

**Zoning Public Hearing  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-16  
AGENDA DATE: Thu 11/04/2004  
PAGE: 1 of 1**

**SUBJECT:** C14-04-0116 - Champion Tracts 1-3 and Single Family Residential Tracts - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 5800-6802 FM 2222, 6100-6712 Loop 360, 6507 Winterberry Drive and 6702-6710 Capitol of Texas North (Bull Creek Watershed) from multifamily residence limited density-conditional overlay (MF-1-CO) combining district zoning, neighborhood commercial-conditional overlay (LR-CO) combining district zoning, general office-conditional overlay (GO-CO) combining district zoning and single family residence standard lot-conditional overlay (SF-2-CO) combining district zoning to multifamily residence limited density-conditional overlay (MF-1-CO) combining district zoning, community commercial services-mixed use-conditional overlay (GR-MU-CO) combining district zoning, general office-mixed use-conditional overlay (GO-MU-CO) combining district zoning and single family residence standard lot-conditional overlay (SF-2-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant multifamily residence limited density-conditional overlay (MF-1-CO) combining district zoning, community commercial services-mixed use-conditional overlay (GR-MU-CO) combining district zoning, general office-mixed use-conditional overlay (GO-MU-CO) combining district zoning and single family residence standard lot-conditional overlay (SF-2-CO) combining district zoning. Applicant: Champion Assets Ltd. (Josie Champion). Agent: Graves, Dougherty, Hearon, Moody (Michael Whellan). City Staff: Glenn Rhoades, 974-2775.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-04-0116

**Z.A.P. DATE:** October 19, 2004

**C.C. DATE:** November 4, 2004

**ADDRESS:** 5800-6802 FM 2222, 6100-6712 Loop 360, 6507 Winterberry Drive and 6702-6710 Capitol of Texas North

**OWNERS:** Josie Champion

**AGENT:** Graves, Dougherty,  
Hearon, Moody (Michael Whellan)

**ZONING FROM:** MF-1-CO, LR-CO, GO-CO and SF-2-CO

**TO:** MF-1-CO, GR-MU-CO, GO-MU-CO and SF-2-CO

**AREA:** 144.35 acres

### **SUMMARY STAFF RECOMMENDATION:**

Without a Traffic Impact Analysis (T.I.A.) amendment, staff recommends denial of the request for MF-1-CO, GR-MU-CO, GO-MU-CO and SF-2-CO.

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

October 19, 2004 – Approved MF-1-CO, GR-MU-CO, GO-MU-CO and SF-2-CO. The Commission also recommended to delete the trip limit, delete the square footage limit and require the applicant to update the existing T.I.A., cost estimates for roadway improvements and post fiscal prior to site plan (Vote: 6-3, Martinez, Donisi and Hammond – nay).

### **ISSUES:**

Staff has received a request from the neighborhood to postpone the case until December 2, 2004 (see attached).

C14-04-0116 – (located on the north side of FM 2222 at the northwest intersection of Loop 360 and FM 2222) – This case is comprised of 2 past zoning cases, C14-98-0161 and C14-99-0076. Case C14-98-0161 changed the zoning to SF-2-CO. The conditional overlay limited trips to 6,500 per day. Case C14-99-0076 changed the zoning to MF-1-CO, GO-CO and LR-CO. The conditional overlay limited the property to 6,500 vehicle trips per day and limited office square footage to 230,000 square feet and retail square footage to 40,000 square feet. There were additional conditions regarding clean up of the property that are not a part of the new request. The applicant is now requesting a change to MF-1-CO, GO-MU-CO, SF-2-CO and GR-MU-CO. In addition, the applicant is requesting to delete the 6,500 vehicle trip limit and the restrictions on square footage.

### **DEPARTMENT COMMENTS:**

At the October 19, 2004 hearing, there will be 3 cases related to the subject tract. 2 of the 3 cases share a 6,500 vehicle trip limit. The case numbers and the requests are as follows:

- C14-03-0140 (located at the southeast corner of City Park Road and 2222) – This case was also previously considered by Council on March 25, 2004 and approved on first ordinance reading (Vote: 4-3, J. Goodman, R. Alvarez and D. Slusher – nay). The request when the case was first considered by Council was for GO-CO, to delete the 6,500 vehicle trip limit. The applicant has amended the request to GO-MU. In addition to deleting the 6,500 vehicle trip

limit, the applicant wishes to delete the existing restriction that limits the property to 30,000 square feet of office development.

- C14-02-0181 (located on the south side of 2222 at the northwest corner of the intersection of FM 2222 and City Park Road) - This applicant in this case is requesting to delete the shared 6,500 vehicle trip per day limit in addition, GR the applicant wishes to delete the restriction that limits the property to 4,000 square feet of retail.
- C14-04-0115 – (located on the east side of Loop 360 at the northeast intersection of FM 2222 and Loop 360) – The previous case (C14-99-0063) rezoned the property to GR-CO. The CO limited the property to 782 vehicle trips per day and a limit of 6,000 square feet for any building or structure. There were additional limits on uses and design standards that are not a part of the new request. The applicant in this case is requesting to change the zoning to GR-MU-CO, in order to add mixed use, delete the trip limit and delete the 6,000 square foot building limit.

On February 19, 2004, the applicants for this zoning case filed a lawsuit against the City. They claim, in part, that the application of City zoning ordinances enacted in 2000 violates a 1996 settlement agreement with the City because of the trip count limitation on this tract as well as three other tracts. They seek declarations consistent with their position, as well as damages for breach of contract and inverse condemnation. That case is styled *Josie Ellen Champion, Champion Assets, Ltd., A Texas Limited Partnership, Alma Juanita Champion Meier, Champion-Meier Assets, Ltd., a Texas Limited Partnership, Mary Margaret Champion Roberson, and Champion Legacy Partners, Ltd., a Texas Limited Partnership v. City of Austin*, Cause No. GN400513, in Travis County District Court

#### **EXISTING ZONING AND LAND USES:**

|              | <b>ZONING</b>                     | <b>LAND USES</b> |
|--------------|-----------------------------------|------------------|
| <i>Site</i>  | MF-1-CO, LR-CO,<br>GO-CO, SF-2-CO | Multifamily      |
| <i>North</i> | SF-2-CO                           | Single Family    |
| <i>South</i> | GO-CO                             | Undeveloped      |
| <i>East</i>  | Not Zoned                         | Loop 360         |
| <i>West</i>  | GR-CO, LR-CO                      | Retail           |

**AREA STUDY:** N/A

**TIA:** N/A

**WATERSHED:** Bull Creek

**DESIRED DEVELOPMENT ZONE:** No

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** Yes

#### **NEIGHBORHOOD ORGANIZATIONS:**

#098 – Lakewood Homeowners Association

#439 – Concerned Citizens for P&B of 2222

#180 – Austin City Parks Neighborhoods

#475 – Bull Creek Foundation

#184 – Bull Creek Homeowners Association

#608 – Jester Homeowners Association

#382 – Shepherd Mountain Homeowners Association

#965 – Old Spicewood Springs Rd. N.A.

#426 – River Place Residential Community Association

#434 – Lake Austin Business Owners

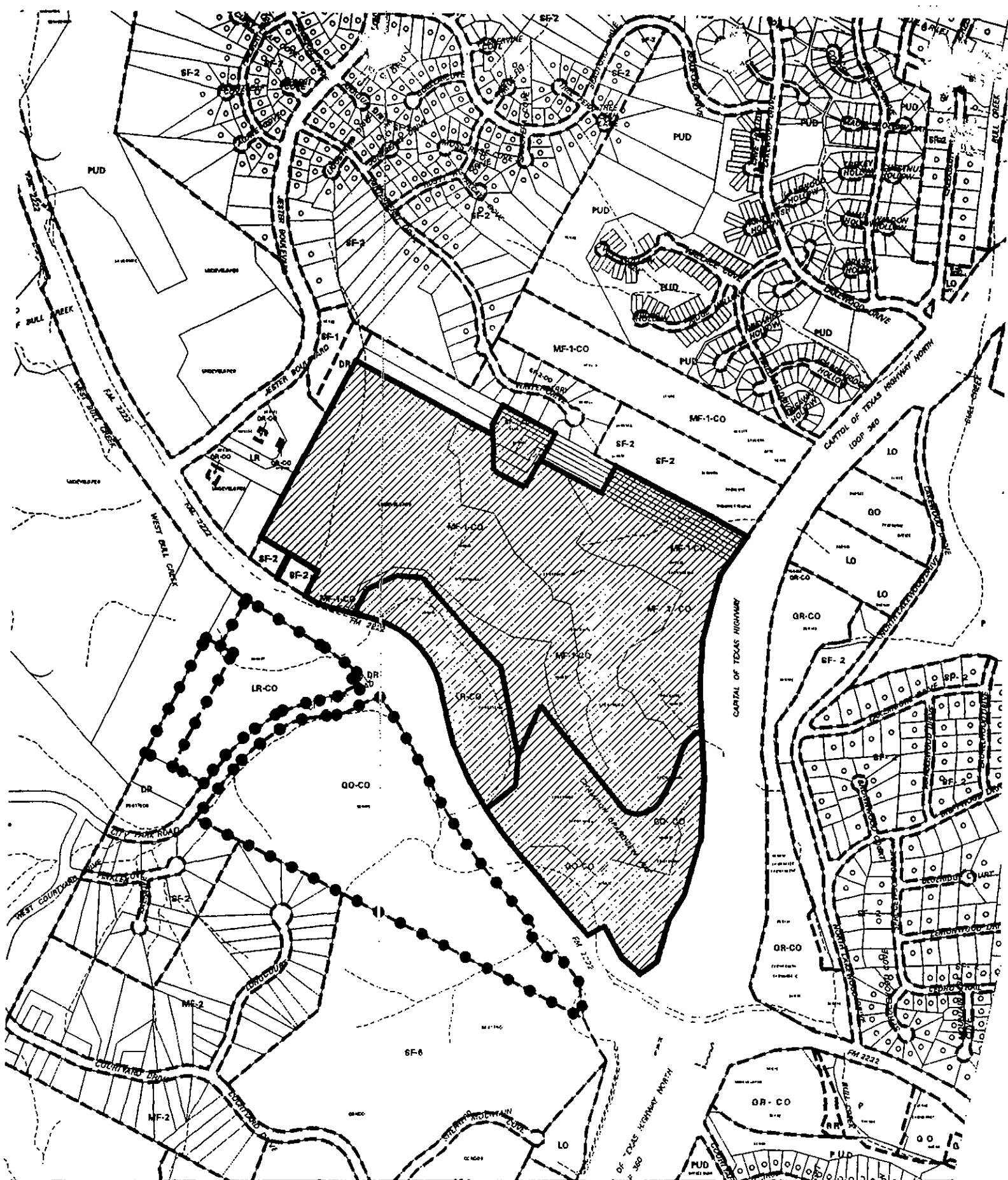
**CASE HISTORIES:**

| <b>NUMBER</b> | <b>REQUEST</b>                   | <b>PLANNING COMMISSION</b>   | <b>CITY COUNCIL</b>                            |
|---------------|----------------------------------|--|--|
| C14-97-0162   | LR to GR                         | Approved staff rec. of GR-CO for tracts 1, 2 and 3. Tract one limited to Dry Cleaning as only GR use plus all LR uses. Tracts 2 and 3 limited to Restaurant (general) as only GR use plus all LR uses (Vote: 9-0). 1/13/98 | Approved P.C. rec. (Vote: 7-0). 2/26/98.       |
| C14-98-0161   | DR to SF-2-CO                    | Approved SF-2-CO (Vote: 8-0). 8/31/98. See attached ordinance  | Approved SF-2-CO (Vote: 5-0). 3/9/99.          |
| C14-98-0162   | SF-2 to GO-CO                    | Approved GO-CO (Vote: 8-0). 8/31/98. See attached ordinance  | Approved GO-CO (Vote: 5-0). 3/9/99.            |
| C14-99-0076   | DR and SF-2 to MF-1-CO and GO-CO | Approved MF-1-CO and GO-CO (Vote: 5-2-1). 8/31/98. See attached ordinance.   | Approved MF-1-CO and GO-CO (Vote: 5-0). 3/9/99 |
| C14-99-0077   | DR to LR-CO                      | Approved GR-CO (Vote: 7-1) 8/31/98. See attached ordinance   | Approved LR-CO (Vote: 5-0). 3/9/99.            |

**ABUTTING STREETS:**

| <b>NAME</b> | <b>ROW</b> | <b>PAVEMENT</b> | <b>CLASSIFICATION</b> |
|-------------|------------|-----------------|-----------------------|
| RM 2222     | 240'       | 80'             | Major Arterial        |
| Loop 360    | Varies     | Varies          | Major Arterial        |

**CITY COUNCIL DATE:** November 4, 2004**ACTION:****ORDINANCE READINGS:** 1st 2<sup>nd</sup> 3<sup>rd</sup>**ORDINANCE NUMBER:****CASE MANAGER:** Glenn Rhoades**PHONE:** 974-2775



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: G. RHOADES

## ZONING

CASE #: C14-04-0116

ADDRESS: 5800-6802 BLK FM 2222

SUBJECT AREA (acres): 144.350

DATE: 04-07

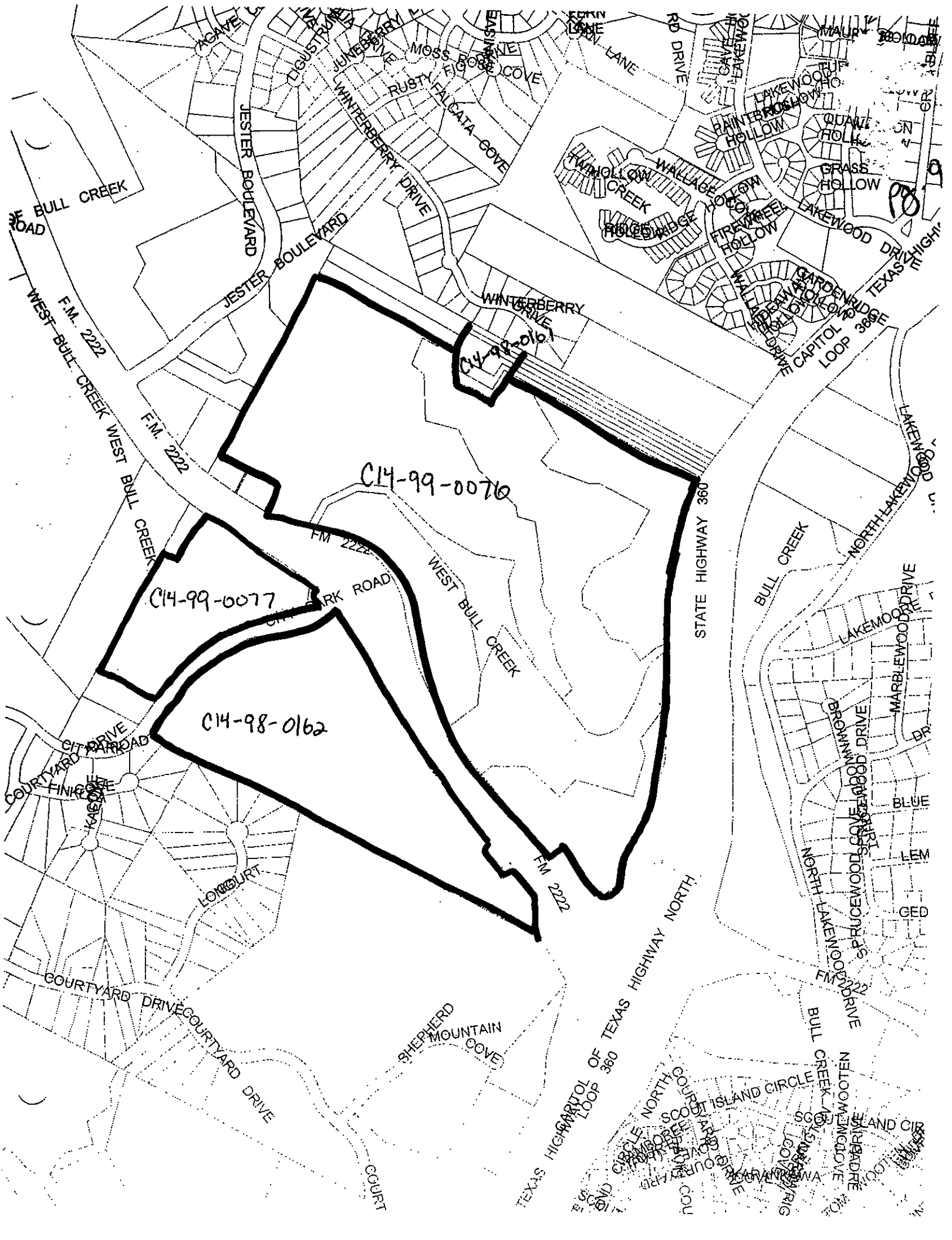
INTLS: SM

CITY G/  
REFERE  
NUMB

F30

1"=800'

GR - MU





## **STAFF RECOMMENDATION**

Without a Traffic Impact Analysis (T.I.A.) amendment, staff recommends denial of the request for MF-1-CO, GR-MU-CO, GO-MU-CO and SF-2-CO.

## **BASIS FOR RECOMMENDATION**

With the absence of a Traffic Impact Analysis amendment, staff cannot recommend the proposed zoning change.

## **EXISTING CONDITIONS**

### **Site Characteristics**

The site is currently developed with multifamily.

### **Transportation**

RM 2222 is classified in the Bicycle Plan as a Priority 2 bike route. (Route #419)

Capital of Texas Highway is classified in the Bicycle Plan as a Priority 1 bike route. (Route #9)

There are no existing sidewalks along RM 2222 or Loop 360

### **Impervious Cover**

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Bull Creek Watershed of the Colorado River Basin, and is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

| <i>Development Classification</i> | <i>% of Net Site Area</i> | <i>% NSA with Transfers</i> |
|-----------------------------------|---------------------------|-----------------------------|
| One or Two Family Residential     | 30%                       | 40%                         |
| Multifamily Residential           | 40%                       | 55%                         |
| Commercial                        | 40%                       | 55%                         |

### **Environmental**

According to flood plain maps, there is flood plain in the project location. Offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone shall be limited to 18%.

The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8 Endangered Species in conjunction with subdivision and/or site plan process.

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



At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code requirements.

### **Right of Way**

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed subdivision, site plan, or zoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

### **Water and Wastewater**

The landowner intends to serve the site with City water and wastewater utilities. Water and wastewater utility improvements are necessary to serve each lot and land use. The landowner will be responsible for all costs and providing. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City of Austin utility design criteria and specification.

### **Compatibility Standards**

The site is subject to compatibility standards. Along the eastern property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
  - No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
  - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
  - No parking or driveways are allowed within 25 feet of the property line.
  - In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.

The site/A portion of the site is located within 1,000 feet of Loop 360 & RM 2222 and within a Hill Country Roadway Corridor. The southern portion of the tract is located within the high intensity zone with the remainder of the tract located within the moderate intensity zoning of the Hill Country Roadway. The site may be developed with the following maximum floor-to-area ratio (FAR):

| Slope  | Maximum FAR high / moderate intensity |
|--------|---------------------------------------|
| 0-15%  | 0.30 / 0.25                           |
| 15-25% | 0.12 / 0.10                           |
| 25-35% | 0.03 / 0.05                           |

Except for clearing necessary to provide utilities or site access, a 100 foot vegetative buffer will be required along both roadways. At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state. The allowable height is as follows: Within 200 feet of Loop 360 or RM 2222 the maximum height is 28 feet, and beyond 200 feet the maximum height is 53 feet in the high intensity zone and 40 feet in the moderate intensity zone.

Prior to the issuance of a building permit for the proposed use, a site plan must be approved by the Zoning & Platting Commission

Glenn, I have canvased the CONA team and they would all like to have the cases postponed until the DECEMBER 2nd date if at all possible. This would enable us to inform all of the neighborhoods of the pending discussion with the Council.

Please advise if approved.

Thanks as always.



## MEMORANDUM

**To:** Glenn Rhoades, Case Manager  
Neighborhood Planning and Zoning Department

**From:** George Zapalac  
Watershed Protection and Development Review Department

**Date:** September 30, 2004

**Subject:** Champion Tract Zoning Cases  
C14-02-0181, C14-03-0140, C14-04-0115, C14-04-0116

The following information is provided regarding traffic issues related to the Champion Tract zoning cases.

### Background

Zoning cases were originally filed on these properties in 1998, and a traffic impact analysis (TIA) was prepared which analyzed all four tracts. An update to the TIA was submitted in 1999. Based on the assumptions of that TIA, the project would have generated a total of 14,808 trips per day (unadjusted). The TIA indicated that most of the affected intersections could achieve an acceptable level of service with various road improvements, including the expansion of RM 2222 to 6 lanes between Loop 360 and City Park Rd. When the case was heard by Council, the zoning was approved with a limitation of 6500 vehicle trips per day on all four tracts and without the expansion of RM 2222.

In 2002 and 2003, the owner filed new applications on two of the tracts to request that the limitation of 6500 trips per day be increased. These cases were heard by Council on March 25, 2004, and approved on first reading with instructions to staff to return on second and third readings with a proposal for an alternative trip limitation. Subsequently, the owner filed new zoning applications for the remaining two tracts requesting to remove the trip limitation on those tracts as well.

Staff did not originally recommend the applicant's request to remove the trip limitation because Council had previously imposed it and the applicant had provided no new information to justify an increase in the number of trips. Staff recommended that the applicant provide an updated TIA to evaluate the effect of the increased traffic. At the March 25 meeting, Council did not require

the applicant to prepare a TIA but asked staff to provide further analysis of the traffic to determine an appropriate limitation on the number of trips. Council also asked the staff to look into adding additional capacity to RM 2222 to accommodate traffic growth in the area. In the absence of a new TIA, previous studies can provide a basis for an alternative recommendation.

### **Regional Development Study: RM 2222/Bull Creek/West Bull Creek Watershed Area**

This study, prepared by the City in November, 1993, analyzed long-term growth trends for the Bull Creek Watershed, a major contributor of traffic to RM 2222. One conclusion of the study was that the existing 4-lane roadway had insufficient capacity to accommodate full build-out of all the development that had already been approved by the City at the time. It was estimated that a 4- to 6-lane parkway or expressway would eventually be needed to accommodate projected travel demand in the corridor. As of 1992, traffic volumes along the section of RM 2222 between RM 620 and Loop 360 ranged from 13,000 – 16,000 vehicles per day. By 2002, those volumes had increased to 28,000 – 37,000 vehicles per day. Capacity of the road is 31,500 – 39,000 vehicles per day, meaning that it is currently operating at 89 - 95 percent of capacity.

### **Previous Champion Tract Traffic Impact Analysis**

The TIA prepared for the Champion Tract in 1999 was based on the following land use and traffic assumptions. All traffic numbers are adjusted to compensate for internal trips between different land uses and for pass-by traffic that is already on the abutting streets.

| Tract | Land Use        | Size       | 24-hour Traffic | AM Peak | PM Peak |
|-------|-----------------|------------|-----------------|---------|---------|
| 1     | General Office  | 350,000 sf | 3,854           | 546     | 522     |
|       | Multi-family    | 570 units  | 3,779           | 291     | 354     |
|       | Shopping Center | 60,000 sf  | 2,945           | 71      | 269     |
|       | Single-family   | 11 units   | 136             | 17      | 14      |
| 2     | Restaurant      | 6,000 sf   | 469             | 33      | 39      |
|       | Single-family   | 3 units    | 41              | 12      | 5       |
| 3     | General Office  | 30,000 sf  | 526             | 72      | 113     |
| 4     | Restaurant      | 6,000      | 469             | 33      | 39      |
|       |                 |            |                 |         |         |
|       | Total           |            | 12,219          | 1075    | 1355    |

The TIA determined that the level of service at affected intersections could be improved with the following improvements:

| Location            | Improvement  | Total Cost | Applicant's Share (%) | Applicant's Cost |
|---------------------|--|------------|-----------------------|------------------|
| Loop 360 & RM 2222  | Eastbound and westbound through lanes; northbound left turn lane       | \$377,126  | 14                    | \$52,798         |
| Loop 360 & Lakewood | Dual left turn lane; shared through/right on Lakewood                  | 55,014     | 6                     | 3,301            |
| Loop 360 & West     | Left turn, left/through shared land, right turn lane on West Courtyard | 35,895     | 5                     | 1,795            |

|                         |   |             |    |           |
|-------------------------|---|-------------|----|-----------|
| Courtyard               |   |             |    |           |
| City Park Rd. & RM 2222 | Eastbound and westbound through lanes; dual left turn lanes and through/right shared lane | \$332,630   | 16 | \$53,221  |
| Jester Blvd & RM 2222   | Eastbound and westbound through lanes.  | 303,143     | 6  | 18,189    |
| Total                   |   | \$1,103,808 |    | \$129,304 |

These cost figures have not been reviewed by TXDOT and have not been updated since they were prepared in 1999.

Council did not adopt these recommendations with the original zoning case and chose instead to limit the amount of traffic to 6,500 trips per day.

### Recommendations

If Council wishes to change the original condition of approval on this property, staff recommends the following:

1. The applicant should post fiscal surety for the improvements identified in the original traffic impact analysis as listed above. The cost estimates should be updated and reviewed by TXDOT, and the fiscal should be posted prior to third reading of the zoning.
2. Council should initiate an amendment to the Austin Metropolitan Area Transportation Plan and the CAMPO plan to add two lanes to RM 2222 between Loop 360 and City Park Rd.
3. Development of the tract should be limited to an intensity that will not exceed or significantly vary from the projected traffic conditions assumed in the 1999 traffic impact analysis. Such assumptions include peak-hour trip generation, traffic distribution, roadway conditions, and other traffic characteristics.

Please contact me at 974-2725 if you have any questions.

*George Zapalac*

George Zapalac

Watershed Protection and Development Review Department

**ORDINANCE NO. 000309-81**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:**

**A 13.499 ACRE TRACT OF LAND OUT OF THE JAMES JETT SURVEY NO. 1, FROM DEVELOPMENT RESERVE (DR) DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT, LOCALLY KNOWN AS 6100-6404 CITY PARK ROAD AND 6509-6909 F.M. 2222 ROAD, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.**

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

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from Development Reserve (DR) district to Neighborhood Commercial-Conditional Overlay (LR-CO) combining district on the property described in File C14-99-0077, as follows:

A 13.499 acre tract of land out of the James Jett Survey No. 1, in Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

commonly known as Tract 2, locally known as 6100-6404 City Park Road and 6504-6909 F.M. 2222 Road, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "B".

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

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property and the property described in Exhibits C, D, E, F, and G, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 6,500 adjusted trips per day.
2. Retail development may not exceed 4,000 square feet of gross floor area.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the Neighborhood Commercial (LR) base district and other applicable requirements.

**PART 3.** The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

**PART 4.** This ordinance takes effect on March 20, 2000.

**PASSED AND APPROVED**

March 9, 2000

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§  
§

Kirk Watson

Kirk Watson  
Mayor

**APPROVED:**

Andrew Martin

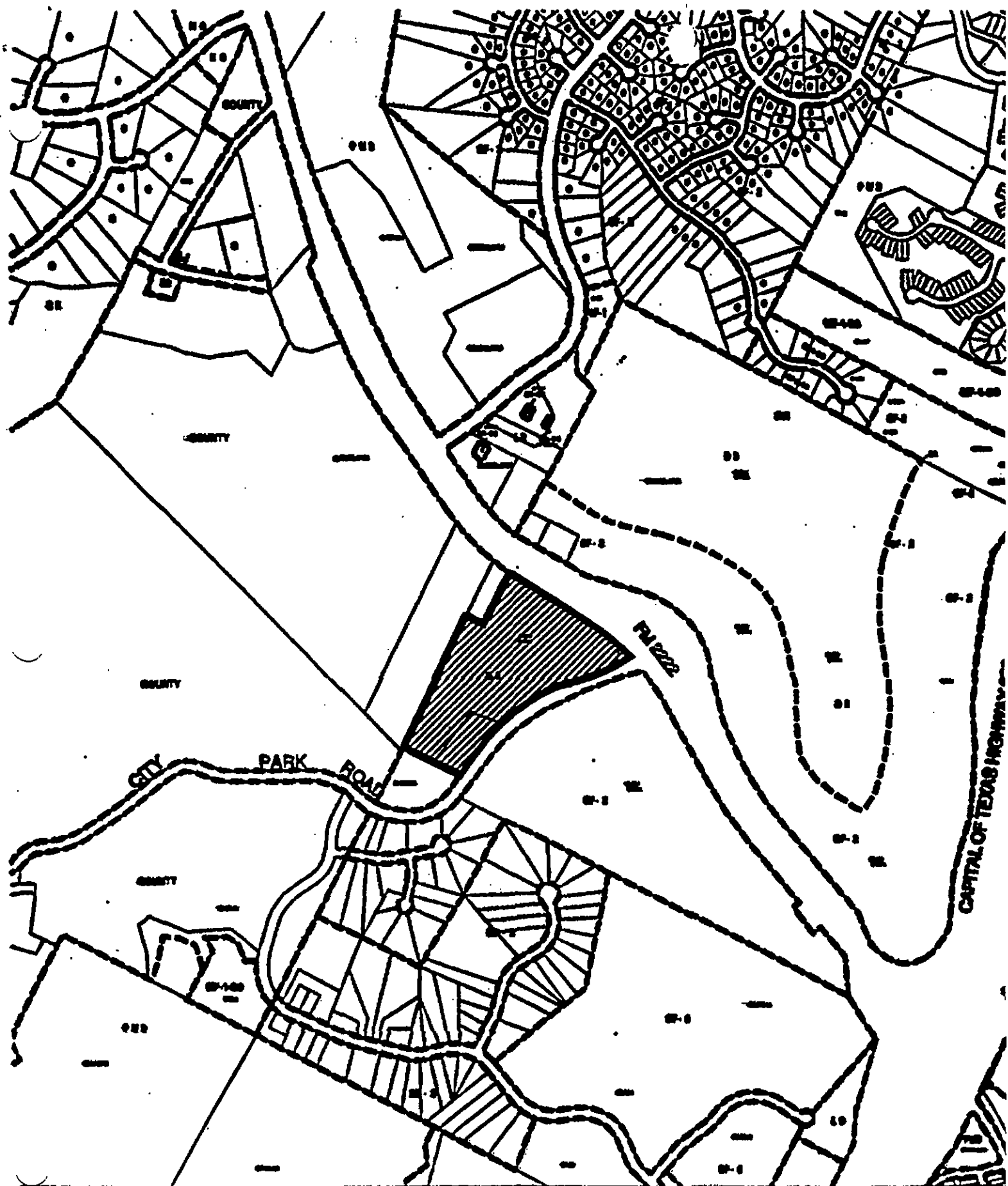
Andrew Martin  
City Attorney





**ATTEST:**

Shirley A. Brown

Shirley A. Brown  
City Clerk





|  |                      |   |  |   |
|--|----------------------|---|--|---|
|  | SUBJECT TRACT        |  | <b>ZONING EXHIBIT B</b><br><b>CASE #: C14-89-0077</b><br><b>ADDRESS: FM 2222 AND CITY PARK</b><br><b>DATE: 89-05</b> | <b>CITY GRID REFERENCE NUMBER</b><br><b>F30</b> |
|  | PENDING CASE         |  |  |   |
|  | ZONING BOUNDARY      |  |  |   |
|  | CASE MOR: D.PERRYMAN |   |  |   |

**ORDINANCE NO. 000309-78**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:**

**A 45.208 ACRE TRACT OF LAND OUT OF THE JAMES JETT SURVEY NO. 1, FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT, LOCALLY KNOWN AS 6011-6411 CITY PARK ROAD AND 5801-6507 F.M. 2222 ROAD, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.**

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

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from Single Family Residence Standard Lot (SF-2) district to General Office-Conditional Overlay (GO-CO) combining district on the property described in File C14-98-0162, as follows:

A 45.208 acre tract of land out of the James Jett Survey No. 1, in Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

commonly known as Tract 3, locally known as 6011-6411 City Park Road and 5801-6507 F.M. 2222 Road, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "B".

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

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property and the property described in Exhibits C, D, E, F, and G, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 6,500 adjusted trips per day.
2. Office development may not exceed 30,000 square feet of gross floor area.
3. A building or structure may not be constructed or maintained within 100 feet of the southern property line.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the General Office (GO) base district and other applicable requirements.

**PART 3.** The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

**PART 4.** This ordinance takes effect on March 20, 2000.

**PASSED AND APPROVED**

March 9, 2000

§  
§  
§

*Kirk Watson*

Kirk Watson  
Mayor

APPROVED:

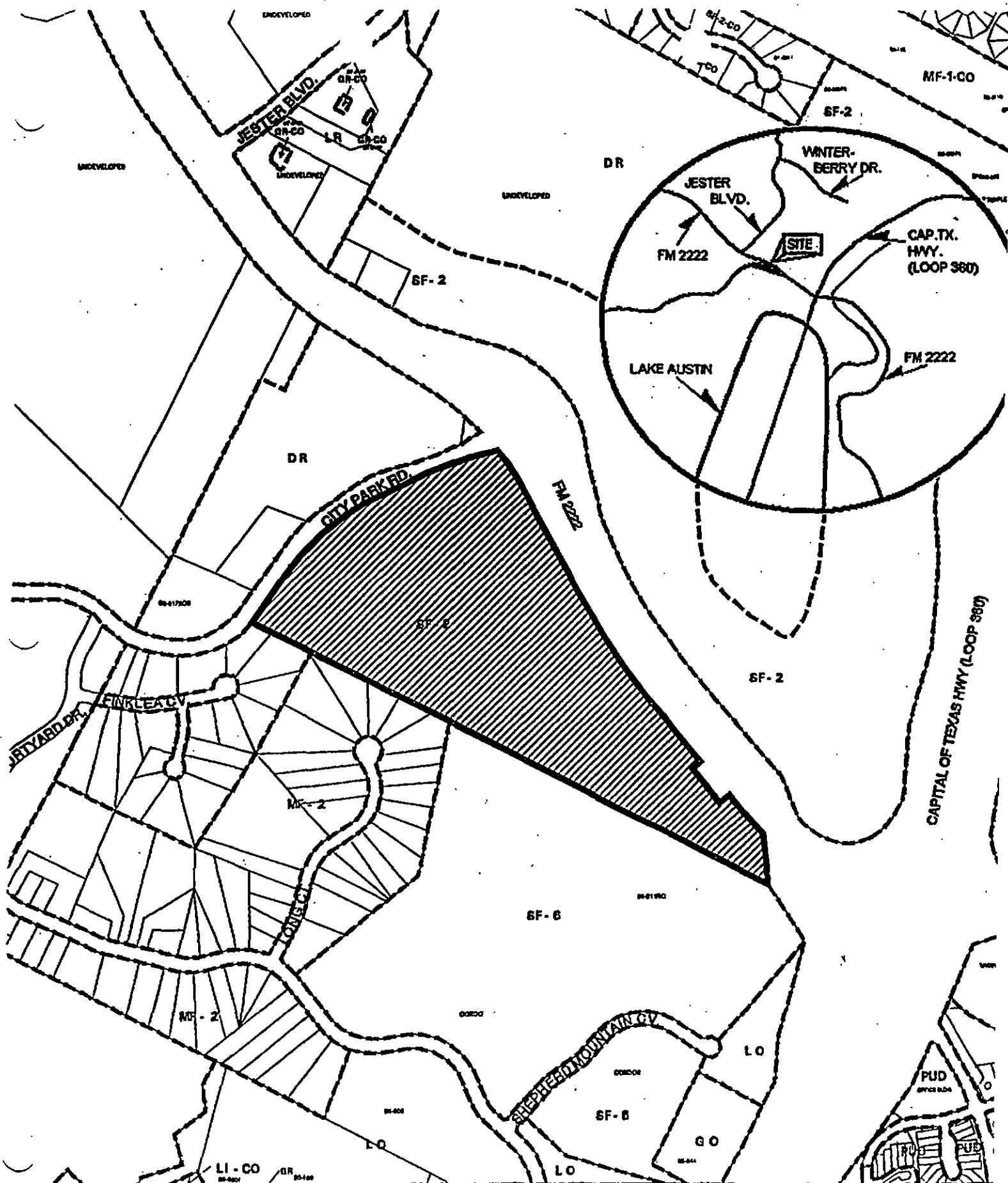
*Andrew Martin*


Andrew Martin  
City Attorney




ATTEST:

*Shirley A. Brown*

Shirley A. Brown  
City Clerk




**SUBJECT TRACT**  
**PENDING CASE**  
**ZONING BOUNDARY**

**ZONING EXHIBIT B**  
**CASE #: C14-98-0162**  
**ADDRESS: CITY PARK RD. & FM 2222**

DATE: 98-10

**CITY GRID**  
**REFERENCE**  
**NUMBER**  
**F30**

**ORDINANCE NO. 000309-80**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:**

**THREE TRACTS OF LAND OUT OF THE JAMES JETT SURVEY NO. 1, FROM DEVELOPMENT RESERVE (DR) DISTRICT AND SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO MULTI-FAMILY RESIDENCE LIMITED DENSITY-CONDITIONAL OVERLAY (MF-1-CO) COMBINING DISTRICT FOR TRACT ONE, NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT FOR TRACT TWO AND GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT FOR TRACT THREE, LOCALLY KNOWN AS 5800-6802 F.M. 2222 ROAD AND 6100-6712 CAPITAL OF TEXAS HIGHWAY NORTH (LOOP 360), IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.**

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

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property described in File C14-99-0076, as follows:

Tract 1: From Development Reserve (DR) district and Single Family Residence Standard Lot (SF-2) district to Multi-Family Residence Limited Density-Conditional Overlay (MF-1-CO) combining district.

A 98.467 acre tract of land out of the James Jett Survey No. 1 in Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance;

Tract 2: From Single Family Residence Standard Lot (SF-2) district to Neighborhood Commercial-Conditional Overlay (LR-CO) combining district.

A 13.93 acre tract of land out of the James Jett Survey No. 1 in Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance;

Tract 3: From Development Reserve (DR) district and Single Family Residence Standard Lot (SF-2) district to General Office-Conditional Overlay (GO-CO) combining district.

A 28.794 acre tract of land out of the James Jett Survey No. 1 in Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "C" incorporated into this ordinance, (the "Property")

commonly known as Tracts 1B, 1C and 1D, locally known as 5800-6802 F.M 2222 Road and 6100-6712 Capital of Texas Highway North, (Loop 360), in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "D".

**PART 2.** A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property and the property described in Exhibits E, F, and G, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 6,500 adjusted trips per day.

**PART 3.** The property identified as Tract 1 within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. Development shall comply with the Townhouse and Condominium Residence (SF-6) site development regulations and performance standards, except as provided for in Subpart 2.
2. A building or structure may not exceed a height of 40 feet above ground level.

**PART 4.** The property identified as Tract 2 within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. Retail development may not exceed 40,000 square feet of gross floor area.
2. Prior to site plan approval, clean-up of lead deposits on the property must be completed.

**PART 5.** The property identified as Tract 3 within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. Office development may not exceed 230,000 square feet of gross floor area.
2. Prior to site plan approval, clean-up of lead deposits on the property must be completed.

**PART 6.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements.

**PART 7.** The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

**PART 8.** This ordinance takes effect on March 20, 2000.

**PASSED AND APPROVED**

March 9, 2000

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Kirk Watson

Kirk Watson  
Mayor

**APPROVED:**

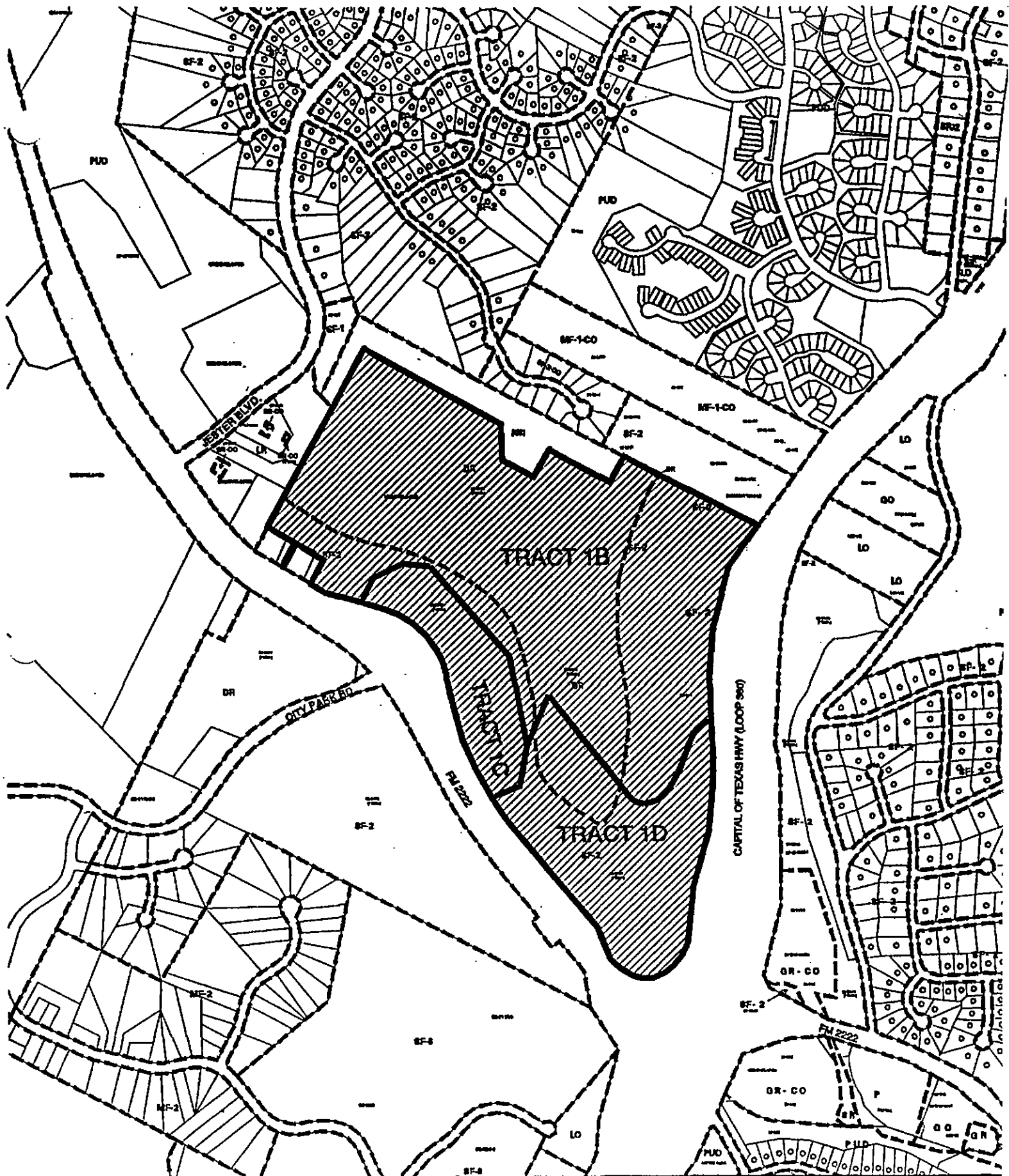
Andrew Martin





Andrew Martin  
City Attorney

**ATTEST:**

Shirley A. Brown

Shirley A. Brown  
City Clerk




 SUBJECT TRACT   
 PENDING CASE   
 ZONING BOUNDARY   
 CASE MGR: JRUSTHOVEN  
 00309-07

ZONING *EXHIBIT D*  
 CASE #: C14-99-0076  
 ADDRESS: CHAMPION TRACT  
 DATE: 00-03  
 CITY GRID REFERENCE NUMBER  
 F30,F31



**ORDINANCE NO. 000309-77**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:**

**A 3.157 ACRE TRACT OF LAND OUT OF THE JAMES JETT SURVEY NO. 1, FROM DEVELOPMENT RESERVE (DR) DISTRICT TO SINGLE FAMILY RESIDENCE STANDARD LOT-CONDITIONAL OVERLAY (SF-2-CO) COMBINING DISTRICT, LOCALLY KNOWN AS 6507 WINTERBERRY DRIVE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.**

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

**PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from Development Reserve (DR) district to Single Family Residence Standard Lot-Conditional Overlay (SF-2-CO) combining district on the property described in File C14-98-0161, as follows:**

**A 3.157 acre tract of land out of the James Jett Survey No. 1, in Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")**

**commonly known as Tract 1A, locally known as 6507 Winterberry Drive, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "B".**

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

**A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property and the property described in Exhibits C, D, E, F, and G, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 6,500 adjusted trips per day.**

**Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the Single Family Residence Standard Lot (SF-2) base district and other applicable requirements.**

**PART 3.** The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

**PART 4.** This ordinance takes effect on March 20, 2000.

**PASSED AND APPROVED**

March 9, 2000

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Kirk Watson

Kirk Watson  
Mayor

**APPROVED:**

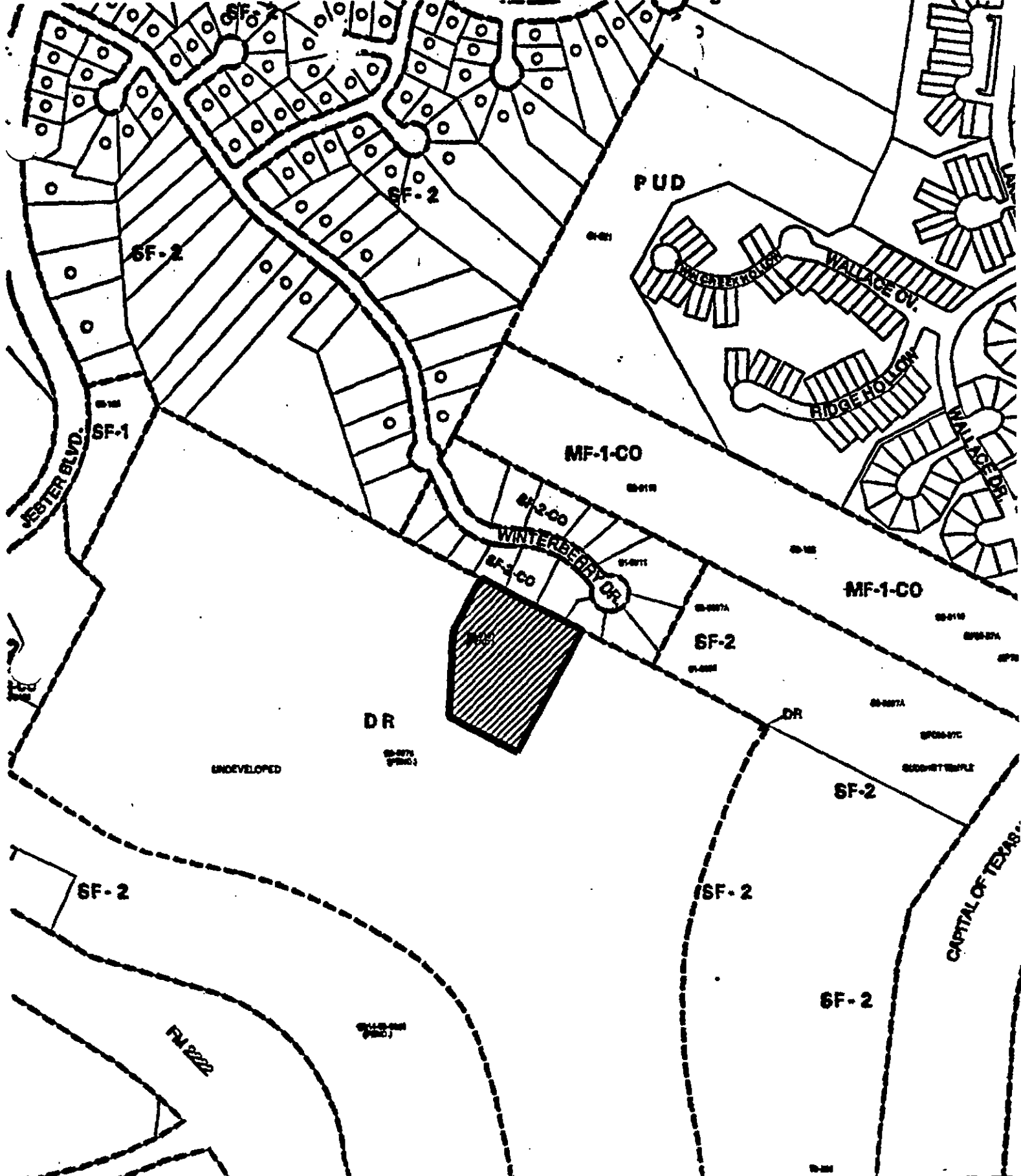
Andrew Martin





Andrew Martin  
City Attorney

**ATTEST:**

Shirley A. Brown

Shirley A. Brown  
City Clerk



|   |                      |   |                         |   |
|---|----------------------|---|-------------------------|---|
| <br>1" = 400' | SUBJECT TRACT        |  | <b>ZONING</b> EXHIBIT B | CITY GRID<br>REFERENCE<br>NUMBER<br><br>F31 |
|   | PENDING CASE         |  |                         |   |
|   | ZONING BOUNDARY      |  |                         |   |
|   | CASE MGR: D.PERRYMAN |   |                         |   |
| CASE #: C14-08-0161   |                      | DATE: 09-05   |                         |   |
| ADDRESS: 6507 WINTERBERRY DR.   |                      | INTLS: TRC  |                         |   |
| SUBJECT AREA (acres): 3.600   |                      |   |                         |   |

**ORDINANCE NO. 000309-79**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:**

**A TRACT OF LAND OUT OF THE JAMES JETT SURVEY NO. 1 AND THE T. J. CHAMBERS GRANT, FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT, LOCALLY KNOWN AS 5618-5628 F.M. 2222 ROAD, 6200-6320 NORTH LAKEWOOD DRIVE, 6702-6710 NORTH LAKEWOOD DRIVE, 6401-6713 CAPITAL OF TEXAS HIGHWAY NORTH AND 6201-6203 CAPITAL OF TEXAS HIGHWAY NORTH, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.**

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

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from Single Family Residence Standard Lot (SF-2) district to Community Commercial-Conditional Overlay (GR-CO) combining district on the property described in File C14-98-0163, as follows:

A tract of land out of the James Jett Survey No. 1, in Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibits A-1, A, B, and C incorporated into this ordinance, (the "Property")

commonly know as Tract 5, locally known as 5618-5628 F.M. 2222 Road, 6200-6320 North Lakewood Drive, 6702-6710 North Lakewood Drive, 6401-6713 Capital of Texas Highway North and 6201-6203 Capital of Texas Highway North, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "D".

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

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 782 adjusted trips per day.

2. Along the eastern property line a building or structure may not be constructed or maintained within 75 feet of a slope with a gradient of 25 percent or more (generally identified as the bluff).
3. A 50 foot wide undisturbed vegetative buffer shall be provided and maintained along the eastern property line. Development within the buffer shall comply with the screening requirements of Section 25-2-1027 (*Visual Screening*) of the City Code, Section 2.9.2 (*Special Screening Standards for Hill Country Sites*) and Appendix A (*Special Revegetation Criteria for Hill Country Roadway Sites*), of the Environmental Criteria Manual. Restoration and replacement of destroyed or diseased vegetation is permitted as necessary.
4. Vehicular access from the Property to Lakewood Drive is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.
5. A building or structure may not exceed 6,000 square feet of gross floor area.
6. Cut and fill in excess of 4 feet is not permitted on the Property.
7. Highly reflective materials may not be used on the Property.
8. The noise level of mechanical equipment may not exceed 70 DBA at the eastern property line.
9. A building or structure may not exceed a height of 28 feet above ground level.
10. The following uses of the Property are prohibited:

|                               |                                  |
|-------------------------------|----------------------------------|
| Automotive Sales              | Automotive Rentals               |
| Automotive Repair Services    | Automotive Washing (of any type) |
| Commercial Off-Street Parking | Off-Site Accessory Parking       |
| Service Station               | Exterminating Services           |
| Financial Services            | Restaurant (Drive-in, Fast Food) |
11. Exterior lighting must be hooded or shielded so that the light source is not directly visible from adjacent property.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the Community Commercial (GR) base district and other applicable requirements.

**PART 3.** The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

**PART 4.** This ordinance takes effect on March 20, 2000.

**PASSED AND APPROVED**

March 9, 2000

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*Kirk Watson*

Kirk Watson  
Mayor

**APPROVED:**

*Andrew Martin*

Andrew Martin  
City Attorney

**ATTEST:**

*Shirley A. Brown*

Shirley A. Brown  
City Clerk

