

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

**CITY COUNCIL DATE:** June 23, 2011

**CASE NUMBER:** SPC-99-2019A(XT).MGA

**PROJECT NAME:** Hyde Park Baptist Church Quarries Multi Use Facility

**ADDRESS:** 4400 Mesa Woods Dr

**AREA:** 59.54 acres

**APPLICANT:** Hyde Park Baptist Church (Dan Gardner)  
3901 Speedway St.  
Austin, TX 78751  
Telephone: (512) 459-6587

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

**ENGINEER:** Cunningham-Allen, Inc (Chris Dringenberg)  
3103 Bee Cave Rd. Suite 202  
Austin, TX 78746  
Telephone: (512) 327-2946

**CASE MANAGER:** Donna Galati Telephone: 974-2733  
[donna.galati@ci.austin.tx.us](mailto:donna.galati@ci.austin.tx.us)

**PROPOSED DEVELOPMENT:** The applicant is proposing to add three buildings totaling 33,625 square feet gross floor area; expand two existing buildings by 33,938 square feet gross; and construct a water quality pond on a site which contains several existing recreation and educational facilities.

**APPLICANT'S REQUEST FOR MANAGED GROWTH AGREEMENT:**

An applicant may request that the city council enter into a Managed Growth Agreement for planning and developing large projects, long term projects or any project which benefits the 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 an additional 10 years to the permit life of a previously approved 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 fund raising is necessary in order to complete the multiple phases of the project. This would extend the life of the permit to November 27, 2020.

**SUMMARY STAFF RECOMMENDATION:** Staff recommends approval of the Managed Growth Agreement. The site meets the Managed Growth Agreement requirements for large, long term projects, and benefits the public interest. The site plan contains three or more phases and requires more than two building permits to complete the project (meeting both criteria of a large project). The site plan meets the long-term project criteria because fund raising is necessary for implementation of each portion of development. The site plan development is for a non-profit organization and provides educational facilities, which meets the definitions and criteria of a special public benefit. 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:**

SPC-99-2019A –Planning Commission approval of a Conditional Use Permit and extended phasing plan. Approved 09/18/2000

SPC-99-2019B –Construction site plan for Hyde Park Quarries. This is the construction element associated with the Commission-approved land use plan (SPC-99-2019A). Both the “A” Land Use Plan and the “B” Construction plan will share the same expiration date.

**PROJECT INFORMATION**

Site Area	59.54 Acres	2,593,562 sq. ft.	
Zoning	SF-2		
Jurisdiction	Full Purpose		
Watershed	Walnut Creek		
Watershed Ordinance	n/a		
Traffic Impact Analysis	n/a		
Capitol View Corridor	Not In View Corridor		
Proposed Access	N Mopac NB at Mopac Railroad Turn (Service Road)		
	Allowed/Required	Existing	Proposed Total
Floor-to-Area Ratio	N/A	.05:1	.08:1
Building Coverage	40%	3 %	5%
Impervious Coverage	45%	16.63%	24.36%
Height	35'	2 stories	2 stories
Number of Units (*MU)	n/a		
Parking	494	444	573

**LEGAL DESCRIPTION:** Lot 1 Block A Hyde Park Baptist Church Subdivision**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The applicant is proposing an additional three buildings totaling 33,625 square feet gross floor area; two building additions totaling 33,938 square feet gross floor area; and a new water quality pond.

The site currently contains a two-story high school building, field house and storage buildings, a two-story athletics and retreat building, covered pavilion, tennis courts, baseball field, soccer field, and softball field. The site also includes an existing wet pond.

The proposed site plan complies with current Land Development Code regulations. All required modifications to the plan set will be completed with the release of the Managed Growth Agreement.

**Environmental:** The site is within the Walnut Creek Watershed, a suburban watershed and within the Desired Development Zone. Proposed development complies with current code.

**Transportation:** Traffic Impact Analysis is not required. The generated traffic proposed with this development does not exceed the thresholds established by the Land Development Code. A special parking determination was provided with the original site plan. The site plan has been corrected to demonstrate compliance with current bicycle parking regulations.

**SURROUNDING CONDITIONS: Zoning/ Land Use**

**North:** SF-2, Single Family

**East:** ROW for Railroad, then MI-PDA, National Instruments

**South:** SF-2, Single Family

**West:** SF-2, Single Family

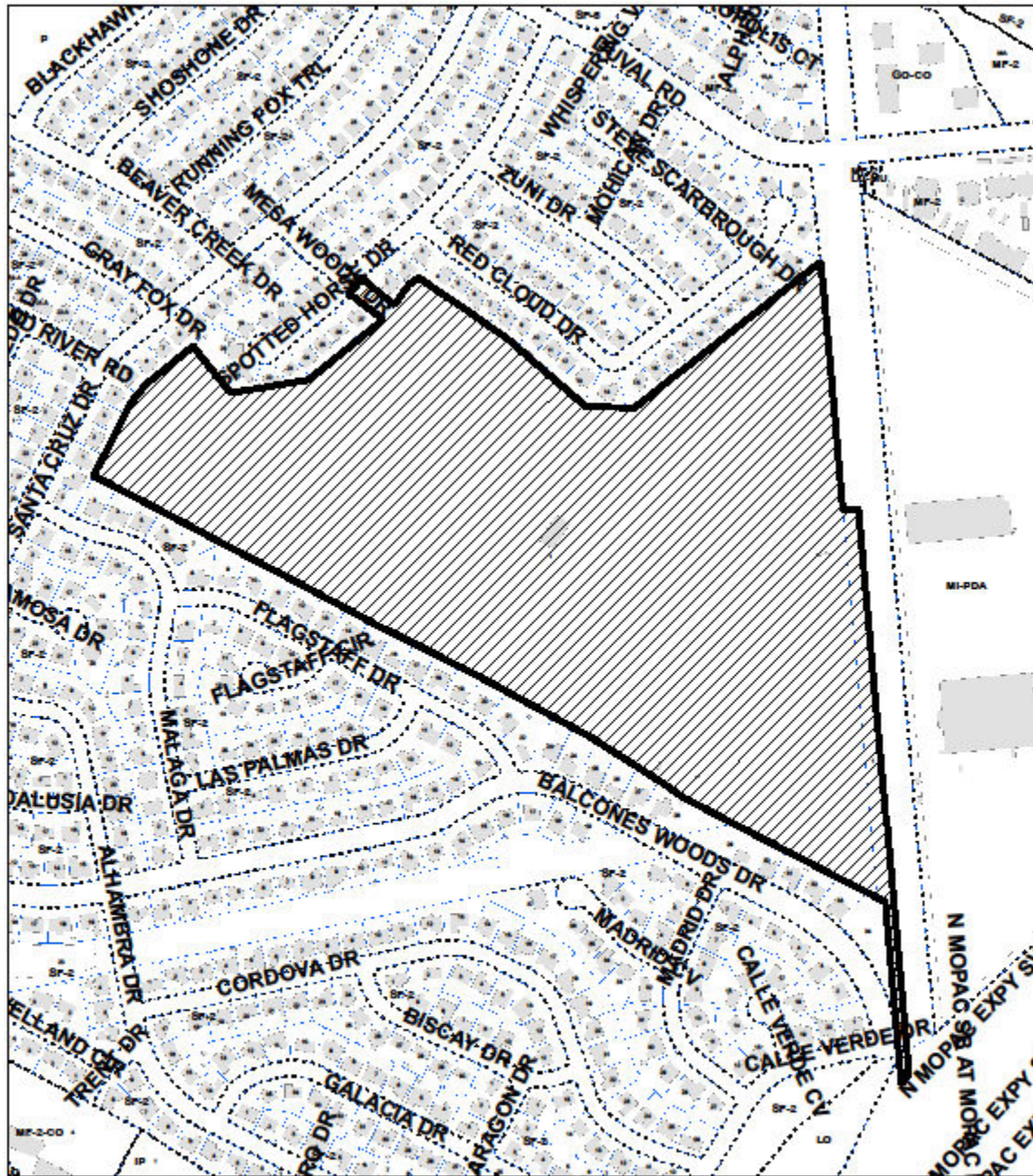
**ABUTTING STREETS:**

<b><u>Street</u></b>	<b><u>R.O.W.</u></b>	<b><u>Surfacing</u></b>	<b><u>Classification</u></b>
N Mopac NB at Mopac Railroad Turn (Service Road)	840'	10 lanes	Freeway

**NEIGHBORHOOD ORGANIZATIONS:**



Austin Independent School District  
Austin Monorail Project  
Austin Neighborhood Council  
Austin Parks Foundation

Balcones Woods Homeowners  
Friends of Angus Valley  
Home Builders Association of Greater Austin  
Homeless Neighborhood Association  
Mesa Park Neighborhood Assn.  
Millwood Neighborhood Assn.  
Neighborhoods of North Austin / NONA  
North Growth Corridor Alliance  
Real Estate Council of Austin  
Sierra Club, Austin Regional Group  
Super Duper Neighborhood Objectors and Appealers Organization



## SITE PLAN



-  SUBJECT TRACT
-  ZONING BOUNDARY

0 175 350 700 Feet

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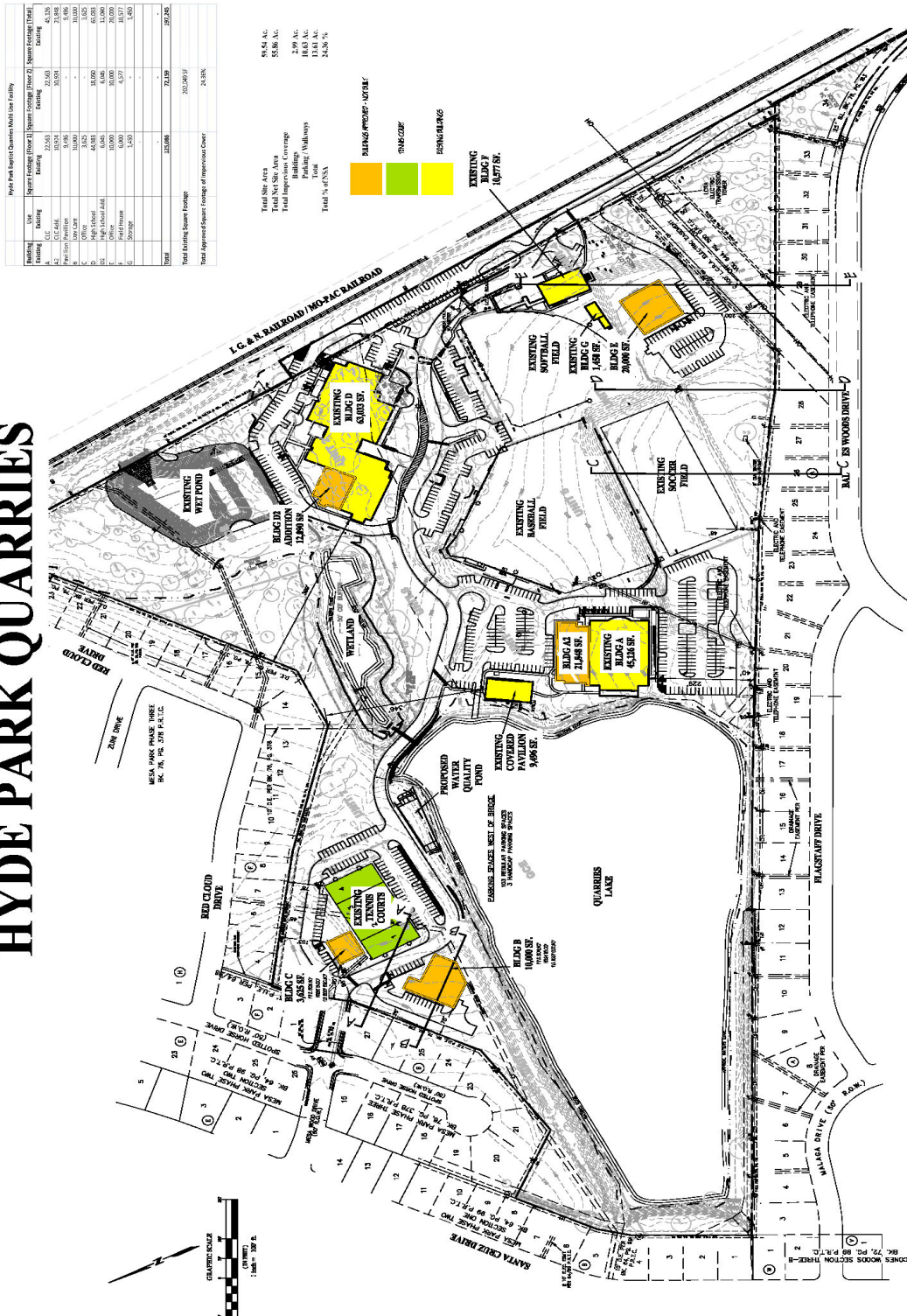
This map has been produced by site plan review for the sole purpose of geographic reference.  
No warranty is made by the City of Austin regarding specific accuracy or completeness.



OPERATOR: Donna Galati



# HYDE PARK QUARRIES



# APPROVED MASTER SITE PLAN

**CA**

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