



Recommendation for Action

File #: 23-2086, **Agenda Item #:** 38.

6/8/2023

Posting Language

Approve a resolution authorizing a redevelopment exception in the Barton Springs Zone under City Code Section 25-8-26 for the 17.6-acre tract located at 9225 FM 2244 (Texas Research International Expansion) for the redevelopment of an existing commercial use. (This action concerns land located within the Barton Springs Zone.)

Lead Department

Watershed Protection Department.
Development Services Department.

Fiscal Note

There is no financial impact for this item.

For More Information:

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Council Committee, Boards and Commission Action:

May 17, 2023 - The Environmental Commission reviewed the redevelopment exemption on Commissioner Ramberg's motion, Commissioner Schiera's second and approved on a 6-2 vote. Commissioners Krueger and Brimer voted against. Commissioner Scott abstained. Commissioner Bristol was off the dais.

Additional Backup Information:

This 17.60-acre tract is located at 9225 FM 2244 Rd., site plan number SP-2019-0383D. The site is split between two watersheds in two different watershed classifications: Cuernavaca Creek watershed, which is classified Water Supply Rural, and Barton Creek watershed, which is classified Barton Springs Zone. This project takes place entirely within the Barton Springs Zone portion of the site.

The existing impervious coverage in the Barton Springs Zone is 3.48 acres, or 54.89 percent of the net site area in the Barton Springs Zone. With the redevelopment proposal, the impervious cover will be reduced by 800 square feet, subject to the conditions of the redevelopment exception. The subject site plan proposes to complete the original development buildout planned for the research and development company, replacing surface parking lots with an additional building, a parking garage, and associated improvements.

Council approval of this redevelopment proposal is required under City Code Section 25-8-26(F)(2), as the site is located outside the City's zoning jurisdiction. The site has existed in its current commercial use since 2009. The site currently contains 3.48 acres of impervious cover out of a total gross site area of 12.38 acres.

Redevelopment of the property will maintain the existing sedimentation-filtration ponds that were permitted

with the original site plan, in accordance with City Code Section 25-8-26(E)(4) and (E)(6). The entire site will comply with applicable codes and criteria, and the applicant has proposed no variances at this time. Under City Code Section 25-8-26(H), 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 City Code Section 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.