

**ZONING CHANGE REVIEW SHEET**

CASE: C14-2023-0005 (Champions Commercial – Tract 4) DISTRICT: 10

ADDRESS: 6025 N. Capital of Texas Highway

ZONING FROM: Tract 1: RR  
Tract 2: GR-CO

TO: Tract 1: RR-CO  
Tract 2: GR-CO\*

\*Through this rezoning request, the applicant is asking to amend Ordinance No. 920507-B. The proposed amendments will increase the building area by 25,000 sq. ft., will limit impervious cover, will require that all development on the property to comply with all current water quality control requirements and heritage tree protections in the Land Development Code, will require that at least forty percent of property remain undisturbed in compliance with Section 2.7.2(B)(Hill Country Roadway Landscape Criteria) and will restrict watercraft rentals and public access to Bull Creek (*please see Applicant's Original Request Letter -Exhibit C, Updated Request Letter, Proposed Redlined Ordinance No. 920507-B, Site Plan Layout, Property Survey -Exhibit D and City Council Resolution 20220929-091 –Exhibit E*).

SITE AREA: Tract 1: 0.85 acres  
Tract 2: 8.14 acres  
8.98 acres

PROPERTY OWNER: East VH 2222, LLC (Vinod Nagi, President)

AGENT: Armbrust & Brown, PLLC (Michael J. Whellan)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov))

STAFF RECOMMENDATION:

**Staff recommends RR-CO, Rural Residence-Conditional Overlay Combining District zoning for Tract 1 and GR-CO, Community Commercial-Conditional Overlay Combining District zoning for Tract 2, to change the conditions on the zoning for the property. The staff recommendation will limit the height to a maximum of 45 feet or three stories and will include the conditions listed in the Proposed Redlined Ordinance No. 920507-B shown in Exhibit C.**

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**July 18, 2023: Approved staff's recommendation for an indefinite postponement (11-0),**

**B. Greenberg-1<sup>st</sup>, A. Flores-2<sup>nd</sup>.**

**October 17, 2023: Postponed to November 21, 2023 at the staff's request (10-0, C. Acosta-absent); B. Greenberg-1<sup>st</sup>, A. Flores-2<sup>nd</sup>.**

**November 21, 2023 Pulled for re-notification.**

**December 5, 2023**

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question consists of 8.989 acre area fronting North Capital of Texas Highway. Tract 1 is floodplain that is zoned RR and Tract 2 is the western undeveloped portion of land that is zoned GR-CO. To the east, there is a City of Austin fire station, zoned P. To the west, is the Capital of Texas Highway and an office building on the other side of Courtyard Drive, zoned PUD. The tract of land to the north, across FM 2222 Road, is developed with a retail center zoned GR-CO. The lots to the south are developed with single-family residences that are part of a PUD.

In this request, the applicant is asking to rezone the property from Community Commercial-Conditional Overlay (GR-CO) combining district zoning and Rural Residence (RR) district zoning to Community Commercial-Conditional Overlay (GR-CO) combining district zoning and Rural Residence-Conditional Overlay (RR-CO) combining district zoning, to change conditions of the current zoning. In their submittal letter, the applicant says that they are requesting to amend the conditional overlay contained in Part 2 of Ordinance No. 920507-B (the “Original Ordinance”). The amendments will modify the allowed building area from 70,000 sq. ft. to 95,000 sq. ft., limit the maximum height on the property to 45 feet or three stories, state that at least 40 percent of the site will remain undisturbed to add environmental quality assurances and will restrict watercraft rentals and public access onto Bull Creek, as requested by the surrounding neighbors.

BASIS OF RECOMMENDATION:

The staff is recommending the requested rezoning to clarify conditions established by the zoning for this property. The proposed rezoning will permit 25,000 sq. ft. of additional building area on this property that is located at the southeast intersection of Capital of Texas Highway and FM 2222 Road.

Through this request, the applicant is proposing to limit the impervious cover to a maximum of 40% gross site area, to limit impervious cover within the Critical Water Quality Zone (“CWQZ”) to 0%, to remove all existing impervious cover from the CWQZ that is defined as the area within 150 feet of the centerline of West Bull Creek and the area within 100 feet of the Lake Austin shoreline, to state that all new projects submitted to the City of Austin on shall comply with current water quality control requirements of the LDC, to require the compliance with heritage tree protection in effect on July 11, 2022, to require that at least 40% of the property remain undisturbed in compliance with Section 2.7.2(B) (Hill Country Roadway Landscape Criteria) and to prohibit the sale, rental, leasing, lending and distributing of watercraft rentals and to prohibit public access to Bull Creek from the property.

These changes to the existing conditions in Ordinance No. 920507-B will permit the applicant to develop hotel and restaurant uses on the property to provide services that will meet community needs that are accessible from major traffic ways.

The applicant agrees with the staff’s recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-CO, RR	Undeveloped, Floodplain
<i>North</i>	GR-CO	Retail Center (Bull Creek Market: Siena Restaurant, Sherwin-Williams Paints, Deep Roots ATX Salon, Waterloo Ice House, Chase Flooring, Farmers Insurance, 360 Tans, Lacrosse Unlimited, Sharkey's Cuts for Kids, Lavish Nails, 360 Pizza)
<i>South</i>	PUD	Easement, Single-Family Residences (The Courtyard)
<i>East</i>	P, GO, GR-CO, GR	Fire Station (Austin Fire Station 31), Restaurant (The County Line Bar-b-q)
<i>West</i>	PUD, ROW (FM 2222)	Office (Courtyard Atrium)

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Lake Austin, Bull Creek

SCHOOLS: Austin I.S.D.

Highland Park Elementary School

Lamar Middle School

McCallum High School

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

Bull Creek Foundation

Courtyard Homeowners Association

Friends of Austin Neighborhood

Long Canyon Phase II & III Homeowners Assn Inc.

NW Austin Neighbors

Neighborhood Empowerment Foundation

Preservation Austin

SELTexas

Sierra Club, Austin Regional Group

TNR BCP - Travis County Natural Resources

2222 Coalition of Neighborhood Associations, Inc.

Westminster Glen HOA

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2019-0118 (Champions Commercial Development – Tract 4: 6025 N. Capital of Texas Highway)	<p>GR-CO to GR-CO, to amend Ordinance No. 920507-8 Part 2, No. 1 which includes a conditional restriction that states, "Development of Tract 2 shall not exceed a maximum of 70,000 square feet of building space".</p> <p>The applicant requested to modify this conditional restriction to allow for development "not to exceed a maximum of 110,000 square feet of gross floor area" to develop a hotel use on the property.</p>	2/18/20: Granted indefinite postponement	Case Expired
C14-2018-0138 (Champion-Camelback Agreement Rezoning: 6409 City Park Road)	MF-4-CO to GO-CO	12/04/18: Motion by Commissioner Evans, seconded by Commissioner Breithaupt to grant general office-conditional overlay (GO-CO) combining district zoning as Staff recommended, with additional Conditional Overlays that limit development to 525 vehicle trips per day and require a 100-foot wide vegetative setback along the northeast property line (RM 2222 Road), as measured from the edge of pavement, except for retaining walls and water quality / detention facilities, by consent. (9-0, Commissioner Barrera-Ramirez and Chair Duncan absent).	12/13/18: Approved GO-CO zoning with the following conditions: 1) Development of the property shall not exceed a maximum gross floor area of 130,000 square feet. 2) The following uses are prohibited uses on the Property: Administrative and business, Art gallery offices, Art Workshop, Bed and breakfast (group 1), Bed and breakfast (group 2), Business or trade School, Business support Services, Club or lodge, College and university facilities, Communication services, Communication service Facilities, Community garden Community events, Community recreation (public), Cultural services, Day care services (general), Guidance services,



			<p>Hospital services (limited), Medical offices (not exceeding 5,000 sq. ft. gross floor area), Personal services, Professional Office, Private secondary educational facilities, Restaurant (limited), Software development, Urban farm, Community recreation (private), Counseling services, Day care services (commercial), Day care services (limited), Hospital services (general), Medical offices (exceeding 5,000 sq. ft. gross floor area), Off-site accessory parking, Printing and publishing, Private primary educational facilities, Residential treatment, Safety Services and Special use Historic. 3) A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 525 trips per day. 4) A 100-foot wide vegetative buffer shall be provided and maintained along the northeast property line adjacent to RM 2222 Road, as measured from the edge of the pavement, as described in the attached Exhibit "C".</p> <p>Improvements permitted within the buffer zone are limited to sidewalks, driveway access, signage that complies with current City of Austin Code requirements applicable to RM 2222 Road, on-site water detention and water quality, retaining walls, drainage, underground utility improvements or those improvements that may be otherwise required by the City</p>
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			of Austin.
C14-2017-0067 (Champion Tract 1C: 6500 FM 2222 Road)	LR-CO to CS-CO	12/05/17: Denied request for CS- CO	5/10/18: Approved CS-CO zoning with conditional overlay limiting development to the trip allocation allotted by Ordinance No. 000309-80, list of conditional and prohibited uses and identifying remaining 1,148 trips for other development
C14-2015-0017 (5204 FM 2222)	GO to GR-CO	8/18/15: Approved staff's rec. of GR-CO zoning, with a CO to prohibit the following uses: Automotive Rentals, Automotive Repair, Automotive Sales, Automotive Washing, Bail Bond Services, Consumer Repair Services, Drop-Off Recycling Collection Facility, Exterminating Services, Funeral Services, Pawn Shop Services, Pedicab Storage and Dispatch, Service Station, Hospital Services (Limited and General) and Local Utility Services) and prohibit outdoor amplified sound, by consent (11-0), S. Harris-1 <sup>st</sup> , A. Denkler- 2 <sup>nd</sup> .	9/10/15: The public hearing was conducted and the motion to close the public hearing and adopt Ordinance No. 20150910-032 for community commercial- conditional overlay (GR-CO) combining district zoning was approved on Council Member Kitchen's motion, Council Member Garza's second on an 11- 0 vote.
C14-05-0158 (Champion Tract - City Park Road West)	LR-CO and DR to GO-CO and LR-CO	11/01/05: Approved GR-MU-CO	Case Expired – did not have 3 <sup>rd</sup> Reading within 360 day of 1 <sup>st</sup> Reading/Close of Public Hearing
C14-02-0181 (Champion Tract City Park Road West: 6404 City Park Road)	DR and LR-CO to GR-MU	1/14/03: Approved LR-CO zoning, with ROW dedication	12/02/04: Zoning change denied.
C14-99-0077 (Champion Tract 2: 6100-6404 City Park Road)	DR to GR	8/31/99: Approved staff rec. of GR-MU-CO	3/09/00: Approved LR-CO, with conditional overlay for 6,500 adjusted trips per day, Retail limited to 4,000 sq. ft.

RELATED CASES:

C14-91-0015, C14-2019-0118 - Previous Rezoning Cases

SPC-05-0012A, SPC-2022-0378C – Site Plan Cases

C14-91-0015(RCA) – Public Restrictive Covenant Amendment

OTHER STAFF COMMENTS:

Comprehensive Planning

**Project Name and Proposed Use:** 6025 N CAPITAL OF TEXAS HIGHWAY NB. C14-2023-005. Project: Champions Commercial Development (Tract 4). 8.14 acres from GR-CO to GR-CO. From undeveloped to a 114-unit hotel. Amending existing CO limiting development from 70,000 sq. ft. to 95,000 sq. ft. At least 40 percent of the site will remain undisturbed. Restrict watercraft rentals and public access onto Bull Creek.

Yes	Imagine Austin Decision Guidelines
	<b>Complete Community Measures</b>
	<b>Imagine Austin Growth Concept Map:</b> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. <b>Name(s) of Activity Center/Activity Corridor/Job Center:</b>
	<b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station.
Y	<b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane. <i>Unprotected bike lane on FM 2222 Ranch Road. Not marked. No crosswalks at intersection of FM 2222 and Capital of Texas Hwy. No sidewalks to reach shopping center located on Capital of Texas Hwy from location. Partial sidewalk along FM 2222 Ranch Road.</i>
Y	<b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.
	<b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.
	<b>Connectivity and Education:</b> Located within 0.50 miles from a public school or university.
	<b>Connectivity and Healthy Living:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	<b>Connectivity and Health:</b> Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
	<b>Housing Affordability:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	<b>Housing Choice:</b> Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	<b>Mixed use:</b> Provides a mix of residential and non-industrial uses.
	<b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.
	<b>Creative Economy:</b> Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
Y	<b>Workforce Development, the Economy and Education:</b> Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	<b>Industrial Land:</b> Preserves or enhances industrial land.
3	<b>Total Number of "Yes's"</b>

### Environmental

#### Part 2, #3

EV 1 Explain how much impervious cover is currently allowed on Tract 2. Provide citations from the applicable documents to verify the current IC allowance. Be sure to specify whether the current IC allowance is based on net or gross site area.

#### Part 2, #4

EV 2 Provide an exhibit for the revised ordinance to show where this 150-foot CWQZ boundary would be.

EV 3 Explain why a CWQZ buffer of 150 feet was chosen. As defined, I believe that it would not intersect with Tract 2.

### Environmental Officer

Provide CEF protections compliant with current code.

Add the CWQZ for Lake Austin to the condition PART 2 (4) such that all impervious cover will be removed from the area withing 100ft from the shoreline of Lake Austin.

Dedicate the 40% undisturbed area as conservation easement as indicated in PART 2 (6) of the redlined ordinance.

Add a note to the redline ordinance stating that upon completion of the development, any future development or redevelopment of the property will be subject to then-current city code.

Provide protection for heritage trees compliant with current code.

Comments cleared through an informal update.

### Fire

No comments.

### Parks and Recreation

This site is subject to the Champion Settlement Agreement, which vests proposed developments to the parkland dedication requirements in effect in 1993.

Approved. No additional comments.

### Site Plan

There is a site plan currently under review for this property (SPC-2022-0378C), which is proposing 90,000 sq ft (GFA) of hotel use and 5,000 sq ft (GFA) of restaurant (general) use, along with associated parking and drainage facilities.

This site is in the Lake Austin Overlay and Scenic Roadway Overlay.

This site is within the Wildland Urban Interface.

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

The site is located within 1,000 feet of the Loop 360/RM 2222 and within a Hill Country Roadway Corridor. The site is located within the high intensity zone. The site may be developed with the following maximum floor-to-area ratio (FAR):

in a high intensity zone:

- (a) 0.30 for a building on property with a slope gradient of 15 percent or less;
- (b) 0.12 for a building on property with a slope gradient of more than 15 percent, but not more than 25 percent; or
- (c) 0.06 for a building on property with a slope gradient of more than 25 percent, but not more than 35 percent.

Except for clearing necessary to provide utilities or site access, a 100-foot vegetative buffer will be required along the roadway. At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state. The allowable height is as follows: Within 200 feet of the roadway the maximum height is 28 feet, and beyond 200 feet the maximum height is 53 feet.

### Transportation

TIA: Not required.

Existing Street Characteristics:

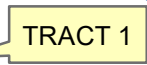
Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
N CAP TX NB TO 2222 RAMP	Level 4	NA TX DOT			No	no	
N CAP TX NB TO 2222 RAMP TO FM 2222 RD	Level 5	NA TX DOT			No	No	
2222 WB TO CAP TX NB RAMP TO LAKEWOOD DR	Level 4	120			No	no	

Water Utility

No review required.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Original Rezoning Request Letter
- D. Applicant's Updated Request Letter, Proposed Redlined Ordinance No. 920507-B, Property Survey and Site Plan Layout
- E. City Council Resolution No. 20220929-091
- F. Correspondence from Interested Parties



**Created: 11/14/2023**



SPC-95-0247A

SPC-04-0051C

GR-CO  
91-016

98-0163

SF-2

SF-2

LAKEMOOD DR

2222 TO CAP TX NB RAMP

N CAP TX NB TO 2222 EB RAMP

FM 2222 RD

TRACT 2

TRACT 1

91-015

UNDEV

GR-CO

C14-2023-0005

G30

SPC-05-0012A

93-120

RR

P

R86-304

GO

GO

COURTYARD DR

PUD

OFFICE BLDG

PUD

N SCOUT ISLAND CIR

COURTYARD CV

PUD

PUD

G29

F30

N



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

1" = 200'

### Champions Commercial Development (Tract 4)

ZONING CASE#: C14-2023-0005

LOCATION: 6025 N Capital of Texas Hwy NB

SUBJECT AREA: 8.989 Acres

GRID: G30

MANAGER: Sherri Sirwaitis



Created: 11/15/2023  
by: meekss

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**ARMBRUST & BROWN, PLLC**

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300  
AUSTIN, TEXAS 78701-2744  
512-435-2300

FACSIMILE 512-435-2360

December 19, 2022

Jerry Rusthoven, Chief Zoning Officer  
City of Austin Housing and Planning Department  
1000 E. 11th St.  
Austin, Texas 78702

Re: Rezoning application for 6025 N. Capital of Texas Highway, also known as Champions Tract #4 (the “Property”)

Dear Mr. Rusthoven:

I am submitting the attached rezoning application for Champions Tract #4 to amend the conditional overlay contained in Part 2 of Ordinance No. 920507-B (the “Original Ordinance”). The amendments will modify the allowed building area and will add environmental quality assurances and will restrict watercraft rentals and public access to Bull Creek, as requested by the surrounding neighbors. If granted, these amendments would help facilitate a commercial project that protects the environment and limits disturbances to the neighboring communities.

A redlined version of the Original Ordinance is attached to this letter demonstrating the changes we are seeking for the Property. I appreciate your consideration and look forward to answering any questions and providing further details.

Respectfully,

A handwritten signature in black ink, appearing to read 'Michael J. Whellan', with a stylized, flowing script.

Michael J. Whellan

**ARMBRUST & BROWN, PLLC**

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300  
AUSTIN, TEXAS 78701-2744  
512-435-2300

FACSIMILE 512-435-2360

November 14, 2023

Sherri Sirwaitis  
City of Austin Housing and Planning Department  
1000 E. 11th St.  
Austin, Texas 78702

Re: Amendment to Case No. C14-2023-0005 Rezoning 6025 N. Capital of Texas Highway  
("Champion Tract 4")

Dear Ms. Sirwaitis:

I am submitting the attached updates and amendments to C14-2023-0005, which seeks to rezone Champion Tract 4 to add a conditional overlay to the entire property updating the site's water quality and environmental controls and increasing the allowable building square footage. Champion Tract 4 is composed of two smaller tracts, and Council initially approved the zoning on those two tracts in Ordinance No. 920507-B (the "Original Ordinance"). Currently, Tract 1 is designated for Rural Residential ("RR"), and Tract 2 is designated for Community Commercial-Conditional Overlay ("GR-CO"). The Original Ordinance intended to add a conditional overlay to the entire property, but only Tract 2 was given -CO zoning. For this reason, the initial rezoning application did not include Tract 1. However, upon further review of the property and case materials, we found that Tract 1 should have been zoned RR-CO in the 1992 Original Ordinance, as indicated in the ordinance but not reflected in the zoning change. The attached updated exhibits amend the zoning application and zoning ordinance to include Tract 1, thus establishing a conditional overlay combining district to all of Champion Tract 4. Without inclusion of Tract 1 in the conditional overlay combining district, the updated environmental protections and restrictions would not apply to the lakefront tract. As part of the application update, we obtained a new survey of the property with both a site exhibit and metes and bounds (Exhibit C). You will find that the updated property description and acreage is slightly different than the original acreage (9.201 AC in 1992 vs. 8.989 AC in 2023). The discrepancy is a result of the sale of part of the original Tract 4 to the City of Austin and to TxDOT for right of way.

Additionally, the attachments include the applicant's responses to staff comments on the initial rezoning application and subsequent updates. The redlined ordinance (Exhibit B) has been further updated to reflect staff's comments regarding the definition of the Critical Water Quality Zone ("CWQZ") and to demonstrate compliance with updated environmental protections. The redlined ordinance codifies compliance with environmental regulations in place on July 11, 2022, as that was the submission date for the property's site plan. Additionally, Exhibit D has been updated to clearly label the Lake Austin Centerline, highlight the Critical Environmental Feature ("CEF") setbacks, and show the CWQZ per staff request

Please let me know if there is any other information needed at this point. Thank you for your assistance and consideration.

Respectfully,



Michael J. Whellan

**ORDINANCE NO. 920507-B**

ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS:

TRACT 1: 0.942 ACRE TRACT OF LAND OUT OF THE T. J. CHAMBERS GRANT, FROM “SF-2” SINGLE FAMILY RESIDENCE (STANDARD LOT) DISTRICT TO “RR” RURAL RESIDENCE DISTRICT; AND,

TRACT 2: 8.259 ACRE TRACT OF LAND OUT OF THE T. J. CHAMBERS GRANT, FROM “SF-2” SINGLE FAMILY RESIDENCE (STANDARD LOT) DISTRICT TO “GR-CO” COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT,

LOCALLY KNOWN AS 5619-5719 F.M. 2222, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2 of the Austin City Code of 1981 is amended to change the respective base zoning districts and to establish a Conditional Overlay combining district on all of the property described in File C14-91-0015, as follows:

TRACT 1: From “SF-2” Single Family Residence (Standard Lot) district to “RR-CO” Rural Residence district-Conditional Overlay combining district.

0.942 acre tract of land out of the T. J. Chambers Grant, said 0.942 acre tract of land being more particularly described by the metes and bounds in “Exhibit A” attached and incorporated herein for all purposes.

TRACT 2: From “SF-2” Single Family Residence (Standard Lot) district to “GR-CO” Community Commercial district-Conditional Overlay combining district.

8.259 acre tract of land out of the T. J. Chambers Grant, said 8.259 acre tract of land being more particularly described by metes and bounds in “Exhibit B” attached and incorporated herein for all purposes.

(Tract 1 and Tract 2 collectively referred to as the “Property”),

locally known as 5619-5719 F.M. 2222, in the City of Austin, Travis County, Texas.

PART 2. That all of the property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. Development of ~~Tract 2~~the Property shall not exceed a maximum of ~~70,000~~95,000 square feet of building space.
2. Uses of Tract 2 shall be restricted to the range of permitted uses authorizes in the “GR” Community Commercial district as set forth in Sec. 13-2-221 of the Austin City Code, with The exception of the following uses which shall be prohibited:
  - (a) Automotive rentals,
  - (b) Automotive repair services,
  - (c) Automotive sales,
  - (e) Exterminating services,
  - (f) Financial services,
  - (g) Medical offices,

- |   |   |
|---|---|
| (d) Automotive washing<br>(automatic or mechanical)                               | (h) Restaurant (drive-in, fast food),<br>(i) Service station, |
| (j) Automotive washing (self service),<br>(k) Commercial off-street parking, and, | (l) Off-site accessory parking.                               |

3. Impervious cover on the Property shall be limited to a maximum of forty percent (40%) gross site area.
4. The CWQZ shall be defined as the area within one hundred fifty (150 ft.) of the Lake Austin centerline. Impervious cover shall be limited within the Critical Water Quality Zone (“CWQZ”) to zero percent (0%), except as modified in this subsection. Storm headwalls are permitted in the CWQZ. Buffer averaging is permitted in the CWQZ. Prior to the issuance of a certificate of occupancy for any development on the Property, the owner of the Property shall be required to remove all existing impervious cover from the CWQZ, except as modified herein.
5. Except as provided in Subsection (4) above, all development of the Property shall comply with all water quality control requirements of the Land Development Code applicable to new projects submitted to the City of Austin as of July 11, 2022.
6. The Property shall comply with heritage tree protections in effect on July 11, 2022.
7. At all times, at least forty percent (40%) of the Property must remain undisturbed, in substantially the same condition as existed prior to its development, in compliance with Section 2.7.2(B) (Hill Country Roadway Landscape Criteria) of the City of Austin Environmental Criteria Manual.
8. The sale, rental, leasing, lending, and distributing of paddle boards, kayaks, and all other forms of watercraft shall be expressly prohibited on the Property. Hotel guests and other members of the general public shall be prohibited from accessing Lake Austin from the property.

Except as specifically restricted by this ordinance, the ~~p~~Property may be developed and used in accordance with regulations established for the respective base districts and other applicable requirements of the Land Development Code.

PART 3. That all of the Property is subject to the Champion Settlement Agreement as recorded in Ordinance No. 960613-J. Upon the completion of project on the Property, the property owner and any successors and subsequent owners or interest-holders, or assigns, agree to permanently relinquish and abandon any and all vested rights granted on the Property. For purposes of this provision, “project” shall be defined as any site plan submitted in compliance with this ordinance and may include multiple buildings. Completion shall be determined by the issuance by the City of Austin of certificates of occupancy for all of the buildings contained on such site plan, regardless of site plan duration.

PART 4. That it is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1981 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

PART 5. That the requirement imposed by Section 2-2-3 of the Austin City Code of 1981 that this ordinance be read on three separate days shall be waived by the affirmative vote of five members of the City Council to pass this ordinance through more than one reading on a single vote.

PART 6. That this ordinance shall become effective after the expiration of ten days following the date of its final passage.

PASSED AND APPROVED:

§  
§  
§  
§

\_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_

APPROVED: \_\_\_\_\_

ATTEST: \_\_\_\_\_



PROPERTY DESCRIPTION:

BEING A 8.989 ACRE TRACT OF LAND SITUATED IN THE JAMES JETT SURVEY, ABSTRACT NO. 437, AND THE THOMAS J. CHAMBERS SURVEY, ABSTRACT NO. 7, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED IN DEED AS TRACT I, PARCEL B, TO CHAMPION LEGACY PARTNERS, L.P., AS RECORDED IN INSTRUMENT NO. 2001143485, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH A FOUND RAILROAD SPIKE BEARS NORTH 73° 14' 34" EAST - 0.80 OF ONE FOOT, SAID POINT BEING THE COMMON WEST CORNER OF SAID PARCEL B AND THE COURTYARD PHASE 3-D, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 82, PAGES 90 AND 91, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING ON THE SOUTHEAST LINE OF HIGHWAY 360;

THENCE NORTH 26° 18' 01" EAST, A DISTANCE OF 290.27 FEET ALONG SAID SOUTHEAST LINE TO A POINT FROM WHICH A FOUND CONCRETE MONUMENT BEARS SOUTH 66° 44' 55" EAST - 6.30 FEET;

THENCE NORTH 73° 41' 30" EAST, A DISTANCE OF 330.56 FEET TO A POINT FROM WHICH A FOUND CONCRETE MONUMENT BEARS SOUTH 35° 58' 26" EAST - 0.69 OF ONE FOOT, SAID POINT BEING ON THE SOUTH LINE OF FARM TO MARKET ROAD NO. 2222;

THENCE NORTH 88° 09' 36" EAST, A DISTANCE OF 113.78 FEET ALONG SAID SOUTH LINE TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 879.93 FEET;

THENCE ALONG SAID SOUTH LINE AND SAID CURVE AN ARC DISTANCE OF 94.68 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 72° 10' 05" EAST - 13.58 FEET;

THENCE SOUTH 72° 10' 05" EAST, A DISTANCE OF 13.58 ALONG SAID SOUTH LINE;

THENCE SOUTH 41° 29' 03" EAST, A DISTANCE OF 212.98 FEET TO THE EAST LINE OF AFORESAID PARCEL B;

THENCE SOUTH 19° 06' 07" EAST, A DISTANCE OF 152.73 FEET ALONG SAID EAST LINE;

THENCE SOUTH 03° 06' 07" EAST, A DISTANCE OF 102.82 FEET ALONG SAID EAST LINE TO A CEDAR FENCE POST;

THENCE SOUTH 13° 36' 07" EAST, A DISTANCE OF 182.79 FEET ALONG SAID EAST LINE TO A POINT FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 85° 38' 58" EAST - 6.53 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF AFORESAID PARCEL B, AND BEING ON THE NORTH LINE OF AFORESAID COURTYARD PHASE 3-D;

THENCE NORTH 86° 12' 26" WEST, A DISTANCE OF 98.13 FEET ALONG THE COMMON LINE OF SAID PARCEL B AND SAID COURTYARD PHASE 3-D TO A POINT FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS NORTH 87° 54' 09" EAST - 4.54 FEET;

THENCE NORTH 83° 14' 25" WEST, A DISTANCE OF 83.75 FEET ALONG SAID COMMON LINE;

THENCE NORTH 84° 49' 38" WEST, A DISTANCE OF 94.02 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 80° 19' 39" WEST, A DISTANCE OF 86.45 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 83° 15' 00" WEST, A DISTANCE OF 174.73 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 82° 22' 42" WEST, A DISTANCE OF 78.21 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 72° 33' 39" WEST, A DISTANCE OF 30.48 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 67° 54' 50" WEST, A DISTANCE OF 68.97 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 59° 43' 38" WEST, A DISTANCE OF 55.52 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 54° 57' 33" WEST, A DISTANCE OF 70.14 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 48° 55' 59" WEST, A DISTANCE OF 125.09 FEET ALONG SAID COMMON LINE TO THE POINT OF BEGINNING AND CONTAINING 391,539 SQUARE FEET OR 8.989 ACRES OF LAND.

**THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:**  
(10B)-EASEMENT, VOL. 300, PG. 180, D.R.T.C.T.  
(10C)-EASEMENT, VOL. 3108, PG. 706, R.P.R.T.C.T.  
(10E)-EASEMENT, VOL. 1655, PG. 53, VOL. 8829, PG. 146, & VOL. 8881, PG. 140, R.P.R.T.C.T.

TOPOGRAPHIC SURVEY

HIGHWAY 360  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

GF#: 01247-53218

PREMIER JOB #: 16-00522AW

TECH: MSP DATE: 07/16/18

FIELD: TM FIELD DATE: 04/16/16

**FLOOD INFORMATION:**  
A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "AE, X" RATING AS SHOWN BY MAP NO. 4845304Q35, DATED JANUARY 6, 2016.

**SURVEYOR'S CERTIFICATION:**  
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY. AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE OF NUMBER LISTED HEREON. PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED DEED REFERENCED HEREON.

**GENERAL NOTES**  
1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON PLAT RECORDED IN VOL. 82, PGS. 90-91, P.R.T.C.T.  
2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.  
3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE OF NUMBER LISTED HEREON.  
4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.  
5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.  
6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.  
7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE, UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.  
8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE, AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

**CONCRETE**

**BRICK**

**ASPHALT**

**WOOD**

**STONE**

**GRAVEL**

**COVERED AREA**

CM = CONTROLLING MONUMENT

**WOOD FENCE**

**CHAIN LINK FENCE**

**WROUGHT IRON FENCE**

**WIRE FENCE**

**R.R. TIE RETAINING WALL**

**BRICK WALL**

**STONE WALL**

**OVERHEAD TELEPHONE LINE**

**OVERHEAD ELECTRIC LINE**

IRF = IRON ROD FOUND  
IPF = IRON PIPE FOUND  
IRS = IRON ROD SET  
MFCP = METAL FENCE COR POST  
WFPC = WOOD FENCE COR POST

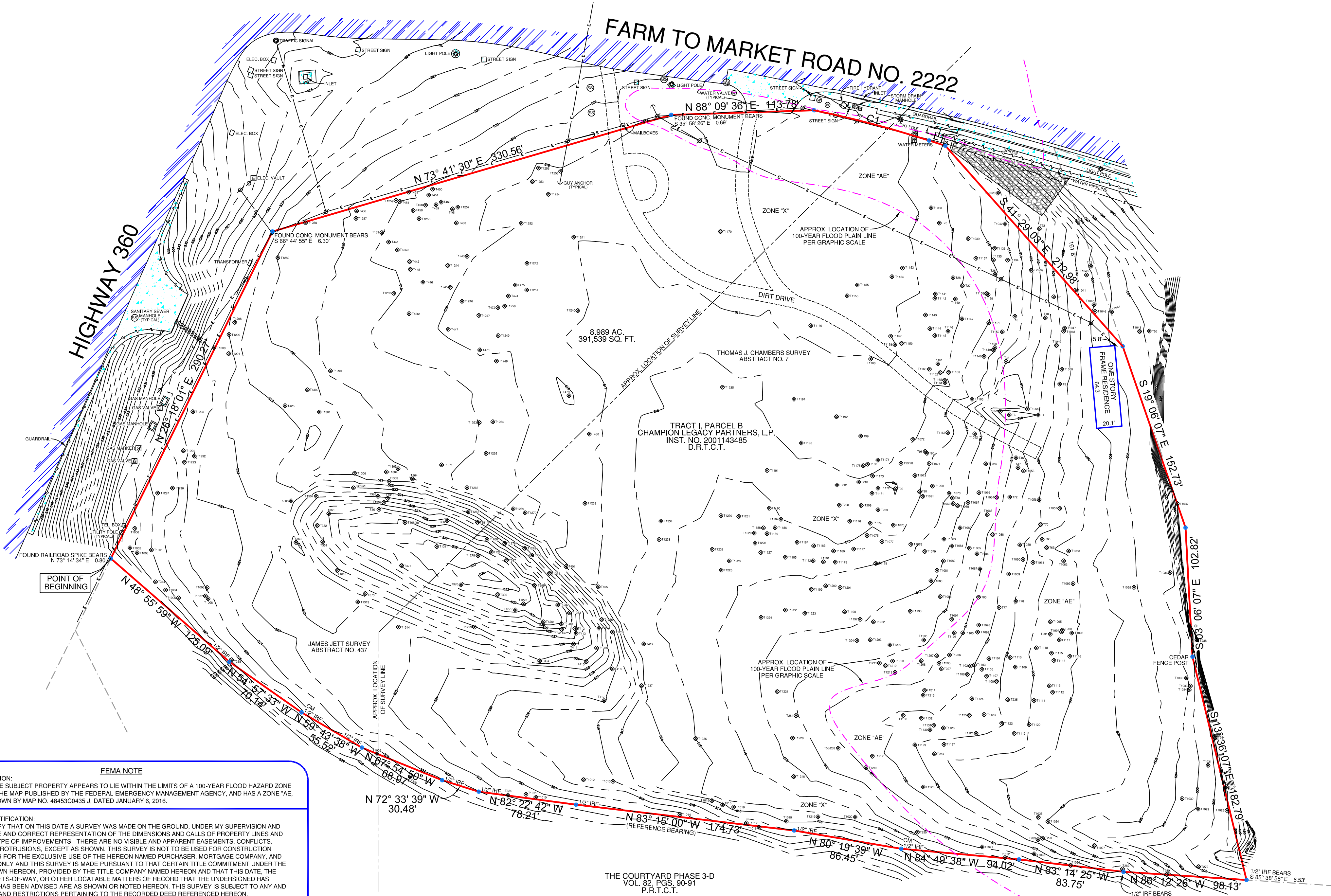
**Premier**  
Surveying LLC

5700 W. Plano Parkway  
Suite 2700  
Plano, Texas 75093  
972.612.3601 Office | 972.964.7021 Fax  
premierorders@premiersurveying.com  
www.premiersurveying.com

**Premier**  
Surveying LLC

5700 W. Plano Parkway  
Suite 2700  
Plano, Texas 75093  
Office: 972-612-3601  
Fax: 972-964-7021  
Firm Registration No. 10146200

STATE OF TEXAS  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
4984  
Robert T. Paul, Jr.  
Registered Professional Land Surveyor





PROPERTY DESCRIPTION:

BEING A 0.849 ACRE TRACT OF LAND SITUATED IN THE THOMAS J. CHAMBERS SURVEY, ABSTRACT NO. 7, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS TRACT I, PARCEL B, TO CHAMPION LEGACY PARTNERS, L.P., AS RECORDED IN INSTRUMENT NO. 2001143485, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID TRACT I, SAID IRON ROD BEING ON THE NORTH LINE OF THE COURTYARD PHASE 3-D, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 82, PAGES 90 AND 91, PLAT RECORDS, TRAVIS COUNTY, TEXAS;

THENCE NORTH 86° 12' 26" WEST, A DISTANCE OF 98.13 FEET ALONG THE COMMON LINE OF SAID TRACT I AND SAID COURTYARD TO A FOUND MAG NAIL AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO EAST VH 2222, LLC, AS RECORDED IN INSTRUMENT NO. 2023023380, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS;

THENCE NORTH 51° 48' 07" WEST, A DISTANCE OF 85.51 FEET ALONG THE EAST LINE OF SAID EAST VH TRACT TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 25° 13' 53" EAST, A DISTANCE OF 100.00 FEET ALONG SAID EAST LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 01° 23' 53" EAST, A DISTANCE OF 109.00 FEET ALONG SAID EAST LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 06° 36' 07" WEST, A DISTANCE OF 194.00 FEET ALONG SAID EAST LINE TO A 1/2-INCH IRON ROD FOUND;

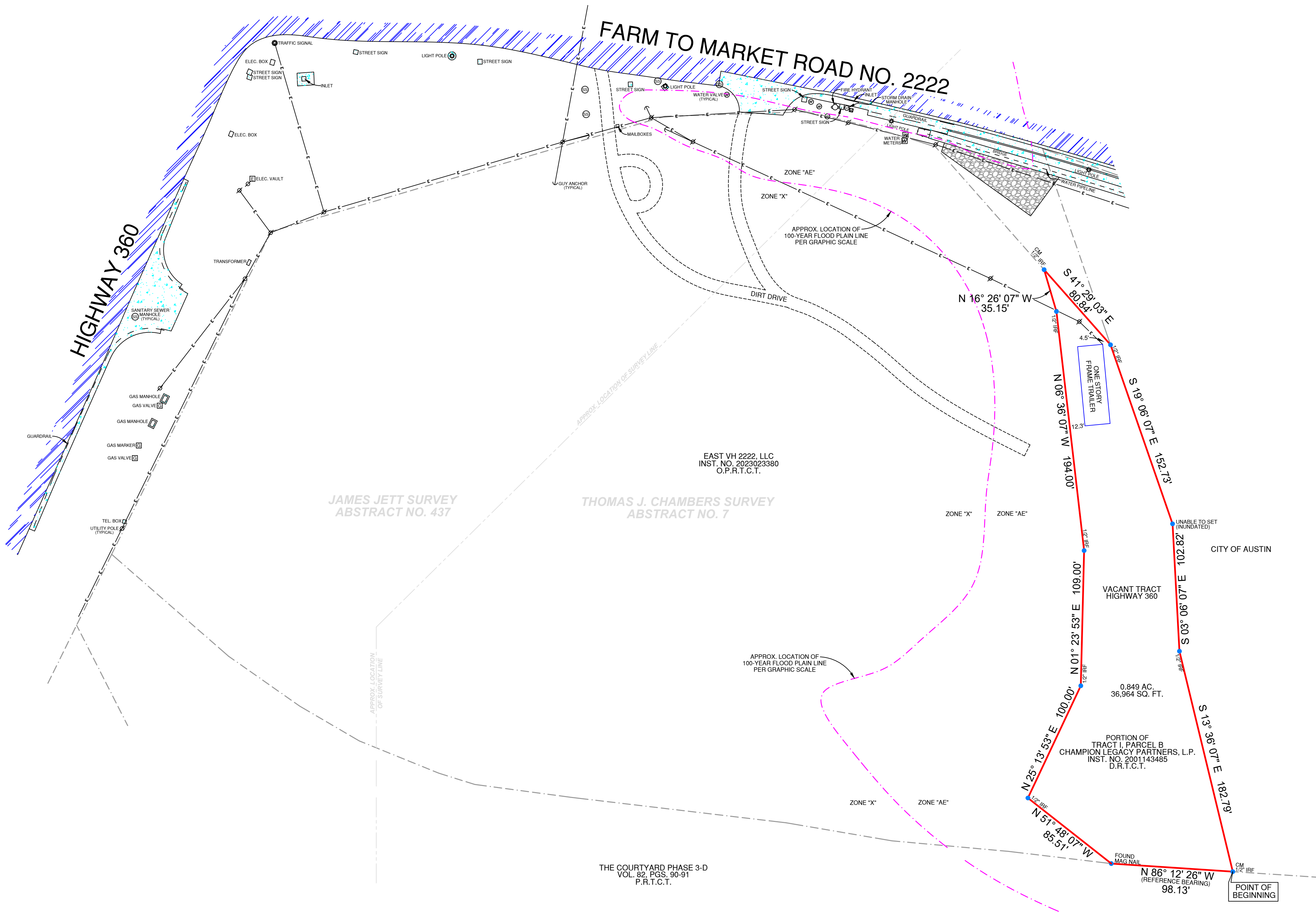
THENCE NORTH 16° 26' 07" WEST, A DISTANCE OF 35.15 FEET ALONG SAID EAST LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE SOUTH 41° 29' 03" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 80.84 FEET TO A 1/2-INCH IRON ROD FOUND ON THE EAST LINE OF AFORESAID TRACT I;

THENCE SOUTH 19° 06' 07" EAST, A DISTANCE OF 152.73 FEET ALONG THE EAST LINE OF SAID TRACT I;

THENCE SOUTH 03° 06' 07" EAST, A DISTANCE OF 102.82 FEET ALONG SAID EAST LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE SOUTH 13° 36' 07" EAST, A DISTANCE OF 182.79 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 36,964 SQUARE FEET OR 0.849 OF ONE ACRE OF LAND.



**FLOOD INFORMATION:**  
THE SUBJECT PROPERTY APPEARS TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "AE" RATING AS SHOWN BY MAP NO. 48453C0435 K, DATED JANUARY 22, 2020.

**SURVEYOR'S CERTIFICATION:**  
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

**GENERAL NOTES:**  
1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON PLAT RECORDED IN VOL. 82, PGS. 90-91, P.R.T.C.T.  
2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.  
3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER.  
4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.  
5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.  
6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.  
7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE-GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.  
8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

**HIGHWAY 360  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS**

**THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:**  
**EASEMENT, VOL. 300, PG. 180, D.R.T.C.T.**  
**EASEMENT, VOL. 3108, PG. 706, R.P.R.T.C.T.**  
**EASEMENT, VOL. 1655, PG. 53, VOL. 8829, PG. 146, & VOL. 8881, PG. 140, R.P.R.T.C.T.**

**PREMIER JOB #: 16-00522AW3**

**TECH: MSP      DATE: 05/24/23**

**FIELD: MW      FIELD DATE: 05/24/23**

CONCRETE  
BRICK  
ASPHALT  
WOOD  
STONE  
GRAVEL  
COVERED AREA  
CM – CONTROLLING MONUMENT

WOOD FENCE  
CHAIN LINK FENCE  
WROUGHT IRON FENCE  
WIRE FENCE  
R.R. TIE RETAINING WALL  
BRICK WALL  
STONE WALL  
OVERHEAD TELEPHONE LINE  
OVERHEAD ELECTRIC LINE  
IRF = IRON ROD FOUND  
IPF = IRON PIPE FOUND  
IRS = IRON ROD SET W/CAP  
STAMPED "PREMIER SURVEYING"  
WFCEP = WOOD FENCE COR POST

**Premier  
Surveying LLC**

5700 W. Plano Parkway  
Suite 1200  
Plano, Texas 75093  
972-612-3601 (O) | 855-892-0468 (F)  
www.premiersurveying.com  
premierorders@premiersurveying.com

**Premier  
Surveying LLC**

5700 W. Plano Parkway  
Suite 1200  
Plano, Texas 75093  
Office: 972-612-3601  
Fax: 855-892-0468  
Firm Registration No. 10146200

**Robert T. Paul, Jr.**  
Registered Professional Land Surveyor

STATE OF TEXAS  
OFFICE OF THE  
COMMISSIONER OF AGRICULTURE  
AND LAND SURVEYING  
4984  
PROFESSIONAL  
LAND SURVEYOR



PROPERTY DESCRIPTION:

BEING AN 8.140 ACRE TRACT OF LAND SITUATED IN THE JAMES JETT SURVEY, ABSTRACT NO. 437, AND THE THOMAS J. CHAMBERS SURVEY, ABSTRACT NO. 7, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED IN DEED AS TRACT I, PARCEL B, TO CHAMPION LEGACY PARTNERS, L.P., AS RECORDED IN INSTRUMENT NO. 2001143485, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE COMMON WEST CORNER OF SAID PARCEL B AND THE COURTYARD PHASE 3-D, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 82, PAGES 90 AND 91, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID IRON ROD BEING ON THE SOUTHEAST LINE OF HIGHWAY 360;

THENCE NORTH 26° 18' 01" EAST, A DISTANCE OF 290.27 FEET ALONG SAID SOUTHEAST LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 73° 41' 30" EAST, A DISTANCE OF 330.56 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" ON THE SOUTH LINE OF FARM TO MARKET ROAD NO. 2222;

THENCE NORTH 88° 09' 36" EAST, A DISTANCE OF 113.78 FEET ALONG SAID SOUTH LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 879.93 FEET;

THENCE ALONG SAID SOUTH LINE AND SAID CURVE AN ARC DISTANCE OF 94.68 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 75° 15' 02" EAST - 94.64 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 72° 10' 05" EAST, A DISTANCE OF 13.58 ALONG SAID SOUTH LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 41° 29' 03" EAST, A DISTANCE OF 132.14 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 16° 26' 07" EAST, A DISTANCE OF 35.15 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 06° 36' 07" EAST, A DISTANCE OF 194.00 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 01° 23' 53" WEST, A DISTANCE OF 109.00 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 25° 13' 53" WEST, A DISTANCE OF 100.00 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 51° 48' 07" EAST, A DISTANCE OF 85.51 FEET TO A SET MAG NAIL ON THE COMMON LINE OF AFORESAID PARCEL B AND AFORESAID COURTYARD PHASE 3-D;

THENCE NORTH 83° 14' 25" WEST, A DISTANCE OF 83.75 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 84° 49' 38" WEST, A DISTANCE OF 94.02 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 80° 19' 39" WEST, A DISTANCE OF 86.45 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 83° 15' 00" WEST, A DISTANCE OF 174.73 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 82° 22' 42" WEST, A DISTANCE OF 78.21 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 72° 33' 39" WEST, A DISTANCE OF 30.48 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

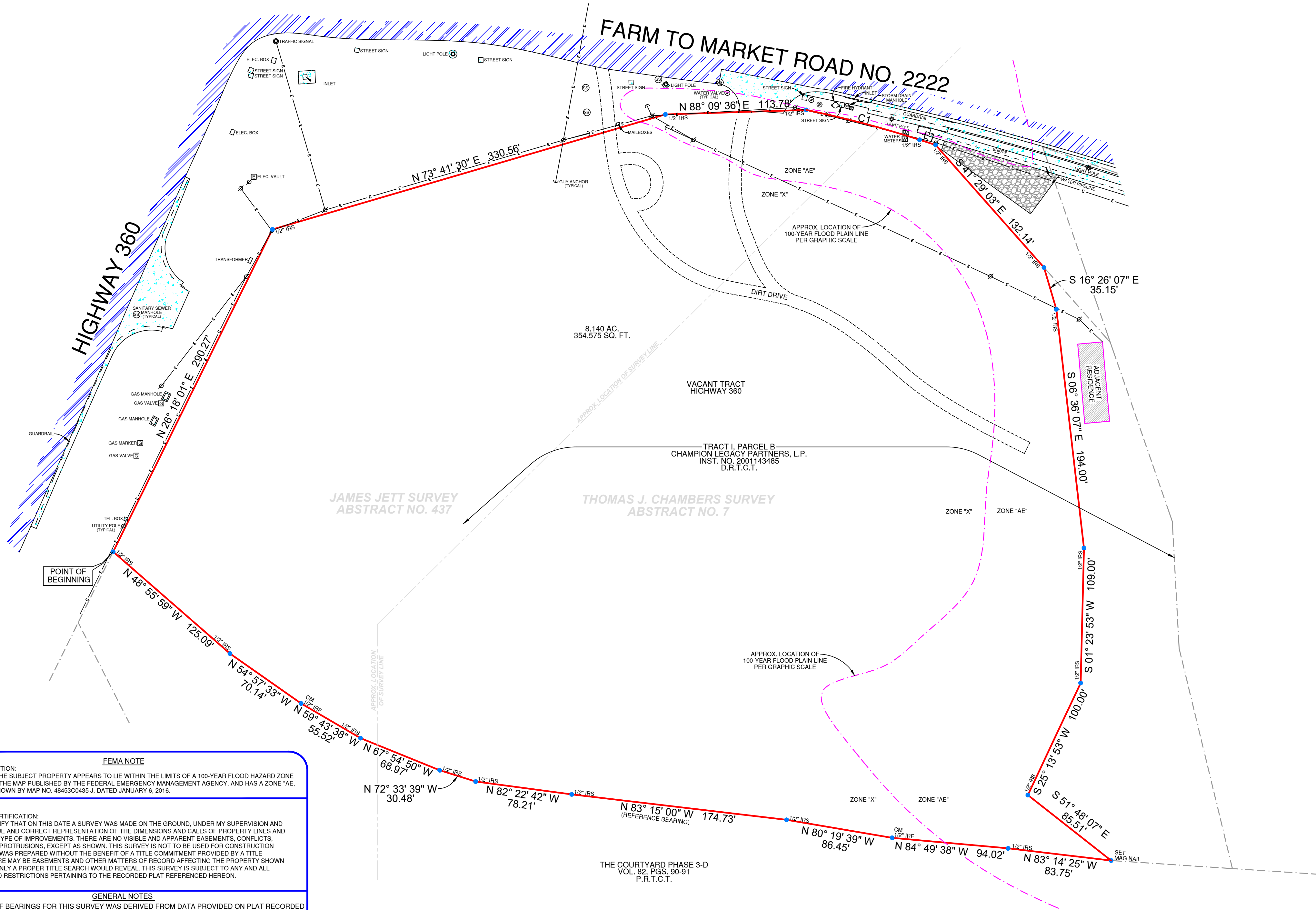
THENCE NORTH 67° 54' 50" WEST, A DISTANCE OF 68.97 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 59° 43' 38" WEST, A DISTANCE OF 55.52 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 54° 57' 33" WEST, A DISTANCE OF 70.14 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 48° 55' 59" WEST, A DISTANCE OF 125.09 FEET ALONG SAID COMMON LINE TO THE POINT OF BEGINNING AND CONTAINING 354,575 SQUARE FEET OR 8.140 ACRES OF LAND.

BOUNDARY LINE TABLE	
C1	L = 94.68'; R = 879.93' CHORD = S 75° 15' 02" E 94.64'
L1	S 72° 10' 05" E 13.58'



**FLOOD INFORMATION:**  
A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "AE, X" RATING AS SHOWN BY MAP NO. 48453C0435 J, DATED JANUARY 6, 2016.

**SURVEYOR'S CERTIFICATION:**  
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

**GENERAL NOTES:**  
1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON PLAT RECORDED IN VOL. 82, PGS. 90-91, P.R.T.C.T.  
2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.  
3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER.  
4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.  
5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.  
6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.  
7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.  
8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

CONCRETE

BRICK

ASPHALT

WOOD

STONE

GRAVEL

COVERED AREA

CM = CONTROLLING MONUMENT

WOOD FENCE

CHAIN LINK FENCE

WROUGHT IRON FENCE

WIRE FENCE

R.R. TIE RETAINING WALL

BRICK WALL

STONE WALL

OVERHEAD TELEPHONE LINE

OVERHEAD ELECTRIC LINE

IRF = IRON ROD FOUND

IPF = IRON PIPE FOUND

IRS = IRON ROD SET W/CAP

STAMPED "PREMIER SURVEYING"

WFPC = WOOD FENCE COR POST

HIGHWAY 360  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:  
EASEMENT, VOL. 300, PG. 180, D.R.T.C.T.  
EASEMENT, VOL. 3108, PG. 706, R.P.R.T.C.T.  
EASEMENT, VOL. 1655, PG. 53, VOL. 8829, PG. 146, & VOL. 8881, PG. 140, R.P.R.T.C.T.

PREMIER JOB #: 16-00522AW2	
TECH: MSP	DATE: 10/18/19
FIELD: TM	FIELD DATE: 10/18/19

Premier  
Surveying LLC

5700 W. Plano Parkway  
Suite 1200  
Plano, Texas 75093  
972-612-3601 (O) | 855-892-0468 (F)  
www.premiersurveying.com  
premierorders@premiersurveying.com

Premier  
Surveying LLC

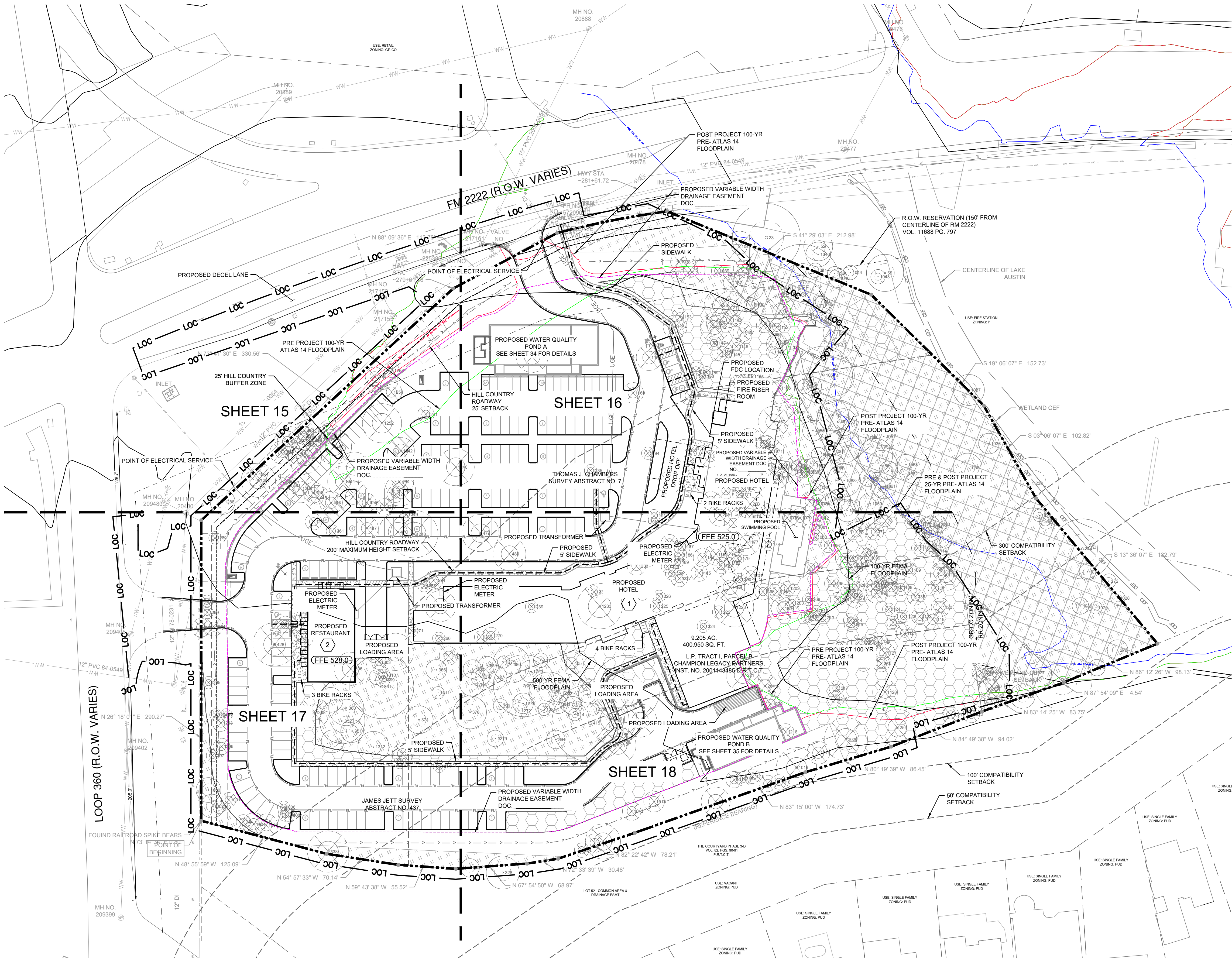
5700 W. Plano Parkway  
Suite 1200  
Plano, Texas 75093  
Office: 972-612-3601  
Fax: 855-892-0468  
Firm Registration No. 10146200

STATE OF TEXAS  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
4984  
ROBERT T. PAUL, JR.  
Registered Professional Land Surveyor

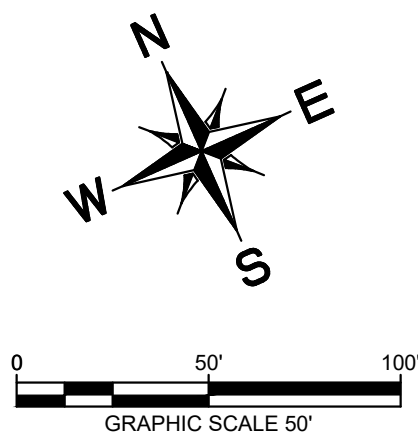
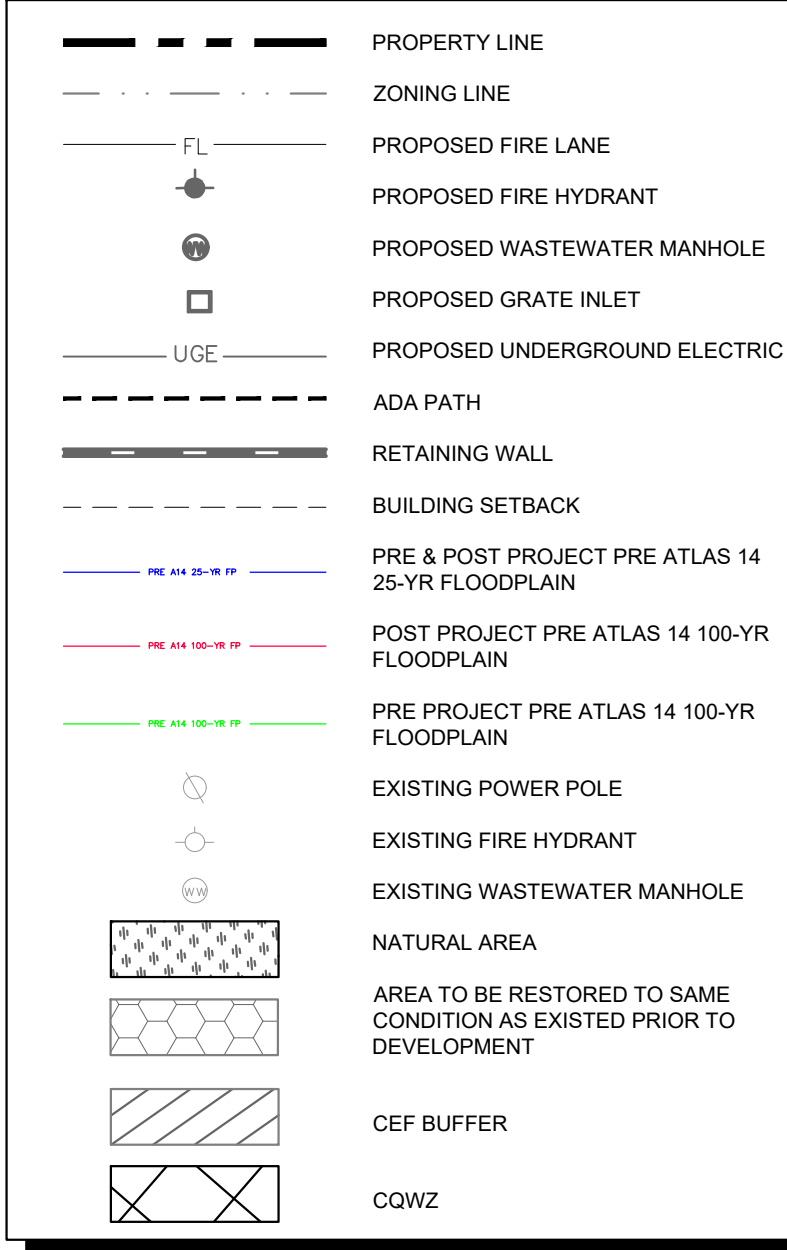
Robert T. Paul, Jr.



Plotted By: Mccomb, Allison (Lemig), Date: November 14, 2023, 02:33:41pm File Path: \\KVAUS-Civil\069256300 - Austin 360 Hotel\CAD\Plan Sheets\G - Overall Site Plan.dwg  
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND



GENERAL NOTES:

- 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.
- ALL CONSTRUCTION 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 CORRECTED TO REFLECT "AS BUILT" CONDITIONS.
- 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.
- 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 24 HOURS PRIOR TO BEGINNING CONSTRUCTION IN THE VICINITY OF UNDERGROUND UTILITIES, NOTIFY THE FOLLOWING APPLICABLE:  

TEXAS GAS SERVICE	512-465-1134
FIRE DEPARTMENT	512-974-0130
FIRE CODE COMPLIANCE	512-974-0174
BUILDING INSPECTION	512-974-2747
PLANNING AND ZONING	512-974-2210
WATER & WASTEWATER	512-974-2000
WATERSHED PROTECTION & DEVELOPMENT REVIEW	512-974-2000

NOTES:

- TREES AND TOPOGRAPHY BASED UPON SURVEY BY CHAPPARAL PROFESSIONAL LAND SURVEYING, INC. ON JUNE 14, 2016. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THEIR ACCURACY.
- ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 14" VERTICAL CLEARANCE.
- ESTABLISH FIRE ZONES AS SHOWN ON SITE BY PAINTING CURBS RED. STENCIL THE WORDS, "FIRE ZONE/TOW-AWAY ZONE", IN WHITE LETTERS AT LEAST 3 INCHES HIGH AT 35-FOOT INTERVALS ALONG THE CURBS. ALSO, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE. ALTERNATE MARKING OF THE FIRE LANES MAY BE APPROVED BY THE FIRE CHIEF PROVIDED THE FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET. SEC. 901.4.2
- ALL PARKING SPACES SHALL HAVE A MINIMUM 7' 0" VERTICAL CLEARANCE.
- WARNING SIGNS ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF THE ELECTRIC HAZARD.
- 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 AND STATE RESERVED, OR EQUIVALENT LANGUAGE. SUCH SIGNS SHALL NOT BE OCCUPIED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC, 3108(c) AND ANSI A117.1-1986-4.6.2.
- CONTRACTOR TO COORDINATE WITH PROJECT ARBORIST TO TRIM TREES TO ENSURE VISIBILITY NEAR PARKING AREAS.
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CAUTION: DO NOT PLACE THE STAGING AREA IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADI TO BE 2' UNLESS OTHERWISE NOTED.
- SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
- THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN.
- ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
- GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.
- ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEELSTOPS, OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7.
- REFER TO CITY OF AUSTIN ELECTRICAL DEPARTMENT FOR CONSTRUCTION PLANS AND DETAILS. CONTACT REY MARTINEZ (512-505-7643).
- 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 GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS".
- 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. [IRC CODE 105.2]
- EACH COMPACT PARKING SPACE SHALL BE SIGNED "SMALL CAR ONLY".
- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
- 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 13-2-761 EXEMPTIONS.
- ALL ON-SITE UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS REQUIRED BY THE UTILITY TO BE OTHERWISE LOCATED (SECTION 13-2-782(s)).
- SIDEWALKS ALONG LOOP 360 AND RM 2222 ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. 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.
- BUILDING(S) SHALL BE DESIGNATED TO UTILIZE TO THE GREATEST FEASIBLE, BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPATIBLE WITH THE HILL COUNTRY ENVIRONMENT. MIRRORRED GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED (IS 25-2-1126).
- 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.

LANDSCAPE AREAS PROTECTION NOTE:

- ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREA AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREA AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS".
- THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH LDC SECTION 13-7-63.

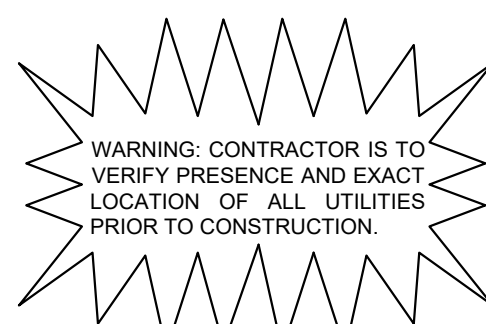
VERTICAL CLEARANCE NOTE:

MINIMUM VERTICAL CLEARANCE SHALL BE 14 FEET.

40 % NATURAL AREA  
REQUIRED: 3.59 AC PROVIDED: 3.62 AC

BENCHMARKS

BM - ELEVATION: 677.90 - 3" ALUMINUM CAP IN CONCRETE AT FRONT GATE OF CITY OF AUSTIN ELECTRICAL SUBSTATION ON VAUGHT RANCH ROAD OFF OF R.R. 2222



BUILDING TABLE					
BUILDING NUMBER	USE	TOTAL BUILDING AREA (SF)	GROSS FLOOR AREA (SF)	BUILDING HEIGHT (FT)	NUMBER OF STORIES
1	HOTEL	34,020	90,000	53	4
2	RESTAURANT (GENERAL)	4,900	5,000	20.0	1

SITE DATA TABLE								
ZONING	TOTAL AREA (SF)	TOTAL AREA (AC)	TOTAL GROSS FLOOR AREA (SF)	PROPOSED GROSS FLOOR AREA (%)	PROPOSED FLOOR TO AREA RATIO, X:1	TOTAL BUILDING COVERAGE (SF)	TOTAL BUILDING COVERAGE (%)	IMPERVIOUS COVER (SF)
GR-CO	354,575	8.14	95,000	27%	0.27	38,166	11%	154,959
RR	36,964	0.85	0	0%	0.00	0	0%	0
TOTAL	391,539	8.99	95,000	24%	0.24	38,166	10%	154,959

PARKING REQUIRED BY CODE			
USE	UNIT	PARKING REQUIREMENT	NUMBER OF SPACES
HOTEL	114 ROOM	1.1 / ROOM	126
RESTAURANT (GENERAL)	5000 SQ. FT.	1/75 SQ. FT.	67
TOTAL REQUIRED:			193

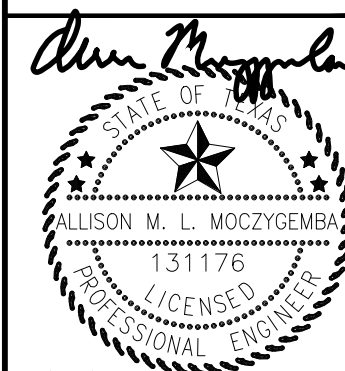
PARKING PROVIDED	
STANDARD SURFACE PARKING	161
COMPACT SURFACE PARKING	52
ADA SURFACE PARKING	7
BIKE PARKING	18
TOTAL PARKING	220

ACCESSIBLE PARKING NOTE:

- BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE HANDICAPPED ROUTES (PER A.D.A.) EXIST TO AND FROM DESIGNATED DOORS. IN NO CASE SHALL HANDICAP RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 8.0 PERCENT. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A. COMPLIANCE ISSUES.
- ALL ACCESSIBLE SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND THE CITY OF AUSTIN REQUIREMENTS.
- PARKING SPACES AND ACCESSIBLE AREAS SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1/50 (2%) IN ALL DIRECTIONS. CURB RAMP COMPLIANCE WITH TAS SECTION 405. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20.
- EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A VERTICALLY MOUNTED OR SUSPENDED SIGN SHOWING THE SYMBOL OF ACCESSIBILITY PER TAS SECTION 703. SPACES COMPLYING WITH TAS SECTION 505.2(b) SHALL HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.  
(A) CHARACTERS AND SYMBOLS ON SUCH SIGNS SHALL BE LOCATED 80" (1525MM) MINIMUM ABOVE THE GROUND.  
(B) SIGNS LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL COMPLY WITH TAS SECTION 307.  
(C) CHARACTERS AND SYMBOLS ON OVERHEAD SIGNS SHALL COMPLY WITH TAS SECTION 703.5.5.
- SLOPES OF CURB RAMPS SHALL COMPLY WITH TAS SECTION 405. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20.
- SURFACES OF CURB RAMPS SHALL COMPLY WITH TAS SECTION 403.2.  
(A) TEXTURES SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR GROOVES EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP. SURFACES THAT ARE RAISED, ETCHED, OR GROOVED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.  
(B) FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.

**Kimley»Horn**

10814 JOLLYVILLE ROAD AVALON IV SUITE 300 AUSTIN, TX 78759  
PHONE: 512-418-1171 FAX: 972-239-3820  
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.  
TbPE Firm No. 928



10/12/2023

KHA PROJECT	069256300
DATE	OCTOBER 2023
SCALE	AS SHOWN
DESIGNED BY	JML
DRAWN BY	LJO
CHECKED BY	AMLM

OVERALL SITE PLAN

CHAMPION COMMERCIAL  
DEVELOPMENT  
6025 N. CAPITAL OF TEXAS HIGHWAY  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

SHEET NUMBER

14 OF 66



**RESOLUTION NO. 20220929-091****BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

The City Council supports rezoning the property located at 6025 North Capital of Texas Highway (also known as “Champion Tract 4”) provided that the rezoning, to the extent legally feasible, allows:

- (1) a maximum building height of 45 feet;
- (2) a building or structure no more than three stories;
- (3) no more than 95,000 square feet of development on this site;
- (4) no more than 40% impervious cover; and
- (5) any other necessary provisions.

**BE IT FURTHER RESOLVED:**

Nothing in this Resolution changes the applicant’s obligation to pay any fee associated with rezoning Champion Tract 4.

**BE IT FURTHER RESOLVED:**

Along with the proposed zoning case, the City Council wants to consider an amendment to the Compromise Settlement Agreement associated with Cause No. 94-07160, *Josie Ellen Champion, et al v. City of Austin*, in the 353rd Judicial District Court of Travis County (“Settlement Agreement”). The City Council directs the City Manager to prepare an ordinance and any other necessary documents that amend the Settlement Agreement to address the development of property located at 6025 North Capital of Texas Highway (Champion Tract 4). The amendment should be consistent with this Resolution and:

- (1) Allow for an increase in square footage for the proposed development;
- (2) Limit impervious cover within the Critical Water Quality Zone to zero percent; and
- (2) Reduce environmental, transportation, and mobility impacts associated with the proposed development.

**ADOPTED:** September 29, 2022

**ATTEST:**

Stephanie Hall for  
Myrna Rios  
City Clerk

**From:** [Dewey Poteet](#)  
**To:** [Sirwaitis, Sherri](#)  
**Subject:** Case No. C14-2023-0005  
**Date:** Monday, February 13, 2023 12:24:50 PM

---

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Sirwaitis:

My wife and I live very close to the site of the referenced case, and we are concerned about the increase in noise and light pollution that the project may impose on us. I see that the proposed zoning change includes a commitment to not allow watercraft or other access to Bull Creek, which is good. We would also like to get a requirement that exterior loudspeakers will be prohibited, no amplified music outside the building, and protection of neighbors from the light and noise of any exterior features (e.g., sound walls around any pool, generator, or other source of noise).

I have a request. The application cover letter says that the environmental quality assurances are “as requested by the surrounding neighbors”. Would it be possible to find out who these neighbors are, and how their input was obtained? I do not recall getting invited to provide input, and would like to see if the other neighbors might share my concerns about noise and light (especially from the outdoor pool that appears to be planned for the site). Any help you can provide in this regard would be appreciated.

We will be following this matter closely, and look forward to attending the public hearing on the rezoning request.

Dewey Poteet  
512-296-9060

606 Sprucewood Cove  
Austin, TX 78731

**CAUTION:** This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to [cybersecurity@austintexas.gov](mailto:cybersecurity@austintexas.gov).



## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code:  
<https://bit.ly/ATXZoningComment>.



During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: [www.austintexas.gov/planning](http://www.austintexas.gov/planning).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-2023-0005

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: July 18, 2023, Zoning and Platting Commission

Dewey Poteet

Your Name (please print)

6306 SPRUCEWOOD COVE 78731

Your address(es) affected by this application (optional)

Dewey Poteet

Signature

7/11/2023

Date

Daytime Telephone (Optional): 512-296-9060

Comments: AS indicated in my previous comments, we oppose approval unless the requirements include protection of neighbors from noise and light pollution, including prohibition of outside music, loudspeakers, and other noise sources, and sound walls around any outdoor pool, generator, dumpster area or other noise source. Our home would be most directly affected by new noise or light.

If you use this form to comment, it may be returned to:

City of Austin, Planning Department

Sherri Sirwaitis

P. O. Box 1088, Austin, TX 78767

Or email to:

[sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)

☐ I am in favor  
☒ I object



## PUBLIC HEARING INFORMATION

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However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

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**Case Number: C14-2023-0005**

**Contact: Sherri Sirwaitis, 512-974-3057**

**Public Hearing: December 5, 2023, Zoning and Platting Commission  
January 18, 2024, City Council**

Dewey Poteet  
 Your Name (please print)

6306 SPRUCEWOOD COVE 78731  
 Your address(es) affected by this application (optional)

Dewey Poteet Nov. 24, 2023  
 Signature Date

Daytime Telephone (Optional): 512-296-9060

☐ I am in favor  
☒ I object

Comments: ZONING Request should be denied UNLESS specific  
ASSURANCES DESIGN STEPS ARE TAKEN TO MINIMIZE  
NOISE & SOUND POLLUTION. NO OUTSIDE MUSIC  
OR SPEAKERS, AND SOUND WALLS AROUND ANY  
outdoor pools and play AREAS. My wife & I  
have lived here 30 years, and sound (road noise)  
has been worse: worse. Our house is more  
directly affected than any other by  
any outdoor noise or light from the proposed  
hotel site,

If you use this form to comment, it may be returned to:  
 City of Austin, Planning Department  
**Sherri Sirwaitis**  
 P. O. Box 1088, Austin, TX 78767  
 Or email to:  
[sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)

**ENVIRONMENTAL COMMISSION RECOMMENDATION 20231115-004**

**Date:** November 15, 2023

**Subject:** Champions Commercial Development Tract 4 Rezoning (C14-2023-0005)

**Motion by:** Jennifer Bristol

**Second by:** Dave Sullivan

**WHEREAS**, the Environmental Commission recognizes the applicant is requesting rezoning with conditional overlay for the property; and

**WHEREAS**, the Environmental Commission recognizes the site is located in the Bull Creek and Lake Austin Watersheds; and

**WHEREAS**, the Environmental Commission recognizes that staff recommends this request with conditions.

**THEREFORE**, the Environmental Commission recommends the requested rezoning with conditional overlay for property with the following conditions:

**Staff Conditions**

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

**Vote: 8-0**

For: Richard Brimer, Jennifer Bristol, Hanna Cofer, Peter Einhorn, Mariana Krueger, Colin Nickells, Melinda Schiera, and David Sullivan

Against: None

Abstain: Kevin Ramberg

Absent: Perry Bedford and Haris Qureshi

Attest:

A handwritten signature in black ink that reads "Kaela Champlin". The signature is written in a cursive, flowing style. Below the signature is a horizontal line.

Kaela Champlin

Environmental Commission Liaison