

SECOND/THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-2017-0067 – Champion Tract 1C

DISTRICT AREA: 10

OWNER/APPLICANT: Champion, Meier Assets, Ltd. (Terry Bray)

AGENT: Ambrust & Brown, L.L.P (Richard Suttle)

REQUEST:

Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 6500 FM 2222 Road (West Bull Creek Watershed) from neighborhood commercial – conditional overlay (LR-CO) combining district zoning to general commercial services – conditional overlay (CS-CO) combining district zoning. The subject property is within the Hill Country Roadway Overlay, and a large portion of the property is located within the 100 year floodplain. The applicant would like to construct a Convenience Storage facility.

ISSUES:

Prior to First reading at Council, the applicant met with surrounding neighborhood associations, and ultimately signed a private restrictive covenant with an umbrella group representing several neighborhoods - 2222 Coalition of Neighborhood Associations (2222 CONA). The agreement limits the property to a single use (convenience storage), along with accessory uses (e.g. a leasing office), and covers screening, signage, and other elements. The City of Austin was not involved in these discussions nor is the City a party to the private restrictive covenant. Not all neighborhoods in proximity to the subject property are part of 2222 CONA; representatives of some neighborhoods outside of 2222 CONA have expressed opposition to the rezoning request.

FIRST READING/VOTE: March 22, 2018

Vote 8 - 1, Council Member Alter voted nay, Council Members Pool and Troxclair off the dais.

On First reading, Council approved CS-CO combining district zoning, with the Conditional Overlay for prohibited uses (see staff report); and a limit of 470 daily vehicle trips. **After First Reading, Staff Recommendation is amended to remove the daily trip limit as part of this rezoning; the tract is already limited by the original allocation to the Champion tracts, with 1,148 trips remaining (See Motion Sheet).**

CITY COUNCIL DATE: May 10, 2018

CASE MANAGER: Scott Grantham

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