

ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0091 (Covington Medical)

DISTRICT: 7

ZONING FROM: LR-CO

TO: GO-CO*

* For CO See ISSUES

Section

ADDRESS: 703 E. Covington Drive

SITE AREA: 1.51 acres (65,776 sq. ft.)

PROPERTY OWNER: LX Enterprises LLC (Yixian Lui)

AGENT: Thrower Design (Victoria Haase)

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

STAFF RECOMMENDATION:

Staff recommends GO, General Office District, zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

October 21, 2025: Postponed to November 18, 2025 at the neighborhood's request by consent (10-0, S. Boone-absent); R. Puzycki-1st, A. Flores-2nd.

November 18, 2025: Postponed to December 2, 2025 at the neighborhood's request by consent (6-0); R. Puzycki-1st, A. Cortes-2nd.

December 2, 2025: Approved applicant's amended request for GO-CO zoning, with a conditional overlay to limit the height to 40 feet and the Floor Area Ratio (FAR) to 0.5:1 on the property, by consent (10-0, A. Flores-absent); B. Greenberg-1st, L. Osto-Lugo-2nd.

CITY COUNCIL ACTION:

January 22, 2026

ORDINANCE NUMBER:

ISSUES: On December 1, 2025, the applicant submitted a letter amending their rezoning request to add a conditional overlay to:

1. Limit building height to a maximum of 40 feet.
2. Limit Floor-to-Area ratio to 0.5:1.

CASE MANAGER COMMENTS:

The property in question consists of four lots that make up 1.51 acres located at the southwest corner of East Covington Drive and the N. Interstate Highway-35 South Bound Service Road. There is a vacant service station/convenience store and an office use to the north, across E. Covington Drive, zoned CS-CO. To the south, there is a hotel/motel use zoned GR-CO and office use zoned LO. The lots to the east facing Pollyanne Avenue contain single-family residences and are zoned SF-1. The applicant is requesting a down zoning of this site back to the GO district to develop a medical office/outpatient surgery center (*please see Applicant's Request Letter – Exhibit C*).

The staff recommends GO, General Office District, zoning because the property meets the intent of the zoning district. GO zoning will allow for uses that serve the community needs on a property that fronts onto a major freeway/highway, Interstate Highway-35 South Bound. The proposed GO zoning will be compatible and consistent with the surrounding uses because there are commercial and office uses and zoning to the north and the south of the site under consideration. The property is located within the Braker Lane/Blue Goose Activity Corridor, as designated by the Imagine Austin Comprehensive Plan.

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.*

General Office district is intended for offices and selected commercial uses predominately serving community and city-wide needs.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed GO zoning will be compatible and consistent with the surrounding uses because there are commercial and office uses and zoning to the north (CS-CO) and to the south (GR-CO, LO) of the property along the IH-35 frontage road. The property is located within the Braker Lane/Blue Goose Activity Corridor. There are alternative transportation services in this area as there is a Capital Metro Bus Route along the N. IH-35 South Bound Service Road (Route ID # 135-Dell Limited).

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

GO zoning will permit office, civic and low intensity commercial uses that will serve the community and the residential developments to the west. The site is subject to compatibility standards due to the adjacency of SF-1 zoning to the west (*please see Site Plan comments for additional information below*).

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LR-CO	Undeveloped, Billboard
<i>North</i>	CS-CO	Vacant Service Station/Convenience Store, Office (The Carlson Law Firm)
<i>East</i>	ROW	Interstate Highway-35
<i>South</i>	GR-CO	Hotel/Motel (Walnut Forest Motel), Office (Dang Law Group)
<i>West</i>	SF-1	Single Family Residences

PLANNING AREA: North Lamar Area Study

TIA: Deferred to the time of Site Plan

WATERSHED: Walnut Creek

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District,
 Austin Neighborhoods Council,
 Friends of Austin Neighborhoods,
 Homeless Neighborhood Association,
 Walnut Creek Neighborhood Assn., Inc.,
 Yager Community

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2021-0054 (11700 North IH-35 SB)	LO to GR	June 15, 2021: Approved staff's recommendation of GR-CO zoning, with additional condition to prohibit Alternative Financial Services, Drop-Off Recycling Collection Facility, Exterminating Services, Hotel-Motel, Off-site Accessory Parking, Pedicab Storage and Dispatch, Pet Services, Printing and Publishing, Restaurant (General) and Drive-In Services uses on the property, by consent (10-0, Woody-absent); D. King-1st, H. Smith-2nd.	7/29/2021: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20210729-157 for GR-CO combining district zoning was approved on Council Member Pool's motion, Council Member Ellis' second on an 11-0 vote.
C14-2014-0100 (12008 Pollyanna Avenue)	SF-1 to SF-3	9/16/14: Approved staff's rec. of SF-3 zoning (4-2, G. Rojas and J. Goodman-No, P. Seeger-absent); S. Compton-1 st , R. Mc Daniel-2 nd .	10/02/14: Approved SF-3 zoning on consent, 1 st reading only (7-0); B. Spelman-1 st , M. Martinez-2 nd .

			<p>11/06/14: Approved SF-3 zoning on consent on 2nd/3rd readings (6-0; B. Spelman-absent); L. Morrison-1st, M. Martinez-2nd.</p>
<p>C14-2009-0162 (AAA Limousine: 11902 North I.H.- 35 Service Road South Bound)</p>	<p>LO to GR* * The applicant amended their request to GR-CO zoning, limiting the property to Automotive Rentals as the only permitted GR district use and all other LR district uses</p>	<p>3/02/10: Approved the staff's recommendation of GR-CO zoning, with Automotive Rentals as the only permitted GR district use, allowing all other LR district uses and the following additional conditions: 1) no 24 hours uses permitted on the site, 2) a 25-foot vegetative buffer along the western property line adjacent to the residential neighborhood, 3) The placement of new trees within the 25-foot vegetative buffer as recommended by the City arborist, and 4) the preservation of tree wells on the site by removing pavement or asphalt within the drip line area for the existing trees on the property (with the City arborist is to sign off on the required area for the tree wells). Vote: 7-0; S. Baldrige-1st, P. Seeger-2nd.</p>	<p>4/08/10: Approved ZAP Commission rec. of GR-CO zoning (6-0, Cole-off dais), with the following amended conditions agreed to by the applicant: 1) Establish a natural/vegetative buffer with a minimum of eight evergreen or class one or two trees that are utility compatible trees along the western perimeter of the property. 2) Enhance the care and longevity of large oaks. 3) Establish, in the middle of the lot, a natural preserved area that is at least a ten foot radius that will be maintained along the northern and eastern portion from the tree trunks. 4) The natural buffer shall be extended to the property line on the southern and western portions from the tree trunks. 5) In the situation where a ten foot buffer is allowed to be encroached upon (for example: an area used for sidewalk or parking spaces), no canopy and root zone impacts should be allowed. Encroached upon areas should be limited (through the tree permitting process) in a manner where canopy area is not removed and where any ground disturbance is limited to construction above grade. 6) Staff was directed to include a prohibition on auto washing and auto repair as accessory uses in the final ordinance.</p> <p>5/27/10: Approved GR-CO zoning, with conditions on consent on 2nd/3rd readings (6-0, Spelman-off dais); Morrison-1st, Riley-2nd.</p>

<p>C14-2009-0071 – Arrow A/C</p>	<p>LR to CS</p>	<p>10/20/09: Approved staff's recommendation of CS-CO, making Construction Sales and Services a conditional use, adding no outdoor storage to the proposed public restrictive covenant, permit all other 'LR' district uses, and limit the development intensity on the site to less than 2,000 vehicle trips per day.</p> <p>The public restrictive covenant will state that the applicant will provide signage on the site to prohibit heavy commercial vehicles with a loaded weight limit of 10 tons from entering the site from the Meadowlark Avenue driveway (7-0); G. Bourgeois-1st, P. Seeger-2nd.</p>	<p>11/05/09: Approved ZAP Commission rec. of CS-CO district zoning on 1st reading, with the following additional permitted uses: auto rentals and auto sales. There was a friendly amendment made by Council Member Riley to prohibit drive through service. Council Member Spelman's motion, Mayor Leffingwell's second (5-2, Morrison and Shade-Nay).</p> <p>12/10/09: Approved SC-CO zoning (6-0, M. Martinez-absent); 2nd/3rd readings</p>
<p>C14-2008-0229 – Walnut Forest Motel</p>	<p>GO to GR-CO</p>	<p>1/06/09: ZAP approved GR-CO. The CO prohibits the following uses: A DRIVE-THROUGH USE AS AN ACCESSORY USE, AUTOMOTIVE RENTALS, AUTOMOTIVE REPAIR SERVICES, AUTOMOTIVE SALES, AUTOMOTIVE WASHING (OF ANY TYPE), BAIL BOND SERVICES, COMMERCIAL BLOOD PLASMA CENTER, COMMERCIAL OFF-STREET PARKING, COMMUNITY RECREATION (PRIVATE), COMMUNITY RECREATION (PUBLIC), CONGREGATE LIVING, CONSUMER CONVENIENCE SERVICES, FOOD SALES, FUNERAL SERVICES, GENERAL RETAIL SALES (GENERAL), GUIDANCE SERVICES, INDOOR ENTERTAINMENT, OUTDOOR SPORTS AND RECREATION, PAWN SHOP SERVICES, RESIDENTIAL TREATMENT AND SERVICE STATION; LIMITING HEIGHT TO 35 FEET, AND LIMITING VEHICLE TRIPS TO 2,000 PER DAY.</p>	<p>2/12/09: Approved ZAP Commission rec. of GR-CO zoning (7-0); on all 3 readings</p>
<p>C14-2008-0214 – Tex-Tar</p>	<p>LR to LI-CO (Amended to CS-CO)</p>	<p>1/06/09: Approved staff's rec. to deny LI zoning (6-1, T. Rabago-No); D. Tiemann-1st, B. Baker-2nd.</p>	<p>2/12/09: Postponed to February 26, 2009 at the neighborhood's request (7-0)</p> <p>2/26/09: Approved CS-CO zoning, with Construction Sales</p>

			<p>and Services as the only permitted CS use and permitting all other LR uses, on 1st reading only (5-0); S. Cole'-1st, B. McCracken-2nd.</p> <p>3/26/09: Approved CS-CO zoning on 2nd/3rd readings (7-0); L. Morrison-1st, W. Wynn-2nd.</p>
C14-05-0085 – Powers 20	GO to CS	<p>11/15/05: ZAP approved LR-CO with conditions of: 2,000 Vehicle trips limit, Prohibit Consumer repair services, Off-site accessory parking, Community recreation (public), Guidance services, Private secondary educational facilities, Printing and publishing, Service station, Financial services, Community recreation (private), Congregate living, Hospital services (limited), Residential treatment, College and university facilities, and Drive-in service use is prohibited as an accessory use to a commercial use.</p>	<p>11/02/06: CC approved LR-CO with conditions of: 2,000 Vehicle trips limit, Prohibit Consumer repair services, Off-site accessory parking, Community recreation (public), Guidance services, Private secondary educational facilities, Printing and publishing, Service station, Financial services, Community recreation (private), Congregate living, Hospital services (limited), Residential treatment, College and university facilities, and Drive-in service use is prohibited as an accessory use to a commercial use.</p>
C14-04-0174 – Lyly Fisher’s Rezoning	LO to GR	<p>12/07/04: Approved GR-CO, the CO limits the site to Automotive Rentals only and all other LO district uses and 2,000 vtpd (8-0, C. Hammond-ineligible to vote).</p>	<p>1/13/05: Approved GR-CO allowing only the following GR district uses: Automotive Rentals, Business Support Services, Consumer Convenience Services, Food Sales, General Retail Sales (Convenience), Personal Improvement Services, Research Services, Restaurant (Limited), Restaurant (General), and a 2,000 vehicle trip limit. (7-0); 1st reading</p> <p>2/17/05: Approved GR-CO zoning with the following conditions: 2,000 vtpd limit, prohibit the following uses: Automotive Repair Services, Automotive Sales, Automotive Washing, Business or Trade School, Commercial Off-Street Parking, Consumer Repair Services, Exterminating</p>

			Services, Financial Services, Funeral Services, General Retail Sales (General), Hotel-Motel, Indoor Entertainment, Indoor Sports and Recreation, Off-Site Accessory Parking, Outdoor Sports and Recreation, Pawn Shop Services, Service Station, Theater, Community Recreation (Private), Community Recreation (Public), Congregate Living, Guidance Services, Hospital Services (Limited), Private Secondary Educational Facility, Residential Treatment, Bail Bond Services, Printing and Publishing, College and University Facilities
C14-98-0149 - Lake Marine		10/27/98: Approved staff's rec. of GR-CO, with a CO for 2,000 vtpd and added the following conditions: 1) Prohibit Automotive Rental, Automotive Repair, Automotive Sales, Automotive Washing, Commercial Off-Street Parking, Exterminating Services, Financial Services, Food Sales, Funeral Services, General Retail Sales-Convenience, Hotel-Motel, Indoor Entertainment, Indoor/Outdoor Sports and Recreation, Medical Offices, Off-Site Accessory Parking, Pawn Shop Services, Personal Improvement Services, Personal Services, Research Services, Restaurant-Drive In-Fast Food, Restaurant-Limited, Restaurant-General, Service Station, and Theater; 2) Limit the site to LO development standards (6-0, Almanza, Rawlins, Heimsath-absent)	12/03/98: Postponed to 12/10/98 (6-0) 12/10/98: Case withdrawn by applicant

RELATED CASES:

C8-53-001 – Subdivision Case

C14-06-0085 – Previous Zoning Case

OTHER STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 703 E COVINGTON DRIVE. C14-2025-0091. Project: Covington Medical. 1.51 acres from LR-CO to GO. Existing: undeveloped. Proposed: medical office.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures *	
Y	Imagine Austin Growth Concept Map: 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. Names of Activity Centers/Activity Corridors/Job Centers *: <ul style="list-style-type: none"> • Braker Lane/Blue Goose Activity Corridor
	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station.
	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane.
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> • Goods and Services present along W Braker Ln within 0.50 miles
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education *: Located within 0.50 miles from a public school or university.
	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
Y	Connectivity and Health *: 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.) <ul style="list-style-type: none"> • Project to provide medical services
	Housing Choice *: 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.
	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use *: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: 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.
	Industrial Land: Preserves or enhances industrial land.
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
4	Number of “Yes’s”

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Walnut 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 no floodplain within or adjacent to 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

No comments.

Parks and Recreation

Parkland dedication fees may apply to any future site or subdivision applications resulting from this rezoning. As of January 1, 2024, new commercial non-residential uses are not subject to parkland dedication requirements at the time of site plan and subdivision.

Site Plan

Zoning Cases

Site plans will be required for any new development except for residential only project with up to 4 units.

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

Compatibility Standards

The site is subject to compatibility standards due to the adjacency of SF-1 zoning to the west. (i.e., the triggering property).

Reference 25-2-1051, 25-2-1053

Any structure that is located:

- a. At least 50 feet but less than 75 feet from any part of a triggering property may not exceed 60 feet
- b. Less than 50 feet from any part of a triggering property may not exceed 40 feet

Reference 25-2-1061

A 25-foot compatibility buffer is required along the property line shared with the triggering property. No vertical structures are permitted in the compatibility buffer.

Reference 25-2-1062(B), 25-8-700

An on-site amenity, including a swimming pool, tennis court, ball court, or playground, may not be constructed 25 feet or less from the triggering property.

Reference 25-2-1062

There is not a site plan currently under review for this property.

Transportation

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Covington Dr. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated according to the ASMP with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

Please coordinate with TXDOT to verify any ROW dedication requirements along the I 35 frontage road.

The adjacent street characteristics table is provided below:

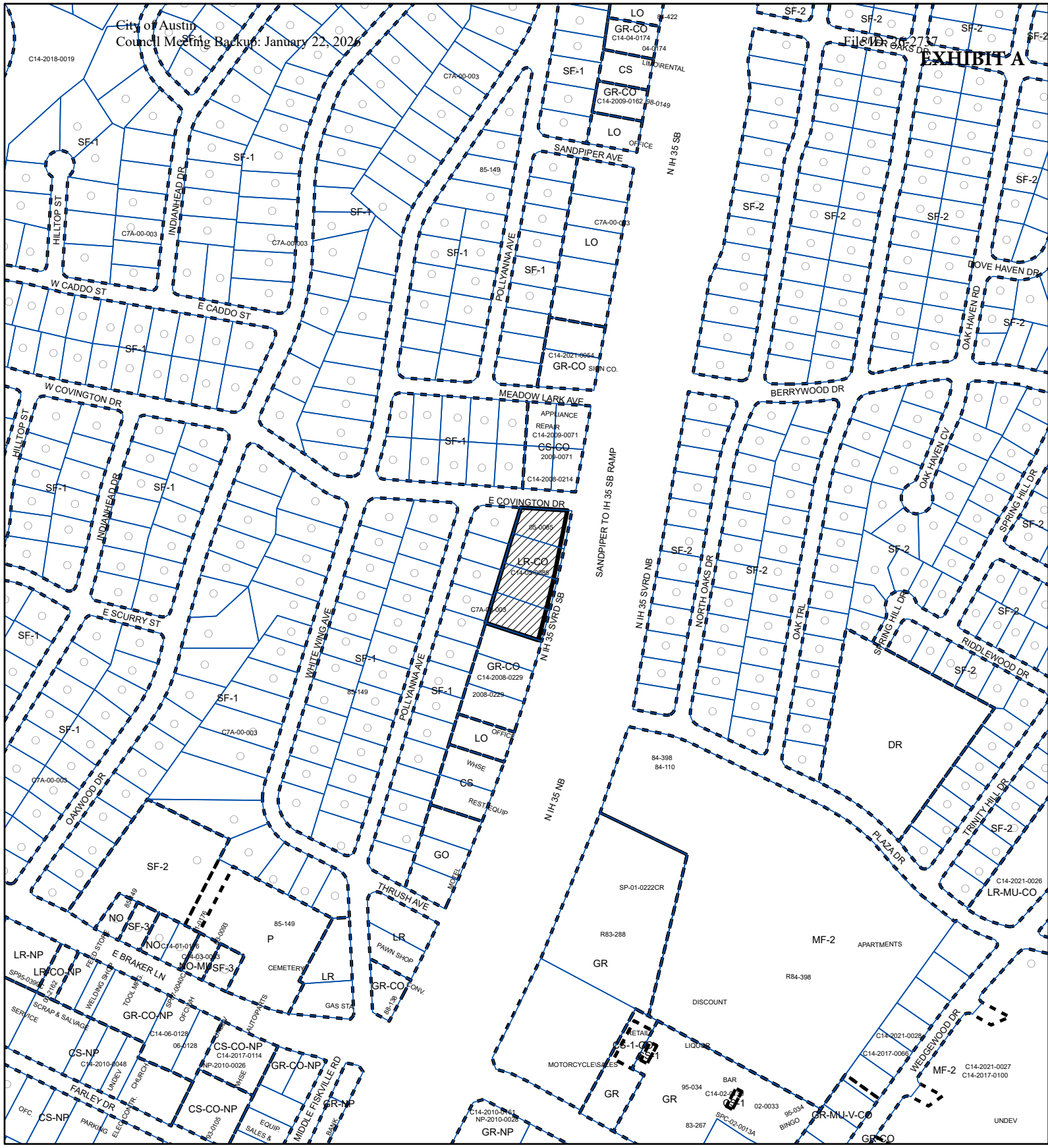
Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Covington Dr.	Level 1	58'	61'	26'	No	No	Yes
I-35 Frontage Rd.	Level 4	NA TXDOT	316' (entire I 35 corridor)	32' (frontage only)	No	No	Yes

Water Utility

No comments.




INDEX OF EXHIBITS TO FOLLOW

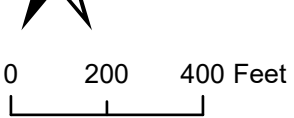
- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter
- D. Correspondence from Interested Parties
- E. Applicant's Amendment Letter



ZONING

ZONING CASE#: C14-2025-0091

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



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





EXHIBIT B

Covington Medical

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

ZONING CASE#: C14-2025-0091
 LOCATION: 703 E Covington Dr
 SUBJECT AREA: 1.51 Acres
 MANAGER: Sherri Sirwaitis



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Created: 9/18/2025



August 5, 2025

Ms. Lauren Middleton-Pratt
Director, Planning Department
City of Austin
6310 Wilhelmina Delco Drive
Austin, TX 78752

Via Electronic Delivery

Re: Rezoning Application – Covington Medical – 11520 N IH35 SVRD SB

Dear Ms. Middleton-Pratt:

On behalf of the Owner(s) of the properties referenced above, we respectfully submit the enclosed rezoning application. The subject properties total 1.5 acres of legally platted land located within Council District 4, represented by Council Member Chito Vela. The properties are not within a City Council designated Neighborhood Planning Area and therefore a Future Land Use designation does not apply.

Original zoning of the property was *General Office, GO*. In 2006, the property was rezoned to LR-CO by Ordinance No. 20061102-041 whereby a Conditional Overlay prohibits development that generates greater than 2,000 daily vehicular trips and prohibits various uses. The request is to rezone the properties, returning to *GO* zoning to accommodate an outpatient surgery center of approximately 6,000 square feet.

The subject properties have over 400 feet of frontage on the IH35 corridor and have frontage on E. Covington Drive. Properties to the north and south are commercially zoned (CS-CO & GR-CO) and there are SF-1 zoned parcels to the west, of which new development will be subject to Compatibility requirements. The rezoning requested and proposed use is consistent with similarly situated properties fronting on IH35 and is compatible with existing land uses of the area. We respectfully request Staff's support.

**P. O. BOX 41957, AUSTIN, TEXAS 78704
1507 INGLEWOOD ST., AUSTIN, TEXAS 78741**

Please contact me should you have need for additional information. Thank you for your time and attention to this application.

Kind regards,

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

Victoria Haase

cc: Joi Harden & Sherri Sirwaitis, Planning Department (*via electronic delivery*)



DATE: November 25, 2025
TO: WCNA Board and Neighborhood residents
FROM: Thrower Design
RE: C14-2025-0091 – IH 35/Covington
Responses to issues raised during WCNA meeting November 24, 2025

We greatly appreciate the opportunity to meet last night to discuss the rezoning of the 1.518-acre property located at IH 35 and Covington Drive. There was a lot of discussion associated with any development on the property and some discussion directly related to the rezoning. These are broken down for those two processes.

Relevant to the rezoning –

- 1) The existing zoning is LR, Neighborhood Commercial which allows for development with 40' of height, 0.5:1 Floor Area Ratio, and 80% impervious cover.
- 2) The proposed zoning is for GO, General Office to allow for out-patient surgical services. This zoning District allows for development with 60' in height, 1:1 Floor Area Ratio, and 80% impervious cover.

We agree to a Conditional Overlay to accompany the rezoning that will include limiting the height to 40', and limiting the Floor Area Ratio to 0.5:1 which is equal to the existing zoning site development standards.

Relevant to any development of the property regardless of the rezoning –

- 1) Access -
 - a) Access is proposed to Covington Drive and we are seeking access to IH 35.
 - b) There is ample distance between the large 48" Live Oak (to remain) along the Covington Drive frontage to accommodate a driveway and have distance from the single-family property and not impact the tree. The property is fenced today with a gate in the approximate location of a driveway.
 - c) The driveway to IH 35 can be constructed, but with the ongoing construction of the highway hinders the immediate installation of the driveway. This driveway will also

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include a deceleration lane across the front of the property to allow cars to get out of the travel lane of the frontage road and into a dedicated turn lane serving the driveway to the property from IH 35 frontage road. The contractor has a set contract for the IH 35 construction and after completion is a warranty period for their work. A driveway to IH 35 will likely not be possible until the warranty period is over. Once zoning is completed, the landowner will move forward with a site plan application that will take a year for approval. That site plan will likely show this future driveway as a separate phase. Approval of the site plan takes about a year, plus construction of the site takes about a year. This will hopefully coincide better with the finalization of IH 35 construction and the time for the driveway to IH 35 to be constructed sooner than later.

2) Drainage –

- a) Development of the property will include a detention pond that will capture the stormwater runoff from the development. This pond will capture all the impervious cover that is proposed for the site and the pond will be sized to City of Austin standards and to atlas 14 rainfall events. The pond will be located towards the Covington Drive frontage but not impose on the large 48” tree or other trees right at the right-of-way line. The pond will not increase the flow rate of water above the existing conditions. This pond will discharge to a storm sewer line to be constructed in Covington Drive that will discharge to Skunk Creek to the west. Again, this pond discharge will not increase the rate of storm water flow compared to existing conditions as the pond is designed to release the storm water over a period of time. By capturing the runoff from the proposed impervious cover and placing this storm water in a pond, this will reduce the flow of storm water that currently leaves this site and flows towards the single-family homes.
- b) TxDOT did not design their storm sewer system to accommodate storm water flows from this site because the existing drainage pattern does not direct flows to the IH 35 roadway.

3) Trees –

- a) There are several heritage trees on the property today as well as stands of protected and other regulated trees. Many of these trees will be retained including the large 48” tree along Covington Road and the other trees along the right-of-way of Covington Road. These will offer a buffer to the development and preserve the look and feel of

the entry into the neighborhood. Some trees must be removed for development whether it is this development or another development. The plan is to preserve trees to an extent that also allows for reasonable development on the property. State law allows for vesting on Projects that can allow for removal of trees and the goal is to retain many trees with the development. It is important to note again that any development will cause for removal of trees and our client wishes to preserve as many as possible in a thoughtful design that also accommodates the proposed use on the property.

4) Billboard –

- a) The existing billboard on the property is currently under a lease with a billboard company. Removal of the billboard is not possible.

5) Traffic –

- a) The proposed use is expected to generate 216 trips per day. This does not equate to 216 vehicles per day. A trip is counted once for a vehicle or pedestrian entering the site and counted once again for a vehicle or pedestrian exiting the site.
- b) Compare this to 4 restaurants (as there are 4 legal lots today that can be developed individually) which could generate as many as 3,000-6,000 trips per day depending on if the restaurant is a fast-food, coffee shop, or other type of restaurant.

From: [Robert Meadows](#)
To: [LandUseLiaison](#); [Victoria Haase](#); [Ron Thrower](#); [Sirwaitis, Sherri](#); [WCNA Board Distribution](#)
Subject: The Walnut Creek Neighborhood Association supports applicant's request for rezoning in C14-2025-0091
Date: Tuesday, November 25, 2025 3:38:55 PM

External Email - Exercise Caution

To: Ella Garcia (Staff Liaison for the Zoning and Platting Commission), Ron Thrower and Victoria Haase of Thrower Design, and Sherri Sirwaitis (City of Austin case manager for C14-2025-0091)

Residents of the Walnut Creek neighborhood met with the Thrower Design team on Monday, 24 November, via ZOOM on C14-2025-0091 to view a presentation by Thrower Design on this proposed rezoning and to ask questions about the proposed rezoning. The meeting was informative and fruitful. During the meeting, applicant's representative proposed, for the purpose of moving the case forward, to adopt an FAR of 0.5:1 and a height limitation of 40 feet or three stories for the proposed rezoning, to be achieved by a conditional overlay. These are a step down from the corresponding numbers for GO to those for LR.

In view of this offer, and in view of the other favorable aspects of rezoning from the current LR-CO to GO (or GO-CO as it were), the Board of Directors of the Walnut Creek Neighborhood Association has made the decision to support applicant's request for rezoning in C14-2025-0091 to GO now modified as proposed.

The Association does have substantial concerns about the site plan, which is currently in a conceptual stage, but recognizes that ZAP is not the venue for pursuing these concerns. The Association thanks Thrower Design for meeting with the neighborhood and looks forward to continuing conversations with the applicant and Thrower Design to address neighborhood concerns as development moves forward.

Robert Meadows
President, Walnut Creek Neighborhood Association, 2025-2026

512 633 1459
12005 Presa Drive, Austin, Texas 78753

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December 1, 2025

Ms. Sherri Sirwaitis
Director, Planning Department
City of Austin
6310 Wilhelmina Delco Drive
Austin, TX 78752

Via Electronic Delivery

Re: Rezoning Application – Covington Medical – C14-2025-0091

Dear Ms. Sirwaitis:

On behalf of the Owner(s) of the properties referenced above, and because of meeting with the Walnut Creek Neighborhood Association on November 24, 2025, the rezoning request is hereby amended as follows:

GO-CO with the following conditions:

1. Building height is limited to 40 feet.
2. Floor-to-Area ratio is limited to 0.5:1.

Please contact me should you have need for additional information. Thank you for your time and attention to this application.

Kind regards,

A handwritten signature in black ink, appearing to be "Victoria Haase".

Victoria Haase

cc: Joi Harden & Sherri Sirwaitis, Planning Department (*via electronic delivery*)

P. O. BOX 41957, AUSTIN, TEXAS 78704
1507 INGLEWOOD ST., AUSTIN, TEXAS 78741