

A G E N D A



Recommendation for Council Action

Austin City Council	Item ID	21260	Agenda Number	17.
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Meeting Date:	1/31/2013	Department:	Planning and Development Review
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Subject

Approve an ordinance regarding a Managed Growth Agreement with Pearson Place at Avery Ranch, LTD, for the 196 acre tract located at Avery Ranch Blvd. and Double Eagle Pass known as the Pearson Place Preliminary Plan, C8J-2008-0056(XT).MGA.

Amount and Source of Funding

Fiscal Note

Purchasing Language:	
Prior Council Action:	
For More Information:	George Zapalac, 974-2725; David Wahlgren, 974-6455.
Boards and Commission Action:	
MBE / WBE:	
Related Items:	

Additional Backup Information

Section 25-1-540 *Managed Growth Agreements* of the Land Development City Code states that an applicant may request the City Council to enter into a Managed Growth Agreement for planning and developing large projects, long term projects or any project which has special benefits in the public interest. The agreement shall extend the expiration date for the project completion.

This action will authorize negotiation and execution of a Managed Growth Agreement with Pearson Place at Avery Ranch, LTD, for the 196 acre tract located at Avery Ranch Blvd. and Double Eagle Pass.

The applicant is requesting a 5 year extension to a previously approved preliminary plan (that had an original life of 5 years), because of its size and the number of permits required. The MGA would extend the preliminary plan expiration date to March 11, 2018.

The preliminary plan is for the proposed construction of 411 lots consisting of 392 single-family, 2 multi-family, and 17 open space, drainage, pedestrian, landscape, and amenity lots, all on 196 acres.

At the time the preliminary plan was approved in 2008, it was located in the ETJ, within South Brushy Creek watershed. The preliminary plan was approved with an average of 48% impervious cover for the entire site. Since then, the site has been annexed and given the following interim zoning classifications: I-SF-2 (interim single family residence), I-RR (interim rural residential), and I-MF-2 (interim multifamily).