



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 or restored to 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

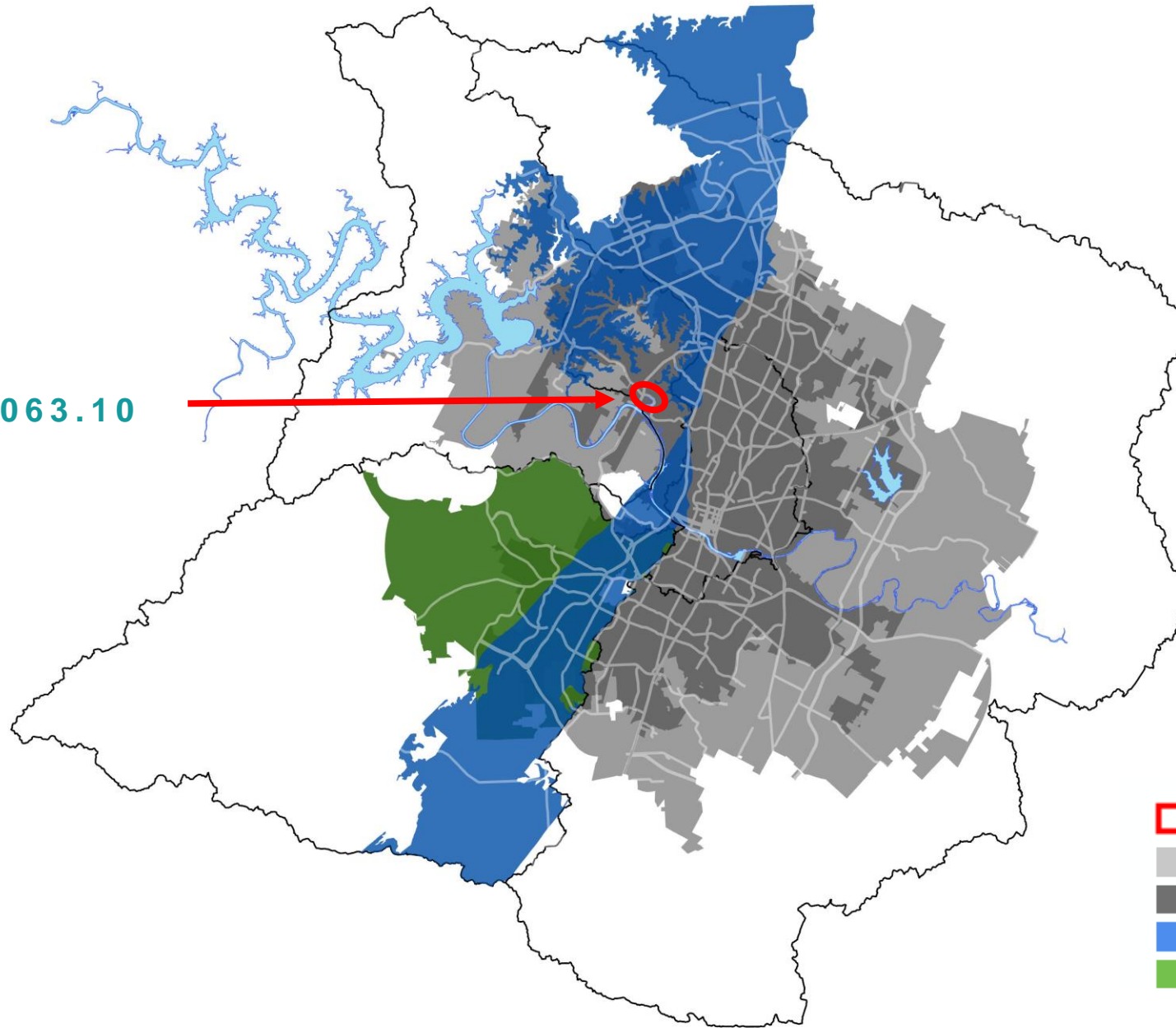
The Champions tracts, including Tract 4, are subject to a 1996 settlement agreement resolving a dispute between the City of Austin and the property owner regarding vested rights.






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**



C14-00-2063.10

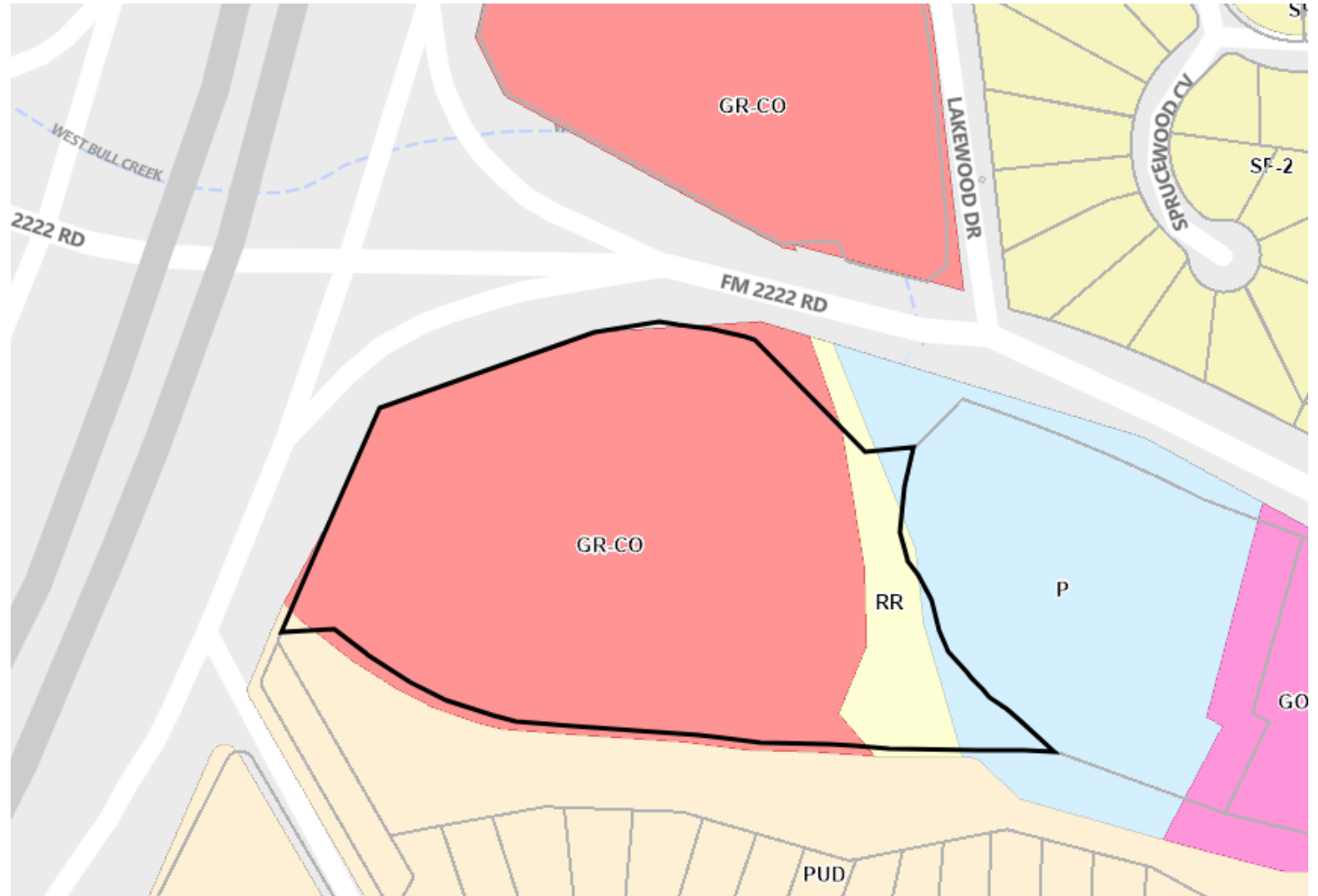


-  Site Location
-  Austin ETJ
-  Austin City Limits
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone



Site Conditions

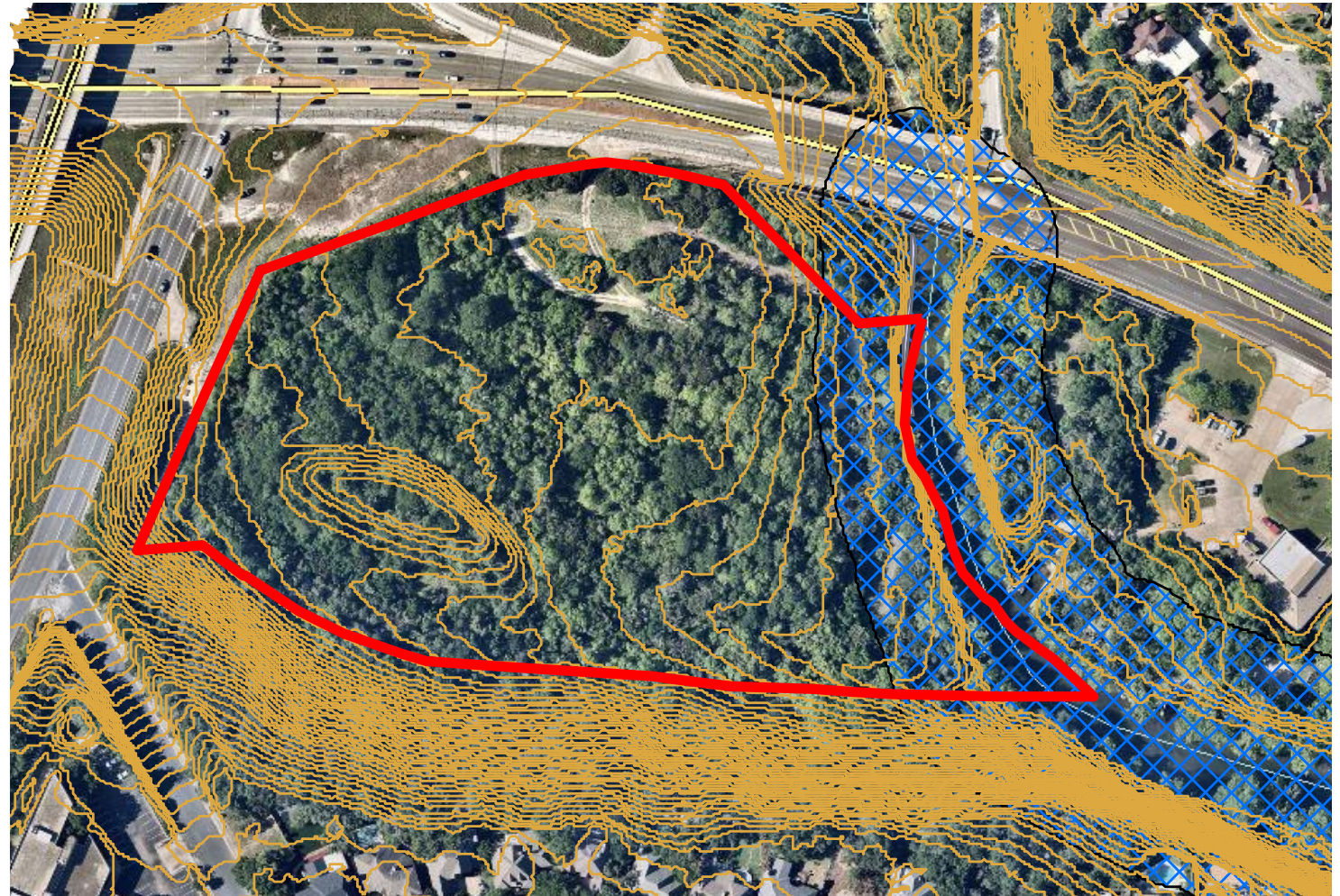
- Located in Full Purpose Jurisdiction
- 8.99 acre tract
- Tract 1 zoned RR
- Tract 2 zoned CO





Environmental Features

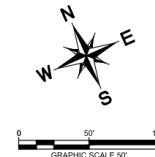
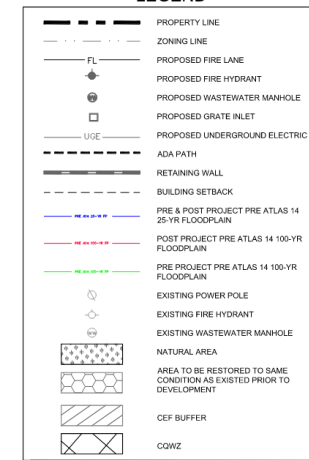
- Lake Austin and Bull Creek Watersheds
- Water Supply Suburban Watershed
- Not in Edwards Aquifer Recharge or Contributing Zone
- CWQZ and WQTZ on site
- Floodplain on site
- Wetland CEF





**WATERSHED
PROTECTION**

LEGEND

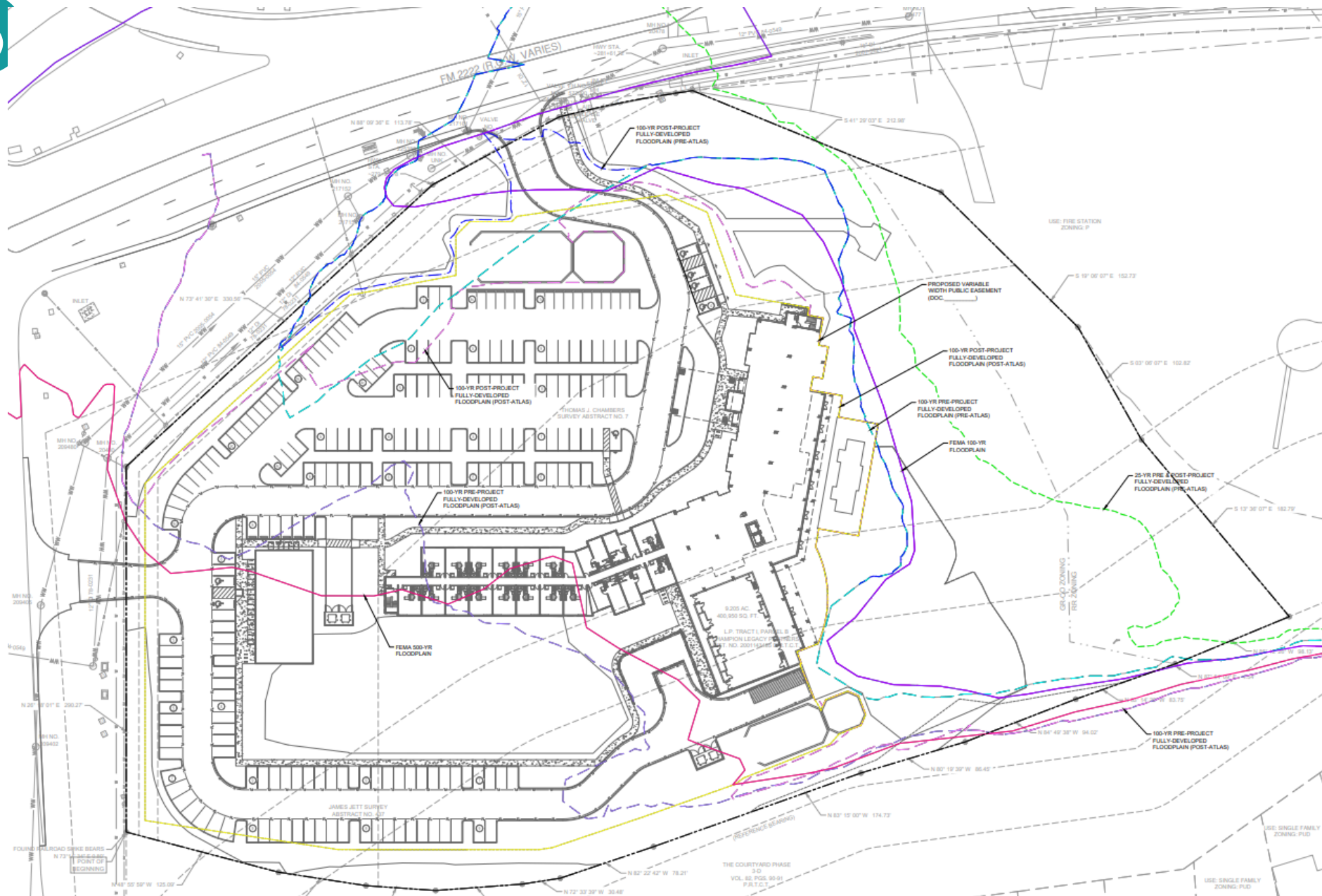


GENERAL NOTES

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|----|--|--------------|
| 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 CONTRACTOR PLANS SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE CITY OF AUSTIN, TEXAS. | |
| | CONTRACTOR SHALL PROVIDE "AS BUILT" PLANS TO THE ENGINEER SO THAT THE REPRODUCIBLE OF THE ENGINEERING PLANS MAY BE REQUIRED TO REFLECT "AS BUILT" CONDITIONS. | |
| | THE CONTRACTOR SHALL BE OBLIGATED TO PROVIDE AND MAINTAIN ALL NECESSARY WARNING AND SAFETY SIGNALS, LIGHTS, BARRIERS, AND SIGNS TO PROTECT THE PUBLIC SAFETY AND HEALTH UNTIL THE WORK HAS BEEN COMPLETED AND ACCEPTED BY THE CITY. | |
| | 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 THE CONSTRUCTION. AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION IN THE VICINITY OF UNDERGROUND UTILITIES, NOTIFY THE FOLLOWING AGENCIES: | |
| | TEXAS GAS SERVICE | 512-466-1134 |
| | FIRE DEPARTMENT | 512-874-0130 |
| | FIRE CODE COMPLIANCE | 512-874-0130 |
| | BUILDING INSPECTION | 512-874-2747 |
| | PLANNING AND ZONING | 512-874-2747 |
| | WATER & WASTEWATER | 512-874-2000 |
| | WATERSHED PROTECTION & DEVELOPMENT REVIEW | 512-874-2000 |

NOTES

- 1 TREES AND TOPOGRAPHY BASED UPON SURVEY BY CHAPARRAL PROFESSIONAL LAND SURVEYING, INC. ON JUNE 14, 2016.
- 2 NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THEIR ACCURACY.
- 3 2. ALL FIRE DEPARTMENT ACCESS/DRIVEWAYS TO HAVE A MINIMUM 14 VERTICAL CLEARANCE.
- 4 3. ALL DRIVEWAYS TO BE CONSTRUCTED TO MEET THE MINIMUM 14 VERTICAL CLEARANCE. ALL "ZONED-OUT/NO ZONE-AWAY ZONE",
- 5 IN WHITE LETTERS AT LEAST 3 INCHES HIGH AT 30-FOOT INTERVALS ALONG THE CURB. ALSO, SIGNS SHALL BE POSTED AT
- 6 THE BEGINNING OF A FIRE DRIVEWAY. ALL DRIVEWAYS TO BE CONSTRUCTED TO MEET THE MINIMUM 14 VERTICAL CLEARANCE.
- 7 4. ALL FIRE LINES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET. SEC. 90.1.2.
- 8 5. ALL PARKING SPACES SHALL HAVE MINIMUM 7'0" VERTICAL CLEARANCE.
- 9 6. ALL ELECTRICAL WIRING SHALL BE PROTECTED BY THE UTILITY TO MAKE ALL PERSONNEL AWARE
- 10 OF THE ELECTRIC HAZARD.
- 11 7. ALL ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING
- 12 SURFACE. AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF
- 13 ACCESSIBILITY AND THE WORDS "ACCESSIBLE PARKING SPACE". THE SIGN SHALL BE 48 INCHES HIGH. ALL VEHICLES
- 14 PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC, 310K(c) AND ANSI A117.1-1996-4.2.1.
- 15 8. CONTRACTOR TO COORDINATE WITH PROJECT ABORIST TO THIN TREES TO ENSURE VISIONARY NEAR PARKING AREAS.
- 16 9. CONTRACTOR TO PROVIDE A SIGN AT THE END OF THE DRIVEWAY AND AT THE END OF THE DRIVEWAY. THE SIGN SHALL
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- 22 13. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN.
- 23 14. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
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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:

Leslie Lilly

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