

## **ZONING CHANGE REVIEW SHEET**

CASE: C14-2023-0100 (Optimist Club Recreation)

DISTRICT: 6

ADDRESS: 13504 ½ Briarwick Drive, 9100 Meadowheath Drive, 13332 Villa Park Drive,  
13300-134011 Morris Road

ZONING FROM: I-RR

TO: GR-CO\*

\*The applicant is proposing a conditional overlay (CO) to prohibit the following uses on the property:

Bed & Breakfast Residential, Group 1  
Bed & Breakfast Residential, Group 2  
Short Term Rental  
Administrative & Business Offices  
Art Gallery  
Alternative Financial Services  
Art Workshop  
Automotive Rentals  
Automotive Repair Services  
Automotive Sales  
Automotive Washing of any type  
Bail Bond Services  
Business or Trade School  
Business Support Services  
Commercial Off-Street Parking  
Communication Services  
Consumer Convenience Services  
Consumer Repair Services  
Drop-Off Recycling Collection Facility  
Exterminating Services  
Financial Services  
Food Preparation  
Food Sales  
Funeral Services  
General Retail Sales – Convenience  
General Retail Sales – General  
Hotel-Motel  
Indoor Entertainment  
Medical Offices –Exceeding 5,000 sq/ft of gross floor area  
Medical Offices – Not exceeding 5,000 sq/ft of gross floor area  
Off-Site Accessory Parking  
Outdoor Entertainment  
Pawn Shop Services  
Pedicab Storage & Dispatch  
Personal Improvement Services  
Personal Services  
Pet Services

Plant Nursery  
 Printing & Publishing  
 Professional Office  
 Research Services  
 Restaurant – General  
 Restaurant – Limited  
 Services Station  
 Software Development  
 Special Use Historic  
 Theater  
 Custom Manufacturing  
 College & University Facilities  
 Community Recreation – Public  
~~Congregate Living~~  
 Counseling Services  
 Cultural Services  
~~Family Home~~  
~~Guidance Services~~  
 Hospital Services – General  
 Hospital Services – Limited  
 Private Primary Educational Services  
 Public Primary Education Services  
 Private Secondary Educational Services  
 Public Secondary Educational Services  
~~Residential Treatment~~  
 Safety Services

SITE AREA: 88.298 acres

PROPERTY OWNER: Optimist Club of Town & Country Round Rock

AGENT: Thrower Design, LLC (A. Ron Thrower)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov))

STAFF RECOMMENDATION:

**Staff recommends GR-CO, Community Commercial-Conditional Overlay Combining District, zoning. The conditional overlay will prohibit the following uses on the property: Bed & Breakfast Residential (Group 1 and Group 2), Short Term Rental, Administrative & Business Offices, Art Gallery, Alternative Financial Services, Art Workshop, Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing (of any type), Bail Bond Services, Business or Trade School, Business Support Services, Commercial Off-Street Parking, Communication Services, Consumer Convenience Services, Consumer Repair Services, Drop-Off Recycling Collection Facility, Exterminating Services, Financial Services, Food Preparation, Food Sales, Funeral Services, General Retail Sales (Convenience and General), Hotel-Motel, Indoor Entertainment, Medical Offices (Exceeding 5,000 sq/ft of gross floor area), Medical Offices (Not exceeding 5,000 sq/ft of gross floor area), Off-Site Accessory Parking, Outdoor Entertainment, Pawn Shop Services, Pedicab Storage & Dispatch,**

**Personal Improvement Services, Personal Services, Pet Services, Plant Nursery, Printing & Publishing, Professional Office, Research Services, Restaurant (General and Limited), Services Station, Software Development, Special Use Historic, Theater, Custom Manufacturing, College & University Facilities, Community Recreation (Public), Counseling Services, Cultural Services, Hospital Services (General and Limited), Private Primary Educational Services, Public Primary Education Services, Private Secondary Educational Services, Public Secondary Educational Services and Safety Services.**

**ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:**

**January 16, 2024: Postponed to February 6, 2024 at the applicant's request by consent (8-0, W. Floyd and A. Flores-absent); B. Greenberg-1st, D. Fouts-2nd.**

**February 6, 2024: Postponed to February 20, 2024 at the applicant's request by consent (8-0, L. Stern-absent); B. Greenberg-1st, A. Flores-2nd.**

**February 20, 2024: Postponed to March 5, 2024 at the staff's request by consent (6-0); B. Greenberg-1st, A. Flores-2nd.**

**March 5, 2024**

**CITY COUNCIL ACTION:**

**ORDINANCE NUMBER:**

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question consists of 88.29 acres that is a legally platted lot (known as Lot 1, Block A of the Town & Country Park Addition Subdivision) and is developed with an Outdoor Sports and Recreation use (Town & Country Sports - Miracle Field). The property was annexed by the city in 2010 through Ordinance No. 20101118-031. However, it does not have permanent zoning and is currently designated as I-RR, Interim-Rural Residence. There is floodplain (Lake Creek) running through the property from the northwest to the southeast. The tracts of land to the north are located within the county and developed with a multifamily complex (Springs at Lakeline Apartment Homes). To the east, there are townhomes (Parmer Village Townhomes) zoned MF-4 and single-family residences in the county. The lots to the south and west, are designated I-SF-2 and are developed with single family and duplex residences.

In this request, the applicant is asking for GR-CO zoning to establish permanent zoning on the site to accommodate both Outdoor Sport and Recreation and Indoor Sports and Recreation uses (*please see Applicant's Request Letter – Exhibit C*). The proposed zoning will permit the existing baseball fields and associated surface parking on the property and will allow for new construction of a building that will accommodate an office and Indoor Sports and Recreation use (basketball court).

The staff recommends the applicant's request for GR-CO, Community Commercial-Conditional Overlay Combining District, zoning. The property meets the intent of the GR district as it will provide recreational services to meet neighborhood and community needs. This lot is accessible as it has three frontage points (Briarwick Drive, a Level 3/minor arterial roadway, that connects with Amberglen Boulevard, another Level 3/minor arterial roadway, that connects with W. Parmer Lane, a Level 4/principal of major arterial, to the east; Morris Road, a Level 1/local, residential collector, that leads out out to Anderson Mill Road, a Level 4/major arterial roadway, to the south and Meadow Heath Drive, a Level 1/local residential collector to the west). The proposed GR-CO zoning will allow for a reasonable use of the property as applicant has proposed a conditional overlay that will prohibit more intensive commercial uses from being developed at this location adjacent to residential homes. The proposed zoning will allow for a reasonable use of the property as it will bring the existing Outdoor Sports and Recreation use into conformance with use regulations in the City of Austin Land Development Code.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

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

Community Commercial 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.

Conditional Overlay 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. *The proposed zoning should allow for a reasonable use of the property.*

The proposed GR-CO zoning will allow for a reasonable use of the property as it will bring the existing Outdoor Sports and Recreation use into conformance with use regulations in the City of Austin Land Development Code. In addition, establishing permanent zoning on the site will permit the development of new recreational uses to provide additional services to the surrounding community.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Outdoor Sports and Recreation (Town & Country Sports - Miracle Field)
<i>North</i>	County	Multifamily (Springs at Lakeline Apartment Homes)
<i>East</i>	MF-4, County	Townhomes (Parmer Village Townhomes), Single-Family Residences
<i>South</i>	MF-2, I-SF-2	Undeveloped, Single-Family Residences, Duplex Residences
<i>West</i>	I-SF-2	Single-Family Residences, Duplex Residences

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Lake Creek

SCHOOLS: Round Rock I.S.D.

Live Oak Elementary School  
Deerpark Middle School  
McNeil High School

NEIGHBORHOOD ORGANIZATIONS:

Friends of Austin Neighborhoods  
Homeless Neighborhood Association  
Neighborhood Association of SW Williamson County  
Neighborhood Empowerment Foundation  
SELTexas  
Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2021-0103 (Marielle 2: 8600 Black Oak Street)	I-RR to MF-2	4/05/2022: Approved staff's recommendation of MF-2-CO zoning by consent (8-0, C. Acosta and R. Woody-off dais); B. Greenberg-1st, A. Denkler-2nd.	5/05/2022: Approved MF-2-CO by consent on all 3 readings (9-0, M. Kelly and L. Pool-absent); P. Renteria-1st, A. Alter-2nd.
C14-2020-0111 (Vineyard Christian Fellowship of Austin,	I-RR to Tract 1: MF-2 and Tract 2: GR	12/15/20: Approved staff's recommendation of MF-2 zoning for Tract 1 and	2/04/21: The public hearing was conducted and a motion to close the public

Texas, Inc.: 13208 Morris Road)		LO-MU zoning for Tract 2 by consent (10-0, A. Denkler-absent); H. Smith-1st, N. Barrera-Ramirez-2nd.	hearing and approve multifamily residence-low density (MF-2) district zoning for Tract 1 and limited office-mixed use combining (LO-MU) district zoning for Tract 2 was approved on Mayor Adler's motion, Council Member Renteria's second on a 10-1 vote. Council Member Kelly voted nay.
C14-2019-0124 (Ramendu Complex at Lyndon Lane: 12303 Morris Road)	I-RR to SF-6	11/05/19: Motion made to approve SF-6-CO zoning, with a maximum of 12 residential units, B. Evans-1st, A. Tatkow-2nd.  Substitute motion made to approve SF-6-CO zoning, with a maximum of 11 residential units (8-1, D. King-No); A. Denkler-1st, J. Kiobassa-2nd.	2/06/20: Approved SF-6 zoning on 1st reading only, with direction to work on tree mitigation (7-0, L. Pool and A. Alter-abstain; K. Tovo and G. Casar-off the dais); J. Flannigan-1st, P. Renteria-2nd.
C14-2015-0110 (Dakota Plaza: 8516 Anderson Mill Road)	I-RR to GR	9/15/15: Approved staff's recommendation of GR-CO district zoning, with a CO to limit development on the site to less than 2,000 vehicle trips per day, to allow for Personal Improvement Services as the only permitted GR district use, to allow for all other LR district permitted uses and will limit the site to LR district site development standards and with a clarification that no additional ROW is required at this time, on consent (11-0); T. Weber-1 <sup>st</sup> , L. Brinsmade-2 <sup>nd</sup> .	11/12/15: Approved GR-CO zoning on consent on all 3 readings (11-0); D. Zimmerman-1 <sup>st</sup> , S. Gallo-2 <sup>nd</sup> .

C14-2014-0107 (Fredrickson 1.5: 8410 Anderson Mill Road)	I-RR to W/LO	8/05/14: Approved staff recommendation of W/LO-CO zoning with ROW condition by consent (5-0, C. Banks and R. McDaniel-absent); P. Seeger-1 <sup>st</sup> , S. Compton-2 <sup>nd</sup> .	8/28/14: Approved W/LO-CO zoning, with conditions, on consent on first reading (7-0); B. Spelman-1 <sup>st</sup> , L. Morrison-2 <sup>nd</sup> .  9/25/14: Approved W/LO-CO zoning, with conditions, on consent on 2 <sup>nd</sup> /3 <sup>rd</sup> readings (7-0); B. Spelman-1 <sup>st</sup> , L. Morrison-2 <sup>nd</sup> .
C14-2011-0073 (Villages at Turtle Rock: 12800 Turtle Rock Road)	I-RR to MF-3	8/16/11: Approved staff's recommendation of MF-3-CO zoning, with CO to limit development on the site to less than 2,000 vehicle trips per day, by consent (6-0, G. Rojas-absent); D. Tiemann-1 <sup>st</sup> , G. Bourgeois-2 <sup>nd</sup> .	9/22/11: Approved MF-3-CO zoning on consent on all 3 readings (7-0); B. Spelman-1 <sup>st</sup> , L. Morrison-2 <sup>nd</sup> .
C14-2011-0072 (8915 Anderson Mill Road)	I-RR to GR-MU	8/16/11: Approved staff's recommendation of LR-MU-CO zoning, with CO to limit development on the site to less than 2,000 vehicle trips per day, by consent (6-0, G. Rojas-absent); D. Tiemann-1 <sup>st</sup> , G. Bourgeois-2 <sup>nd</sup> .	9/22/11: Approved LR-MU-CO zoning on consent on all 3 readings (7-0); B. Spelman-1 <sup>st</sup> , L. Morrison-2 <sup>nd</sup> .
C14-06-0236 (13201 Pond Springs Road)	I-RR to CS-1	5/15/07: Approved staff rec. of GR-CO and CS-1-CO (7-0)	6/08/07: Approved for GR-CO for Tract 1 and CS-1 for Tract 2 (7-0); on all 3 readings
C14-06-0157 (Pond Springs Plaza – 13233 Pond Springs Road)	I-SF-2 to Tract 1: CS Tract 2: CS-1	9/05/06: 1 <sup>st</sup> Motion: Approved staff's recommendation of GR-CO for Tract 1 and CS-1-CO for Tract 2, with additional condition to prohibit Pawn Shop Services, by consent (8-0, J. Shieh-absent); J. Martinez-1 <sup>st</sup> , S. Hale-2 <sup>nd</sup> .  2 <sup>nd</sup> Motion: To rescind and reconsider 1 <sup>st</sup> motion (6-0, J. Shieh-absent; T. Rabago, J. Martinez-off dais);	12/07/06: Approved the ZAP recommendation, striking the requirement for double door access from the bar (Tract 2) to the deck (Tract 3) and adding the bar (Tract 2) to the deck (Tract 3) and adding a condition for speakers be removed from the deck area (7-0).  4/12/06: Approved GR-CO zoning for Tract 1,

		<p>J. Gohil-1<sup>st</sup>, K. Jackson-2<sup>nd</sup>.</p> <p>3rd Motion: To postpone and place on the September 19, 2006 ZAP Agenda (6-0, J. Shieh-absent; T. Rabago, J. Martinez-off dais); J. Gohil-1st, K. Jackson-2nd.</p> <p>9/19/06: Continued to October 3, 2006 by Zoning and Platting Commission (7-0, J. Martinez, J. Pinnelli-absent); S. Hale-1st, J. Shieh-2nd.</p> <p>10/03/06: Postponed to November 7, 2006 by the applicant (7-0, K. Jackson, J. Pinnelli-absent); J. Martinez-1st, S. Hale-2nd.</p> <p>11/07/06: Approved staff's recommendation of GR-CO zoning for Tract 1 (shopping center), CS-1-CO zoning for Tract 2 (bar area), and GR-CO zoning for newly created Tract 3 (deck area). The Commission added the following conditions to Tract 2: Prohibit Adult Oriented Businesses; To require double door access to the deck from the bar (if allowable by Code and Building Permit regulations); To place permanent signage on the property at the driveway entries to restrict motorcycle parking in the rear/alleyway. To place permanent signage along the fence/property line between the residential site to the west and the property in question designating the parking spaces in the rear/alleyway as,</p>	<p>CS-1-CO zoning for Tract 2, and GR-CO zoning for Tract 3 (6-0); 2nd/3rd readings</p>
--	--	---	---



		<p>“Employee Parking Only”. To construct an 8-foot masonry/or sound retardant fence around the deck to mitigate sound emanating from the deck. The Commission also placed the following conditions on Tract 3 (the deck area): Place an 85 decibel limit (in accordance with LDC Sec. 9-2-4) on the deck to reduce noise emanating from the deck. Restrict amplified sound on the deck. Place permanent signage on the deck for noise mitigation. Remove the pool table off of the deck. Vote: (7-2, B. Baker, J. Martinez- No); J. Shieh-1st, S. Hale-2nd.</p>	
--	--	---	--

RELATED CASES:

C7A-10-001 – Annexation Case

C8J-03-0041.0A – Subdivision Case

SP-01-0273D – Site Plan Case

OTHER STAFF COMMENTS:Comprehensive Planning

**Project Name and Proposed Use:** 13300 MORRIS RD. C14-2023-0100. Project: Optimist Club Recreation. 88.298 acres from I-RR to GR-CO. The property is currently used for Outdoor Sports & Recreation use with 33 baseball fields and associated/customary parking and improvements. The rezoning will bring use of the property into compliance with zoning regulations and will allow for new construction of a building that will accommodate an office, and Indoor Sports and Recreation use, intended for indoor sports courts (basketball).

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures
	<b>Imagine Austin Growth Concept Map:</b> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. <b>Names of Activity Centers/Activity Corridors/Job Centers:</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. (partial)
	<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> 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 recreation area, park 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, and/or specialized outpatient care.)
	<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>Housing Affordability:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	<b>Mixed use:</b> Provides a mix of residential and non-industrial uses.
	<b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.
	<b>Creative Economy:</b> Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	<b>Workforce Development, the Economy and Education:</b> Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	<b>Industrial Land:</b> Preserves or enhances industrial land.
2	<b>Total Number of "Yes's"</b>

### Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Lake Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.>

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

### Fire

Approved. No comments.

### Parks and Recreation

There are no parkland dedication requirements associated with this proposed land use.

### Site Plan

A site plan will be required for any new development other than single-family, two-family or duplex residential.

Any new development is subject to the design standards in Subchapter E of the Land Development Code. Additional comments will be made when the site plan is submitted.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 ft. or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations. For example, intensive recreational uses (including all ball fields and recreational buildings) may not be located within 50 feet or less from property in an SF-5 or more restrictive zoning district.

In the event that demolition or relocation of existing buildings is proposed, the applicant is responsible for requesting demolition or relocation permits at the appropriate stage of the development process. The City Historic Preservation Office will review all proposed building demolitions and relocations. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

### Transportation

The adjacent street characteristics table is provided below:

<b>Name</b>	<b>ASMP Classification</b>	<b>ASMP Required ROW</b>	<b>Existing ROW</b>	<b>Existing Pavement</b>	<b>Sidewalks</b>	<b>Bicycle Route</b>	<b>Cap Metro (within 1/4 mile)</b>
Briarwick Drive	Level 3/ Minor or Major Arterial	116 feet	87 feet	33 feet	Yes	No	No
Morris Drive	Level 1/ Local, Residential Collector	58 feet	70 feet	40 feet	No	No	No
MeadowHeath Drive	Level 1/ Local, Residential Collector	58 feet	60 feet	24 feet	No	No	No

A Neighborhood Traffic Analysis is required and will be performed for this project by ATD staff. Results will be provided in a separate memo. LDC 25-6-114. NTA requires three (3) consecutive 24-hour tube counts, preferably on Tuesday, Wednesday, and Thursday, during a non-holiday week when school is in session. Staff will contact the applicant to discuss the

location of the tube counts. Results will be provided in a separate memo. LDC 25-6-114. NTA fees will be added in AMANDA. This comment will be cleared once the Memo is approved and the fees are paid.\*

**\*On October 12, 2023, the Transportation Planner, Sean Conway, confirmed with the engineers in the Transportation and Public Works Department that an NTA is not required in this instance.**

FYI – 116 feet of feet of right of way is required for BriarWick Drive in accordance with the Austin Strategic Mobility Plan. LDC 25-6-55. Please contact Williamson County regarding any potential required right-of-way dedication.

#### Water Utility

No comments on zoning change.

FYI: 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.

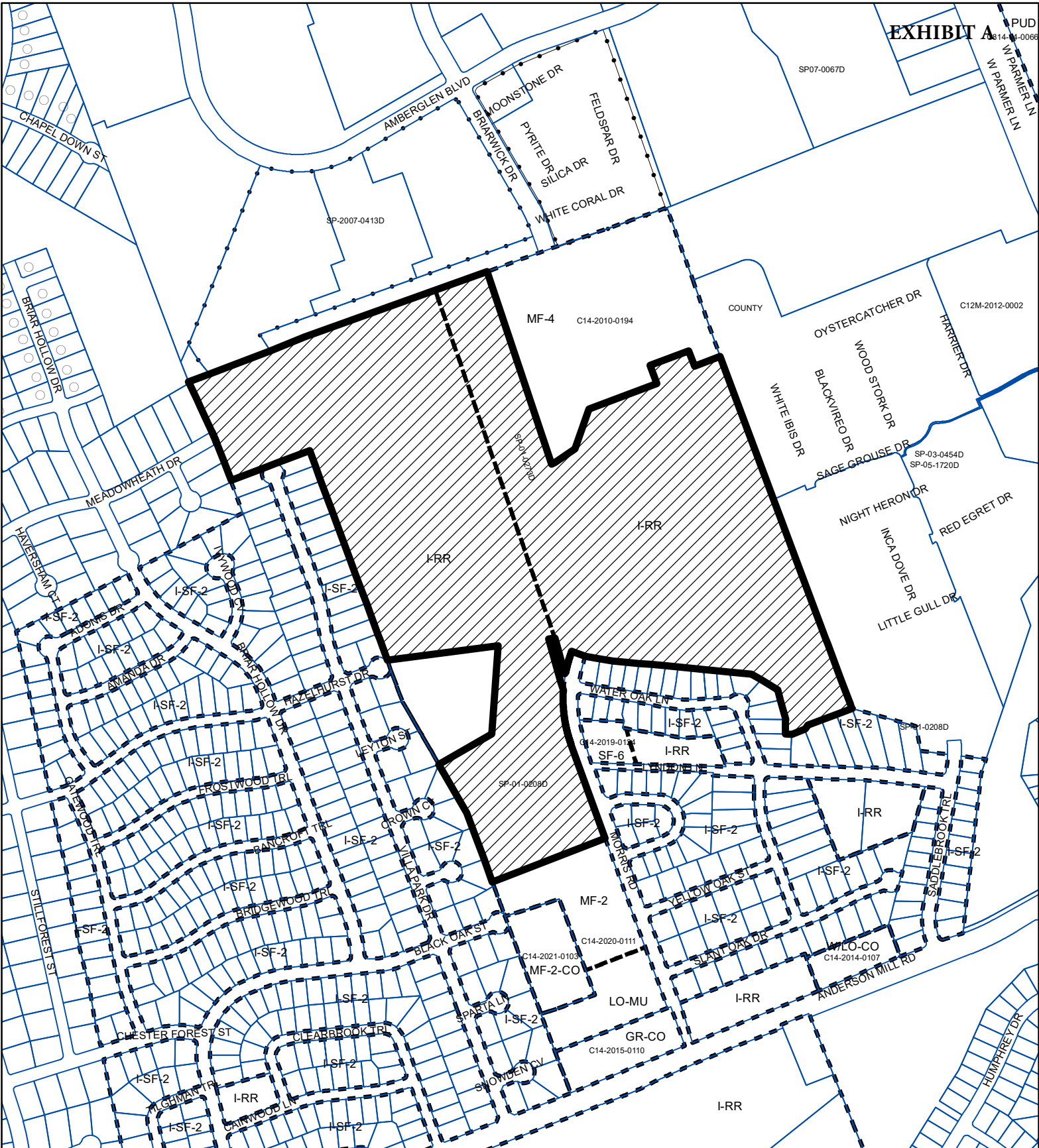
Depending on the development plans submitted, water and or wastewater service extension requests may be required.

All new development within the proposed project will be subject to City Code Chapter 25-9 and any future amendments relating to reclaimed water connections, water benchmarking, and mandatory onsite water reuse.

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 TO FOLLOW




- A: Zoning Map
- B. Aerial Map
- C. Applicant' Request Letter
- D. Postponement Request



## ZONING

ZONING CASE#: C14-2023-0100



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 600'

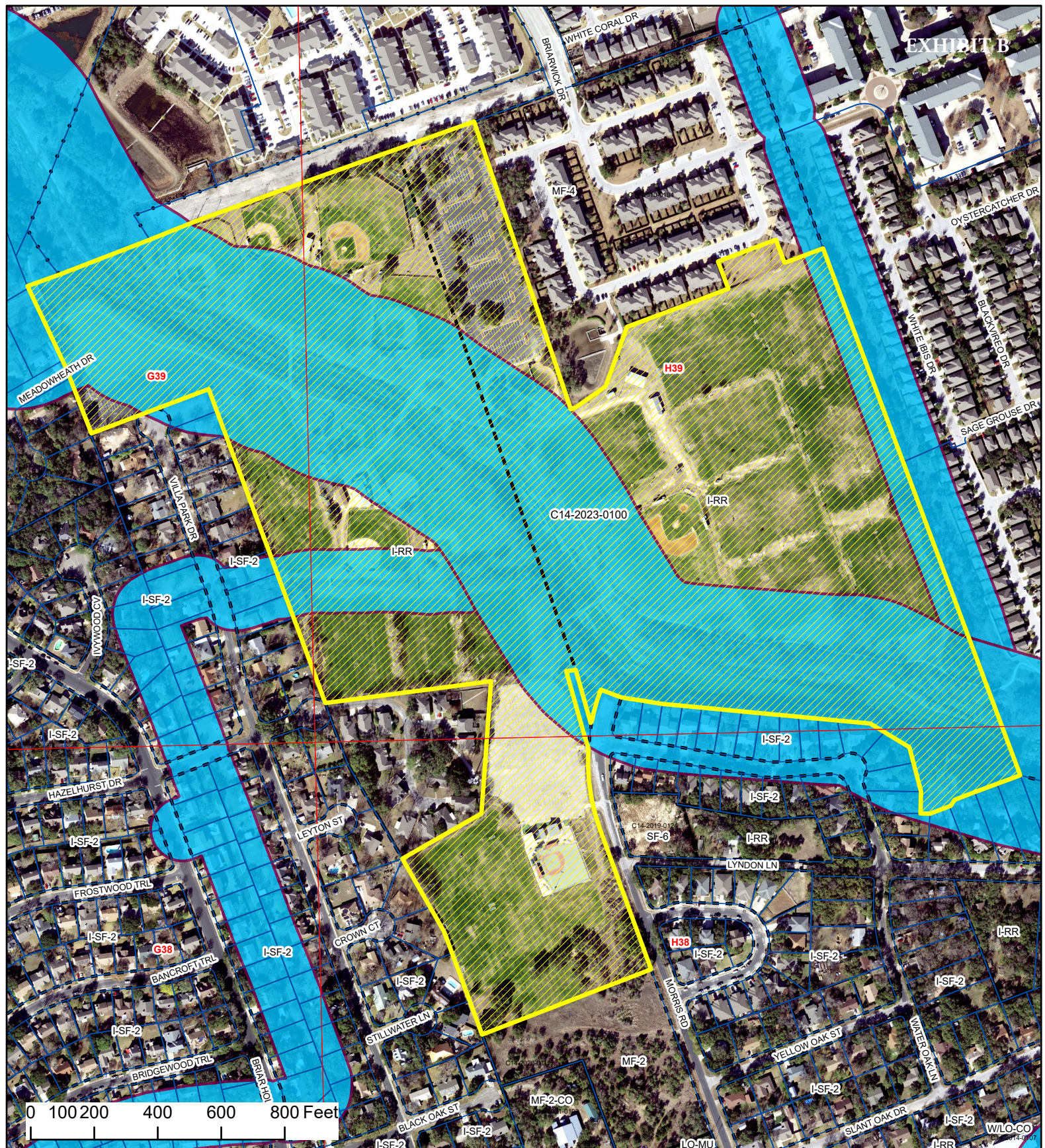
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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: 8/28/2023





### Optimist Club Recreation

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

ZONING CASE#: C14-2023-0100  
LOCATION: 13504 1/2 Briarwick Dr;  
9100 Meadowheath Dr;  
13332 Villa Park Dr;  
13300-13401 Morris Rd  
SUBJECT AREA: 88.298 Acres  
GRID: H38  
MANAGER: Sherri Sirwaitis



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: 10/31/2023



*Thrower Design* LLC  
LAND PLANNERS

August 8, 2023

Mrs. Lauren Middleton-Pratt  
Director, Planning Department  
City of Austin  
1000 E 11<sup>th</sup> Street  
Austin, TX 78702

***Via Electronic Delivery***

Re: Rezoning Application – Optimist Club Recreation – 13504 ½ Briarwick Drive, 9100 Meadowheath Dr.,  
13332 Villa Park Dr., 13300-134011 Morris Road

Dear Mrs. Middleton-Pratt:

On behalf of the Owner(s) of the property referenced above, we respectfully submit the enclosed rezoning application. The subject lands are legally platted as Lot 1, Block A of the Town & Country Park Addition subdivision, comprised of 88.29 acres. The land is located within Council District 6, represented by Mackenzie Kelly and is owned by the Optimist Club.

The subject tract is zoned "I-RR" and the request is to establish permanent zoning of "GR-CO" zoning to accommodate both Outdoor and Indoor Sports & Recreation uses. The property is currently used for Outdoor Sports & Recreation use with 33 baseball fields and associated/customary parking and improvements. The rezoning will bring use of the property into compliance with zoning regulations and will allow for new construction of a building that will accommodate an Indoor Sports and Recreation use, intended for indoor sports courts (basketball).

The Conditional Overlay will prohibit the following uses:

Automotive Rentals

Automotive Repair Services

Automotive Sales

Automotive Washing (of any type)

Bail Bond Services

Drop-Off Recycling Collection Facility

We respectfully request support for the requests made. Please contact our office should you have need for additional information. Thank you for your time and attention to this application.

Kind regards,

**P.O. BOX 41957, AUSTIN, TEXAS 78704**



A handwritten signature in black ink, appearing to be 'Victoria Haase', with a stylized, flowing script.

Victoria Haase

[www.throwerdesign.com](http://www.throwerdesign.com)

512-998-5900 Cell

512-476-4456 Office

November 30, 2023

Ms. Sherri Sirwaitis, Case Manager  
City of Austin Planning Department  
1000 E 11<sup>th</sup> Street  
Austin, Texas 78702

Re: Conditional Overlay Amendment - C14-2023-0100 Optimist of Town & Country (Town & Country Sports)

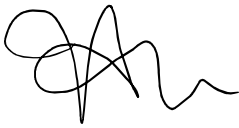
Dear Mrs. Sirwaitis:

We would like to amend the conditional overlay requested for the property to prohibit the following uses:

Bed & Breakfast Residential, Group 1  
Bed & Breakfast Residential, Group 2  
Short Term Rental  
Administrative & Business Offices  
Art Gallery  
Alternative Financial Services  
Art Workshop  
Automotive Rentals  
Automotive Repair Services  
Automotive Sales  
Automotive Washing of any type  
Bail Bond Services  
Business or Trade School  
Business Support Services  
Commercial Off-Street Parking  
Communication Services  
Consumer Convenience Services  
Consumer Repair Services  
Drop-Off Recycling Collection Facility  
Exterminating Services  
Financial Services  
Food Preparation  
Food Sales  
Funeral Services  
General Retail Sales – Convenience  
General Retail Sales – General  
Hotel-Motel  
Indoor Entertainment  
Medical Offices – Exceeding 5,000 sq/ft of gross floor area  
Medical Offices – Not exceeding 5,000 sq/ft of gross floor area  
Off-Site Accessory Parking

Outdoor Entertainment  
Pawn Shop Services  
Pedicab Storage & Dispatch  
Personal Improvement Services  
Personal Services  
Pet Services  
Plant Nursery  
Printing & Publishing  
Professional Office  
Research Services  
Restaurant – General  
Restaurant – Limited  
Services Station  
Software Development  
Special Use Historic  
Theater  
Custom Manufacturing  
College & University Facilities  
Community Recreation – Public  
Congregate Living  
Counseling Services  
Cultural Services  
Family Home  
Guidance Services  
Hospital Services – General  
Hospital Services – Limited  
Private Primary Educational Services  
Public Primary Education Services  
Private Secondary Educational Services  
Public Secondary Educational Services  
Residential Treatment  
Safety Services

Kind regards,

A handwritten signature in black ink, appearing to be 'Victoria Haase', with a stylized, flowing script.

Victoria Haase  
[www.throwerdesign.com](http://www.throwerdesign.com)  
512-998-5900 Cell  
512-476-4456 Office

**From:** [Victoria](#)  
**To:** [Sirwaitis, Sherri](#)  
**Cc:** [Ron Thrower](#); [Harden, Joi](#); [Rivera, Andrew](#)  
**Subject:** RE: Optimist Club Rezoning - C14-2023-0100 - UPDATE to CO  
**Date:** Saturday, January 6, 2024 12:56:48 PM

---

External Email - Exercise Caution

Hello Sherri –

We request a postponement of this case from the January 16<sup>th</sup> hearing date to the February 6<sup>th</sup> as we are looking into addressing a few remaining concerns of the neighborhood.

Please confirm receipt of this request.

Thank you,

V

Victoria Haase



[www.throwerdesign.com](http://www.throwerdesign.com)

512-998-5900 Cell  
512-476-4456 Office

Mail: P.O. Box 41957  
Austin, Texas 78704

---

## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code:  
<https://bit.ly/ATXZoningComment>.



During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: [www.austintexas.gov/planning](http://www.austintexas.gov/planning).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-2023-0100

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: January 16, 2024, Zoning and Platting Commission

Judy + Dave Copeland  
Your Name (please print)

☐ I am in favor  
☒ I object

15304 Tichester Court

Your address(es) affected by this application (optional)

Judy Copeland  
Signature  
Daytime Telephone (Optional): 512-258-5337

1/8/2024  
Date

Comments: Under no way do we want this change!  
The traffic for TC Bedford is already a headache for everyone in the area. The traffic is just like a parade up and down Meadows West every Saturday and Sundays, it is even worse. Morris Rd is worse, people that live in the area cannot get to their homes due to the parking problem. How do you propose the traffic problem, access?

If you use this form to comment, it may be returned to:

City of Austin, Planning Department

Sherri Sirwaitis

P. O. Box 1088, Austin, TX 78767

Or email to:

[sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)

## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code:  
<https://bit.ly/ATXZoningComment>



During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: [www.austintexas.gov/planning](http://www.austintexas.gov/planning).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-2023-0100

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: January 16, 2024, Zoning and Platting Commission

LUONG, Phong & Marianita

Your Name (please print)

☐ I am in favor  
☒ I object

12921 Steeple Chase Dr. Austin TX 78729

Your address(es) affected by this application (optional)

[Signature]

Signature

1/7/24

Date

Daytime Telephone (Optional): 737-202-0891 732-420-249

Comments: As long villa park Dr is not  
main Street. to go in or out.

If you use this form to comment, it may be returned to:

City of Austin, Planning Department

Sherri Sirwaitis

P. O. Box 1088, Austin, TX 78767

Or email to:

[sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)