

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

**CITY COUNCIL DATE:** October 6, 2011

**CASE NUMBER:** SPC-2007-0561C(XT2).MGA

**PROJECT NAME:** River Place Center

**ADDRESS:** 10815 FM 2222

**AREA:** 22.8 acres

**APPLICANT:** River Place Pointe LP, Pacifica Riverplace LP,  
And United Heritage Credit Union  
c/o Aspen Growth Properties (Jim Gallegos)  
1717 W. Sixth Street  
Austin, TX 78703  
(512) 413-9494

**PDRD MANAGER:** George Zapalac Telephone: 974-2725  
[George.Zapalac@austintexas.gov](mailto:George.Zapalac@austintexas.gov)

**CASE MANAGER:** Sue Welch Telephone: 974-3294  
[Sue.Welch@austintexas.gov](mailto:Sue.Welch@austintexas.gov)

**PROPOSED DEVELOPMENT:** The applicant is proposing to construct a mixed use projects with five buildings, consisting of a restaurant, bank, hotel and two office buildings with parking/garage, drainage/water quality and other associated improvements. This site is located within 1000-feet of FM 2222, a Hill Country Roadway. The applicant is complying with the conditional overlay to limit two driveway access points onto FM 2222.

**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 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 5 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 applicant has completed

the infrastructure work and currently has one building under construction and one out to bid. The applicant has agreed to file a correction to redesign the parking areas to save 7-8 heritage trees that were originally planned to be removed. The Managed Growth Agreement would extend the life of the permit to October 3, 2016.

**SUMMARY STAFF RECOMMENDATION:** Staff recommends approval of the Managed Growth Agreement for five years. The site meets the Managed Growth Agreement requirements for large, long-term projects. The site plan provides for a mixed-use project and has completed several phases. The site plan complies with current requirements of the Land Development Code.

**PREVIOUS ZONING AND PLATTING COMMISSION ACTION:**

On May 6, 2008, the Commission recommended approval of this Hill Country Roadway site plan with conditions. (6-0)

On February 19, 2008, the Commission approved a variance to this site plan, to exceed allowable watershed impervious cover of 20%; LDC Section 25-8-454(D)(1)(a). (Consent 8-0).

On February 19, 2008, the Commission voted on the associated zoning case C14-2008-0027, River Place Center, from LO and GR, to LO and GR to remove Zoning Site Plan, Approved Staff's Recommendation of LO & GR District Zoning; By Consent. (5-0)

**PROJECT INFORMATION**

<b>Site Area</b>	22.8 Acres		
<b>Zoning</b>	GR-CO, LR-CO, GR, LO		
<b>Jurisdiction</b>	Full Purpose		
<b>Watershed</b>	Bull Creek (Water Supply Suburban) Panther Hollow (Water Supply Rural)		
<b>Watershed Ordinance</b>	Current code		
<b>Traffic Impact Analysis</b>	Required		
<b>Capitol View Corridor</b>	N/A		
<b>Proposed Access</b>	River Place Blvd and FM 2222		
	<b>Allowed/Required</b>	<b>Existing</b>	<b>Proposed</b>
<b>Floor-to-Area Ratio</b>	.25:1*	n/a	.25:1*
<b>Building Coverage</b>	50-75%**	0 %	14%
<b>Impervious Coverage</b>	70-90%**	0%	46.1%
<b>Height</b>	40'*		28-40'
<b>Parking</b>	735		945

\*per HCR Ordinance; \*\* depending on associated zoning district - each zoning district is complying with code requirements

**PROJECT INFORMATION:**

**LEGAL DESCRIPTION:** Lots 1A-8A, of the Resubdivision of Lot 1 at River Place Center, Lot 1, Block A, Four Points South and Lot 1, Block A, River Place at 2222

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** This site is currently under construction and is zoned GR-CO, LR-CO, GR, and LO. The site is located within 1000' of FM 2222, in a moderate intensity zone, and the site plan was presented to the Zoning and Platting Commission for approval, as required by the Hill Country Roadway Ordinance. The applicant is proposing a mixed-use project with five buildings including a restaurant, bank, hotel and two office buildings with a parking garage, drainage/water quality facilities, and other associated improvements. The proposed uses include 165,000 square feet of medical/administrative office, 3,626 square feet of financial services, a 4-story hotel and other associated improvements on 22.8 acres. The applicant is complying with the conditional overlay to limit driveway access to two points onto FM 2222. The applicant will use building materials that are compatible with the Hill Country environment and will install underground utilities. There are no slopes over 15% and the buildings are complying with the .25:1 FAR for slopes. The site plan complies with all requirements of the Land Development Code.

**Environmental:** This site is located in two watersheds, approximately 9 acres in Bull Creek watershed (water supply suburban) and the remaining acreage in Panther Hollow (Lake Austin - water supply rural). On February 6, 2008, the Environmental Board recommended conditional approval of the variance request from LDC Sections 25-8-454(D)(1)(a) to exceed allowable watershed impervious cover of 20% for the River Place Center project, with the condition the applicant work with staff to include application of "Low Impact Development" techniques for the site (6-0-0-1). The applicant has agreed to use partial sedimentation/bio-retention in the two water quality basins (instead of a sand filtration pond) and an integrated pest management plan. The applicant agreed to all conditions, and this variance was approved by ZAP on February 19, 2008. The applicant has agreed to file a correction to redesign the parking areas to save 7-8 heritage trees that were originally planned to be removed.

**Transportation:** Access will be taken from River Place Blvd and FM 2222. The applicant agreed to update the TIA from the previous site plan, C14R-85-394 (because the zoning site plan was deleted and the TIA was over 20 years old). The TIA identified improvements to the intersections and the applicant paid a pro-rata cost share (approximately \$62,865) of the recommended turn lanes at the intersections of FM 2222 with 620 and River Place Blvd., and also for the construction of acceleration/deceleration lane improvements along River Place Blvd. for the site driveways for improved ingress/egress. The Texas Department of Transportation has reviewed and approved the site plan.

**SURROUNDING CONDITIONS: Zoning/ Land Use**

<b>North:</b>	FM 2222 ROW
<b>East:</b>	River Place Blvd. ROW
<b>South:</b>	R&D/PDA – Adm. Office use
<b>West:</b>	SF-2, auto repair



**ABUTTING STREETS:**

<b><u>Street</u></b>	<b><u>R.O.W.</u></b>	<b><u>Surfacing</u></b>	<b><u>Classification</u></b>
FM 2222	100'	50'	Major Arterial
River Place Blvd.	varies	2@24'	Major Arterial

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation  
 Austin Monorail Project  
 Austin Parks Foundation  
 Bull Creek Foundation  
 Courtyard Homeowners Association  
 Home Builders Association of Greater Austin  
 Homeless Neighborhood Association  
 Glenlake Neighborhood Association  
 Lake Austin Collective  
 League of Bicycling Voters  
 Leander ISD  
 Long Canyon Homeowners Association  
 Long Canyon Phase II & III Homeowner's Assn. Inc.  
 Real Estate Council of Austin  
 River Place Residential Community Assn. Inc.  
 Sierra Club, Austin Regional Group  
 Steiner Ranch Community Association  
 Super Duper Neighborhood Objectors and Appealers Organization  
 2222 Coalition of Neighborhood Associations, Inc.



 Subject Tract  
 Base Map

River Place Center

CASE#: SPC-2007-0561C(XT2).MGA

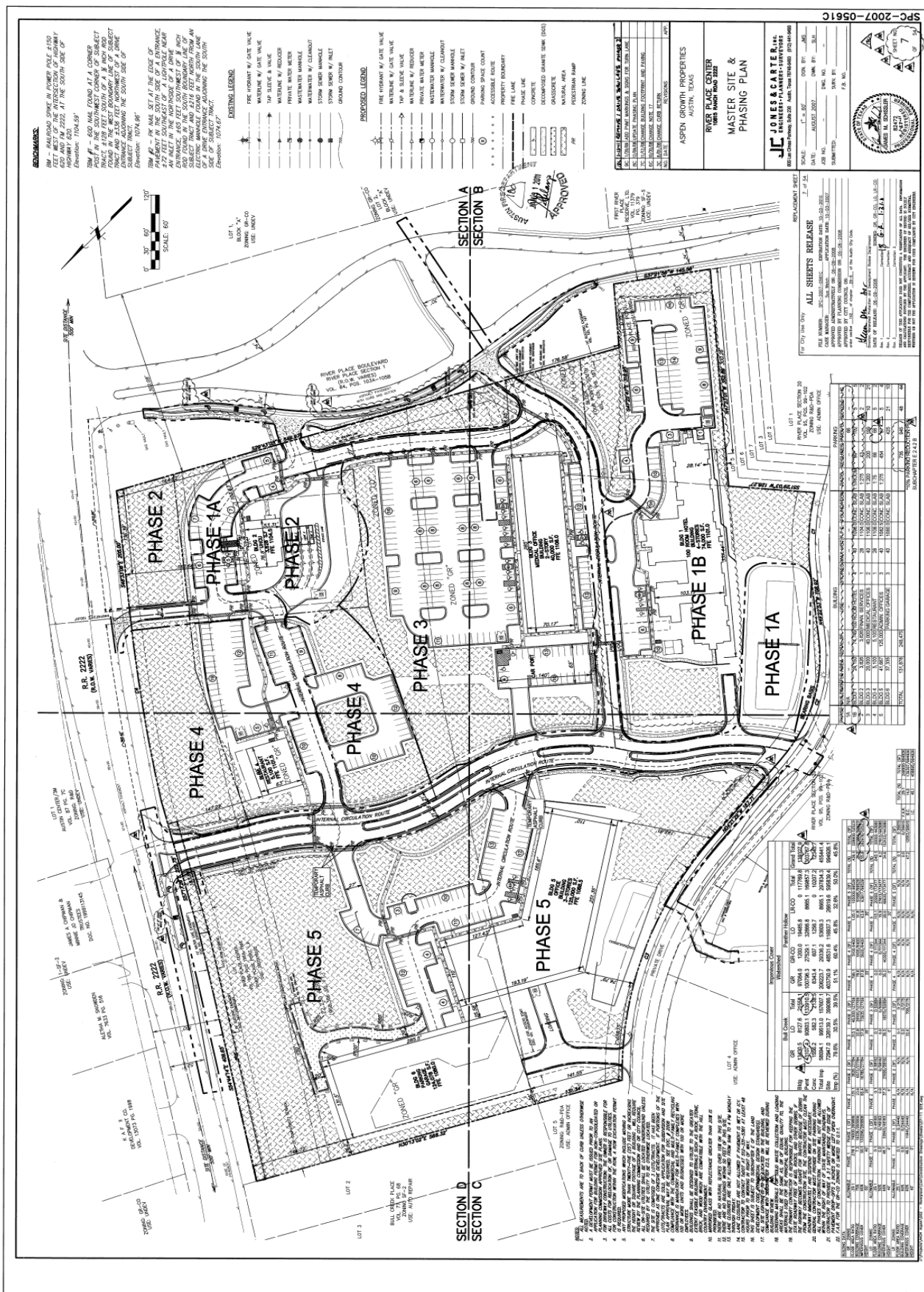
ADDRESS: 10815 FM 2222 Road

MANAGER: Sue Welch

1" = 400'

OPERATOR: D. SUSTAITA

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.





June 14, 2011  
Revised August 29, 2011  
Revised September 26, 2011

Sue Welch  
Department of Planning and Development  
505 Barton Springs Road  
Austin, Texas 78704

RE: Summary Letter – Managed Growth Agreement  
5 year extension  
Site Plan Permit #SPC-2007-0561C  
Located at 10815 FM 2222, Austin, Texas

City of Austin – Sue Welch, Case Manager

We are requesting an extension of 5 years to the current permit with this Managed Growth Agreement Application. This Managed Growth Agreement is based on the application's definition and criteria for a Large Project. The approved project consists of five (5) phases. The five phases are as follows:

Phase 1A – Completed, main utilities, all driveways, main interior circulation, and the water quality facility for 4 phases.

Phase 1B – (Lot 2 – Sold) Hotel to begin construction this fall. Architectural Plans have been completed and were bid in 2010.

Phase 2 – Currently under construction, United Heritage Credit Union.

Phase 3 – Under contract to sell to a medical group, approved for 40,000 square feet of Medical Office. It is planned to begin construction before the end of the year.

Phase 4 – For sale and approved for a restaurant.

Phase 5 – For sale and approved for office.

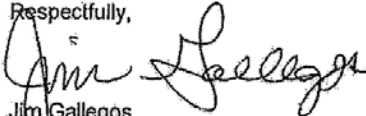
The owners of the development will agree to redesign the parking lots to save an additional 7 to 8 heritage size trees that were originally shown to be removed.

We have spent over \$1,000,000 on infrastructure and have diligently marketed and moved forward with this planned mixed use development. Due to the market fluctuation, we need additional time to complete our project and are asking through this application. We believe we meet some of the other criteria defined in this application as well as everything in the Large Project Criteria.

City of Austin – Sue Welch  
September 26, 2011  
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Please call me with any questions you have. Thank you for your consideration of this request.

Respectfully,



Jim Gallegos  
Aquila Commercial