

**MANAGED GROWTH AGREEMENT
REVIEW SHEET**

CITY COUNCIL DATE: August 2, 2012

CASE NUMBER: SP-2008-0106C(XT2).MGA

PROJECT NAME: East Avenue Parcel 1 & 2

ADDRESS: 3400 N IH 35

AREA: 3.915 acres

OWNER: Central Texas Apartments LLC (M Timothy Clark)
301 Congress Ave. Suite 500
Austin, TX 78701

AGENT: Jones & Carter, Inc. (James Schissler)
1701 Directors Blvd. Suite 400
Austin, TX 78744

CASE MANAGER: Donna Galati Telephone: 974-2733
donna.galati@austintexas.gov

PROPOSED DEVELOPMENT: The development is a mixed use building including uses such as multi-family residential, a movie theater, general retail, office and a restaurant, including parking drives, utilities, water quality and drainage.

EXISTING ZONING: The site is zoned PUD; and is located in the Central Austin Combined neighborhood plan, Hancock Subdistrict.

APPLICANT'S REQUEST FOR MGA: The applicant is requesting an additional life of 10 years 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.

This would extend the life of the permit to September 26, 2022.

LEGAL DESCRIPTION: Lot 1 & 2, Block A of East Avenue Subdivision, Doc. No.: 200800152

WATERSHED: Waller Creek (Urban)

APPLICABLE WATERSHED ORDINANCE: Comprehensive watershed ordinance (current code)

CAPITOL VIEW: Not in View Corridor

T.I.A.: Approved with the PUD ordinance approval

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

SITE PLAN APPROVAL: The site plan was administratively approved September 26, 2008 for a permit life of three years. The expiration date was September 26, 2011. The applicant submitted a one-year extension request, which was approved administratively, moving the site plan expiration date to September 26, 2012.

The site plan is subject to Project Duration under 25-1-535, and has a Project Duration expiration date of February 27, 2013 (five years after initial submittal date). Through the Managed Growth Agreement process, the applicant requests to extend the life of the site plan ten years, to September 26, 2022.

The site complies with portions of Subchapter E that pertain to all zoning districts. The East Avenue development provides for the new Open Space requirement of 5% of gross site area devoted to private common open space through the park parcel areas and sidewalks.

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: 3.915 acres

EXISTING ZONING: PUD

MAX. HEIGHT ALLOWED: 80' **MAX PROPOSED HEIGHT:** 75' 7 ¾"

PROPOSED OVERALL IMPERVIOUS COVERAGE: 89.1%

REQUIRED PARKING: 797 **PROVIDED PARKING:** 916

PROPOSED ACCESS: E 32nd St. & IH 35 (via private drive)

SUMMARY COMMENTS ON SITE PLAN:

LAND USE: The development is a mixed use building including uses such as multi-family residential, a movie theater, general retail, office and a restaurant, including parking drives, utilities, water quality and drainage.

ENVIRONMENTAL: This site is located in the Waller 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 E 32nd St. & IH 35 (via private drive). A TIA was approved with the PUD. All transportation comments have been cleared.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North:PUD (East Avenue Tract 4—existing office & retail)

South: E 32nd St., then PUD (Vacant)

West: PUD (parking)

East: IH 35

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
IH 35	198'	180'	Freeway
E 32 nd St.	56'	44'	Collector

NEIGHBORHOOD ORGNIZATIONS:

Anberly Airport Association
Austin Heritage Tree Foundation
Austin Independent School District
Austin Monorail Project
Austin Neighborhoods Council
CANPAC (Central Austin Neigh Plan Area Committee)
Cherrywood Neighborhood Association
Concorida Neighborhood Association
Del Valle Community Coalition
Eastwoods Neighborhood Association
Hancock Neighborhood Association
Home Builders Association of Greater Austin
Homeless Neighborhood Association
League of Bicycling Voters
PODER
Real Estate Council of Austin, Inc.
SELTEXAS
Sierra Club, Austin Regional Group
Signature Neighborhood Association
Super Duper Neighborhood Objectors and Appealers Organization
Upper Boggy Creek Neighborhood Planning Team