



City of Austin

Recommendation for Action

File #: 25-0116, **Agenda Item #:** 24.

2/27/2025

Posting Language

Approve a resolution authorizing a redevelopment exception in the Barton Springs Zone pursuant to City Code Section 25-8-26 (*Redevelopment Exception in the Barton Springs Zone*) for the 6.53-acre tract of land located at 5725 West US Highway 290 Eastbound for the redevelopment of an existing commercial use. (This action concerns land located within the Barton Springs Zone). Funding: This item seeks a redevelopment exception pursuant to City Code and has no fiscal impact.

Lead Department

Watershed Protection Department.

Fiscal Note

This item seeks an exception to a City Code requirement and has no fiscal impact.

For More Information:

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Additional Backup Information:

City Code Section 25-8-26 (*Redevelopment Exception in the Barton Springs Zone*) (Section 25-8-26) applies to the redevelopment of a site located in a Barton Springs Zone watershed. This site is a 6.53-acre tract of land located at 5725 West US Highway 290 Eastbound, and the proposed development is described in site plan number SP-2023-0276C. It is within the Barton Creek Watershed, which is classified as a Barton Springs Zone watershed. Additionally, the site is located within the Edwards Aquifer recharge zone. The site plan proposes redeveloping the existing commercial use to a multifamily development (305 units) with approximately 3,000 square feet of retail space and associated infrastructure and site improvements. The site has an existing impervious cover of 45.6 percent net site area and the project proposes 45.3 percent net site area impervious cover.

Because the site includes more than 25 dwelling units, City Council approval of this redevelopment proposal is required in accordance with Section 25-8-26(F)(1). The site has existed in its current commercial use since 1984. Redevelopment of the property will provide water quality treatment using sedimentation-filtration ponds in accordance with Section 25-8-26(E). The entire site will comply with applicable codes and criteria and the applicant has proposed no variances.

Under Section 25-8-26(G), City 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 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.