

Champions Tract 4 Update

Tony Iglesias

4/19/2018

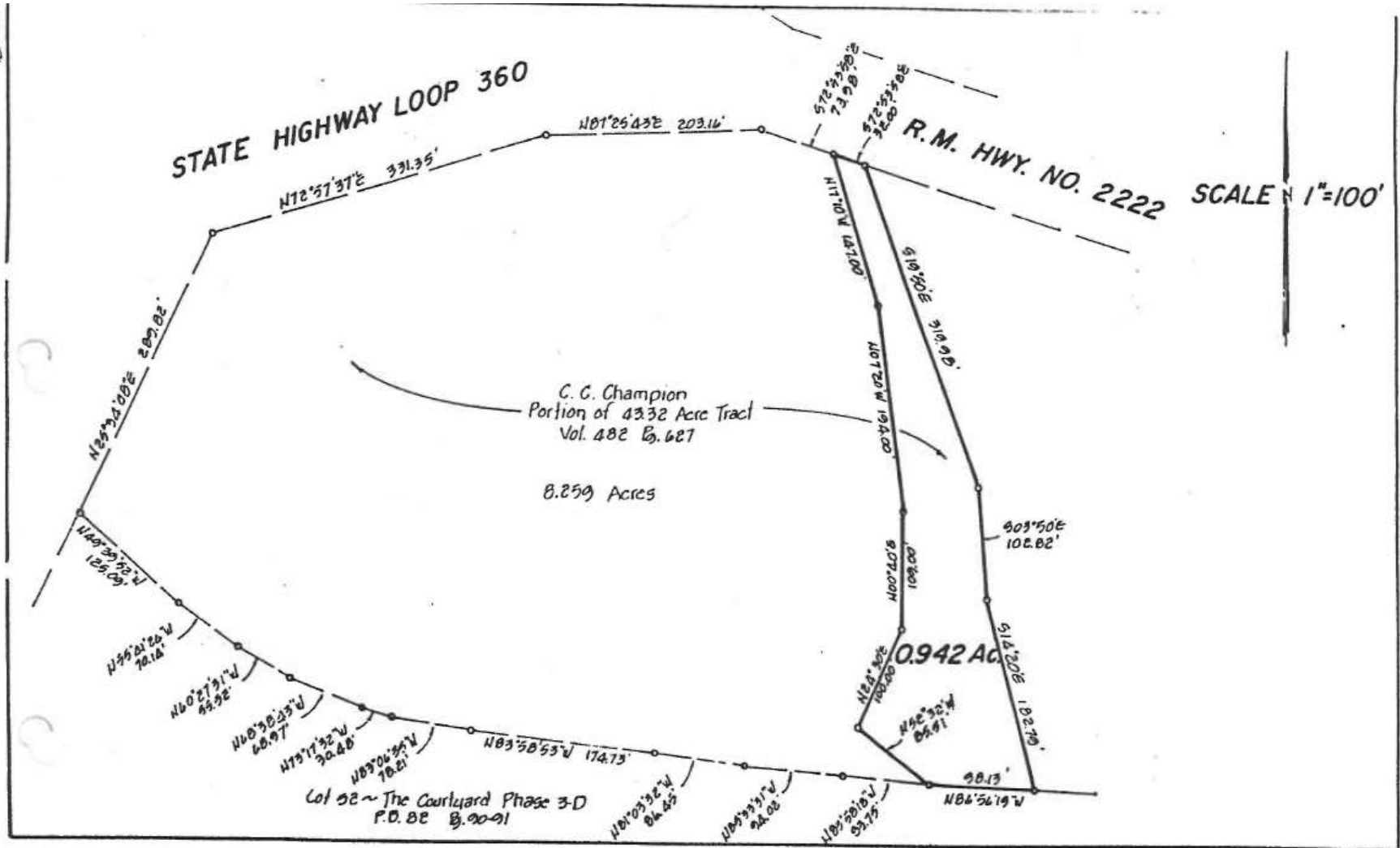
Agenda

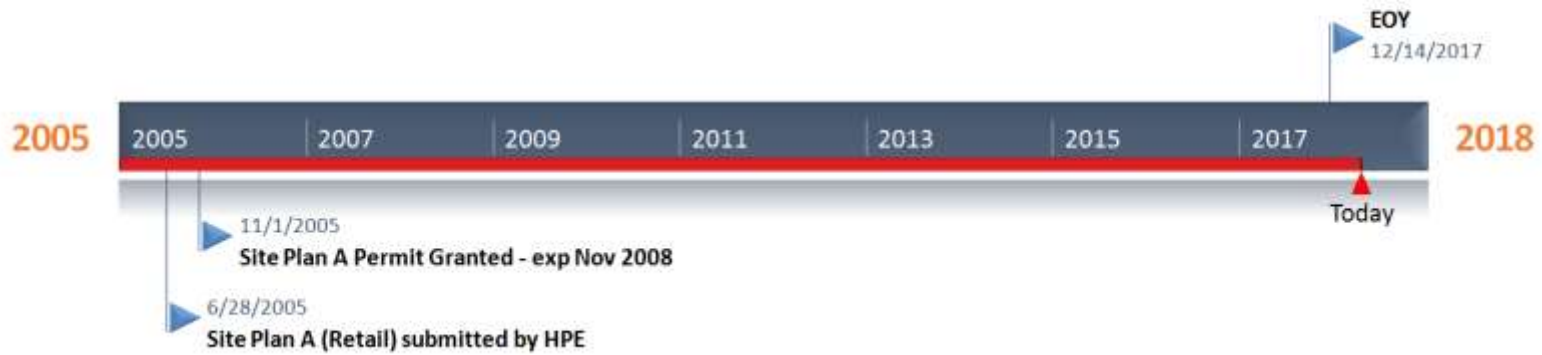
- About the Tract
- Pertinent Tract History
- Site Plans A & B
- Possible expiration of entitlements
- Next steps

Tract Location

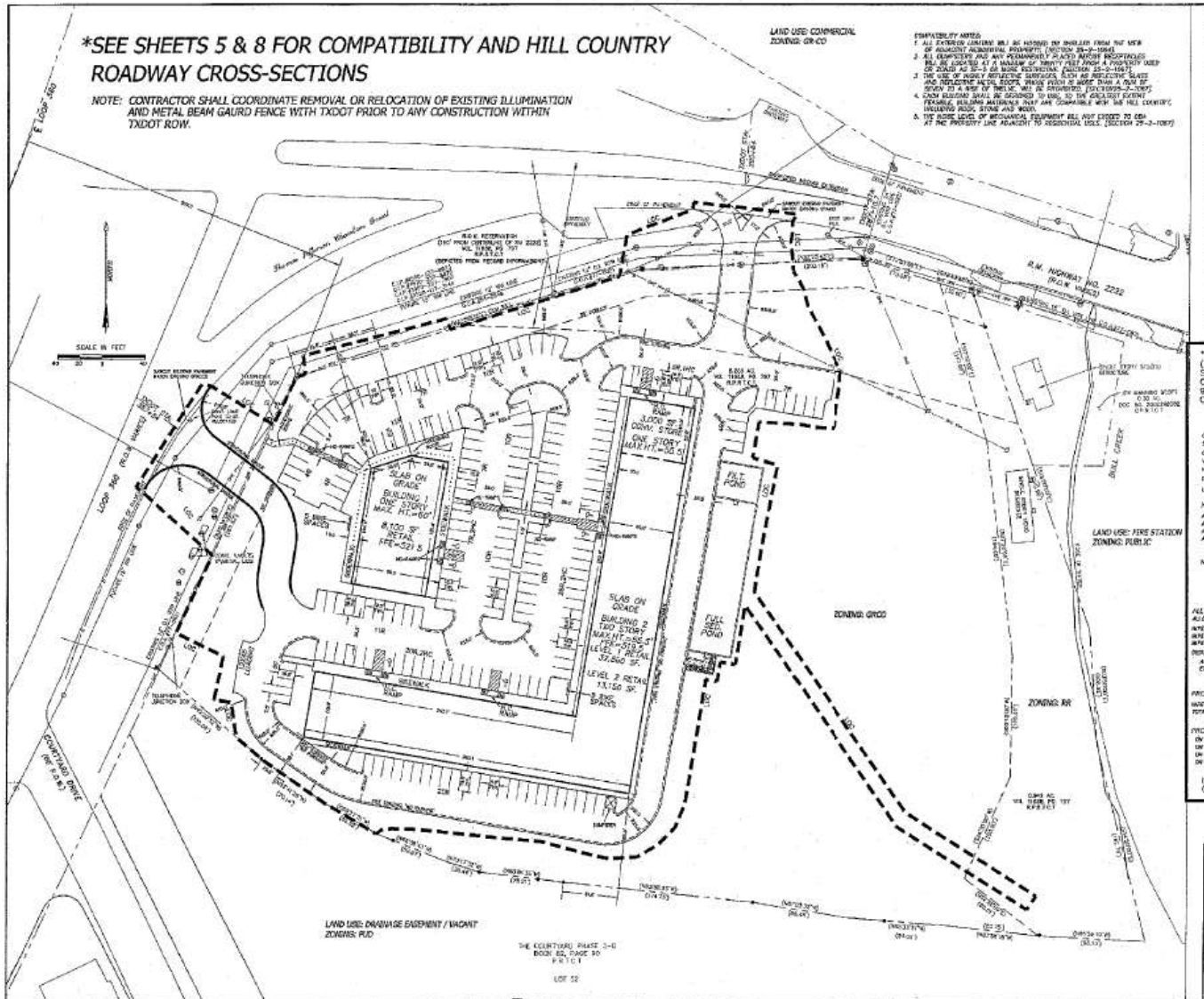


Tract Survey – Zoned GR-CO, RR





Site Plan A (retail) – 2005



Site Plan A (retail) - 2005



**BUILDING 1
LOOP 360 ELEVATION
N.T.S.**

COMPATIBILITY NOTES:

1. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-1064].
2. 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].
3. 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.



**BUILDING 2
LOOP 360 ELEVATION
N.T.S.**

BOARD OF THE CITY ENGINEERS HAVE NOT CONDUCTED A REVIEW OF ALL DATA, BUT THEY DO NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER PARTY. THE USER ASSUMES ALL RESPONSIBILITY FOR THE USE OF THIS INFORMATION AND THE ACCURACY OF ANY DATA PROVIDED. THE CITY ENGINEERS ARE NOT RESPONSIBLE FOR THE USE OF THIS INFORMATION IN ANY MANNER.

FOR INFORMATION ONLY:

SITE PLAN REVIEW	
FILE NUMBER:	SPC-05-0012A
DATE SUBMITTED:	05/11/05
DATE REVIEWED:	05/11/05
APPROVED BY:	J. S. [Signature]
DATE:	05/11/05
PROJECT:	CHAMPION COMMERCIAL DEVELOPMENT
LOCATION:	6015 N. CAPITAL OF TEXAS HIGHWAY
PREPARED BY:	HANRAHAN & POTTS ENGINEERING, INC.
DATE:	05/11/05
SCALE:	N.T.S.
PROJECT NO.:	SPC-05-0012A

SPC-05-0012A

HANRAHAN & POTTS ENGINEERING, INC.
HPE
1800 ANDREWS SQUARE EAST, SUITE 100
AUSTIN, TEXAS 78702
PHONE: 512-453-6600
FAX: 512-453-6601

**CHAMPION COMMERCIAL DEVELOPMENT
LAND USE ELEMENT SITE PLAN
6015 N. CAPITAL OF TEXAS HIGHWAY
BUILDING ELEVATIONS**

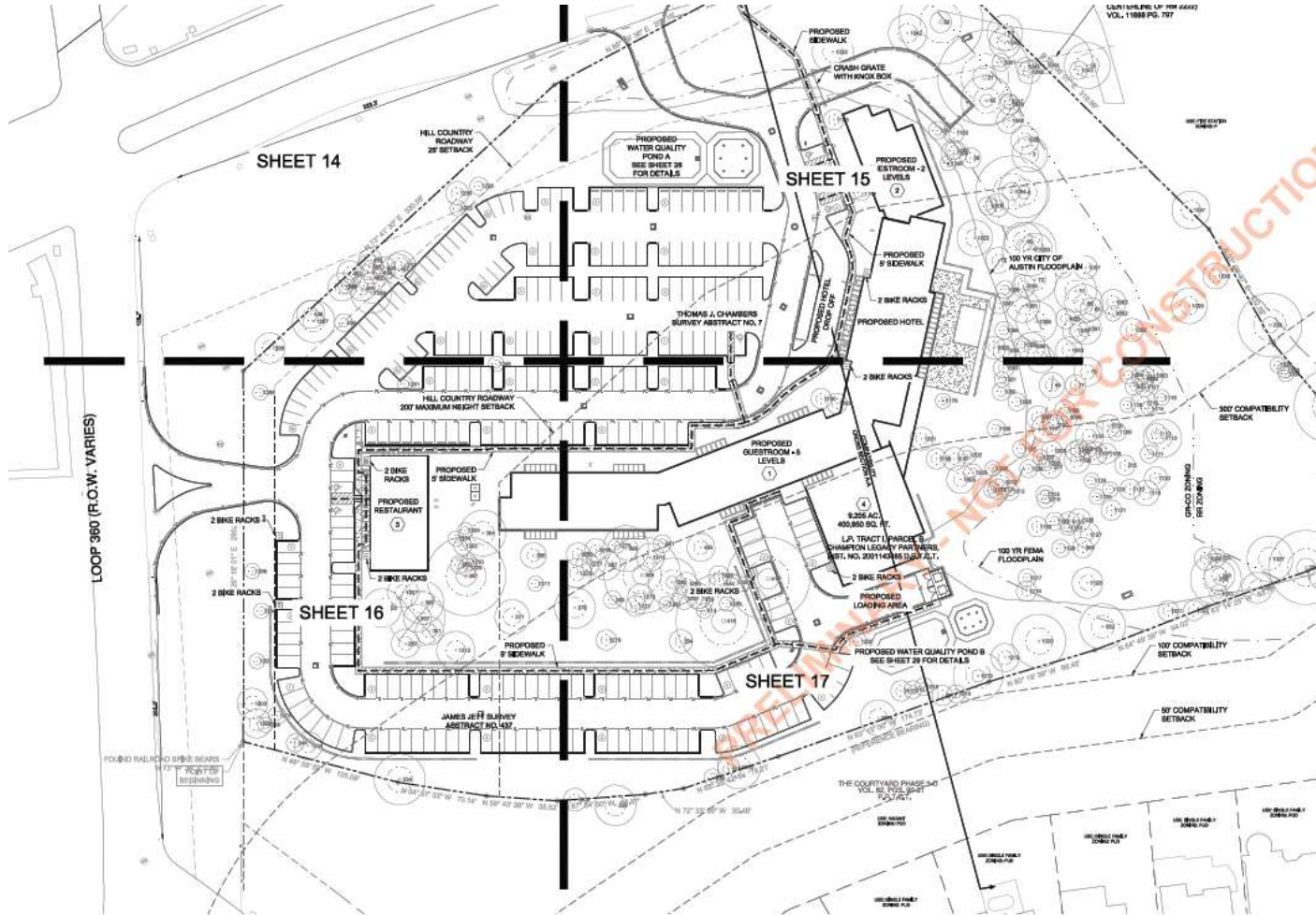


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SHEET 18 of 19



Site Plan B - 2017



BUILDING TABLE				
BUILDING NUMBER	USE	TOTAL BUILDING AREA (SF)	BUILDING HEIGHT (FT)	NUMBER OF STORIES
1	HOTEL	22,548	53	5
2	HOTEL	10,636	24.2	2
3	RESTAURANT	4,145	20.0	1
4	BALLROOM	6,564	18	1

PARKING REQUIRED BY CODE			
USE	UNIT	PARKING REQUIREMENT	NUMBER OF SPACES
HOTEL	220 ROOM	1.1 / ROOM	242
RESTAURANT	4145 SQ. FT.	3.75 SQ. FT.	55
TOTAL REQUIRED			297

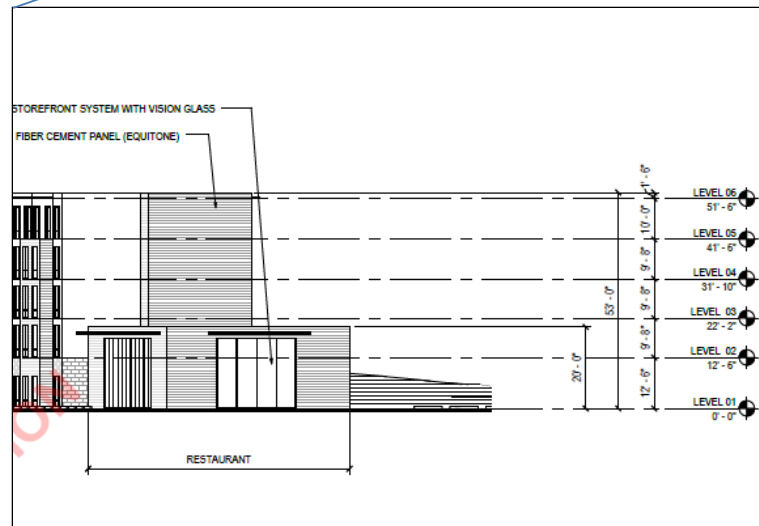
PARKING PROVIDED	
STANDARD SURFACE PARKING	239
COMPACT SURFACE PARKING	39
ADA SURFACE PARKING	7
BIKE PARKING	32
TOTAL PARKING	285

SITE DATA TABLE								
ZONING	TOTAL AREA (SF)	TOTAL GROSS FLOOR AREA (SF)	TOTAL GROSS FLOOR AREA (%)	TOTAL FLOOR TO AREA RATIO, X:1	TOTAL BUILDING COVERAGE (SF)	TOTAL BUILDING COVERAGE (%)	IMPERVIOUS COVER (SF)	IMPERVIOUS COVER (%)
GR-CO	359,896	127,155	35%	0.35	37,793	11%	166,748	46.33%
HR	41,054	0	0%	0.00	0	0%	0	0.00%
TOTAL	400,950	127,155	32%	0.32	37,793	9%	166,748	41.59%

- ACCESSIBLE PARKING NOTE:**
- BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SETBACKS AND FRONT CURB RAMP SLOPES IN NO CASE SHALL EXCEED 2.0 PERCENT. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT. IN NO CASE EXCEED 5.0 PERCENT. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO ENCOUNTERING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR THIS.
 - ALL ACCESSIBLE SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH 1 AND THE CITY OF FRISCO REGISTRATION.
 - PARKING SPACES AND ACCESSIBLE ROUTES SHALL BE LEVEL WITH SURFACE DIRECTION. CURB RAMP COMPLIANCE WITH THIS SECTION SHALL BE PER SECTION 402.01. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL ACCESSIBLE ROUTES AND SPACES. SIGN SHALL HAVE AN ADDITIONAL SIGN FOR ACCESSIBLE ROUTES LOCATED BELOW THE SIGN.
 - CHARACTERS AND SYMBOLS ON SUCH SIGNS SHALL BE LOCATED 8" (200MM) FROM SURFACE SO THEY CANNOT BE OBTAINED BY A VEHICLE WHEEL.
 - BIKE LOCATED WITH AN ACCESSIBLE ROUTE SHALL COMPLY WITH 15.2 (C) CHARACTERS AND SYMBOLS ON OVERHEAD SIGNS SHALL COMPLY WITH 15.2 (A) CHARACTERS AND SYMBOLS ON SUCH SIGNS SHALL BE LOCATED 8" (200MM) FROM SURFACE SO THEY CANNOT BE OBTAINED BY A VEHICLE WHEEL.
 - SLOPES OF CURB RAMP SHALL COMPLY WITH THIS SECTION 402.01. TRANSIT STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. MAXIMUM SLOPE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL BE 5.0%.
 - SURFACE OF CURB RAMP SHALL COMPLY WITH THIS SECTION 402.01.

Site Plan B - 2017

COMPLIANCE WITH BUILDING DESIGN STANDARDS:
ARTICLE 5 OF SUBCHAPTER 6, IS REQUIRED, AND IS TO BE
REVIEWED FOR COMPLIANCE DURING BUILDING CODE
REVIEW.





Expiration of Entitlements?

Ordinance 960613-J

PART 2. Tracts 4 and 5 (excluding that portion of Tract 5 not made subject to zoning ordinance No. 930513-R). The exception granted herein shall apply to any "project" as that term is defined in Section 481.142, Texas Government Code, commenced on Tracts 4 and 5 (excluding that portion of Tract 5 not made subject to zoning ordinance No. 930513-R) within ten years by the filing and approval of an application for preliminary subdivision (if applicable) and by the filing and approval of a site plan. In the event that said subdivision and site plan approval are not obtained within the ten year period, all subsequent permits for a "project" shall be governed by the Austin City Code in effect at the time of the filing of the development application.

Transcript from Oct 2009(?) Council meeting

Leffingwell: BUT ALL THEY HAVE TO DO TO AVOID HAVING TO GET AN EXTENSION IS TO REFILE THE SITE PLAN AGAIN. IT'S THE SAME THING. IT JUST HAPPENS MORE OFTEN.

IN THREE OR FOUR YEARS WHEN THE CLOVER LEAF GOES IN AT 360 THAT WILL CHANGE THE WHOLE SITE PLAN ANYWAY.

Dunkerley: NOT THE USE.

Mayor Wynn: ACTUALLY, MS. TERRY, COULD YOU CONFIRM COUNCILMEMBER LEFFINGWELL'S POINT IS THAT WHETHER THEY HAVE PHASING OR NOT TECHNICALLY, BECAUSE OF THE EXISTING RIGHTS THAT CURRENTLY THE OWNER-DEVELOPER-APPLICANT HAVE, THOSE COULD IN FACT BE CONTINUED TECHNICALLY INDEPENDENT OF THIS ACTION.

THAT IS CORRECT. IF THIS -- IF THE COUNCIL WERE TO DECIDE TO GRANT THE APPEAL AND DENY THE PHASING, AND IF THE SITE PLAN EXPIRES ON NOVEMBER THE FIRST, 2008 WITHOUT AN EXTENSION, THEY CAN COME BACK AND FILE THE SITE PLAN FOR THE SAME PROJECT AGAIN AND THE SETTLEMENT AGREEMENT WILL SET THE STANDARDS FOR THE DEVELOPMENT OF THIS TRACT. THE STANDARDS WILL NOT BE CURRENT CODE AS LONG AS THE SITE PLAN THAT IS FILED IS FOR THE PROJECT THAT THIS PARTICULAR SITE PLAN ENCOMPASSES. AND THE REASON FOR THAT IS BECAUSE THE SETTLEMENT AGREEMENT, MERELY REQUIRED THEM TO FILE A SITE PLAN FOR A DEFINED PROJECT, WHICH IS COMMERCIAL RETAIL PROJECT, WHICH IS WHAT THEY HAVE DONE, WITHIN THE 10-YEAR TIME FRAME FROM 19 -- JULY 11, 1996 AND THEY HAVE DONE THAT, AND THEY HAVE RECEIVED -- THE REQUIREMENT FOR THE SETTLEMENT AGREEMENT WAS THEM TO FILE AND RECEIVE APPROVAL. THEY HAVE FILED APPEARED RECEIVED APPROVAL OF THE SITE PLAN WITHIN THAT 10-YEAR TIME FRAME. IF THIS SITE PLAN EXPIRES THEY CAN COME BACK AND FILE THE SITE PLAN -- A NEW SITE PLAN FOR THIS PROJECT UNDER THE TERMS OF THE SETTLEMENT. IF THEY CHANGE THE PROJECT IT'S A DIFFERENT BALLGAME.

Determination of Regulations

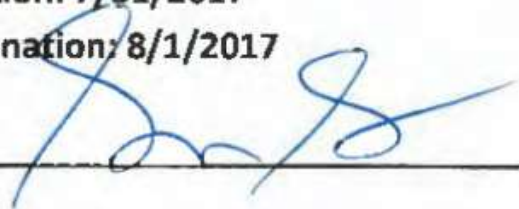
Address: 6015 FM 2222 Rd (previously 5617)

Case No. SPC-05-00128

Date of Application: 7/31/2017

Date of Determination: 8/1/2017

Signature: _____



Date: _____

8/1/2017

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 8 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.

Next Steps

- ✓ Get approved as Interested Party
- ✓ Inquire about deadline for extension request
- Await next public notice
- Other?