




## MEMORANDUM

**TO:** Mayor and Council Members

**THROUGH:** Robert Goode, Assistant City Manager

**FROM:** Jorge Morales, P.E., CFM, Director, Watershed Protection Department 

**DATE:** March 13<sup>th</sup>, 2024

**SUBJECT:** Champions Commercial Development (Tract 4) Rezoning and Consent Agreement Amendment

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Watershed Protection staff has worked with the Champions commercial development project applicant alongside our partner departments in Planning, Development Services, and Parks and Recreation to provide a recommendation of support for the rezoning case (C14-2023-0005) and consent agreement amendment associated with commercial development proposed for Tract 4 of the Champions tracts, as shown in site plan SPC-2022-0378C, which is currently in review through the land use review process. The proposed changes will provide environmental protection to the upper Bull Creek delta section of Lake Austin and the sensitive environmental features of the site.

The Champions tracts, including Tract 4, are currently subject to the [1996 consent agreement](#), which allows for development under the Lake Austin Watershed Ordinances in effect prior to 1993 including the 1983 ordinance( [19831201-B](#)) and both 1984 ordinances ([19840301-F](#) ; [19840301-G](#)). These earlier regulations provide fewer environmental protections to critical environmental features (CEF), creeks, heritage trees, and water quality treatment standards. The rezoning case and consent agreement amendment will require the development to provide current code requirements for water quality stormwater treatment, heritage trees, and the protection of a high-quality wetland CEF along the shoreline of Lake Austin. Additionally, the project will reduce the allowable impervious cover, remove all impervious cover from the Critical Water Quality Zone, and restrict watercraft access and use of the shoreline to ensure preservation of this environmentally sensitive area into the future. For these reasons Watershed Protection supports the rezoning case and associated consent agreement amendment as proposed to allow for the development of the Champions Tract 4 property.

Questions may be directed to Leslie Lilly, Environmental Conservation Program Manager by emailing [leslie.lily@austintexas.gov](mailto:leslie.lily@austintexas.gov).

cc: Katie Coyne, Environmental Officer / Assistant Director, Watershed Protection Department  
Liz Johnston, Environmental Policy Program Manager, Watershed Protection Department