



## Recommendation for Action

**File #:** 20-1416, **Agenda Item #:** 53.

2/20/2020

### Posting Language

Set a public hearing to consider an ordinance approving a Project Consent Agreement waiving or modifying provisions of City Code Title 25, including Chapter 25-8, Subchapter A, Article 13 (*Save Our Springs Initiative*), to allow construction of a mixed-use residential project at 17415 Southwest Parkway in the East Oak Hill Neighborhood Planning Area. This action concerns land located in the Barton Springs zone. (Suggested date March 12, 2020, at Austin City Hall, 301 West Second Street, Austin, TX.)

### Lead Department

Development Services Department

### Fiscal Note

This item has no fiscal impact.

### For More Information:

Andrew Linseisen, Assistant Director, Development Services Department - 512-974-2239; Chris Herrington, Environmental Officer, Watershed Protection Department - 512-974-2840

### Council Committee, Boards and Commission Action:

The Environmental Commission is scheduled to consider the Project Consent Agreement on February 19, 2020.

The Planning Commission is scheduled to conduct a public hearing and make a recommendation to Council in February 2020.

### Summary

As provided in Section 25-1-544 of the City of Austin Land Development Code, the developers of the Lantana Development on Lot 3, Block P of the Lantana Phase 1, Section 2 Subdivision, have initiated consideration of a Project Consent Agreement (PCA) to add a residential use to the existing development. The existing development has been permitted and partially constructed under Site Development Permit No SP-2014-0262C. The applicant has filed a zoning change request under case number C14-2019-0003 to add a Mixed Use (MU) overlay to the existing GR-NP zoning that will allow the addition of the multi-family use to the existing project. The zoning case has been scheduled for Council consideration on the March 12, 2020, agenda concurrent with Council consideration of the proposed PCA.

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 property.