

**MANAGED GROWTH AGREEMENT
REVIEW SHEET**

CITY COUNCIL DATE: January 31, 2013

CASE NUMBER: C8J-2008-0056.(XT).MGA

PROJECT NAME: Pearson Place at Avery Ranch Preliminary Plan

ADDRESS: 13115 Avery Ranch Blvd.

AREA: 195.5 acres

OWNER: Pearson Place at Avery Ranch, Ltd.
c/o Gary L. Newman
7811 RR 2338
Georgetown, TX 78628

AGENT: Mclean and Howard, LLP
Jeff Howard
901 S. Mo-Pac suite 225
Austin, TX 78746

CASE MANAGER: David Wahlgren Telephone: 974-6455
david.wahlgren@austintexas.gov

PROPOSED DEVELOPMENT: The approved preliminary plan consists of 411 total lots, 392 single-family, 2 multi-family and 17 open space, drainage, pedestrian, landscape, and amenity lots, all on 196 acres.

Phase I of the approved preliminary has been final platted, subdivision infrastructure has been completed and home sites are being offered to builders. The remaining phases 2-5 are in various stages of the development review process.

EXISTING ZONING: The site is zoned I-RR, interim rural residential, I-MF-2, interim multi-family residence (low density) and I-SF-2, interim single-family residence (standard lot). The site was given this interim zoning once it was annexed on December 31, 2010.

APPLICANT'S REQUEST FOR MGA: Section 25-1-540 Managed Growth Agreements of the Land Development Code states that an applicant may request the City Council to enter into an MGA 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.

The applicant is requesting a 5 year extension to the life of the previously approved preliminary plan, (the life of a preliminary plan in the desired development zone is 5 years from the date of

application filing). The applicant is basing this request on the size of the project and the number of permits that will be required to complete the project. The MGA, if approved as requested, would extend the life of the preliminary plan until March 11, 2018

LEGAL DESCRIPTION: 195.563 acres of land out of the Rachel Saul Survey, abstract #551, (save and except Pearson Place Section 1)

WATERSHED: Brushy Creek, Lake Creek

APPLICABLE WATERSHED ORDINANCE: Suburban

CAPITOL VIEW: Not in View Corridor

T.I.A.: Not required.

ZONING AND PLATTING COMMISSION ACTION:
Not required for the approval of the MGA, Managed Growth Agreement.

PREVIOUS PRELIMINARY PLAN APPROVAL: October 7, 2008

PROPOSED OVERALL IMPERVIOUS COVERAGE.: Single-family 44.8%, Multi-family 51%

PROPOSED ACCESS: Access will be taken onto Avery Ranch Blvd.