

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	20784	Agenda Number	18.
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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 Shady Hollow Garden Townhomes, for the 34.94 acre tract located at 2601 and 2645 Frate Barker Road known as the Shady Hollow Garden Townhomes site plan SP-2008-0061C(XT2).MGA.

Amount and Source of Funding

Fiscal Note

Purchasing Language:	
Prior Council Action:	
For More Information:	George Zapalac, 974-2725; Nikki Hoelter, 974-2863
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 Madison City Homes c/o David Mahn for the Shady Hollow Garden Townhomes site plan located at 2601 and 2645 Frate Barker Road.

The applicant is requesting an 8 year extension to a previously approved site plan. Because of the proposed development of owner-occupied townhomes the applicant states that the originally anticipated construction schedule of the project warrants the need of an extended permit life. The MGA will extend the site plan expiration date to February 7, 2019

The site plan is for the proposed construction of 145 townhomes, parking, water quality and detention ponds, internal

drives, utilities and associated improvements. Existing improvements include a detention and water quality pond, infrastructure, internal drive and 32 townhomes. Ninety-two (92) townhomes remain to be built; the owner anticipates 12 units per year will be constructed.

At the time the site plan was approved in 2008, it was located in the 2 mile ETJ, within the Bear Creek watershed, which was classified as a Suburban watershed. The site plan was approved with 46.98% impervious cover, with an allowable impervious cover of 65%. Since then, the site has been annexed, given interim zoning classification of I-RR (interim rural residential), and has been determined to lie within the Barton Springs Zone, South Edwards Aquifer Recharge Zone. Under current code requirements, the allowable impervious cover is 15% in the Barton Springs Zone and 25% in the Contributing Zone. In addition, the site is now subject to the commercial landscape requirements, heritage and protected size tree preservation/mitigation requirements.