

Champion Tract 3

Briefing to the City Council

February 1, 2018

(Revised 2/6/18 with changes to slides 9, 22, and 25)

City Council Request

At its December 14, 2017 meeting, City Council passed the ordinance authorizing amendment of the 1996 settlement agreement on 2nd reading and requested that the Environmental Commission review and provide a recommendation to Council regarding the amendment before 3rd reading, which is set for February 1, 2018.

Environmental Commission Action

At their January 17th, 2018 meeting the Commission approved a motion recommending that Council not approve the amendment.

“Whereas, the Environmental Commission finds that the 2016 Amendment is not necessarily environmentally superior to the original 1996 Agreement and cannot be recommended as presented. These findings do not imply endorsement of the 1996 Agreement. We respectfully urge City Council to renegotiate the provisions within a public process and to ask the Environmental Commission to review any new agreement.”



Property Profile



Legend

- Jurisdiction**
 - FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGREEMENT
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ
- Lot Line**
- Greater Austin Fully Developed**
 - COA Fully Developed 25-Year
 - COA Fully Developed 100-Year
 - COA Master Plan 25-Year
 - COA Master Plan 100-Year
 - 100-Year (Detailed-AE)
 - 100-Year (Shallow-AO, AH)
 - 100-Year (Approx-A)
- Spring
- Wetland
- Rock Outcrop
- Creek Centerlines
- Lakes

Notes

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

0.2 0 0.08 0.2 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

01.02.18

Analysis of Development Potential

Since the December 2017 meeting there has been considerable discussion of the development potential of the 45 ac. tract under the Lake Austin Watershed Ordinance (LAWO) and Hill Country Roadway Ordinance (HCRO)

Impervious Cover

Impervious Cover by Total Site Area

		1996 Agreement (LAWO)				2016 Amendment
Slope	Total Area (ac)	Max IC (Commercial)	Max IC (Multi- family)	Max IC: Commercial (ac)	Max IC: Multi-family (ac)	Max IC: Multi-family (ac)
0-15%	13.20	65%	40%	8.6	5.3	2.2
15-25%	13.40	15%	10%	2.0	1.3	2.3
25-35%	10.39	5%	5%	0.5	0.5	0.9
35%+	8.41	0%	0%	0	0	0.07
Total	45.4			11.1	7.1	5.5

Developable Area – HCRO

- 40% natural area (18.1 ac) – Can include unbuildable areas such as >35% slope (8.3 acres), floodplain (3.5 ac.), 100' no build zone, etc.
- Intensity zones – Low, moderate, and high. Tract has all 3
 - High – Part of east end
 - Moderate – West end at City Park Rd. and 2222
 - Low – Remainder of tract
- Height varies by zone
 - 28' within 200' of HCR ROW and in low intensity,
 - 40' in moderate intensity, and
 - 53' in high intensity

Developable Area - HCRO

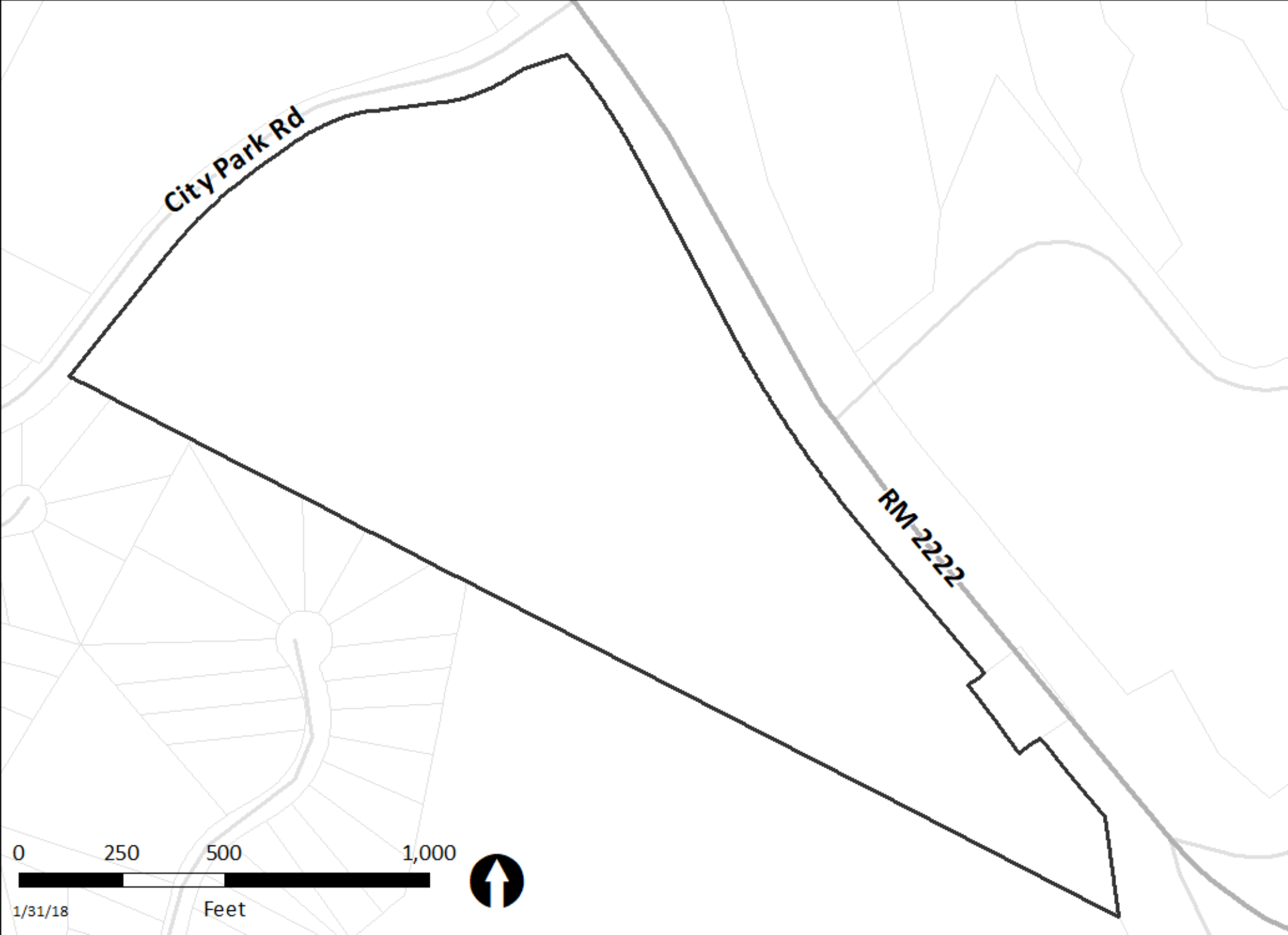
Floor to Area Ratio (FAR)

Category and Intensity Zone			
Intensity Zone	0-15% Slope	15-25% Slope	25-35% Slope
Low	0.20	0.08	0.04
Moderate	0.25	0.10	0.05
High	0.30	0.12	0.06

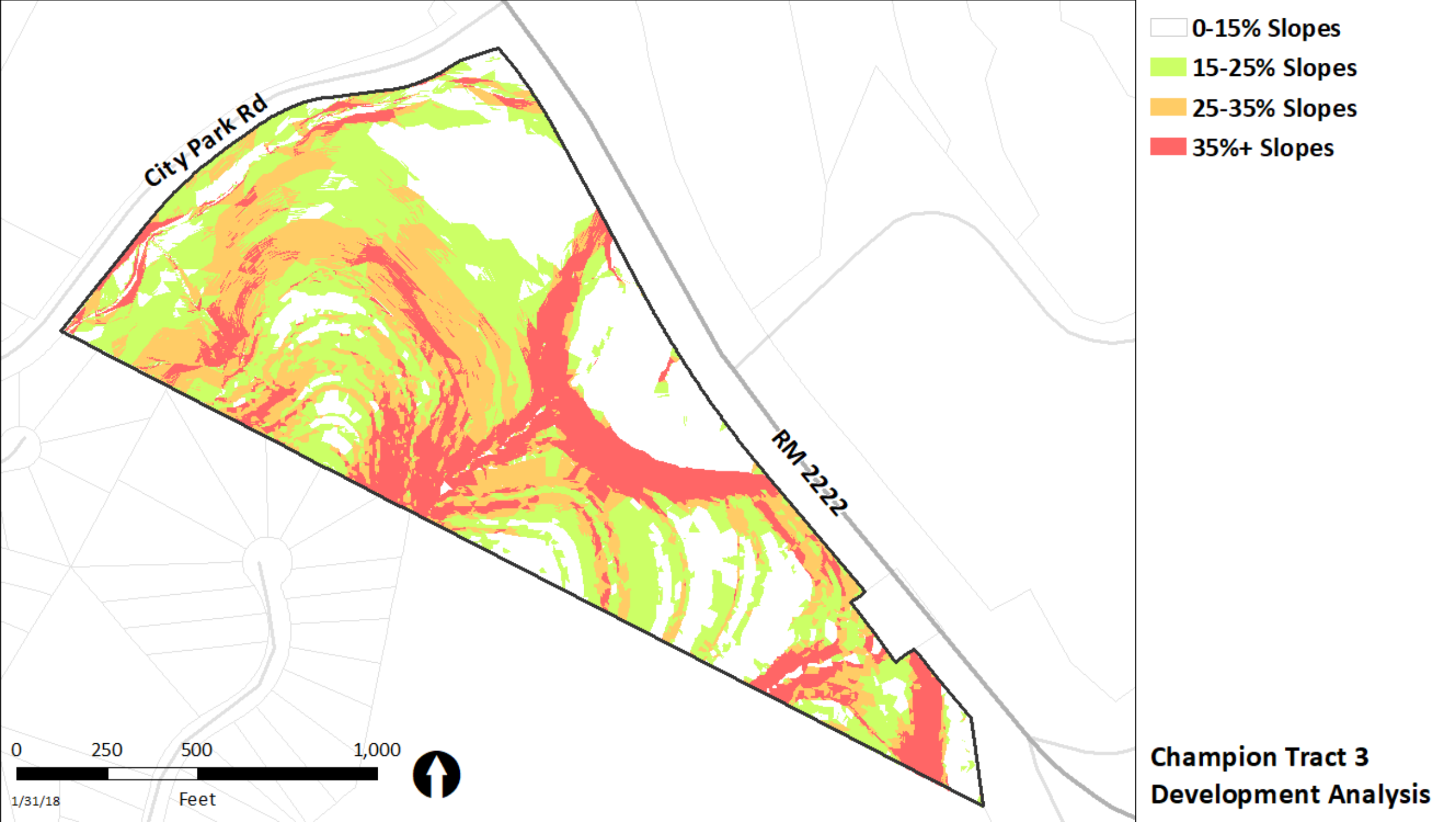
If development bonus (height) is granted then FAR on 0-15% slopes increases by 0.05 in each zone, on 0-15% slopes only.

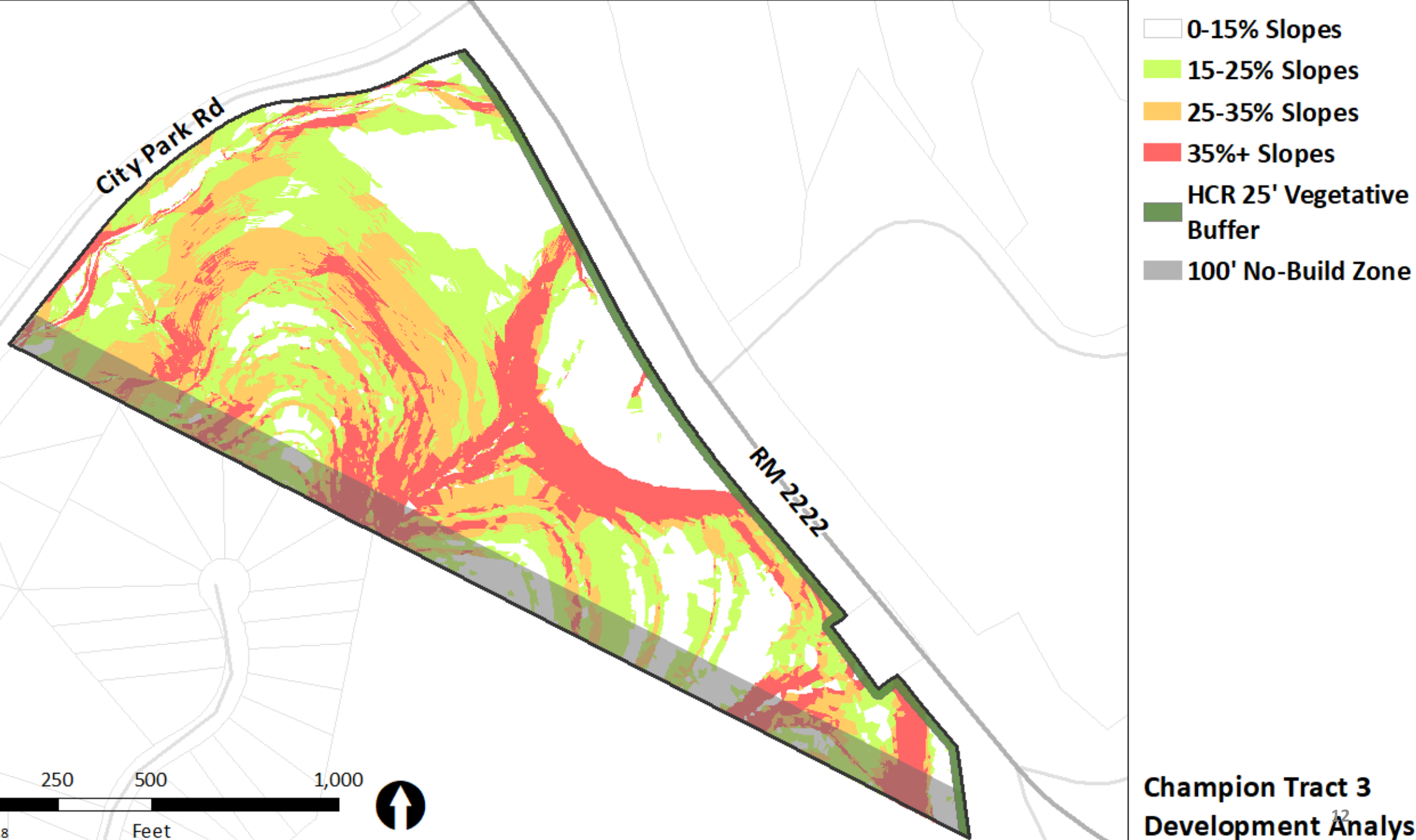
Developable Area – HCRO Floor to Area (commercial only LDC 25-2-1122)

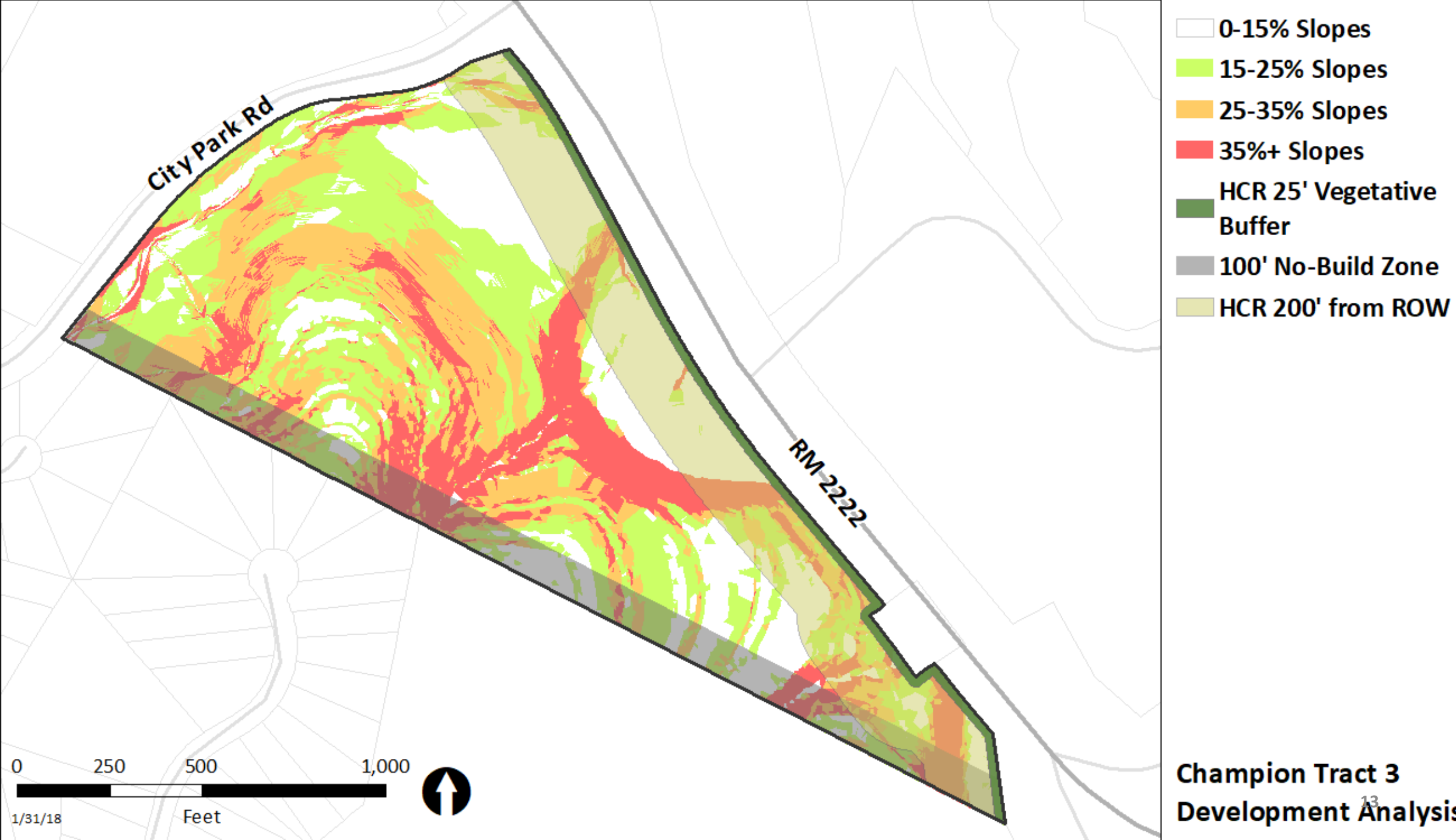
High Intensity (east end)	Area (sf)	FAR Limit	Allowed Floor Area (sf)
Slopes 0-15%	147,676	0.3	44,303
Slopes 15-25%	119,693	0.12	14,363
Slopes 25-35%	69,499	0.06	4,1702
Total	420,048		62,836
Moderate Intensity (west end)			
Slopes 0-15%	160,924	0.25	40,231
Slopes 15-25%	108,162	0.1	10,816
Slopes 25-35%	51,214	0.05	2,561
Total	341,022		53,608
Low Intensity			
Slopes 0-15%	242,867	0.2	48,573
Slopes 15-25%	283,053	0.08	22,644
Slopes 25-35%	269,017	0.04	10,761
Total	1,020,145		81,978

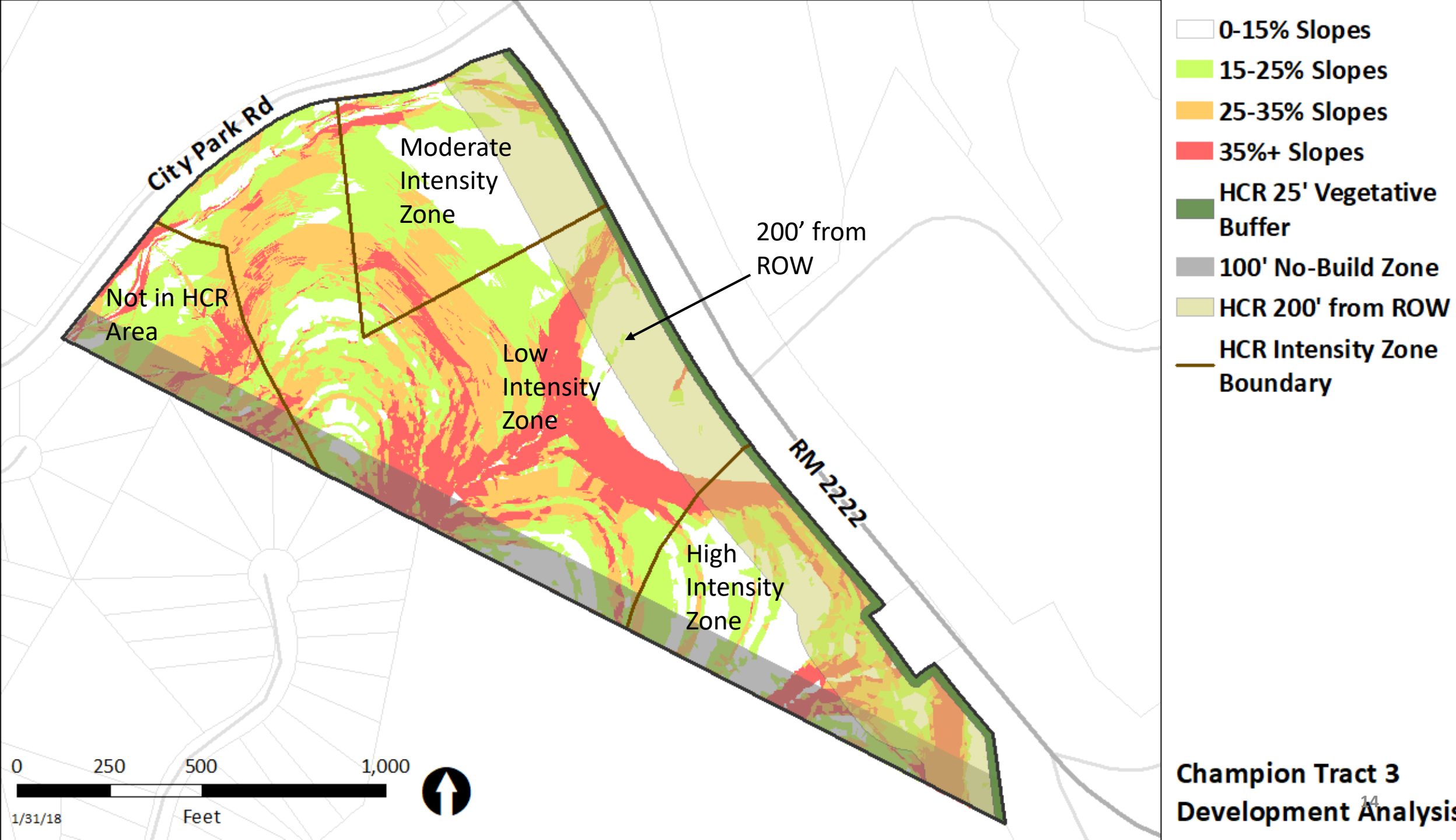


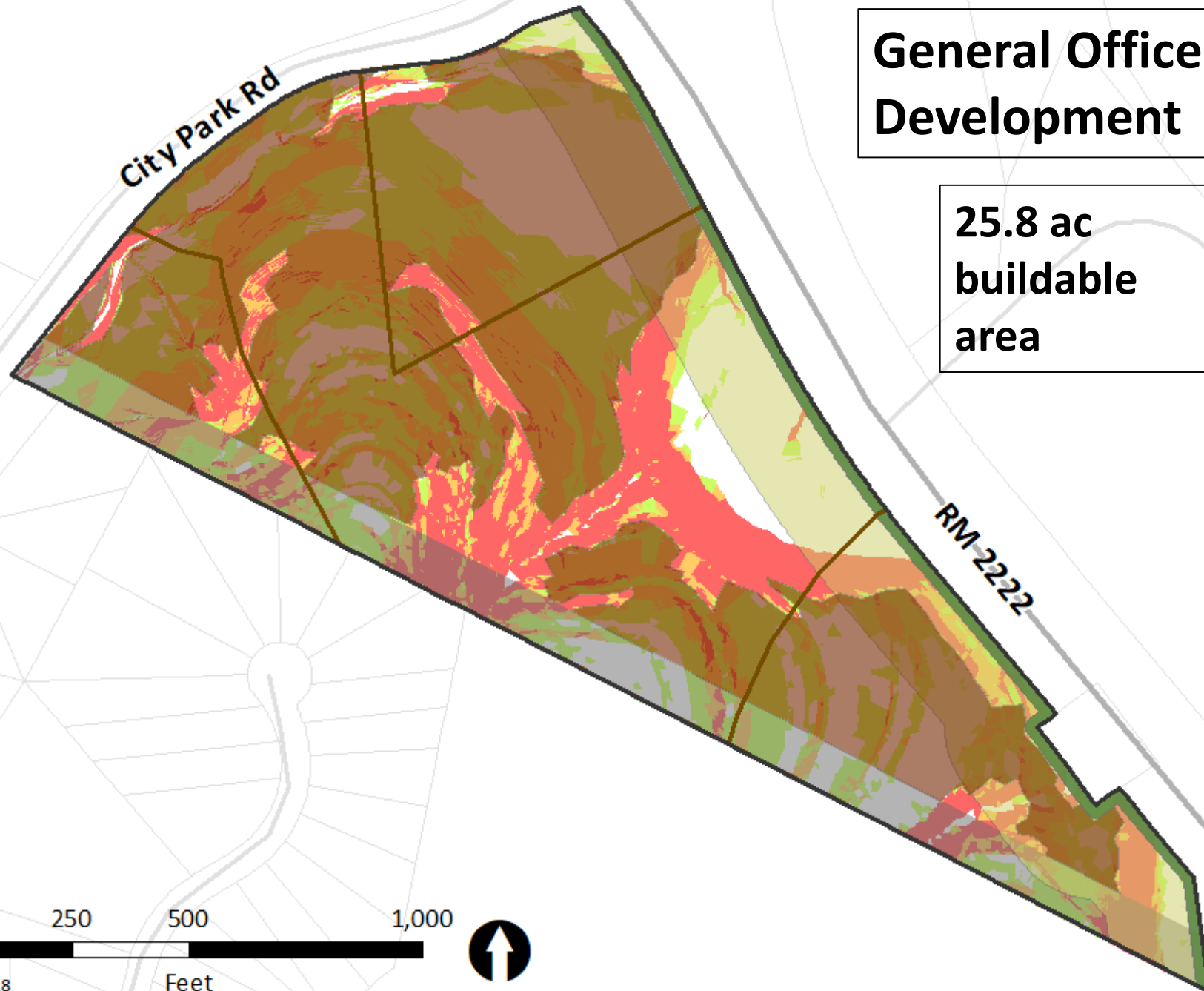
Champion Tract 3
Development Analysis











General Office Development

25.8 ac
buildable
area

- 0-15% Slopes
- 15-25% Slopes
- 25-35% Slopes
- 35%+ Slopes
- HCR 25' Vegetative Buffer
- 100' No-Build Zone
- HCR 200' from ROW
- HCR Intensity Zone Boundary
- Buildable Area - GO

Champion Tract 3
Development Analysis

General Office Development

- 0-15% Slopes
- 15-25% Slopes
- 25-35% Slopes
- 35%+ Slopes
- HCR 25' Vegetative Buffer
- 100' No-Build Zone
- HCR 200' from ROW
- HCR Intensity Zone Boundary
- Buildable Area - GO
- 60,000 sf Footprint

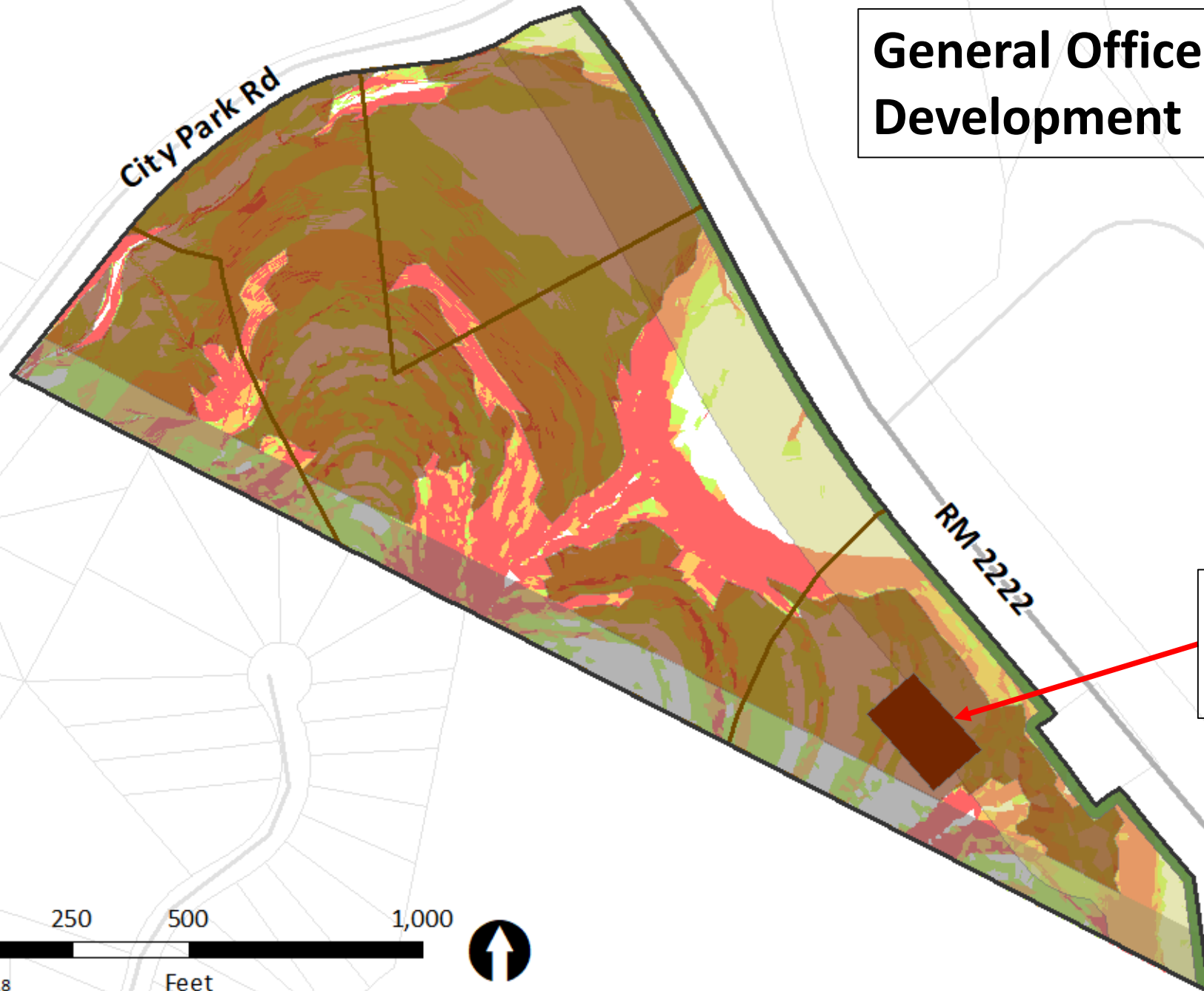
1-story, 60,000 sf bldg.

0 250 500 1,000
1/31/18 Feet



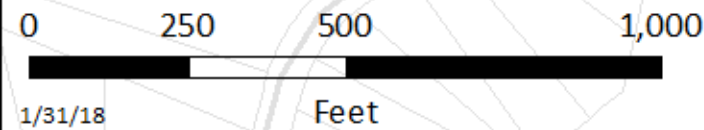
Champion Tract 3
Development Analysis

General Office Development



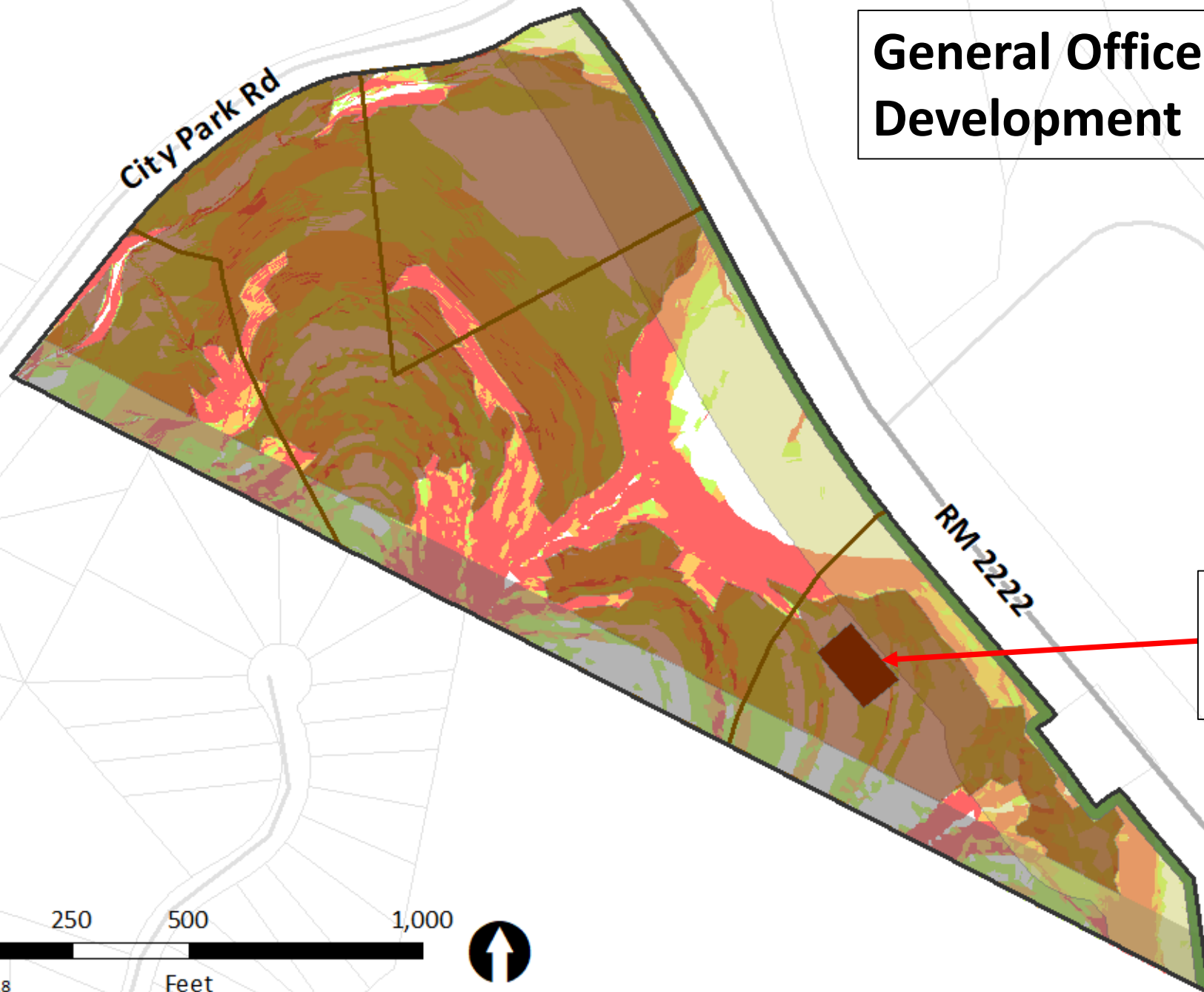
- 0-15% Slopes
- 15-25% Slopes
- 25-35% Slopes
- 35%+ Slopes
- HCR 25' Vegetative Buffer
- 100' No-Build Zone
- HCR 200' from ROW
- HCR Intensity Zone Boundary
- Buildable Area - GO
- 30,000 sf Footprint

2-story, 30,000 sf bldg.



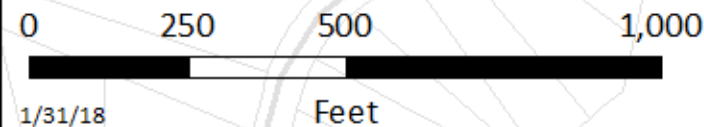
Champion Tract 3
Development Analysis

General Office Development



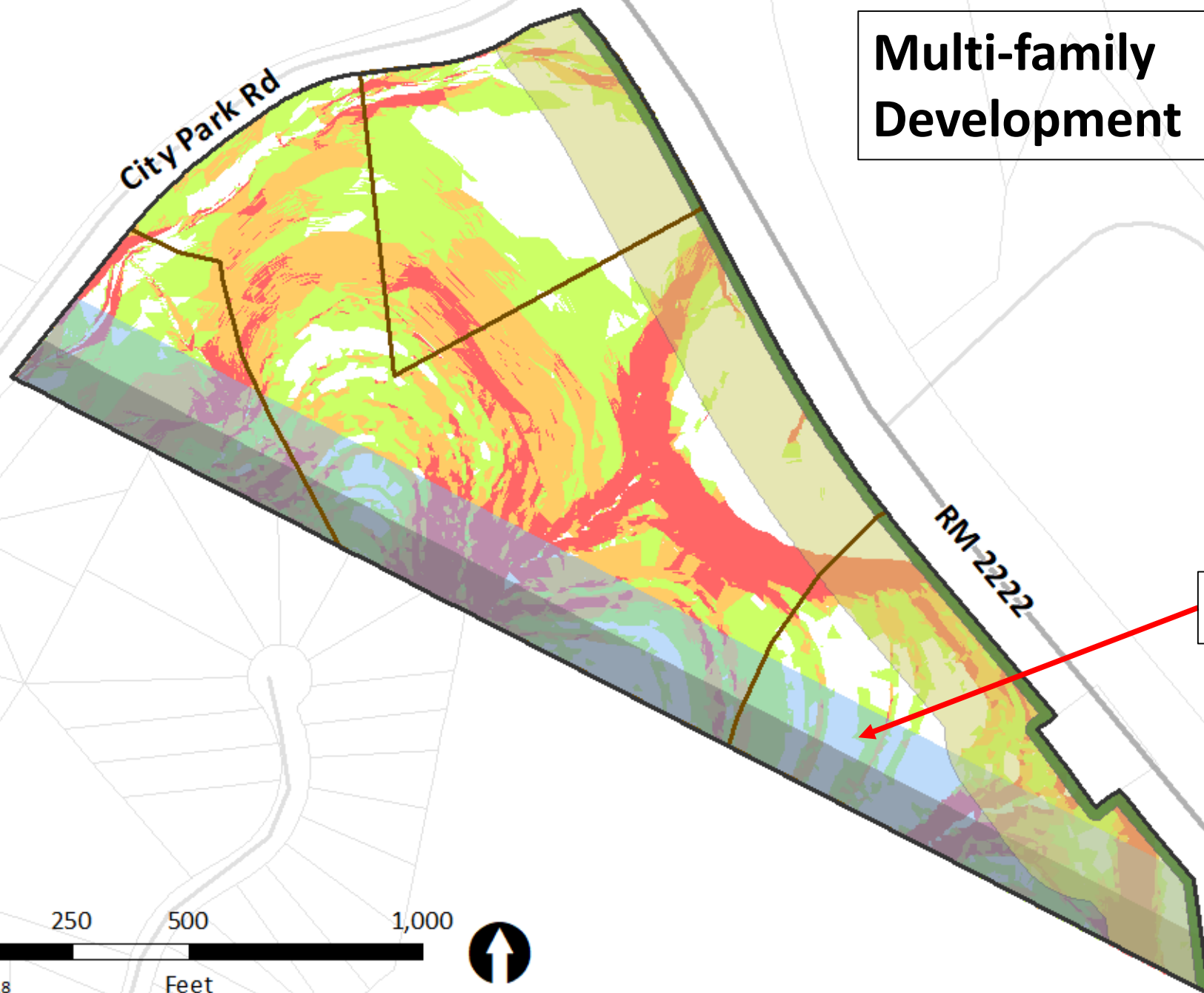
- 0-15% Slopes
- 15-25% Slopes
- 25-35% Slopes
- 35%+ Slopes
- HCR 25' Vegetative Buffer
- 100' No-Build Zone
- HCR 200' from ROW
- HCR Intensity Zone Boundary
- Buildable Area - GO
- 15,000 sf Footprint

4-story, 15,000 sf bldg.



Champion Tract 3
Development Analysis

Multi-family Development



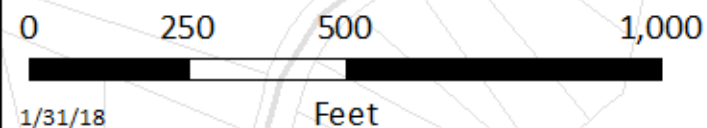
- 0-15% Slopes
- 15-25% Slopes
- 25-35% Slopes
- 35%+ Slopes
- HCR 25' Vegetative Buffer
- 100' No-Build Zone
- HCR 200' from ROW
- HCR Intensity Zone Boundary
- GO-CO Zoning

Remaining GO area

Multi-family Development

21.1 ac
buildable
area

- 0-15% Slopes
- 15-25% Slopes
- 25-35% Slopes
- 35%+ Slopes
- HCR 25' Vegetative Buffer
- 100' No-Build Zone
- HCR 200' from ROW
- HCR Intensity Zone Boundary
- GO-CO Zoning
- Buildable Area - MF



Champion Tract 3
Development Analysis

Multi-family Under 2016 Amendment

13.1 ac
buildable
area

- 0-15% Slopes
- 15-25% Slopes
- 25-35% Slopes
- 35%+ Slopes
- HCR 25' Vegetative Buffer
- 100' No-Build Zone
- HCR 200' from ROW
- HCR Intensity Zone Boundary
- GO-CO Zoning
- Buildable Area - 2016 Amendment

0 250 500 1,000
1/31/18 Feet



Champion Tract 3
Development Analysis

Trip count

- GO use had 1,148 trips
- MF use has 2,100
- Trip analysis based on 1,330 trips requested by neighborhood representative

ITE Code	Land Use	Metric	Sq. ft. @ 1,330 trips	Sq. ft. @ 1,000 trips
220	Apartments	Dwelling units	199 MF Units	145 MF Units
252/253/254	Congregate care	Occupied rooms	439 rooms	329 rooms
534/536	Education/School	Student population	536 students	403 students
560/561/562	Religious Assembly	Square footage	143,000	110,000
720	Medical/Dental office	Square footage	27,000	19,000
710 avg rate	General Office	Square footage	121,000	91,000
710 (EQN)	General Office	Square footage	102,000	70,000

Tree Impacts

Trees surveyed (19.5 acres)	3025 trees (8" greater)
Est. trees per acre	155 trees
Est. trees on 45.347 acres	7029 trees
Proposed to be removed with current site plan (5.5 ac. IC)	1351 = 19.2% (246 trees/ac IC)
Possible removal per 1996 Agreement with Commercial Development (11.1 ac IC)*	2730 = 39% (246 trees/ac IC)
Possible removal 1996 Agreement with Multi-Family Development (6.95 ac IC)*	1709 = 24% (246 trees/ac IC)

*Estimates based on extrapolating trees removed per acre in current site plan. Actual number could be higher or lower depending design.

Development Scenario Comparison

	Impervious Cover	Cut/Fill	Potential Trees Removed (> 8" dia.)	CEF Protection	Max Floor Area by HCRO FAR
GO w/ '96 Agreement	11.1 ac.	8' max below buildings, 4' elsewhere	2,730 (est.)	No	62,836 sf in high intensity 53,608 sf in moderate intensity 81,978 sf in low intensity
MF w/ '16 Amendment	5.5 ac.	Up to 34' under buildings, up to 28' in ltd areas	1,351 (based on site plan)	Yes	HCRO FAR does not apply MF zoning FAR = 0.3 on 45.4 ac 593,287 sf
MF w/ '96 Agreement	7.1 ac.	8' max below buildings, 4' elsewhere	1,709 (est.)	No	HCRO FAR does not apply MF zoning FAR = 0.3 on 45.4 ac 593,287 sf

	1996 Settlement Agreement (1983 LAWO, HCRO)		2016 Amendment
Zoning	GO	MF	MF
Site area	45 acres		
Developable area	25.6 acres	21.1 acres ✓	13.1 acres ✓
Natural area required	18.1 acres		30 acres ✓
Max. Impervious cover	11.1 acres	7.1 acres ✓	5.5 acres ✓
Est. trees removed	+/- 2,730	+/-1,709 ✓	1,351 ✓
Construction on slopes	Limited per code ✓		Modified to allow additional
Pier & beam upslope of >15% slope	Required ✓		Not required
Cut and fill	Limited to 8' under buildings and 4' elsewhere ✓		Up to: 34' under bldgs., 28' in ltd. areas
CEF protection	None		Yes ✓
WQ controls	Same		
Construction phase erosion controls	1983 LAWO		Enhanced ✓
Erosion hazard zone	No		Yes ✓

Questions?