

SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: J. RUSTHOVEN

CASE #: C14-05-0157
ADDRESS: CITY PARK RD AT FM
3222 RD
SUBJECT AREA (acres): 44.941

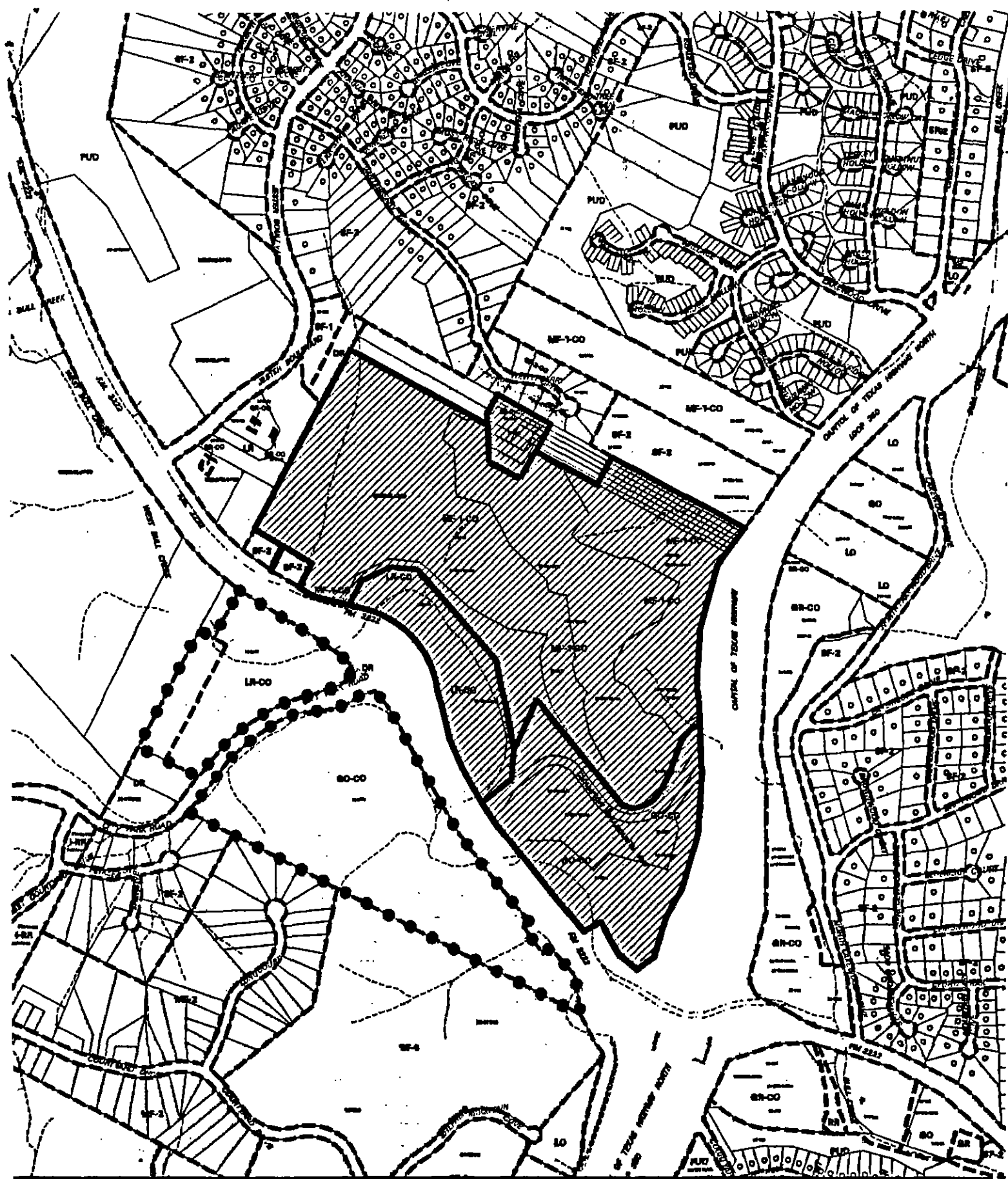
ZONING





DATE: 05-09

INTLS: 6M

CITY GRID
REFERENCE
NUMBER

F30



 " = 800'	SUBJECT TRACT 	ZONING		CITY GRID REFERENCE NUMBER F30	
	PENDING CASE 				
	ZONING BOUNDARY 	CASE #: C14-05-0169			
	CASE MGR: J. RUSTOVEN	ADDRESS: 3502 1/2 FM 2222 RD AND WINTERBERRY DR SUBJECT AREA (acres): 144.350			
		DATE: 05-09	INTLS: 6M		

PETITION

Case Number:

C14-05-0157

Date:

Nov. 30, 2005

Total Area within 200' of subject tract: (sq. ft.)

1,516,063.16

1	01-4113-0101	MCWHORTER TRAVIS L & JO ANN	5,403.73	0.36%
2	01-4113-0102	DILLEY STEVEN	32,721.77	2.16%
3	01-4113-0103	DAVIS JAY TRAVIS & NANCY G.	24,074.06	1.59%
4	01-4113-0104	GANDRE JERRY D & SHARON	23,147.87	1.53%
5	01-4113-0105	SEDGWICK MICHAEL	43,623.72	2.88%
6	01-4113-0106	LIFSCHITZ VLADIMIR & ELENA	29,009.87	1.91%
7	01-4115-0205	HEIRATIFAR MANUCHEHR & MEHRVAS	5,853.54	0.39%
8	01-4115-0206	WETZEL SOPHIE T	41,472.55	2.74%
9	01-4115-0207	TREVINO ANTHONY KENNETH & MARY THERESA VALLS	29,195.71	1.93%
10	01-4115-0208	HAGEMAN JOHN P & KAREN S	2,588.61	0.17%
11	01-3913-0117-0990	MONTEVISTA REALTY	401,246.05	26.47%
12				0.00%
13				0.00%
14				0.00%
15				0.00%
16				0.00%
17				0.00%
18				0.00%
21				0.00%
22				0.00%
23				0.00%
26				0.00%
27				0.00%
28				0.00%

Validated By:

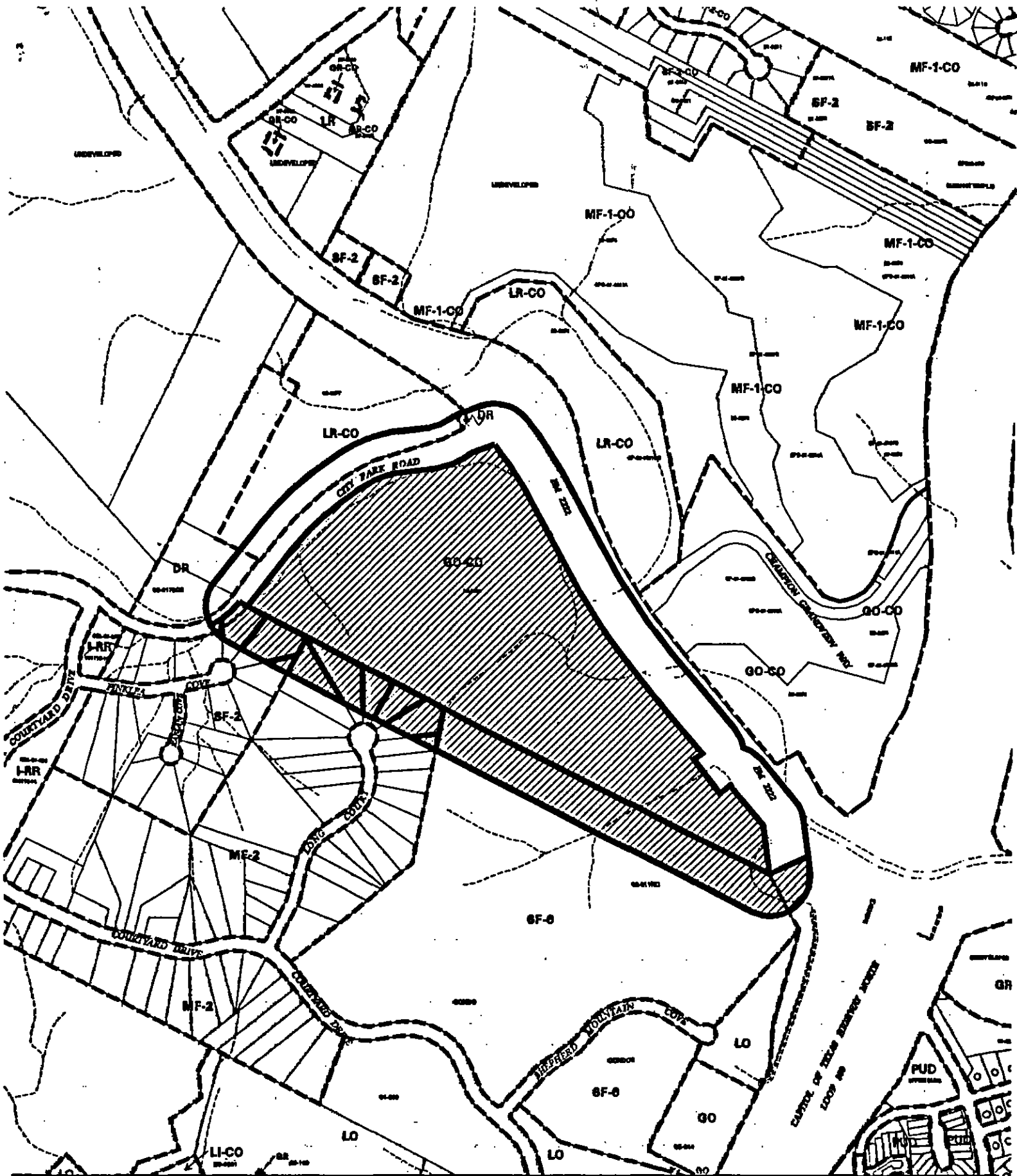
Stacy Meeks





Total Area of Petitioner:

638,337.48

Total %

42.10%




SUBJECT TRACT 
PENDING CASE 
ZONING BOUNDARY 
CASE MGR: J. RUSTHOVEN

PETITIONS

CASE #: C14-05-0157
ADDRESS: CITY PARK RD AT FM 2222 RD
SUBJECT AREA (acres): 44.941

DATE: 05-11
INTLS: SM

CITY GRID REFERENCE NUMBER
F30

PETITION

Case Number:

C14-05-0157

Date:

Nov. 30, 2005

Total Area within 200' of subject tract: (sq. ft.)

1,518,063.16

1	01-4113-0101	MCWHORTER TRAVIS L & JO ANN	5,403.73	0.36%
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11				0.00%
12				0.00%
13				0.00%
14				0.00%
15				0.00%
16				0.00%
17				0.00%
18				0.00%
21				0.00%
22				0.00%
23				0.00%
26				0.00%
27				0.00%
28				0.00%

Validated By:

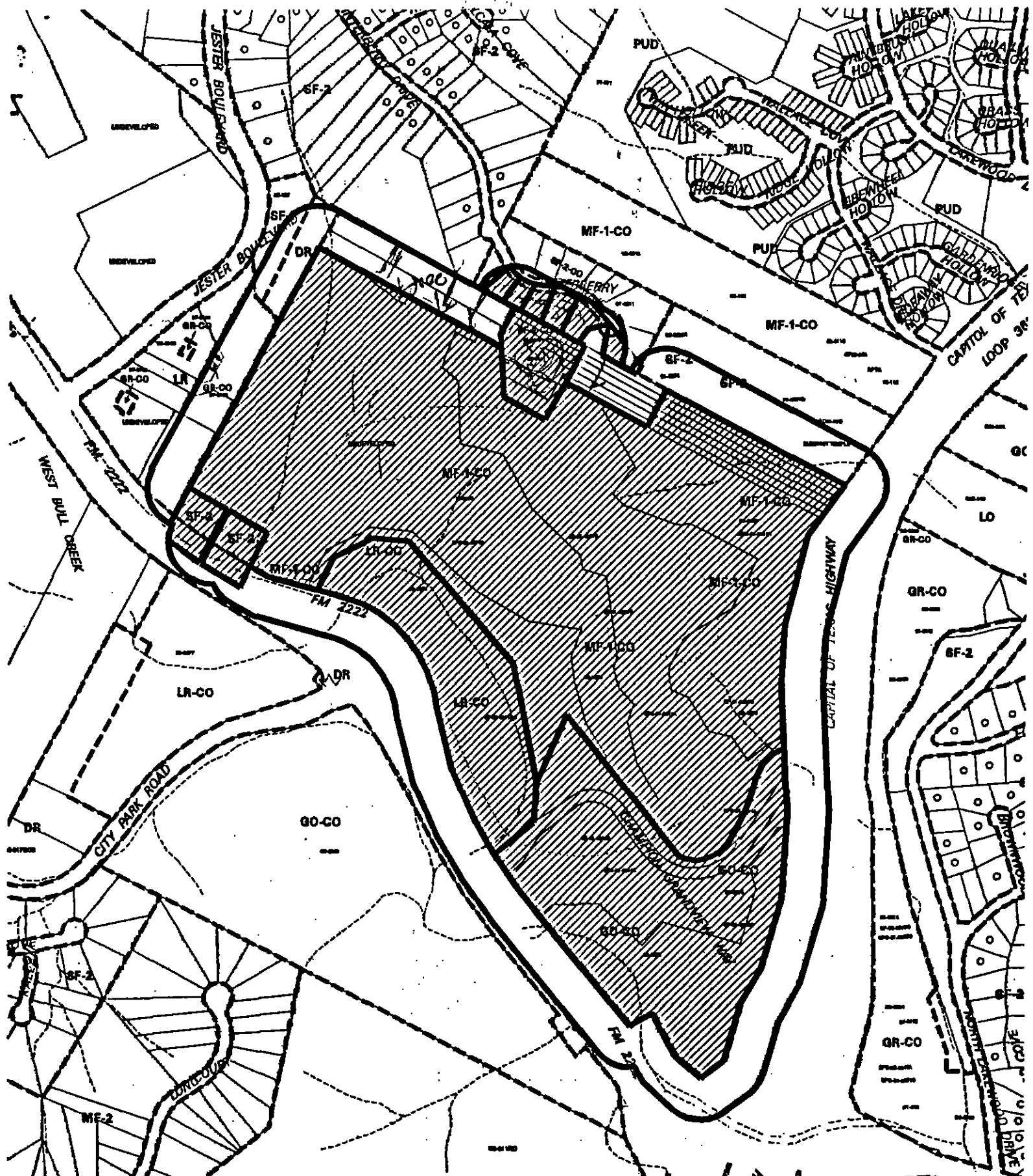
Stacy Meeks

Total Area of Petitioner:

237,091.41

Total %

15.64%



 1" = 600'	SUBJECT TRACT 	PETITIONS CASE #: C14-05-0159 ADDRESS: 3502 1/2 FM 2222 RD AND WINTERBERRY DR SUBJECT AREA (acres): 144.350		CITY GRID REFERENCE NUMBER F30
	PENDING CASE 			
	ZONING BOUNDARY 	DATE: 08-11 INTLS: 6M		
	CASE MGR: J. RUSTOVEN			

Austin Neighborhoods Council Resolution

**RE: Opposition to Champion Tract 1, Tract 2 and Tract 3 Re-Zoning Requests
C14-05-0157, C14-05-0158, & C14-05-0159**

December 14, 2005

Whereas, the property owners, Champion Assets, Ltd.; Champion Legacy; and Champion Meier Assets are interested in obtaining zoning changes (to MF-1-CO, GO-MU-CO, SF-2-CO and GR-MU-CO on Tract 1 (Case C14-05-0159), GR-MU-CO on Tract 2 (Case C14-05-0158) and GO-MU-CO on Tract 3 (Case C14-05-0157)) on three tracts on RM 2222 in northwest Austin; these zoning changes to include changing the current 6500 trip limitation on Tracts 1, 2 and 3 to 11,000 adjusted vehicle trips per day, omitting any limitations on setbacks or building square footage, allowing a principal retail use and its accessory uses to not exceed 50,000 square feet of gross floor area, allowing a principal food sales and its accessory uses to not exceed 100,000 square feet, limiting any building rooftop to be not over 820 feet above sea level, and requiring a fiscal posting of \$40,000 per tract at the time of site plan release for improvements to RM 2222 (which may be released if not drawn in 10 years); and

Whereas, this proposed zoning change would create a significant negative traffic impact on RM 2222, which is already operating at and beyond capacity, endangering the health and safety of all users of RM 2222; and

Whereas, a current Traffic Impact Analysis has not been performed; and

Whereas, this proposed zoning change would endanger the Bull Creek Watershed, which is classified as a Water Supply Suburban Watershed; and

Whereas, an Environmental Assessment has not been performed; and

Whereas, the proposed rezoning is contrary to the Hill Country development restrictions established by the City of Austin;

Whereas, this style of zoning by lawsuit freezes out public input while the city and developers negotiate conditions of the development behind closed doors. The resulting negotiated settlement is then passed by City Council with no public hearing and no public input to the process. If this case is successful, other developers might choose to use this method of development. The city has chosen to not defend its rights to control development in this case, now, therefore,

Be it resolved by the Austin Neighborhoods Council:

ANC is opposed to the Champions zoning change request and supports 2222 Coalition of Neighborhood Associations' (2222 CONA) plea that City Council deny the zoning change.