



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMITTEE MEETING DATE: November 15, 2023

NAME & NUMBER OF PROJECT: Champions Commercial Development (Tract 4) Rezoning C14-2023-0005

NAME OF APPLICANT OR ORGANIZATION: Armbrust & Brown (Michael Whellan)

LOCATION: 6025 N Capital of Texas Highway

COUNCIL DISTRICT: 10

ENVIRONMENTAL REVIEW STAFF: Leslie Lilly, Environmental Program Coordinator, (512)535-8914, Leslie.lilly@austintexas.gov

WATERSHED: Bull Creek Watershed/ Lake Austin Watershed

REQUEST: Rezoning with conditional overlay for property

STAFF RECOMMENDATION: Staff recommended with conditions

STAFF CONDITION:

1. Impervious cover on the property will be limited to 40% GSA
2. The property will provide CEF protections compliant with current code
3. The property will remove all impervious cover from the CWQZ of Lake Austin as defined by the conditional overlay.
4. The property will provide water quality controls compliant with current code
5. The property will provide heritage tree protections compliant with current code
6. At all times, 40% of the property will remain undisturbed from the pre-development condition.

7. Watercraft sale, rental, lease, lending, and distribution is prohibited on the property.
8. Upon completion of the current development any future development or redevelopment of the property will be subject to current city code.

Note: all conditions subject to legal review



Champions Tract 4

6025 N. Capital of Texas Highway

C14-2023-0005 (Rezoning)

Leslie Lilly

Environmental Program Coordinator

Watershed Protection



Background

The Champions tracts, including Tract 4, are subject to a 1996 settlement agreement resolving a dispute between the City of Austin and the property owner regarding vested rights.

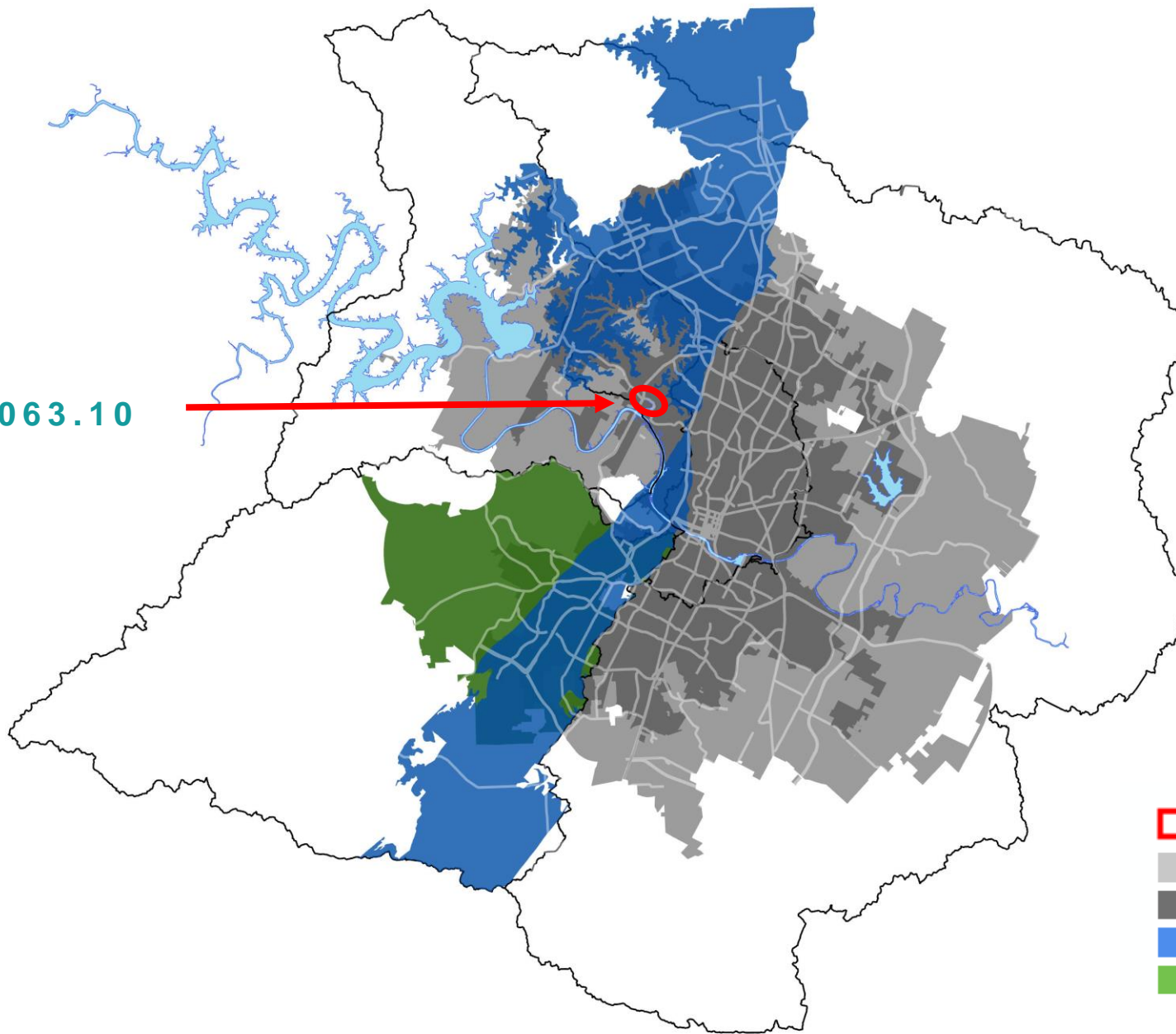
The 1996 agreement allows:






- **Development under the 1983 Lake Austin Watershed Ordinance**
 - **65% IC (commercial) GSA**
 - **No CEF or creek protections**
 - **Tree protection similar to current code except no heritage tree protection**
 - **Water quality - 1/2" capture**



**WATERSHED
PROTECTION**

C14-00-2063.10

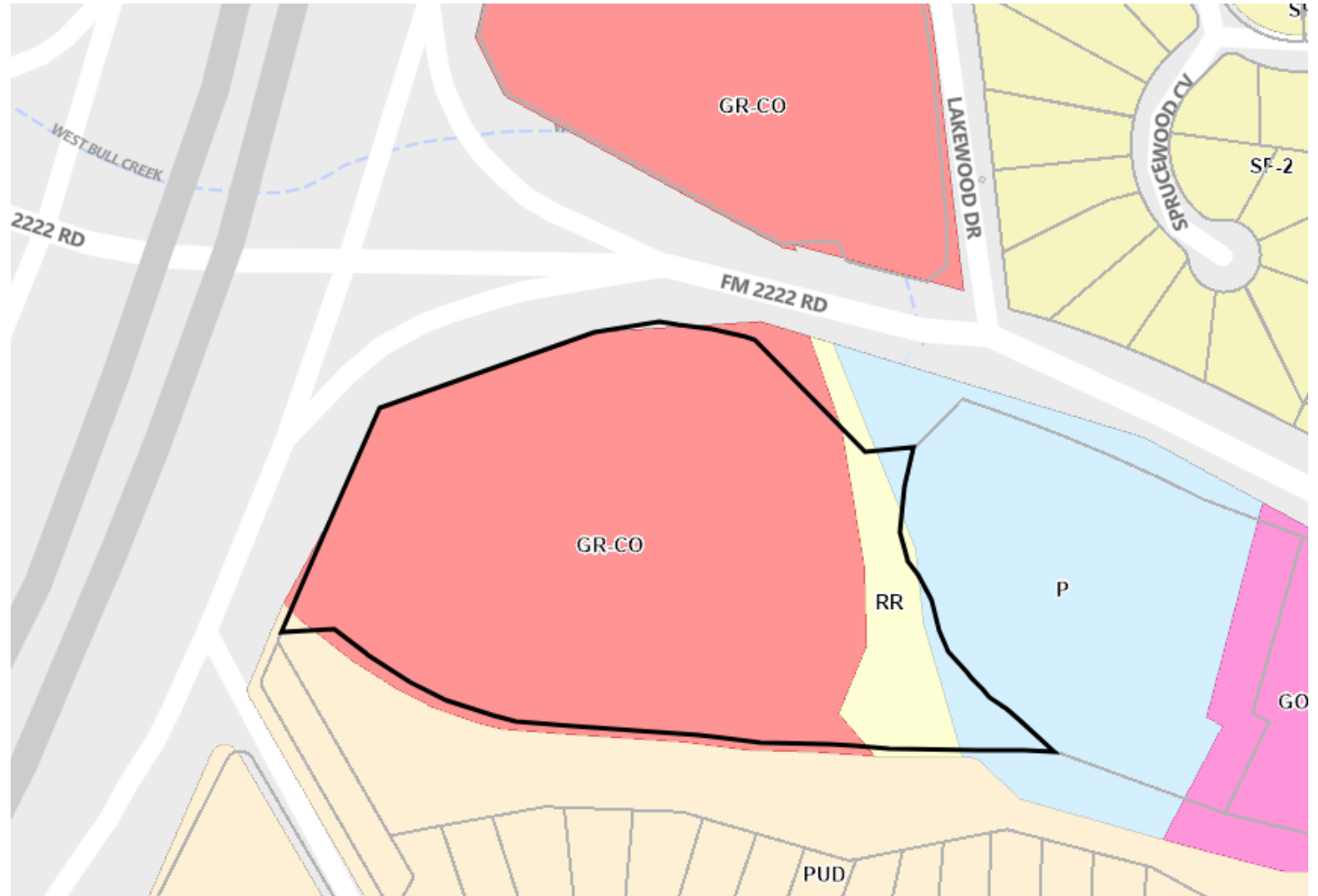


-  Site Location
-  Austin ETJ
-  Austin City Limits
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone



Site Conditions

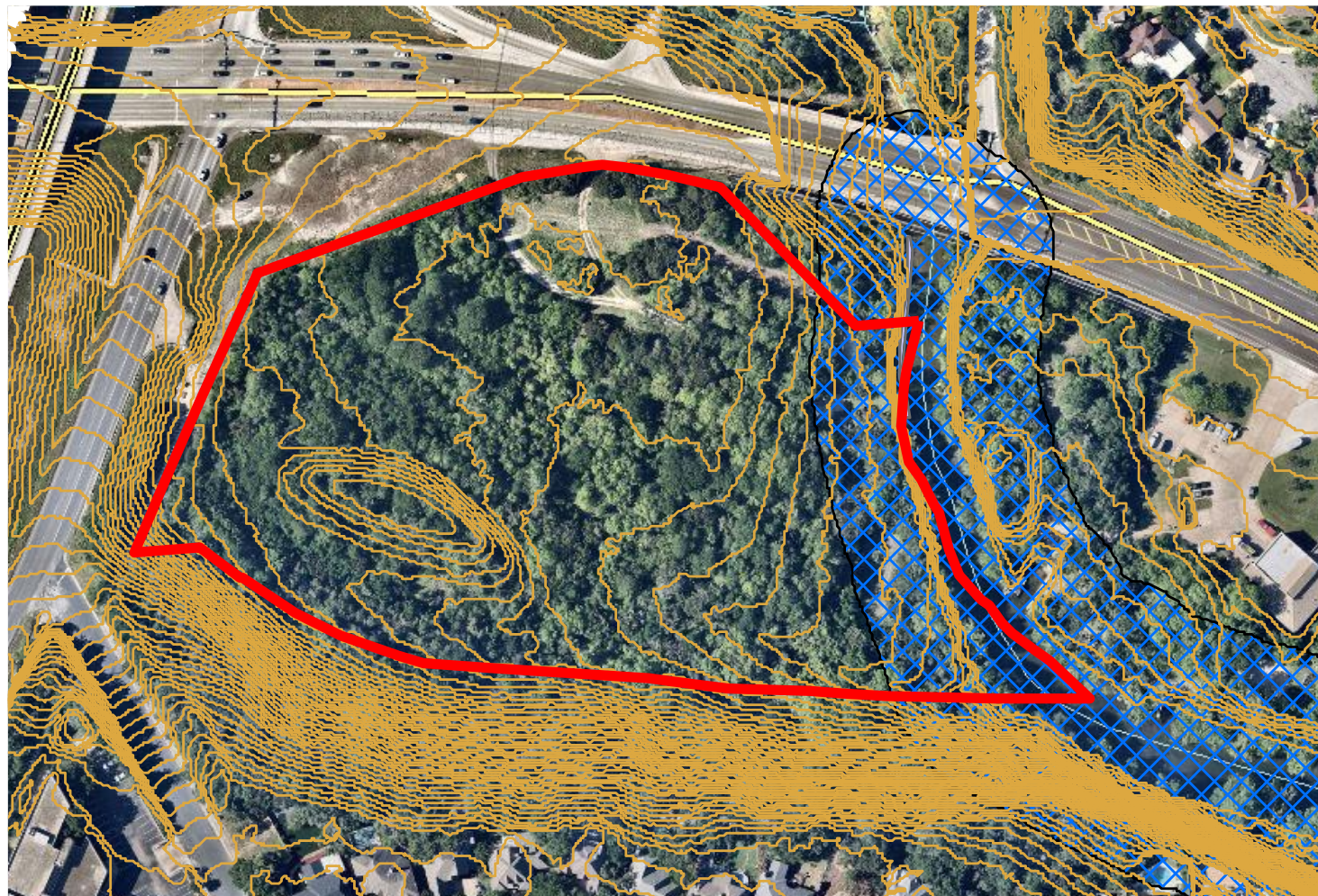
- Located in Full Purpose Jurisdiction
- 8.14 acre tract
- Tract 1 zoned RR
- Tract 2 zoned CO





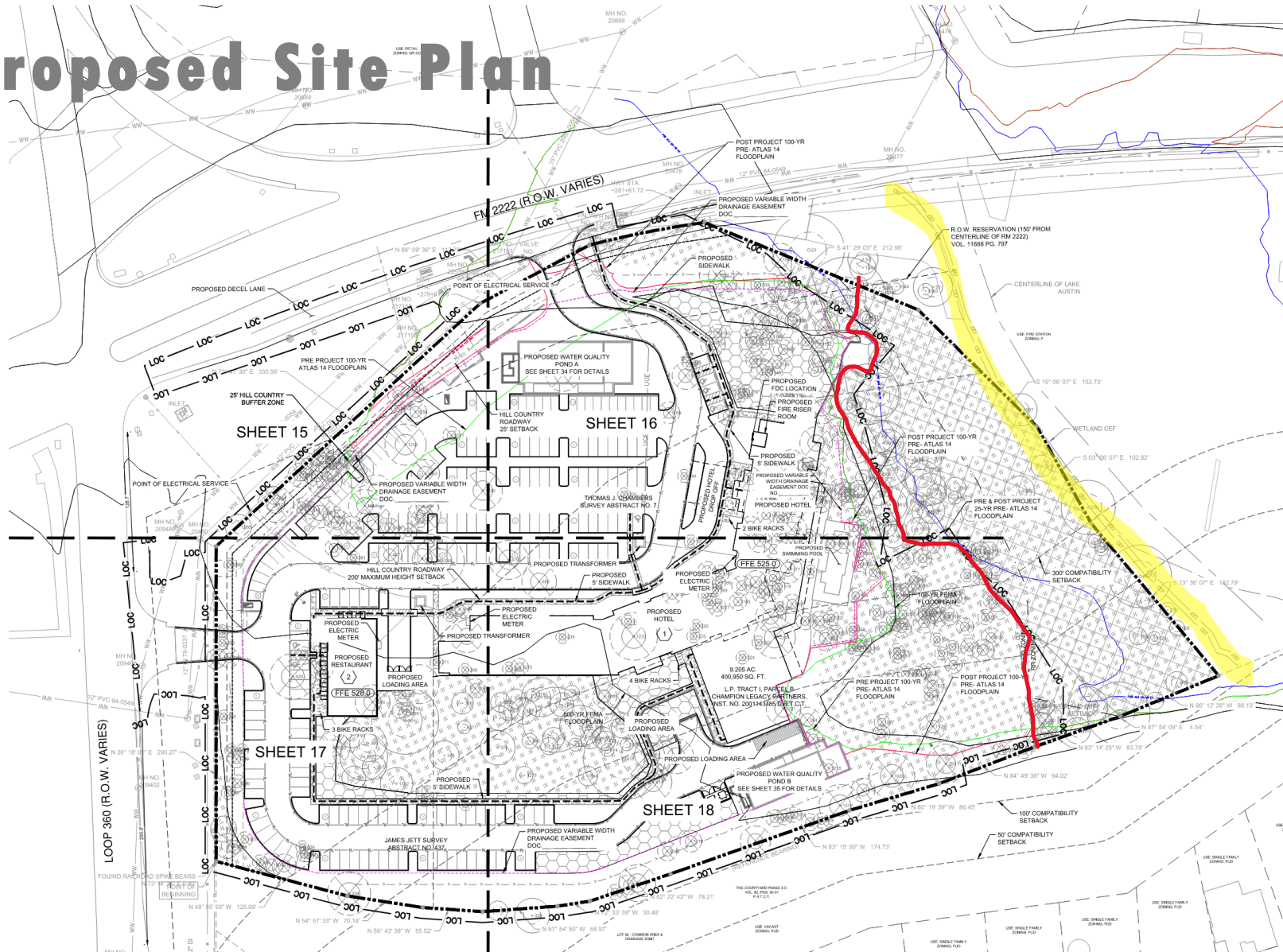
Environmental Features

- Lake Austin and Bull Creek Watersheds
- Water Supply Suburban Watershed
- Not in Edwards Aquifer Recharge or Contributing Zone
- CWQZ and WQTZ on site
- Floodplain on site
- Wetland CEF



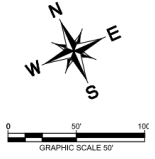


Proposed Site Plan



LEGEND

---	PROPERTY LINE
- - -	ZONING LINE
FL	PROPOSED FIRE LANE
⊕	PROPOSED FIRE HYDRANT
⊕	PROPOSED WASTEWATER MANHOLE
⊕	PROPOSED GRATE INLET
---	PROPOSED UNDERGROUND ELECTRIC
---	ADA PATH
---	RETAINING WALL
---	BUILDING SETBACK
---	PRE & POST PROJECT PRE ATLAS 14 25-YR FLOODPLAIN
---	POST PROJECT PRE ATLAS 14 100-YR FLOODPLAIN
---	PRE PROJECT PRE ATLAS 14 100-YR FLOODPLAIN
⊕	EXISTING POWER POLE
⊕	EXISTING FIRE HYDRANT
⊕	EXISTING WASTEWATER MANHOLE
⊕	NATURAL AREA
⊕	AREA TO BE RESTORED TO SAME CONDITION AS EXISTED PRIOR TO DEVELOPMENT
⊕	CEP BUFFER
⊕	CONVZ



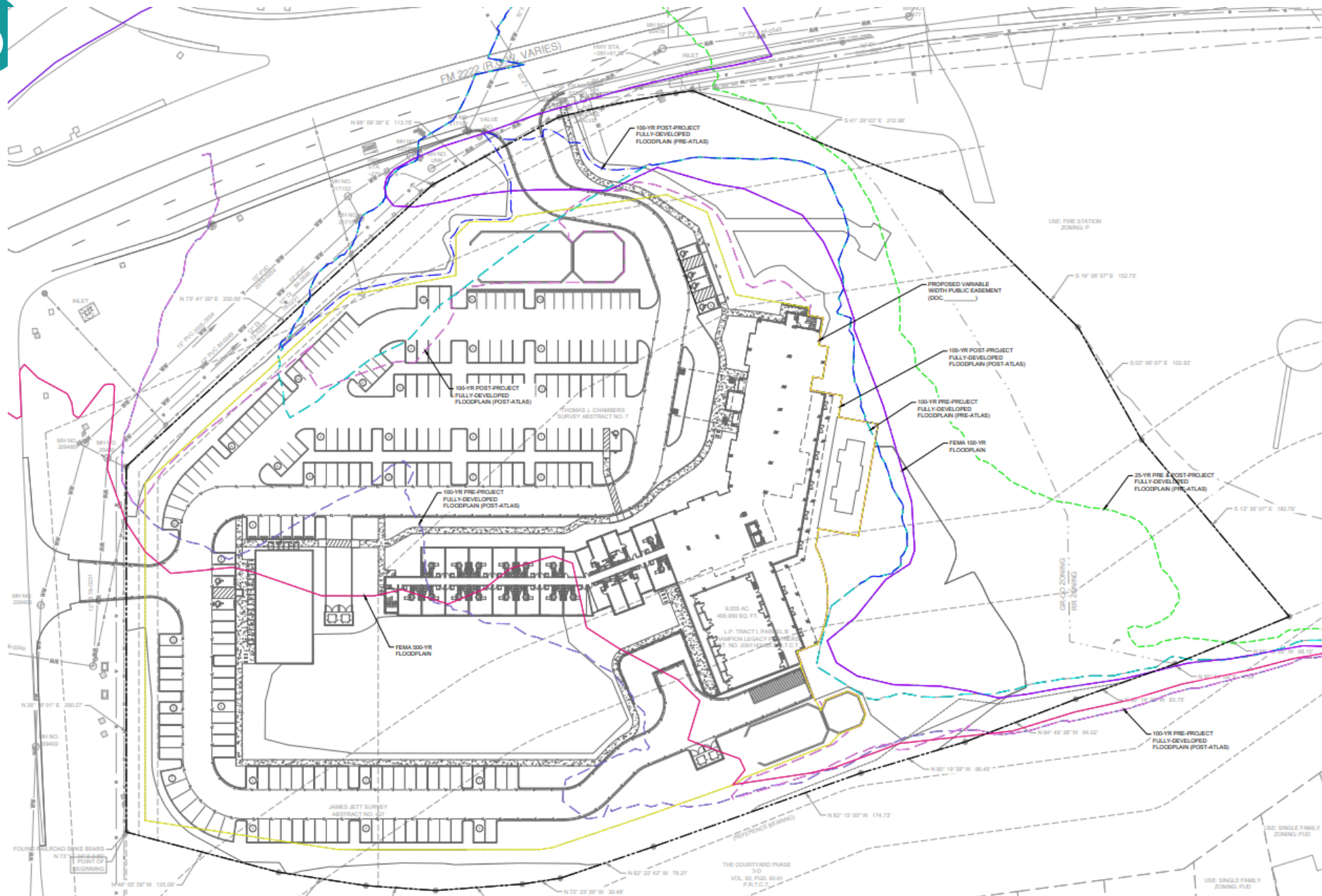
GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DIMENSION ERRORS, OMISSIONS BEFORE FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.
2. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE CITY OF AUSTIN, TEXAS.
3. CONTRACTOR SHALL PROVIDE "AS BUILT" PLANS TO THE ENGINEER SO THAT THE REPRODUCIBLE OF THE ENGINEERING PLANS MAY BE CORRECTED TO REFLECT "AS BUILT" CONDITIONS.
4. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE AND MAINTAIN ALL NECESSARY WARNING AND SAFETY DEVICES (FLASHING LIGHTS, BARRICADES, SIGNS, ETC.) TO PROTECT THE PUBLIC SAFETY AND HEALTH UNTIL THE WORK HAS BEEN COMPLETED AND ACCEPTED BY THE CITY.
5. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY IN THE FIELD ANY UTILITIES THAT MAY CONFLICT WITH THIS CONSTRUCTION. AT LEAST 34 HOURS PRIOR TO BEGINNING CONSTRUCTION IN THE VICINITY OF UNDERGROUND UTILITIES, NOTIFY THE FOLLOWING AGENCIES:

TEXAS GAS SERVICE	512-465-1134
FIRE DEPARTMENT	512-974-0130
FIRE CODE COMPLIANCE	512-974-0174
BUILDING INSPECTION	512-974-2147
PLANNING AND ZONING	512-974-2210
WATER & WASTEWATER	512-974-2000
WATERSHED PROTECTION & DEVELOPMENT REVIEW	512-974-2000

NOTES

1. TREES AND TOPOGRAPHY BASED UPON SURVEY BY CHAPARRAL PROFESSIONAL LAND SURVEYING, INC. ON JUNE 14, 2016. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THEIR ACCURACY.
2. ALL FIRE DEPARTMENT ACCESS DRIVEWAYS TO HAVE A MINIMUM 14' VERTICAL CLEARANCE.
3. ESTABLISH FIRE ZONES AS SHOWN ON SITE BY PAINTING CURB RED, STENCIL THE WORDS "FIRE ZONE/TOW-AWAY ZONE" IN WHITE LETTERS AT LEAST 3" HIGH AT 35-FOOT INTERVALS ALONG THE CURB. ALSO, SIGNS SHALL BE POSTED AT BOTH ENDS OF FIRE ZONE. ALTERNATE MARKING OF THE FIRE LINES MAY BE APPROVED BY THE FIRE CHIEF PROVIDED THE FIRE LINES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET. SEC. 901.4.2
4. ALL PARKING SPACES SHALL HAVE MINIMUM 7' 2" VERTICAL CLEARANCE.
5. WARNING SIGNS ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF THE ELECTRIC HAZARD.
6. EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING SURFACE. AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY OR EQUIVALENT LANGUAGE. SUCH SIGNS SHALL NOT BE OBLSCURED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC 310.060 AND ANSI A117.1-1996.4.8.2.
7. CONTRACTOR TO COORDINATE WITH PROJECT ARCHITECT TO TRIM TREES TO ENSURE VISIBILITY NEAR PARKING AREAS.
8. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
9. CAUTION: DO NOT PLACE THE STAGING AREA IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES.
10. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
11. ALL RADI TO BE 2' UNLESS OTHERWISE NOTED.
12. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
13. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN.
14. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
15. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM AND SLIP RESISTANT.
16. ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEELSTOPS, OR OTHER APPROVED BARRIERS AS PER ECH 2.4.7.
17. REFER TO CITY OF AUSTIN ELECTRICAL DEPARTMENT FOR CONSTRUCTION PLANS AND DETAILS. CONTACT REY MARTINEZ (512) 605-7543.
18. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND OUTLET ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECH SECTION 2.4.7. "PROTECTION OF LANDSCAPE AREAS".
19. RETAINING WALLS OVER FOUR FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL SHALL BE ENGINEERED AND REQUIRE A SEPARATE BUILDING PERMIT (IBC CODE 105.2).
20. EACH COMPACT PARKING SPACE SHALL BE SIGNED "SMALL CAR ONLY".
21. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
22. ANY PROPOSED MODIFICATIONS WHICH INCLUDE MOVING A STRUCTURE MORE THAN TWENTY-FIVE (25) FEET OR INCREASING THE HEIGHT OR SQUARE FOOTAGE OF A BUILDING, WILL REQUIRE REVIEW BY THE PLANNING COMMISSION AND OR CITY COUNCIL. REFER TO SECTION 13-2.781 EXEMPTIONS.
23. ALL ON-SITE UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS REQUIRED BY THE UTILITY TO BE OTHERWISE LOCATED (SECTION 13-2.782.5).
24. SIDEWALKS ALONG LOOP 360 AND FM 2222 ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE BUILDING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OF UTILITY COMPANY.
25. BUILDING(S) SHALL BE DESIGNATED TO UTILIZE, TO THE GREATEST FEASIBLE, BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD WITH THE HILL COUNTRY ENVIRONMENT. MIRROR GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED (S 25-2.129).
26. CONTRACTOR SHALL INSTALL 4-INCH MINIMUM GALVANIZED RIGID METAL POSTS AS INDICATED ON EQUIPMENT PAD DETAILS FROM AE DESIGN WHEN THE TRANSFORMER EQUIPMENT PAD IS INSTALLED WITHIN 4 FEET OF PARKING/TRAFFIC AREAS.



PROPERTY LINE
25-YR PRE & POST-PROJECT FULLY-DEVELOPED FLOODPLAIN (PRE-ATLAS)
100-YR PRE-PROJECT FULLY-DEVELOPED FLOODPLAIN (PRE-ATLAS)
100-YR POST-PROJECT FULLY-DEVELOPED FLOODPLAIN (PRE-ATLAS)
100-YR PRE-PROJECT FULLY-DEVELOPED FLOODPLAIN (POST-ATLAS)
100-YR POST-PROJECT FULLY-DEVELOPED FLOODPLAIN (POST-ATLAS)
FEMA 100-YR FLOODPLAIN
FEMA 500-YR FLOODPLAIN
PROPOSED DRAINAGE EASEMENT



Rezoning and Conditional Overlay

- **Request for additional entitlements**
 - 95,000 sqft maximum of building space
- **Proposed Environmental Protections**
 - 40% IC GSA
 - 150' CWQZ with removal of all impervious cover within CWQZ
 - Water quality treatment current code
 - Heritage tree protection
 - Wetland CEF protections
 - 40% of property to remain in or be restored to undeveloped condition
 - Watercraft access to shoreline of Bull Creek restricted
 - Prior to completion of the project, property will relinquish vesting.



Recommendation Summary

Staff recommends rezoning of property with the proposed changes to the conditional overlay for the following reasons.

- **The project will provide water quality treatment compliant with current code**
- **Removal of IC from CWQZ and restrict IC to 40%**
- **Current Code protection for CEFs, Creeks, and Heritage Trees**
- **Restriction to all shoreline access and development on 40% of the property.**
- **Removal of futured vested rights**



Questions?

Contact Information:

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