

ZONING CHANGE REVIEW SHEET

CASE: C14-2018-0138 – Champion-Camelback **Z.A.P. DATE:** December 4, 2018
Agreement Rezoning

ADDRESS: 6409 City Park Road

DISTRICT AREA: 10

OWNER: Loop 360 Land, LP (Jonathan Coon) **AGENTS:** McLean & Howard, L.L.P.
(Jeffrey S. Howard);
Thrower Design (Ron Thrower)

ZONING FROM: MF-4-CO **TO:** GO-CO **AREA:** 32.262 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant general office – conditional overlay (GO-CO) combining district zoning. The Conditional Overlay 1) establishes a maximum gross floor area of 130,000 square feet and 2) prohibits the following uses: administrative and business offices, art gallery, art workshop, bed and breakfast residential (groups 1 and 2), business or trade school, business support services, club or lodge, college and university facilities, communication services, communication service facilities, community garden, community events, community recreation (private and public), counseling services, cultural services, day care services (commercial, general and limited), guidance services, hospital services (general and limited), medical offices (less than and more than 5,000 sq. ft. gross floor area), off-site accessory parking, personal services, printing and publishing, professional office, private educational facilities (primary and secondary), residential treatment, restaurant (limited), safety services, software development, special use historic, and urban farm.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

December 4, 2018:

ISSUES:

The Applicant has discussed the rezoning request with the surrounding neighborhoods.

DEPARTMENT COMMENTS:

The subject rezoning area is undeveloped portion of a platted lot situated at the southeast corner of RM 2222 Road and City Park Road and is zoned multi-family residence – moderate-high density – conditional overlay (MF-4-CO) by a 2015 case. The area is surrounded by undeveloped land (proposed for convenience storage) and offices to the north (CS-CO; GO-CO), undeveloped land comprising the remainder of the lot, single family residences and condominiums to the south (GO-CO; SF-2; MF-2 and SF-6), and

undeveloped land and a vacant building across City Park Road to the west (LR-CO). Please refer to Exhibits A (Zoning Map), A-1 (Aerial Exhibit) and B (Recorded Plat).

The Applicant requests general office – conditional overlay (GO-CO) district zoning in order to allow for the development of a planned convalescent services and congregate living facility. The requested Conditional Overlay establishes a maximum floor area of 130,000 square feet consistent with the “Champion Tract Restrictions” part of the approved Camelback PUD ordinance and a set of prohibited uses. The subject property is related to the recently approved Camelback PUD by ownership, and results in a 2 acre reduction of impervious cover on the subject tract that is available to the PUD site located to the south at 6507 Bridge Point Parkway (C814-86-023.01).

The requested GO-CO zoning accommodates the planned uses of the property and is consistent with the remainder of the lot that was zoned in March 2000 and property across RM 2222 to the north.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MF-4-CO	Undeveloped
<i>North</i>	CS-CO; MF-1-CO; GO-CO	Undeveloped (proposed for convenience storage); Apartments; Offices
<i>South</i>	GO-CO; SF-2; MF-2; SF-6	Undeveloped; Single family residences on large lots; Condominiums
<i>East</i>	N / A	RM 2222 / Loop 360 intersection
<i>West</i>	LR-CO	Vacant building; Undeveloped

AREA STUDY: Not Applicable

TIA: Is not required

WATERSHED: West Bull Creek – Water Supply Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: Yes

SCHOOLS:

Highland Park Elementary School

Lamar Middle School

McCallum High School

NEIGHBORHOOD ORGANIZATIONS:

53 – Northwest Austin Civic Association 98 – Lakewood Homeowners Association

161 – Glenlake Neighborhood Association

180 – Austin City Park Neighborhood Association

184 – Bull Creek Homeowners Association

269 – Long Canyon Homeowners Association

416 – Long Canyon Phase II & LLL Homeowners Assn Inc.

425 – 2222 Coalition of Neighborhood Associations, Inc. 475 – Bull Creek Foundation

742 – Austin Independent School District 762 – Steiner Ranch Community Association
 1228 – Sierra Club, Austin Regional Group 1260 – Mountain Neighborhood Association
 1340 – Austin Heritage Tree Foundation 1363 – SEL Texas
 1424 – Preservation Austin 1463 – River Place HOA
 1528 – Bike Austin 1530 – Friends of Austin Neighborhoods
 1554 – Northwest Austin Coalition 1564 – Canyon Creek H.O.A.
 1566 – Shepherd Mountain Neighborhood Association
 1596 – TNR BCP – Travis County Natural Resources
 1603 – Westminster Glen HOA 1616 – Neighborhood Empowerment Foundation

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2017-0067 – Champion Tract 1C – 6500 RM 2222 Rd	LR-CO to CS- CO	12-5-2017 – Denied CS-CO	5-10-2018 – Apvd CS- CO w/CO limiting development to the trip allocation allotted by Ordinance No. 000309-80, list of conditional and prohibited uses, and identifying remaining 1,148 trips for other dev't.
C14-2010-0163 – Austin Cribs – 6320 City Park Rd	DR to LR	01-18-2011 – Apvd LR-CO	02-17-2011 – Apvd LR-CO w/CO limiting trips to 500 / day; prohibit drive-in services as an accessory use.
C14-05-0158 – Champion Tract – City Park Road West; City Park Road	LR-CO and DR to GO-CO and LR-CO	11-1-2005 – Apvd GR- MU-CO	Case Expired – did not have 3 rd Reading within 360 days of 1 st Reading.
C14-02-0181 – Champion Tract – City Park Road West, 6404 City Park Rd	DR and LR-CO to GR-MU	1-14-2003 – Apvd LR- CO; R-O-W dedication	12-2-2004 – Zoning change denied.
C14-99-0077 – 6100-6404 City Park Rd – Champion Tract 2	DR to GR	8-31-1999 – Apvd Staff rec of GR-MU- CO	3-09-2000 – Apvd LR- CO w/CO for 6,500 adjusted trips/day, retail limited to 4,000 sf

RELATED CASES:

On September 28, 2018, a site plan was approved for 281 units of multi-family housing, and related parking and drives, drainage and utilities (approximately 11.85% impervious cover) (SPC-2017-0239C – Shepherd Mountain).

The rezoning area is a portion of Lot 1, Block A, Amended Plat of Champion City Park East Subdivision, recorded on June 20, 2018 (C8-2017-0104.0A). Please refer to Exhibit B.

On November 10, 2016, the rezoning area was approved for MF-4-CO with the CO for (C14-2015-0160 – Champions Tract #3). The –CO limits: 1) height of a building or structure to 53 feet, 2) development to 325 residential units, 3) daily vehicle trips to 2,100, and development to the conditions established by the TIA Memorandum of June 6, 2016. A previous rezoning application for GO-MU expired because it was not placed on the Commission's agenda within the time frame required by Code (C14-2015-0057 – Champions Tract #3).

On March 9, 2000, the area covered by Lot 1 was rezoned to GO-CO with the Conditional Overlay 1) limited to 6,500 adjusted trips per day for five Champion tracts, 2) established a 30,000 square feet of gross floor area for office development, and 3) established a 100-foot wide setback from the south property line for a building or structure (C14-98-0162 – Champion Tract 3).

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Capital Metro (within ¼ mile)
RM 2222 Road	Varies	MAD-4	Hill Country Road (42,000 vpd)	No	No
City Park Road	Varies	25 feet	Collector (1,240 vpd)	No	No

CITY COUNCIL DATE: December 13, 2018

ACTION:

ORDINANCE READINGS: 1st

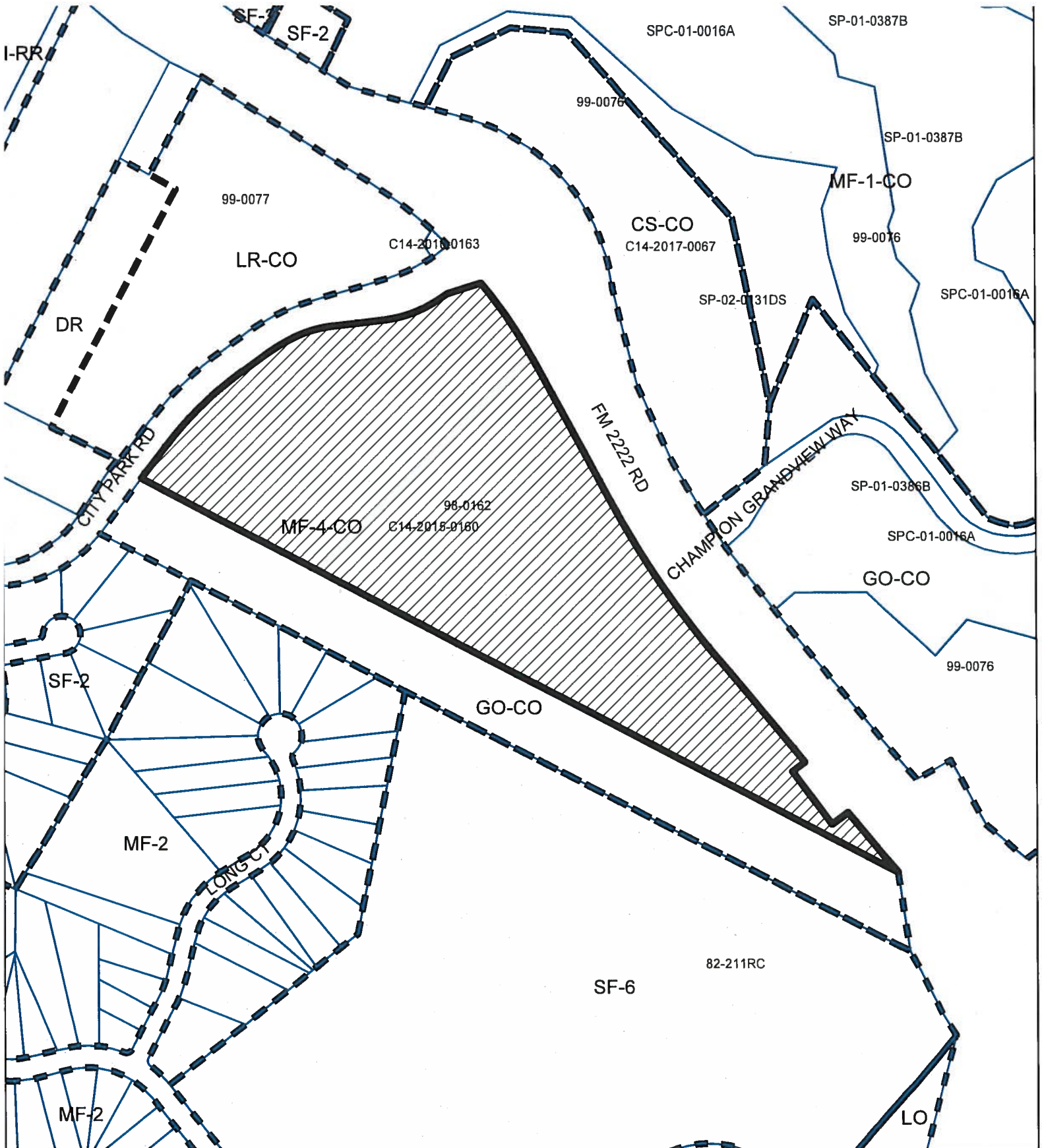
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 512-974-7719



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2018-0138

EXHIBIT A

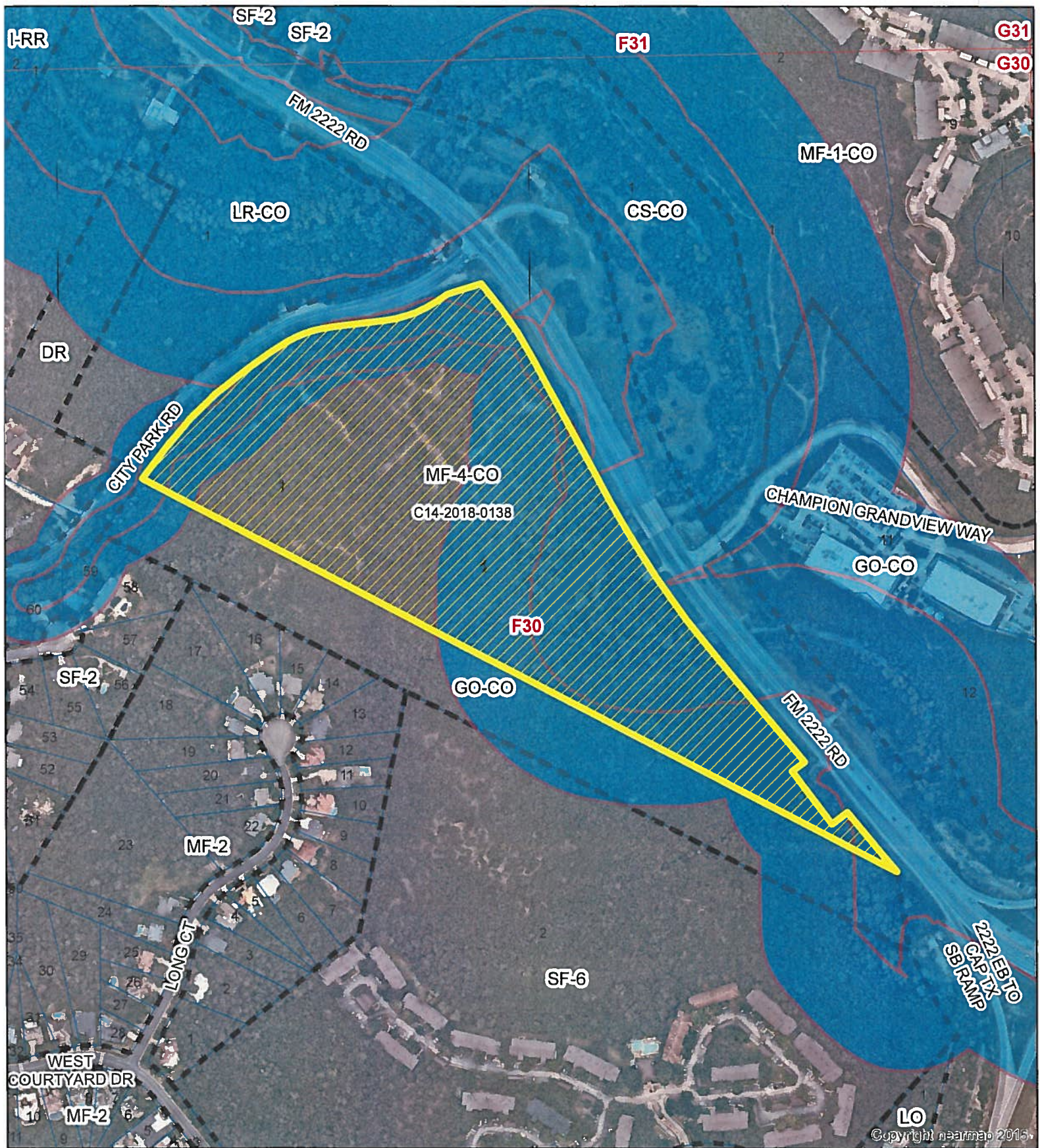
1" = 400'

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 11/6/2018



CHAMPIONS-CAMELBACK AGREEMENT REZONING

ZONING CASE#: C14-2018-0138
 LOCATION: 6409 CITY PARK ROAD
 SUBJECT AREA: 32 ACRES
 GRID: F30
 MANAGER: WENDY RHOADES

Exhibit A-1



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

201800159



NOTE:
THE PURPOSE OF THIS
AMENDMENT IS TO
REVISE PLAT NOTE TO
ALLOW RESIDENTIAL USE
PER CURRENT CITY
REGULATIONS AND TO
CORRECT THE
SCRAWLER'S ERROR ON
SUBJECT'S ROADWAY LABEL

THE PU
AMENDI
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SCRIBED

FOUO

20180159



LINE TABLE		
No.	BEARING	LENGTH (RECORD)
L1	N87°22'35"W	137.31' (N82°23'41"W 137.30')
L2	N37°40'26"E	352.26' (N37°38'20"E 302.24')
L3	N54°34'52"E	94.97' (N64°33'48"E 94.96')
L4	N83°21'45"E	166.62' (N83°21'22"E 168.45')
L5	N57°37'51"E	48.55' (N57°31'15"E 48.55')
L6	N72°54'29"E	111.41' (N72°20'31"E 111.28')
L7	N77°18'13"E	86.02'

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CITY OF AUSTIN, ORIGINAL CASE NO. CB-02-0083-0A, RECORDED MAY 17, 2017, AMENDED MAY 17, 2017, CB-2017-0104-0A, AMENDED PLAT SUBMITTED MAY 8, 2017

PROJECT NO.:	568-002
DRAWING NO.:	568-002-P-1.1
PLOT DATE:	6/12/18
PLOT SCALE:	1" = 100'
DRAWN BY:	BBP
SHEET	02 OF 03

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant general office – conditional overlay (GO-CO) combining district zoning. The Conditional Overlay 1) establishes a maximum gross floor area of 130,000 square feet and 2) prohibits the following uses: administrative and business offices, art gallery, art workshop, bed and breakfast residential (groups 1 and 2), business or trade school, business support services, club or lodge, college and university facilities, communication services, communication service facilities, community garden, community events, community recreation (private and public), counseling services, cultural services, day care services (commercial, general and limited), guidance services, hospital services (general and limited), medical offices (less than and more than 5,000 sq. ft. gross floor area), off-site accessory parking, personal services, printing and publishing, professional office, private educational facilities (primary and secondary), residential treatment, restaurant (limited), safety services, software development, special use historic, and urban farm.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The general office (GO) district is intended for offices and selected commercial uses predominantly serving community or City-wide needs, such as medical or professional offices. A building in a GO district may contain more than one use. The Conditional Overlay (CO) combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

2. *Zoning changes should promote compatibility with adjacent and nearby land uses.*

The requested GO-CO zoning accommodates the planned uses of the property and is consistent with the remainder of the lot that was zoned in March 2000 and property across RM 2222 to the north. The requested Conditional Overlay establishes a maximum floor area of 130,000 square feet consistent with the “Champion Tract Restrictions” part of the approved Camelback PUD ordinance and a set of prohibited uses.

EXISTING CONDITIONS**Site Characteristics**

The rezoning area is undeveloped and heavily vegetated. The recorded plat shows a drainage easement that generally parallels City Park Road and a meandering drainage easement along and in proximity to the R.M. 2222 Road frontage. The recorded plat also identifies critical environmental features (a wetland and rim rocks) on the eastern portion of the site. A 30.07 acre conservation easement recorded in 2016 covers the east and south portions of the property.

Impervious Cover

The maximum impervious cover allowed by the proposed *GO-CO zoning district* is limited to 3.49 acres, based on the Second Amendment to the Compromise Settlement Agreement Regarding Champion Tract 3 that was approved by Council on November 1, 2018.

Comprehensive Planning

This rezoning case is located on the east side of City Park Road, the south side of FM 2222 Road, and to the west of Hwy 360. The property is an undeveloped, heavily wooded tract of land, which is approximately 32 acres in size and not located within the boundaries of an area with an adopted neighborhood plan. Surrounding land uses includes an office park, undeveloped land, a worship center, and an apartment complex to the north; to the south is a single family subdivision, a church and an apartment complex; to the west is undeveloped land and two apartment complexes; and to the east is Hwy 360, an apartment complex, single family housing and a tennis and swim club. There is a small shopping center located to the northwest, approximately a half a mile from this property on FM 2222. The proposed use is a 120 unit congregate living facility.

Connectivity

There are no public sidewalks, public transit stations, bike lanes, or urban trails in this area. The Walkscore for this site is 29/100, Car Dependent, meaning almost all errands require a car. City Park Road is a narrow rural road with heavy foliage on the east side and no berm on the west side. The mobility options available in the area are poor, but there are some retail and commercial uses within a short drive from this location.

Imagine Austin

The property is not located along an Activity Corridor or an Activity Center. The overall goal of the Imagine Austin Comprehensive Plan (IACP) is to achieve ‘complete communities’ across Austin, where housing, services, retail, jobs, entertainment, health care, schools, parks, and other daily needs are within a convenient walk or bicycle ride of one another. On page 107 in Chapter 4 of the IACP it states, “While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on vacant land within largely developed areas. New commercial, office, larger apartments, and institutional uses such as schools and churches, may also be located in areas outside of centers and corridors. The design of new development should be sensitive to and complement its context. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city.”

The following IACP policies are also applicable to this case:

- **LUT P3.** Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.

- **LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.
- **HN P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.
- **HN P5.** Promote a diversity of land uses throughout Austin to allow a variety of housing types including rental and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multi-generational families.

Analysis and Conclusions

Analyzing the land uses within a mile of radius of this subject property, there appears to be both benefits and challenges to this location. Since this project was reviewed in 2015, some goods and services and job centers have been added to the area, where before there was few commercial uses located within a half of a mile of this site. However, mobility options are still lacking in the area, including public sidewalks, bike lanes, public transit stops or urban trails.

Although this project is not located along an Activity Corridor or within an Activity Center, which the Imagine Austin Growth Concept Map targets for growth, FM 2222 is a heavily traveled arterial road, which contains myriad of office parks, residential subdivisions and multi-family apartment complexes. The proposed project could contribute to making this area a more 'complete community' (where people can live, work and play) by adding a much needed retail component to this project and making this area more connected to adjoining land uses. To add connectivity to the area, the developer should consider installing sidewalks, hike and bike trails, and negotiating public transportation options for the users of the residential facility located both within and around this site, thus reducing dependency on privately owned automobile. Based on this project contributing a much needed residential housing type, this proposal appears to partially support the Imagine Austin Comprehensive Plan.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the West Bull Creek Watershed of the Colorado River Basin, which is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

Development within a Water Quality Transition Zone is limited to 18%.

According to floodplain maps there is a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine the locations of the Water Quality Transition Zone and Critical Water Quality Zone that exists within the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands, although according to City of Austin GIS some of these features exist on site.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

Site Plan

This site is subject to the Champion Tract Settlement Agreements.

This site is subject to the Land Development Code's Subchapter E (*Commercial Design Standards*).

This site is subject to the Hill Country Roadway Ordinance.

This site is subject to Compatibility Standards as it is adjacent to a property zoned SF-2.

If this site is rezoned GO-CO, then congregate living would be a permitted land use.

Transportation

No additional right-of-way is needed at this time.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC, 25-6-113].

According to the Austin Bicycle Plan approved by Austin City Council in 2014, a Protected Bike Lane has been recommended for City Park Road and an Urban Trail has been recommended for FM 2222.

At the time of site plan, Janae Ryan, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Dept. may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

Water / Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Thrower Design

510 S. Congress Avenue, Ste. 207
P. O. Box 41957
Austin, Texas 78704
(512) 476-4456

Attn: Wendy
Rhodes

November 6, 2018

Mr. Greg Guernsey
Director - Planning & Zoning Dept.
City of Austin
PO Box 1088
Austin, Texas 78767

RE: C14-2018-0138 – Champion-Camelback Agreement Rezoning

Dear Mr. Guernsey,

The request is to rezone the property to GO-CO to accommodate a senior living development (convalescent and congregate living uses) with no more than 120 tenant units.

The following details of the CO were not communicated in the previous letter dated October 25, 2018:

Prohibit the following uses:

- Bed & Breakfast (Group 1 & 2)
- Administrative & Business Offices
- Art Gallery
- Art Workshop
- Business or Trade School
- Business Support Services
- Communication Services
- Medical Offices > 5K sq. ft. GFA
- Medical Offices < 5K sq. ft. GFA
- Off-Site Accessory Parking
- Personal Services
- Printing & Publishing
- Professional Office
- Restaurant (Limited)
- Software Development
- Special Use Historic
- Community Garden
- Urban Farm
- Club or Lodge
- College & University Facilities
- Communication Service Facilities
- Community Events
- Community Recreation (Private)
- Community Recreation (Public)
- Counseling Services
- Cultural Services
- Day Care Services (Commercial)
- Day Care Services (General)
- Day Care Services (Limited)
- Family Home
- Guidance Services
- Hospital Services (General)
- Hospital Services (Limited)
- Private Primary Educational Facilities
- Private Secondary Educational Facilities
- Residential Treatment
- Safety Services

Should you have any questions or need additional information, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Ron Thrower". The signature is fluid and cursive, with a long horizontal stroke at the end.

A. Ron Thrower