



## Recommendation for Action

**File #:** 19-2397, **Agenda Item #:** 173.

6/19/2019

### Posting Language

Authorize negotiation and execution of the Third Amendment to the Brackenridge Development Agreement regarding property located along Lake Austin Boulevard at the intersection of Lake Austin Boulevard and Exposition Boulevard ("Safeway Tract") with the Board of Regents of the University of Texas System to modify the Agreement related to development regulations and other provisions of the agreement applicable to the Safeway Tract.

### Lead Department

Development Services Department.

### Fiscal Note

This item has no fiscal impact.

### Prior Council Action

On May 16, 1989, the City Council approved execution of the Brackenridge Development Agreement (BDA). On November 16, 2018, the City Council approved negotiation and execution of an amendment to the BDA (the First Amendment) to extend the Notice of Cancellation date. On February 7, 2019, the City Council approved negotiation and execution of an amendment to the BDA (the Second Amendment) to extend the termination date of the BDA.

### For More Information:

Andrew Linseisen, Development Services Department, 512-974-2239

Upal Barua, Austin Transportation Department, 512-974-7110

### Additional Backup Information:

The University of Texas System has requested an amendment to the Brackenridge Development Agreement (BDA) to modify the development standards applicable to the "Safeway Tract" provided in Section 7.3 of the BDA. The proposed amendment would be the third amendment of the BDA. The modifications are proposed to be applicable only to the Safeway Tract and would not modify the terms of the BDA applicable to any portion of the Brackenridge property except the Safeway Tract. The requested modifications are intended to facilitate the redevelopment of the existing Randall's grocery store site as an HEB grocery store. The proposed amendment will increase the Floor to Area Ratio (FAR) from the current entitlement of 0.45:1 (51,749 SF) to 1.0:1 (114,998 SF), make modifications to the building coverage, building setbacks, and driveway access provisions under Section 7.3 of the BDA. The applicant requested to include discussion and consideration of the vacation of a portion of the W 7th Street right of way with this amendment. Staff has informed the applicant that the ROW vacation will be addressed through the City's standard vacation process and staff is not requesting Council consideration of the ROW vacation at this time. As a part of this request the applicant has agreed to provide transportation improvements and mitigation and to fully fund any required water and wastewater improvements necessary to adequately serve the redevelopment. The proposed amendment to the BDA is supported by the West Austin Neighborhood Group.

Staff recommends approval of the requested amendments to the BDA to facilitate the redevelopment of the site.