

**CITY COUNCIL APPROVAL
MANAGED GROWTH AGREEMENT
REVIEW SHEET**

CITY COUNCIL DATE: March 10, 2011

CASE NUMBER: SPC-05-0031C(XT2).MGA

PROJECT NAME: 5th & Brazos Parking Garage

ADDRESS: 501 Brazos St.

AREA: 0.812 acres

APPLICANT: Walton Stacy Development Partners IV, LP (Tom Stacy)
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Austin, TX 78701
Telephone: (512) 476-9999

AGENT: Armbrust & Brown (Richard Suttle, Jr.)
100 Congress Avenue, Ste. 1300
Austin, TX 78701
Telephone: (512) 435-2300

ENGINEER: Bury & Partners, Inc. (Darren Huckert)
221 W. 6th Street, Suite 600
Austin, TX 78701
Telephone: (512) 328-0011

CASE MANAGER: Cesar Zavala Telephone: 974-3404
cesar.zavala@ci.austin.tx.us

PROPOSED DEVELOPMENT: The applicant is proposing a 273,000 square foot, 12-story parking garage with approximately 1,164 parking spaces. The development also includes 8,800 square feet of retail space, a 656-square foot bank building with 6 drive-through windows, and associated improvements.

APPLICANT'S REQUEST FOR MANAGED GROWTH AGREEMENT:

The City Council may approve a Managed Growth Agreement for planning and developing large projects, long term projects, or any project which benefits public interest. The agreement may state the time period during which an application may comply with the original regulations and establish an expiration date for each application necessary to complete the project if the applicable expiration date is to be extended.

The applicant is requesting a 10 year permit life to a new site development permit through the Managed Growth Agreement process. The purpose of this agreement is to provide certainty that this project will not be required to undergo design modifications as a result of changes to City regulations over a long period of time. The amount of time is requested because of the economic downturn and the need for additional time for construction and completion of the project in phases. The existing approved site plan for the property expires on March 22, 2011. Approval of this request would extend the life of the permit to March 22, 2021.

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of the Managed Growth Agreement. The site meets the Managed Growth Agreement requirements for large projects, long term projects, and benefits in the public interest. The site plan contains three or more phases, provides redevelopment on the existing site, and is a mixed-use project. The site also provides structured parking for the downtown area, benefiting development around the convention center. The site plan complies with current requirements of the Land Development Code.

PREVIOUS ZONING AND PLATTING COMMISSION ACTION:

Not required for the approval of the MGA, Managed Growth Agreement.

RELATED CASES:

SP-90-0128C – NCNB drive-through bank administrative site plan approved on October 22, 1990. Building and drive-through currently located on the east portion of the site.

SPC-01-0019C - Parking Facility at 5th Street and Brazos Street, application was withdrawn and resubmitted as SPC-02-0089C.

SPC-02-0089C – Parking Facility at 5th Street and Brazos Street , application was withdrawn and resubmitted as SPC-02-0037C.

SPC-02-0037C – Parking Facility at 5th Street and Brazos Street, application expired prior to approval.

SPC-05-0031C – 5TH and Brazos Parking Garage approved by the Planning Commission on June 6, 2006 and released on March 22, 2007, with expiration date of March 22, 2010.

SPC-05-0031C(XT) - 5TH and Brazos Parking Garage received a one-year administrative extension to March 22, 2011.

PROJECT INFORMATION

Site Area	0.812 Acres	35,371 sq. ft.	
Zoning	CBD		
Jurisdiction	Full Purpose		
Watershed	Town Lake / Waller Creek		
Watershed Ordinance	n/a		
Traffic Impact Analysis	n/a		
Capitol View Corridor	Not In View Corridor		
Proposed Access	Brazos St. and San Jacinto ST.		
	Allowed/Required	Existing	Proposed
Floor-to-Area Ratio	8:1	.04:1	.35:1
Building Coverage	100%	4 %	96%
Impervious Coverage	100%	100%	100%
Height	n/a	1 story	138' / 12 stories
Number of Units (*MU)	n/a		
Parking	109		1,164

LEGAL DESCRIPTION: Original City of Austin Block 57, Lot 1 through Lot 6

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is proposing a 12-story, 273,000 square foot parking garage, with approximately 1,164 parking spaces on 0.812 acres. The project also includes 8,800 square feet of ground-floor retail space, a 656-square foot bank building with 6 drive-through lanes, and associated improvements. The proposed site plan will comply with the City's Great Streets Program.

The site plan is within Lots 1 through Lots 6 of the Original City of Austin Block 57 subdivision and is zoned Central Business District (CBD). The site currently contains a parking lot on Lots 1 & 2, and a 1,320 square foot Bank of America teller building with 10 drive-thru lanes on Lots 3 through Lots 6. The existing teller building and drive-thru lanes were approved by the Planning Commission in October, 1990, and will be reconfigured and replaced as part of the proposed SP-05-0031C(XT2).MGA site plan. The applicant will file a Unified Development Agreement uniting Lots 1 through Lots 6 for impervious cover, access, and detention requirements prior to release of the MGA site plan.

The proposed 5th & Brazos Garage is virtually identical to a previous site plan application, SPC-05-0031C, which was approved by the Planning Commission on June 6, 2006 and will expire on March 22, 2011. The case meets current Land Development Codes and regulations.

Environmental: The site is within the Town Lake and Waller Creek Watersheds, both urban watershed and within the Desired Development Zone.

Transportation: A conventional Traffic Impact Analysis was not required for this project because it is located in the downtown area where additional roadway improvements are not feasible. Instead, with the original application the developer provided an analysis of traffic circulation in the immediate vicinity to demonstrate that traffic from the proposed development would not obstruct the flow of vehicles and pedestrians.

SURROUNDING CONDITIONS: Zoning/ Land Use

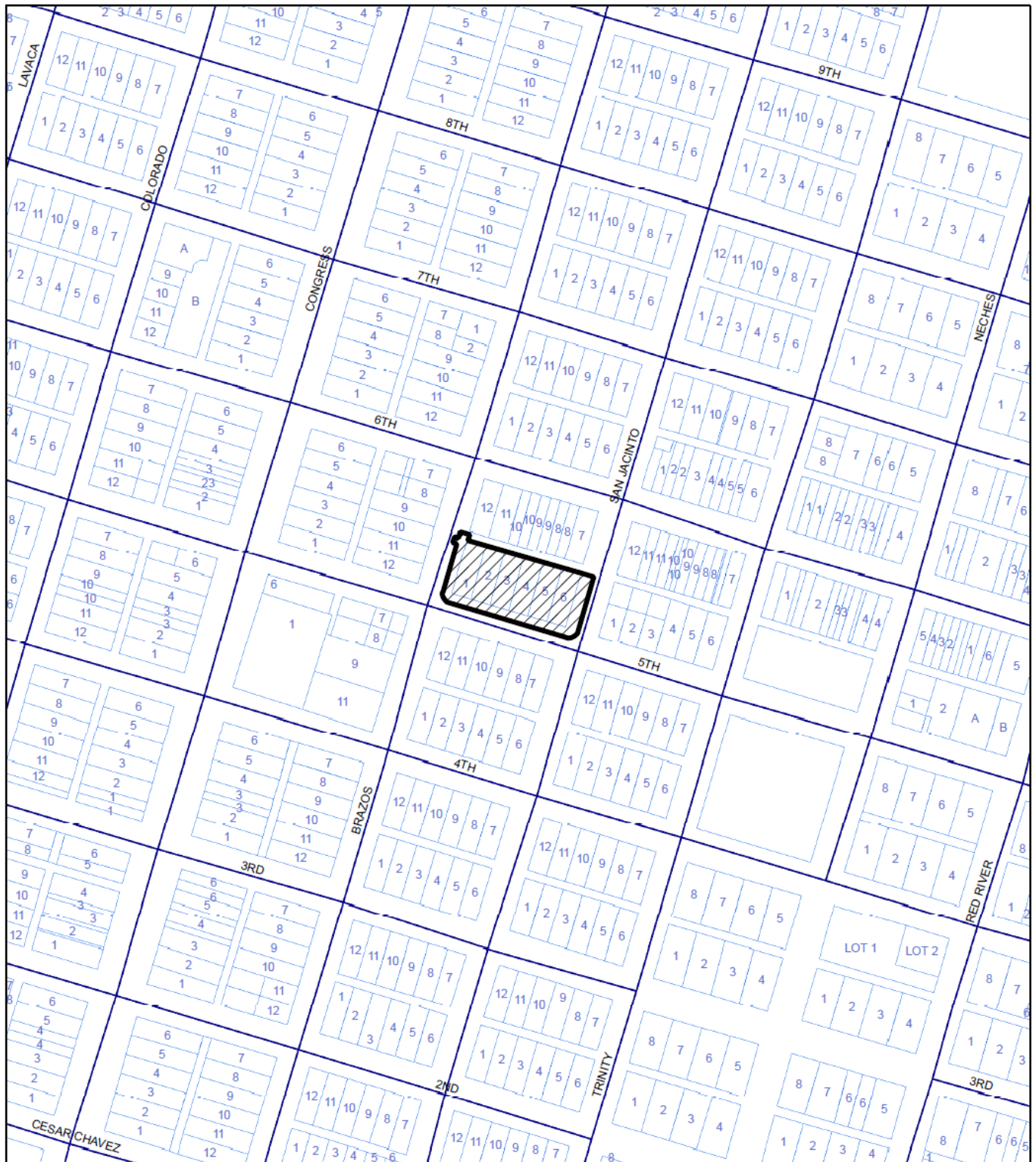
North: Alley, then CBD & CBD-H, mix retail, restaurants, cocktail lounges
East: ROW for San Jacinto St., then CBD, vacant lot
South: ROW for 5th Street, then CBD, condominiums
West: ROW for Brazos St., CBD-CURE, parking garage, condominiums

ABUTTING STREETS:

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
San Jacinto St.	80'	2 lanes	Arterial
5 th Street	80'	4 lane	Arterial
Brazos St.	80'	4 lanes	Arterial

NEIGHBORHOOD ORGANIZATIONS:

Sixth Street Austin Association
 Austin Independent School District
 Austin Monorail Project
 Austin Neighborhood Council
 Austin Parks Foundation
 Austin Warehouse District Association
 Brazos Lofts Condos Home Owner Association
 City of Austin Downtown Commission
 Downtown Austin Alliance
 Downtown Austin Neighborhood Association
 Downtown Austin Neighborhood Coalition
 Home Builders Association of Greater Austin
 Homeless Neighborhood Association
 League of Bicycling Voters
 Old Pecan Street Association
 Real Estate Council of Austin
 Sentral Plus East Austin Koalition
 Sierra Club, Austin Regional Group
 Super Duper Neighborhood Objectors and Appealers Organization



Subject Tract



Base Map

5TH AND BRAZOS PARKING GARAGE

CASE#: SPC-05-0031C(XT2).MGA
 ADDRESS: 501 BRAZOS ST
 MANAGER: CESAR ZAVALA

OPERATOR: R.CERVANTES

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