

**MANAGED GROWTH AGREEMENT  
REVIEW SHEET**

**CITY COUNCIL DATE:** August 18, 2011

**CASE NUMBER:** SPC-2007-0497C(XT2).MGA

**PROJECT NAME:** Offices at Ribelin Ranch

**ADDRESS:** 9925 McNeil Road

**AREA:** 11.426 acres

**OWNER:** Austin Baptist Church  
823 Congress Ave., Ste. 1111  
Austin, TX 78701

**AGENT:** Bury + Partners, Inc.  
221 W. 6<sup>th</sup> Street, Ste. 600  
Austin, TX 78701

**CASE MANAGER:** Lynda Courtney                      Telephone: 974-2810  
[Lynda.Courtney@ci.austin.tx.us](mailto:Lynda.Courtney@ci.austin.tx.us)

**PROPOSED DEVELOPMENT:** The development consists of a repurposed office site plan. The use is changed to religious assembly to accommodate the uses and needs of Austin Baptist Church and the development will occur over 10 years. The original proposal was for one two-story building with a total 124,000 square feet. The site plan proposed for extension has the same footprint but is cut into two buildings, to be built in phases: a one-story building with 70, 672 square feet and a 2-story building with 23,000 square feet. Because of the way churches utilize interior square footage, certain portions of previously proposed second floor areas are now proposed as high-ceilinged single story areas, reducing the proposed overall square footage of the buildings on the site to 93,672 square feet.

Existing improvements on site include boundary streets and utilities, constructed as part of the infrastructure improvements on the Ribelin Ranch PUD. All existing improvements were constructed under the previously approved subdivision construction plan C8J-06-0092.1B.

Site plan SPC-2007-0497C was previously approved on February 25, 2008 with an expiration date of August 31, 2010, and was extended for 1 year. It will expire on August 31, 2011. This site plan has been refiled with a Managed Growth Agreement request. This site plan is substantially the same as the original site plan but under new ownership and with a new proposed use.

**EXISTING ZONING:** The site is zoned PUD, Planned Unit Development and is located within a Hill Country Roadway Corridor.

**APPLICANT'S REQUEST FOR MGA:** The applicant is requesting a 10 year permit life to extend an approved site development permit through the Managed Growth Agreement process. The purpose of this agreement is to provide the ability for the church to raise necessary funds by donations and tithes for construction of the project. This would extend the life of the permit to August 31, 2021.

**NEIGHBORHOOD ORGNIZATIONS:**

- Austin Neighborhood Council
- 2222 Coalition of Neighborhood Assns.
- Bull Creek Foundation
- Courtyard HOA
- Glenlake Neighborhood Assn.
- Homeless Neighborhood Association
- Home Builders Association of Greater Austin
- Leander ISD Board of Trustees
- Long Canyon HOA
- Long Canyon Ph. II and III HOA
- Real Estate Council of Austin
- Spicewood Springs Road Tunnel Coalition
- Steiner Ranch Community Assn.
- Super Duper Neighborhood Objectors and Appealers Organization

**LEGAL DESCRIPTION:** Lot 2, Block A, Ribelin Ranch Subdivision, in the official records of Travis County, Texas.

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

**APPLICABLE WATERSHED ORDINANCE:** Comprehensive Watersheds Ordinance

**CAPITOL VIEW:** Not in View Corridor

**T.I.A.:** Not required.

**PREVIOUS ZONING AND PLATTING COMMISSION ACTION:** Not required for the approval of the MGA, managed growth agreement.

**PREVIOUS SITE PLAN APPROVAL:** A site plan was approved under case number SPC-2007-0497C on February 25, 2008, and had an expiration date of August 31, 2010. Because it is located in the Drinking Water Protection Zone and subject to Project Duration under LDC 25-1, the applicant was able to request a 1 year administrative extension, which extended the site plan to August 31, 2011.

This site plan was part of a Planned Unit Development (Ribelin Ranch PUD), case number C814-04-0061. The site plan is in compliance with the requirements of the PUD

and complies with Hill Country Roadway Ordinance requirements, as applicable on this site. Alternative Equivalent Compliance to Commercial Design Standards (Subchapter E) has been proposed, which will allow this site plan to fully comply with current code, as required by MGA regulations.

**SITE PLAN APPROVAL:** The site complies with portions of Subchapter E via Alternative Equivalent Compliance. Proposed additions include crushed granite sidewalks in the parking areas, additional pedestrian connectivity to the multifamily and residential projects nearby, and shaded walks and entries.

**SUMMARY STAFF RECOMMENDATION:** Staff recommends approval of the requested Managed Growth Agreement, based on the criteria for MGA's which says that a large project must require two or more building permits to complete the project, a long-term project relies on fund-raising for implementation, and design and construction will exceed five years. This project meets those standards. The applicant is requesting a 10-year extension to an approved site plan through a MGA. Approval of the extension of the site plan is subject to all code requirements and staff comments.

**PROJECT INFORMATION:** 11.426 acres

**EXIST. ZONING:** PUD, Planned Unit Development

**MAX. HEIGHT ALLOWED:** 40'      **PROPOSED HEIGHT:** 40'

**PROPOSED OVERALL IMPERV. CVRG.:** 61.6%

**REQUIRED PARKING:** 451      **PROVIDED PARKING:** 564

**PROPOSED ACCESS:** Ribelin Ranch Drive, McNeil Road

**SUMMARY COMMENTS ON SITE PLAN:**

**LAND USE:** This site consists of 11.426 acres, and is currently zoned PUD and is in the Drinking Water Protection Zone. Currently, the site has been rough graded, the ponds have been excavated, the storm sewer has been installed, and the building pad has been constructed. Other improvements constructed are the roads, ponds, and utilities, which were installed as part of the subdivision construction plan.

**ENVIRONMENTAL:** This site is located in the Bull Creek Watershed and is classified as Water Supply Suburban. The site is in the Drinking Water protection Zone, but is not located over the Edward's Aquifer Recharge Zone. Environmental regulations were reviewed based on the Comprehensive Watersheds ordinance requirements. There are no Critical Environmental Features on this site. All environmental comments have been cleared.

**TRANSPORTATION:** Access will be from Ribelin Ranch Drive or McNeil Road.

A TIA was not required. All transportation comments have been cleared.

**SURROUNDING CONDITIONS:**

**Zoning/ Land Use**

**North:** PUD - Multifamily

**South:** FM 2222

**West:** McNeil Rd-Multifamily

**East:** Ribelin Ranch Dr.-Condominiums

<b><u>STREET:</u></b>	<b><u>R.O.W.</u></b>	<b><u>SURFACING</u></b>
McNeil Rd	100'	70'
Ribelin Ranch Dr.	90'	50'

# ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300  
AUSTIN, TEXAS 78701-2744  
512-435-2300

FACSIMILE 512-435-2360  
FACSIMILE 512-435-2399

Lynn Ann Carley, P.E.  
(512) 435-2378  
lcarley@abaustin.com

July 22, 2011

Lynda Courtney  
Planning and Development Review  
City of Austin  
505 Barton Springs Road, 4th Floor  
Austin, TX 78704

Re: Offices at Ribelin Ranch - Managed Growth Agreement -  
SPC-2007-0497C(XT2).MGA

Dear Ms. Courtney:

This firm represents and I am writing to you on behalf of the applicant in the above-referenced application. The Offices at Ribelin Ranch project is now owned by the Austin Baptist Church. A change of use from office to religious assembly use has been approved for the site. This project is a long-term project consisting of approximately 11.426 acres located at 9925 McNeil Drive, Austin, Texas 78750. A Managed Growth Agreement (MGA) is being requested to allow sufficient time to complete the project.

This project is a long-term project, since philanthropic fund raising is necessary to complete each phase. For this reason, the project meets the criteria for a Managed Growth Agreement. The site plan meets current code. Since it may take up to ten years to raise the funds necessary to obtain all building permits and complete construction, it is requested that regulations applicable to the site plan as currently approved should continue to remain in effect until 2021.

If you have any questions or need additional information, please do not hesitate to contact me at (512) 435-2378 or Richard T. Suttle, Jr. at (512) 435-2310.

Sincerely,



Lynn Ann Carley, P.E.  
Senior Land Development Consultant

cc: Tom Stacy  
Richard T. Suttle, Jr.

December 27, 2007

Addendum: June 27, 2011

Mr. Greg Guernsey  
City of Austin  
Watershed Protection and Development Review Department  
505 Barton Springs Road, 4<sup>th</sup> Floor  
Austin, Texas 78704

RE: Engineer's Summary Letter  
Addendum to The Offices at Ribelin Ranch  
Austin, Travis County, Texas

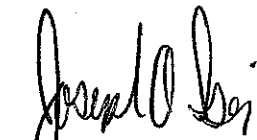
Dear Mr. Guernsey:

Please accept this letter as an updated Engineer's Summary Letter for the Offices at Ribelin Ranch - Phase I. The site plan is being modified to change the proposed building to a Religious Assembly land use. The project will be constructed in two (2) phases as shown on the revised plans.

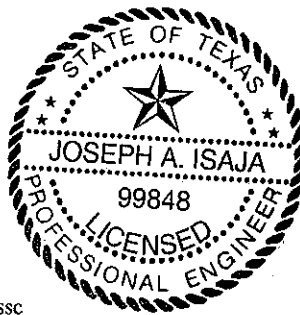
The project is currently requesting a Managed Growth Agreement, because of the anticipated funding needs associated with extending the construction period. The project is currently under construction. The site's current improvements consist of clearing the site, removing trees as denoted on the site plan and rough grading the proposed water quality and detention pond and parking lot. No building permits have been issued, however the proposed religious assembly building is currently in review. Detention associated with the property was designed using the SCS Type III Storm. The current approved site plan implemented the quality control/quality assurance plan for the impermeable pond liner, which is shown on the "QA/QC Clay Liner Plan" as Sheet 36 of 39.

If you have any questions or comments, please do not hesitate to contact our office.

Sincerely,



Joseph A. Isaja, P.E.  
Principal



6-28-11

TBPE REGISTRATION NO. "F-1048"

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BURY+PARTNERS, INC.  
221 West Sixth Street, Suite 600  
Austin, Texas 78701

TEL (512) 328-0011

FAX (512) 328-0325

www.burypartners.com

June 27, 2011

Ms. Lynda Courtney, Case Manager  
City of Austin  
Planning and Development Review Department  
505 Barton Springs Road  
Austin, Texas 78704

RE: Alternative Equivalent Compliance Subchapter E, Section 2.2.5  
The Offices at Ribelin Ranch – Phase I  
SPC-2007-0497C(XT2).MGA  
McNeil Road and R.M. 2222  
Austin, Travis County, Texas

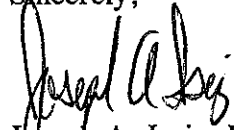
Dear Ms. Courtney:

On behalf of our client Austin Baptist Church, Bury+Partners, Inc. is requesting Alternative Equivalent Compliance to Section 2.2.5 of the City of Austin's Subchapter E regulations. The project was originally permitted as an office project in the Drinking Water Protection Zone (DWPZ) which doesn't require an Internal Circulation Route. After the site plan permit approval the project land use changed to religious assembly, which is why we are requesting alternative equivalent compliance.

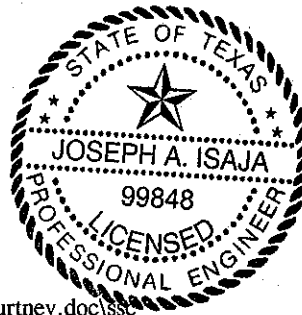
The site does propose an Internal Circulation Route (ICR) which provides connectivity to the adjacent multi-family and single-family tracts. The Sheet 12 of 42 on the site plan denotes the ICR's alignment. The site plan has also been updated to add crushed granite sidewalks in the parking area which will enhance pedestrian activity. In addition, implementing sidewalks along both sides of the ICR would further impact existing trees proposed to remain on site; therefore, we request to only have sidewalk on one side of the ICR.

Your favorable review and approval is requested. If you have any questions, please contact me at (512) 328-0011.

Sincerely,



Joseph A. Isaja, P.E.  
Principal



TBPE Registration No. "F-1048"

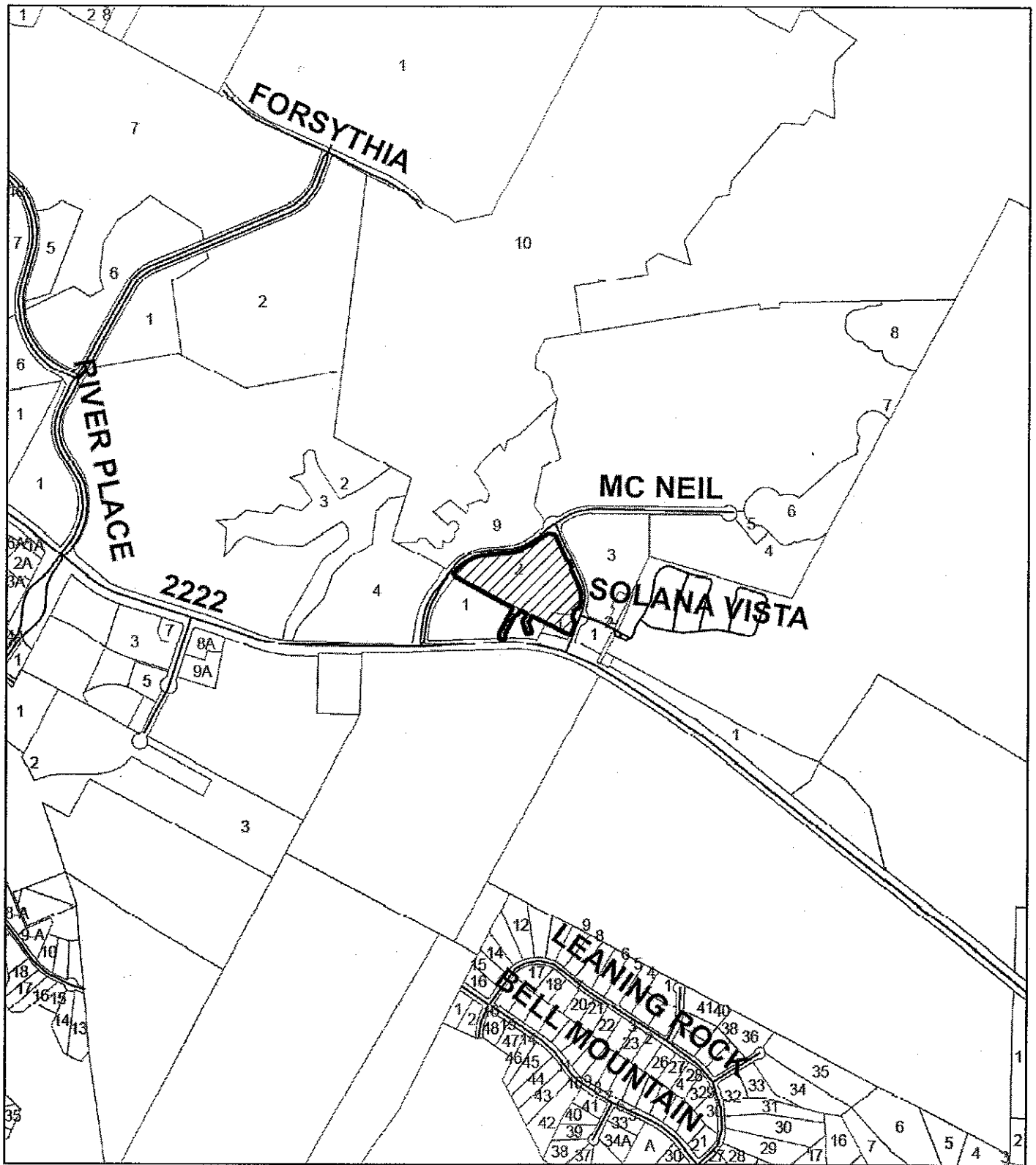
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6-28-11

BURY+PARTNERS, INC.  
221 West Sixth Street, Suite 600  
Austin, Texas 78701

TEL (512) 328-0011

FAX (512) 328-0325



 Subject Tract

 Base Map

OFFICES AT RIBELIN RANCH

CASE#: SPC-2007-0497C(XT2).MGA  
ADDRESS: 9925 MCNEIL DR  
MANAGER: LYNDA COURTNEY

OPERATOR: R.CERVANTES

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

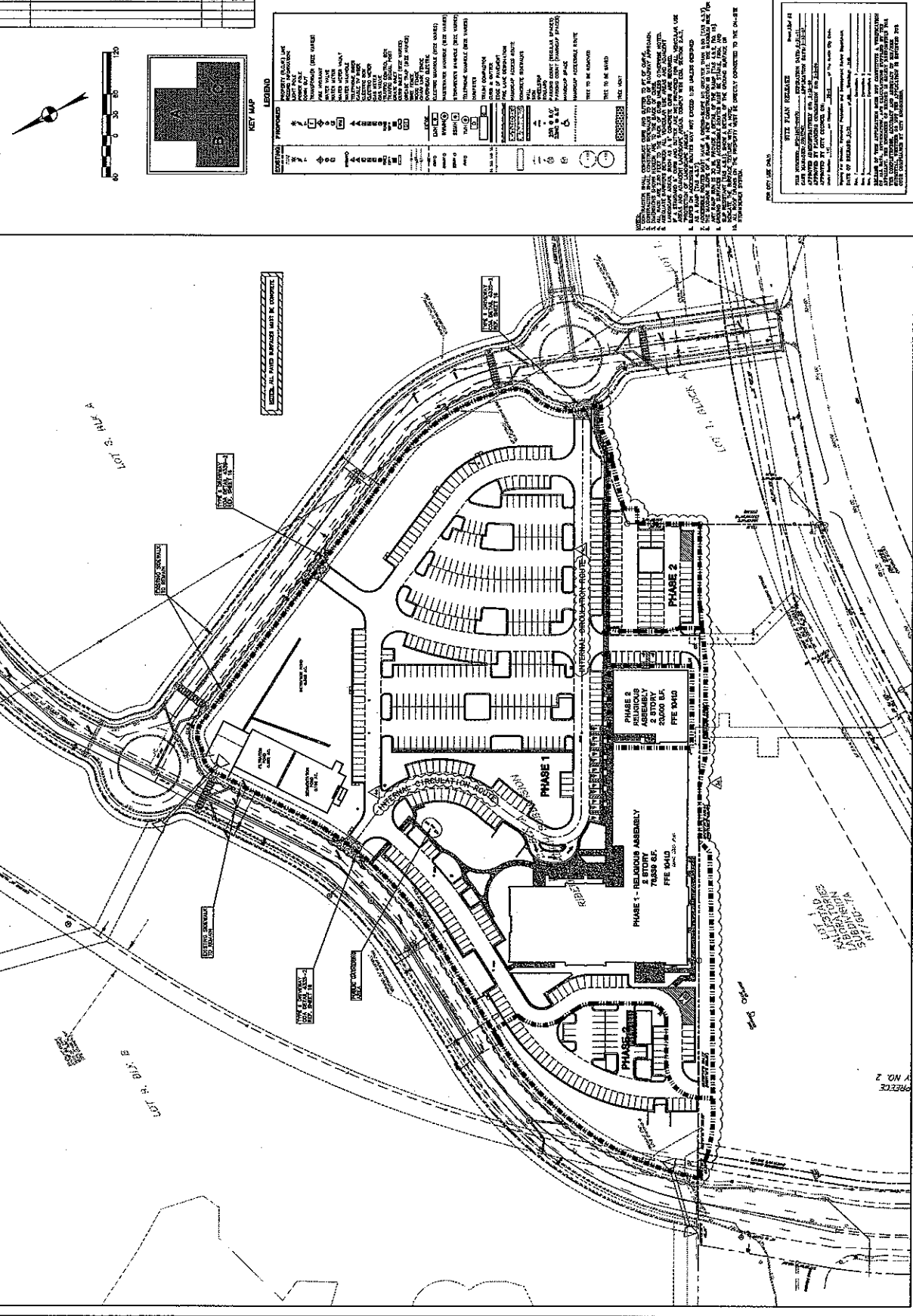


PROJECT NO. 1356-03-30  
RECEIVED BY: [blank]  
DRAWN BY: [blank]  
DATE PLOTTED: 07/24/2008  
PLOT SCALE: 1" = 1'

THE OFFICES AT RIBELIN  
RANCH-PHASE 1  
MCNEIL RD. • R.M. 2222  
AUSTIN BAPTIST CHURCH

MASTER SITE PLAN  
& PHASING PLAN

Bury+Partners  
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