

**ZONING AND PLATTING COMMISSION SITE PLAN  
EXTENSION REVIEW SHEET**

**CASE NUMBER:** SPC-05-0012A(XT3)                      **ZAP HEARING DATE:** Jan 29, 2019  
**PROJECT NAME:** Champion Commercial Development (Part A)                      (PP on 12/18/18)

**ADDRESS OF SITE:** 6015 N Capital of Texas Highway NB    **COUNCIL DISTRICT:** 10  
**WATERSHED:** Bull Creek (Water Supply Suburban)    **JURISDICTION:** Full Purpose

**APPLICANT/ OWNERS:** Clark Meyer, Champion Assets Ltd. & Chamption-Meier Assets, Ltd.  
1207 Mountain View Drive                      (512) 351-6362  
Pflugerville, TX 78660

**AGENT:** Joel Wixson, Kimley-Horn & Associates, Inc.                      (512) 418-1771  
10814 Jollyville Road  
Austin, TX 78759

**CASE MANAGER:** Anaiah Johnson                      (512) 974-2932  
[Anaiah.Johnson@austintexas.gov](mailto:Anaiah.Johnson@austintexas.gov)

**EXISTING ZONING:** GR-CO / RR

**PROPOSED DEVELOPMENT:**

The applicant is requesting a three year extension to a previously approved site plan. The approved site plan includes a General Retail Sales and Food Sales structure (2-story, 48,710 sq ft) and a General Retail Sales structures (1-story, 8,100 sq ft) with associated site improvements. The approved site plan is a land use only site plan (or “A-plan”) on a Hill Country Roadway. Currently, no site development has begun, as the construction site plan (or “B-plan”) is under review by staff. This hearing is only for the extension request to the previously approved land use site plan (or “A-plan”). The construction site plan (or “B-plan”) is currently in review and will be presented to Commission at a different hearing.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval to extend this site plan permit by three years, from November 15, 2017 to November 15, 2020 based on LDC Section 25-5-62(C)(1)(b) (code sections provided below). The applicant has included a letter explaining details of the efforts made toward obtaining all site plans; this is included in this backup.

25-5-63(C) Extension of released site plan by the Land Use Commission: “the Land Use Commission may extend the expiration date of a released site plan beyond the date established by this chapter if the Land Use Commission determines that the request complies with the requirements for extension by the director under 25-5-62 (*Extension of Released Site Plan by Director*).”

25-5-62(C) The director may extend the expiration date of a released administrative site plan one time for a period of one year if the director determines that there is good cause for the requested extension; and

“ (1) the director determines that:

(a) the site plan substantially complies with the requirements that apply to a new application for site plan approval;

**(b) the applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed;**

(c) the applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy; or

(d) the applicant has constructed a significant portion of the infrastructure required for development of the original site plan; and”

**SUMMARY OF SITE PLAN:**

**LAND USE:** The site is zoned GR-CO (Community Commercial – Conditional Overlay) and RR (Rural Residence). The applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed.

**ENVIRONMENTAL:** All environmental comments have been cleared.

**TRANSPORTATION:** All transportation comments have been cleared.

**PREVIOUS APPROVALS**

- 01/17/2006 Site Plan Zoning and Platting Commission approval, permit expiration 1/17/209
- 05/27/2009 One year extension administrative approval, permit expiration 1/17/2010
- 08/04/2009 Eight year extension Zoning and Platting Commission approval, permit expiration 11/15/2017 (extension approval appealed to Council; appeal denied by Council on 11/05/2009)

The current 3-year extension application was submitted October 31, 2017, prior to the site plan’s expiration date of November 15, 2017.

**PROJECT INFORMATION**

<b>SITE AREA</b>	400,801 sq ft	9.20 acres
<b>EXISTING ZONING</b>	GR-CO / RR	
	<b>Allowed/Required</b>	<b>Proposed</b>
<b>FLOOR-AREA RATIO</b>	1:1	0.142:1
<b>BUILDING COVERAGE</b>	75%	10.6%
<b>IMPERVIOUS COVERAGE</b>	90%	38.4%
<b>PARKING</b>	207	208

**EXISTING ZONING AND LAND USES**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	GR-CO / RR	General Retail Sales and Food Sales
<i>North</i>	FM 2222 then GR-CO	Vacant
<i>South</i>	PUD	Vacant
<i>East</i>	P	Safety Services
<i>West</i>	N Capital of Texas Hwy then LO	Professional Office

**ABUTTING STREETS**

<b>Street</b>	<b>Right-of-Way Width</b>	<b>Pavement Width</b>	<b>Classification</b>
FM 2222 RD	100 feet (varies)	Approx. 75 feet (varies)	Major Arterial and County Road
N Capital of Texas Highway	750 feet (varies)	Approx. 200 feet (with medians / divisions)	US and State Highways

**NEIGHBORHOOD ORGANIZATIONS:**

- 2222 Coalition of Neighborhood Associations, Inc.
- Austin Independent School District
- Austin Neighborhoods Council
- Bike Austin
- Bull Creek Foundation

SPC-05-0012A(XT3) Champion Commercial Development (Part A)

Canyon Creek HOA  
Courtyard Homeowners Association  
Friends of Austin Neighborhoods  
Glenlake Neighborhood Association  
Lakewood Homeowners Association  
Long Canyon Homeowners Association  
Long Canyon Phase II & LLL Homeowners Association, Inc.  
Mountain Neighborhood Association (MNA)  
Northwest Austin Civic Association  
Northwest Austin Coalition  
NW Austin Neighbors  
NW Austin Working Group  
Preservation Austin  
River Place HOA  
SEL Texas  
Shepherd Mountain Neighborhood Association  
Sierra Club, Austin Regional Group  
Steiner Ranch Community Association  
TNR BCP – Travis County Natural Resources



November 19, 2018

Zoning and Platting Commission  
City of Austin  
P.O. Box 1088  
Austin, Texas 78767

**Re: Request Letter – Champion Commercial Development (Part A)  
6015 N Capital of Texas Highway / 5617 FM 2222, Austin, Texas  
City of Austin Case #SPC-05-0012A (XT3)**

To Whom It May Concern:

Please accept this Request Letter for a site plan extension of three years for the above referenced project. The Champion Commercial Development project is located on a 8.99-acre site which is located at the northeast corner of FM 2222 and Capital of Texas Highway in the City of Austin.

The property owners have entered into a development agreement with East Avenue Development to pursue a site development permit for commercial development in compliance with the current entitlements. East Avenue Development has engaged a local architect, engineer, and landscape architect to prepare site development plans.

The Part A Site Plan, released on March 9, 2007, includes 56,810 SF in two commercial buildings and the associated surface parking and on-site infrastructure improvements. The property is subject to a Compromise Settlement Agreement effective June 13, 1996 which establishes the watershed and code requirements for the site and therefore no modifications are anticipated. Since the site plan release, portions of FM 2222 and Capital of Texas Highway have been improved including the commercial driveways. Portions of the property were conveyed by the landowner to TxDOT in order for the road and utilities to be improved. An updated tree and topographic survey, Environmental Resource Inventory (ERI), and separate floodplain analysis have also been completed. The proposed Part B plan incorporates these elements into the design and will provide onsite water quality treatment.



The applicant has made a good faith effort to develop the site. A site plan has been submitted and remains under plan review with city staff. On behalf of the owner we request this extension to **November 15, 2021** in order for the site plan review, land use commission hearing, and permitting process to be completed.

Please contact me at 512-418-1771 if any additional information is required.

Sincerley,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Joel Wixson".

Joel Wixson, P.E.

2222 Coalition of Neighborhood Associations, Inc. (2222 CONA)

PO Box 28397

Austin, Tx 78755

December 10, 2018

To the Zoning and Platting Commission, Board Members and City Staff

Re: **Champions Tract 4 Site Plan Extension (Case # SPC-05-0012A(EXT3))**

Please accept this **Letter of Opposition** for the above referenced case that is otherwise known as “Champions Tract 4”. I am offering this letter of opposition on behalf of 2222 Coalition of Neighborhood Associations, Inc (2222 CONA) which represents directly or indirectly many neighborhoods along the RM2222/620/360 corridor located in northwest Austin.

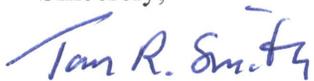
2222 CONA representatives have been tracking this case and its extensions since before this partial site plan was submitted over 13 years ago. By filing the partial site plan, the applicant was granted entitlements provided by the 1996 Settlement Agreement between the City and applicant. These entitlements represent building standards that were considered inferior in 1996 and have deviated even further from current code through applicant delays and city approved extensions.

It is our position that the applicant has had ample opportunity to build with their entitlements. The 1996 Settlement Agreement granted the applicant 10 years to claim their entitlements. Applicant delays and city granted extensions currently have us 22 years removed from the Settlement Agreement and the applicant is now asking for an additional 3-year extension. Lengthy repeated extensions result in both severe deviation from current code as well as uncertainty by staff, applicants and neighbors on how to find and interpret codes and ordinances pertinent to the case.

Repeated extension cases are required to come before the Land Use Commission because they should be rare. Extensions should be granted based on extenuating hardship on the applicant and not a gratuitous action to avoid code enhancements. 2222 CONA requests that you **deny the extension** just as we did 9 years ago when we argued that 13 years was ample time for the applicant to claim their entitlements.

By denying the extension, **Case # SPC-05-0012A** will no longer be active in accordance with the Determination of Regulations dated 8/1/2017. Any new project filings for this property will therefore be subject to current code.

Sincerely,



Tom R. Smith

2222 CONA – President and Board Member

[president@2222cona.org](mailto:president@2222cona.org)

December 13, 2018

To: Members of the Zoning and Platting Commission and City Staff

Re: Champion's Tract 4 Site Plan Extension // Case #SPC-05-0012A (EXT3)

Please accept this letter of opposition in the above referenced matter on behalf of the Courtyard Homeowners Association. Our community consists of over 300 family households, a tennis /swim club, and small office building. We are located at the SE corner area of FM 2222 and Highway 360 in District 10.

The applicant is requesting a third extension on a site plan that has already been active for thirteen (13) years. Applicant delays and city granted extensions have allowed the applicant to carry forward entitlements from 1993. Now they want another three years (2021) to come up with a plan that would result in new development built to almost thirty (30) year old standards. Would you want to buy a new 2019 vehicle that was built using 1993 safety standards and technology? Or, perhaps schedule an operation today with a surgeon who only has the knowledge about your illness and equipment that was available in 1993. Please recognize this request for what it is – an effort to retain their ability to someday build something using very old outdated standards.

The thought of applying outdated and inadequate regulations to this Tract 4 property is of great concern to us. One of the most serious concerns relates to the watershed regulations which have been updated more than once over the years to reflect lessons-learned and climate change. The impact is even more acute, as this property is directly adjacent to Bull Creek where it feeds into Lake Austin.

We are not asking the Commission to prevent development. Denying the extension will simply cause this particular site plan to expire. The developer will still be able to build on this land but will do so according to current code, ensuring that best practices are followed. We ask that you help protect our community and water supply by voting against the extension.

Sincerely,

Leslie Craven  
Courtyard HOA, President



Jester Homeowners Association  
Austin, Texas

December 13, 2018

To the Zoning and Platting Commission, Board Members and City Staff

Re: Champions Tract 4 Site Plan Extension (Case # SPC-05-0012A(EXT3))

Please accept this Letter of Opposition for the above referenced case that is otherwise known as "Champions Tract 4". Jester Estates represents 900 homes located in northwest Austin. By filing the partial site plan, the applicant was granted entitlements provided by the 1996 Settlement Agreement between the City and applicant. These entitlements represent building standards that were considered inferior in 1996 and have deviated even further from current code through applicant delays and city approved extensions.

It is our position that the applicant has had ample opportunity to build with their entitlements. The 1996 Settlement Agreement granted the applicant 10 years to claim their entitlements. Applicant delays and city granted extensions currently have us 22 years removed from the Settlement Agreement and the applicant is now asking for an additional 3-year extension. Lengthy repeated extensions result in both severe deviation from current code as well as uncertainty by staff, applicants and neighbors on how to find and interpret codes and ordinances pertinent to the case.

Repeated extension cases are required to come before the Land Use Commission because they should be rare. Extensions should be granted based on extenuating hardship on the applicant and not a gratuitous action to avoid code enhancements. Jester HOA requests that you deny the extension. By denying the extension, Case# SPC-05-0012A will no longer be active in accordance with the Determination of

Regulations dated 8/1/2017. Any new project filings for this property will therefore be subject to current code.

Sincerely,

DocuSigned by:

*Diana Miller*

Diana Miller

President

Jester Home Owner's Association



December 14, 2018

Re: Opposition to Champion Tract 4 Site Plan Extension (Case # SPC-05-0012A (EXT3))

On behalf of many neighbors, we oppose the extension of the applicant’s expiration date. Neighbors rely on the Zoning and Platting Board to equitably make recommendations on the Title 25 code, which is supposed to ensure City regulations are fairly enforced. Neighbors are held to measurable standards and deadlines under Title 25 and believe it is only fair that other developers/owners are as well.

Neighbors understand that commissioners frequently make recommendations on complex cases and there is a need to balance owner requests versus the City code. **But this case is simple. The site plan expired. We support the owner’s right to develop the property, but the owner does not have the right to circumvent the intent or rules of law any more than the rest of us do.**

Date Requested	Reason	Expiration Date	Cumulative Years
1996	Champion Settlement Agreement	2006	
2005	Site plan approved	2009	3
2009	Granted one-year admin extension. No reason documented.	2010	10
2010	Granted 8-year extension. Reason was intersection redesign.	Nov 15, 2017 Expired	18
October 15, 2017	Requested 3-year extension. No reason documented.	2020	21

The City should be measured on how effectively it enforces the code, not how many exceptions it grants.

We ask you deny the extension. If this extension is granted, neighbors will not perceive this as “fair play”.

*Linda Bailey*  
President Lake Austin Collective

December 13, 2018

Mr. Anaiah Johnson  
City of Austin – Development Services Department  
505 Barton Springs Road, 4<sup>th</sup> Floor  
Austin, TX 78704

Re: **Letter of Opposition**  
SPC-05-0012A(EXT3), Champion Tract 4

Dear Mr. Johnson:

Please accept this as a letter of **opposition** for the above-referenced site plan extension for the Part A site plan for the Champion Tract 4. The Westminster Glen Estates neighborhood represents more than 200 households in District 10.

The applicant is requesting an extension on a site plan that has already been active for 13 years. Applicant delays and city granted extensions have allowed the applicant to carry forward entitlements from 1993. The most concerning of which relate to watershed regulations which have been updated more than once over that timeframe to reflect lessons-learned and climate change. The impact is even more acute, as the property is directly adjacent to Bull Creek where it feeds into Lake Austin.

Denying the extension will cause the site plan to expire. The developer will still be able to build on this land but will do so according to current code, ensuring that best practices are followed. We ask that you help protect our community and water supply by voting against the extension.

Sincerely,



Linda Salomon  
Westminster Glen Estates HOA – President and Board Member

2222 Coalition of Neighborhood Associations, Inc. (2222 CONA)

PO Box 28397  
Austin, Tx 78755

**December 10, 2018**

To the Zoning and Platting Commission, Board Members and City Staff

**Re: Champions Tract 4 Site Plan Extension (Case # SPC-05-0012A(EXT3))**

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By denying the extension, **Case # SPC-05-0012A** will no longer be active in accordance with the Determination of Regulations dated 8/1/2017. Any new project filings for this property will therefore be subject to current code.

Sincerely,



Tom R. Smith  
2222 CONA – President and Board Member  
[president@2222cona.org](mailto:president@2222cona.org)

8/2017



City of Austin

Planning and Development Review Department  
P.O. Box 1088, Austin, Texas 78767

**DETERMINATION OF REGULATIONS**

**Findings**

*This determination is made under City Code 25-1-541 in response to a claim that the project identified below is vested to earlier regulations and entitled to be reviewed under those regulations. The determination may be reconsidered once at the request of the applicant.*

**Project Name: Champion Commercial Development**

**Address: 6015 FM 2222 Rd (previously 5617)**

**Case No. SPC-05-0012B**

**Date of Application: 7/31/2017**

**Date of Determination: 8/1/2017**

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

8/1/2017

(x) Approved

**Primary Grounds:** Continuing project; meets settlement agreement with part a revision and extension from Land Use Commission

**Findings:**

- (1) The 2005 site plan application remains active and is governed by the terms in Part 2 of Ordinance No. 960613-J. The Part B site plan for the Hotel, which is the application that this determination applies to, can be accepted for review. However, in order to claim entitlements under the ordinance, the 2005 site plan must be revised and must stay active to use entitlements under Ordinance No. 960613-J because, per Part 2, applications submitted outside the 10-year window are subject to current code.

DEL 1. Provide copy of RSMIP approved or RSMIP application to RSMIP@austintexas.gov to submit application

Champions Tract 4 Historical timeline



1996 Settlement Agreement 10 year expiration on entitlements

Part A -> Land Use Only

Cases:

- SBC-05-0012A
- SBC-05-0012A(EXT1)
- SBC-05-0012A(EXT2)
- SBC-05-0012A(EXT3)

Site Plan A Retail 3 yr - expires 1/09

Site Plan A Retail - Ext 1 1 yr

Site Plan A Retail - Ext 2 8 yr - exp 11/17

Site Plan A Retail - Ext 3 3 yr - exp 11/2020

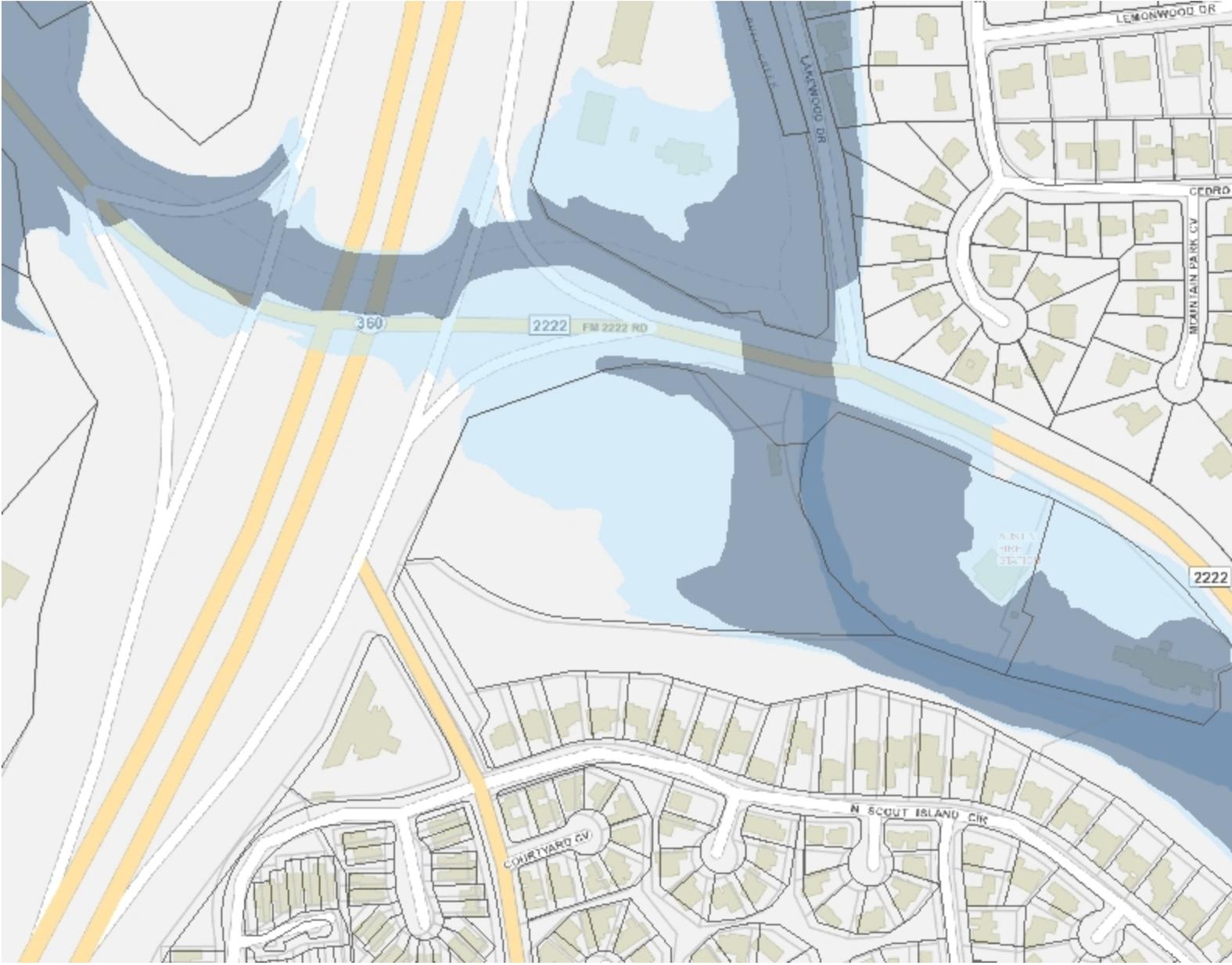
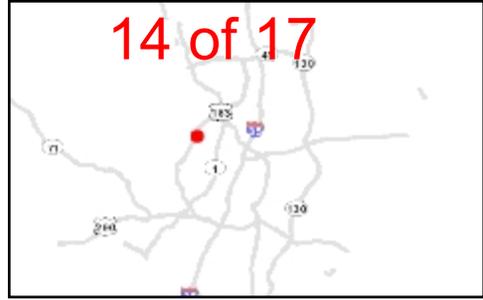
Part B -> Construction Element

Cases:

- SBC-05-0012B
- SBC-2018-0374B

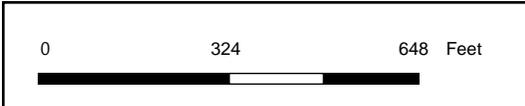
Site Plan B - Hotel 1 yr

Site Plan B - Hotel Resubmit 1 yr



Parcel  
 FEMA Floodplain  
 100 Year (Detailed-AE)  
 100 year (Shallow-AO)  
 100 Year (Approx-A)  
 X Protected by Levee  
 500 Year  
 Outside Austin City Limits

This custom map was created with FloodPro and is for informational purposes only. It is not intended for or suitable for legal, engineering, or surveying purposes. It does not represent on-the-ground survey and represents only the approximate relative locations of property boundaries. No warranty is made by the City of Austin regarding the specific accuracy or completeness of the map. Final determination of floodplain status for a property must be based on topographic survey by a Texas registered professional. For regulatory purposes, floodplain elevations must be determined from an engineering model created in accordance with the Drainage Criteria Manual and approved by the City of Austin.



Prepared: 8/12/2018





Scallon, Susan <Susan.Scallon@austintexas.gov>

to Anaiah, Inc

Thu, Jun 21, 4:53 PM



Item C-05

15 of 17

Hi Tony,

I am happy to discuss this project with you.

There is a settlement agreement associated with this property. The Part A site plan and the proposed project of the hotel do not match. In my determination of regulations, the only way the settlement agreement can be honored is for the part A to remain active. Thus the extension. The second part of the scenario is that the part A must be revised and approved with the new use.

If the part A expires, then the project is current code as the settlement agreement parameters are only met by the filing of the original part A, and it remaining active. The revision and extension are discretionary by the Land Use Commission, both of which would need to be approved for the settlement to be viable.

They could proceed with the a part B that matches the original part A as an option as well.

Please feel free to call me if this is confusing....it is to me!

Susan Scallon, PLA

*Environmental Policy Program Manager*

City of Austin Development Services Department

One Texas Center, 505 Barton Springs Road, Office 410

Office: 512-974-2659



NOTES:

1. ALL PROPOSED TXDOT IMPROVEMENTS SHOWN ARE PRELIMINARY. ALL LOCATIONS ARE APPROXIMATE.
2. CONTRACTOR SHALL COORDINATE REMOVAL OR RELOCATION OF EXISTING ILLUMINATION AND METAL BEAM GAURD FENCE WITH TXDOT PRIOR TO ANY CONSTRUCTION WITHIN TXDOT ROW.
3. SEE SHEETS 5 & 8 FOR COMPATIBILITY AND HILL COUNTRY ROADWAY CROSS-SECTIONS
4. PHASE 1 TO INCLUDE ALL SITE WORK, BUILDING #2, THE POND AND ALL UTILITIES. PHASE 2 TO INCLUDE BUILDING #1 AND ASSOCIATED SIDEWALKS.

\* SHEET 7 - SHOWING EXISTING TXDOT IMPROVEMENTS

\* SHEET 8 - SHOWING PROPOSED TXDOT IMPROVEMENTS

LAND USE: COMMERCIAL ZONING: GR-CO

- COMPATIBILITY NOTES:
1. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-106.4]
  2. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE. [SECTION 25-2-106.7]
  3. THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN TO A RISE OF TWELVE, WILL BE PROHIBITED. [SECTION 25-2-106.7]
  4. EACH BUILDING SHALL BE DESIGNED TO USE, TO THE GREATEST EXTENT FEASIBLE, BUILDING MATERIALS THAT ARE COMPATIBLE WITH THE HILL COUNTRY, INCLUDING ROCK, STONE AND WOOD.
  5. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-106.7]
  6. PROPOSED BUILDING HEIGHTS WILL BE SHOWN ON THE PART B CONSTRUCTION PLANS. HEIGHTS MAY NOT EXCEED THE MAX. BUILDING HEIGHTS SHOWN ON THIS PLAN.

NOTE: SIDEWALKS ALONG LOOP 360 & RM2222 ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ADJUTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. APPROVAL OF SIDEWALKS ALONG US HWY. 183 IS SUBJECT TO APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. PROPOSED SIDEWALKS SHALL MEET ADAAG/TAS REQUIREMENTS AND SHALL HAVE A MAXIMUM TWO PERCENT CROSS SLOPE.

SITE AREA:	400,801 SF = 9.20 AC.
GENERAL RETAIL SALES USE (GR-CO):	53,810 SF.
FOOD SALES USE (GR-CO):	3,000 SF.
(GENERAL RETAIL SALES-FOOD SALES)	
GROSS FLOOR AREA =	56,810 SF.
BUILDING COVERAGE	42,465 SF = 0.97 AC. (10.6%)
F.A.R.	0.142:1
IMPERVIOUS COVER	
BUILDINGS	42,465 SF = 0.97 AC.
PAVEMENT, SIDEWALKS	111,509 SF = 2.56 AC.
TOTAL	153,974 SF = 3.53 AC. (38.4%)
PARKING REQUIREMENTS:	
RETAIL @ 1:275	196 SPACES
FOOD SALES @ 1:275	11 SPACES
	207 SPACES
REQUIRED HANDICAP PARKING PROVIDED:	
REGULAR	201 SPACES
HANDICAP	7 SPACES
208 SPACES	
REQUIRED BICYCLE PROVIDED BICYCLE	
	10 SPACES
	10 SPACES

\*NOTE: ACCORDING TO THE SETTLEMENT AGREEMENT (ORDINANCE NO. 96-0613-J), THIS PROJECT IS SUBJECT TO THE LAKE AUSTIN WATERSHED ORDINANCE. AS PER PART 3 OF ORDINANCE NO. 96-0613-J, THIS PROJECT IS EXEMPT FROM THE COMPREHENSIVE WATERSHED ORDINANCE.

APPENDIX Q-1  
NET SITE AREA

GROSS SITE AREA = 9.20 ACRES

SITE DEDUCTIONS:

CRITICAL WATER QUALITY ZONE (CWQZ) = 0 ACRES

WATER QUALITY TRANSITION ZONE (WQTZ) = 0 ACRES

WASTEWATER IRRIGATION AREAS = 0 ACRES

DEDUCTION SUBTOTAL = 0 ACRES

UPLAND AREA (GROSS AREA MINUS TOTAL DEDUCTIONS) = 9.20 ACRES

NET SITE AREA CALCULATIONS:

AREA OF UPLANDS WITH SLOPES 0-15%	8.32	X 100% =	8.32	ACRES
AREA OF UPLANDS WITH SLOPES 15-25%	0.46	X 40% =	0.18	ACRES
AREA OF UPLANDS WITH SLOPES 25-35%	0.25	X 20% =	0.05	ACRES
AREA OF UPLANDS WITH SLOPES 35%+	0.17	X 0% =	0.00	ACRES
TOTAL	9.20		8.55	

NET SITE AREA (SUBTOTAL) = 8.55 ACRES

IMPERVIOUS COVER CALCULATIONS  
LAKE AUSTIN ORDINANCE ONLY  
(PER SETTLEMENT AGREEMENT)

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY  
ALLOWABLE IMPERVIOUS COVER: (PER LAKE AUSTIN ORDINANCE)

IMPERVIOUS COVER ALLOWED AT 50% X 0-15% = 4.16 ACRES

IMPERVIOUS COVER ALLOWED AT 15% X 15-25% = 0.07 ACRES

IMPERVIOUS COVER ALLOWED AT 5% X 25-35% = 0.01 ACRES

DEDUCTIONS FOR PERIMETER ROADWAY = 0.00 ACRES

ADJACENT R.O.W. AREA = 102,309 SF = 2.35 AC.

EXIST. R.O.W. IMPERVIOUS COVER = 44,127 SF = 1.01 AC.

= 43% IMPERVIOUS (< 50% - NO DEDUCTION REQUIRED)

PROPOSED TOTAL IMPERVIOUS COVER

IMPERVIOUS COVER IN UPLANDS ZONE = 3.53 ACRES = 41.3%

TOTAL PROPOSED IMPERVIOUS COVER = 3.53 ACRES

PROPOSED TOTAL IMPERVIOUS COVER ON SLOPES:

ON SLOPES 0-15%	3.53	ACRES (43.7%)
ON SLOPES 15-25%	0.01	ACRES (0.01%)
ON SLOPES 25-35%	0.00	ACRES (0.0%)
ON SLOPES 35%+	0.00	ACRES (0.0%)
TOTAL	3.53	ACRES

LAKE AUSTIN ORDINANCE ONLY  
(PER SETTLEMENT AGREEMENT)

HANRAHAN • PRITCHARD ENGINEERING, INC.  
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**HPE**

CHAMPION COMMERCIAL DEVELOPMENT  
LAND USE ELEMENT SITE PLAN  
6015 N. CAPITAL OF TEXAS HIGHWAY  
SITE PLAN

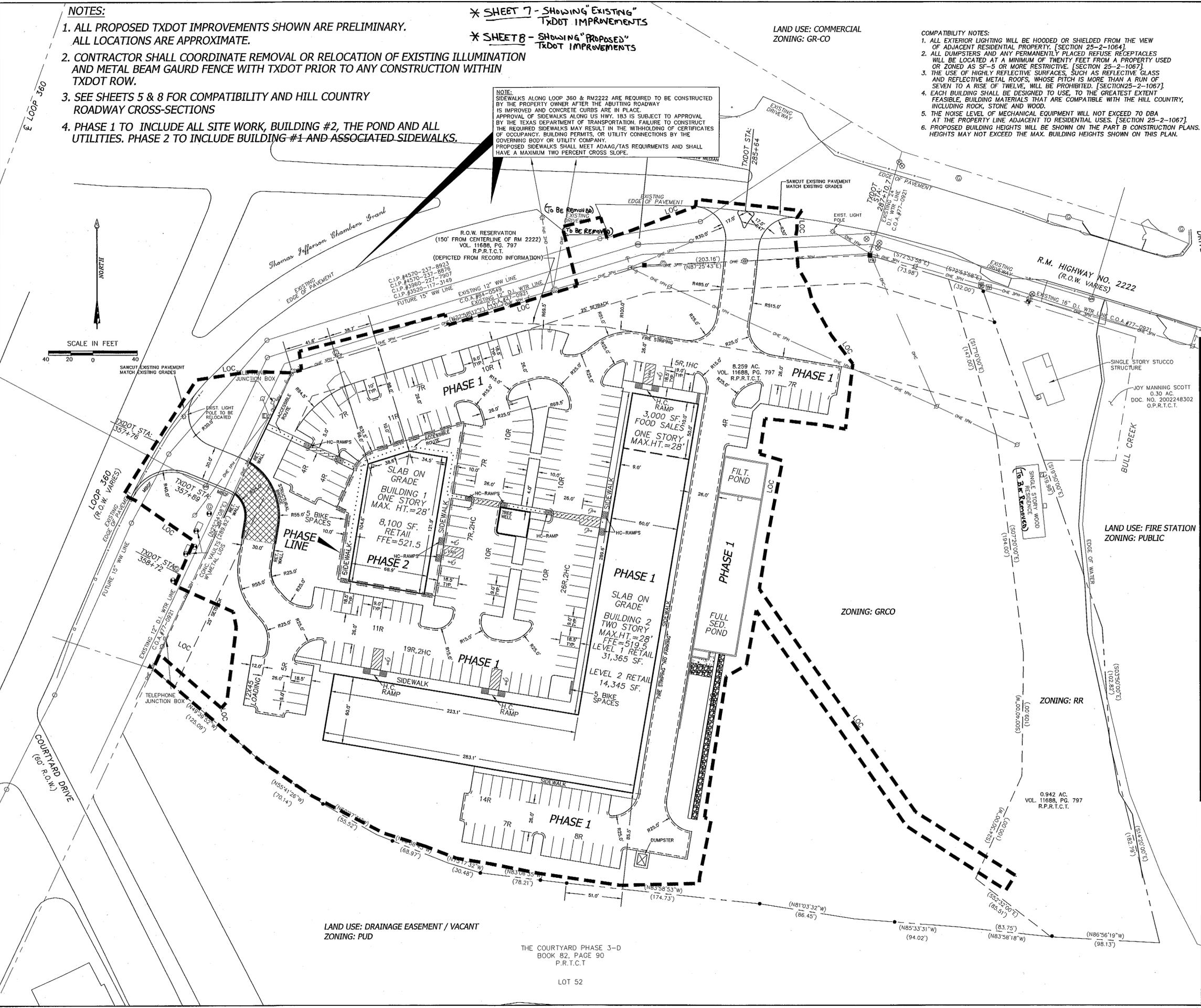
The seal appearing on this document was authorized by  
Stephany Ray Jamison  
on 10/15/05



File: Projects/	CHAMPION/COA-BASE
Job No.	070-01
Scale (Hor.):	1"=40'
Date:	03/28/2005
Revision 1:	Checked By:
Revision 2:	Drawn By:
Revision 3:	
Revision 4:	

FOR CITY USE ONLY:

SITE PLAN RELEASE	
FILE NUMBER:	EXPIRATION DATE: 1-17-09
CASE MANAGER:	APPLICATION DATE: 5-11-05
APPROVED ADMINISTRATIVELY ON:	
APPROVED BY PLANNING COMMISSION ON:	1-17-06
APPROVED BY CITY COUNCIL ON:	
under Section 142	of Chapter 153 of the City Code.
DATE OF RELEASE:	3-9-07 ZONING: GR-CO
Rev. 1:	Correction 1:
Rev. 2:	Correction 2:
Rev. 3:	Correction 3:



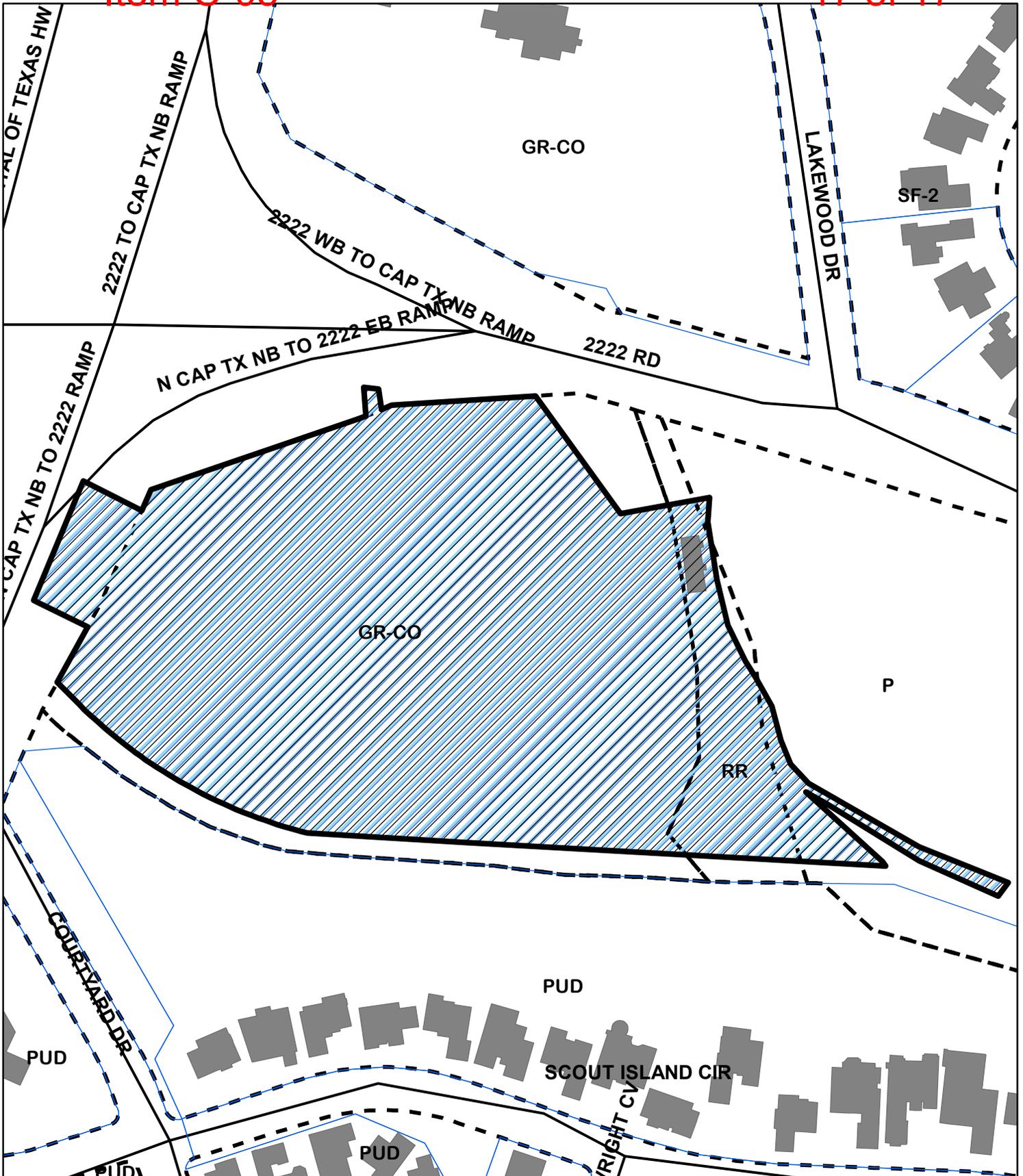
LAND USE: DRAINAGE EASEMENT / VACANT ZONING: PUD

THE COURTYARD PHASE 3-D BOOK 82, PAGE 90 P.R.T.C.T.

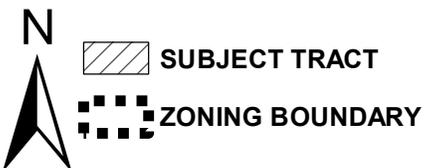
LOT 52

SPC-05-0012A

SHEET 07 of 19



SITE PLAN



CASE#: SPC-05-0012A(XT3)  
 ADDRESS: 6015 N Capital of Texas Hwy NB  
 CASE NAME: Champion Commercial Development (Part A)  
 MANAGER: Anaiah Johnson

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



OPERATOR: Christine Barton-Holmes