

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

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

**CASE NUMBER:** SPC-2007-0466C(XT2).MGA

**PROJECT NAME:** High Pointe Village

**ADDRESS:** 6701 N. FM 620

**AREA:** 27.85 Acres

**OWNER:** New Corridor Development, L.P. (Nancy Bui)  
3800 Alazan.  
Austin, Texas 78734

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

**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 USE:** The applicant is proposing to construct two mixed-use buildings with approximately 37,795 sq. ft. of retail and 15,725 sq. ft. of restaurant uses, with parking, and other associated related improvements.

**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 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 applicant states

that financing and construction of the project has been delayed due to the condemnation process initiated by the City to obtain easements for the Jollyville water transmission main, which transverses the tract. The Managed Growth Agreement would extend the life of the permit to September 16, 2021.

**SUMMARY STAFF RECOMMENDATION:** Staff recommends approval of the Managed Growth Agreement for ten years. The site meets the Managed Growth Agreement requirements for large, long-term projects, and benefits the public interest. The site plan complies with current requirements of the Land Development Code.

**PREVIOUS ZONING AND PLATTING COMMISSION ACTION:**

On September 16, 2008, the Zoning and Platting Commission approved the Hill Country Roadway site plan (7-0).

**PROJECT INFORMATION**

<b>Site Area</b>	27.85 Acres	
<b>Zoning</b>	GR-CO	
<b>Jurisdiction</b>	Full Purpose	
<b>Watershed</b>	Bull Creek (Water Supply Suburban) Lake Austin & Lake Travis (Water Supply Rural)	
<b>Watershed Ordinance</b>	Current code	
<b>Traffic Impact Analysis</b>	Required – see TR comments	
<b>Capitol View Corridor</b>	N/A	
<b>Proposed Access</b>	RM 620	
	<b>Allowed/Required</b>	<b>Proposed</b>
<b>Floor-to-Area Ratio</b>	.30**	.04:1
<b>Building Coverage</b>	75%	4%
<b>Impervious Coverage</b>	60%**	26%
<b>Height</b>	53’*	24’
<b>HC Natural Area</b>	40%*	40%
<b>Parking</b>	350	354

\*per HCRC Ordinance; \*\*zoning/required by plat

**LEGAL DESCRIPTION:** Lots 1A, 1B, 1C, 1D and 1E, Resubdivision of Lot 1, New Corridor at River Place Subdivision

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** This site is currently undeveloped. The proposed development includes two mixed-use buildings with approximately 37,795 sq. ft. of retail and 15,725 sq. ft. of restaurant uses, with associated parking, drives, and related improvements. This site is located within 1000-feet of RM 620, a Hill Country Roadway. This site is zoned GR-CO, and the conditions of zoning require that the floor to area ratio for development of the property be .0402 to 1. The applicant complies with all of the conditional overlays per the zoning ordinance. Water quality controls and detention have been provided. The applicant is using building materials that are compatible with the Hill Country

environment and will install underground utilities. This site is also complying with the Commercial Design Standards.

**Environmental:** This site is located in the Bull Creek (5.2%), Lake Austin (66.2%) and Lake Travis (27.6%) watersheds and over the North Edwards Aquifer Recharge Zone. There are several critical environmental features on site, and the applicant is complying with proposed setbacks. The original subdivision (New Corridor at River Place Subdivision) included two lots, and Lot 2 (to the south/west) has been dedicated as habitat preserve/conservation easement and will remain in its natural state.

**Transportation:** Access will be taken from RM 620, and the Texas Department of Transportation has approved the proposed driveways. A traffic impact analysis was required and has been reviewed by staff. The TIA identified improvements to several intersections, and the applicant paid a pro-rata cost share of the recommended improvements of approximately \$250,000. The Texas Department of Transportation and the Public Works Department have reviewed and approved the TIA. This site plan complies with all other transportation requirements.

**SURROUNDING CONDITIONS: Zoning/ Land Use**

**North:** DR, retail sales; GR-MU-CO, townhomes; CS/GR - car repair

**East:** R&D-PDA; Research & Development Facility;  
undeveloped habitat preserve tract

**South:** GR-CO, habitat preserve/conservation easement

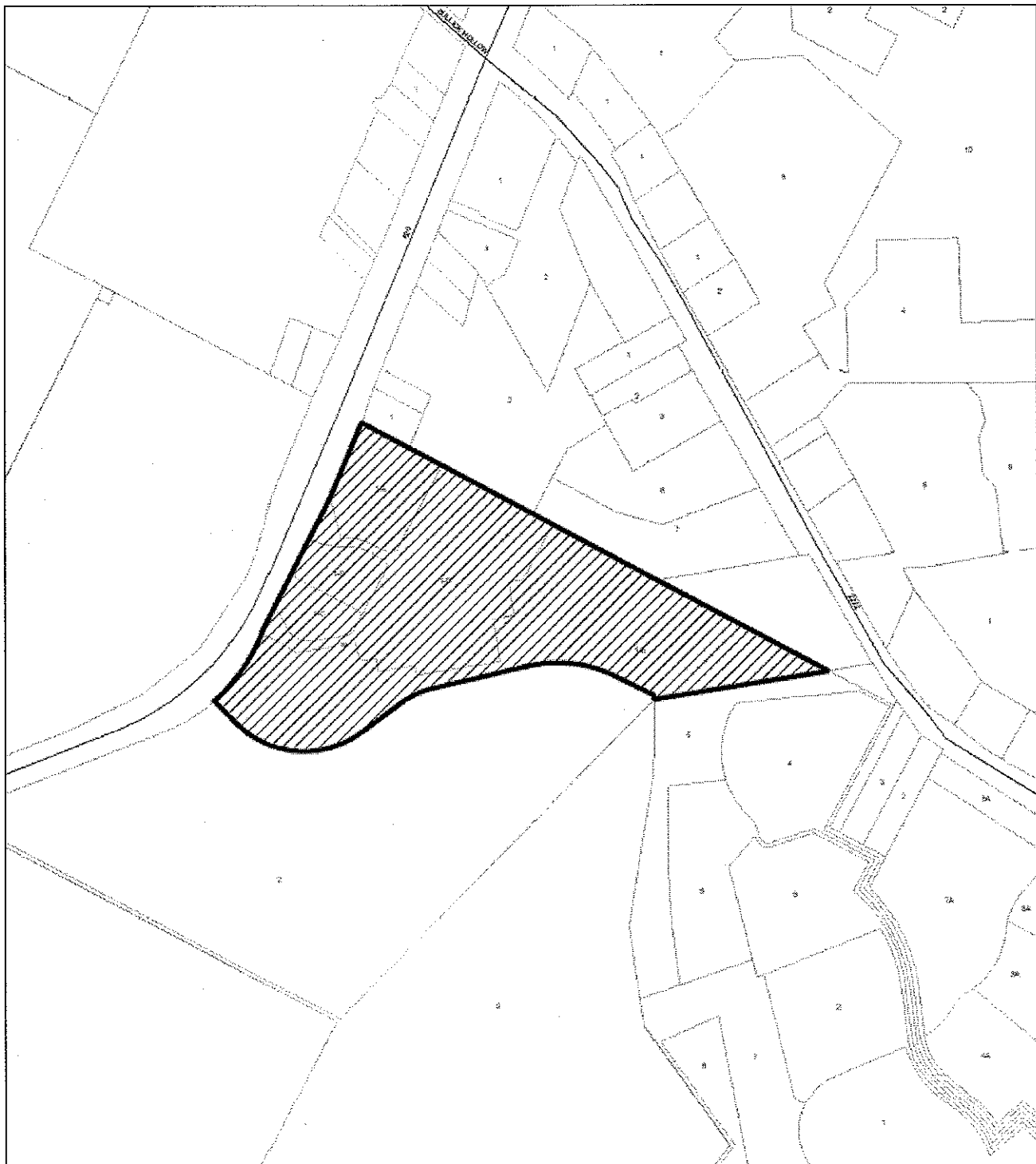
**West:** RM 620, then DR (proposed water treatment plant)

**ABUTTING STREETS:**

<b>Street</b>	<b>R.O.W.</b>	<b>Surfacing</b>	<b>Classification</b>
RM 620	varies	4 lanes	Highway

**NEIGHBORHOOD ORGANIZATIONS:**

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



Subject Tract



Base Map

## HIGH POINTE VILLAGE PROJECT DURATION EXTENSION

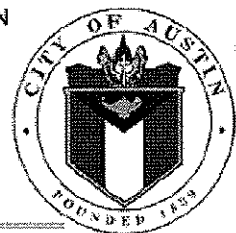
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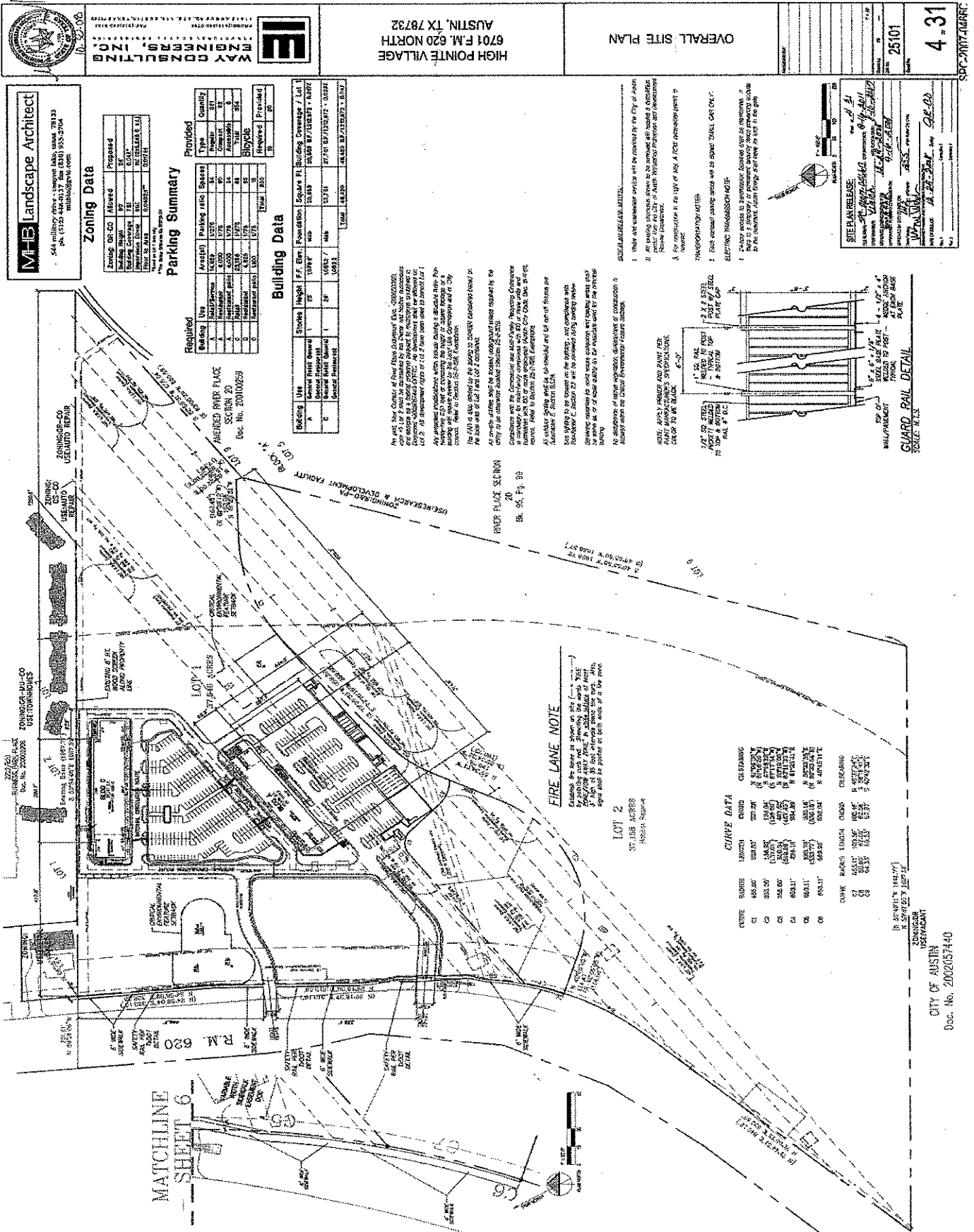
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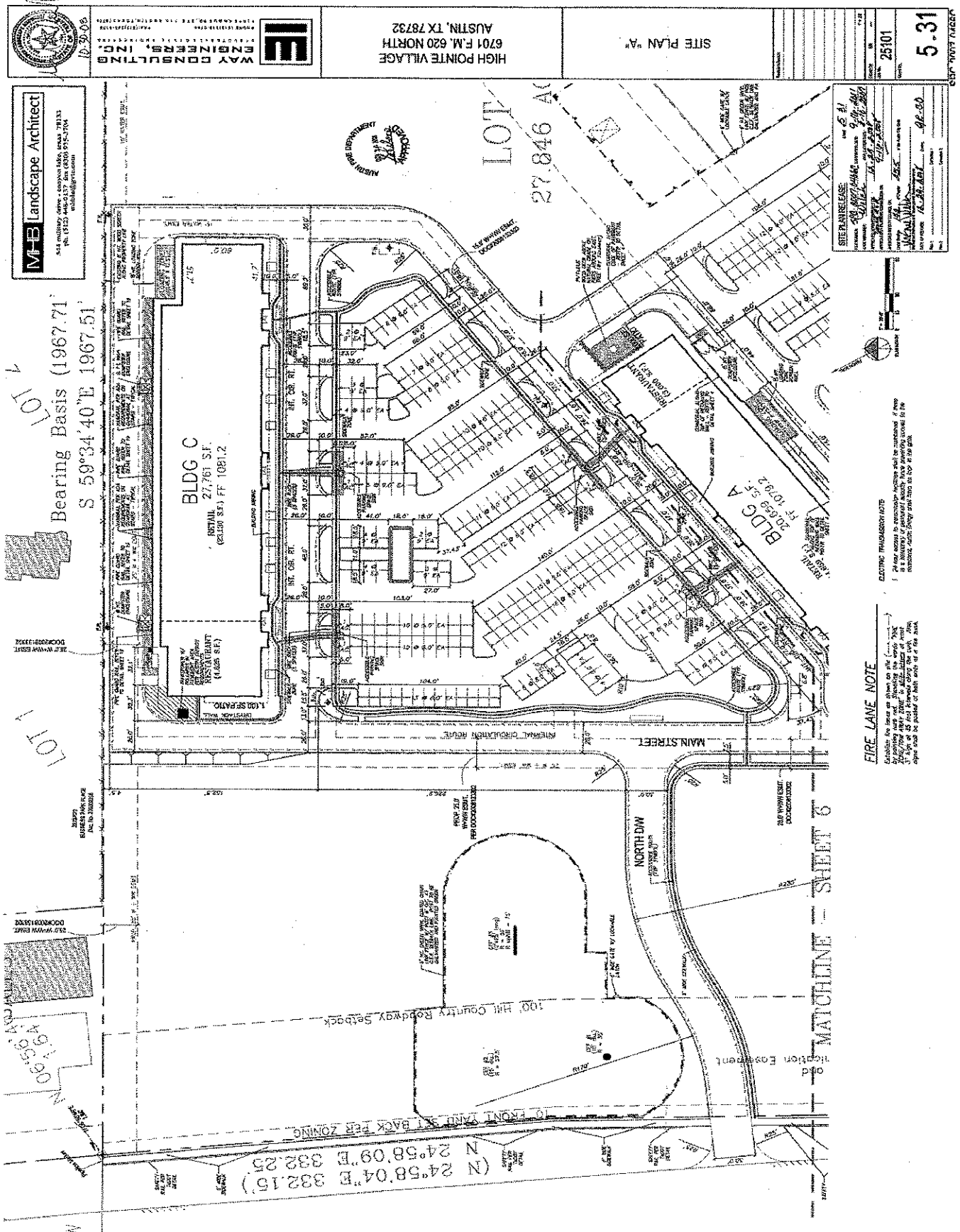
MANAGER: SUE WELCH

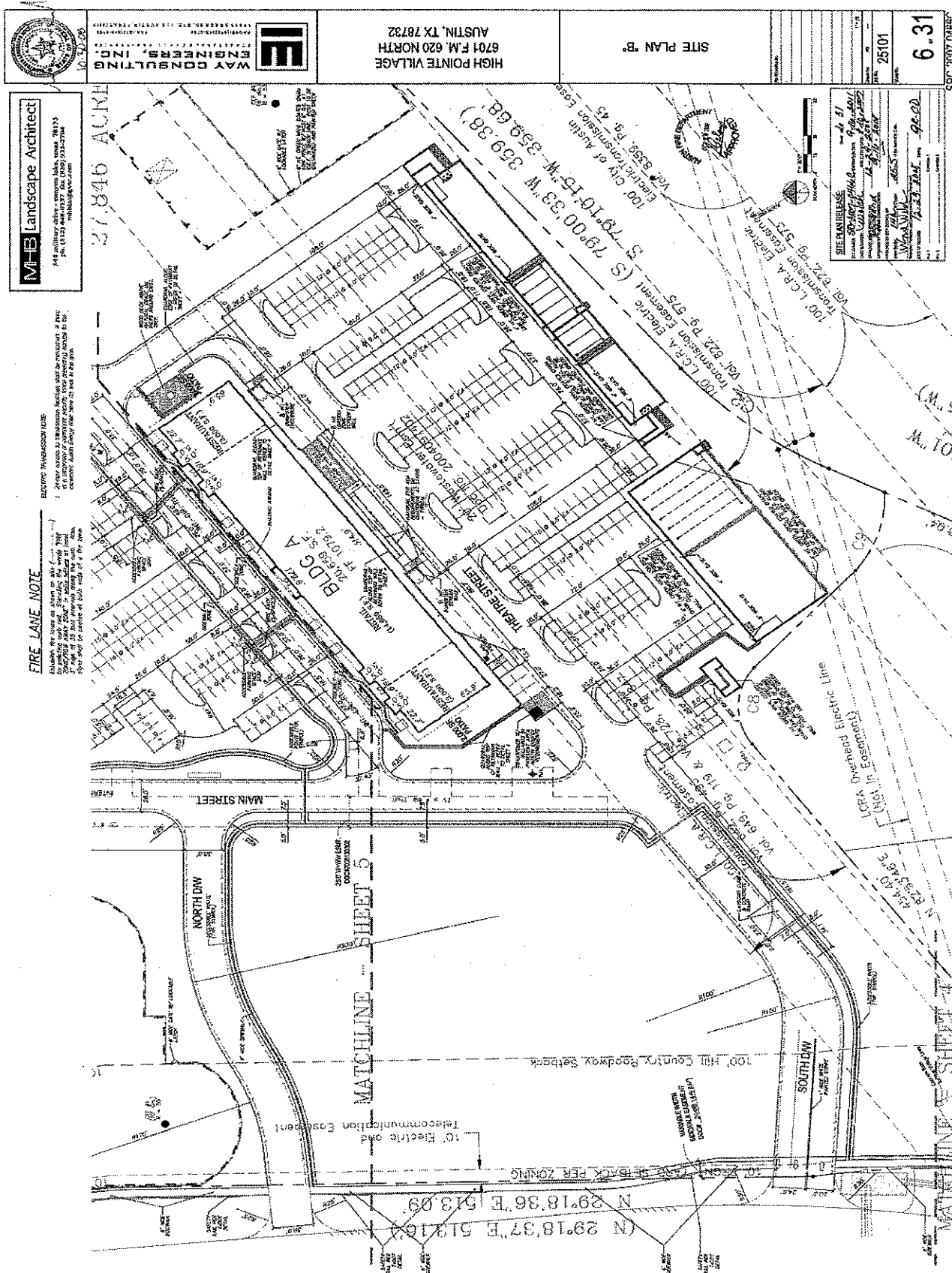
OPERATOR: R.CERVANTES

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**ARMBRUST & BROWN, PLLC**

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August 24, 2011

Sue Welch  
Case Manager  
Planning and Development Review  
City of Austin  
505 Barton Springs Road, 4<sup>th</sup> Floor  
Austin, TX 78704

Re: High Pointe Village (SPC-2007-0466C) – Managed Growth Agreement

Dear Ms. Welch:

This firm represents and I am writing to you on behalf of the applicant in the above-referenced application. High Pointe Village is a large project located at 6701 FM 620 North in Austin, Texas 78732. A Managed Growth Agreement is being requested to extend the life of the project.

The current site plan proposes two retail/restaurant buildings with associated drives, parking, grading, drainage, and other improvements. Based on the size of the project and the fact that it will require more than one building permit, it meets the criteria for a Managed Growth Agreement. It is our understanding that the project meets current code.

Construction on the project was expected to begin in October 2009. However, due to condemnation proceedings begun by the City in order to obtain easements for the Jollyville water transmission main under the site, the project has been on hold since notice of the condemnation was received. For these reasons, we are requesting a ten year managed growth agreement to extend the site plan until 2021.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,



Lynn Ann Carley  
Senior Land Development Consultant

cc: Nancy Bui  
Gregg Krumme