

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	33419	Agenda Number	32.
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Meeting Date:	6/26/2014	Department:	Planning and Development Review
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Subject

Approve a resolution authorizing a redevelopment exception in the Barton Springs Zone under City Code Section 25-8-26 for the 11.92-acre tract located at 3207 W. Slaughter Lane (the Parkside-Slaughter Campus) for the redevelopment of an existing civic use within the Barton Springs Zone.

Amount and Source of Funding

Fiscal Note

Purchasing Language:	
Prior Council Action:	
For More Information:	Andrew Linseisen, Planning and Development Review Department, 512-974-2239; Christine Barton-Holmes, Planning and Development Review Department, 512-974-2788.
Boards and Commission Action:	June 4, 2014 – Approved by the Environmental Board on a 6-1 vote with Commissioner Walker absent.
MBE / WBE:	
Related Items:	

Additional Backup Information

The Redevelopment Exception in the Barton Springs Zone (City Code Section 25-8-26) applies to property with existing commercial development use and is located in the Barton Springs Zone. This section establishes requirements for the redevelopment and supersedes Article 13 (Save Our Springs Initiative), to the extent of conflict.

This tract is located at 3207 W. Slaughter Lane, associated with the Parkside-Slaughter Campus, site plan SP-2014-0074C, with an existing impervious coverage of 9.8% on a gross site area basis (24.06% net site area). As a part of the redevelopment proposal the impervious cover will be reduced to 9.7% gross site area (23.7% net site area), subject to the conditions of the Redevelopment Exception. The subject site plan proposes a private school campus utilizing four existing buildings, the addition of two proposed buildings, and other associated improvements to the site.

City Council approval of this redevelopment proposal is required in accordance with § 25-8-26 (G) due to the existing Civic use on the site. The site has existed as a Civic use for many years, first as a treatment center and most recently as a private school. The site currently contains 1.168 acres of impervious cover out of a total gross site area of 11.92

acres. The applicant proposes to reduce the impervious cover to 1.152 acres as part of this redevelopment. Redevelopment of the property will include the installation of SOS compliant on-site water quality controls for all improvements on the site and no additional mitigation is required in accordance with § 25-8-26 (I). The entire site will comply with applicable codes and criteria and the applicant has proposed no variances at this time.

In accordance with § 25-8-26 (H), City Council is required to consider the following four factors in determining whether to approve a proposed redevelopment: (1) Benefits of the redevelopment to the community; (2) Whether the proposed mitigation or manner of development offsets the potential environmental impact of the redevelopment; (3) The effects of offsite infrastructure requirements of the redevelopment; and (4) Compatibility with the city's long-range planning goals.

Staff has evaluated the redevelopment proposal with respect to the conditions outlined in § 25-8-26 and recommends approval of the redevelopment exception. The site plan must comply with all applicable requirements of the Land Development Code prior to its release.