

**ZONING & PLATTING COMMISSION SITE PLAN  
EXTENSION REVIEW SHEET**

**CASE NUMBER:** SP-2017-0248C(XT2) **ZAP HEARING DATE:** August 1, 2023

**PROJECT NAME:** Deerfield Lot 1C

**ADDRESS OF SITE:** 3601 Davis Lane **COUNCIL DISTRICT:** 8

**NEIGHBORHOOD PLANNING AREA:** N/A

**WATERSHED:** Williamson Creek **JURISDICTION:** Full-Purpose

**APPLICANT/** WW Deerfield LTD (512) 964-7772  
**OWNER:** % Walters Southwest  
1010 W. MLK Jr. Blvd  
Austin, TX 78701

**AGENT:** LJA Engineering, Inc., Reese Hurley, PE (512) 439-4700  
7500 Rialto Blvd., Bldg. 2, Ste. 100  
Austin, TX 78735

**CASE MANAGER:** Jennifer Bennett (512) 974-9002  
[jennifer.bennett@austintexas.gov](mailto:jennifer.bennett@austintexas.gov)

**PROPOSED DEVELOPMENT:**

The applicant is requesting a three-year extension to a previously approved site plan. Construction has completed or begun on all phases of development except for what is indicated on Lot 1C-A of the overall Deerfield Lot 1C site plan. Construction on Lot 1C-A includes common site drives, utilities, and the proposed building footprint for restaurant and retail uses.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval to extend this site plan permit by three years, from March 1, 2023 to March 1, 2026 based on the case meeting criteria from LDC Section 25-5-62(C)(1)(a).

25-5-63(C) Extension of released site plan by the Land Use Commission: “the Land Use Commission may extend the expiration date of a released site plan beyond the date established by this chapter if the Land Use Commission determines that the request complies with the requirements for extension by the director under 25-5-62 (*Extension of Released Site Plan by Director*).”

25-5-62(C) The director may extend the expiration date of a released administrative site plan one time for a period of one year if the director determines that there is good cause for the requested extension; and

(1) the director determines that:

- a) the site plan substantially complies with the requirements that apply to a new application for site plan approval;
- b) the applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed;
- c) the applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy; or
- d) the applicant has constructed a significant portion of the infrastructure required for development of the original site plan; and

**SUMMARY OF SITE PLAN:**

**LAND USE:** The site is zoned LR and GR-CO. All site calculations are within the allowed amount.

**ENVIRONMENTAL:** All environmental comments have been cleared.

**TRANSPORTATION:** All transportation comments have been cleared.

**PREVIOUS APPROVALS**

11/07/2018 Site Plan administrative approval. Permit expiration: 11/7/2021  
12/30/2021 Mayor Order No. 20211220-036 extended all permit and expiration dates during COVID.  
Permit expiration moved to 03/01/2022  
04/07/2022 One-year administrative extension approved. Permit expiration moved to 03/01/2023.

**PROJECT INFORMATION**

<b>SITE AREA</b>	6.584 acres	
<b>EXISTING ZONING</b>	LR and GR-CO	
	<b>Allowed</b>	<b>Proposed</b>
<b>FLOOR-AREA RATIO</b>	0.5:1 (LR) and 1:1 (GR)	0.134:1
<b>BUILDING COVERAGE</b>	50% (LR) and 75% (GR)	14.74%
<b>IMPERVIOUS COVERAGE</b>	80% (LR) and 90% (GR)	62.23%

**EXISTING ZONING AND LAND USES**

	<b>ZONING</b>	<b>LAND USES</b>
<i>North</i>	LR; GR; and MF	Apartment/Condo (located across Davis Ln)
<i>South</i>	PUD and I-RR	Office and Parks/Greenbelts (located across Deer Ln)
<i>East</i>	GR-CO	Commercial (located across Brodie Ln)
<i>West</i>	P	Fire Station

**ABUTTING STREETS**

<b>Street</b>	<b>Pavement Width</b>	<b>Classification</b>
Davis Ln	approx. 70 feet	Level 3
Brodie Ln	approx. 67 feet	Level 3
Deer Ln	approx. 23 feet	Level 1

**NEIGHBORHOOD ORGANIZATIONS:**

Austin ISD	Sierra Club, Austin Regional Group
Austin Lost and Found Pets	South Austin Neighborhood Alliance (SANA)
Austin Neighborhoods Council	SELTexas
Brodie Heights Condominiums	TNR BCP - Travis County Natural Resources
Circle C Neighborhood Association	
Deer Park Owners Association, Inc.	
Friends of Austin Neighborhoods	
Go Austin Vamos Austin	
Homeless Neighborhood Association	
Maple Run-Wheeler Creek-Woodstone Village	
Neighborhood Empowerment Foundation	
Oak Hill Association of Neighborhoods (OHAN)	
Onion Creek Homeowners Assoc.	
Palomino Park HOA	
Preservation Austin	
Save Our Springs Alliance	



7500 Rialto Boulevard, Building II, Suite 100, Austin, Texas 78735  
t 512.439.4700 LJA.com TBPE F-1386

July 10, 2023

Development Services Department  
P.O. Box 1088  
Austin, Texas 78767

RE: Deerfield Lot 1C (SP-2017-0248C) – Request for Planning Commission Site Plan  
Extension  
LJA Project No. A205-0415

To whom it may concern:

The purpose of this letter is to provide support for the request of this submitted extension in context with Section 25-5-62 of the City of Austin Land Development Code. Please see the following justifications.

- 1) In order to satisfy 25-5-62 (C)(1)(a), please note that this project is not subject to the SOS Ordinance per the Amended and Restated Compromise Settlement Agreement, dated August 13, 1998, as referenced on the cover sheet of the construction plans. There are numerous other items in the Settlement Agreement that exempt this project from having to comply with all current City Code requirements, even if a new application was submitted. The approved plan meets the requirements that were in effect at the time of the original platting of the property in conjunction with the Legal Settlement Agreement. That in itself makes it difficult for this section of code to be considered as qualifying criteria for this particular extension request.
- 2) In order to satisfy 25-5-62(C)(1)(b), please note that this project was approved prior to the beginning of COVID. The Economy slowed down immensely because of it. Even still, all lots except for Lot 1C-A of this site plan have been built out (Lot 1C-B) or are currently under construction (Lot 1C-C). Taking a project to the finish line, paying all required fees, and ultimately obtaining a site development permit from the City already shows a good faith effort. Having gone through multiple site plan corrections, obtaining a previous administrative site plan extension request, as well as currently going through a zoning case also shows good faith effort to continue progressing the development of the property. It goes without saying that a developer does not profit at all from a pad site that does not get sold to an end user.

Please note that this project also satisfies both 25-5-62(C)(1)(c) and 25-5-62(C)(1)(d), although it is only required to comply with one of these two as required by the "Or" clause in the code.

- 3) In order to show compliance with 25-5-62(C)(1)(c), one of the buildings is constructed and occupied (on Lot 1C-B) and one is currently under construction with an approved building permit on Lot 1C-C. Only a building permit for Lot 1C-A would be required to finish the overall project. Substantial progress has therefore been made toward completing the overall Lot 1C project.

- 4) In addition, this project fully complies with 25-5-62(C)(d) in that all public infrastructure, water quality and detention facilities, shared access drives, and most of the private infrastructure (except for Lot 1C-A) is already in place. Please note that there is an applicable Unified Development Agreement for all owners associated with this project.

Please do not hesitate to contact me at (512) 439-4700, XT 4734 with any questions.

Sincerely,



Reese Hurley, P.E.  
Project Manager  
LJA Engineering, Inc.



**LJA Engineering, Inc.**

5316 Highway 290 West  
Suite 150  
Austin, Texas 78735

Phone 512.439.4700  
Fax 512.439.4716  
www.ljaengineering.com

TBPE F-1386

June 29, 2017

Development Services Department  
City of Austin  
P.O. Box 1088  
Austin, Texas 78767

RE: Deerfield Lot 1C – Plans for Site Improvements  
LJA Project No. A205-0415.430

To whom it may concern:

Please find the attached engineering report and construction plans for the proposed Deerfield Lot 1C Site Improvements. The proposed Deerfield Lot 1C development is a 4.60-acre platted lot located just west of Brodie Lane and just south of Davis Lane in Austin, Travis County, Texas. Please refer to Exhibit 1 of the Engineer's Report for the location map. The subject tract is platted as Lot 1C, Block D of the Replat of Deerfield at Brodie Subdivision Section II Final Plat, which is recorded as Doc. No. 201400141, O.P.R.T.C.T. Lot 1C is to be subdivided into three separate lots (1C-A, 1C-B, and 1C-C) as part of a separate process, but the site plan is being submitted for review assuming separate platted lots will be in place prior to site plan approval.

The site is located within the City of Austin's Full Purpose Jurisdiction within the Williamson Creek Watershed and is classified as Barton Springs Zone. The project is 3601 Davis Lane per 911 addressing.

The property is part of the Amended and Restated Compromise Settlement Agreement (Ordinance No. 96-13413) between W.W. Deerfield, Ltd., and the City of Austin, effective August 13, 1998 and is submitted in conformance with the requirements of that agreement.

Access to Lot 1C is proposed directly from Davis Lane and via a joint access drive shared with Lots 1A and 1B that access both Brodie and Davis Lane. A joint use access driveway, which was recorded as part of the approved Unified Development Agreement, will provide access to all of the lots via either Davis Lane or Brodie Lane. An additional joint access drive may also be necessary within Lot 1C, but is to be determined during site plan review. The Deer Lane R.O.W. was in the process of being vacated, thus Deer Lane will ultimately become private property and a P.U.E. once the R.O.W. vacation is completed. Deer Lane is therefore not being considered as a point of site access. As for now, Deer Lane technically remains a R.O.W. but it has been permanently closed by ATD for the purpose of public transportation. See Exhibit 5 of the Engineer's Report for ATD's issued letter.

December 2, 2013

Page 2

The subject tract is zoned LR (4.60 Ac.). The proposed uses of retail and restaurant shown on the site plan are permitted within the assigned zoning classification.

The project is being designed in conformance with the Subchapter E zoning requirements concerning shaded sidewalks in front of the buildings, overall pedestrian access and connectivity, and sidewalk requirements. The principal street is Davis Lane, which is a Suburban Roadway. The Davis Lane R.O.W. includes an existing 7' planting area and 5' clear zone immediately adjacent to the site. An ICR would not be required specifically for Lot 1C because it is less than 5 acres. Because the original site plan encompassed all of Lots 1A, 1B, and 1C, an ICR would have been required as that overall area exceeds 5 acres. However, an ICR is not required for any of the lots, as the original Deerfield Lot 1A site (SP-2013-0459C) is bound to lots 1B and 1C by the in place UDA. The Deerfield Lot 1A site plan obtained AEC by conforming to Subchapter E – Suburban Sidewalk Standards in lieu of providing an ICR. A copy of the AEC letter is attached as Exhibit 6 of the Engineer's report.

Water Quality and Detention for this project will be provided by the approved ponds constructed with the Deerfield Lot 1A Convenience Store Project (SP-2013-0459C). The approved ponds will serve Lots 1A, 1B, and 1C. The pond will discharge into the storm sewer inlet that was constructed as part of the City's Davis Lane CIP Project (CIP 8071-6207-9055).

No portion of this project is within the boundaries of the 100-year floodplain as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map Number #48453C0580H, dated September 26, 2008.

Water and wastewater will be provided by Austin Water Utility. The water and wastewater lines that will serve Lot 1B are being constructed as part of the Lot 1A site improvements.

Also attached for reference purposes and review are the following items: tax certificate; tax maps; deeds.

I hereby certify that to the best of my knowledge this summary letter is correct and that the accompanying plans are complete and in compliance with Title 25 of the City of Austin Land Development Code.

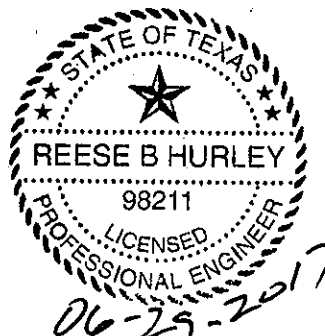
If you have any questions, please do not hesitate to contact me at 439-4700.

Sincerely,



Reese Hurley, P.E.  
Project Manager

Attachments





## Legend

### Property

Jurisdictions (No Fill)

FULL PURPOSE

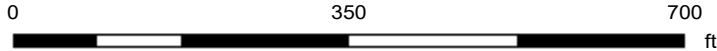
Jurisdictions Fill

Jurisdiction

FULL PURPOSE

Zoning 1

Zoning Text



7/24/2023

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. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

## Notes

SP-2017-0248C(XT2) - Deerfield Lot 1C - site plan extension

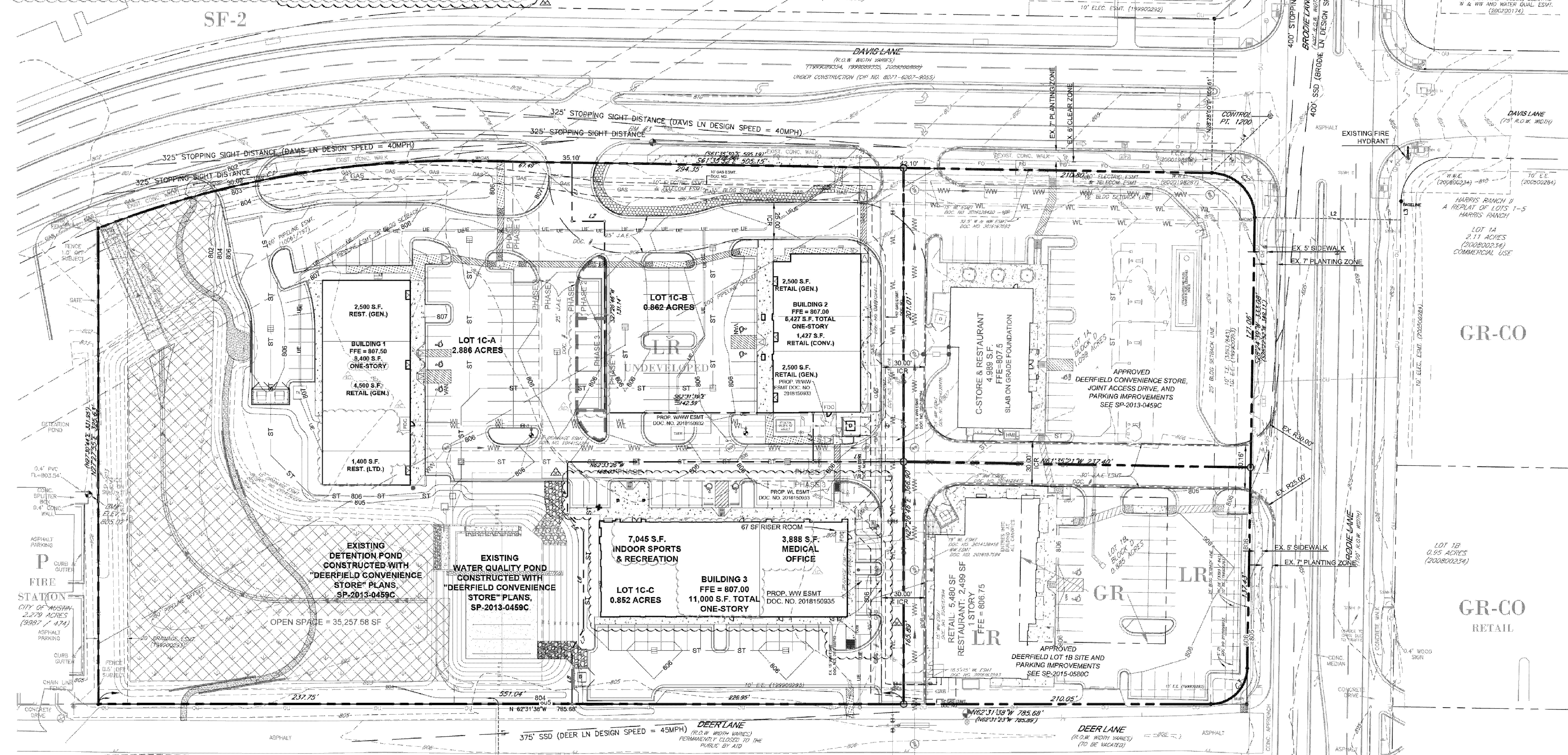


<b>Phase 1 - Required Parking for Building 2 (Lot 1C-B, BLOCK D)</b>			<b>Phase 3 - Required Parking for Building 3 (Lot 1C-C, BLOCK D)</b>		
General Retail (5,000 SF)	16 @ 1 per 275 sq. ft.		MOB (3,955 SF)	20 @ 1 per 200 sq. ft.	
Convenience Retail (1,427 SF)	5 @ 1 per 275 sq. ft.		Indoor Sports & Rec (7,045 SF)	14 @ 1 per 275 sq. ft.	
<b>Total</b>	<b>21</b>		<b>Total</b>	<b>34</b>	
<b>Provided Parking</b>			<b>Provided Parking</b>		
Standard Spaces	29		Standard Spaces	42	
Compact Spaces	0	0.00%	Compact Spaces	0	0.00%
Accessible Spaces	2		Accessible Spaces	2	
Total Provided Parking	31		Total Provided Parking	44	
Required Bike Spaces	5 Per Schedule C		Required Bike Spaces	5 Per Schedule C	
Provided Bike Spaces	5		Provided Bike Spaces	5	

<b>Phase 2 - Required Parking for Building 1 (Lot 1C-A, BLOCK D)</b>			<b>Total Parking Required - All Phases (Lots 1C-A, 1C-B, 1C-C)</b>		
Restaurant (General) (2,500 SF)	25 @ 1 per 100 sq. ft.		Restaurant (General) (2,500 SF)	25 @ 1 per 100 sq. ft.	
Restaurant (Limited) (1,400 SF)	14 @ 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.		General Retail Sales (4,500 SF)	16 @ 1 per 275 sq. ft.	
<b>Total</b>	<b>55</b>		Convenience Retail Sales (1,427 SF)	5 @ 1 per 275 sq. ft.	
Note: No individual restaurant shall exceed 2500 SF without an approved site plan correction.			MOB (3,955 SF)	20 @ 1 per 200 sq. ft.	
<b>Provided Parking</b>			Indoor Sports & Recreation (7,045 SF)	14 @ 1 per 275 sq. ft.	
Standard Spaces	52		<b>Total</b>	<b>113</b>	
Compact Spaces	0	0.00%	Note: No individual restaurant shall exceed 2500 SF without an approved site plan correction.		
Accessible Spaces	3		<b>Provided Parking</b>		
Total Provided Parking	55		Standard Spaces	123	
Required Bike Spaces	5 Per Schedule C		Compact Spaces	0	0.00%
Provided Bike Spaces	5		Accessible Spaces	7	
			Total Provided Parking	130	
			Required Bike Spaces	15 Per Schedule C	
			Provided Bike Spaces	15	


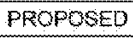
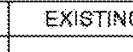

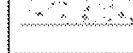
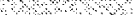



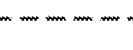











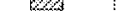



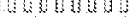


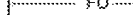

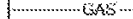

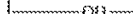

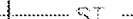
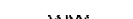

<b>Site Plan Calculations</b>		
Note: The following Site Plan Calcs are based on the gross site area of lots, as requested by the city manager on the previous Deerfield at Brodie site plans. These calculations have been updated herein to include the proposed development of Lot 1C.		
<b>Total Gross Site Area Calcs</b>	<b>Site Plan Calcs Per LR Zoning District</b>	<b>Site Plan Calcs Per GR Zoning District</b>
Total Site Area = 6.584 Ac. (Sum of Lots 1A, 1B, 1C-A, 1C-B, 1C-C)	LR GR, GR-CO	GR GR, GR-CO
Allowable / Proposed Imp. Cover = 136.473 SF	See Separate I.C. Calculations	See Separate I.C. Calculations
Allowable FAR = 3.133 Ac.	0.5:1	1:1
Allowable Bldg Coverage = 103.007 SF	50%	75%
Prop. Imp. Cover = 4.067	62.22%	0.214 Ac.
Prop. Bldg Coverage = 42.088	29.770 SF	1.079 SF
Prop. Parking/Drives = 122.554	87.411 SF	6.822 SF
Prop. Walks/Decks = 13.634	8.207 SF	1.836 SF
Prop. Open Space = 108.335	103.007 SF	9.853 SF
Gross Floor Area = 38.366	26.287 SF	1.079 SF
FAR = 0.134 -1	0.088 -1	0.108 -1



Prop. Land Use By Lot	Site Area (Acres)	Proposed Gross Floor Area (By Use)	Proposed Building Coverage (SF)	* Proposed Building Coverage %	Proposed Parking & Drives (SF)	Proposed Walks & Decks (SF)	Proposed Impervious Cover (SF)	Total Proposed Impervious Cover (Acres)	Proposed Open Space (Acres)	* Proposed FAR	* Building Height (ft.)
Lot 1A, Block D	4.990										
Convenience Store & Gas Station	1.099	3,532	8,232	2.87	26,636	2,431	37,269	0.656	10.573	0.016	28' - 2" / 1-STORY
Restaurant (Limited)		1,028								0.004	
Lot 1B, Block D (Retail)	0.865	7,979								0.028	
Retail		4,704								0.016	
Cocktail Lounge		776								0.003	
Restaurant (General)		2,469								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		6,000								0.017	
Convenience Retail Sales		1,427								0.005	
Lot 1C-C, Block D	0.877	11,000								0.036	
MOB		3,955								0.014	
Indoor Sports & Recreation		7,045								0.025	
<b>Total</b>	<b>6.584</b>	<b>38,366</b>	<b>42,277</b>	<b>14.74</b>	<b>122,554</b>	<b>13,635</b>	<b>178,466</b>	<b>4.067</b>	<b>108.334</b>	<b>0.134</b>	

<b>Impervious Cover Calculations</b>		
Gross Site Area	6.840 Ac.	
Net Site Area	6.840 Ac.	
Total Allowable Impervious Cover	4.104 Ac.	60%
<b>Deerfield 6.584 acre tract - Proposed Impervious Cover</b>		
Lot No. / Description	Gross Site Area (Acres)	Gross Site Area (Acres)
Lot 1A, Block D (Convenience Store, Gas, Restaurant)	47,866	1,099
Lot 1B, Block D	38,566	8,885
Lot 1C-A, Block D	125,714	2,886
Lot 1C-B, Block D	37,549	8,862
Lot 1C-C, Block D	37,113	0.862
<b>Total</b>	<b>286,806</b>	<b>6.584</b>

GR-CO  
LANDSCAPING  
COMPANY

LEGEND		
PROPOSED	EXISTING	
		CONCRETE SIDEWALK
		DECOMPOSED GRANITE WALKWAY
		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

NOTES:

- SIDEWALKS ALONG DAVIS LANE ARE REQUIRED TO BE CONSTRUCTED BY THE CITY WITH CIP #8071-6207-8055 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.

**811**  
Know what's below.  
Call before you dig.

<b>SITE PLAN RELEASE</b>	
FILE NUMBER: <b>SP-2017-0248C</b>	EXPIRATION DATE: <b>NOV 07, 2021</b>
CASE MANAGER: <b>R. AVILA</b>	APPLICATION DATE: <b>JUNE 30, 2017</b>
APPROVED ADMINISTRATIVELY ON: <b>11/07/18</b>	
APPROVED BY PLANNING COMMISSION ON: <b>11/07/18</b>	
APPROVED BY CITY COUNCIL ON: <b>11/07/18</b>	
UNDER SECTION <b>112</b> OF CHAPTER <b>25-5</b> OF THE AUSTIN CITY CODE.	
<b>DEVELOPMENT SERVICES DEPARTMENT</b>	
DATE OF RELEASE: <b>11/07/18</b>	ZONING: <b>LR</b>
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.	

**DEERFIELD LOT 1C**  
3601 DAVIS LANE AUSTIN, TX 78749  
OVERALL SITE PLAN

REVISIONS	DATE	BY	DESCRIPTION
1C	11/27/18	RBH	REVISED PHASING, ZONING CALC. LABELS
3C	11/27/22	VGC & JLC	REVISED LOT 1C-C BLDG & PARKING BACKGROUND

**LJA Engineering, Inc.**  
512.438.4700  
512.438.4716  
Suite 150  
Austin, Texas 78735  
FRN-F-1386

**RESEE B HURLEY**  
98211  
10/27/2022  
REGISTERED PROFESSIONAL ENGINEER

**PL01**  
SHEET NO. **16**  
OF 35 SHEETS