

**ZONING CHANGE REVIEW SHEET**

CASE: C14-2022-0051 – 8916 1/2 Brodie Lane / 3601 Davis Lane, Bldg 3     DISTRICT: 8

ZONING FROM: LR

ZONING TO: GR-CO

ADDRESSES: 8916 1/2 Brodie Lane / 3601 Davis Lane, Building 3

SITE AREA: 0.852 acres (37,113 square feet)

PROPERTY OWNER: W.W. Deerfield, Ltd. (William S. Walters, III)

APPLICANT / AGENT: Smith Robertson LLP (David Hartman)

CASE MANAGER: Wendy Rhoades (512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov))

STAFF RECOMMENDATION:

**The Staff recommendation is to grant community commercial – conditional overlay (GR-CO) combining district zoning. The Conditional Overlay 1) establishes the following uses as prohibited uses of the property: automotive repair services, automotive sales, automotive washing (of any type), commercial off-street parking, exterminating services, off-site accessory parking, and service station; 2) limits the maximum building coverage to 50 percent; 3) limits floor-to-area ratio to 0.5 : 1; and 4) limits building height to 40 feet or 3 stories. *The basis of Staff's recommendation is provided on page 2.***

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**June 21, 2022:**

CITY COUNCIL ACTION:

**July 28, 2022:**

ORDINANCE NUMBER:

ISSUES:

No issues at this time.

CASE MANAGER COMMENTS:

The subject undeveloped platted lot is zoned neighborhood commercial (LR) district and contains a portion of a driveway that extends north to Davis Lane and intersects with another driveway that extends west to Brodie Lane. Along the south property line, Deer Lane has been vacated and serves as a private driveway to adjacent commercial uses, both existing and future development. The lot is part of a site plan that includes four other contiguous lots situated at the southwest intersection of Brodie Lane and Davis Lane. There is a service

station, as well as restaurants, retail sales, a medical office, and personal services along the Brodie Lane frontage (LR; GR; CS-1). The western three lots, including this lot are undeveloped. There are medical offices and financial services to the south within the Brodie 31 PUD. *Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).*

The Applicant proposes community commercial – conditional overlay (GR-CO) district zoning in order to construct an approximate 7,000 square foot swim instruction facility, which is classified as a personal improvement services use. As information, the existing LR zoning limits the use to a maximum of 5,000 square feet per LDC Section 25-2-587(B) (*Requirements For Certain Uses In A Neighborhood Commercial (LR) District*). The proposed Conditional Overlay prohibits automotive repair services, automotive sales, automotive washing (of any type), commercial off-street parking, exterminating services, off-site accessory parking, and service station, and limits property development to LR standards for building coverage (50%), floor-to-area ratio (0.5 : 1), and height (40 feet or 3 stories).

#### BASIS OF RECOMMENDATION:

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

The community commercial (GR) 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 (CO) 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.*

The adjacent commercial uses along the Brodie Lane frontage include retail, personal care, restaurants, and a medical office. The requested zoning would permit a tenant to the lot for swimming instruction. Staff recommends the Applicant's request for GR-CO zoning based on the property's access to two arterial roadways which contain a mix of commercial uses and corresponding zoning, separation from residential uses, and prohibition of more intensive, automotive-related uses in the GR district, and maintaining the LR site development standards for building coverage, FAR and height.

#### EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LR	Undeveloped
<i>North</i>	LR	Undeveloped
<i>South</i>	PUD	Undeveloped; Financial services; Medical offices
<i>East</i>	LR; GR; CS-1	Restaurants; Retail sales; Medical office, Personal services
<i>West</i>	LR; P	Water quality and detention ponds; Fire station

AREA STUDY: Not Applicable

TIA: Is not required

WATERSHED: Williamson Creek Watershed – Barton Springs Zone

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

COMMUNITY REGISTRY LIST:

12 – Brodie Lane Homeowners Association  
 298 – Oak Hill Association of Neighborhoods (OHAN)      384 – Save Barton Creek Assn.  
 511 – Austin Neighborhoods Council      627 – Onion Creek HOA  
 742 – Austin Independent School District      943 – Save Our Springs Alliance  
 947 – Deer Park Owners Association Inc.      967 – Circle C Neighborhood Association  
 1059 – Maple Run – Wheeler Creek – Woodstone Village  
 1228 – Sierra Club, Austin Regional Group      1343 – Oak Hill Trails Foundation  
 1363 – SEL Texas      1424 – Preservation Austin  
 1429 – Go Austin Vamos Austin (GAVA) - 78745      1530 – Friends of Austin Neighborhoods  
 1531 – South Austin Neighborhood Alliance (SANA)  
 1550 – Homeless Neighborhood Association      1559 – Palomino Park HOA      1596 –  
 TNR BCP – Travis County Natural Resources  
 1616 – Neighborhood Empowerment Foundation      1617 – Brodie Heights Condominiums  
 1774 – Austin Lost and Found Pets

SCHOOLS:

Cowan Elementary School      Covington Middle School      Bowie High School

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2022-0068 – Davis Lane Residences – 3416 Davis Ln	GR-CO to GR-MU	To be scheduled	To be scheduled
C14-2017-0095 – Brodie Marketplace – 8916 Brodie Lane, Suite 500	LR; GR to CS-1	To Grant CS-1	Apvd CS-1 as Commission recommended (10-5-2017).
C14-2009-0111 – 8919 Brodie Ln – Brodie Park Shopping Center	GR-CO to GR-CO, to change a condition of zoning	To Grant GR-CO and remove from the prohibited use list drive-in services as an accessory use to a restaurant use, limited to 3,500 s.f.	Apvd GR-CO as Commission recommended (11-19- 2009).
C814-04-0024 – Brodie 31 – 9000-9600 Blk of Brodie	DR to PUD for retail uses, automotive	To Grant PUD w/ conditions of the TIA	Apvd PUD w/addl conds of drive-in services as an

Ln	repair service; convenience storage, 2 restaurants and 2 conservation easement areas on 30 acres		accessory use to a restaurant is prohibited; maximum building height is 40' and 2 stories. Restrictive Covenant is for the TIA; IPM Plan, native and adapted plant materials, coal tar-based sealants, off-site conveyance of storm runoff, fencing along the west property line and operational restrictions for the automotive repair services user. (9-2-2004).
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#### RELATED CASES:

The proposed rezoning area was covered by a zoning case that was approved for LR and GR zoning in February 1992 (C14-90-0053 – Cullen Center Bank).

The rezoning area is a portion of Lot 1C-C, Block D, Resubdivision of Lot 1C, Block D, Replat of the Deerfield at Brodie Subdivision Section II, recorded on January 10, 2018 (C8-2017-0159.0A). On Building 3, an administrative site plan for a single story building that would contain 5,000 square feet of retail sales (general), 1,050 square feet of retail sales (convenience), and 5,000 square feet of medical offices was approved on November 7, 2018, with two subsequent administrative corrections approved on August 14, 2020 and March 13, 2022 (SP-2017-0248C – Deerfield Lot 1C). Please refer to Exhibit B (***Approved Site Plan***).

#### EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Deer Lane	54 feet	22 feet	Local (Level 1)	No	No	No
Brodie Lane	87 feet	25 feet (divided)	Arterial (Level 3)	Yes	Yes, Bike Lane	No
Davis Lane	106 feet	40 feet (divided)	Arterial (Level 3)	Yes	Yes, Bike Lane	No



ADDITIONAL STAFF COMMENTS:Inclusive Planning

Yes	Imagine Austin Decision Guidelines
	<b>Compact and Connected Measures</b>
	<b>Imagine Austin Growth Concept Map:</b> Located close to, within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified on the Growth Concept Map. <b>Name(s) of Activity Center/Activity Corridor/Job Center:</b>
	<b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station.
Y	<b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane.
Y	<b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.
	<b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.
	<b>Connectivity and Education:</b> Is located within 0.50 miles from a public school or university.
Y	<b>Connectivity and Healthy Living:</b> Provides or is located within 0.50 miles from a recreational area, park and/or walking trail.
	<b>Connectivity and Health:</b> Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, specialized outpatient care.)
	<b>Housing Affordability:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable house.
	<b>Housing Choice:</b> 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.
	<b>Mixed Use:</b> Provides mixed use development (minimum 10% residential and 10% non-residential floor area).
	<b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
3	<b>Total Number of "Yes's"</b>

Environmental

This site is located over the Edwards Aquifer Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

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

### Impervious Cover

Development of the property is subject to the Amended and Restated Compromise Settlement Agreement dated August 13, 1998. The amount of impervious cover on the approved site plan for Lot 1C is 90.44 percent. As information, the amount of impervious cover for all five lots covered by the site plan is 62.23 percent.

### PARD – Planning & Design Review

Parkland dedication may be required for the new applicable uses proposed by this development, GR-CO zoning, at the time of subdivision or site plan. There are currently no parkland requirements for uses other than residential and hotel, per City Code § 25-1-601.

### Site Plan and Compatibility Standards

Site plans will be required for any new development other than single-family, two-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations. The site is subject to compatibility standards due to the proximity of the SF-2 district to the northwest.

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

### Austin Transportation Department – Engineering Review

Assessment of required transportation mitigation, including the potential dedication of right-of-way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. A traffic impact analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

### Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

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.

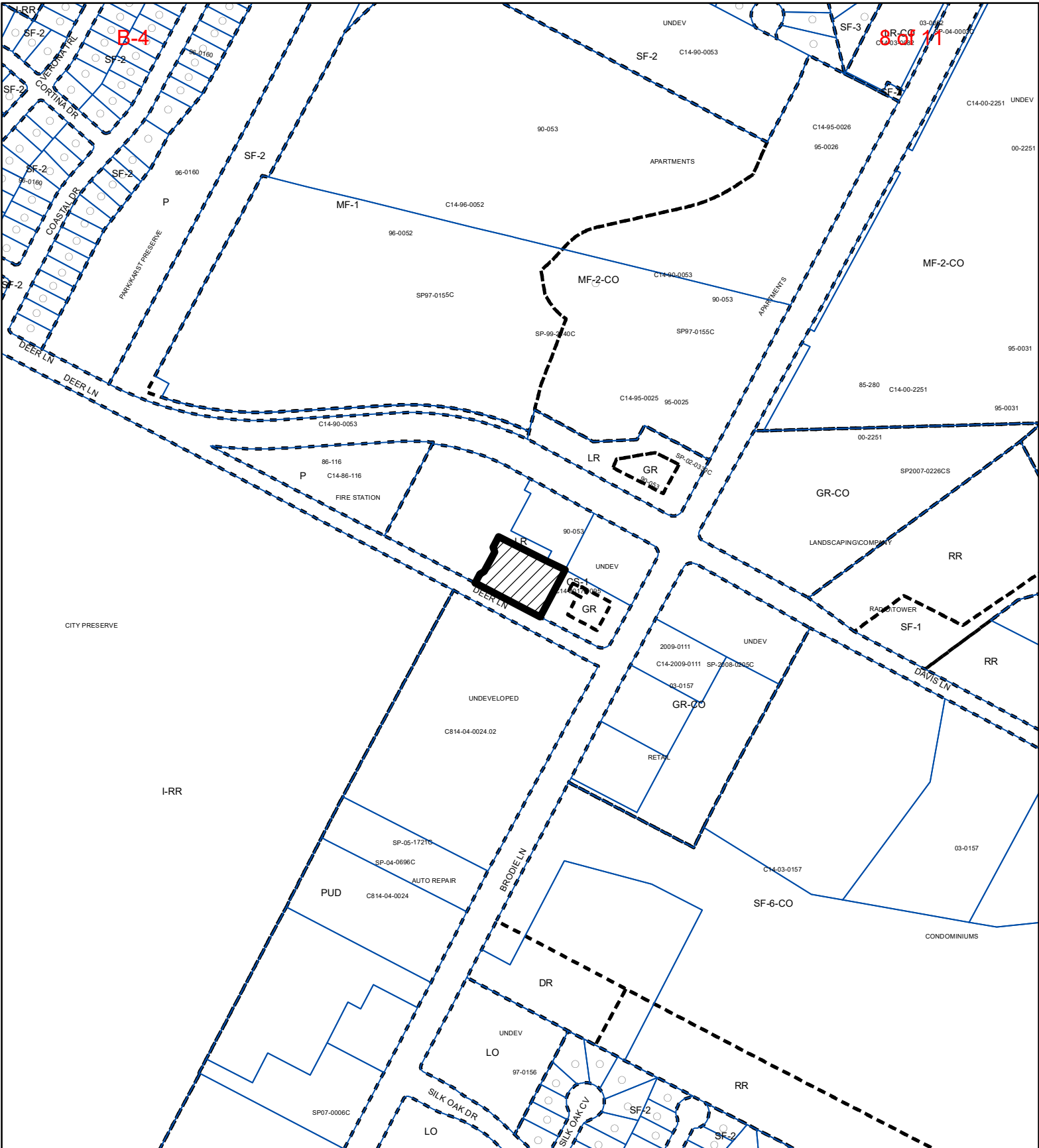
The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

#### INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

Exhibits A and A-1: Zoning Map and Aerial View

Exhibit B: Approved Site Plan

Applicant's Correspondence



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

## ZONING

### ZONING CASE#: C14-2022-0051

Exhibit A

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

**Created: 4/14/2022**









## 8916 1/2 Brodie Lane/3601 Davis Lane, Bldg 3

ZONING CASE#: C14-2022-0051  
 LOCATION: 8916 1/2 Brodie Lane/  
 3601 Davis Lane, Bldg 3  
 SUBJECT AREA: .852 Acres  
 GRID: D16  
 MANAGER: WENDY RHOAD

Exhibit A - 1

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



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 100'



## Site Plan Calculations

Note: The following Site Plan Calcs are based on the gross site area of lots, as requested by the city case manager on the previous Deerfield at Brodie site plans. These calculations have been updated hereon to include the proposed development of Lot 1C.

Total Gross Site Area Calcs		Site Plan Calcs Per LR Zoning District		Site Plan Calcs Per GR Zoning District	
Total Site Area	6,584	Ac. (Sum of Lots 1A, 1B, 1C-A, 1C-B, 1C-C)		6,354	Ac.
Zoning	LR & GR			LR	GR
Allowable / Proposed Imp Cover	See Separate I.C. Calculations			See Separate I.C. Calculations	
Allowable FAR	See LR & GR Zoning Calculations on Right			10,000	1.1
Allowable Bldg Coverage	See LR & GR Zoning Calculations on Right			0.172	75%
Prop Imp Cover	= 4,097	62.23%		0.214	93.37%
Prop. Bldg Coverage	= 42,088	14.68%		0.172	10.79%
Prop. Parking/Drives	= 123,489			0.622	
Prop. Walks/Decks	= 12,903			1,636	
Prop. Open Space	= 108,319			663	
Gross Floor Area	= 38,416			1,079	
FAR	= 0.134			0.135	

Phase 1 - Required Parking for Building 2 (Lot 1C-B, BLOCK D)	
General Retail (5,000 SF)	18 @ 1 per 275 sq. ft.
Convenience Retail (1,427 SF)	5 @ 1 per 275 sq. ft.
Total	23

Phase 2 - Required Parking for Building 1 (Lot 1C-A, BLOCK D)	
Restaurant (General) (2,500 SF)	25 @ 1 per 100 sq. ft.
Restaurant (Limited) (1,400 SF)	14 @ 1 per 100 sq. ft.
General Retail (4,500 SF)	16 @ 1 per 275 sq. ft.
Total	55

Note: No individual restaurant shall exceed 2500 SF without an approved site plan correction.

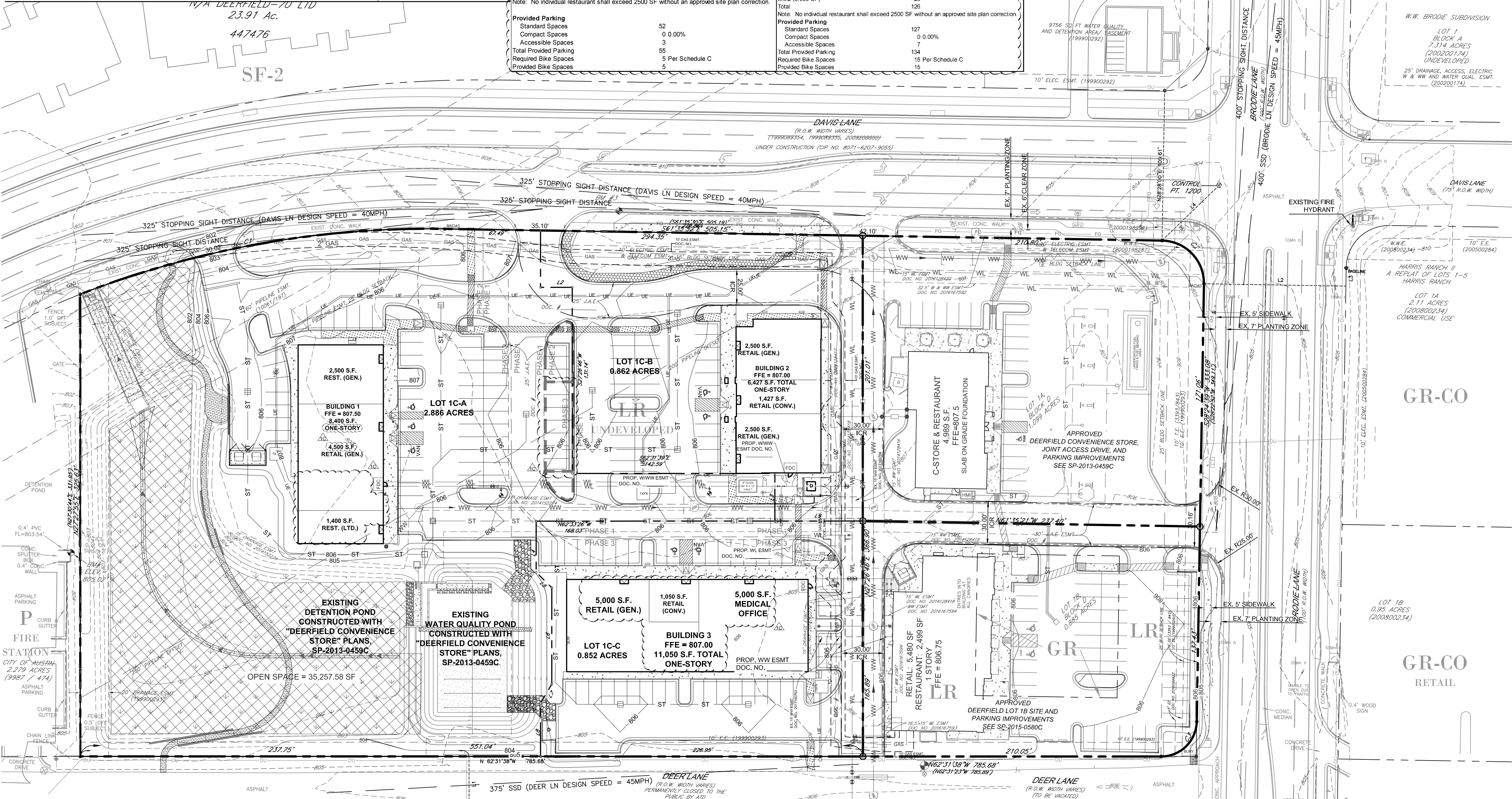
Provided Parking	
Standard Spaces	52
Compact Spaces	0.000%
Accessible Spaces	3
Total Provided Parking	55
Required Bike Spaces	5 Per Schedule C
Provided Bike Spaces	5

Phase 3 - Required Parking for Building 3 (Lot 1C-C, BLOCK D)	
General Retail (5,000 SF)	25 @ 1 per 200 sq. ft.
Convenience Retail (1,050 SF)	4 @ 1 per 275 sq. ft.
Total	47

Total Parking Required - All Phases (Lots 1C-A, 1C-B, 1C-C)	
Restaurant (General) (2,500 SF)	25 @ 1 per 100 sq. ft.
Restaurant (Limited) (1,400 SF)	14 @ 1 per 100 sq. ft.
General Retail Sales (14,500 SF)	14 @ 1 per 275 sq. ft.
Convenience Retail Sales (2,477 SF)	9 @ 1 per 275 sq. ft.
Total	55

Note: No individual restaurant shall exceed 2500 SF without an approved site plan correction.

Provided Parking	
Standard Spaces	127
Compact Spaces	0.000%
Accessible Spaces	7
Total Provided Parking	134
Required Bike Spaces	15 Per Schedule C
Provided Bike Spaces	15



Prop Land Use By Lot	Site Area Acres	Proposed Gross Floor Area (By Use) SF	Proposed Building Coverage SF	Proposed Parking & Drives SF	Proposed Walks & Decks SF	Proposed Impervious Cover SF	Total Proposed Impervious Cover Acres	Proposed Open Space SF	* Proposed FAR	** Building Height (ft.)
Lot 1A, Block D	1.099	4,560	0.232	2.87	26,636	2,431	37,299	0.856	10.573	0.016
Convenience Store & Gas Station		3,532								0.012
Restaurant (Limited)		1,028								0.004
Lot 1B, Block D (Retail)	0.885	7,979								0.028
Retail		4,704								0.016
Cocktail Lounge		776								0.003
Restaurant (General)		2,499								0.009
Lot 1C-A, Block D	2.861	8,400								0.029
Restaurant (General)		2,500								0.009
Restaurant (Limited)		1,400								0.005
General Retail Sales		4,500								0.016
Lot 1C-B, Block D	0.862	6,427								0.022
General Retail Sales		5,000								0.017
Convenience Retail Sales		1,427								0.005
Lot 1C-C, Block D	0.877	11,050								0.039
MOB		5,000								0.017
General Retail Sales		5,000								0.017
Convenience Retail Sales		1,050								0.004
Total	6.584	38,416	42,088	14,68	123,489	12,903	178,480	4,097	108,319	0.134

PUD  
UNDEVELOPED

## Impervious Cover Calculations

Gross Site Area	6.840	Ac.		Per Lot 1, Block D as defined in Amended and Restated Compromise Settlement Agreement, August 13, 1998				
Net Site Area	6.840	Ac.						
Total Allowable Impervious Cover	4.104	Ac.	60%	I.C. Per Lot 1, Block D as defined in Amended and Restated Compromise Settlement Agreement, August 13, 1998				
Deerfield 6.584 acre tract - Proposed Impervious Cover								
Lot No. / Description	Gross Site Area (sf)	Gross Site Area (Acres)	Bldg Area (sf)	Parking / Drives / Pvmnt (sf)	Walks (sf)	Total Proposed IC (sf)	Total Proposed IC (Acres)	Total Proposed IC (%)
Lot 1A, Block D (Convenience Store, Gas, Restaurant)	47,866	1.099	8,232	26,636	2,431	37,299	0.856	77.91%
Lot 1B, Block D	38,566	0.885	7,979	22,736	3,243	33,658	0.780	88.09%
Lot 1C-A, Block D	125,714	2.886	8,400	33,132	2,059	43,591	1.001	34.67%
Lot 1C-B, Block D	37,549	0.862	6,427	21,529	2,110	30,066	0.690	80.07%
Lot 1C-C, Block D	37,113	0.852	11,050	19,457	3,060	33,567	0.771	90.44%
Total	286,808	6.584	42,088	123,489	12,903	178,480	4.097	62.23%

\*\* Max. allowed height for LR Zoning is 40' or 3 stories (25'-2-400)

GR-CO  
LANDSCAPING  
COMPANY

## LEGEND

PROPOSED	EXISTING	
		CONCRETE SIDEWALK
		DECOMPOSED GRANITE PAVERS
		PROPERTY BOUNDARY
		FIRE LANE
		ACCESSIBLE ROUTE
		SIDEWALK RAMP
		ACCESSIBLE PARKING SPACE & SIDEWALK RAMP
		CROSSWALK
		FIBER OPTIC UTILITIES
		GAS LINE
		OVERHEAD UTILITIES
		STORM SEWER LINE
		WASTEWATER LINE
		WATER LINE
		WATER VALVE
		FIRE HYDRANT
		WASTEWATER MANHOLE
		STORMSEWER MANHOLE
		1/2" REBAR FOUND (OR AS NOTED)
		1/2" REBAR WITH CAP FOUND
		1/2" REBAR WITH CHAPARRAL CAP SET
		WATER METER
		UTILITY POLE
		ELEC. MANHOLE
		LIGHT POLE
		TELEPHONE UTILITY
		UNDERGROUND FIBER OPTIC MARKER
		TELEPHONE MANHOLE
		UNDERGROUND GAS MARKER
		CHAIN LINK FENCE
		WIRE FENCE

## NOTES:

- SIDEWALKS ALONG DAVIS LANE ARE REQUIRED TO BE CONSTRUCTED BY THE CITY WITH CIP #8071-6207-9055 FOLLOWING OR WITH THE ROADWAY IMPROVEMENT. THE LACK OF THESE REQUIRED SIDEWALKS SHALL NOT LIMIT THE OWNER'S ABILITY TO OBTAIN BUILDING PERMITS, UTILITY CONNECTIONS, OR CERTIFICATES OF OCCUPANCY.
- NO EXISTING BUILDINGS ARE LOCATED WITHIN 50' OF LOT 1B, BLOCK D.

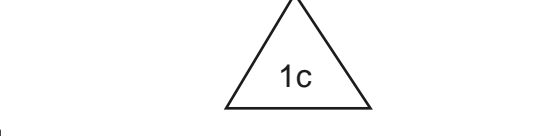
LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



Know what's below.  
Call before you dig.



AUSTIN FIRE DEPARTMENT  
OUR MISSION GOES BEYOND OUR NAME  
ENGINEERING SERVICES REVIEW



REVIEWER: M. Lewis DATE: 06/11/2020

REVIEWED  
June 09, 2020

Austin Water Utility  
Roventi Chapa, P.E.  
No Change to Austin Water Infrastructure.

## SITE PLAN RELEASE

FILE NUMBER: **SP-2017-0248C** EXPIRATION DATE: **JUNE 30, 2017**  
CASE MANAGER: MICHAEL SIMMONS-SMITH APPLICATION DATE: **JUNE 30, 2017**  
APPROVED ADMINISTRATIVELY ON: \_\_\_\_\_  
APPROVED BY PLANNING COMMISSION ON: \_\_\_\_\_  
APPROVED BY CITY COUNCIL ON: \_\_\_\_\_  
UNDER SECTION **112** OF CHAPTER **25-5** OF THE AUSTIN CITY CODE.

## DEVELOPMENT SERVICES DEPARTMENT

DATE OF RELEASE: \_\_\_\_\_ ZONING: **LR**  
REV. NO. 1 \_\_\_\_\_ CORRECTION NO. 1  
REV. NO. 2 \_\_\_\_\_ CORRECTION NO. 2  
REV. NO. 3 \_\_\_\_\_

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

REPLACEMENT SHEET

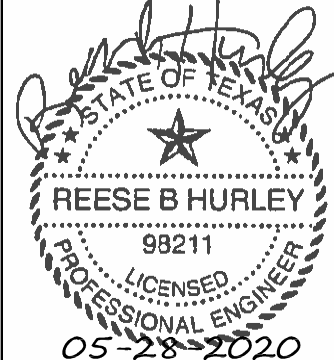
SP-2017-0248C

Exhibit B

DEERFIELD LOT 1C  
3601 DAVIS LANE AUSTIN, TX 78749

OVERALL SITE PLAN

NO.	DATE	BY	REVISIONS
1C	11/17/2016	RBH	REVISED USE AREAS IN BUILDINGS 1 AND 3. REVISED PHASING, ZONING CALCS, LABELS



LJA Engineering, Inc.  
5316 Highway 290 West  
Suite 150  
Austin, Texas 78735  
Phone 512.439.4700  
Fax 512.439.4716  
FRN-F-1386

JOB NUMBER:  
A205-0415

PL01

SHEET NO.

16

OF 35 SHEETS



May 10, 2022

Ms. Rosie Truelove, Director  
Housing and Planning Department  
City of Austin  
1000 E. 11<sup>th</sup> Street  
Austin, Texas 78702

Via electronic submittal

Re: Rezoning Application for 0.852 acres located at 8916 1/2 Brodie Lane/3601 Davis Lane, Bldg 3, Austin, Texas, 78748 (the "Property")

Dear Ms. Truelove:

We respectfully submit the enclosed rezoning application for 8916 1/2 Brodie Lane/3601 Davis Lane, Bldg 3, Austin, Texas, 78748 as representatives of the owner of the above stated Property.

The 0.852 acre Property is comprised of one undeveloped lot that is part of 4.6 acres covered by site development permit #SP-2017-0248C approved for development of a mixed use retail and commercial project. The Property is currently zoned LR, and is not located within a Neighborhood Plan. The following zoning categories are located on property adjacent to the Property: PUD zoning to the south; GR and CS-1 zoning to the east; LR, GR, and MF-2-CO zoning to the north; and P zoning to the west. The surrounding uses include commercial, convenience store, and multifamily.

We are requesting GR-CO (Community Commercial – Conditional Overlay) rezoning for the Property, to authorize construction and use of the Property as an approximately 7,000 sq. ft. indoor swim instruction studio, which is classified as a Personal Improvement Services commercial use. Existing LR zoning district regulations restrict Personal Improvement Services use to a maximum 5,000 sq. ft. (LDC, Sec. 25-2-587 – Requirement for Certain Uses in a Neighborhood Commercial (LR) District). The GR-CO zoning application would authorize Personal Improvement Services/personal instruction area to exceed 5,000 sq. ft. The proposed Conditional Overlay (CO) would limit development of the Property to LR development standards for the following: maximum building coverage (50%), building mass/FAR (0.5:1), and height (40 feet or 3 stories). Therefore the foregoing site development standards under the proposed GR-CO zoning would remain identical to these same development standards for maximum building coverage, FAR, and height as under the current LR zoning. A Traffic Impact Analysis has been waived per the TIA Determination Worksheet dated 4-5-2022 from Justin Good, P.E., stating that a TIA is not required.

If you have any questions about the rezoning application or need additional information, please do not hesitate to contact me. Thanks in advance for your assistance with this project.

Very truly yours,



David Hartman

cc: Wendy Rhoades  
Zach Lyman