

**ZONING AND PLATTING COMMISSION SITE PLAN  
EXTENSION REVIEW SHEET**

**CASE NUMBER:** SPC-05-0012A(XT3)      **ZAP HEARING DATE:** Dec 18, 2018  
**PROJECT NAME:** Champion Commercial Development (Part A)

**ADDRESS OF SITE:** 6015 N Capital of Texas Highway NB      **COUNCIL DISTRICT:** 10  
**WATERSHED:** Bull Creek (Water Supply Suburban)      **JURISDICTION:** Full Purpose

**APPLICANT/** Clark Meyer, Champion Assets Ltd. & Chamption-Meier Assets, Ltd.  
**OWNERS:** 1207 Mountain View Drive (512) 351-6362  
Pflugerville, TX 78660

**AGENT:** Joel Wixson, Kimley-Horn & Associates, Inc. (512) 418-1771  
10814 Jollyville Road  
Austin, TX 78759

**CASE MANAGER:** Anaiah Johnson (512) 974-2932  
[Anaiah.Johnson@austintexas.gov](mailto:Anaiah.Johnson@austintexas.gov)

**EXISTING ZONING:** GR-CO / RR

**PROPOSED DEVELOPMENT:**

The applicant is requesting a three year extension to a previously approved site plan. The approved site plan includes a General Retail Sales and Food Sales structure (2-story, 48,710 sq ft) and a General Retail Sales structures (1-story, 8,100 sq ft) with associated site improvements. The approved site plan is a land use only site plan (or “A-plan”) on a Hill Country Roadway. Currently, no site development has begun, as the construction site plan (or “B-plan”) is under review by staff.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval to extend this site plan permit by three years, from November 15, 2017 to November 15, 2020 based on LDC Section 25-5-62(C)(1)(b) (code sections provided below). The applicant has included a letter explaining details of the efforts made toward obtaining all site plans; this is included in this backup.

25-5-63(C) Extension of released site plan by the Land Use Commission: “the Land Use Commission may extend the expiration date of a released site plan beyond the date established by this chapter if the Land Use Commission determines that the request complies with the requirements for extension by the director under 25-5-62 (*Extension of Released Site Plan by Director*).”

25-5-62(C) The director may extend the expiration date of a released administrative site plan one time for a period of one year if the director determines that there is good cause for the requested extension; and

“ (1) the director determines that:

(a) the site plan substantially complies with the requirements that apply to a new application for site plan approval;

**(b) the applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed;**

(c) the applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy; or

(d) the applicant has constructed a significant portion of the infrastructure required for development of the original site plan; and”

**SUMMARY OF SITE PLAN:**

**LAND USE:** The site is zoned GR-CO (Community Commercial – Conditional Overlay) and RR (Rural Residence). The applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed.

**ENVIRONMENTAL:** All environmental comments have been cleared.

**TRANSPORTATION:** All transportation comments have been cleared.

**PREVIOUS APPROVALS**

01/17/2006 Site Plan Zoning and Platting Commission approval, permit expiration 1/17/2009  
 05/27/2009 One year extension administrative approval, permit expiration 1/17/2010  
 08/04/2009 Eight year extension Zoning and Platting Commission approval, permit expiration 11/15/2017 (extension approval appealed to Council; appeal denied by Council on 11/05/2009)

The current 3-year extension application was submitted October 31, 2017, prior to the site plan's expiration date of November 15, 2017.

**PROJECT INFORMATION**

<b>SITE AREA</b>	400,801 sq ft	9.20 acres
<b>EXISTING ZONING</b>	GR-CO / RR	
	<b>Allowed/Required</b>	<b>Proposed</b>
<b>FLOOR-AREA RATIO</b>	1:1	0.142:1
<b>BUILDING COVERAGE</b>	75%	10.6%
<b>IMPERVIOUS COVERAGE</b>	90%	38.4%
<b>PARKING</b>	207	208

**EXISTING ZONING AND LAND USES**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	GR-CO / RR	General Retail Sales and Food Sales
<i>North</i>	FM 2222 then GR-CO	Vacant
<i>South</i>	PUD	Vacant
<i>East</i>	P	Safety Services
<i>West</i>	N Capital of Texas Hwy then LO	Professional Office

**ABUTTING STREETS**

<b>Street</b>	<b>Right-of-Way Width</b>	<b>Pavement Width</b>	<b>Classification</b>
FM 2222 RD	100 feet (varies)	Approx. 75 feet (varies)	Major Arterial and County Road
N Capital of Texas Highway	750 feet (varies)	Approx. 200 feet (with medians / divisions)	US and State Highways

**NEIGHBORHOOD ORGANIZATIONS:**

2222 Coalition of Neighborhood Associations, Inc.  
 Austin Independent School District  
 Austin Neighborhoods Council  
 Bike Austin  
 Bull Creek Foundation

Canyon Creek HOA  
Courtyard Homeowners Association  
Friends of Austin Neighborhoods  
Glenlake Neighborhood Association  
Lakewood Homeowners Association  
Long Canyon Homeowners Association  
Long Canyon Phase II & LLL Homeowners Association, Inc.  
Mountain Neighborhood Association (MNA)  
Northwest Austin Civic Association  
Northwest Austin Coalition  
NW Austin Neighbors  
NW Austin Working Group  
Preservation Austin  
River Place HOA  
SEL Texas  
Shepherd Mountain Neighborhood Association  
Sierra Club, Austin Regional Group  
Steiner Ranch Community Association  
TNR BCP – Travis County Natural Resources



November 19, 2018

Zoning and Platting Commission  
City of Austin  
P.O. Box 1088  
Austin, Texas 78767

**Re:     *Request Letter – Champion Commercial Development (Part A)*  
          *6015 N Capital of Texas Highway / 5617 FM 2222, Austin, Texas*  
          *City of Austin Case #SPC-05-0012A (XT3)***

To Whom It May Concern:

Please accept this Request Letter for a site plan extension of three years for the above referenced project. The Champion Commercial Development project is located on a 8.99-acre site which is located at the northeast corner of FM 2222 and Capital of Texas Highway in the City of Austin.

The property owners have entered into a development agreement with East Avenue Development to pursue a site development permit for commercial development in compliance with the current entitlements. East Avenue Development has engaged a local architect, engineer, and landscape architect to prepare site development plans.

The Part A Site Plan, released on March 9, 2007, includes 56,810 SF in two commercial buildings and the associated surface parking and on-site infrastructure improvements. The property is subject to a Compromise Settlement Agreement effective June 13, 1996 which establishes the watershed and code requirements for the site and therefore no modifications are anticipated. Since the site plan release, portions of FM 2222 and Capital of Texas Highway have been improved including the commercial driveways. Portions of the property were conveyed by the landowner to TxDOT in order for the road and utilities to be improved. An updated tree and topographic survey, Environmental Resource Inventory (ERI), and separate floodplain analysis have also been completed. The proposed Part B plan incorporates these elements into the design and will provide onsite water quality treatment.



The applicant has made a good faith effort to develop the site. A site plan has been submitted and remains under plan review with city staff. On behalf of the owner we request this extension to **November 15, 2021** in order for the site plan review, land use commission hearing, and permitting process to be completed.

Please contact me at 512-418-1771 if any additional information is required.

Sincerley,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Joel Wixson". The signature is fluid and cursive, with the first and last names being clearly legible.

Joel Wixson, P.E.



NOTES:

1. ALL PROPOSED TXDOT IMPROVEMENTS SHOWN ARE PRELIMINARY. ALL LOCATIONS ARE APPROXIMATE.
2. CONTRACTOR SHALL COORDINATE REMOVAL OR RELOCATION OF EXISTING ILLUMINATION AND METAL BEAM GAURD FENCE WITH TXDOT PRIOR TO ANY CONSTRUCTION WITHIN TXDOT ROW.
3. SEE SHEETS 5 & 8 FOR COMPATIBILITY AND HILL COUNTRY ROADWAY CROSS-SECTIONS
4. PHASE 1 TO INCLUDE ALL SITE WORK, BUILDING #2, THE POND AND ALL UTILITIES. PHASE 2 TO INCLUDE BUILDING #1 AND ASSOCIATED SIDEWALKS.

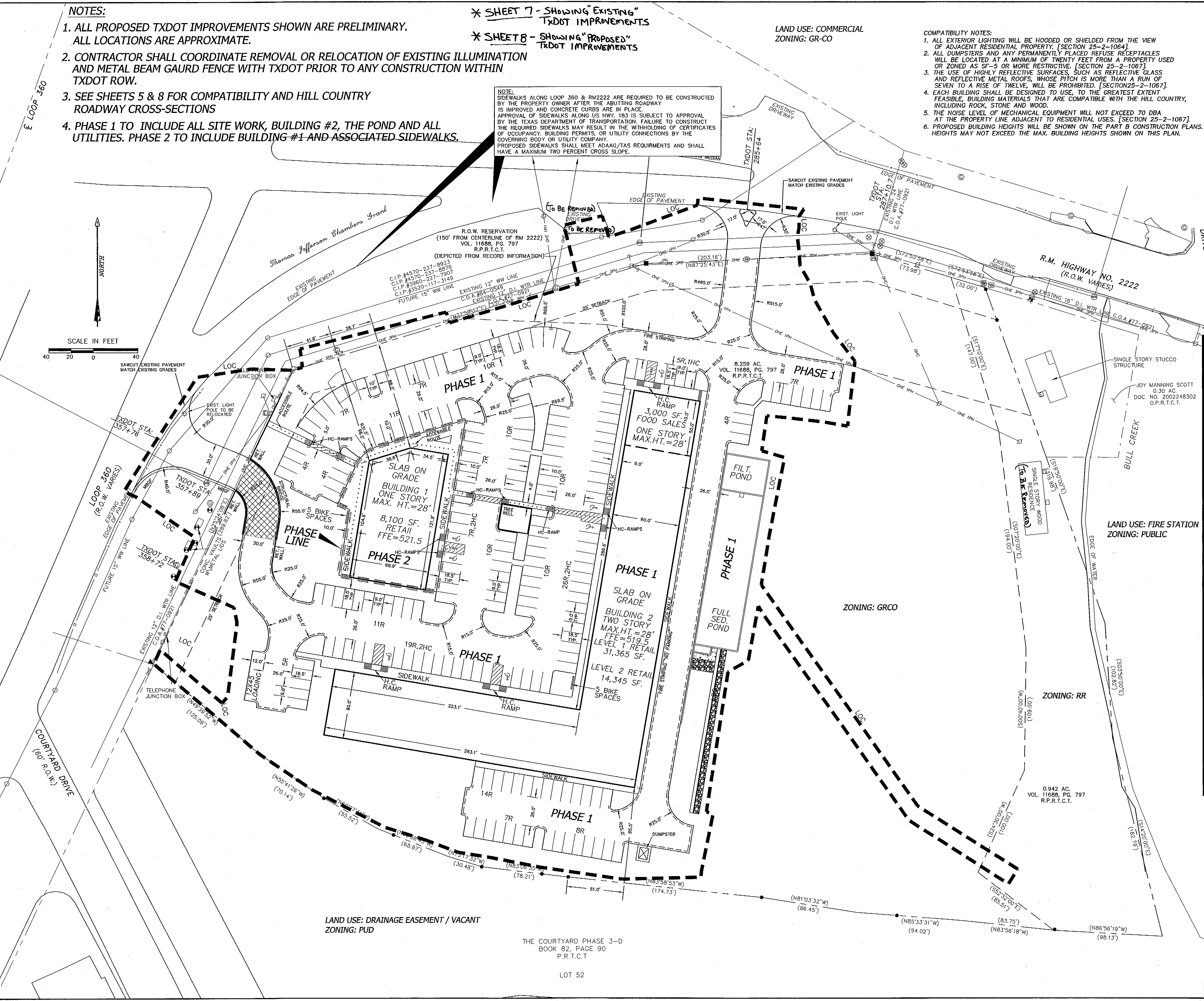
\* SHEET 7 - SHOWING "EXISTING" TXDOT IMPROVEMENTS

\* SHEET 8 - SHOWING "PROPOSED" TXDOT IMPROVEMENTS

NOTE: SIDEWALKS ALONG LOOP 360 & RM2222 ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ADJUTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. APPROVAL OF SIDEWALKS ALONG US HWY. 181 IS SUBJECT TO APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. PROPOSED SIDEWALKS SHALL MEET ADAAG/TAS REQUIREMENTS AND SHALL HAVE A MAXIMUM TWO PERCENT CROSS SLOPE.

LAND USE: COMMERCIAL  
ZONING: GR-CO

- COMPATIBILITY NOTES:
1. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-1064]
  2. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE. [SECTION 25-2-1067]
  3. THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN TO A RISE OF TWELVE, WILL BE PROHIBITED. [SECTION 25-2-1067]
  4. EACH BUILDING SHALL BE DESIGNED TO USE, TO THE GREATEST EXTENT FEASIBLE, BUILDING MATERIALS THAT ARE COMPATIBLE WITH THE HILL COUNTRY, INCLUDING ROCK, STONE AND WOOD.
  5. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067]
  6. PROPOSED BUILDING HEIGHTS WILL BE SHOWN ON THE PART B CONSTRUCTION PLANS. HEIGHTS MAY NOT EXCEED THE MAX. BUILDING HEIGHTS SHOWN ON THIS PLAN.



SITE AREA: 400,801 SF = 9.20 AC.

GENERAL RETAIL SALES USE (GR-CO): 53,810 SF.

FOOD SALES USE (GR-CO): 3,000 SF.

(GENERAL RETAIL SALES-FOOD SALES)

GROSS FLOOR AREA = 56,810 SF.

BUILDING COVERAGE 42,465 SF = 0.97 AC. (10.6%)

F.A.R. 0.142:1

IMPERVIOUS COVER BUILDINGS 42,465 SF = 0.97 AC.

PAVEMENT, SIDEWALKS 111,509 SF = 2.56 AC.

TOTAL 153,974 SF = 3.53 AC. (38.4%)

PARKING REQUIREMENTS:

RETAIL @ 1:275 196 SPACES

FOOD SALES @ 1:275 11 SPACES

207 SPACES

REQUIRED HANDICAP PARKING PROVIDED:

REGULAR 201 SPACES

HANDICAP 7 SPACES

208 SPACES

REQUIRED BICYCLE PROVIDED BICYCLE 10 SPACES

\*NOTE: ACCORDING TO THE SETTLEMENT AGREEMENT (ORDINANCE NO. 96-0613-J), THIS PROJECT IS SUBJECT TO THE LAKE AUSTIN WATERSHED ORDINANCE. AS PER PART 3 OF ORDINANCE NO. 96-0613-J, THIS PROJECT IS EXEMPT FROM THE COMPREHENSIVE WATERSHED ORDINANCE.

APPENDIX Q-1  
NET SITE AREA

GROSS SITE AREA = 9.20 ACRES

SITE DEDUCTIONS:

CRITICAL WATER QUALITY ZONE (CWQZ) = 0.00 ACRES

WATER QUALITY TRANSITION ZONE (WQTZ) = 0.00 ACRES

WASTEWATER IRRIGATION AREAS = 0.00 ACRES

DEDUCTION SUBTOTAL = 0.00 ACRES

UPLAND AREA (GROSS AREA MINUS TOTAL DEDUCTIONS) = 9.20 ACRES

NET SITE AREA CALCULATIONS:

AREA OF UPLANDS WITH SLOPES 0-15% 8.32 X 100% = 8.32 ACRES

AREA OF UPLANDS WITH SLOPES 15-25% 0.46 X 40% = 0.18 ACRES

AREA OF UPLANDS WITH SLOPES 25-35% 0.25 X 20% = 0.05 ACRES

AREA OF UPLANDS WITH SLOPES 35%+ 0.17 X 0% = 0.00 ACRES

TOTAL 9.20 ACRES

NET SITE AREA (SUBTOTAL) = 8.55 ACRES

IMPERVIOUS COVER CALCULATIONS

LAKE AUSTIN ORDINANCE ONLY (PER SETTLEMENT AGREEMENT)

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

ALLOWABLE IMPERVIOUS COVER: (PER LAKE AUSTIN ORDINANCE)

IMPERVIOUS COVER ALLOWED AT 50% X 0-15% = 4.16 ACRES

IMPERVIOUS COVER ALLOWED AT 15% X 15-25% = 0.07 ACRES

IMPERVIOUS COVER ALLOWED AT 5% X 25-35% = 0.01 ACRES

DEDUCTIONS FOR PERIMETER ROADWAY = 0.00 ACRES

ADJACENT R.O.W. AREA = 102,309 SF = 2.35 AC.

EXIST. R.O.W. IMPERVIOUS COVER = 44,127 SF = 1.01 AC.

= 43% IMPERVIOUS (< 50% - NO DEDUCTION REQUIRED)

PROPOSED TOTAL IMPERVIOUS COVER

IMPERVIOUS COVER IN UPLANDS ZONE = 3.53 ACRES = 41.3%

TOTAL PROPOSED IMPERVIOUS COVER = 3.53 ACRES

PROPOSED TOTAL IMPERVIOUS COVER ON SLOPES:

ON SLOPES 0-15% 3.53 ACRES (43.7%)

ON SLOPES 15-25% 0.01 ACRES (0.01%)

ON SLOPES 25-35% 0.00 ACRES (0.0%)

ON SLOPES 35%+ 0.00 ACRES (0.0%)

TOTAL 3.53 ACRES

LAKE AUSTIN ORDINANCE ONLY (PER SETTLEMENT AGREEMENT)

FOR CITY USE ONLY:

SITE PLAN RELEASE

FILE NUMBER: 147-06

CASE MANAGER: [Signature]

APPROVED ADMINISTRATIVELY ON: 1-17-09

APPROVED BY PLANNING COMMISSION ON: 5-11-05

APPROVED BY CITY COUNCIL ON: 1-17-06

under Section 147 of Chapter 153 of the City Code.

DATE OF RELEASE: 3-9-07

ZONING: GR-CO

Signing For Director, Watershed Protection and Development Review Department

Rev. 1 Correction 1

Rev. 2 Correction 2

Rev. 3 Correction 3

HANRAHAN • PRITCHARD ENGINEERING, INC.

CONSULTING ENGINEERS

8333 Cross Park Drive

AUSTIN, TEXAS 78754

OFFICE: 512.459-4734 FAX: 512.459-4752

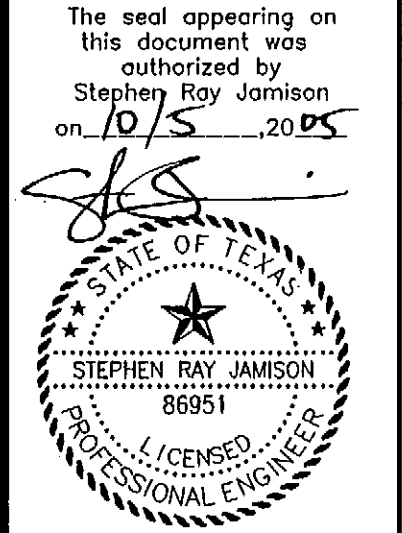
info@hpe-eng.com

CHAMPION COMMERCIAL DEVELOPMENT

LAND USE ELEMENT SITE PLAN

6015 N. CAPITAL OF TEXAS HIGHWAY

SITE PLAN



File: Projects/ CHAMPION/COA-BASE

Job No. 070-01

Scale (Hor.): 1"=40'

Scale (Vert.): N.T.S.

Date: 03/28/2005

Checked By: [Signature]

Drawn By: [Signature]

Revision 1: [Signature]

Revision 2: [Signature]

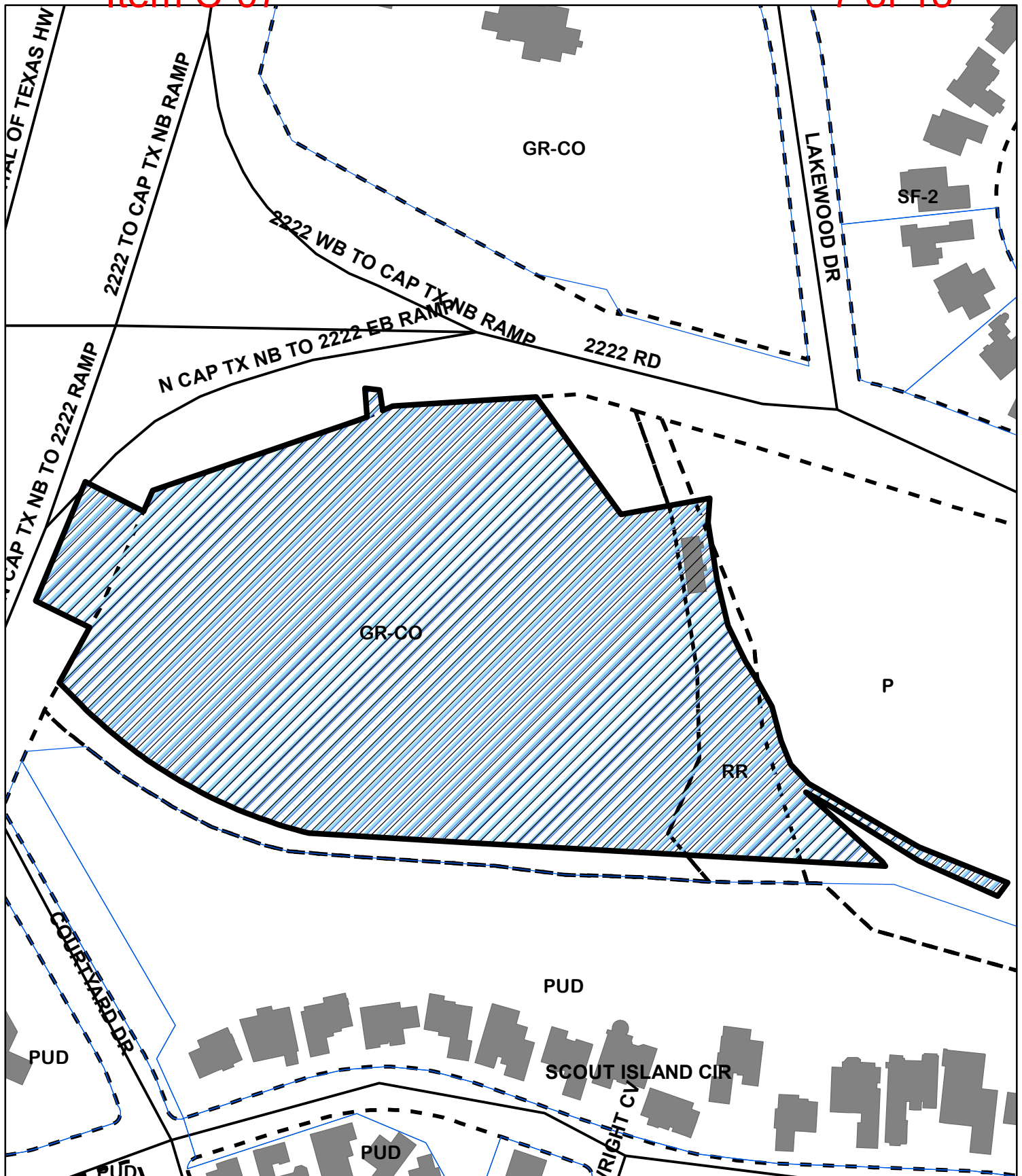
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Revision 4: [Signature]

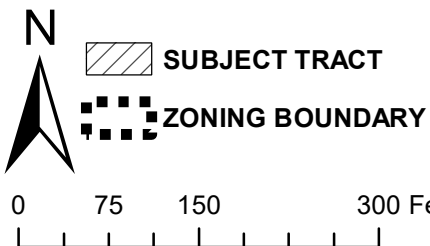
SPC-05-0012A

SHEET 07 of 19





SITE PLAN



CASE#: SPC-05-0012A(XT3)  
 ADDRESS: 6015 N Capital of Texas Hwy NB  
 CASE NAME: Champion Commercial Development (Part A)  
 MANAGER: Anaiah Johnson

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

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



OPERATOR: Christine Barton-Holmes

**From:** Scott Crosby <

**Sent:** Thursday, December 13, 2018 2:37 PM

**Cc:** Johnson, Anaiah <[Anaiah.Johnson@austintexas.gov](mailto:Anaiah.Johnson@austintexas.gov)>; Rivera, Andrew <[Andrew.Rivera@austintexas.gov](mailto:Andrew.Rivera@austintexas.gov)>; Tony Iglesias <

**Subject:** SPC-05-0012A (EXT3) Campions Tract 4 Site Plan Extension

As the President of the River Place HOA, a community of 1150 homes we are **opposed** to the granting of an extension on the above referenced project. In regards to this project we have worked closely with 2222 CONA (we are a member) and have reviewed and agree with the rational presented in their letter of opposition dated December 10,2018 signed by Tom R. Smith which is attached.

Mr Johnson and Mr. Rivera please include this in the Commissioner's backup.

--

Scott Crosby  
3825 River Place Blvd  
Austin, TX 78730  
(512) 636 9032



Hello Commissioners,

Attached to this email you will find a Letter of Opposition regarding case #SPC-05-0012A(EXT3) from the 2222 Coalition of Neighborhood Associations (2222 CONA).

I have also attached some backup documents that should be helpful to the case and that I may reference at the hearing on Tuesday, Dec 18.

**Mr. Johnson and Mr. Rivera**, will you see that these documents get added to the Commissioners' backup?

On behalf of all the members of CONA, I appreciate everyone's efforts on this case.

Sincerely,

Tony Iglesias

Vice President, 2222 CONA

8/2017

Item C-07

10 of 13



City of Austin

Planning and Development Review Department

P.O. Box 1088, Austin, Texas 78767

## DETERMINATION OF REGULATIONS

### Findings

*This determination is made under City Code 25-1-541 in response to a claim that the project identified below is vested to earlier regulations and entitled to be reviewed under those regulations. The determination may be reconsidered once at the request of the applicant.*

**Project Name:** Champion Commercial Development

**Address:** 6015 FM 2222 Rd (previously 5617)

**Case No.** SPC-05-0012B

**Date of Application:** 7/31/2017

**Date of Determination:** 8/1/2017

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

8/1/2017

(x) Approved

**Primary Grounds:** Continuing project; meets settlement agreement with part a revision and extension from Land Use Commission

### Findings:

- (1) The 2005 site plan application remains active and is governed by the terms in Part 2 of Ordinance No. 960613-J. The Part B site plan for the Hotel, which is the application that this determination applies to, can be accepted for review. However, in order to claim entitlements under the ordinance, the 2005 site plan must be revised and must stay active to use entitlements under Ordinance No. 960613-J because, per Part 2, applications submitted outside the 10-year window are subject to current code.

DEL 1. Provide copy of RSMR approved or RSMR application to RSMR@austintexas.gov to submit application.

2222 Coalition of Neighborhood Associations, Inc. (2222 CONA)

PO Box 28397  
Austin, Tx 78755

December 10, 2018

To the Zoning and Platting Commission, Board Members and City Staff

Re: **Champions Tract 4 Site Plan Extension (Case # SPC-05-0012A(EXT3))**

Please accept this **Letter of Opposition** for the above referenced case that is otherwise known as “Champions Tract 4”. I am offering this letter of opposition on behalf of 2222 Coalition of Neighborhood Associations, Inc (2222 CONA) which represents directly or indirectly many neighborhoods along the RM2222/620/360 corridor located in northwest Austin.

2222 CONA representatives have been tracking this case and its extensions since before this partial site plan was submitted over 13 years ago. By filing the partial site plan, the applicant was granted entitlements provided by the 1996 Settlement Agreement between the City and applicant. These entitlements represent building standards that were considered inferior in 1996 and have deviated even further from current code through applicant delays and city approved extensions.

It is our position that the applicant has had ample opportunity to build with their entitlements. The 1996 Settlement Agreement granted the applicant 10 years to claim their entitlements. Applicant delays and city granted extensions currently have us 22 years removed from the Settlement Agreement and the applicant is now asking for an additional 3-year extension. Lengthy repeated extensions result in both severe deviation from current code as well as uncertainty by staff, applicants and neighbors on how to find and interpret codes and ordinances pertinent to the case.

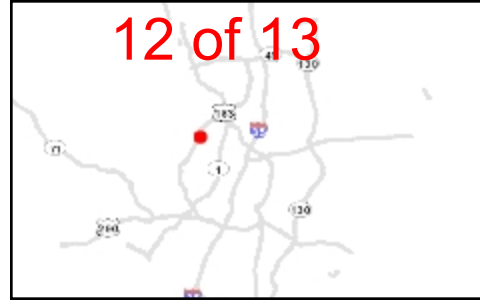
Repeated extension cases are required to come before the Land Use Commission because they should be rare. Extensions should be granted based on extenuating hardship on the applicant and not a gratuitous action to avoid code enhancements. 2222 CONA requests that you **deny the extension** just as we did 9 years ago when we argued that 13 years was ample time for the applicant to claim their entitlements.

By denying the extension, **Case # SPC-05-0012A** will no longer be active in accordance with the Determination of Regulations dated 8/1/2017. Any new project filings for this property will therefore be subject to current code.

Sincerely,

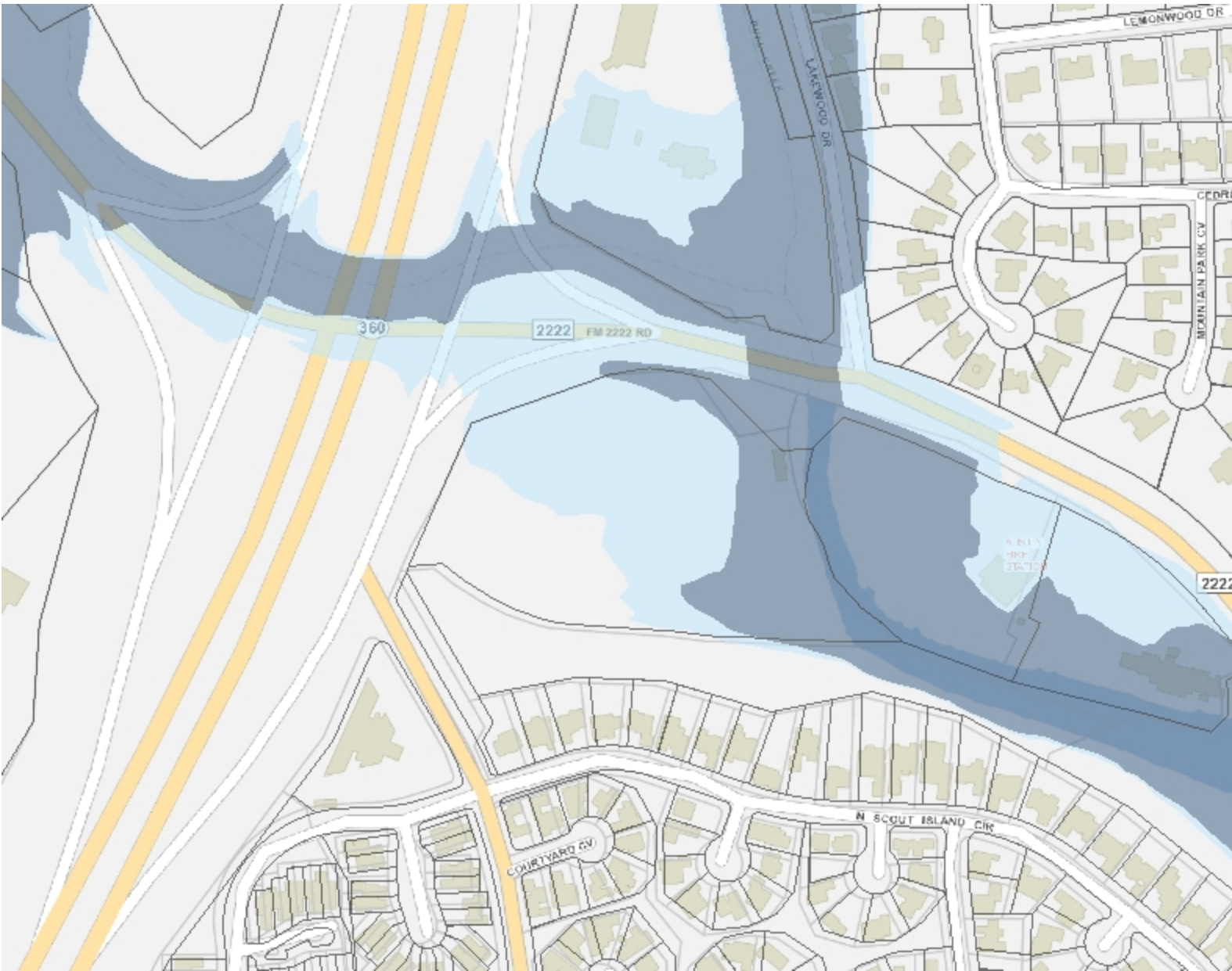


Tom R. Smith  
2222 CONA – President and Board Member  
[president@2222cona.org](mailto:president@2222cona.org)



- ☐ Parcel
- FEMA Floodplain
  - 100 Year (Detailed-AE)
  - 100 year (Shallow-AO)
  - 100 Year (Approx-A)
  - X Protected by Levee
  - 500 Year
- Outside Austin City Limits

This custom map was created with FloodPro and is for informational purposes only. It is not intended for or suitable for legal, engineering, or surveying purposes. It does not represent on-the-ground survey and represents only the approximate relative locations of property boundaries. No warranty is made by the City of Austin regarding the specific accuracy or completeness of the map. Final determination of floodplain status for a property must be based on topographic survey by a Texas registered professional. For regulatory purposes, floodplain elevations must be determined from an engineering model created in accordance with the Drainage Criteria Manual and approved by the City of Austin.



0 324 648 Feet

Prepared: 8/12/2018





Champions Tract 4 Historical timeline

