



## MEMORANDUM

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**TO:** Mr. Thomas Webber, Chair  
Zoning and Platting Commission

**FROM:** J. Rodney Gonzales, Director   
Development Services Department

**DATE:** September 1, 2016

**SUBJECT:** Project Consent Agreement – Marbridge Farms  
2636 Bliss Spillar Road and 12501 Hewitt Lane

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The Director of Development Services has received a request to consider a Project Consent Agreement (PCA) as authorized under Land Development Code § 25-1-544. A PCA is a voluntary mechanism for determining applicable regulations where the extent of a project's vested development rights are unclear or for incentivizing projects with clearly established vested rights to achieve greater compliance with current regulations. In such cases, a PCA provides a means for the Council to modify development regulations applicable to a project.

The proposed Marbridge Farms PCA involves two properties located at 2636 Bliss Spillar Road and 12501 Hewitt Lane. The PCA would, in summary, relax the watershed development standards required under City Code Chapter 25-8 (Environment) to facilitate development of a commercial use on a 12-acre tract at 12501 Hewitt Lane located in the Desired Development Zone. In exchange, the PCA will condition a significant reduction in development intensity and partial preservation of a 41-acre tract at 2636 Bliss Spillar Road that is located in the Barton Springs Zone and subject to protections of Chapter 25-8, Article 13 (Save Our Springs Initiative).

As provided by 25-1-544, the PCA was considered by the City's Environmental Officer and the recommendation is attached for reference. The PCA was considered by the Environmental Commission on July 20, 2016 and received a favorable recommendation with conditions by a 7-1 vote. A copy of the Environmental Commission Recommendation is attached for reference. As provided under 25-1-544, the Development Services Department has reviewed and considered the proposed PCA recommends approval. For additional information about this PCA, please contact Andrew Linseisen at 512-974-2239.

Attachments

**Cc:** Charles Lesniak, Environmental Officer – Watershed Protection Department