

1
2 **PART 2.** The Property within the boundaries of the conditional overlay combining district
3 established by this ordinance is subject to the following conditions:
4

- 5 (A) Building coverage may not exceed 95,000 square feet.
- 6
- 7 (B) The maximum impervious cover shall be limited as follows:
8
 - 9 1. 40 percent of the gross site area;
 - 10
 - 11 2. Zero percent within 150 feet of the Lake Austin centerline, except for storm
12 headwalls which are improvements permitted in this area.
 - 13
- 14 (C) Recreational equipment sales is a prohibited use of the Property.
- 15
- 16 (E) Public access, including access from a hotel use to Lake Austin, is prohibited.
- 17
- 18 (F) The following uses on Tract 2 are prohibited:
19

- | | |
|---|---|
| Automotive rentals | Automotive repair services |
| Automotive sales | Automotive washing (of any type) |
| Commercial off-street parking | Exterminating services |
| Financial services | Medical offices – exceeding 5,000
square feet gross floor area |
| Medical offices – not exceeding
5,000 square feet gross floor area | Off-site accessory parking |
| Restaurant (limited) | Service station |

20
21 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
22 developed and used in accordance with the regulations established for the rural residential
23 (RR) base district on Tract 1, community commercial (GR) base district on Tract 2, and
24 other applicable requirements of the City Code.
25

26 **PART 4.** Except as specifically modified under this ordinance, the Property is subject to
27 the requirements established in Ordinance No. 960613-J, as amended.
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PART 5. This ordinance takes effect on _____, 2024.

PASSED AND APPROVED

_____ §
_____ §
_____, 2024 § _____

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Myrna Rios
City Attorney City Clerk

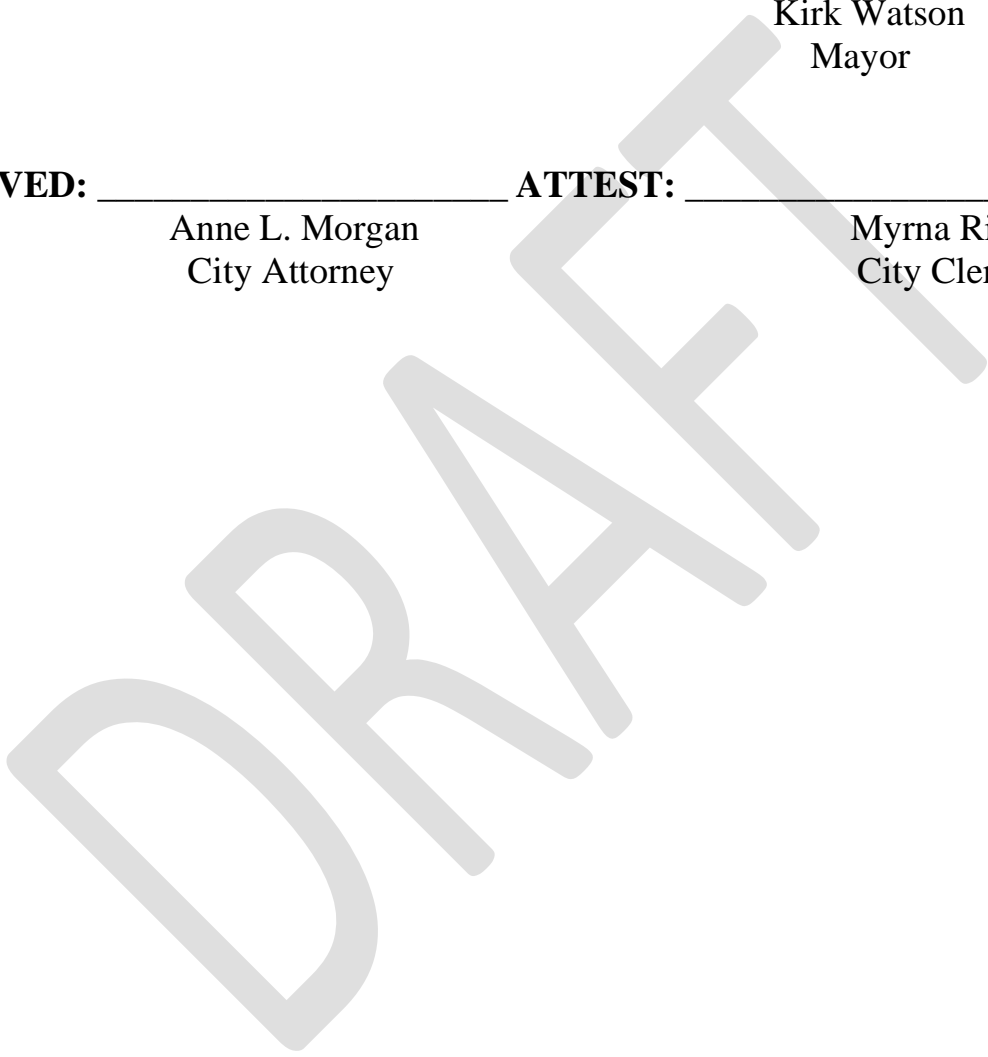


EXHIBIT A

PROPERTY DESCRIPTION:

BEING A 0.849 ACRE TRACT OF LAND SITUATED IN THE THOMAS J. CHAMBERS SURVEY, ABSTRACT NO. 7, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS TRACT I, PARCEL B, TO CHAMPION LEGACY PARTNERS, L.P., AS RECORDED IN INSTRUMENT NO. 2001143485, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID TRACT I, SAID IRON ROD BEING ON THE NORTH LINE OF THE COURTYARD PHASE 3-D, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 82, PAGES 90 AND 91, PLAT RECORDS, TRAVIS COUNTY, TEXAS;

THENCE NORTH 86° 12' 26" WEST, A DISTANCE OF 98.13 FEET ALONG THE COMMON LINE OF SAID TRACT I AND SAID COURTYARD TO A FOUND MAG NAIL AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO EAST VH 2222, LLC, AS RECORDED IN INSTRUMENT NO. 2023023380, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS;

THENCE NORTH 51° 48' 07" WEST, A DISTANCE OF 85.51 FEET ALONG THE EAST LINE OF SAID EAST VH TRACT TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 25° 13' 53" EAST, A DISTANCE OF 100.00 FEET ALONG SAID EAST LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 01° 23' 53" EAST, A DISTANCE OF 109.00 FEET ALONG SAID EAST LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 06° 36' 07" WEST, A DISTANCE OF 194.00 FEET ALONG SAID EAST LINE TO A 1/2-INCH IRON ROD FOUND;

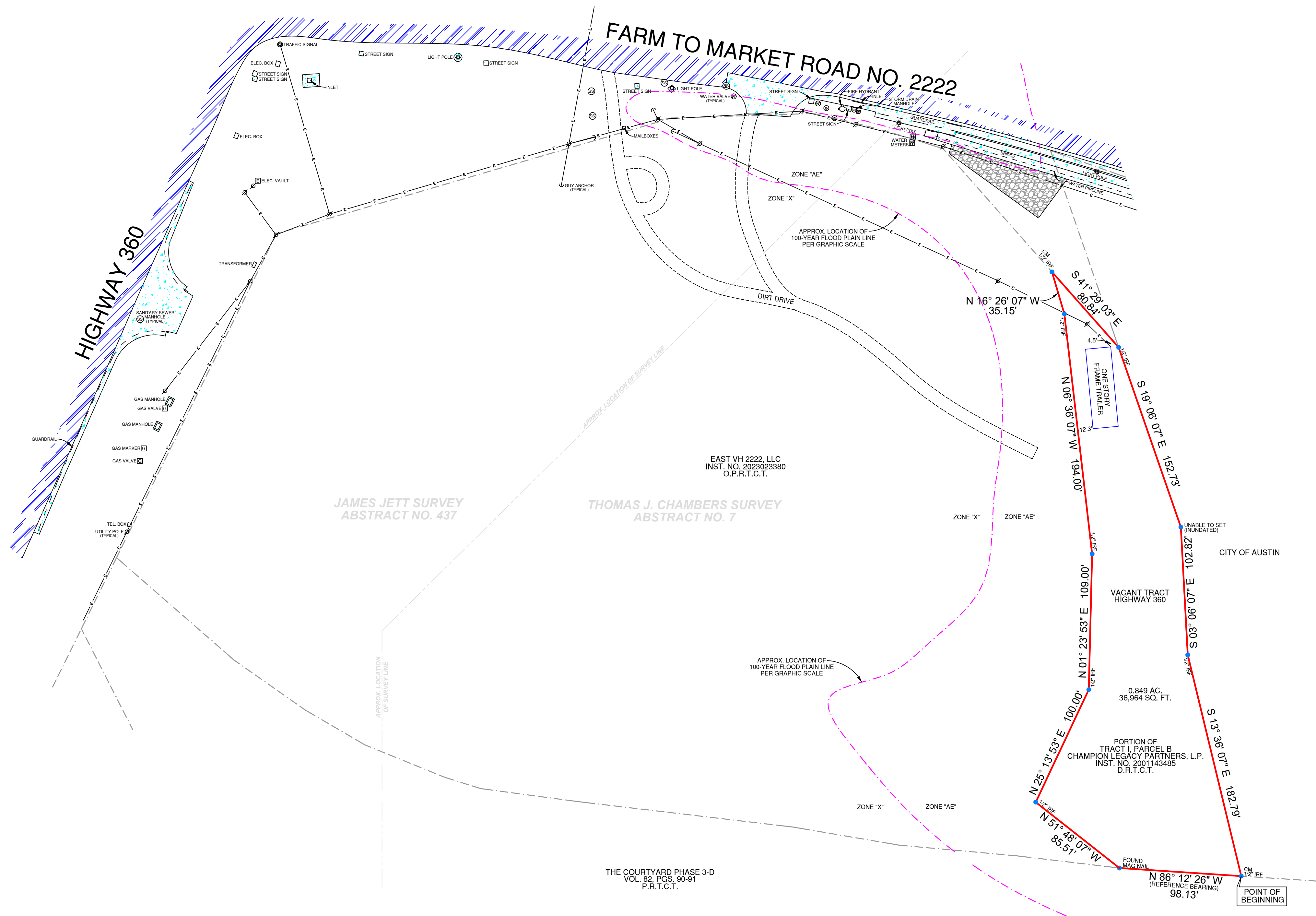
THENCE NORTH 16° 26' 07" WEST, A DISTANCE OF 35.15 FEET ALONG SAID EAST LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE SOUTH 41° 29' 03" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 80.84 FEET TO A 1/2-INCH IRON ROD FOUND ON THE EAST LINE OF AFORESAID TRACT I;

THENCE SOUTH 19° 06' 07" EAST, A DISTANCE OF 152.73 FEET ALONG THE EAST LINE OF SAID TRACT I;

THENCE SOUTH 03° 06' 07" EAST, A DISTANCE OF 102.82 FEET ALONG SAID EAST LINE TO A 1/2-INCH IRON ROD FOUND;

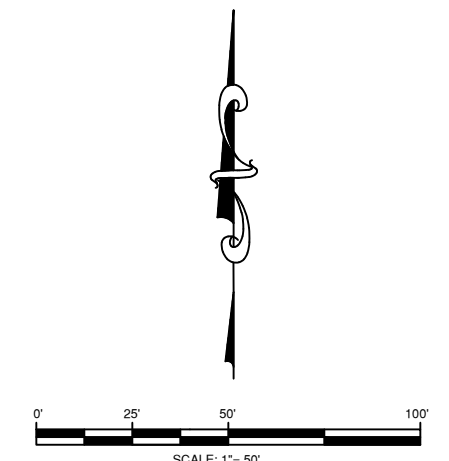
THENCE SOUTH 13° 36' 07" EAST, A DISTANCE OF 182.79 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 36,964 SQUARE FEET OR 0.849 OF ONE ACRE OF LAND.



FEMA NOTE
 FLOOD INFORMATION: THE SUBJECT PROPERTY APPEARS TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "AE" RATING AS SHOWN BY MAP NO. 484530435 K, DATED JANUARY 22, 2020.

SURVEYOR'S CERTIFICATION:
 THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GENERAL NOTES
 1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON PLAT RECORDED IN VOL. 82, PGS. 90-91, P.R.T.C.T.
 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.
 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER.
 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
 5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
 6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
 7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
 8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.



CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	WIRE FENCE
STONE	R.R. TIE RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
CM - CONTROLLING MONUMENT	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRF = IRON ROD FOUND
	IPF = IRON PIPE FOUND
	IRS = IRON ROD SET W/CAP
	STAMPED "PREMIER SURVEYING"
	WFPC = WOOD FENCE COR POST

THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:
 EASEMENT, VOL. 300, PG. 180, D.R.T.C.T.
 EASEMENT, VOL. 3108, PG. 706, R.P.R.T.C.T.
 EASEMENT, VOL. 1655, PG. 53, VOL. 8829, PG. 146, & VOL. 8881, PG. 140, R.P.R.T.C.T.

PREMIER JOB #: 16-00522AW3	
TECH: MSP	DATE: 05/24/23
FIELD: MW	FIELD DATE: 05/24/23

**HIGHWAY 360
 CITY OF AUSTIN
 TRAVIS COUNTY, TEXAS**

Premier Surveying LLC
 5700 W. Plano Parkway
 Suite 1200
 Plano, Texas 75093
 972-612-3601 (O) | 855-892-0468 (F)
 www.premiersurveying.com
 premierorders@premiersurveying.com

Premier Surveying LLC
 5700 W. Plano Parkway
 Suite 1200
 Plano, Texas 75093
 Office: 972-612-3601
 Fax: 855-892-0468
 Firm Registration No. 10146200

Robert T. Paul, Jr.
 Registered Professional Land Surveyor
 4984

EXHIBIT B

PROPERTY DESCRIPTION:

BEING AN 8.140 ACRE TRACT OF LAND SITUATED IN THE JAMES JETT SURVEY, ABSTRACT NO. 437, AND THE THOMAS J. CHAMBERS SURVEY, ABSTRACT NO. 7, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED IN DEED AS TRACT I, PARCEL B, TO CHAMPION LEGACY PARTNERS, L.P., AS RECORDED IN INSTRUMENT NO. 2001143485, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE COMMON WEST CORNER OF SAID PARCEL B AND THE COURTYARD PHASE 3-D, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 82, PAGES 90 AND 91, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID IRON ROD BEING ON THE SOUTHEAST LINE OF HIGHWAY 360;

THENCE NORTH 26° 18' 01" EAST, A DISTANCE OF 290.27 FEET ALONG SAID SOUTHEAST LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 73° 41' 30" EAST, A DISTANCE OF 330.56 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" ON THE SOUTH LINE OF FARM TO MARKET ROAD NO. 2222;

THENCE NORTH 88° 09' 36" EAST, A DISTANCE OF 113.78 FEET ALONG SAID SOUTH LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 879.93 FEET;

THENCE ALONG SAID SOUTH LINE AND SAID CURVE AN ARC DISTANCE OF 94.68 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 75° 15' 02" EAST - 94.64 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 72° 10' 05" EAST, A DISTANCE OF 13.58 ALONG SAID SOUTH LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 41° 29' 03" EAST, A DISTANCE OF 132.14 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 16° 26' 07" EAST, A DISTANCE OF 35.15 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 06° 36' 07" EAST, A DISTANCE OF 194.00 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 01° 23' 53" WEST, A DISTANCE OF 109.00 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 25° 13' 53" WEST, A DISTANCE OF 100.00 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 51° 48' 07" EAST, A DISTANCE OF 85.51 FEET TO A SET MAG NAIL ON THE COMMON LINE OF AFORESAID PARCEL B AND AFORESAID COURTYARD PHASE 3-D;

THENCE NORTH 83° 14' 25" WEST, A DISTANCE OF 83.75 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 84° 49' 38" WEST, A DISTANCE OF 94.02 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 80° 19' 39" WEST, A DISTANCE OF 86.45 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 83° 15' 00" WEST, A DISTANCE OF 174.73 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 82° 22' 42" WEST, A DISTANCE OF 78.21 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 72° 33' 39" WEST, A DISTANCE OF 30.48 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

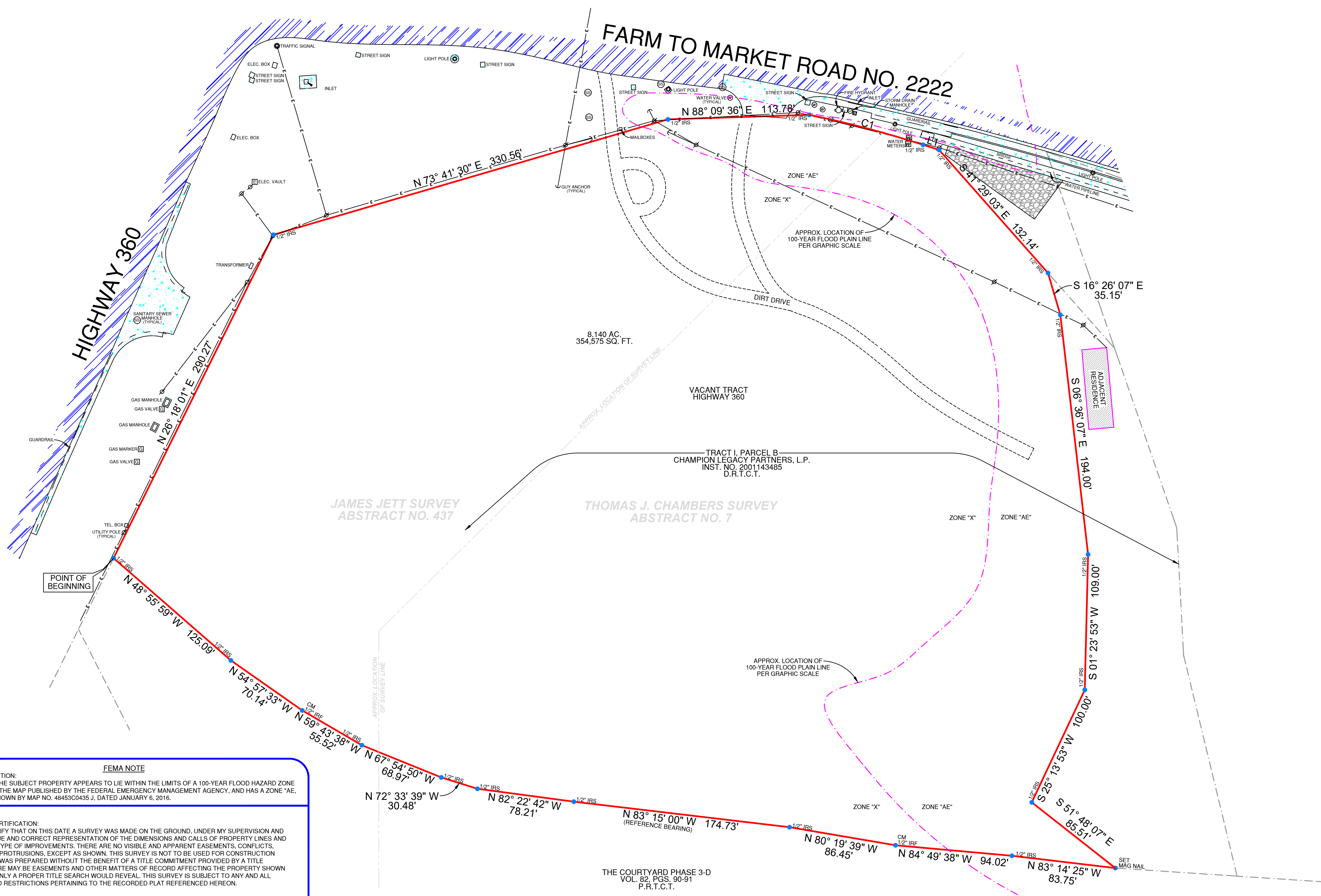
THENCE NORTH 67° 54' 50" WEST, A DISTANCE OF 68.97 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 59° 43' 38" WEST, A DISTANCE OF 55.52 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 54° 57' 33" WEST, A DISTANCE OF 70.14 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 48° 55' 59" WEST, A DISTANCE OF 125.09 FEET ALONG SAID COMMON LINE TO THE POINT OF BEGINNING AND CONTAINING 354,575 SQUARE FEET OR 8.140 ACRES OF LAND.

BOUNDARY LINE TABLE	
C1	L = 94.68'; R = 879.93' CHORD = S 75° 15' 02" E 94.64'
L1	S 72° 10' 05" E 13.58'



FEMA NOTE
FLOOD INFORMATION: A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "AE, X" RATING AS SHOWN BY MAP NO. 48453C0435 J, DATED JANUARY 6, 2016.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

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ASPHALT	WROUGHT IRON FENCE
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GRAVEL	BRICK WALL
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	STAMPED "PREMIER SURVEYING"
	WFPC = WOOD FENCE COR POST

HIGHWAY 360
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:
EASEMENT, VOL. 300, PG. 180, D.R.T.C.T.
EASEMENT, VOL. 3108, PG. 706, R.P.R.T.C.T.
EASEMENT, VOL. 1655, PG. 53, VOL. 8829, PG. 146, & VOL. 8881, PG. 140, R.P.R.T.C.T.

PREMIER JOB #:	16-00522AW2
TECH:	MSP
DATE:	10/18/19
FIELD:	TM
FIELD DATE:	10/18/19

Premier Surveying LLC

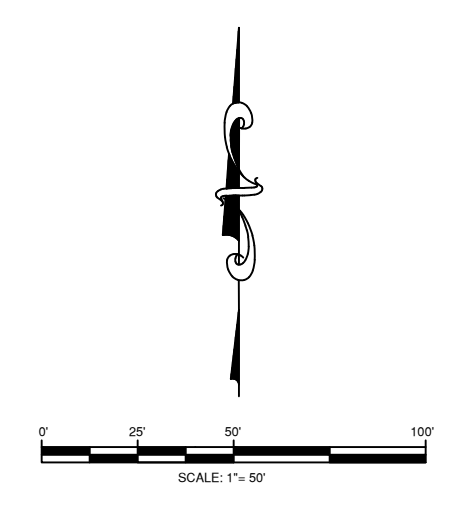
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
972-612-3601 (O) | 855-892-0468 (F)

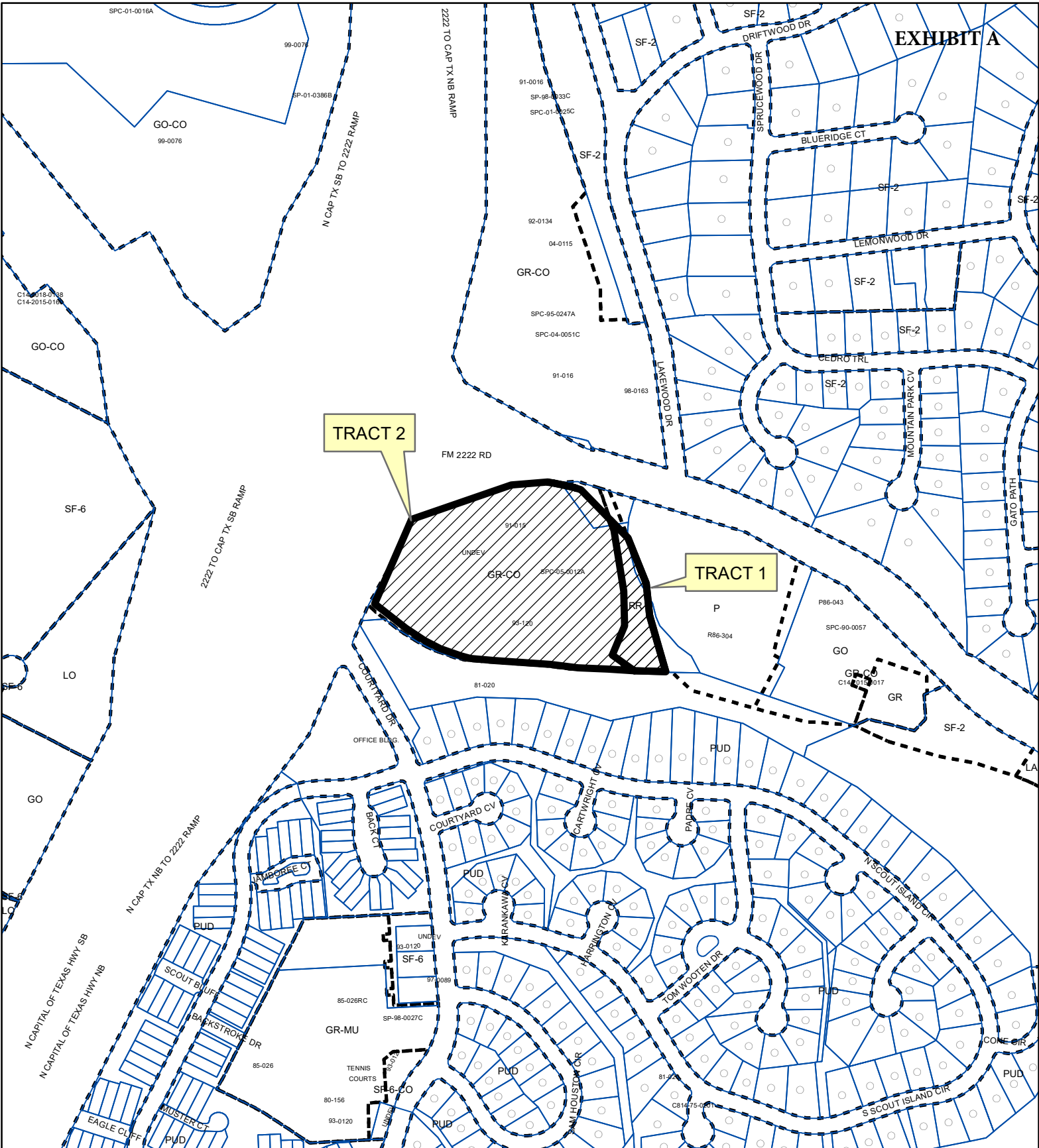
www.premiersurveying.com
premierorders@premiersurveying.com

Premier Surveying LLC

5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200

Robert T. Paul, Jr.
Registered Professional Land Surveyor





TRACT 2




TRACT 1

ZONING

ZONING CASE#: C14-2023-0005

EXHIBIT C



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



1" = 400'

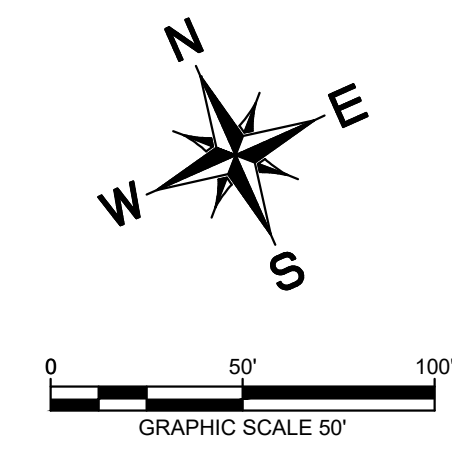
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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

Created: 11/14/2023

EXHIBIT D

LEGEND



GENERAL NOTES:

- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DIMENSION ERRORS, OMISSIONS BEFORE FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.
 - ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE CITY OF AUSTIN, TEXAS.
 - CONTRACTOR SHALL PROVIDE "AS BUILT" PLANS TO THE ENGINEER SO THAT THE REPRODUCIBLE OF THE ENGINEERING PLANS MAY BE CORRECTED TO REFLECT "AS BUILT" CONDITIONS.
 - THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE AND MAINTAIN ALL NECESSARY WARNING AND SAFETY DEVICES (FLASHING LIGHTS, BARRICADES, SIGNS, ETC.) TO PROTECT THE PUBLIC SAFETY AND HEALTH UNTIL THE WORK HAS BEEN COMPLETED AND ACCEPTED BY THE CITY.
 - THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY IN THE FIELD ANY UTILITIES THAT MAY CONFLICT WITH THIS CONSTRUCTION. AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION IN THE VICINITY OF UNDERGROUND UTILITIES, NOTIFY THE FOLLOWING APPLICABLE:
- | | |
|---|--------------|
| TEXAS GAS SERVICE | 512-465-1134 |
| FIRE DEPARTMENT | 512-974-0130 |
| FIRE CODE COMPLIANCE | 512-974-0174 |
| BUILDING INSPECTION | 512-974-2747 |
| PLANNING AND ZONING | 512-974-2210 |
| WATER & WASTEWATER | 512-974-2000 |
| WATERSHED PROTECTION & DEVELOPMENT REVIEW | 512-974-2000 |

NOTES:

- TREES AND TOPOGRAPHY BASED UPON SURVEY BY CHAPARRAL PROFESSIONAL LAND SURVEYING, INC. ON JUNE 14, 2016. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THEIR ACCURACY.
- ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 14" VERTICAL CLEARANCE.
- ESTABLISH FIRE ZONES AS SHOWN ON SITE BY PAINTING CURB RED. STENCIL THE WORDS: "FIRE ZONE/TOW-AWAY ZONE". IN WHITE LETTERS 3" HIGH AT 35-FOOT INTERVALS ALONG THE CURB. ALSO SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE. ALTERNATE MARKING OF THE FIRE LINES MAY BE APPROVED BY THE FIRE CHIEF PROVIDED THE FIRE LINES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET. SEC. 901.4.2
- ALL PARKING SPACES SHALL HAVE A MINIMUM 7'0" VERTICAL CLEARANCE.
- WARNING SIGNS ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF THE ELECTRIC HAZARD.
- EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING SURFACE. AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. SUCH SIGNS SHALL NOT BE OCCUPIED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC 3108(c) AND ANSI A117.1-1996-4.6.2.
- CONTRACTOR TO COORDINATE WITH PROJECT ARCHITECT TO TRIM TREES TO ENSURE VISIBILITY NEAR PARKING AREAS.
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CAUTION: DO NOT PLACE THE STAGING AREA IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RAMP TO BE 2' UNLESS OTHERWISE NOTED.
- SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
- THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN.
- ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
- GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.
- ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEELSTOPS, OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7.
- REFER TO CITY OF AUSTIN ELECTRICAL DEPARTMENT FOR CONSTRUCTION PLANS AND DETAILS. CONTACT REY MARTINEZ (512-505-7643).
- ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM SECTION 2.4.7. "PROTECTION OF LANDSCAPE AREAS".
- RETAINING WALLS OVER FOUR FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL SHALL BE ENGINEERED AND REQUIRE A SEPARATE BUILDING PERMIT. [IBC CODE 105.2]
- EACH COMPACT SURFACE SHALL BE SIGNED "SMALL CAR ONLY".
- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
- ANY PROPOSED MODIFICATIONS WHICH INCLUDE MOVING A STRUCTURE MORE THAN TWENTY-FIVE (25) FEET OR INCREASING THE HEIGHT OR SQUARE FOOTAGE OF A BUILDING, WILL REQUIRE REVIEW BY THE PLANNING COMMISSION AND OR CITY COUNCIL. REFER TO SECTION 13-2-761 EXEMPTIONS.
- ALL ON-SITE UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS REQUIRED BY THE UTILITY TO BE OTHERWISE LOCATED (SECTION 13-2-782(5)).
- SIDEWALKS ALONG LOOP 360 AND RM 2222 ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- BUILDING(S) SHALL BE DESIGNATED TO UTILIZE TO THE GREATEST FEASIBLE, BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPATIBLE WITH THE HILL COUNTRY ENVIRONMENT. MIRRORRED GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED (§ 25-2-112b).
- CONTRACTOR SHALL INSTALL 4-INCH MINIMUM GALVANIZED RIGID METAL POSTS AS INDICATED ON EQUIPMENT PAD DETAILS FROM AE DESIGN WHEN THE TRANSFORMER EQUIPMENT PAD IS INSTALLED WITHIN 4 FEET OF PARKING/TRAFFIC AREAS.

LANDSCAPE AREAS PROTECTION NOTE:

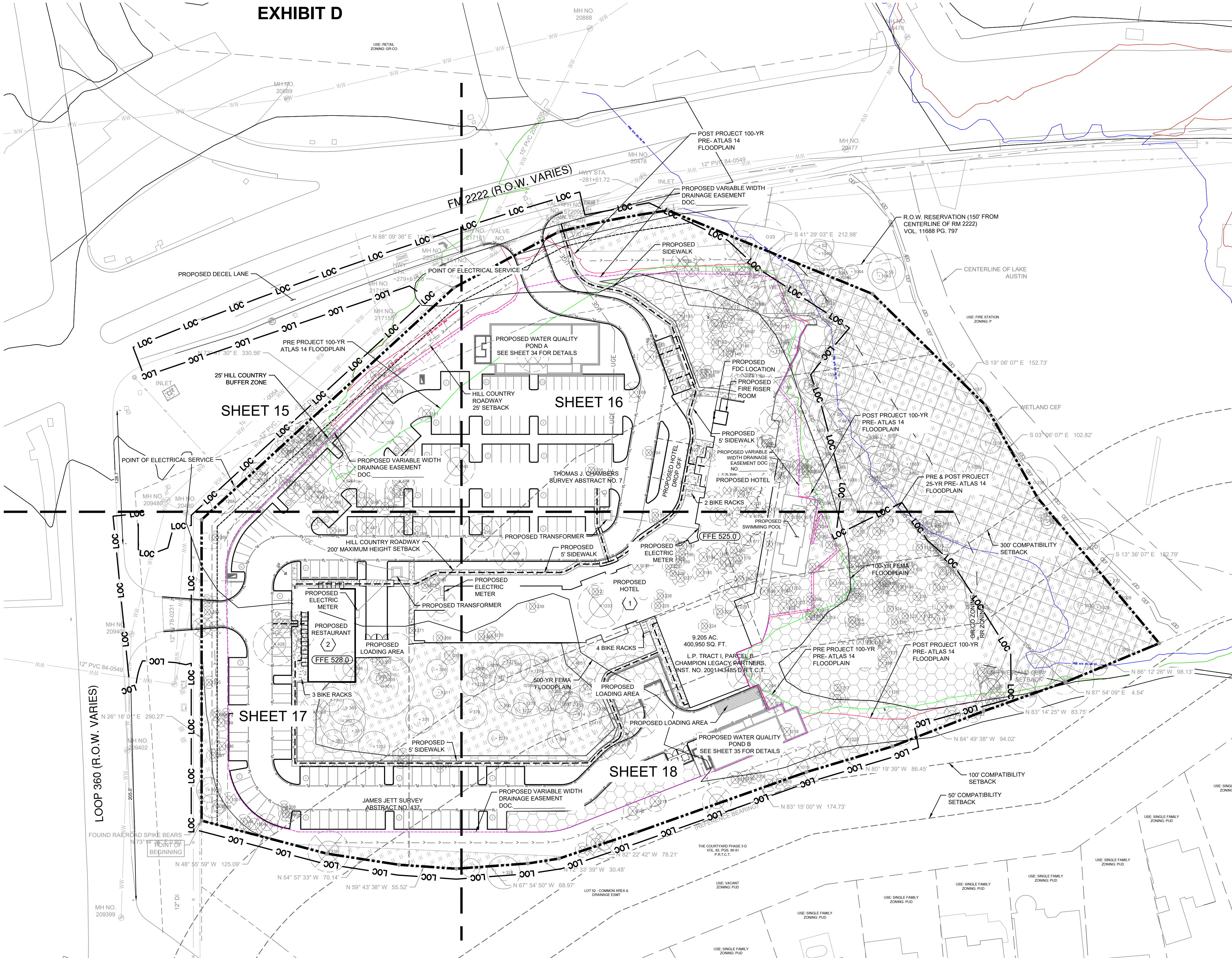
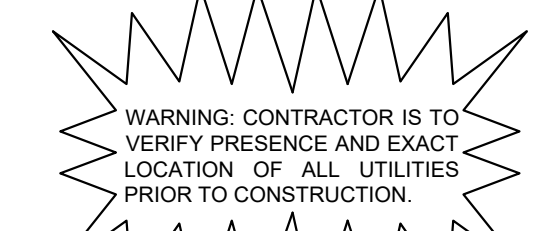
- ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREA AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREA AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM SECTION 2.4.7. "PROTECTION OF LANDSCAPE AREAS".
- THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH LDC SECTION 13-4-3.

VERTICAL CLEARANCE NOTE:

MINIMUM VERTICAL CLEARANCE SHALL BE 14 FEET.
40% NATURAL AREA REQUIRED: 3.59 AC PROVIDED: 3.62 AC

BENCHMARKS

BM - ELEVATION: 677.90 - 3" ALUMINUM CAP IN CONCRETE AT FRONT GATE OF CITY OF AUSTIN ELECTRICAL SUBSTATION ON VAUGHN RANCH ROAD OFF OF R.R. 2222



BUILDING NUMBER	USE	TOTAL BUILDING AREA (SF)	GROSS FLOOR AREA (SF)	BUILDING HEIGHT (FT)	NUMBER OF STORIES	FOUNDATION TYPE
1	HOTEL	34,020	90,000	53	4	SLAB ON GRADE
2	RESTAURANT (GENERAL)	4,900	5,000	20.0	1	SLAB ON GRADE

USE	UNIT	PARKING REQUIREMENT	NUMBER OF SPACES
HOTEL	114 ROOM	1.1 / ROOM	126
RESTAURANT (GENERAL)	5000 SQ. FT.	1/75 SQ. FT.	67
TOTAL REQUIRED:			193

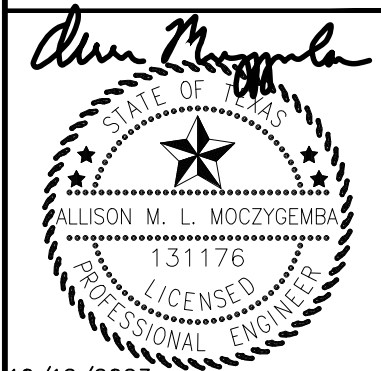
ZONING	TOTAL AREA (SF)	TOTAL AREA (AC)	TOTAL GROSS FLOOR AREA (SF)	PROPOSED GROSS FLOOR AREA (%)	PROPOSED FLOOR TO AREA RATIO, X:1	TOTAL BUILDING COVERAGE (SF)	TOTAL BUILDING COVERAGE (%)	IMPERVIOUS COVER (SF)	IMPERVIOUS COVER (%)
GR-CO	354,575	8.14	95,000	27%	0.27	38,166	11%	154,959	43.70%
RR	36,964	0.85	0	0%	0.00	0	0%	0	0.00%
TOTAL	391,539	8.99	95,000	24%	0.24	38,166	10%	154,959	39.58%

STANDARD SURFACE PARKING	161
COMPACT SURFACE PARKING	52
ADA SURFACE PARKING	1
BIKE PARKING	7
TOTAL PARKING	220

ACCESSIBLE PARKING NOTE:

- BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE HANDICAPPED ROUTES (PER A.D.A.) EXIST TO AND FROM DESIGNATED DOORS. IN NO CASE SHALL HANDICAP RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 0.9 PERCENT. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A. COMPLIANCE ISSUES.
- ALL ACCESSIBLE SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND THE CITY OF AUSTIN REQUIREMENTS.
- PARKING SPACES AND ACCESSIBLE AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS. CURB RAMPS COMPLYING WITH TAS SECTION 405. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20.
- EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A VERTICALLY MOUNTED OR SUSPENDED SIGN SHOWING THE SYMBOL OF ACCESSIBILITY PER TAS SECTION 703. SPACES COMPLYING WITH TAS SECTION 505.2(B) SHALL HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.
 - (A) CHARACTERS AND SYMBOLS ON SUCH SIGNS SHALL BE LOCATED 60" (1525MM) MINIMUM ABOVE THE GROUND, FLOOR OR PAVING SURFACE SO THEY CANNOT BE OCCUPIED BY A VEHICLE PARKED IN THE SPACE.
 - (B) SIGNS LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL COMPLY WITH TAS SECTION 307.
 - (C) CHARACTERS AND SYMBOLS ON OVERHEAD SIGNS SHALL COMPLY WITH TAS SECTION 703.5.5.
- SLOPES OF CURB RAMPS SHALL COMPLY WITH TAS SECTION 405. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20.
- SURFACES OF CURB RAMPS SHALL COMPLY WITH TAS SECTION 403.2
 - (A) TEXTURES SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR GROOVES EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP. SURFACES THAT ARE RAISED, ETCHED, OR GROOVED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.
 - (B) FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.

Kimley»Horn
 10814 JOLLYVILLE ROAD AVALON IV SUITE 300 AUSTIN, TX 78759
 PHONE: 512-418-1134 FAX: 972-239-3820
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 TPE Firm No. 928



KHA PROJECT	069256300
DATE	OCTOBER 2023
SCALE	AS SHOWN
DESIGNED BY	JML
DRAWN BY	LJO
CHECKED BY	AML

OVERALL SITE PLAN

CHAMPION COMMERCIAL DEVELOPMENT
 6025 N. CAPITAL OF TEXAS HIGHWAY
 CITY OF AUSTIN
 TRAVIS COUNTY, TEXAS