



Recommendation for Action

File #: 23-2605, **Agenda Item #:** 74.

8/31/2023

Posting Language

Approve a resolution authorizing a redevelopment exception in the Barton Springs Zone under City Code Section 25-8-26 for the 3.8-acre tract located at 4215 South Lamar Boulevard Service Road NB (2428 W Ben White Mixed Use Development) 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.

For More Information:

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Council Committee, Boards and Commission Action:

Environmental Commission recommended approval on August 16, 2023, by a vote of 7-1.

Additional Backup Information:

The Redevelopment Exception in the Barton Springs Zone (LDC 25-8-26) applies to the redevelopment of a site located in the Barton Springs Zone watersheds. The Redevelopment Exception in the Suburban watershed classification (LDC 25-8-25) applies to the redevelopment of a site located in Suburban watersheds. These sections establish requirements for the redevelopment and supersede LDC 25-8 Subchapter A, including Article 13 (Save Our Springs Initiative) to the extent of conflict.

The address for the property is listed as 4215 S Lamar Blvd Service Road NB and the proposed development is described in site plan number SP-2021-0278C. The property is split between two watersheds located in two different watershed classifications: Williamson Creek watershed (classified as a Suburban watershed) and Barton Creek watershed (classified as a Barton Springs Zone watershed).

The existing impervious cover is 93,678 square feet, or 56.61% of the property. The proposed impervious cover is 92,738 square feet, or 56.04% of the property. The redevelopment plan proposes to remove the existing commercial development and construct a vertical mixed-used project that includes a multi-family component and a commercial component. Except for the change of use from a movie theater to retail, the site has generally existed in its current configuration since 1978. The property has a gross site area of approximately 3.8 acres.

Redevelopment of the property will include providing water quality treatment in accordance with the redevelopment exception requirements per LDC 25-8-25 and 25-8-26. The proposed project will comply with applicable codes and criteria, and the applicant has proposed no variances at this time.

Council approval of this redevelopment proposal is required under LDC 25-8-26(F). Per LDC 25-8-26(G), 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 LDC 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.