

## AGENDA



## Recommendation for Council Action

## AUSTIN CITY COUNCIL

Regular Meeting: December 14, 2017

Item Number: 012

## Development Services

Approve a resolution authorizing a redevelopment exception in the Barton Springs Zone under City Code Section 25-8-26 for the 3.3-acre tract located at 5401 McCarty Lane (AFD Oak Hill Fire and EMS Station) for the redevelopment of an existing civic use. (This action concerns land located within the Barton Springs Zone.)

**District(s) Affected:** District 8

<b>Lead Department</b>	Development Services Department
<b>Fiscal Note</b>	There is no financial impact for this item.
<b>For More Information</b>	Christine Barton-Holmes, (512) 974-2788; Andrew Linseisen, (512) 974-2239
<b>Council Committee, Boards and Commission Action</b>	December 6, 2017 - To be reviewed by the Environmental Commission.

## Additional Backup Information:

The Redevelopment Exception in the Barton Springs Zone (City Code §25-8-26) applies to qualifying redevelopment of a site 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 5401 McCarty Lane with an existing impervious coverage of 14.7% on a gross site area basis. Because the property is almost entirely within the Critical Water Quality and Water Quality Transition Zones, there is no net site area. As a part of the redevelopment proposal the impervious cover will be reduced to 14.1%. The subject site plan (SP-2017-0323C) proposes a locker room addition and EMS vehicle bay addition to an existing fire and EMS station building, and other associated improvements to the site.

City Council approval of this redevelopment proposal is required in accordance with §25-8-26(F) due to the existing civic use on the site. The site was built as a fire station in 1984. The site currently contains 20,106 square feet of impervious cover out of a total gross site area of 3.3 acres. The applicant proposes to reduce the impervious cover to 19,223 square feet as part of this redevelopment. Redevelopment of the property will include upgrading existing, on-site water quality controls in compliance with §25-8-26(E) to treat all existing and new development on the site. 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(G), 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 comprehensive plan.

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.