

**ZONING AND PLATTING COMMISSION  
HILL COUNTRY ROADWAY  
SITE PLAN REVIEW SHEET**

**CASE NUMBER:** SPC-2018-0031C    **ZAP COMMISSION DATE:** October 16, 2018

**PROJECT NAME:** Champion Tract 1C Site Plan Improvements

**ADDRESS:** 6500 FM 2222 Road

**DISTRICT:** 10

**WATERSHED:** West Bull Creek (Water Supply Suburban)

**AREA:** 13.88 acres gross site area / 4.13 acres limits of construction

<b>APPLICANT:</b>	Champion Assets, LTD 1207 Mountain View Drive Pflugerville, Texas 78660	Champion-Meier Assets, LTD 1207 Mountain View Drive Pflugerville, TX 78660
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**AGENT:** Joseph Longaro, P.E.  
LJA Engineering, Inc.  
3839 Bee Cave Road, #150  
Austin, Texas 78746

**CASE MANAGER:** Anaiah Johnson    (512) 974-2932  
anaiah.johnson@austintexas.gov

**EXISTING ZONING:** CS-CO

**PROPOSED USE:** The applicant proposes to construct two 3-story convenience storage buildings and a 1-story leasing office with associated improvements.

**REQUEST:** The site is located within the Low Intensity Zone of the RM 2222 Hill Country Roadway Corridor and must be presented to the Zoning and Platting Commission for approval, a Hill Country Roadway Ordinance requirement. The site is in a Low Intensity Zone which restricts building height to 28 feet. The applicant requests a development bonus to allow the building heights of the two proposed 3-story convenience storage buildings to increase from 28 feet to 40 feet.

**VARIANCE REQUEST:** The applicant requests two variances in order to construct all improvements in the 0-15% slope category areas on the site.

1. From § 25-2-1122(A)(1), allowing the cumulative FAR entitlements of all slope categories (including the additional 0.05:1 FAR in the 0-15% slope category from the development bonus) to be constructed only within the 0-15% slope category.
2. From § 25-2-1122(B), increasing the maximum FAR within the 0-15% slope category from 0.25:1 to 0.262:1 when a development bonus\* has been granted.

\*Note: This variance does not increase the actual development bonus of 0.05:1 FAR in the 0-15% slope category as allowed under § 25-2-1128(B)(1); it simply

allows the FAR entitlements from the 15-25% and 25-35% slope categories to instead be built within the 0-15% category.

The reasons for the request are that the site is surrounded by the 100-year floodplain; the variance will yield a more environmentally sensitive development by pulling construction off of steeper slopes; and it would allow the applicant to achieve an additional performance criteria for the development bonus by limiting construction to areas with a slope of not more than 15% (LDC § 25-2-1129). For these same reasons, staff recommends the variance request be approved.

**SUMMARY STAFF RECOMMENDATION FOR HCRC SITE PLAN:** Staff recommends approval of this Hill Country Roadway site plan. The site plan complies with all other applicable requirements of the Land Development Code including all Hill Country Roadway Corridor development regulations as modified by the Champions Tract Settlement Agreement. All remaining comments are related to legal documents, final TxDOT approval, and fees, and will be cleared before the permit is approved and released. Regarding the development bonus request, in compliance with § 25-2-1128, the applicant has shown compliance with more than 50 percent of the criteria identified in § 25-2-1129 (Criteria for Approval of a Development Bonus) and has documented the unusual circumstances which exist for the site. Please refer to the attached Hill Country Roadway exhibit from the applicant's plan set.

**ZONING AND PLATTING COMMISSION ACTION:** N/A

**LEGAL DESCRIPTION:** Lot 1, Block A, Champion SR Subdivision

**EXIST. ZONING:** CS-CO

**ALLOWED F.A.R.:** 0.20:1

**ALLOWED HEIGHT:** 28' (Low Intensity)

**MAX. BLDG. COVERAGE:** 95%

**MAX. IMPERV. CVRG.:** 4.94 ac. (35.59%)

**MIN. REQ. HC NATURAL AREA:** 5.552 ac.

**REQUIRED PARKING:** 27

**PROPOSED USE:** Convenience Storage

**PROPOSED F.A.R.:** 0.18:1

**PROPOSED HEIGHT:** 40' (Development Bonus Requested)

**PROPOSED BLDG. CVRG:** 6.02%

**PROPOSED IMP. CVRG.:** 1.88 ac. (13.57%)

**PROVIDED:** 10.86 ac.

**PROPOSED PARKING:** 28

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** This site is part of the Champions Tract Settlement Agreement, which was approved per Ordinance 960613-J. The project is comprised of two 3-story convenience storage buildings and a 1-story leasing office with associated improvements and is compliant with the Settlement Agreement, as well as all applicable regulations from the Land Development Code, including the Hill Country Roadway requirements of § 25-2, Subchapter C, Article 11, and § 25-2, Subchapter C, Article 9, Division 3. The applicant has requested a development bonus for increased height on the two 3-story buildings and have complied with the development bonus requirements of § 25-2-1128 and § 25-2-1129. The applicant will use building materials that are compatible with the Hill Country environment, and the site plan will comply with all requirements of the Land Development Code prior to its release.

**Environmental:** This site is located in the West Bull Creek watershed, and is subject to Water Supply Suburban Watershed regulations. All environmental comments have been addressed and will be cleared before the permit is approved and released.

**Transportation:** Access to the proposed site will be taken from FM 2222 Road. The site plan will comply with all transportation requirements prior to release.

**SURROUNDING CONDITIONS:**

**North:** Undeveloped (MF-1-CO)

**East:** Office/Commercial (GO-CO)

**West:** Undeveloped (MF-1-CO)

**South:** FM 2222, then undeveloped (MF-4-CO and commercial (LR-CO)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
FM 2222 Rd	240'	88'	Highway

**NEIGHBORHOOD ORGANIZATION:**

2222 Coalition of Neighborhood Associations, Inc.

Austin Independent School District

Austin City Park Neighborhood Association

Bike Austin

Bull Creek Foundation

Bull Creek Homeowners Association

Canyon Creek HOA

Friends of Austin Neighborhoods

Glenlake Neighborhood Association

Lakewood Homeowners Assn.

Long Canyon Homeowners Assn.

Long Canyon Phase II & LLL Homeowners Assn, Inc.

Mountain Neighborhood Association

Northwest Austin Coalition

NW Austin Working Group

River Place HOA

SEL Texas

Shepherd Mountain Neighborhood Association

Sierra Club

Steiner Ranch Community Association

Travis County Natural Resources

October 22, 2018

City of Austin  
Zoning & Platting Commission  
Ms. Jolene Kiolbassa, Chair  
301 West 2<sup>nd</sup> Street  
Austin, Texas 78701

RE: Champion Tract 1C Site Plan Improvements (SPC-2018-0031C)  
FAR Waiver Request  
LJA Project #A116-1003

Dear Ms. Kiolbassa:

The following letter is in regard to the above referenced site plan project which is situated on 13.87 acres of land located at 6500 FM 2222 at the northern intersection of City Park Road and FM 2222. The proposed development will feature two (2) three-story storage buildings and a small leasing office.

The site is subject to the Hill Country Roadway Ordinance as well as the Champion Settlement Agreement. The site is located within a low intensity corridor where the site is limited to a Floor to Area Ratio (FAR) of 0.25:1 on slopes of 0-15% (assuming approval of Development Bonuses). The site is further limited to an FAR on slopes of 15-25% to 0.08:1 FAR and on slopes of 25-35% to 0.04:1 FAR. If you add the total allowable FAR for this site based on the slope map and associated calculations the total FAR permitted for this site is 108,543 sf, with a maximum of 102,584 sf on slopes of 0-15%. See attached **Slope Map**.

Our proposed site plan is requesting to take the allowable FAR that was calculated on slopes greater than 15% and place it on slopes of 0-15%. This increases the FAR on the 0-15% slope category from an FAR of 0.25 to 0.262 or from 102,584 sf to 108,394 sf. See Attached **Exhibit 1**.

As stated previously the total allowable FAR based on all slope categories is 108,543 sf where we are proposing 108,394 sf (149 sf less than max permitted) and placing all of that on the 0-15% slope category, thus not increasing our total allowable, just requesting to increase the allowable on the 0-15% slope category.

Based on the above and pursuant to LDC section 25-2-1105, we are requesting the following two waivers from the land development code

- 1) From § 25-2-1122(A)(1), allowing the cumulative FAR entitlements of all slope categories (including the additional 0.05:1 FAR in the 0-15% slope category from the development bonus) to be constructed only within the 0-15% slope category.
- 2) From § 25-2-1122(B), increasing the maximum FAR within the 0-15% slope category from 0.25:1 to 0.262:1 when a development bonus\* has been granted.

\*Note: This variance does not increase the actual development bonus of 0.05:1 FAR in the 0-15% slope category as allowed under § 25-2-1128(B)(1); it simply allows the FAR entitlements from the 15-25% and 25-35% slope categories to instead be built within the 0-15% category.



We believe this waiver is justified since the site is surrounded by the 100-year floodplain. The site is 13.87 acres,, however the only buildable area outside of the 100-year floodplain is a small 4.13 acre area near FM 2222. Additionally, it does not seem appropriate for us to try and add building square footage on steeper slopes just to be able to obtain additional density. From an Engineering and Environmental perspective the construction of buildings on flatter slopes has been typically encouraged as it limits erosion potential as well as the extent of any cut and fill.

This is further supported by the Hill Country Roadway ordinance itself within Section 5192(b) the Performance Criteria Item 11 states "*Limit the construction of a building or parking area to an area with a slope that has a gradient of not more than 15 percent.*"

Based on the above it appears counter intuitive to promote the construction of buildings on slopes greater than 15% and based on this as well as the other reasons stated in this letter we respectfully request approval of the above requested waivers.

Very Truly Yours,  
**LJA ENGINEERING, INC.**

  
Joseph Longaro, P.E.  
Senior Vice President

cc: Brendan Callahan, Endeavor Real Estate Group  
Anaiah Johnson, City of Austin – Case Manager





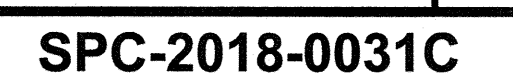




EXHIBIT 1  
(FAR By Slope Category)

Slope Categories	Site Area (acres)	PERMITTED		PROPOSED		DELTA	
		FAR*	FAR (SF)	FAR	FAR (SF)	FAR	FAR (SF)
0 - 15%	9.42	0.25	102,584	0.26	108,394	0.01	5,810
15 - 25%	1.27	0.08	4,426	0	0	-0.08	(4,426)
25 - 35%	0.88	0.04	1,533	0	0	-0.04	(1,533)
over 35%	2.30	0.00	0	0.00	0	0.00	0
Total	13.87		108,543		108,394		(149)

\* assumes approval of HCRO performance incentives







