

**MANAGED GROWTH AGREEMENT  
REVIEW SHEET**

**CITY COUNCIL DATE:** May 24, 2012

**CASE NUMBER:** SP-2007-0479C(XT).MGA

**PROJECT NAME:** MacMora II Cottage

**ADDRESS:** 10625 MacMora Rd.

**AREA:** 2.37 acres

**OWNER:** MacMora Ltd. (David Mahn)  
200 Congress Ave. Suite 9-A  
Austin, TX 78701

**AGENT:** Hanrahan Pritchard Engineering Inc. (Lawrence Hanrahan, P.E.)  
8333 Cross Park Dr.  
Austin, TX 78754

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

**PROPOSED DEVELOPMENT:** The development is a 28 unit condominium project consisting of twenty single-family buildings and four duplex buildings, as well as water quality and detention ponds.

**EXISTING ZONING:** The site is zoned SF-6-NP; and is located in the North Austin Civic Association neighborhood plan.

**APPLICANT'S REQUEST FOR MGA:** The applicant is requesting an additional life of 5 years and four months for an 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 changes as a result of changes to City regulations over a long period of time. The applicant feels that this amount of time is required in order to obtain building permits for each building and buyers for each unit.

This would extend the life of the permit to August 23, 2017, five years past the Project Duration date.

**LEGAL DESCRIPTION:** Lot 7, Block B of the Macmora Acres subdivision, Document # 2005004410

**WATERSHED:** Little Walnut Creek (Urban)

**APPLICABLE WATERSHED ORDINANCE:** Comprehensive watershed ordinance  
(current code)

**CAPITOL VIEW:** Not in View Corridor

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

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

**SITE PLAN APPROVAL:** The site plan was administratively approved April 29, 2008 for a permit life of three years. The expiration date was April 28, 2011. The applicant submitted a one-year extension request, which was approved administratively, moving the site plan expiration date to April 28, 2012.

The site plan is subject to Project Duration under 25-1-535, and has a Project Duration expiration date of August 23, 2012 (five years after initial submittal date). Through the Managed Growth Agreement process, the applicant requests to extend the life of the site plan to five years after project duration, to August 23, 2017.

The site complies with portions of Subchapter E that pertain to all zoning districts. The site plan has been corrected to provide for the new Open Space requirement of 5% of gross site area devoted to private common open space.

**SUMMARY STAFF RECOMMENDATION:** Staff recommends approval of the requested Managed Growth Agreement. The site plan meets current code, and consists of multiple buildings. Because the site plan requires more than two building permits and construction will exceed five years, it meets the Managed Growth Agreement code requirements for a large, long term project.

**PROJECT INFORMATION:** 2.37 acres

**EXISTING ZONING:** SF-6-NP

**# of UNITS:** 28

**MAX. HEIGHT ALLOWED:** 35'

**PROPOSED HEIGHT:** 26' - 34'10.5"

**PROPOSED OVERALL IMPERVIOUS COVERAGE:** 46%

**REQUIRED PARKING:** 60

**PROVIDED PARKING:** 60

**PROPOSED ACCESS:** MacMora Rd.

**SUMMARY COMMENTS ON SITE PLAN:**

**LAND USE:** The development consists of a 28 unit condominium development consisting of twenty single-family buildings and four duplex buildings, water quality and detention.

**ENVIRONMENTAL:** This site is located in the Little Walnut Creek Watershed and is classified as Urban. There are no Critical Environmental Features on this site. All environmental comments have been cleared.

**TRANSPORTATION:** Access will be from MacMora Rd. A TIA was not required. All transportation comments have been cleared.

**SURROUNDING CONDITIONS:**

**Zoning/ Land Use**

**North:** MacMora Rd., then SF-6-CO (single-family)

**South:** SF-3-NP (single-family)

**West:** SF-1-NP (single family)

**East:** SF-1-NP (single family)

<b><u>STREET:</u></b>	<b><u>R.O.W.</u></b>	<b><u>SURFACING</u></b>
MacMora Road	56'	23'

**NEIGHBORHOOD ORGNIZATIONS:**

Austin Parks Foundation  
Austin Independent School District  
Austin Monorail Project  
Austin Neighborhoods Council  
Austin Northwest Association  
League of Bicycling Voters  
Homeless Neighborhood Association  
Home Builders Association of Greater Austin  
North Austin Civic Association  
North Growth Corridor Alliance  
Real Estate Council of Austin, Inc.  
Sierra Club, Austin Regional Group  
Super Duper Neighborhood Objectors and Appealers Organization