

AGENDA



Recommendation for Committee Action

Planning and Neighborhoods Committee	Item ID	45375	Agenda Number	34.
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Meeting Date:	5/7/2015	Department:	Planning and Zoning
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Subject

Consider a recommendation on an impervious cover transfer agreement associated with a 5.92 acre property located at 6308 Spicewood Springs Road known as Ace Salvage Yard and Ace Discount Glass. Related to Item # 11.

Amount and Source of Funding

Fiscal Note

Purchasing Language:	
Prior Council Action:	
For More Information:	Greg Guernsey, Planning and Zoning Department, 512-974-2387; Chuck Lesniak, Watershed Protection Department, 512-974-2699
Boards and Commission Action:	
MBE / WBE:	
Related Items:	

Additional Backup Information

At the request of former Mayor Lee Leffingwell, City staff developed an agreement with Roy Cavanaugh, the owner of Ace Salvage, located at 6308 Spicewood Springs Rd., to close down the auto salvage business located on the banks Bull Creek. The City will receive a restrictive covenant and a sidewalk, trail, and recreation easement on a portion of the property and Mr. Cavanaugh will receive transferrable development rights on a 2:1 basis for the existing impervious cover in the easement area. Mr. Cavanaugh will be allowed to retain just over half of the property for continuing his glass business and for future development.

On April 30, 2015, the Council Planning and Neighborhoods Committee was briefed on the terms of the proposed agreement and voted 3-1, with Mayor Pro Tem Tovo abstaining, to forward the proposal to the full Council with direction to:

- 1) consider language that would prevent the property owner from attempting to renegotiate the value of the transfer credits in the future,
- 2) add to the ordinance/agreement changes to the site plan that the building will be three instead of six stories; and
- 3) include a safety review of the proposed driveway on Yaupon by staff for Council's consideration.