



**RCA  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 6  
AGENDA DATE: Thu 09/30/2004  
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**SUBJECT:** Approve a resolution approving a proposed amendment to the Triangle Square Development Plan adopted on October 12, 1998 by the Special Board of Review of the State of Texas under Section 31.161 of the Texas Natural Resources Code as modified by order of the Board on June 25, 2001 (state-owned surplus property located generally at the junction of North Lamar Boulevard and Guadalupe Street north of 45<sup>th</sup> Street).

**AMOUNT & SOURCE OF FUNDING:** N/A

**FISCAL NOTE:** There is no anticipated fiscal impact. A fiscal note is not required.

**REQUESTING** Economic Growth and **DIRECTOR'S**  
**DEPARTMENT:** Redevelopment Services **AUTHORIZATION:** Sue Edwards

**FOR MORE INFORMATION CONTACT:** Fred Evins, Project Management Manager - 974-7131

**PRIOR COUNCIL ACTION:** 08/17/00 - Council approved a resolution and ordinance authorizing the negotiation and execution of a contract to support development of Triangle Square Project (Item #48); Approved amending Ordinance #990913-2 to create a new account known as "Triangle Square Parkland" (Item #49); Approved declaring official intent to reimburse street costs and water and wastewater infrastructure improvements (Item #50).

**BOARD AND COMMISSION ACTION:** N/A

**PURCHASING:** N/A

**MBE / WBE:** N/A

On November 14, 1997, a plan to develop state-owned surplus lands commonly known as "The Triangle" located at the junction of North Lamar Boulevard and Guadalupe Street just north of West 45<sup>th</sup> Street was submitted to the City of Austin for approval under provisions governing the development of state surplus lands in the Natural Resource Code. The City initially rejected the proposed development plan; that rejection was appealed to a Special Board of Review convened to review the proposal. On October 12, 1998, the Special Board of Review entered an Order providing for zoning and development of the property. That Order was subsequently modified by the Board on June 25, 2001.

The developer, Cencor Urban has submitted additional modifications to the Development Plan as modified in 2001 for which it seeks approval at this time. Cencor Urban has requested an amendment to the Order of the Special Board of Review with respect to the approximately 6.5 acre commercial tract bounded by 46th Street, Lamar Street, 47th Street and Triangle Boulevard. The Substantial Amendment to the Development Plan eliminates the previously proposed 60,000 square foot grocery store and breaks the block into 6 separate buildings providing for the largest single user to be slightly less than 20,000 square feet. The amendment also removes the office component and adds 75 lofts to be situated over the retail space. Cencor seeks these amendments to enhance the design by eliminating the large anchor store. The Stakeholders have concurred with this proposal and agree that it will greatly contribute to the pedestrian



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oriented nature of the development. The remainder of the Triangle property is under construction pursuant to an approved site plan.

City staff has indicated that the proposed Substantial Amendment to the Triangle Square Development Plan complies with the City's applicable ordinances and regulations. Pursuant to the operative provisions of the Texas Natural Resources Code, the City may only reject the Development Plan if it does not comply with its ordinances and regulations. Following approval by the City Council, the Development Plan will be presented to the Special Board of Review for approval. The Special Board of Review is comprised of the School Land Board, the Chairman of MHMR, the Mayor, the County Judge, and the Commissioner of the General Land Office. The Development Plan then becomes the basis of the site plan for the actual development of the property.

**RESOLUTION NO. 04**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

The Council approves a proposed amendment to The Triangle Square Development Plan adopted on October 12, 1998 by the Special Board of Review of the State of Texas under Section 31.161 of the Texas Natural Resources Code as modified by order of the Board on June 25, 2001 (state-owned surplus property located generally at the junction of North Lamar Boulevard and Guadalupe Street north of 45<sup>th</sup> Street).

**ADOPTED:** \_\_\_\_\_, 2004

**ATTEST:** \_\_\_\_\_

Shirley A. Brown  
City Clerk