

ORDINANCE NO. 20240321-048

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6025 NORTH CAPITAL OF TEXAS HIGHWAY NORTHBOUND, FROM RURAL RESIDENCE (RR) DISTRICT TO RURAL RESIDENCE-CONDITIONAL OVERLAY (RR-CO) COMBINING DISTRICT ON TRACT 1 AND COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT, TO CHANGE A CONDITION OF ZONING, ON TRACT 2.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from rural residence (RR) district to rural residence-conditional overlay (RR-CO) combining district on Tract 1 and community commercial-conditional overlay (GR-CO) combining district to community commercial-conditional overlay (GR-CO) combining district on Tract 2 on the property described in Zoning Case No. C14-2023-0005, on file at the Planning Department, as follows:

Tract 1

0.849 acres out of the THOMAS J. CHAMBERS SURVEY, ABSTRACT No. 7, in Travis County, Texas, being a portion of that certain 43.32 acre tract of land known as Tract 1, Parcel B and conveyed by Document No. 2001143485 of the Official Public Records of Travis County, Texas, said 0.849 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

Tract 2

8.140 acres out of the JAMES JETT SURVEY, ABSTRACT No. 437 and the THOMAS J. CHAMBERS SURVEY, ABSTRACT No. 7, in Travis County, Texas, being a portion of that certain 43.32 acre tract of land known as Tract 1, Parcel B and conveyed in Document No. 201143485 of the Official Public Records of Travis County, Texas, said 8.140 acres of land being more particularly described by metes and bounds in **Exhibit "B"** incorporated into this ordinance.

(Tract 1 and Tract 2 respectively, collectively the "Property"),

locally known as 6025 North Capital of Texas Highway Northbound in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "C"**.

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- (A) Building coverage may not exceed 95,000 square feet.
- (B) The maximum impervious cover shall be limited as follows:
 - 1. 40 percent of the gross site area;
 - 2. Zero percent within 150 feet of the Lake Austin centerline, except for storm headwalls which are improvements permitted in this area.
- (C) Recreational equipment sales is a prohibited use of the Property.
- (D) Public access, including access from a hotel use to Lake Austin, is prohibited.
- (E) The following uses are the only permitted uses of Tract 2:
 - 1. Hotel/Motel
 - 2. Restaurant (general)
 - 3. Restaurant (limited)
 - 4. Ground level parking as an accessory use to a permitted use of the Property
- (F) The maximum height of a building or structure on Tract 2 shall not exceed 45 feet or three stories.
- (G) A 15-foot wide vegetative buffer shall be provided and maintained along the southern property line of the Property.

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the rural residential (RR) base district on Tract 1, community commercial (GR) base district on Tract 2, and other applicable requirements of the City Code.

PART 4. Except as specifically modified under this ordinance, the Property is subject to the requirements established in Ordinance No. 960613-J, as amended.

PART 5. This ordinance takes effect on April 1, 2024.

PASSED AND APPROVED

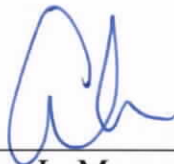
March 21, 2024

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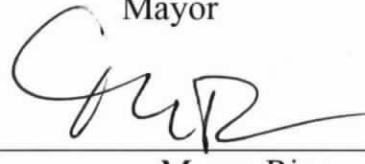
Kirk Watson
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Myrna Rios
City Clerk

EXHIBIT A

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;

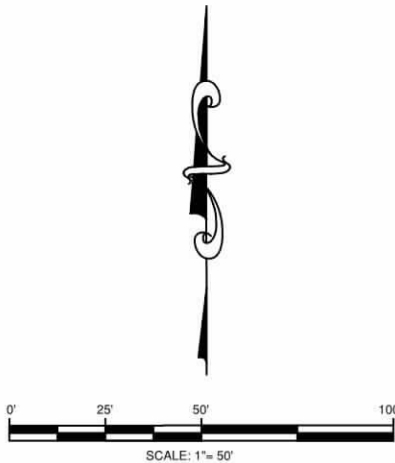
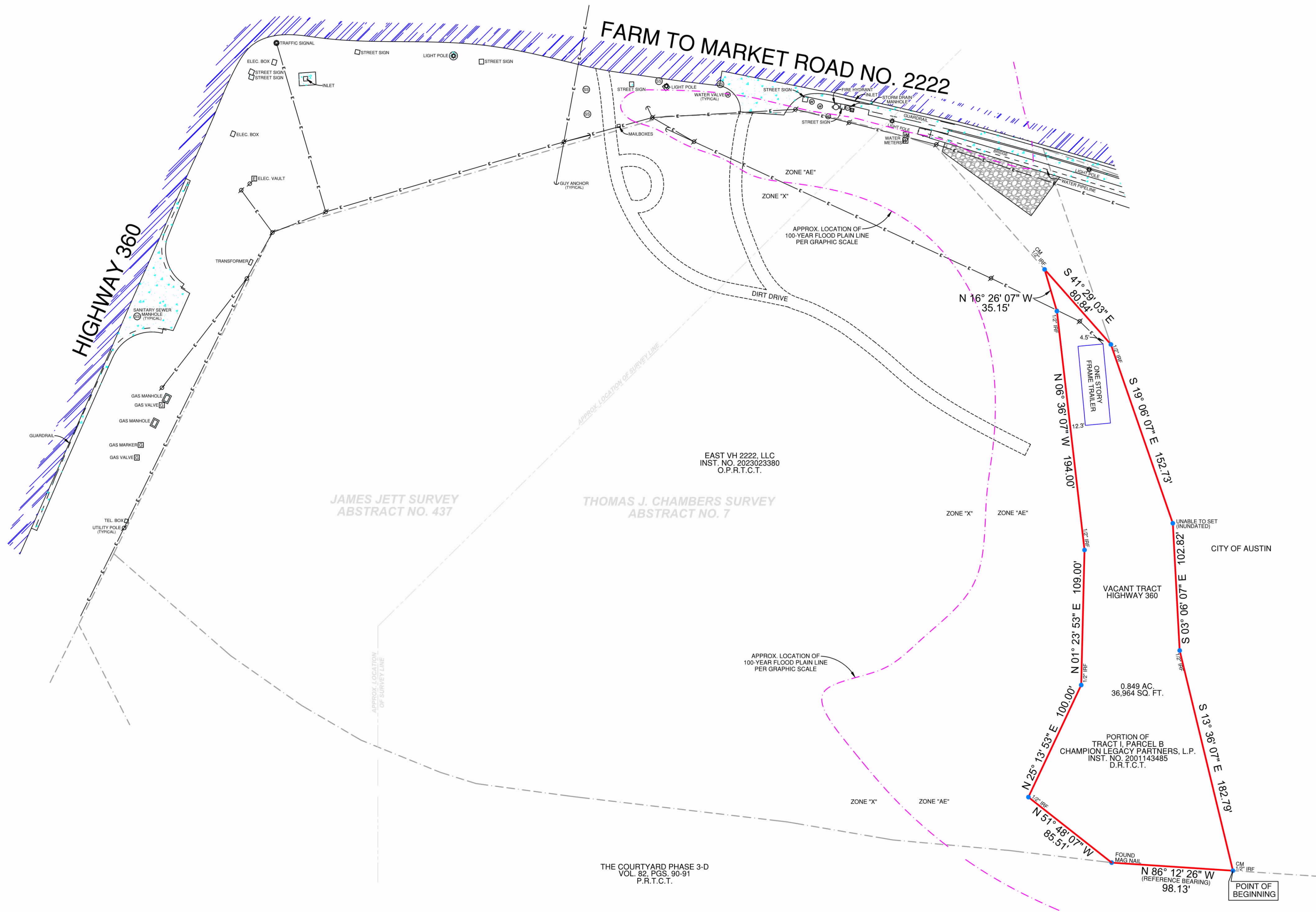
THENCE NORTH 16° 26' 07" WEST, A DISTANCE OF 35.15 FEET ALONG SAID EAST LINE TO A 1/2-INCH IRON ROD FOUND;

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.

CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	WIRE FENCE
STONE	R.R. TIE RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
CM - CONTROLLING MONUMENT	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRF = IRON ROD FOUND
	IPF = IRON PIPE FOUND
	IRS = IRON ROD SET W/CAP
	STAMPED "PREMIER SURVEYING"
	WFCP = 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 #: 16-00522AW3

TECH: MSP DATE: 05/24/23

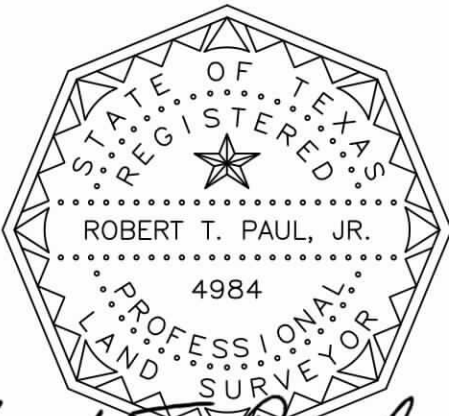
FIELD: MW FIELD DATE: 05/24/23



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premierorders@premiersurveying.com



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

EXHIBIT B

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";

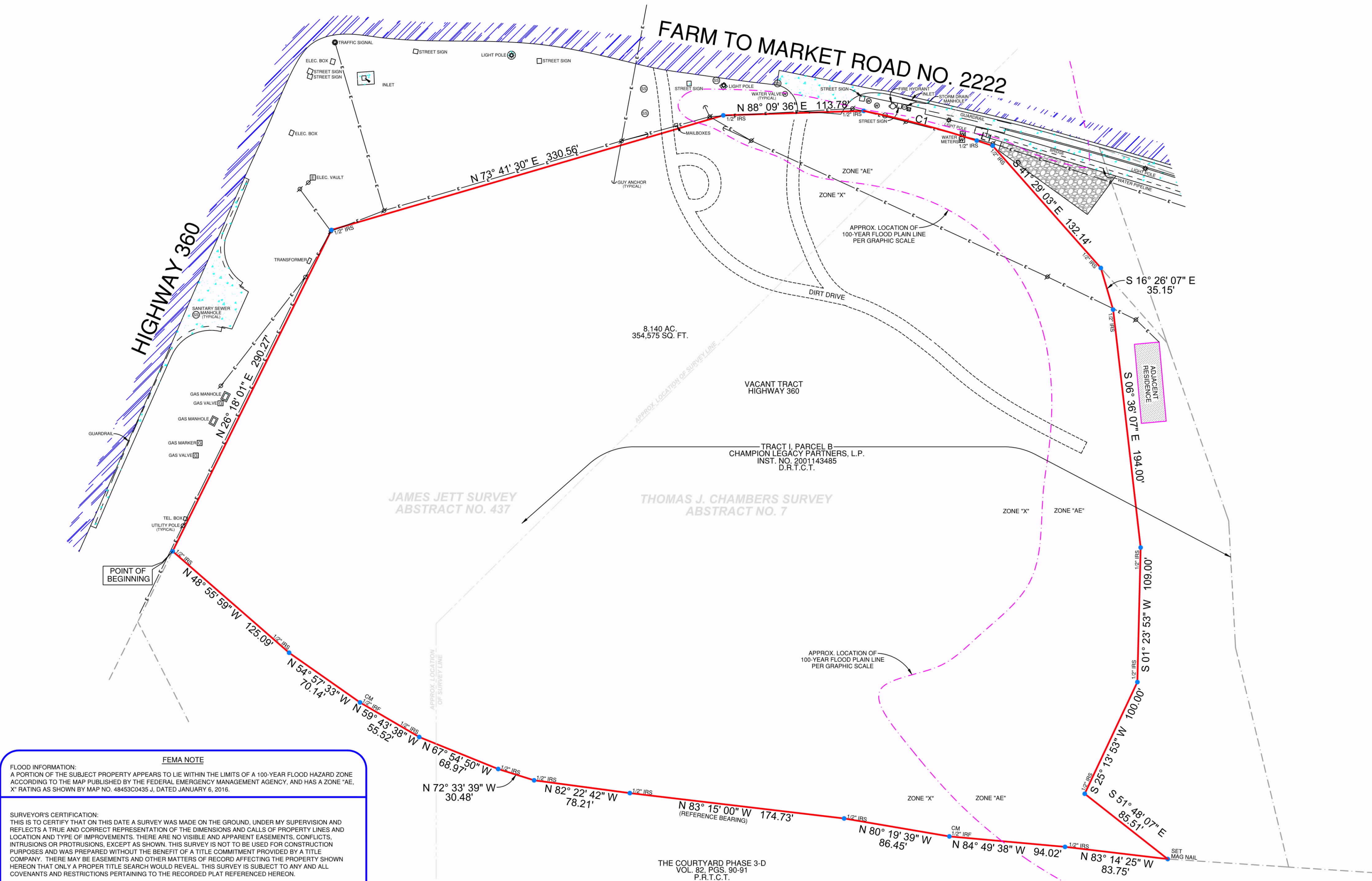
THENCE NORTH 67° 54' 50" WEST, A DISTANCE OF 68.97 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

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'



FEMA NOTE

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.
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.
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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

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Firm Registration No. 10146200

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

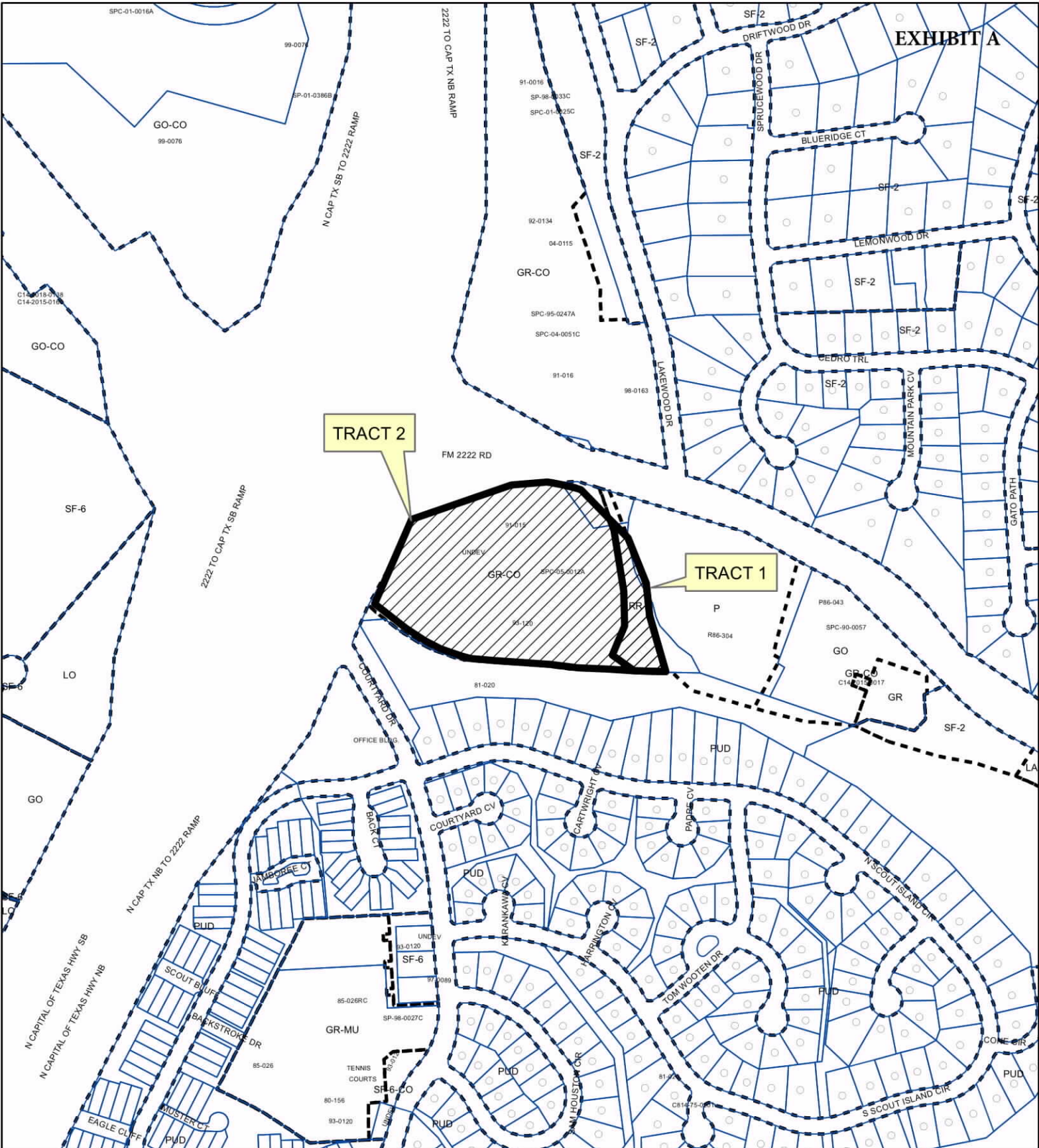
HIGHWAY 360
CITY OF AUSTIN
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THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:
EASEMENT, VOL. 300, PG. 180, D.R.T.C.T.
EASEMENT, VOL. 3108, PG. 706, R.P.R.T.C.T.
EASEMENT, VOL. 1655, PG. 53, VOL. 8829, PG. 146, & VOL. 8881, PG. 140, R.P.R.T.C.T.

PREMIER JOB #: 16-00522AW2

TECH: MSP	DATE: 10/18/19
FIELD: TM	FIELD DATE: 10/18/19

EXHIBIT A



TRACT 2




TRACT 1

ZONING

ZONING CASE#: C14-2023-0005

EXHIBIT C



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 11/14/2023

EXHIBIT D



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

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)	IMPERVIOUS COVER (%)
GR-CO	354,575	8.14	95,000	27%	0.27	38,166	11%	154,959	43.70%
RR	36,964	0.85	0	0%	0.00	0	0%	0	0.00%
TOTAL	391,539	8.99	95,000	24%	0.24	38,166	10%	154,959	39.58%

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:

1. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE HANDICAPPED ROUTES (PER ADA) EXIST TO AND FROM DESIGNATED DOORS, IN NO CASE SHALL HANDICAP RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. CONTRACTOR SHALL VERIFY THAT ALL HANDICAPPED ROUTES EXCEED 50 PERCENT CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A ADA COMPLIANCE ISSUES.
2. ALL ACCESSIBLE SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND THE 2010 ADAAG.
3. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1/50 (2%) IN ALL DIRECTIONS. CURB RAMPS COMPLYING WITH THIS SECTION 406B SHALL BE PROVIDED AT ALL PASSENGER LOADING ZONES.
4. EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A VERTICALLY MOUNTED OR SUSPENDED SIGN SHOWING THE SYMBOL OF ACCESSIBILITY PER TAC SECTION 703. SPACES COMPLYING WITH TAC SECTION 505 (B) AND TAC SECTION 406B SHALL BE PROVIDED AT ALL PASSENGER LOADING ZONES.
 - (A) CHARACTERS AND SYMBOLS ON SUCH SIGNS SHALL BE LOCATED 80" (1529MM) MINIMUM ABOVE THE GROUND, FLOOR OR PAVING SURFACE SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.
 - (B) SIGNS LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL COMPLY WITH TAC SECTION 307.
 - (C) CHARACTERS AND SYMBOLS ON OVERHEAD SIGNS SHALL COMPLY WITH TAC SECTION 703.5.5.
5. SLOPES OF CURB RAMPS SHALL COMPLY WITH TAC SECTION 406. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE AND ADJACENT SIDEWALKS OF THE CURB RAMP SHALL NOT EXCEED 1:20.
6. SURFACES OF CURB RAMPS SHALL COMPLY WITH TAC 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, ERODED, OR GROOVED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.
 - (B) SURFACES OF CURB RAMPS SHALL BE FLAT TO THE TOUCH. SURFACES THAT HAVE A HIGH LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.

LANDSCAPE AREAS PROTECTION NOTE

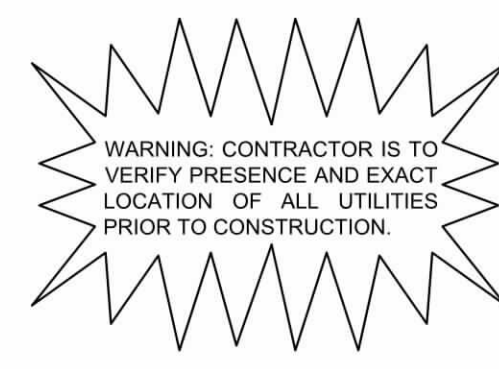
1. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREA AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND CUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREA AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS". 2. THE 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

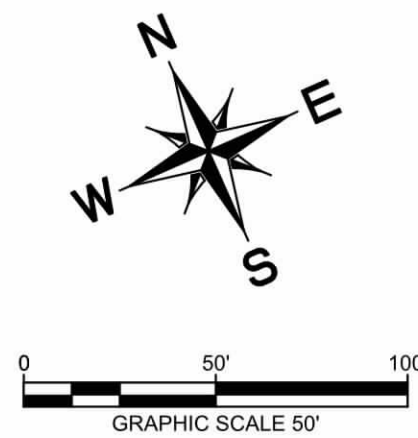
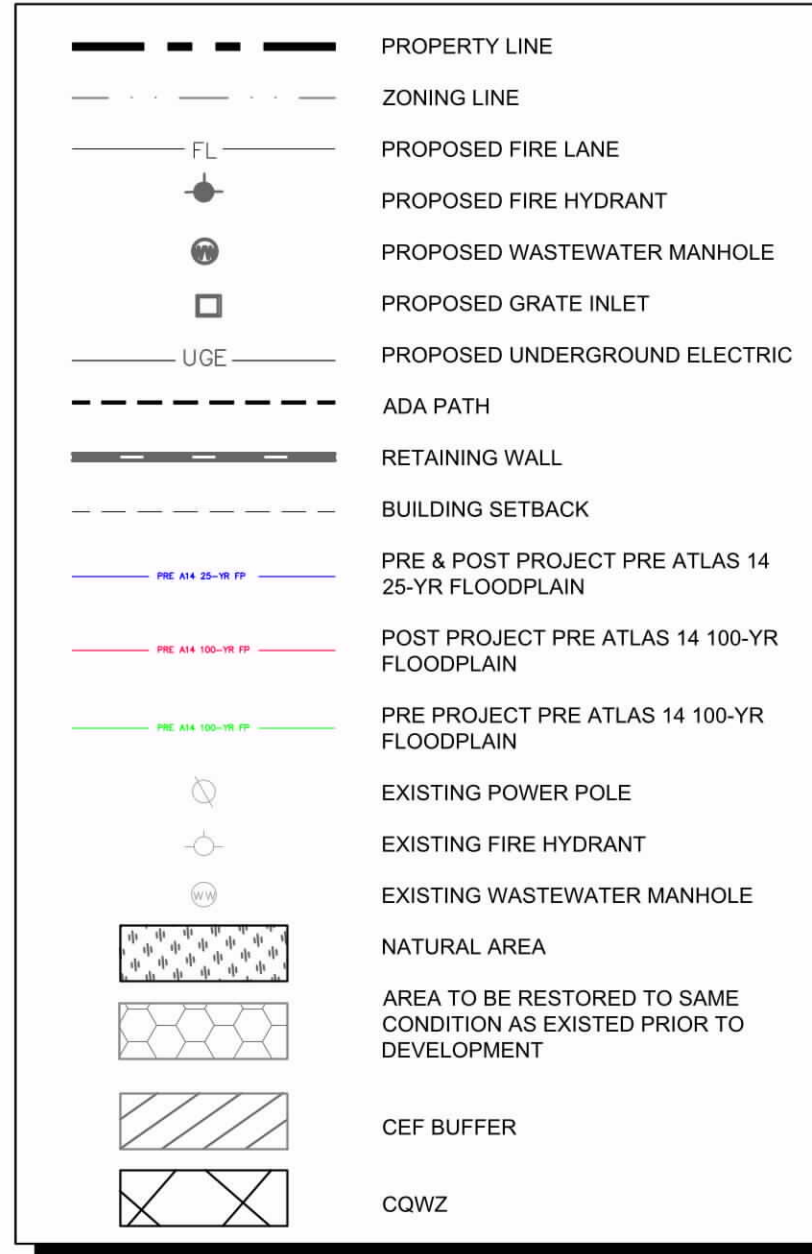


WARNING: CONTRACTOR IS TO
VERIFY PRESENCE AND EXACT
LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION.



Know what's **below**.
Call before you dig.

LEGEND



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, SIGNS, 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 24 HOURS PRIOR TO BEGINNING CONSTRUCTION IN THE VICINITY OF UNDERGROUND UTILITIES, NOTIFY THE FOLLOWING APPLICABLE:

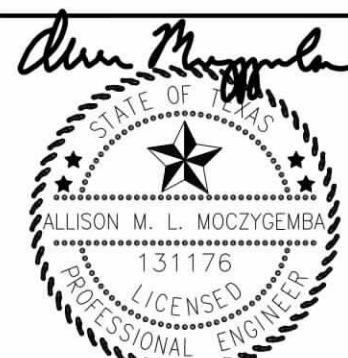
TEXAS GAS SERVICE	512-465-1134
FIRE DEPARTMENT	512-974-0130
FIRE CODE COMPLIANCE	512-974-0174
BUILDING INSPECTION	512-974-2747
PLANNING AND ZONING	512-974-2210
WATER & WASTEWATER	512-974-2000
WATERSHED PROTECTION & DEVELOPMENT REVIEW	512-974-2000

NOTES

1. TREES AND TOPOGRAPHY BY EYED UPON SURVEY BY CHAPPARAL PROFESSIONAL LAND SURVEYING, INC. ON JUNE 14, 2016. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THEIR ACCURACY.
2. ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 14" VERTICAL CLEARANCE.
3. ESTABLISH FIRE LANE SIGNAGE TO BE PLACED AT 35-FOOT INTERVALS. STENOLOG WORDS, "FIRE ZONE/TOW-AWAY ZONE", IN WHITE LETTERS AT LEAST 3 INCHES HIGH AT 35-FOOT INTERVALS ALONG THE CURB. 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 MAINTAINED CLEAR OF OBSTRUCTIONS AND OBSTRUCTIONS DO NOT EXCEED 35 FEET. SEC. 901.4-2.
4. ALL PARKING SPACES SHALL HAVE MINIMUM 7'0" VERTICAL CLEARANCE.
5. WARNING SIGNS ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF THE HAZARD OF OVERHEAD ELECTRIC LINES.
6. EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING SPACE, 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 OBTURED BY A VEHICLE PARKED IN THE SPACE. THE SIGN SHALL BE 18 INCHES HIGH, 18 INCHES WIDE, AND SHALL BE 18 INCHES FROM THE CURB. CONTRACTOR TO COORDINATE WITH PROJECT ARCHITECT TO TRIM TREES TO ENSURE VISIBILITY NEAR PARKING AREAS.
7. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CAUTION, THE PLACEMENT OF EXISTING UTILITIES IS BASED ON RECORD DRAWINGS AND FIELD SURVEY OF OVERHEAD ELECTRIC LINES. ALL DIMENSIONS ARE TO FACE OF CURBS UNLESS OTHERWISE NOTED.
8. ALL RADI TO BE 2" UNLESS OTHERWISE NOTED.
9. SLOPE FOR ACCESSIBLE ROUTES MUST NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
10. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES.
11. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
12. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.
13. ALL LANDSCAPED AREAS MUST BE PROTECTED BY SIX-INCH STEEL CURBS, WHEELSTOPS, OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7.
14. REFER TO CITY OF AUSTIN ELECTRICAL DEPARTMENT FOR CONSTRUCTION PLANS AND DETAILS. CONTACT REY MARTINEZ AT 512-948-1519.
15. 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, THE CURB AND GUTTER SHALL BE CONSTRUCTED TO THE STANDARD LANDSCAPE AREAS.
16. RETAINING WALLS OVER FOUR FEET IN HEIGHT SHALL BE CONSTRUCTED TO THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL SHALL BE ENGINEERED AND REQUIRE A SEPARATE BUILDING PERMIT. [IBC CODE 105.2.C]
17. EACH COMPACT PARKING SPACE/ISLE WILL BE SIGNED "SMALL CAR ONLY".
18. APPROVAL OF THESE SPECIFICATIONS SHALL BE THE RESPONSIBILITY OF THE CITY OF AUSTIN. 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 ACCESSIBILITY ACCESSIBILITY STANDARDS.
19. 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 THE PLANNING COUNCIL. REFER TO SECTION 20-7.8.1 FOR FURTHER INFORMATION.
20. ALL ON-SITE UTILITIES SHALL BE LOCATED AND UNDERGROUND UNLESS APPROVED BY THE UTILITY TO BE OTHERWISE LOCATED (SECTION 13-2-782.05).
21. SIDEWALKS ALONG LOT 360 AND RM 222 ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ADJACENT ROADWAY IS IMPROVED. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS. SIDEWALKS MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
22. BUILDING MATERIALS SHALL BE THE MOST FEASIBLE. BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPATIBLE WITH THE HILL COUNTRY ENVIRONMENT, MIRRORED GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED (§ 25-2-1126).
23. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL TRANSFORMER AND POLE LOCATIONS AS INDICATED ON EQUIPMENT PLAT DETAILS FROM THE UTILITY. THE TRANSFORMER EQUIPMENT PLAT IS INSTALLED WITHIN 4 FEET OF PARKING/TRAFFIC AREAS.

Kimley»»Horn

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PHONE: 512-418-1771 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM
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Tape 5100 No. 028



10/12/2023

KHA PROJECT 069256300
DATE OCTOBER 2023
SCALE: AS SHOWN
DESIGNED BY: JML
DRAWN BY: TJO
CHECKED BY: AMM

OVERALL SITE PLAN

CHAMPION COMMERCIAL

DEVELOPMENT

CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER

14 OF 66

SPC-2022-0378C