

**ZONING AND PLATTING COMMISSION SITE PLAN
EXTENSION REVIEW SHEET
Information for Appeal to City Council**

CASE NUMBER: SPC-05-0012A(XT2) **CC DATE:** 10-22-2009
ZAP COMMISSION DATE: 8-4-2009

PROJECT NAME: Champion Commercial Development (Part A)

ADDRESS: 6015 N. Capital of Texas Highway

AGENT: Graves Dougherty Hearon & Moody (Terry Bray)
401 Congress Avenue, Ste. 2200
Austin, TX 78701
(512) 480-5635

APPLICANT: Champion Assets, Ltd. (Josie Champion)
6700 Lakewood Dr.
Austin, TX 78731
(512) 345-1777

WATERSHED: Bull Creek (Water Supply Suburban)

AREA: 9.201A

EXISTING ZONING: GR-CO, RR

PROPOSED USE: Retail

NEIGHBORHOOD ORGANIZATION:

475- Bull Creek Foundation
520- Courtyard Homeowners Assn, Inc.
511- Austin Neighborhoods Council
1200- Super Duper Neighborhood Objectors and
Appealers Assn.
269- Long Canyon Homeowners Assn.
1169- Lake Austin Collective
425- 2222 Coalition of Neighborhood Assns.
161- Glenlake Neighborhood Assn.
434- Lake Austin Business Owners
762- Steiner Ranch Community Assn.
53- North Austin Civic Assn.
989- The Courtyard Homeowners Assn.
416- Long Canyon Ph. II and III HOA
426- Riverplace Residential Community Assn.
98- Lakewood HOA
1037- Homeless Neighborhood Assn.
786- Homebuilders Assn of Greater Austin

APPLICABLE WATERSHED ORDINANCE: Lake Austin Watershed Ord. per
Settlement Agreement Ord. 96-0613-J, Compromise Settlement Agreement 94-07160

CAPITOL VIEW: Not in View Corridor

ZONING AND PLATTING COMMISSION ACTION: 8-4-2009, Appvd. 8 yr extension(4-1);
Applicant was requesting 10 year extension; Staff recommended 3 year extension

CASE MANAGER: Lynda Courtney, 974-2810

PROJECT INFORMATION:

EXIST. ZONING: GR-CO, RR

SITE AREA.: 9.201 A (18.9 A LOC)

EXIST. USE: Vacant

PROP. USE: Retail

SUMMARY COMMENTS ON THE SITE PLAN APPEAL:

The applicant requested a 10- year extension of an approved site plan. A previous administrative one-year extension has already been approved, extending the site plan to January 17, 2009 (Application for this extension was made prior to the date of expiration). Approval of this as requested by the applicant would extend the life of the site plan to January 17, 2019. This site plan is the "A" land use element that will require approval of a matching "B" part construction plan before construction may begin on the site. There are 2 2-story retail buildings at maximum 28' height that will be constructed. The total square footage of buildings proposed is 56,810 with a floor-to-area ratio of .142:1, and the total of the proposed parking spaces is 208.

The terms of the settlement agreement allow for the continuation of the site plan regulations as long as the original site plan was approved within a ten year period after the settlement agreement was approved. The approved site plan is based on the maximum square footage for buildings and impervious cover permitted by the Lake Austin Watershed Ordinance and other ordinances in effect on December 8, 1993 and by zoning ordinance 920507B, which includes a restrictive covenant which addresses water quality controls and grading and reduction of Hill Country Roadway setbacks.

Staff recommended approval of the site plan extension request based on the terms of the settlement agreement, but proposed a three-year limitation on this second extension to allow for commission review and recommendation for health, safety and welfare issues within a similar time frame for other site plans not similarly governed by a settlement agreement.

Zoning and Platting Commission approved the extension of the site plan for a period of eight years.

The applicant filed an appeal of the Zoning and Platting Commission decision, requesting reversal of that decision and approval of the originally requested ten-year term of extension.

Representatives of CONA, the 2222 Coalition of Neighborhood Associations also filed an appeal of the Zoning and Platting Commission decision, requesting reversal of that decision and denial of any alternative extension period.

SITE PLAN EXTENSION REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-62, 63 of the Land Development Code states: "The Land Use Commission may extend the expiration date of a released site plan... if the Land Use Commission determines that the request complies with the requirements for extension by the director under Section 25-5-62."

The Director determines that:

1. The site plan substantially complies with the requirements that apply to a new application for site plan approval; **Staff response: This application complies with the requirements of this title. As part of the Settlement Agreement Ordinance 96-0613-J, regulations and requirements are spelled out as part of the zoning land use plan. This site plan complies with those requirements.**
2. The applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed; **Staff response: The applicant has stated that they filed the original site plan with the good faith expectation that the site plan would be constructed.**
3. The applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy, or, the applicant has constructed a significant portion of the infrastructure required for the development of the original site plan; **Staff response: No construction has been initiated on this property. The terms of the settlement agreement allow for the continuation of the site plan regulations as long as the original site plan was approved within a ten year period after the settlement agreement was approved. This site plan met those requirements.**
4. If a Traffic Impact Analysis (TIA) was submitted with the application for site plan approval, the assumption and conclusions of the TIA are valid, or, if the assumptions and conclusions are not valid, the applicant has submitted an addendum to the TIA that demonstrates traffic will be adequately mitigated, or, if a TIA was not submitted with the site plan application for approval, the applicant demonstrates that the traffic impact will be adequately mitigated; **Staff response: No TIA addendum required.**

2222 Coalition of Neighborhood Associations, Inc.

10601 FM 2222, Suite R #11

Austin, TX 78730

August 14, 2009

Ms. Victoria Li Via email and USPS
Director, Watershed Protection and Development Review Department
505 Barton Springs Road
Austin, TX 78704

Mr. Greg Guernsey Via email and USPS
Director, Planning and Development Review Department
505 Barton Springs Road
Austin, TX 78704

Subject: SPC-05-0012A(XT2)

Dear Ms. Li and Mr. Guernsey,

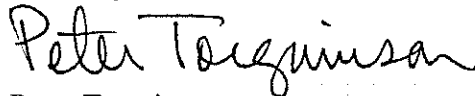
As President of 2222 Coalition of Neighborhood Associations (2222 CONA), I am requesting an appeal to the City Council of the approval of the Zoning and Platting Commission for an 8-year extension of the subject site plan. This approval was granted at the August 4, 2009 meeting of the Zoning and Platting Commission.

Enclosed is our Site Plan Appeal form.

Because of recent organizational changes, I am sending this to both of you to ensure that this appeal is submitted properly.

Thank you for your consideration. Please contact me if you have any questions or comments.

Sincerely



Peter Torgrimson
President
2222 Coalition of Neighborhood Associations, Inc.
512-338-4722
peteratorgrimson@prodigy.net

Enclosure

cc:

Lynda Courtney (via email)
George Zapalac (via email)



City of Austin Watershed Protection and Development Review Department
505 Barton Springs Road / P.O. Box 1088 / Austin, Texas 78767-8835

SITE PLAN APPEAL

If you are an applicant and/or property owner or interested party, and you wish to appeal a decision on a site plan application, the following form must be completed and filed with the Director of Watershed Protection and Development Review Department, City of Austin, at the address shown above. The deadline to file an appeal is 14 days after the decision of the Land Use Commission (ZAP or PC), or 20 days after an administrative decision by the Director. If you need assistance, please contact the assigned City contact at (512) 974-2680.

CASE NO. SPC-05-0012A(XT2)

DATE APPEAL FILED August 14, 2009

PROJECT NAME Champion Commercial
Development

YOUR NAME Peter Torgrimson

SIGNATURE Peter Torgrimson

PROJECT ADDRESS 6015 N. Capital of Texas
Highway

YOUR ADDRESS P. O. Box 28641,
Austin, TX 78730

APPLICANT'S NAME Champion Assets, Ltd.

YOUR PHONE NO. (512) 338-4722 WORK

CITY CONTACT Lynda Courtney

(512) 338-4722 HOME

INTERESTED PARTY STATUS: Indicate how you qualify as an interested party who may file an appeal by the following criteria: (Check one)

- ☐ I am the record property owner of the subject property
- ☐ I am the applicant or agent representing the applicant
- ☒ I communicated my interest by speaking at the Land Use Commission public hearing on (date)
August 4, 2009
- ☐ I communicated my interest in writing to the Director or Land Use Commission prior to the decision (attach copy of dated correspondence).

In addition to the above criteria, I qualify as an interested party by one of the following criteria: (Check one)

- ☐ I occupy as my primary residence a dwelling located within 500 feet of the subject site.
- ☐ I am the record owner of property within 500 feet of the subject site.
- ☒ I am an officer of a neighborhood or environmental organization whose declared boundaries are within 500 feet of the subject site.

DECISION TO BE APPEALED*: (Check one)

- | | |
|---|---|
| <input type="checkbox"/> Administrative Disapproval/Interpretation of a Site Plan | Date of Decision: _____ |
| <input type="checkbox"/> Replacement site plan | Date of Decision: _____ |
| <input type="checkbox"/> Land Use Commission Approval/Disapproval of a Site Plan | Date of Decision: _____ |
| <input checked="" type="checkbox"/> Waiver or Extension | Date of Decision: <u>August 4, 2009</u> |
| <input type="checkbox"/> Planned Unit Development (PUD) Revision | Date of Decision: _____ |
| <input type="checkbox"/> Other: _____ | Date of Decision: _____ |

*Administrative Approval/Disapproval of a Site Plan may only be appealed by the Applicant.

STATEMENT: Please provide a statement specifying the reason(s) you believe the decision under appeal does not comply with applicable requirements of the Land Development Code:

See attached statement.

(Attach additional page if necessary.)

Applicable Code Section: See attached statement.

Site Plan Appeal

SPC-05-001A(XT2)

Champion Commercial Development

This appeal requests reversal by the City Council of the Zoning and Platting Commission decision on August 4, 2009 to approve an 8-year extension of the site plan, and further requests the City Council to deny any alternative extension period.

The property is subject to a Special Exception Ordinance No. 960613-J and a Compromise Settlement Agreement granting it special development rights, including the right to develop subject to the 1984 Lake Austin Watershed Ordinance instead of current developmental regulations. The period of this special exemption is 10 years beginning in 1996. A site plan for the property was submitted in 2005.

The applicant has chosen to not develop this property in the last 13 years and has requested that the Zoning and Platting Commission extend these rights for an additional 10 years. The Zoning and Platting Commission, at its August 4, 2009 meeting, approved an 8-year extension.

The subject property is especially sensitive because it is adjacent to Bull Creek, which is part of Austin's municipal water supply. The special privileges for this site plan regarding water quality are significantly inferior to current regulations. The City of Austin should not in any way facilitate the development of this tract under obsolete regulations, which is precisely what the applicant is requesting the City of Austin to do.

The applicant has had ample time to develop the property in the 13 years since the special privileges were granted. There is no compelling reason why these privileges should be further extended. Please deny any further extensions of the site plan.



GRAVES DOUGHERTY HEARON & MOODY

A PROFESSIONAL CORPORATION

Peter Cesaro
512.480.5728
512.536.9928 (fax)
pcesaro@gdhm.com

MAILING ADDRESS:
P.O. Box 98
Austin, TX 78767

RECEIVED

AUG 05 2009

August 5, 2009

VIA HAND DELIVERY

Ms. Victoria Li
Director, Watershed Protection and Review
One Texas Center
505 Barton Springs
Austin, TX 78704

VIA HAND DELIVERY

Neighborhood Planning & Zoning

Mr. Greg Guernsey
Director, Neighborhood Planning & Zoning
Department
One Texas Center
505 Barton Springs
Austin, TX 78704

Re: Site Plan Appeal of the decision on Champion Property – Site Plan Development Permit No. SPC-05-0012A (XT2) (the "Permit") at the Zoning and Platting Commission meeting on 8/04/09

Dear Victoria and Greg:

Our firm represents the owners of the property covered by the Permit. The current expiration date of the Permit is January 17, 2010. I am providing this letter on behalf of our clients, to request an appeal to City Council of the decision to deny the Applicants' request for a ten (10) year extension of the Permit at the August 4, 2009 Zoning and Platting Commission meeting. While we understand that Greg may be supervising site plans, the City of Austin web site, and this application, still state that site plans should be submitted to Director, Watershed Protection and Review (Victoria). Therefore, we are sending this appeal to both of you.

Enclosed is our Site Plan Appeal application, the Permit, application to Zoning and Platting Commission, and back-up materials for the Zoning and Platting Commission. Please call me if you have questions or need additional information. We appreciate your assistance with this matter.

Sincerely,



Peter J. Cesaro
PJC/lc

Enclosure

cc: Ms. Josie Champion (w/Site Plan Appeal form) (via e-mail)
Ms. Mary Margaret Roberson (w/Site Plan Appeal form) (via e-mail)
Mr. George Zapalac (w/Site Plan Appeal form) (via e-mail)
Brent Lloyd, Esq. (w/Site Plan Appeal form) (via e-mail)
Michael J. Whellan, Esq (w/Site Plan Appeal form) (via e-mail)



City of Austin Watershed Protection and Development Review Department
505 Barton Springs Road / P.O. Box 1088/ Austin, Texas 78767-8835

SITE PLAN APPEAL

If you are an applicant and/or property owner or interested party, and you wish to appeal a decision on a site plan application, the following form must be completed and filed with the Director of Watershed Protection and Development Review Department, City of Austin, at the address shown above. The deadline to file an appeal is 14 days after the decision of the Land Use Commission (ZAP or PC), or 20 days after an administrative decision by the Director. If you need assistance, please contact the assigned City contact at (512) 974-2680.

CASE NO. SPC-05-0012A (XT2)

DATE APPEAL FILED August 5, 2009

PROJECT NAME Champion Commercial Development

YOUR NAME Michael Whellan

SIGNATURE [Signature]

YOUR ADDRESS 401 Congress Ave., St. 2200
Austin, Texas 78701

PROJECT ADDRESS 6015 N. Capital of Texas Highway

APPLICANT'S NAME Champion Assets, Ltd.

CITY CONTACT Lynda Courtney and George Zapalac

YOUR PHONE NO. (512) 480.5600 WORK
() HOME

INTERESTED PARTY STATUS: Indicate how you qualify as an interested party who may file an appeal by the following criteria: (Check one)

- ☐ I am the record property owner of the subject property
- ☒ I am the applicant or agent representing the applicant
- ☐ I communicated my interest by speaking at the Land Use Commission public hearing on (date)
- ☐ I communicated my interest in writing to the Director or Land Use Commission prior to the decision (attach copy of dated correspondence).

In addition to the above criteria, I qualify as an interested party by one of the following criteria: (Check one)

- ☐ I occupy as my primary residence a dwelling located within 500 feet of the subject site.
- ☐ I am the record owner of property within 500 feet of the subject site.
- ☐ I am an officer of a neighborhood or environmental organization whose declared boundaries are within 500 feet of the subject site.

DECISION TO BE APPEALED*: (Check one)

- ☐ Administrative Disapproval/Interpretation of a Site Plan
- ☐ Replacement site plan
- ☐ Land Use Commission Approval/Disapproval of a Site Plan
- ☒ Waiver or Extension
- ☐ Planned Unit Development (PUD) Revision
- ☐ Other:

Date of Decision: _____
Date of Decision: _____
Date of Decision: _____
Date of Decision: August 4, 2009
Date of Decision: _____
Date of Decision: _____

* Administrative Approval/Disapproval of a Site Plan may only be appealed by the Applicant.

STATEMENT: Please provide a statement specifying the reason(s) you believe the decision under appeal does not comply with applicable requirements of the Land Development Code:
See Attached.

(Attach additional page if necessary.)

Applicable Code Section: See Attached.

RECEIVED

AUG 05 2009

Neighborhood Planning & Zoning

Site Plan Appeal
SPC-05-0012A (XT2)

This appeal requests reversal of the Zoning and Platting decision on August 4, 2009, and further seeks a ten (10) year extension for this site plan. This site plan is currently scheduled to expire on January 17, 2010. This site plan is governed by a Compromise Settlement Agreement (included in case back-up) entered into between the Applicant and the City of Austin effective on June 13, 1996.

In 2005, Applicant requested 5-year and 10-year phasing of this site plan. City staff and the Zoning and Planning Commission recommended phasing. The city staff also stated that the site development application was filed in accordance with the Compromise Settlement Agreement and, therefore, the terms of the Compromise Settlement Agreement apply to this site plan or any new site plan for a similar project filed in the future. While City Council denied phasing in 2005, City Council Members and the City Attorney confirmed during the May 18, 2006 hearing that a site plan for similar project would be entitled to approval.

Today, the Applicant seeks a ten (10) year site plan extension to prevent unnecessary expenses by the City of Austin and the Applicant (Note: per the Compromise Settlement Agreement, the Applicant does not pay fees related to its site plan applications). The ten (10) year extension period also takes into account the planned TXDOT construction improvements, uncertainties related to construction, and current market conditions. As discussed at the May 18, 2006 City Council hearing, the only thing accomplished by denying the extension request is to make the Applicant file site plans more often because the same rules will be in effect. Denying the ten (10) year site plan extension request would have the City of Austin and the Applicant incur unnecessary expenses.



GRAVES DOUGHERTY HEARON & MOODY

A PROFESSIONAL CORPORATION

Wm. Terry Bray
512.480.5635
512.480.5835 (fax)
tbray@gdhm.com

MAILING ADDRESS:
P.O. Box 98
Austin, TX 78767

May 6, 2009

Ms. Lynda Courtney
Development Review, City of Austin
P.O. Box 1088
Austin, TX 78701

VIA E-MAIL

Re: Champion Property – Site Plan Development Permit No. SPC-05-0012A (XT)

Dear Lynda:

Our firm represents the owners of the property covered by the referenced permit. The current expiration date of the permit is January 17, 2010. I am providing this letter on behalf of our clients, to request that the expiration date of the permit be extended for ten years.

The proposed development for which the permit was issued has been delayed, in large part because of the delay in anticipated TxDOT reconstruction of FM 2222 and the Bull Creek Bridge and the current turmoil in the financial and commercial real estate markets. The TxDOT project has now received final approvals and is funded, and it is anticipated that construction will begin next year and be completed within approximately 25 months after commencement. Prospective tenants and users of the Champion Property project have not been willing to proceed while the TxDOT project was in limbo, and present market conditions likely will preclude new commercial development for many years. The 10-year extension should provide sufficient time for completion of the 2222 construction and appropriate marketing and development activities. These circumstances support and necessitate the requested expiration date extension.

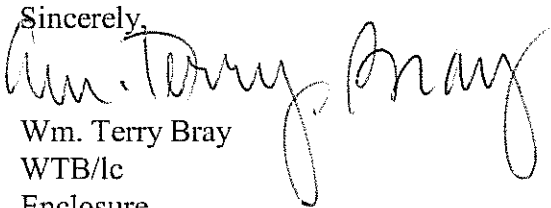
Enclosed is a copy of the referenced permit, an application for extending the current expiration date, an excerpt from the transcript of the 2006 City Council hearing at which an earlier request for an extended expiration date was considered, and information regarding the TxDOT project. As you and I have discussed, and as the 1996 Compromise Settlement Agreement between the owners and the City of Austin specifies, the ordinances under which development of this property will occur and permits will be processed are set forth in that Agreement and will not change. In the event the current permit expires, the owners would be entitled to obtain a new permit for the proposed development, as was confirmed by City Attorney Terry to the City Council in 2006. Processing a new permit would involve substantial time and expense for both the owners and the City. Granting the requested extension of the expiration date will allow the current permit to continue and avoid unnecessary work.

May 6, 2009

Page 2

Please call me if you have questions or need additional information. We appreciate your assistance with this matter.

Sincerely,

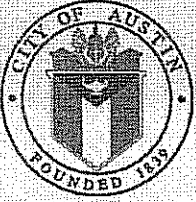
A handwritten signature in cursive script that reads "Wm. Terry Bray". The signature is written in dark ink and is positioned to the right of the typed name.

Wm. Terry Bray

WTB/lc

Enclosure

cc: Ms. Josie Champion (w/enclo.) (via e-mail)
Ms. Mary Margaret Roberson (w/enclo.) (via e-mail)
Mr. George Zapalac (w/enclo.) (via e-mail)
Brent Lloyd, Esq. (w/enclo.) (via e-mail)
Michael J. Whellan, Esq (w/enclo.) (via e-mail)



City of Austin

Founded by Congress, Republic of Texas, 1839
Watershed Protection and Development Review Department
One Texas Center, 505 Barton Springs Road
P.O. Box 1088, Austin, Texas 78767

December 10, 2008

Wm. Terry Bray
Graves, Dougherty, Hearon, & Moody
401 Congress Ave., Ste. 2200
Austin, TX 78701

RE: SPC-05-0012A (XT)-Champion Commercial Development

Dear Mr. Bray:

The City of Austin has approved your request for a one-time, one-year extension from January 17, 2009 to January 17, 2010 for your released site plan SPC-05-0012A. This one-year extension is granted in accordance with Section 25-5-62 of the Land Development Code, and after that no further extensions are allowed by administrative action.

And additional extension for this released site plan requires approval by the Planning Commission after a public hearing as specified in Section 25-2-63 of the Land Development Code. The request for an extension under 25-5-63 would have to be submitted prior to the new expiration date.

In addition, Sections 25-5-62(d) and 25-1-182 provide that the decision of the Director to extend the site plan may be appealed to Planning Commission, provided an interested party files a completed notice of appeal no later than 20 days after an administrative decision. During this 20-day period, no development authorized by this site plan may occur, nor may any construction occur until any pending appeal that may be filed is resolved.

This site plan complies with the requirements of the Compromise Settlement Agreement No. 94-07160 and of the Special Exception Ordinance No. 96-0613-J, which specify the rules and conditions of the approval of the site plan and its entitlements. No new rules or requirements are imposed as a result of this extension. Note: This is a Land Use site plan (Part A). A separate, unexpired application (Part B) must be in place for construction of the proposed development to occur.

If you have further questions or need assistance, you may call the Case Manager, Lynda Courtney, at 974-2810 or by email Lynda.Courtney@ci.austin.tx.us

Sincerely,

Lynda Courtney, for
Victoria Li, Director

Watershed Protection and
Development Review Department



City of Austin Watershed Protection and Development Review
505 Barton Spring • P.O. Box 1088 • Austin, Texas 78704

CITY OF AUSTIN
SITE PLAN DEVELOPMENT PERMIT

Permit No.: **SPC-05-0012A** Expiration Date: **January 17, 2009**
Project Name: **Champion Commercial Development (Land Use Element Site Plan)**
Location Description: **6015 N. Capital of Texas Highway**
Watershed: **Bull Creek**
Owner of Property: **Josie Champion**
Address: **6700 Lakewood Drive, Austin, Texas 78731** Ph. # **(512) 345-1777**
Owner's Representative: **Hanrahan-Pritchard Engineering (Stephen Jamison)**
Address: **8333 Cross Park Drive, Austin, Texas 78754** Ph. # **(512) 459-4734**
Legal Description: **Tract 4: 9.201 Acre tract of land out of the Thomas Jefferson Chambers Grant, comprised of a called 8.259 acre tract of land and a called 0.942 acre tract of land both conveyed to Champion Assets LTD, Champion-Meier Assets LTD. & Champion Legacy Partners LP and Being the same property described in that certain Restrictive Covenant of Record in Volume 11688, Page 797 of the Real Property Records of Travis County, Texas.**

PERMIT IS HEREBY ISSUED FOR:

Land use only as indicated on associated plans. A separate application must be submitted & approved for construction of proposed development.

The project is located in Bull Creek Watershed, and is subject to all watershed protection regulations as set forth in Chapter 25 of the City of Austin Code of Ordinances. This project is located within the City of Austin Full Purpose Jurisdiction.

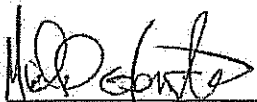
CONDITIONS OF PERMIT

It is agreed that the proposed development shall be performed and completed in accordance with the plans and specifications approved by the City of Austin Standard Specifications and Code requirements, and State of Texas construction safety statutes. All development approved by this permit is subject to the inspection and control of the City of Austin.

It is the responsibility of the permit holder to identify all utilities in the work area and to notify each utility of the scope of work in the immediate area of the utilities.


ENGINEER'S CERTIFICATION: Inspection and a "Certification of Completion" by a Texas Licensed Engineer is required for the development approved by this permit. No Certificate of Occupancy may be approved until the Engineer's Certification is filed. The engineer is responsible for the adequacy of the plans submitted with this application.

SPECIAL CONDITIONS:



Signature of Applicant

For  Eng. 3-13-2007
Owner Date



Permit Approved by City of Austin

March 13, 2007
Date

SITE PLAN APPLICATION

2

DEPARTMENTAL USE ONLY

Application Date _____	File Number _____
Development Review Type _____	Application Accepted By _____
Case Manager _____	

Process/Project Assessment? Yes <input checked="" type="radio"/> No <input type="radio"/> Waiver _____	File Number (s) _____
Development Assessment? Yes <input checked="" type="radio"/> No <input type="radio"/> _____	File Number _____

PRIMARY PROJECT DATA

Consolidated Administrative Approval? Yes / No ☒ No

Small Project? Yes / No ☒ No

Basic Site Plan? ☒ Yes / No

Consolidated Planning Commission Approval? Yes / No ☒ No

Project Name Champion Commercial Development

Project Street Address (or range) SE corner, 2222 Capital of Texas Hwy 360

Zip 78731

If project address cannot be defined, such as utility lines, provide the following information:

Frontage Rd. _____ Along the _____ Side of _____ Frontage Road

Approximately _____ Distance _____ Direction _____ From the Intersection with _____ Cross Street

County Travis Jurisdiction ☒ Full / Limited / 2-Mile / 5-Mile

PROPERTY DESCRIPTION

Provide either subdivision reference or brief legal description

____ 1. Subdivision Reference

Name _____ Approved _____

Block(s) _____ Lot (s) _____ Outlot _____

Plat Book _____ Page Number _____

X 2. Brief Legal Description 9.201 acre (see Doc. 2001143485 and Rest. Cov. in Vol. 11688, Page 797, TCDR)

DEED REFERENCE OF DEED CONVEYING PROPERTY TO THE PRESENT OWNER

Volume 2001143485 Page (s) 8 Sq.Ft. _____ or Acres 9.201

FILE NUMBER _____

SITE AREA

Acres _____ or Sq.ft. _____

EXISTING ZONING

GR-CO

RR

EXISTING USE

Vacant

Vacant

TRACT

N/A

N/A

ACRES/SQ FT

8.2591

0.9421

PROPOSED USE

Retail/

Commercial

Utility or Storm Sewer Length: _____

Linear Feet

Watershed Bull

WS Class Water Supply Suburban/

Class 1

Is it subject to the Watershed Protection Regulations? YES / NO

In Aquifer Recharge Zone? YES / NO

On a Principal Roadway? YES / NO

On a Hill Country Roadway? YES / NO

Specify Principal or Hill Country Roadway? hwy 360

Taking access to Principal Roadway? YES / NO

Is a TIA required? YES / NO

Trips per day see prior worksheet - no change

Traffic Serial Zones 282

Grid Number(s) MG-30

Tax Parcel Numbers 0139120601000

RELATED CASES

Zoning Case? YES / NO

Restrictive Covenant? YES / NO

Subdivision? YES / NO

Land Status Report? YES / NO

Existing Site Plan? YES / NO

FILE NUMBERS

91-015, 93-120; Ord. # 96-06B, JT

C81-87-0235-3

SPC-05-0012A(XT)

LAND USE SITE PLAN DATA - as applicable

Subject to Compatibility Standards? YES / NO

In Combining District / Overlay Zone? (NCC, CVC, WO, etc.): _____

WAIVER / VARIANCE / BONUS/ ETC. - as applicable

1. Compatibility Standards Waiver Section(s) _____
2. PRA 200ft. Driveway Spacing Section(s) _____
3. Hill Country Section(s) _____
4. Waterfront Overlay District Section(s) _____
5. Off-Site or Remote Parking _____
6. Shared Parking Analysis _____
7. Alternative Landscape Compliance _____

OWNERSHIP INFORMATION

NAME: Champion Tract - Parcel D

APPLICATION STATUS: ☐ DEVELOPMENT ASSESSMENT ☐ ZONING ☒ SITE PLAN

TRACT NO.	TRACT ACRES	BUILDING SQ. FT.	ZONING	LAND USE	FOR OFFICE USE ONLY		
1	0.942	1	GR	Single Family Home	I.T.E. CODE	TRIP RATE	TRIPS PER DAY
2	8.259		GR	Vacant			

PROPOSED				FOR OFFICE USE ONLY			
TRACT NO.	TRACT ACRES	BUILDING SQ. FT.	ZONING	LAND USE	L.T.E. CODE	TRIP RATE	TRIPS PER DAY
1	0.942	1	GR	Single Family Home		9.65	10
2	8.259	3,000	GR	Convenience Market (16-18 Hour)			1,040
		53,860	GR	Retail	820		4,542
ABUTTING ROADWAYS						TOTAL	5,592

ABUTTING ROADWAYS			TOTAL	5,592
STREET NAME	PROPOSED ACCESS?	FOR OFFICE USE ONLY		
Loop 360 EFR	Yes	PAVEMENT WIDTH	CLASSIFICATION	
RM 2222	Yes		Arterial	
			Arterial	

FOR OFFICE USE ONLY

A traffic impact analysis is required. The consultant preparing the study must meet with a transportation planner to discuss the scope and requirements of the study before beginning the study.

A traffic impact analysis is NOT required. The traffic generated by the proposal does not meet or exceed the thresholds established in the Land Development Code.

X The traffic impact analysis has been waived for the following reason(s):
This site is subject to all conditions of the subdivision.

This site is subject to all conditions of the original TIA and RC including the restriction that "No certificate of occupancy shall be issued by the City until the roadway improvements associated with the extension of the median along RM 2222 are completed to adequately prevent left turns for westbound traffic entering the property and left turns on left "U-Turns" for traffic exiting the property onto RM 2222"; Applicant is also required to submit current cost estimates for the raised median and widening of RM 2222 adjacent to the frontage of the subject tract. The cost estimate requires TXDOT approval. The traffic impact analysis has been waived because the applicant has agreed to limit the intensity to 2,000 vehicle trips per day.

A neighborhood traffic analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See a transportation planner for information.

REVIEWED BY: Chris L. Brown DATE: May 3, 2005
DISTRIBUTION: 1 FILE 1 TRANS. REV. 1 CAP. METRO 1 TxDOT
Travis Co./Williamson Co. TPSO COPIES: 3

NOTE: A TIA determination must be made prior to submittal of any zoning or site plan application to Planning; therefore, this completed and reviewed form must accompany any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA determination to be made.

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

WM. Terry Bray 5/6/09
Signature Date
WM. Terry Bray
Name (Typed or Printed)
Graves Dougherty
Firm

INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

WM. Terry Bray 5/6/09
Signature Date
WM. Terry Bray
Name (Typed or Printed)
Graves Dougherty
Firm

ACKNOWLEDGMENT FORM
CONCERNING
Subdivision Plat Notes, Deed Restrictions,
Restrictive Covenants
and/or
Zoning Conditional Overlays

I, Wm. Terry Bray have checked for subdivision plat notes, deed notes, deed
(Printed name of applicant)
restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses
and/or requiring certain development restrictions i.e. height, access, screening etc. on this
property, located at

9.201 Ac SE Corner, 2222 Capital of Texas Hwy 360
(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision
plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be
my responsibility to resolve it. I also acknowledge that I understand the implications of use
and/or development restrictions that are a result of a subdivision plat notes, deed restrictions,
restrictive covenants and/or zoning conditional overlays.

I understand that if requested I must provide copies of any and all subdivision plat notes, deed
restrictions, restrictive covenants and/or zoning conditional overlay information which may apply
to this property.

Wm. Terry Bray
(Applicant's Signature)
Wm. Terry Bray,
Agent

15/6/09
Date

FROM :

FAX NO. :

Apr. 27 2009 08:52AM P1

Type of Ownership: ☒ Sole ☐ Community Property ☐ Trust ☒ Partnership ☐ Corporation

If ownership is other than sole or community property, list the individuals, partners, principals, etc. below or attach a separate sheet.

Josie Champion

OWNER INFORMATION

Signature Josie Champion Name Josie Champion

Firm Name Champion Assets Ltd. Phone # (512) 345-1777

Street Address 6700 Lakewood Drive

City Austin State TX Zip Code 78731 Contact Josie Champion

AGENT / PRINCIPAL CONTACT - if applicable

Signature Wm. Terry Bray Name Wm. Terry Bray

Firm Name GRAVES Dougherty Phone # (512) 480-5635

Street Address 401 Congress #2200

City Austin State TX Zip Code 78701 Contact Wm. Terry Bray

DESIGNER / ENGINEER / LARCH / OTHER - Circle 1 or More

Firm Name N/A Phone # _____

Street Address _____

City _____ State _____ Zip Code _____ Contact _____

DESIGNER / ENGINEER / LAARCH / OTHER - Circle 1 or More

Firm Name N/A Phone # _____

Street Address _____

City _____ State _____ Zip Code _____ Contact _____

TAX CERTIFICATE
Nelda Wells Spears
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 1040766

ACCOUNT NUMBER: 01-3912-0601-0000

PROPERTY OWNER:

CHAMPION ASSETS LTD & CHAMPION
CHAMPION-MEIER ASSETS LTD &
CHAMPION LEGACY PARTNERS L P
6700 LAKEWOOD DR
AUSTIN, TX 78731-1737

PROPERTY DESCRIPTION:

ABS 7 SUR 504 CHAMBERS T J ACR 8.9
11

ACRES 8.911 MIN% .00000 TYPE

SITUS INFORMATION: N CAPITAL OF TX HY

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2008	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS COUNTY HEALTHCARE DISTRICT	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*

TOTAL SEQUENCE 0

ALL PAID

TOTAL TAX:
UNPAID FEES:
INTEREST ON FEES:
COMMISSION:
TOTAL DUE ==>

ALL PAID
* NONE *
* NONE *
* NONE *
ALL PAID

TAXES PAID FOR YEAR 2008 \$7,546.81

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2008 EXCEPT FOR UNPAID YEARS LISTED ABOVE.
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 04/29/2009

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By: Joyce Henderson

IN OPPOSITION TO MR. BULLA'S APPEAL? AND IF NOT, MR. BULLA, WELCOME BACK. YOU CAN -- YOU CAN REBUT FOR THREE MINUTES.

CAN I HAVE SOME ASSISTANCE WITH THE REBUTTAL? IS THAT POSSIBLE? I'M NOT AS KNOWLEDGE ABOUT THE TXDOT ISSUES, BUT THERE IS OUR TXDOT REPRESENTATIVE WHO HAS CURRENT KNOWLEDGE OF THE BRIDGE STATUS AT THE LAKEWOOD ENTRANCE.

GOOD EVENING, I'M CAROL (INDISCERNIBLE), THE TXDOT LIAISON FOR 2222 CONA. I SPOKE TO KATHY CRAB TWO DAYS AGO FOR AN UPDATE ON THIS PROJECT. SHE REITERATED TO ME AT THIS TIME THAT THE PROJECT IS HOPED TO BEGIN WITHIN ONE YEAR. THERE'S A POSSIBILITY IF THE ENVIRONMENTAL -- IF APPROVALS ARE DELAYED OR THE RIGHT-OF-WAY PURCHASE FROM THE CHAMPION PROPERTY IS DELAYED IT COULD BE AS LATE AS JANUARY 20 ON THE, BUT THEY'RE ANTICIPATING STARTING THE PROJECT WITHIN THE YEAR. THE PROJECT WOULD TAKE 15 TO 18 MONTHS TO COMPLETE. SO THAT IS THE CURRENT STATUS OF THE PROJECT. IT IS NOT GOING TO BE A FIVE TO 10 YEAR OUT KIND OF PROJECT. THEY EXPECT TO HAVE THE PROJECT FINISHED WITHIN A COUPLE OF YEARS. WELL, WITHIN 15 TO 18 MONTHS OF WHEN THEY STARTED IT, WHICH WILL HOPEFULLY BE ONE YEAR FROM NOW. I WANT TO REITERATE TO YOU THAT WE ARE NOT OPPOSED TO THE CHAMPIONS DEVELOPING THIS PROPERTY. WE'RE LOOKING FORWARD TO THAT PROPERTY BEING DEVELOPED. THE ONLY PROBLEM THAT WE'RE HAVING IS WITH THE EXTENDED TIME OF PREFERENTIAL TREATMENT, AND NOT BEING BROUGHT UNDER CURRENT REGULATIONS. THEY ARE PERFECTLY -- IT'S PERFECTLY OKAY WITH US IF THEY DELAY THEIR PROJECT BY FIVE OR 10 YEARS. THE ONLY QUESTION IS WHETHER OR NOT THAT DELAY SHOULD CONTINUE THIS PREFERENTIAL TREATMENT UNDER THE RULING, SO THEY'RE NOT UNDER THE CURRENT CITY ORDINANCES AND REQUIREMENTS, PARTICULARLY FOR WATER PROTECTION. SO WE ARE NOT OPPOSED TO THEIR POSTPONING THEIR DEVELOPMENT, WE'RE SIMPLY OPPOSED TO THE EXTENSION OF THE PREFERENTIAL TREATMENT. THANK YOU.

AND I THINK EACH OF YOU ARE GETTING A COPY OF THE TCEQ REPORT DATED THIS SPRING SHOWING THAT THEY ARE CONTINUING TO BE IN VIOLATION.

Mayor Wynn: THANK YOU. SO COUNCIL, QUESTIONS? COMMENTS? I'LL CURRENTLY ENTERTAIN A MOTION TO CLOSE THE PUBLIC HEARING? MOTION BY COUNCILMEMBER MCCrackEN THAT I'LL SECOND TO CLOSE THE PUBLIC HEARING. ALL IN FAVOR PLEASE AAYE. OPPOSED? MOTION TO CLOSE THE PLEERS PUBLIC HEARING PASSES ON A VOTE OF SIX TO ZERO. QUESTIONS, COMMENTS? COUNCILMEMBER LEFFINGWELL.

Leffingwell: QUESTION OF STAFF. IT MAY BE LEGAL, I DON'T KNOW. YOU CAN DECIDE WHEN YOU GET UP THERE. IFAS I UNDERSTAND IT, AS PREVIOUSLY BRIEFED, AND JUST TO CLARIFY THE STATEMENT THAT WAS MADE BY THE APPLE LANT WHO JUST SPOKE, IT DOESN'T MAKE ANY DIFFERENCE ABOUT WHICH -- THE WATER QUALITY REGULATIONS THAT APPLY NOW WILL APPLY SUBSEQUENTLY AFTER THE SITE PLAN IS REFILED, IF IT'S REFILED FOR THE SAME RETAIL PURPOSE.

THAT IS CORRECT.

Leffingwell: SO IF YOU CONTINUE TO REFILE ON A THREE OR FOUR YEAR BASIS WITH EXTENSIONS THEY WILL STILL BE UNDER THE SAME WATER QUALITY REGULATIONS IN 2019 IF THAT'S WHEN THIS PROJECT IS BUILT AS IF THEY ARE TODAY.

THAT'S CORRECT.

Leffingwell: SO BASICALLY THE ONLY THING ACCOMPLISHED BY DENYING THIS IS TO MAKE THE APPLICANT, THE DEVELOPER FILE SITE PLANS MORE OFTEN. HE STILL HAS THE SAME RULES AND REGULATIONS IN PLACE. IS THAT CORRECT?

YOU ARE CORRECT.

Leffingwell: DO THE APPELLANTS UNDERSTAND THAT?

Mayor Wynn: MR. BULLA?

MY UNDERSTANDING IS THAT THE RULES THEY'RE UNDER NOW ARE NOT CURRENT REGULATIONS, THEY'RE NOT CURRENT RULES.

Leffingwell: THAT'S CORRECT.

SO OUR POSITION IS IF THEY WANT TO DEVELOP THE LAND UNDER THE SPECIAL PRIVILEGES, THEY SHOULD GO ON AND DEVELOP THE LAND AND NOT KEEP THESE OLD WATER QUALITY RULES GOING ON INDEFINITELY INTO THE FUTURE.

Leffingwell: BUT YOU UNDERSTAND THAT THEY CAN DO THAT.

WELL, I GUESS THE COUNCIL CAN DECIDE WHETHER THEY CAN DO IT OR NOT.

Leffingwell: NO, THE COUNCIL DOESN'T DECIDE, IS THAT CORRECT? ALL THEY HAVE TO DO IS REFILE THE FLIGHT PLAN -- FLIGHT PLAN. [LAUGHTER]

SPOKEN LIKE A TRUE PILOT. [LAUGHTER]

Leffingwell: THE SITE PLAN. ALL THEY HAVE TO DO IS REFILE THE SITE PLAN AND IT'S AUTOMATIC CONTINUATION OF THEIR DEVELOPMENT UNDER THE OLD WATER QUALITY RULES.

THAT'S RIGHT. THAT'S WHAT OUR CONCERN IS, YES. THE CONCERN IS THAT THE OLD RIGHTS CONTINUE ON AND ON AND ON AND BY GRANTING EXTENSION AFTER EXTENSION.

Leffingwell: BUT ALL THEY HAVE TO DO TO AVOID HAVING TO GET AN EXTENSION IS TO REFILE THE SITE PLAN AGAIN. IT'S THE SAME THING. IT JUST HAPPENS MORE OFTEN.

IN THREE OR FOUR YEARS WHEN THE CLOVER LEAF GOES IN AT 360 THAT WILL CHANGE THE WHOLE SITE PLAN ANYWAY.

Dunkerley: NOT THE USE.

Mayor Wynn: ACTUALLY, MS. TERRY, COULD YOU CONFIRM COUNCILMEMBER LEFFINGWELL'S POINT IS THAT WHETHER THEY HAVE PHASING OR NOT TECHNICALLY, BECAUSE OF THE EXISTING RIGHTS THAT CURRENTLY THE OWNER-DEVELOPER-APPLICANT HAVE, THOSE COULD IN FACT BE CONTINUED TECHNICALLY INDEPENDENT OF THIS ACTION.

THAT IS CORRECT. IF THIS -- IF THE COUNCIL WERE TO DECIDE TO GRANT THE APPEAL AND DENY THE PHASING, AND IF THE SITE PLAN EXPIRES ON NOVEMBER THE FIRST, 2008 WITHOUT AN EXTENSION, THEY CAN COME BACK AND FILE THE SITE PLAN FOR THE SAME PROJECT AGAIN AND THE SETTLEMENT AGREEMENT WILL SET THE STANDARDS FOR THE DEVELOPMENT OF THIS TRACT. THE STANDARDS WILL NOT BE CURRENT CODE AS LONG AS THE SITE PLAN THAT IS FILED IS FOR THE PROJECT THAT THIS PARTICULAR SITE PLAN ENCOMPASSES. AND THE REASON FOR THAT IS BECAUSE THE SETTLEMENT AGREEMENT, MERELY REQUIRED THEM TO FILE A SITE PLAN FOR A DEFINED PROJECT, WHICH IS COMMERCIAL RETAIL PROJECT, WHICH IS WHAT THEY HAVE DONE, WITHIN THE 10-YEAR TIME FRAME FROM 19 -- JULY 11, 1996 AND THEY HAVE DONE THAT, AND THEY HAVE RECEIVED -- THE REQUIREMENT FOR THE SETTLEMENT AGREEMENT WAS THEM TO FILE AND RECEIVE APPROVAL. THEY HAVE FILED APPEARED RECEIVED APPROVAL OF THE SITE PLAN WITHIN THAT 10-YEAR TIME FRAME. IF THIS SITE PLAN EXPIRES THEY CAN COME BACK AND FILE THE SITE PLAN -- A NEW SITE PLAN FOR THIS PROJECT UNDER THE TERMS OF THE SETTLEMENT. IF THEY CHANGE THE PROJECT IT'S A DIFFERENT BALLGAME.

Mayor Wynn: I HAVE A QUESTION FOR MR. WHELLAN. SO MR. WHELLAN, BASED ON THE INFORMATION FROM THE CITY ATTORNEY, YOU KNOW, YOU ALL HAVE THE ABILITY ESSENTIALLY TO CONTINUE THIS PROJECT FOR A VERY LONG TIME BASED ON JUST REFILING A SITE PLAN. SO BASED ON THAT, WHY ARE YOU MAKING THE REQUEST.

THE REQUEST WAS MADE WHEN WE REALIZED THAT TXDOT'S PLANS REALLY AREN'T STABLE. THEY ARE NOT -
- EVEN MR. BULLA RECOGNIZE THAT HAD THEY'RE STILL WORKING ON THE FLYOVER AND THE EXIT RAMP
AND ENTRANCE RAMP, AND IF -- WHEN AND IF WE WERE -- IF WE HAD TO DO THAT, IF WE HAD TO COME
BACK IN THREE YEARS OR FOUR YEARS WITH THE SAME SITE PLAN, THE COSTS WILL NOT BE OURS. THERE
WILL BE SOME COST. WE'LL HAVE TO GET IT REDONE AND RESTAMPED BY THE ENGINEERS, BUT IF WE FILE
THE EXACT SAME ONE AS THE CITY ATTORNEY HAS JUST NOTED, IT WILL BE APPROVED. THE COST WILL BE
YOURS, THE COST WILL BE THE CITIES. THE COST FOR NOTICE, THE FEES THAT ARE REQUIRED, THE
STAFF REVIEW AGAIN WILL BE THE CITY'S. THE IDEA HERE WAS TO ALLOW FLEXIBILITY AND MARKET
CONDITIONS TO ULTIMATELY MATCH UP. YOU KNOW, THAT WAS REALLY ALL THAT WAS GOING ON. IF
THERE'S A CONCERN FOR SOME REASON ABOUT THE TIME FRAME, I COULD SEE INSTEAD OF FIVE AND 10
YEARS IF THERE'S A CONCERN ABOUT THAT TO BE FIVE AND NINE YEARS, THAT'S FINE. OR FIVE AND
EIGHT YEARS. BUT REALLY AGAIN GIVEN TXDOT'S FLUX IS REALLY WHAT WAS DRIVING TO SOME EXTENT
AND THE COST OBVIOUSLY FOR BOTH THE CHAMPIONS AND FOR THE CITY.

Mayor Wynn: THANK YOU, MR. WHELLAN. MAYOR PRO TEM? MR. WHELLAN.

Thomas: MR. BULLA WAS TALKING ABOUT THE CLEANUP AND THE LETTER THAT YOU RECEIVED ON THE
JANUARY. HAS THERE BEEN ANY IMPROVEMENT? HAVE YOU CLEANED IT UP?

I'VE GOT TO BE HONEST WITH YOU, I HAVE ABSOLUTELY NO IDEA WHAT HE IS TALKING ABOUT. WE HAVE A
CERTIFICATE OF COMPLETION ON THE TRACT THAT IS OWNED BY THE CHAMPIONS, WE HAVE A CERTIFICATE
OF COMPLETION FROM THE TCEQ FROM THE TCEQ. I DIDN'T REALIZE THAT THIS IS THIS WAS AGAIN GOING
TO COME UP YET ANOTHER TIME EVEN THOUGH WE'VE SHARED THIS INFORMATION WITH THEM. THE LETTER
HE'S CIRCULATING IS AN UNSIGNED LETTER FROM DEALING WITH THE VCP SITE. AND I JUST HAVE NOT
HAD A CHANCE TO READ IT. BUT I WILL TELL YOU THAT THEY ARE FOLLOWING -- THERE IS A PIECE OF
IT THAT IS A SEPARATE LOT WHERE THE GUNSHOT USED TO GO UP ON THE RIDGE, AND THE WHOLE
PROPERTY WAS PUT INTO THE VOLUNTARY CLEANUP PROGRAM. THAT PIECE UP ON THE LEDGE IS NOT OWNED
BY THE CHAMPIONS. I THINK IT'S STILL OWNED BY JPI OR GABLES AND IT HAS BEEN SUBMITTED TO THE
VOLUNTARY CLEANUP PROGRAM, WHICH MEANS WE HAVE TO FULLY APPLY WITH TCEQ REGULATIONS. I'M NOT
SURE WHETHER THAT TRACT HAS GOTTEN A CERTIFICATE OF COMPLETION. THE CHAMPION TRACT, WHICH IS
THE SKEET RANGE, WHICH IS THE FLAT PIECE, DOES HAVE A CERTIFICATE OF COMPLETION FOR THAT
TRACT. I'LL BE HAPPY TO DIG UP MORE INFORMATION ABOUT THAT AND CIRCULATE IT. IT IS NOT PART
OF TRACT 4, IT'S NOT PART OF THIS CASE. IT IS AND HAS BEEN SUBMITTED TO THE VOLUNTARY CLEANUP
PROGRAM. WE WILL CONTINUE TO COMPLY. YOU HAVE TO ONCE YOU'VE SUBMITTED YOUR PROPERTY TO THE
VCP. IT'S GOING TO COMPLY. I DON'T KNOW WHAT ELSE TO SAY.

Thomas: CAN I ASK MR. BULLA A QUESTION? DID YOU UNDERSTAND WHAT HE WAS SAYING ABOUT THE
COMPLETION BECAUSE THE LETTER THAT WE GOT WAS SAYING THAT IT WASN'T, BUT HE SAYS HE HAS A
CERTIFICATE OF COMPLETION? WERE YOU AWARE OF THAT?

YES, BUT THERE ARE CERTAIN SPECIFICATIONS FOR MAINTENANCE, AND THAT'S WHAT THE TCEQ IS
REFERRING TO, THAT THE MAINTENANCE HAS NOT BEEN DONE.

Thomas: OKAY, THE MAINTENANCE.

THEY HAVE TO MAINTAIN THOSE SILT FENCES, THEY HAVE TO MAINTAIN THE STUFF TO PREVENT THE LEAD
SHOT FROM COMING DOWN. AND IT'S ALL PART OF THE SAME WATERSHED. THIS TRACT THAT WE'RE TALK
BEING FLOWS RIGHT INTO WEST BULL CREEK. IT'S NOT UNRELATED IN MY OPINION.

Mayor Wynn: FURTHER QUESTIONS, COMMENTS? COUNCILMEMBER MCCracken.

Thomas: YOU'VE GOT SOMETHING ELSE.

LET ME CLARIFY. THEY DO HAVE A PERMIT, BUT THERE ARE TWO PERMITS, AND ONE IS CONDITIONAL AND
THE OTHER IS WHAT?

Mayor Wynn: UNCONDITIONAL. [LAUGHTER]

Dunkerly: WELL I WON'T BE SUPPORTING GRANTING THE APPEAL BECAUSE I THINK IT'S REALLY -- REALLY -- REALLY NOT -- I THINK IT'S -- MAKES MORE SENSE TO JUST GRANT, GO AHEAD AND GRANT THE PHASING IN ORDER TO PREVENT THE REFILING AND REFILEING AND REFILEING OF THE SAME SITE PLAN TO ACHIEVE PHASING AT A COST OF STAFF TIME AND DOLLARS. SO I WON'T -- YOU KNOW, IT'S REALLY NO DIFFERENCE IN THE OUTCOME. SO I'LL BE VOTING NO.

Mayor Wynn: THANK YOU, COUNCILMEMBER. FURTHER COMMENTS, QUESTIONS? COUNCILMEMBER LEFFINGWELL?

Leffingwell: RELUCTANTLY I'M GOING TO BE SUPPORTING THE MOTION AS WELL. I HAVE TO SAY I'M A LITTLE BIT ACE APPOINTED IN BOTH -- A LITTLE BIT DISAPPOINTED IN CREATING THIS CONTROVERSY WHEN IN MY OPINION IT WAS TOTALLY UNNECESSARY.

Mayor Wynn: THANK YOU, COUNCILMEMBER. FURTHER COMMENTS? I SHARE YOUR THOUGHTS, COUNCILMEMBER. THERE BEING NO MORE COMMENTS, WE HAVE A MOTION AND A SECOND ON THE TABLE TO -- TO GRANT THE APPEAL. UPHOLD THE APPEAL. FURTHER COMMENTS? MAYOR PRO TEM?

Thomas: GRANT THE APPEAL, OKAY. WHO WANTS THE APPEAL?

MR. BULLA'S APPEAL OF THE -- OF THE ZONING AND PLATTING COMMISSION --

[INDISCERNIBLE]

Thomas: I'M LIKE COUNCILMEMBER LEFFINGWELL, I DON'T KNOW WHY WE ARE AT THIS POINT. WE TALKED ABOUT THIS EARLIER. BUT -- BUT OKAY. I THINK THAT I'M READY TO VOTE. MARES UNDERSTOOD. FURTHER COMMENTS? ALL THOSE IN FAVOR OF COUNCILMEMBER MCCracken'S MOTION, PLEASE SAY AYE.

AYE.

Mayor Wynn: OPPOSED?

Dunkerly: NO.

Mayor Wynn: MOTION TO GRANT THE APPEAL PASSES ON A -- I BELIEVE ON A 4-2 VOTE WITH MAYOR PRO TEM AND COMIEWNGCOUNCILMEMBER DUNKERLY VOTING NO AND COUNCILMEMBER KIM OFF THE DAIS, THANK YOU VERY MUCH. COUNCIL, THAT TAKE US TO OUR LAST ITEM OF THE EVENING, WHICH IS ITEM NO. 61, -
-----Original Message-----

Bray, Terry

From: Bobby Ramthun [BRAMTHU@dot.state.tx.us]
Sent: Friday, April 17, 2009 2:52 PM
To: Bray, Terry
Cc: 'Josie champion'; Whellan, Michael; Cesaro, Peter J.; Terry McCoy
Subject: RE: champion - txdot 2222 project
Attachments: ATT00002; project schedule.pdf

Terry,

Please see the attached preliminary project schedule. This represents our best estimate for the expected duration of the remaining project milestones and is subject to change. Once construction begins, we estimate it to take approx. 25 months to complete the entire project. Let us know if you have any questions or need further explanation of anything shown on the attached.

Bobby Ramthun
Transportation Engineer
N. Austin Area Office
Phone:(512) 997-2243
Fax:(512) 997-2280
bramthu@dot.state.tx.us

Some things you should keep to yourself... like trash. Don't Mess with Texas means don't litter. Learn more at www.dontmesswithtexas.org

>>> "Bray, Terry" <TBray@gdham.com> 4/13/2009 2:25 PM >>>
any update yet on final schedule? thanks - terry

From: Bray, Terry
Sent: Tuesday, March 24, 2009 9:38 AM
To: 'Bobby Ramthun'
Cc: Josie champion; Whellan, Michael; Terry McCoy
Subject: RE: champion - txdot 2222 project

that works just fine, thanks for the help! terry

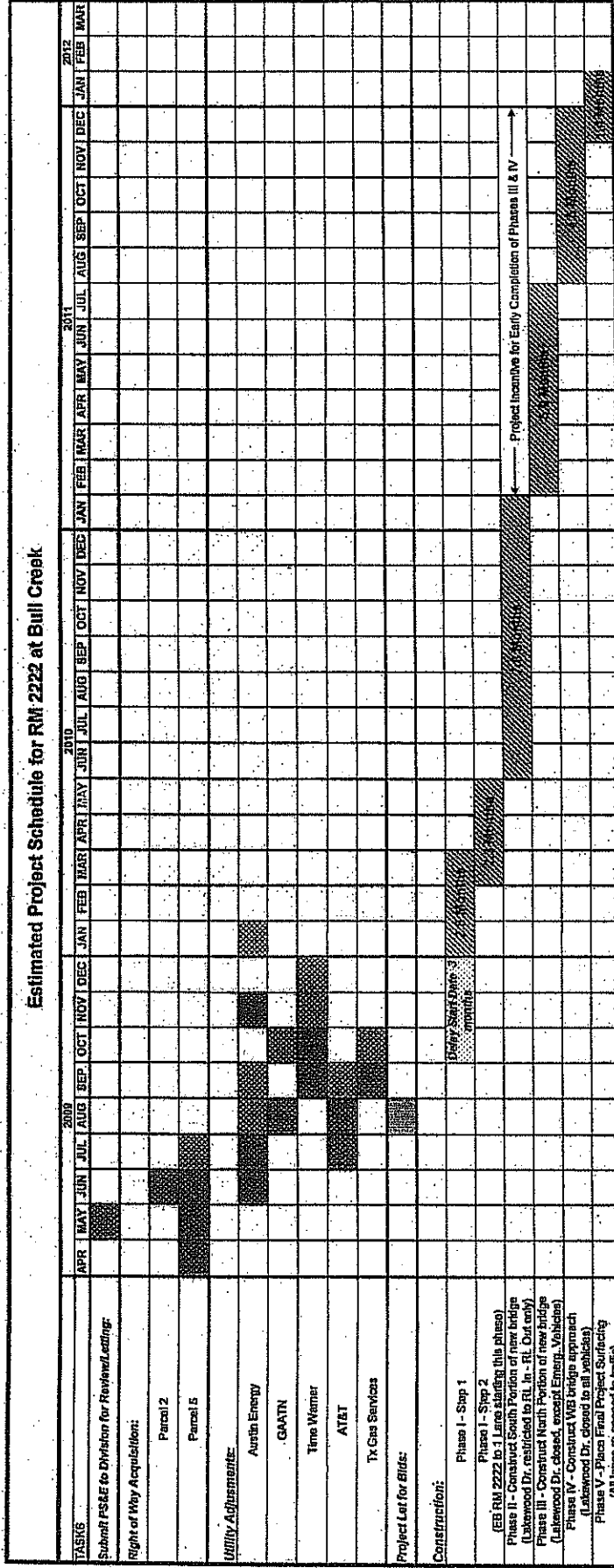
From: Bobby Ramthun [mailto:BRAMTHU@dot.state.tx.us]
Sent: Tuesday, March 24, 2009 9:12 AM
To: Bray, Terry
Cc: Josie champion; Whellan, Michael; Terry McCoy
Subject: Re: champion - txdot 2222 project

Mr. Bray,

You are correct, no action is needed on your end regarding the notice you received. I'm still working on determining a comprehensive project schedule. I should have something finalized in the next two weeks. The start construction date is directly influenced by the completion of the right of way acquisition and utility adjustments, as I am still working on getting estimated time lines for each. I hope this is acceptable and does not delay any needed extension requests to the city. I will provide the construction schedule to you when complete.

Bobby Ramthun
Transportation Engineer
N. Austin Area Office
Phone:(512) 997-2243

Estimated Project Schedule for RM 2222 at Bull Creek



ROW & Utilities
 Best Case Time line
 ROW & Utilities
 Worst Case Time line
 Construction Timeline

Bray, Terry

From: Bobby Ramthun [BRAMTHU@dot.state.tx.us]
Sent: Tuesday, March 24, 2009 9:12 AM
To: Bray, Terry
Cc: josie champion; Whellan, Michael; Terry McCoy
Subject: Re: champion - txdot 2222 project
Attachments: ATT00002

Mr. Bray,

You are correct, no action is needed on your end regarding the notice you received. I'm still working on determining a comprehensive project schedule. I should have something finalized in the next two weeks. The start construction date is directly influenced by the completion of the right of way acquisition and utility adjustments, as I am still working on getting estimated time lines for each. I hope this is acceptable and does not delay any needed extension requests to the city. I will provide the construction schedule to you when complete.

Bobby Ramthun
Transportation Engineer
N. Austin Area Office
Phone:(512) 997-2243
Fax:(512) 997-2280
bramthu@dot.state.tx.us

Use caution when driving through work zones. Find more information and public service announcements regarding work zone safety at http://www.txdot.gov/safety/tips/work_zones.htm

>>> "Bray, Terry" <TBray@gdhn.com> 3/23/2009 7:44 AM >>>

we received a txdot notice that txdot needs possession by 4/13. as our tracts are vacant i do not believe that you need any action by the champions - is that correct. also, our city site plan expires in jan 2010, and i expect that we will need an extension as we cannot market the property during construction. please send me the latest estimate of the construction schedule, especially the likely start and completion dates. we appreciate your continuing assistance - thanks terry

Wm. Terry Bray
512.480.5635 (direct line)
512.480.5835 (direct fax)
tbray@gdhn.com



GRAVES DOUGHERTY HEATON & MOBBY

401 Congress Avenue, Suite 2200
Austin, Texas 78701
Phone 512.480.5600
www.gdhn.com

This electronic communication (including any attached document) may contain privileged and/or confidential information. If you are not an intended recipient of this communication, please be advised that any disclosure, dissemination, distribution, copying, or other use of this communication or any attached document is strictly prohibited. If you have received this communication in error, please notify the sender immediately by reply e-mail and promptly destroy all electronic and printed copies of this communication and any attached document.

FROM :

FAX NO. :

Mar. 20 2009 11:08AM P1



Texas Department of Transportation

P.O. DRAWER 15426 • AUSTIN, TEXAS 78761-5426 • (512) 832-7000

March 13, 2009

CERTIFIED MAIL 7007 2560 0000 3211 3504

Relocation Assistance Program

Parcel 1

ROW CSJ 2100-01-049

Travis County

RM 2222 From: 1,222 Ft. West of Loop 360 To 1,063 Ft. West of Lakewood Dr.

Champion Assets, Ltd., Champion-Meler Assets, Ltd.
and Champion Legacy Partners, L.P.
6700 Lakewood Dr.
Austin, TX 78731-1737

Dear Property Owners:

By letter to you dated September 8, 2008, you were advised that you would not be required to move from the above-designated property for at least (90) days and would receive an additional notice in writing of the actual date by which you must vacate the property. Accordingly, notice is hereby given that physical possession of the acquired property is required by **April 13, 2009**. Due to an aggressive construction schedule, no extensions of time will be considered. This action is necessary to enable various utility companies the means to begin relocating their respective facilities from the right-of-way beginning as soon as the improvements are removed. If you are aware of any hidden or underground improvements existing in said right-of-way, such as sprinkler systems, backflow preventers, fire loops, septic systems, etc., that our records may not reflect, please be advised these improvements will be severed at the right of way line once the utility adjustments begin. Please note that any fencing affected by this ROW acquisition will need to be removed by the above date.

Our files, along with a visual inspection of the parcel, indicate that no personal property is involved, and that you will not be displaced. It is strongly recommended that you review the contents of the "Relocation Assistance" brochure that was previously provided to you, should you have any questions regarding your entitlement of relocation benefits.

If further information is needed in the above regard, please contact Mike Galloway at (512) 832-7126.

Sincerely,

J. Terron Evenson, P.E.

Engineer of Toll Road Development

THE TEXAS PLAN

REDUCE CONGESTION • ENHANCE SAFETY • EXPAND ECONOMIC OPPORTUNITY • IMPROVE AIR QUALITY
INCREASE THE VALUE OF OUR TRANSPORTATION ASSETS

An Equal Opportunity Policy

Bray, Terry

From: Bray, Terry
Sent: Thursday, April 23, 2009 2:26 PM
To: josie champion; marmarchrob@sbcglobal.net; William Duff
Cc: Whellan, Michael; Bray, Terry
Subject: FW: champion - txdot 2222 project
Attachments: ATT00002; project schedule.pdf

see below - and attached is the current txdot construction schedule. i suspect that there will be little opportunity for development while txdot is rebuilding the bridge and roads. the s/e site plan now expires in jan. 2010, and an additional extension likely will be necessary. thus i recommend that we apply for the extension now. i have mentioned this to ms. r and ms. c, and i believe there is agreement for moving forward with this. i am working on, and will send to all of you in the next week or so, a draft of an application package for an additional extension. regards to all, terry

From: Bobby Ramthun [mailto:BRAMTHU@dot.state.tx.us]
Sent: Friday, April 17, 2009 2:52 PM
To: Bray, Terry
Cc: 'josie champion'; Whellan, Michael; Cesaro, Peter J.; Terry McCoy
Subject: RE: champion - txdot 2222 project

Terry,
Please see the attached preliminary project schedule. This represents our best estimate for the expected duration of the remaining project milestones and is subject to change. Once construction begins, we estimate it to take approx. 25 months to complete the entire project. Let us know if you have any questions or need further explanation of anything shown on the attached.

Bobby Ramthun
Transportation Engineer
N. Austin Area Office
Phone:(512) 997-2243
Fax:(512) 997-2280
bramthu@dot.state.tx.us

Some things you should keep to yourself... like trash. Don't Mess with Texas means don't litter. Learn more at www.dontmesswithtexas.org

>>> "Bray, Terry" <TBray@gdhn.com> 4/13/2009 2:25 PM >>>
any update yet on final schedule? thanks - terry

From: Bray, Terry
Sent: Tuesday, March 24, 2009 9:38 AM
To: 'Bobby Ramthun'
Cc: josie champion; Whellan, Michael; Terry McCoy
Subject: RE: champion - txdot 2222 project

that works just fine, thanks for the help! terry

From: Bobby Ramthun [mailto:BRAMTHU@dot.state.tx.us]
Sent: Tuesday, March 24, 2009 9:12 AM
To: Bray, Terry
Cc: josie champion; Whellan, Michael; Terry McCoy
Subject: Re: champion - txdot 2222 project



City of Austin
P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt 5281959
No.:

Payment 05/07/2009
Date:

Invoice 5286773
No.:

Payer Information

Company/Facility Name: Graves, Dougherty, Hearon & Moody

Payment Made By: Wm. Terry Bray

401 Congress Avenue, Suite 2200 Austin, Texas 78701

Phone No.: (512) 480-5635

Payment Method: Check

Payment Received: \$0.00

Amount Applied: \$0.00

Cash Returned: \$0.00

Comments:

fees waived per settlement agreement

Additional Information

Department Name: Watershed Protection & Development Review

Receipt Issued By: Rosemary Ramos

Receipt Details

FAO Codes	Fee Description	Internal Ref. No.	Address	Permit/Case No.	Amount
1000 6300 9770 4250	Fair Notice Fee	10275288	6015 N CAPITAL OF TEXAS HWY NB	2009-045443-SP	
1000 6300 9770 4250	Fair Notice Fee	10275288	6015 N CAPITAL OF TEXAS HWY NB	2009-045443-SP	
Total					\$0.00

AUG 05 2009

LAND USE ELEMENT SITE PLAN (PART A)
FOR
CHAMPION COMMERCIAL
DEVELOPMENT
6015 N. CAPITAL OF TEXAS HIGHWAY
AUSTIN, TEXAS

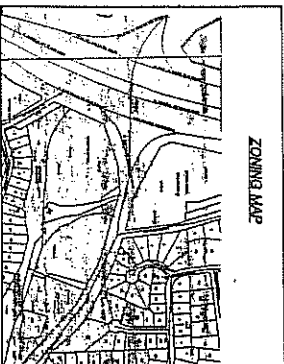
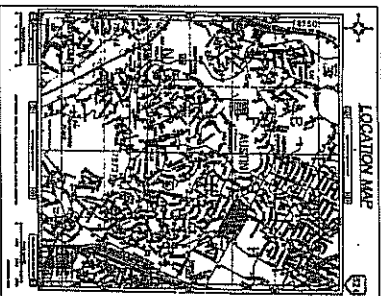
THIS PROJECT SHALL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF THE CITED DEVELOPMENT REGULATIONS SET FORTH IN THE SETTLEMENT AGREEMENT (ORDINANCE NO. 96-0513-J). SEE SHEETS 02 & 03.

INDEX OF SHEETS

- 1 COVER SHEET
- 2 BILL OF MATERIALS
- 3 BILL OF MATERIALS AGREEMENT
- 4 GENERAL NOTES
- 5 GENERAL NOTES
- 6 FLOOR AND CEILING FINISHES
- 7 FLOOR AND CEILING FINISHES
- 8 FLOOR AND CEILING FINISHES
- 9 FLOOR AND CEILING FINISHES
- 10 FLOOR AND CEILING FINISHES
- 11 FLOOR AND CEILING FINISHES
- 12 FLOOR AND CEILING FINISHES
- 13 FLOOR AND CEILING FINISHES
- 14 FLOOR AND CEILING FINISHES
- 15 FLOOR AND CEILING FINISHES
- 16 FLOOR AND CEILING FINISHES
- 17 FLOOR AND CEILING FINISHES
- 18 FLOOR AND CEILING FINISHES
- 19 FLOOR AND CEILING FINISHES
- 20 FLOOR AND CEILING FINISHES
- 21 FLOOR AND CEILING FINISHES
- 22 FLOOR AND CEILING FINISHES
- 23 FLOOR AND CEILING FINISHES
- 24 FLOOR AND CEILING FINISHES
- 25 FLOOR AND CEILING FINISHES
- 26 FLOOR AND CEILING FINISHES
- 27 FLOOR AND CEILING FINISHES
- 28 FLOOR AND CEILING FINISHES
- 29 FLOOR AND CEILING FINISHES
- 30 FLOOR AND CEILING FINISHES
- 31 FLOOR AND CEILING FINISHES
- 32 FLOOR AND CEILING FINISHES
- 33 FLOOR AND CEILING FINISHES
- 34 FLOOR AND CEILING FINISHES
- 35 FLOOR AND CEILING FINISHES
- 36 FLOOR AND CEILING FINISHES
- 37 FLOOR AND CEILING FINISHES
- 38 FLOOR AND CEILING FINISHES
- 39 FLOOR AND CEILING FINISHES
- 40 FLOOR AND CEILING FINISHES
- 41 FLOOR AND CEILING FINISHES
- 42 FLOOR AND CEILING FINISHES
- 43 FLOOR AND CEILING FINISHES
- 44 FLOOR AND CEILING FINISHES
- 45 FLOOR AND CEILING FINISHES
- 46 FLOOR AND CEILING FINISHES
- 47 FLOOR AND CEILING FINISHES
- 48 FLOOR AND CEILING FINISHES
- 49 FLOOR AND CEILING FINISHES
- 50 FLOOR AND CEILING FINISHES
- 51 FLOOR AND CEILING FINISHES
- 52 FLOOR AND CEILING FINISHES
- 53 FLOOR AND CEILING FINISHES
- 54 FLOOR AND CEILING FINISHES
- 55 FLOOR AND CEILING FINISHES
- 56 FLOOR AND CEILING FINISHES
- 57 FLOOR AND CEILING FINISHES
- 58 FLOOR AND CEILING FINISHES
- 59 FLOOR AND CEILING FINISHES
- 60 FLOOR AND CEILING FINISHES
- 61 FLOOR AND CEILING FINISHES
- 62 FLOOR AND CEILING FINISHES
- 63 FLOOR AND CEILING FINISHES
- 64 FLOOR AND CEILING FINISHES
- 65 FLOOR AND CEILING FINISHES
- 66 FLOOR AND CEILING FINISHES
- 67 FLOOR AND CEILING FINISHES
- 68 FLOOR AND CEILING FINISHES
- 69 FLOOR AND CEILING FINISHES
- 70 FLOOR AND CEILING FINISHES
- 71 FLOOR AND CEILING FINISHES
- 72 FLOOR AND CEILING FINISHES
- 73 FLOOR AND CEILING FINISHES
- 74 FLOOR AND CEILING FINISHES
- 75 FLOOR AND CEILING FINISHES
- 76 FLOOR AND CEILING FINISHES
- 77 FLOOR AND CEILING FINISHES
- 78 FLOOR AND CEILING FINISHES
- 79 FLOOR AND CEILING FINISHES
- 80 FLOOR AND CEILING FINISHES
- 81 FLOOR AND CEILING FINISHES
- 82 FLOOR AND CEILING FINISHES
- 83 FLOOR AND CEILING FINISHES
- 84 FLOOR AND CEILING FINISHES
- 85 FLOOR AND CEILING FINISHES
- 86 FLOOR AND CEILING FINISHES
- 87 FLOOR AND CEILING FINISHES
- 88 FLOOR AND CEILING FINISHES
- 89 FLOOR AND CEILING FINISHES
- 90 FLOOR AND CEILING FINISHES
- 91 FLOOR AND CEILING FINISHES
- 92 FLOOR AND CEILING FINISHES
- 93 FLOOR AND CEILING FINISHES
- 94 FLOOR AND CEILING FINISHES
- 95 FLOOR AND CEILING FINISHES
- 96 FLOOR AND CEILING FINISHES
- 97 FLOOR AND CEILING FINISHES
- 98 FLOOR AND CEILING FINISHES
- 99 FLOOR AND CEILING FINISHES
- 100 FLOOR AND CEILING FINISHES

[illegible]

BROWER
 10000 N. MIDLAND ENGINEERING, INC.
 400 AMERSON BOULEVARD ROAD DATE TO
 AUSTIN TEXAS 78757
 512-458-7241
 512-458-7241
 THROUGH A BROWN
 6000 HWY 290 E. SUITE 310
 AUSTIN TEXAS 78723
 512-458-2259
 512-458-2259
 CORRECTOR
 1001 LEE LANE LUNNITHIN, INC.
 400 AMERSON BOULEVARD ROAD DATE TO
 AUSTIN TEXAS 78757
 512-458-7241

[illegible][illegible][illegible]

HANNAHAN • PITCHARD ENGINEERING, INC.
CONSULTING ENGINEERS
8000 ANDERSON TEXAS ROAD, SUITE 100
AUSTIN, TEXAS 78761
OFFICE 512/419-1174 FAX 512/458-0752
mobile-eycom

HPE

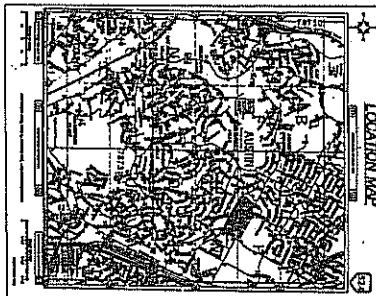
[illegible]

LAND USE ELEMENT SITE PLAN (PART A) FOR **CHAMPION COMMERCIAL DEVELOPMENT** 6015 N. CAPITAL OF TEXAS HIGHWAY AUSTIN, TEXAS

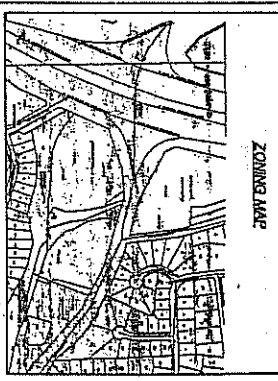
THIS PROJECT SHALL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF THE CITED DEVELOPMENT REGULATIONS SET FORTH IN THE SETTLEMENT AGREEMENT (ORDINANCE NO. 96-0613-J), SEE SHEETS 02 & 03.

- INDEX OF SHEETS**
1. COVER SHEET
 2. SETTLEMENT AGREEMENT
 3. GENERAL NOTES
 4. SITE PLAN
 5. SITE PLAN AND CIRCULAR DRIVE
 6. EXISTING DRAINAGE AND CREEP DRAINAGE PLAN
 7. WATER QUALITY FORD DETAILS
 8. LANDSCAPE PLAN
 9. LANDSCAPE DEMAND AND OUTCROPPINGS
 10. GENERAL DEMAND
 11. SECOND ELEVATION
 12. TRAFFIC CONTROL DETAILS

LOCATION MAP



ZONING MAP



1. Project: 6015 N. Capital of Texas Highway, Austin, Texas
2. Owner: Champion Commercial Development, Inc.
3. Engineer: Hanrahan & Pritchard Engineering, Inc.
4. Date: 3-9-07



REVISIONS

No.	Description	Date
1	Initial Design	3-9-07
2	Revised Design	3-9-07
3	Final Design	3-9-07

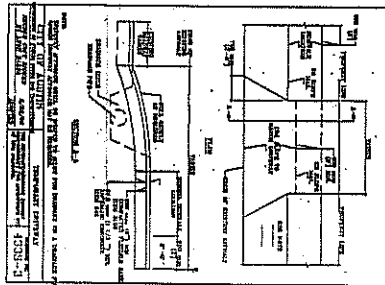
CORRECTIONS

No.	Description	Date
1	Initial Design	3-9-07
2	Revised Design	3-9-07
3	Final Design	3-9-07

HANRAHAN & PRITCHARD
ENGINEERING, INC.
CONSULTING ENGINEERS
600 AMERICAN ROUNDCORP BLVD. SUITE 100
AUSTIN, TEXAS 78701
OFFICE 352-5124 FAX 352-5122
mhp@hpe.com

SHEET
01 OF 19
DATE: 3-9-07
PROJECT: 6015 N. CAPITAL OF TEXAS HIGHWAY
SHEET: 01 OF 19

- [illegible]



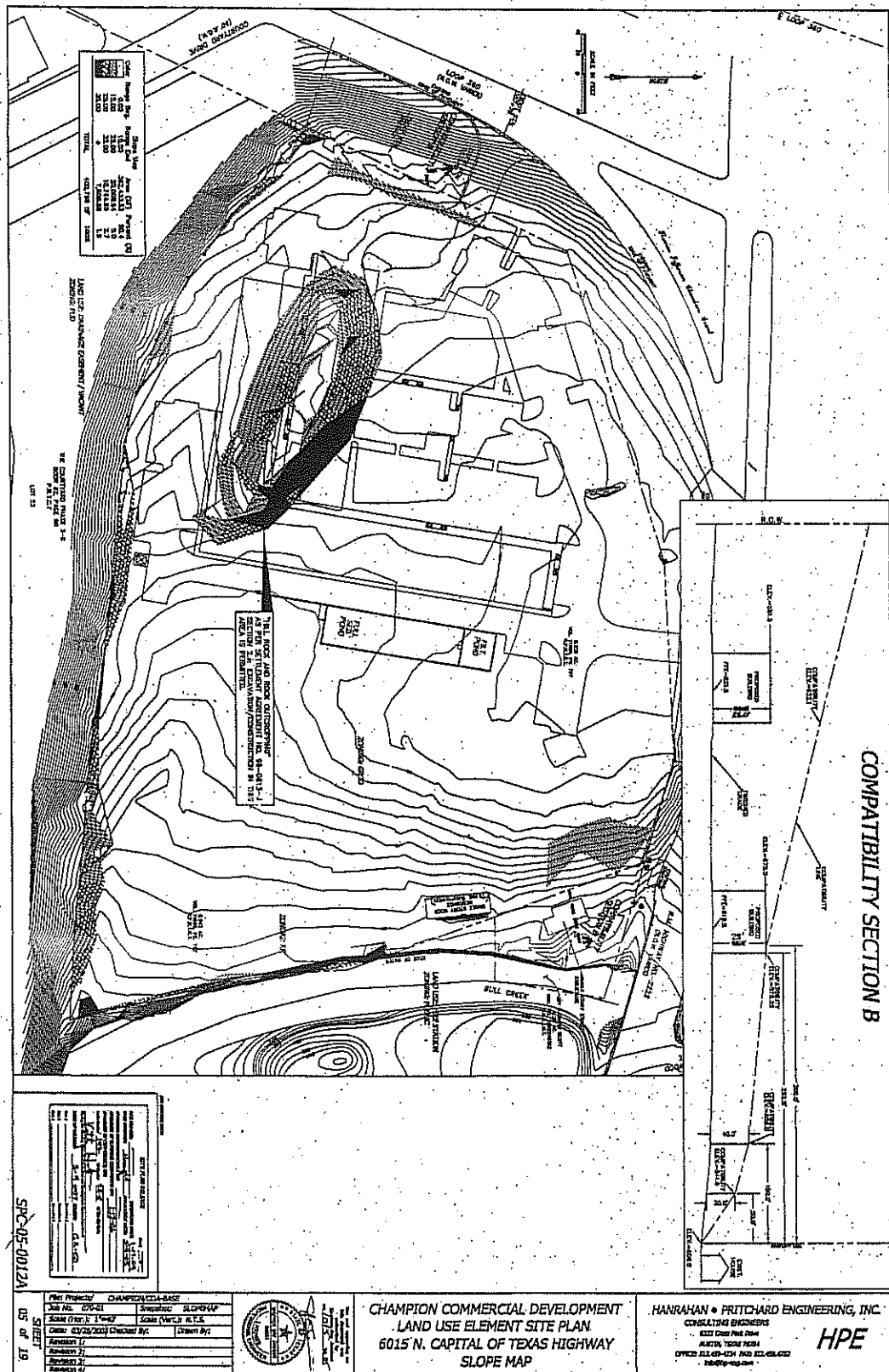
SPC-05-0012A

04 of 19 SHEET	File: Project/ D:\MPC\JOHN-DET	
	Job No. 070-01	Graphic: CHITILL
	Scale (Horizontal) 1"=40'	Scale (Vertical) N.T.S.
	Date: 03/28/2003	Checked By: _____
	Drawn By: _____	
	Revised 1:	
	Revised 2:	
	Revised 3:	
	Revised 4:	

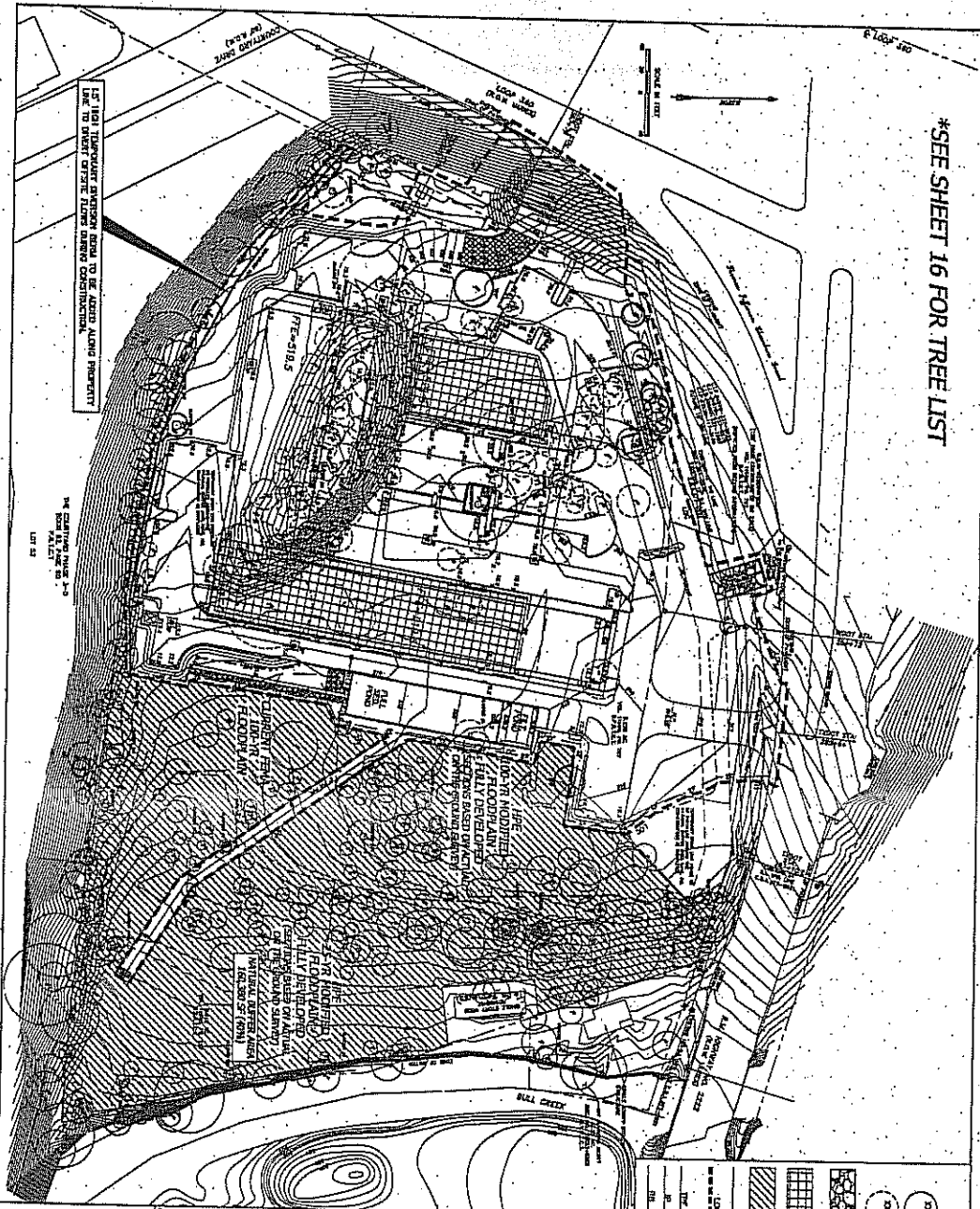
1022

CHAMPION COMMERCIAL DEVELOPMENT
LAND USE ELEMENT SITE PLAN
6015 N. CAPITAL OF TEXAS HIGHWAY
GENERAL NOTES

HANRAHAN • PRITCHARD ENGINEERING, INC.
CONSULTING ENGINEERS
8133 Green Park Drive
Aurora, Illinois 60014
OFFICE: 708-488-0794 FAX: 708-488-0762
http://www.hpe.com



*SEE SHEET 16 FOR TREE LIST



LEGEND

- Tree to be saved
- Tree to be removed
- Stabilized construction drainage
- Temporary stream & storage area
- Natural barrier area
- Limit of construction area - 100% modified floodplain
- Tree protection fence
- Rock berm

REVISIONS

NO.	DATE	DESCRIPTION
1	01/15/01	ISSUED FOR PERMIT
2	01/15/01	ISSUED FOR PERMIT
3	01/15/01	ISSUED FOR PERMIT
4	01/15/01	ISSUED FOR PERMIT
5	01/15/01	ISSUED FOR PERMIT
6	01/15/01	ISSUED FOR PERMIT
7	01/15/01	ISSUED FOR PERMIT
8	01/15/01	ISSUED FOR PERMIT
9	01/15/01	ISSUED FOR PERMIT
10	01/15/01	ISSUED FOR PERMIT

PROJECT INFORMATION

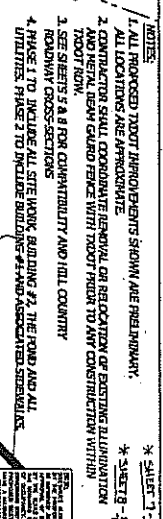
Project Name	CHAMPION COMMERCIAL DEVELOPMENT
Location	6015 N. CAPITAL OF TEXAS HIGHWAY
Owner	CHAMPION COMMERCIAL DEVELOPMENT
Engineer	HANRAHAN & PRITCHARD ENGINEERING, INC.
Scale	AS SHOWN
Sheet No.	16 OF 19





CHAMPION COMMERCIAL DEVELOPMENT
 6015 N. CAPITAL OF TEXAS HIGHWAY
 EROSION/SEDIMENTATION CONTROLS
 AND TREE PROTECTION PLAN

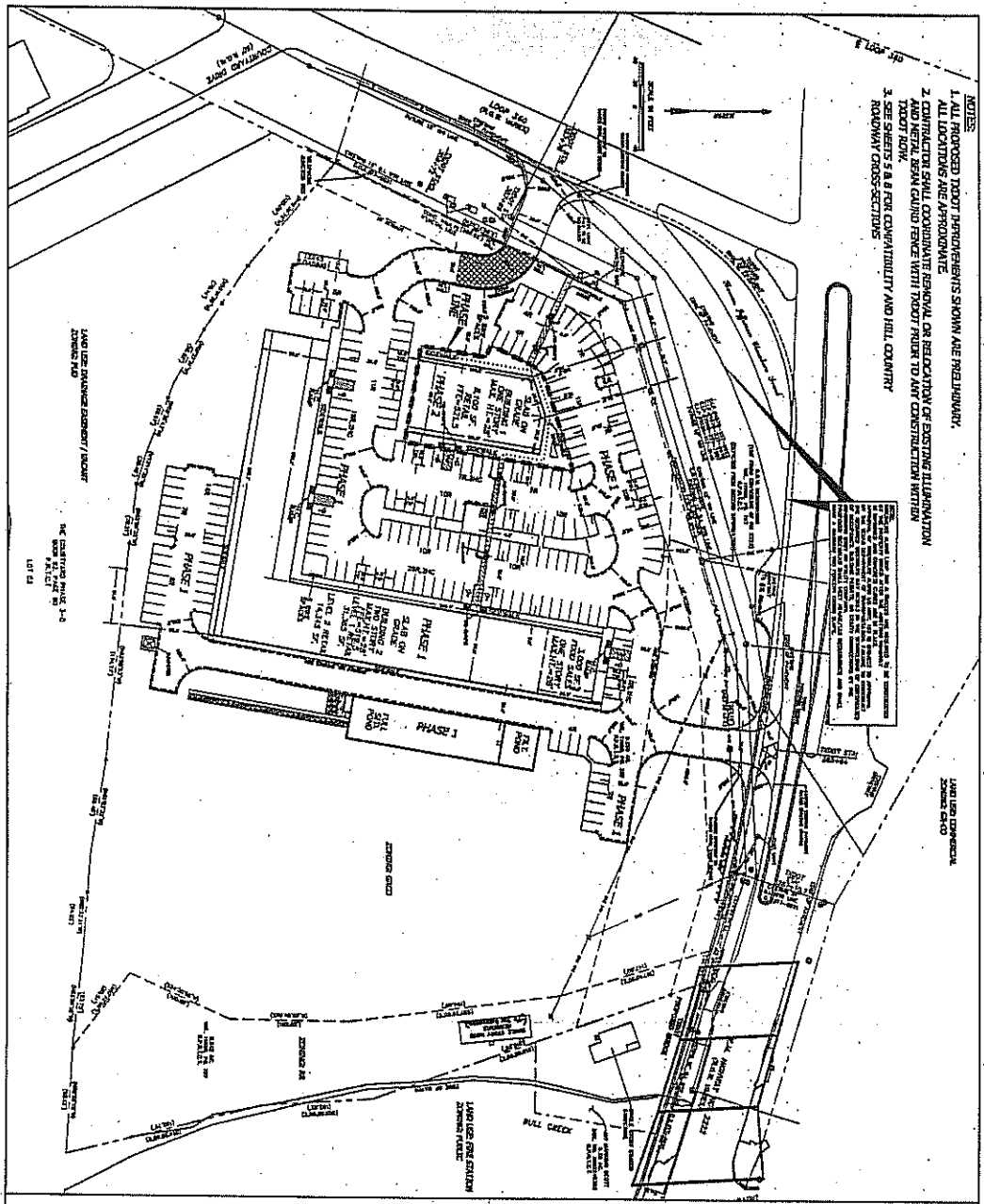
HANRAHAN & PRITCHARD ENGINEERING, INC.
 CONSULTING ENGINEERS
 800 CHINESE BAY DRIVE
 AUSTIN, TEXAS 78704
 OFFICE: 512.452.4751 FAX: 512.452.4752
 HPE@hanpritch.com



[illegible][illegible]

SHEET 07 of 19	File Project: CHAMPION-COM-0426 Job No. 04-01 Synonym: SITEPLAN Issue (Rev.): 1 (Rev.) Scan (Date): 11/15 Date: 02/26/2009 Checked By: Drawn By: Revision 1: Revision 2: Revision 3: Revision 4:		CHAMPION COMMERCIAL DEVELOPMENT LAND USE ELEMENT SITE PLAN 6015 N. CAPITAL OF TEXAS HIGHWAY SITE PLAN	HANRAHAN & PRITCHARD ENGINEERING, INC. CONSULTING ENGINEERS 8331 Snow Peak Drive AUSTIN, TEXAS 78734 OFFICE 512-462-4234 AND 512-462-4752 FAX 512-462-4222	
-------------------	--	---	--	---	---

- NOTES:**
1. ALL PROPOSED TROTT IMPROVEMENTS SHOWN ARE PRELIMINARY.
 2. ALL LOCATIONS ARE APPROXIMATE.
 3. CONTRACTOR SHALL COORDINATE REMOVAL OR RELOCATION OF EXISTING UTILIZATION AND METAL BEAM CANTO FENCE WITH TROTT RIDE TO ANY CONSTRUCTION WITHIN TROTT RIDE.
 4. SEE SHEETS 5 & 6 FOR COMPATIBILITY AND HILL COUNTRY ROADWAY CROSS-SECTIONS.



<p>CHAMPION COMMERCIAL DEVELOPMENT LAND USE ELEMENT SITE PLAN 6015 N. CAPITAL OF TEXAS HIGHWAY SITE PLAN</p>	
<p>PROJECT: CHAMPION COMMERCIAL DEVELOPMENT DATE: 03/24/2009 BY: [Signature] CHECKED BY: [Signature] APPROVED BY: [Signature]</p>	<p>SCALE: 1"=40' DATE: 03/24/2009 BY: [Signature] CHECKED BY: [Signature] APPROVED BY: [Signature]</p>



CHAMPION COMMERCIAL DEVELOPMENT
LAND USE ELEMENT SITE PLAN
6015 N. CAPITAL OF TEXAS HIGHWAY
SITE PLAN

HANRAHAN & PRITCHARD ENGINEERING, INC.
 CONSULTING ENGINEERS
 4000 CAMP FORD DRIVE
 AUSTIN, TEXAS 78759
 (512) 444-4744 FAX (512) 444-4745
 hpe@hanrahanpritchard.com

HPE