

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**

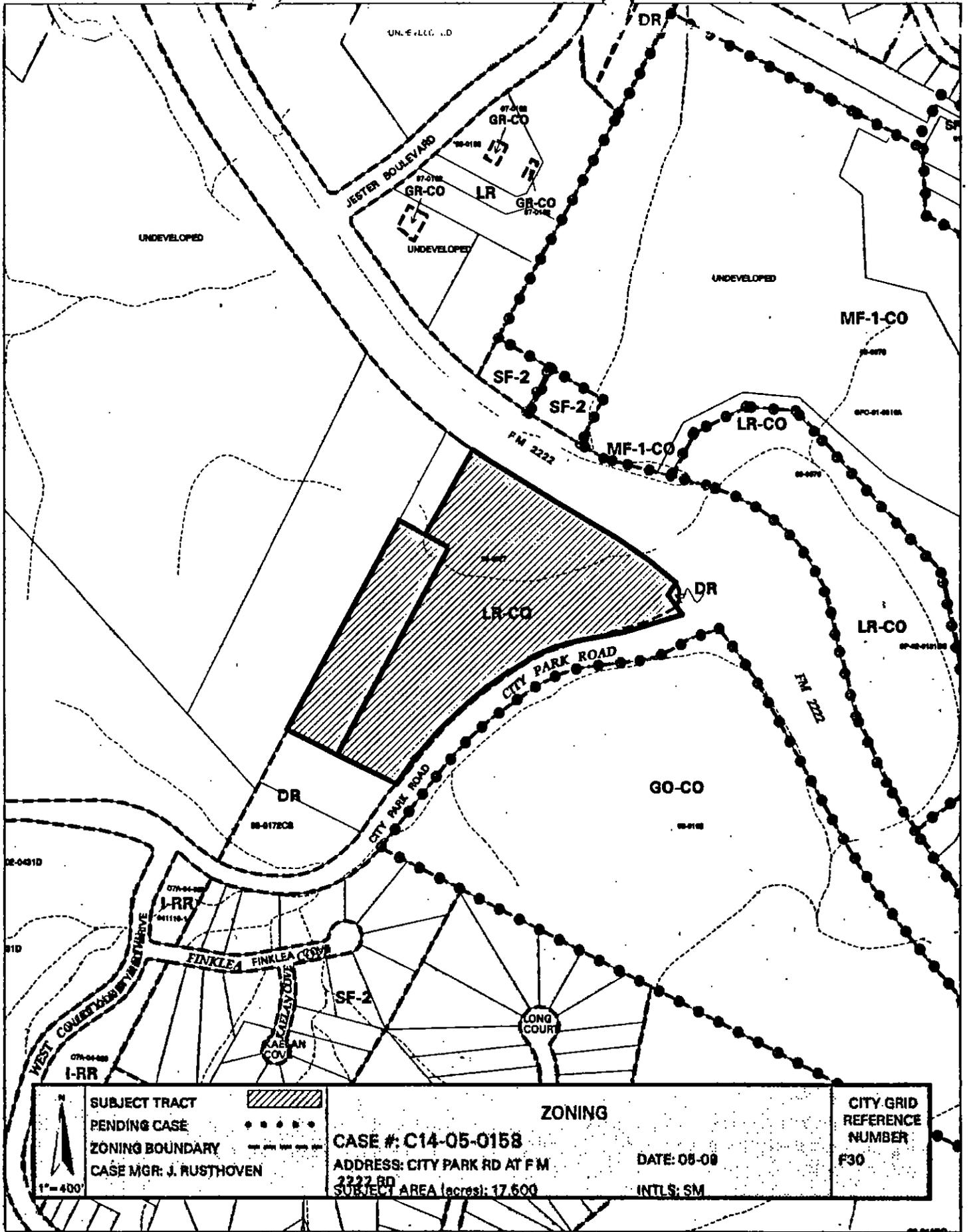
DATE: 05-09

INTLS: 6M

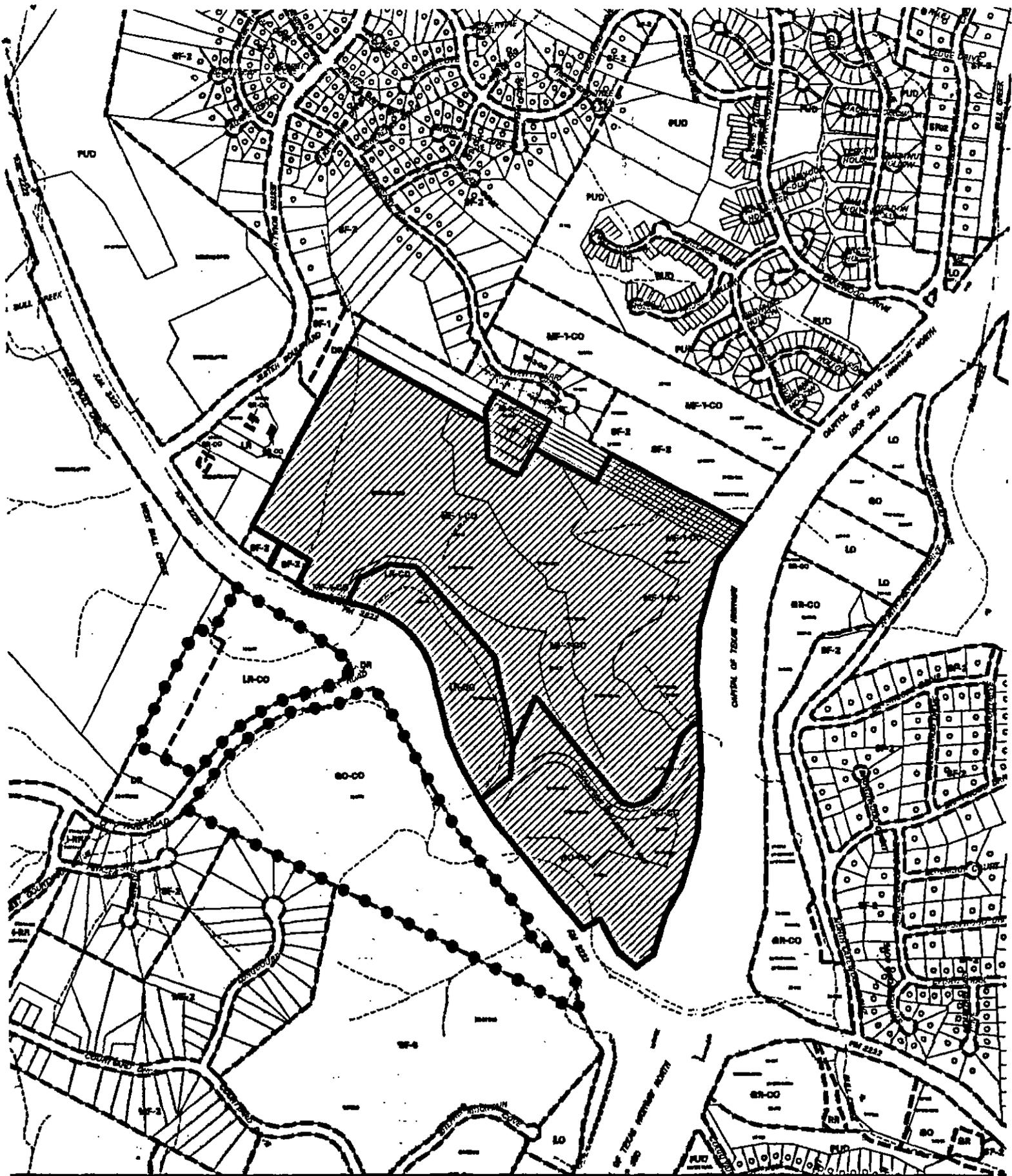
CITY GRID  
 REFERENCE  
 NUMBER

F30

1" = 800'



 1" = 400'	<b>SUBJECT TRACT</b> 	<b>ZONING</b>  CASE #: C14-05-0158 ADDRESS: CITY PARK RD AT F M 2222 RD SUBJECT AREA (acres): 17.600  DATE: 08-08  INTLS: SM	<b>CITY GRID REFERENCE NUMBER</b>  F30
	<b>PENDING CASE</b> 		
	<b>ZONING BOUNDARY</b> 		
	<b>CASE MGR: J. RUSTHOVEN</b>		



		<b>ZONING</b>		<b>CITY GRID REFERENCE NUMBER</b>  <b>F30</b>
				
		<b>CASE #:</b> C14-05-0169	<b>DATE:</b> 05-09	
	<b>SUBJECT TRACT</b> <b>PENDING CASE</b> <b>ZONING BOUNDARY</b> <b>CASE MGR: J. RUSTOVEN</b>	<b>ADDRESS:</b> 3502 1/2 FM 2222 RD <b>AND WINTERBERRY DR</b> <b>SUBJECT AREA (acres):</b> 144.350	<b>INTLS:</b> 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	<u>01-4113-0101</u>	MCWHORTER TRAVIS L & JO ANN	<u>5,403.73</u>	<u>0.36%</u>
2	<u>01-4113-0102</u>	DILLEY STEVEN	<u>32,721.77</u>	<u>2.16%</u>
3	<u>01-4113-0103</u>	DAVIS JAY TRAVIS & NANCY G.	<u>24,074.06</u>	<u>1.59%</u>
4	<u>01-4113-0104</u>	GANDRE JERRY D & SHARON	<u>23,147.87</u>	<u>1.53%</u>
5	<u>01-4113-0105</u>	SEDGWICK MICHAEL	<u>43,623.72</u>	<u>2.88%</u>
6	<u>01-4113-0106</u>	LIFSCHITZ VLADIMIR & ELENA	<u>29,009.87</u>	<u>1.91%</u>
7	<u>01-4115-0205</u>	HEIRATIFAR MANUCHEHR & MEHRVAS	<u>5,853.54</u>	<u>0.39%</u>
8	<u>01-4115-0206</u>	WETZEL SOPHIE T	<u>41,472.55</u>	<u>2.74%</u>
9	<u>01-4115-0207</u>	TREVINO ANTHONY KENNETH & MARY THERESA VALLS	<u>29,195.71</u>	<u>1.93%</u>
10	<u>01-4115-0208</u>	HAGEMAN JOHN P & KAREN S	<u>2,588.61</u>	<u>0.17%</u>
11	<u>01-3913-0117-0990</u>	MONTEVISTA REALTY	<u>401,246.05</u>	<u>26.47%</u>
12				<u>0.00%</u>
13				<u>0.00%</u>
14				<u>0.00%</u>
15				<u>0.00%</u>
16				<u>0.00%</u>
17				<u>0.00%</u>
18				<u>0.00%</u>
21				<u>0.00%</u>
22				<u>0.00%</u>
23				<u>0.00%</u>
26				<u>0.00%</u>
27				<u>0.00%</u>
28				<u>0.00%</u>

Validated By:

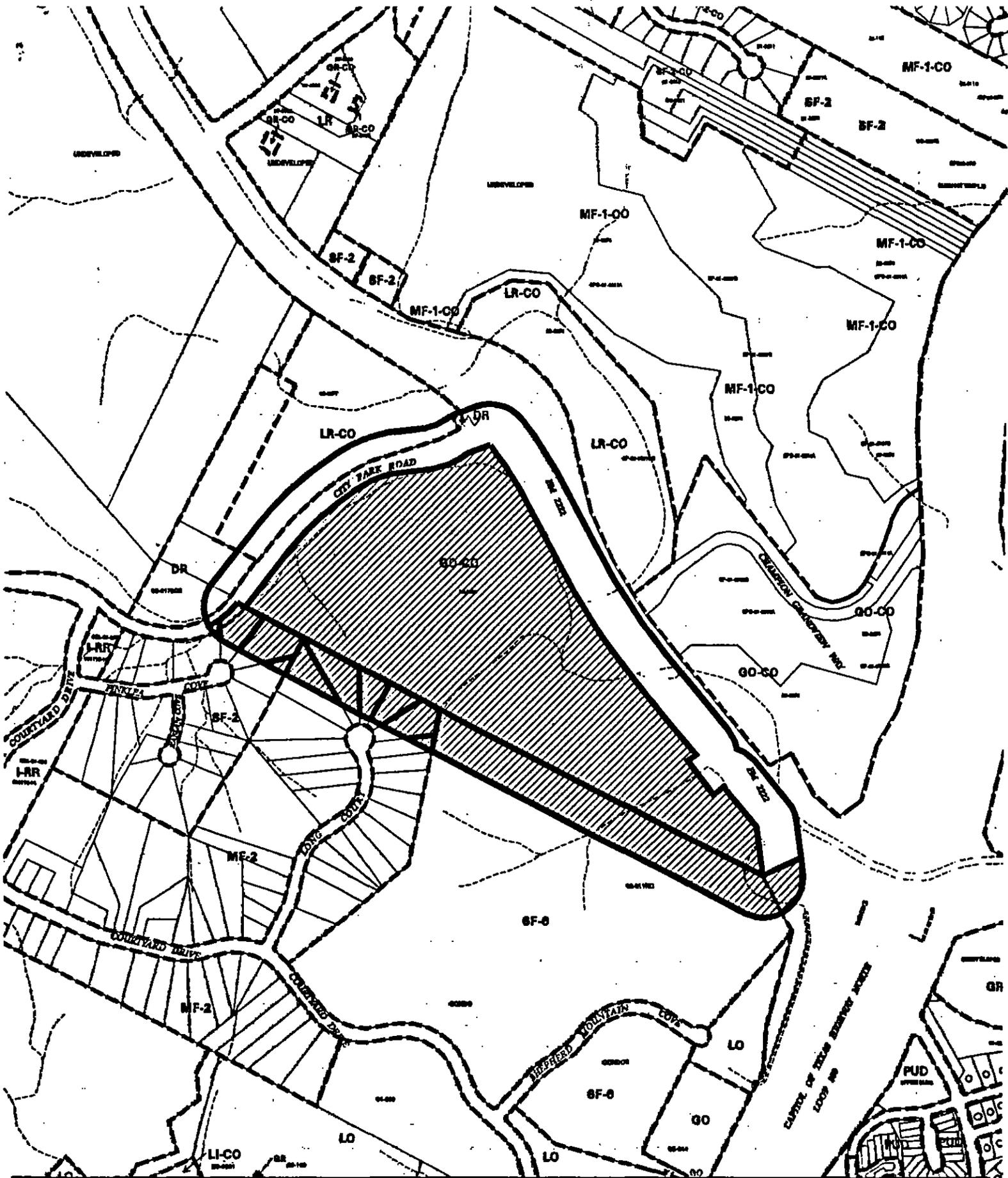
Stacy Meeks

Total Area of Petitioner:

638,337.48

Total %

42.10%




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

**PETITIONS**

**CASE #: G14-05-0157**  
**ADDRESS: CITY PARK RD AT FM 2322 RD**  
**SUBJECT AREA (acres): 44.943**

**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	<u>01-4113-0101</u>	<u>MCWHORTER TRAVIS L &amp; JO ANN</u>	<u>5,403.73</u>	<u>0.36%</u>
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10	<u>01-4115-0208</u>	<u>HAGEMAN JOHN P &amp; KAREN S</u>	<u>2,588.61</u>	<u>0.17%</u>
11				<u>0.00%</u>
12				<u>0.00%</u>
13				<u>0.00%</u>
14				<u>0.00%</u>
15				<u>0.00%</u>
16				<u>0.00%</u>
17				<u>0.00%</u>
18				<u>0.00%</u>
21				<u>0.00%</u>
22				<u>0.00%</u>
23				<u>0.00%</u>
26				<u>0.00%</u>
27				<u>0.00%</u>
28				<u>0.00%</u>

Validated By:

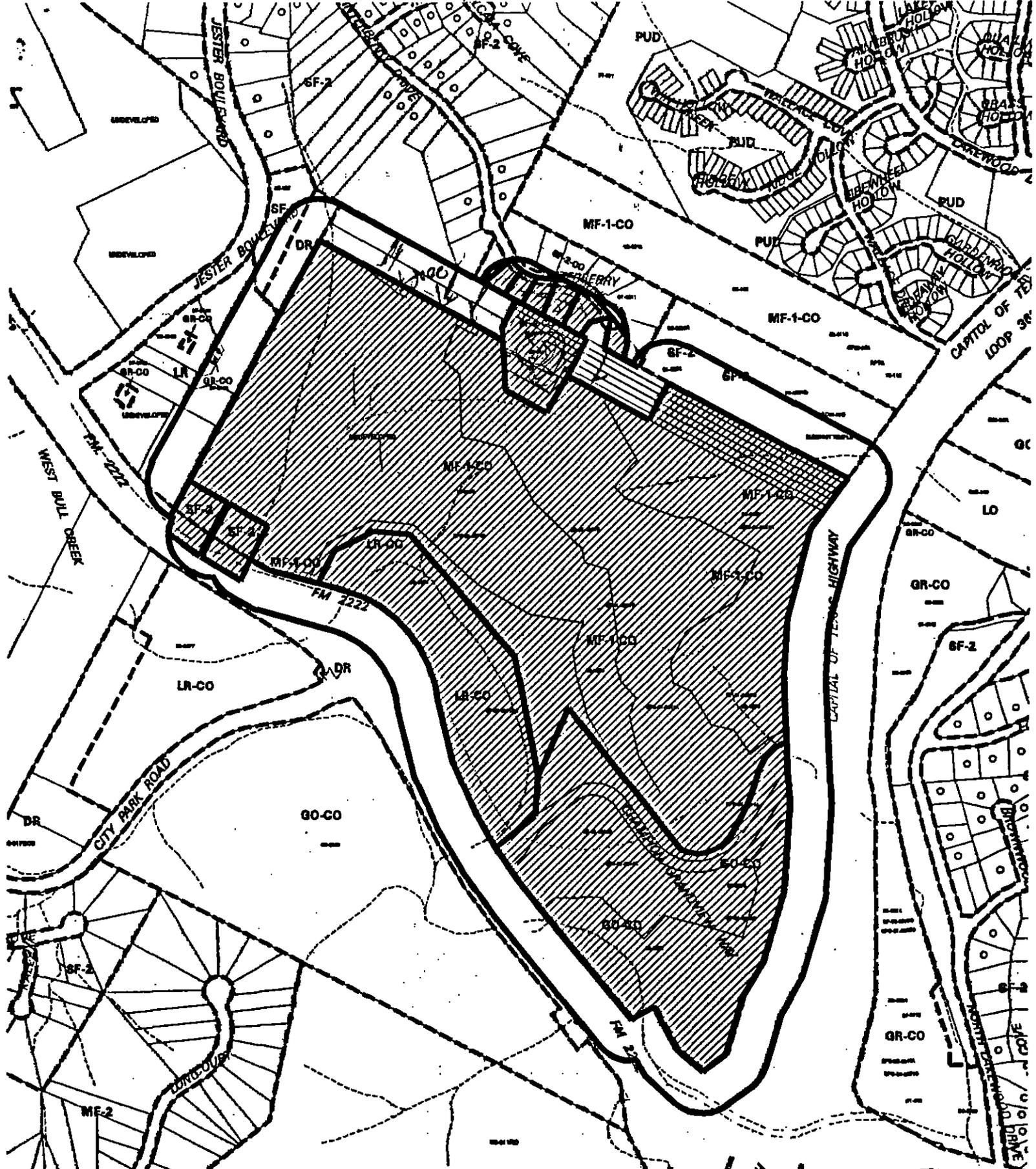
Stacy Meeks

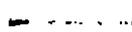
Total Area of Petitioner:

237,091.41

Total %

15.64%




**SUBJECT TRACT**   
**PENDING CASE**   
**ZONING BOUNDARY**   
**CASE MGR: J. RUSTOVEN**

**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**

1" = 600'

DATE: 08-11  
 INTLS: 6M

PUD

**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.**