

**CITY COUNCIL REVIEW SHEET OF AN APPEAL OF  
ZONING AND PLATTING COMMISSION APPROVAL OF A MODERATE  
INTENSITY ZONE OF THE LOOP 360 HILL COUNTRY ROADWAY  
CORRIDOR**

**CASE NUMBER:** SPC-2023-0357C **ZAP COMMISSION DATE:** December 17, 2024

**PROJECT NAME:** North Trail Office Park (W/R SPC-2022-0170C)

**ADDRESS:** 6601 N Capital of Texas Highway NB

**DISTRICT:** 10

**WATERSHED:** Bull Creek Bee Creek (Water Supply Suburban)

**AREA:** 10.11 acres

**APPLICANT:** Bull Creek Market LLC  
6503 Treadwell Blvd  
Austin, Texas 78757

**AGENT:** Michael Whellan (Armbrust & Brown, PLLC)  
100 Congress Ave, Ste. 1300  
Austin, Texas 78701

**APPELLANT:** Marcus Shaftel  
6504 Brownwood Ct  
Austin, Texas 78731

**CASE MANAGER:** Christine Barton-Holmes (512) 974-2788  
[Christine.barton-holmes@austintexas.gov](mailto:Christine.barton-holmes@austintexas.gov)

**EXISTING ZONING:** GR-CO with Hill Country Roadway Overlay

**PROPOSED USE:** The applicant proposes to construct a three-story professional office building with associated improvements within the commercial multi-family with associated improvement within the Moderate Intensity Zone of the Loop 360 Hill Country Roadway Corridor.

**REQUEST:** The site is located within the Moderate Intensity Zone of the Loop 360 Hill Country Roadway Corridor and must be presented to the Zoning and Platting Commission for approval, a Hill Country Roadway Ordinance requirement.

**WAIVER REQUEST:** There are no waiver requests with this application.

**SUMMARY STAFF RECOMMENDATION FOR HCRC SITE PLAN:** On December 17, 2024, the Zoning and Platting Commission approved the North Trail Office Hill Country Roadway site plan, located in the Southwest Parkway Hill Country Roadway Corridor Per LDC 25-5-147 - Action by the Land Use Commission.

(C) The Land Use Commission shall approve a site plan for development in a Hill Country Roadway Corridor if the Land Use Commission determines that the proposed development complies with the requirements of this title.

Staff recommends denial of the appeal by the Interested Party and upholding the approval of this Hill Country Roadway site plan by the Zoning and Platting Commission. The site plan complies with all other applicable requirements of the Land Development Code including all Hill Country Roadway Corridor development regulations. All pertinent comments have been cleared. All administrative requirements will be met prior to site plan release.

The focus of granting the request should be based upon the site development regulations meeting the criteria of the Hill Country Ordinance and the Compromise Settlement Agreement in Cause No. 94-07160 – Josie Champion et al v, City of Austin, approved by City Council Ordinance No. 960613-J. The question is to grant or deny; additional conditions may not be imposed.

**ZONING AND PLATTING COMMISSION ACTION:** Postponed to December 3, 2024, following discussion, and to December 17, 2024. The motion to approve Staff's recommendation was approved on Commissioner Puzycki's motion, Commissioner Major's second, on a 6-1-4 vote. Vice Chair Greenberg voted nay. Commissioners Thompson, Stern, De Portu, and Floyd abstained.

**LEGAL DESCRIPTION:** 10.112ac of Lot 1, Block A of the Champion 360 Subdivision, Travis County, Texas, according to the Deed Recorded in Document #2023038947  
**EXIST. ZONING:** GR-CO **PROPOSED USE:** Professional Office  
**ALLOWED F.A.R.:** 1:1 **PROPOSED F.A.R.:** 0.26:1  
**ALLOWED HEIGHT:** 28' **PROPOSED HEIGHT:** 28'  
**MAX. BLDG. COVERAGE:** 75% **PROPOSED BLDG. CVRG:** 8.6%  
**MAX. IMPERV. CVRG.:** 90% **PROPOSED IMP. CVRG.:** 15.5%  
**MIN. REQ. HC NATURAL AREA:** 4 ac (40%) **PROVIDED:** 5.6 ac (56%)  
**REQUIRED PARKING:** 0 **PROPOSED PARKING:**464

**CONDITIONAL OVERLAY ZONING REQUIREMENTS**

This site is subject to additional conditions per Ordinance No. 050113-69. They are:

- 75-foot Bluff Setback
- 50-foot Vegetative Buffer
- No access to Lakewood Drive
- No highly reflective materials
- Mechanical equipment may not exceed 70 DBA at the eastern property line.
- Maximum building height of 28 feet
- Land use restrictions, not including the proposed use

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** This project is for a business and professional office, largely two stories (see attached elevation), with the majority of parking underground. The structure is built into the site, which has a great deal of topographic change, and will be similar in use and scale to nearby buildings. The applicant will use building materials that are compatible with the Hill Country environment, and the site plan will comply with all requirements of the Land Development Code prior to its release.  
**Environmental:** This site is located in the Bull Creek watershed, and is subject to Water Supply Suburban Watershed regulations. All environmental comments have been addressed and cleared.  
**Transportation:** Access to the proposed site will be taken from Capitol of Texas Highway North. The site plan will comply with all transportation requirements prior to release.

**SURROUNDING CONDITIONS:**

**North:** Office parks (LO, then GO)  
**East:** Preserve and single-family (P and SF-2)  
**West:** Capitol of Texas Hwy and multifamily (ROW and MF-1-CO)  
**South:** General retail and restaurants (GR-CO)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Capitol of Texas Hwy	380'	140' (split)	Highway

**NEIGHBORHOOD ORGANIZATION:**

2222 Coalition of Neighborhood Associations, Inc	NW Austin Neighbors
Austin Independent School District	Neighborhood Empowerment Foundation
Austin Lost and Found Pets	Northwest Austin Civic Association
Austin Neighborhoods Council	River Place HOA
Bull Creek Foundation	Save Our Springs Alliance
Bull Creek Homeowners Association	SEL Texas
Friends of Austin Neighborhoods	Sierra Club
Lake Austin Collective	The Island on Westlake Owners Assn.
Long Canyon Ph II & III Homeowners Association	Travis County Natural Resources