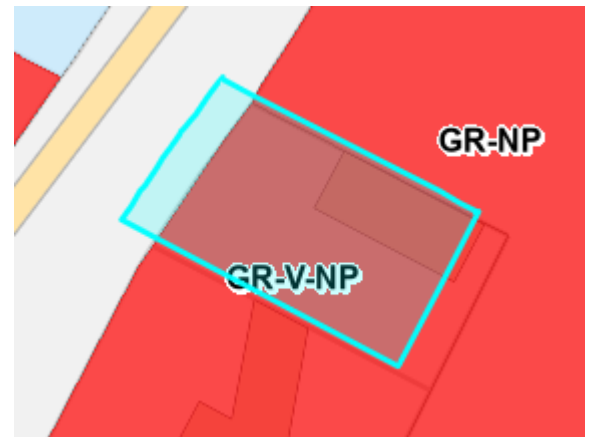
The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Land Development Information Services](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please order a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

Environmental

Fully Developed Floodplain: **No**
FEMA Floodplain: **No**
Austin Watershed Regulation Areas: **SUBURBAN**
Watershed Boundaries: **Williamson Creek**
Creek Buffers: **No**
Edwards Aquifer Recharge Zone: **No**
Edwards Aquifer Recharge Verification Zone: **No**
Erosion Hazard Zone Review Buffer: **No**

Political Boundaries

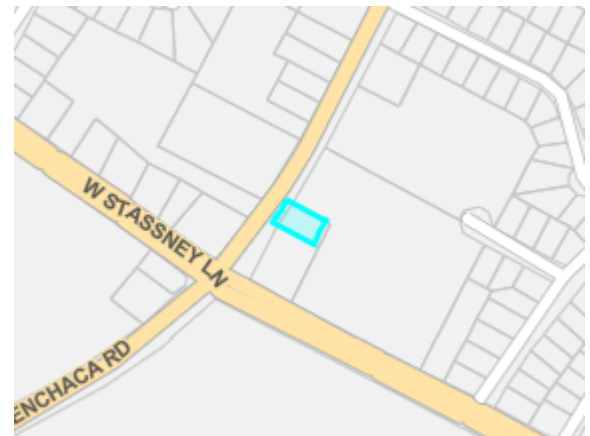
Jurisdiction: **AUSTIN FULL PURPOSE**
Council District: **5**
County: **TRAVIS**
School District: **Austin ISD**
Community Registry: **Austin Independent School District, Austin Neighborhoods Council,
Friends of Austin Neighborhoods, Go Austin Vamos Austin 78745,
Homeless Neighborhood Association, Onion Creek Homeowners
Assoc., Preservation Austin, Save Our Springs Alliance, South
Austin Neighborhood Alliance (SANA), South Manchaca
Neighborhood Plan Contact Team, Southwood Neighborhood Assoc,
TNR BCP - Travis County Natural Resources**



Zoning Map



Imagery Map



Vicinity Map