



## MEMORANDUM

**TO:** Mayor and Council

**FROM:** Chuck Lesniak, Environmental Officer  
Watershed Protection Department

**DATE:** November 9, 2016

**SUBJECT:** Item 46 - Champion Tract 3

This memo is to address some of the issues that were raised during the November 3, 2016 public hearing regarding the proposed rezoning and amendment to the settlement agreement for the Champion Tract 3. This tract, which is currently zoned general office-conditional overlay (GO-CO) combining district zoning, is proposed to be rezoned to multifamily residence-moderate-high density-conditional overlay (MF-4-CO) combining district zoning. The applicant has also proposed an amendment to an existing settlement agreement to allow additional building height and construction on slopes and set aside approximately 30 acres of the 45 acre tract in a conservation easement and protect several critical environmental features (CEFs) on the property. This memo focuses on issues related to the City's watershed regulations and related environmental issues.

### Existing Entitlements

The property is one of several properties subject to a Council approved 1996 settlement agreement and is zoned GO-CO and would allow office development. Following are the pertinent development regulations and entitlements under the agreement and the zoning that have environmental implications:

- Watershed regulations – The settlement agreement entitles the property to be developed under the pre-1993 Lake Austin Watershed Ordinance (LAWO), which do not include CEF protection and limits impervious cover to 40% overall with stricter limits within slope categories up to 35% slope.
- Hill Country Roadways Ordinance (HCRO) – The site is subject to the current regulations except that the settlement agreement modifies the road setback from RR2222 to 25 feet rather than the typical 100 feet.
- Limited office size – The current zoning ordinance (GO) passed in 2004 limits office to 30,000 square feet. However, other uses within the GO category (civic, school, hospital, etc.) may exceed that limitation.

There are no other limitations on the amount of development on the property as long as it complies with the current zoning regulation and the LAWO. A hypothetical land plan created by a professional land planning firm that was provided to Council by a citizen during the November 3<sup>rd</sup> public hearing showed extensive development to the entire tract with a driveway crossing a steep ravine connecting the two developable areas of the property. While there are challenges to developing the eastern