

Hello Supporters,

The Champion Tract 3 Site Plan for apartment buildings will be reviewed at the next Zoning and Platting (ZAP) Commission hearing scheduled for 6 pm, **Tuesday, July 17, 2018 in the City Hall Council Chambers, 301 West 2nd St.** You may register to speak or donate time (please see below for instructions).

As a quick reminder of where we are:

1. On Nov. 10, 2016, the City Council voted to approve the zoning and variances requested on Champion Tract 3.
2. In 2017, the Lake Austin Collective sued the City of Austin and won, which forced a revote at City Council.
3. The revote on Feb. 15, 2018 was closer, but we lost by one vote. See <https://www.mysouthstar.com/news/local/austin-grants-rezoning-champion-tract-again-allow-apartments1592401cy.EeDdCgoW2H>
4. Since the City of Austin granted zoning and variances on Champion Tract 3, the final step in this process is ZAP approval of the Hill Country Roadway Site Plan **July 17, 2018.**
5. **If Camelback PUD owner Jonathan Coon is unsuccessful in his bid to get the Camelback PUD approved by Sept. 1, he will lose his \$1 million option to buy Champion Tract 3 and to build a much smaller senior living facility. Construction on the 300,000 square foot apartments (assuming site plan is approved on July 17), could begin immediately after Sept. 1.**
6. We continue to support and work with Jonathan Coon on his plans to buy Champion Tract 3 by Sept. 1. If he is unable to meet that deadline, however, we will be faced with the impending apartment construction and with an estimated 2,100 traffic trips per day to City Park Road and 2222. **So until we know more on Sept. 1, we are taking the apartment site plan process seriously and ask that you do too.**

For now, we are primarily concerned with construction traffic management plans because the apartment developer plans to use two entrances for heavy trucks and equipment on the property – one on City Park Road and the other on 2222. We've been told to expect 18 months of construction between the hours of ~9 am and 3 pm Monday to Friday. We are in negotiations with the Houston-based owner/developer and are asking for improved traffic control, especially on City Park Road.

If you would like to speak or donate time on July 17, please do so and email Linda Bailey at linda.bailey123@gmail.com so that she can coordinate. If you would like more details on this site plan, go to <https://abc.austintexas.gov/web/permit/index>.

1. Click [Public Search](#) on the left
2. In the [SEARCH BY CASE NUMBER](#) Enter in the case number SPC-2017-0239C
3. Click on the [PERMIT INFORMATION](#) link

As always, thank you for your support and please send me any issues you want addressed!

Linda Bailey

PS Click on the Site Plan below to see details for the apartments or email me if you want a large image

