

**MANAGED GROWTH AGREEMENT  
REVIEW SHEET**

**CITY COUNCIL DATE:** August 2, 2012

**CASE NUMBER:** SP-2008-0071C(XT2).MGA

**PROJECT NAME:** East Avenue Parcel 3 (0.834 ac)

**ADDRESS:** 1008 ½ E 32<sup>nd</sup> St.

**AREA:** 0.834 acres

**OWNER:** Up – 32<sup>nd</sup> Street LLC (Tim 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](mailto:donna.galati@austintexas.gov)

**PROPOSED DEVELOPMENT:** The development is a mixed use building including uses such as retail, restaurant and office space including parking drives, and utilities.

**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 August 8, 2022.

**LEGAL DESCRIPTION:** Lot 3, 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 August 8, 2008 for a permit life of three years. The expiration date was August 8, 2011. The applicant submitted a one-year extension request, which was approved administratively, moving the site plan expiration date to August 8, 2012.

The site plan is subject to Project Duration under 25-1-535, and has a Project Duration expiration date of February 12, 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 August 8, 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 is a mixed-use project and design and construction will exceed five years, it meets the Managed Growth Agreement code requirements for a long-term project.

**PROJECT INFORMATION:** 0.834 acres

**EXISTING ZONING:** PUD

**MAX. HEIGHT ALLOWED:** 80'      **MAX PROPOSED HEIGHT:** 72'

**PROPOSED OVERALL IMPERVIOUS COVERAGE:** 95%

**REQUIRED PARKING:** 379      **PROVIDED PARKING:** 392

**PROPOSED ACCESS:** E 32<sup>nd</sup> St. (via private drive)

**SUMMARY COMMENTS ON SITE PLAN:**

**LAND USE:** The development is a mixed use building including uses such as retail, restaurant and office space including parking drives, and utilities.

**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 32<sup>nd</sup> St. (via private drive). A TIA was approved with the PUD. All transportation comments have been cleared.

**SURROUNDING CONDITIONS:**

**Zoning/ Land Use**

**North:** PUD (vacant)

**South:** PUD (parking)

**West:** MF-4-NP (residential)

**East:** PUD (proposed parcel 1 & 2)

<b><u>STREET:</u></b>	<b><u>R.O.W.</u></b>	<b><u>SURFACING</u></b>	<b><u>CLASSIFICATION</u></b>
E 32 <sup>nd</sup> St.	56'	44'	Collector

**NEIGHBORHOOD ORGNIZATIONS:**

Austin Heritage Tree Foundation  
Austin Independent School District  
Austin Monorail Project  
Austin Neighborhoods Council  
CANPAC (Central Austin Neigh Plan Area Committee)  
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