



Recommendation for Action

File #: 20-1776, **Agenda Item #:** 26.

5/7/2020

Posting Language

Conduct 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 located at 7415 Southwest Parkway in the East Oak Hill Neighborhood Planning Area. This action concerns land located in the Barton Springs zone.

Lead Department

Development Services

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

February 20, 2020 - Council set the public hearing.

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 considered the Project Consent Agreement on February 19 and voted to approve their recommendation to the City Council at their March 4, 2020 meeting.

The Planning Commission is scheduled to conduct a public hearing and make a recommendation to Council on April 28, 2020.

Additional Backup Information:

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. As part of the PCA process, the applicant has requested to include the adjacent undeveloped Lot 8, Block P of the Lantana Phase 1, Section 2 Subdivision as part of the PCA. Under the terms of the PCA, Lot 8 is proposed to be restricted to open space and park improvements. The existing development on Lot 3 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 at the May 7, 2020 meeting which allows Council consideration of the proposed PCA and the zoning at the same meeting.

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.