



Austin Development Services
Staff Recommendations

Project Name: SOLA MIXED USE
Ordinance Standard: Watershed Protection Ordinance (current code)

Request: The request is for an affirmative recommendation for this project to develop using the Redevelopment Exception in the Barton Springs Zone [LDC 25-8-26]

Per LDC 25-8-26(F), this project requires approval from City Council because the redevelopment includes more than 25 dwelling units.

§ 25-8-26 REDEVELOPMENT EXCEPTION IN THE BARTON SPRINGS ZONE.

- (A) This section applies to property located in the Barton Springs Zone that has existing commercial development if:
- (1) no unpermitted development occurred on the site after January 1, 1992, and
COMPLIES
 - (2) the property owner files a site plan application and an election for the property to be governed by this section.
COMPLIES
- (B) For property governed by this section, this section supersedes Article 13 (Save Our Springs Initiative), to the extent of conflict.
- (C) In this section:
- (1) STANDARD POND means water quality controls that comply with Section 25-8-213 (Water Quality Control Standards) or are approved under Section 25-8-151 (Innovative Management Practices); and
 - (2) SOS POND means water quality controls that comply with all requirements of Section 25-8-213 (Water Quality Control Standards) and the pollutant removal requirements of Section 25-8-514(A) (Pollution Prevention Required).
- (D) The requirements of this subchapter do not apply to the subdivision of property if at the time of redevelopment under this section subdivision and site plan applications are filed concurrently.

Not applicable

(E) The requirements of this subchapter do not apply to the redevelopment of property if the redevelopment meets all of the following conditions:

(1) The redevelopment may not increase the existing amount of impervious cover on the site.

COMPLIES

(2) The redevelopment may not increase non-compliance, if any, with Article 7, Division 1 (Critical Water Quality Zone Restrictions), Section 25-8-281 (Critical Environmental Features), Section 25-8-282 (Wetland Protection), or Section 25-8-482 (Water Quality Transition Zone).

COMPLIES

(3) The redevelopment must comply with Section 25-8-121 (Environmental Resource Inventory Requirement) and all construction phase environmental requirements in effect at the time of construction, including Chapter 25-8, Article 5 (Erosion and Sedimentation Control; Overland Flow) and Section 25-8-234 (Fiscal Security in the Barton Springs Zone).

COMPLIES

(4) The water quality controls on the redevelopment site must provide a level of water quality treatment that is equal to or greater than that which was previously provided.

COMPLIES

(5) For a commercial or multifamily redevelopment, the owner or operator must obtain a permit under Section 25-8-233 (Barton Springs Zone Operating Permit) for both standard ponds and SOS ponds.

COMPLIES

(6) For a site with more than 40 percent net site area impervious cover, the redevelopment must have:

(a) standard ponds for the entire site; or

(b) SOS ponds for a portion of the site, and standard ponds for the remainder of the redeveloped site.

COMPLIES

(7) For a site with 40 percent or less net site area impervious cover, the redevelopment must have SOS ponds for the entire site.

Not applicable

(8) The property owner must mitigate the effects of the redevelopment, if required by and in accordance with Subsection (H).

COMPLIES

- (9) Redevelopment may not be located within the Erosion Hazard Zone, unless protective works are provided as prescribed in the Drainage Criteria Manual.

COMPLIES

- (F) City Council approval of a redevelopment in accordance with Subsection (G) is required if the redevelopment:
- (1) includes more than 25 dwelling units;
 - (2) is located outside the City's zoning jurisdiction; **NA**
 - (3) is proposed on property with an existing industrial or civic use; **NA**
 - (4) is inconsistent with a neighborhood plan; or **NA**
 - (5) will generate more than 2,000 vehicle trips a day above the estimated traffic level based on the most recent authorized use on the property. **NA**
- (G) City Council shall consider the following factors in determining whether to approve a proposed redevelopment:
- (1) benefits of the redevelopment to the community;

Response: This site plan will help further a number of city goals and provide meaningful community benefits, including:

- **Support public transit along a critical CapMetro corridor** (South Lamar) by providing new housing and commercial spaces along multiple CapMetro routes, including a MetroRapid route.
 - **Support walkability along South Lamar** by consolidating curb-cuts, removing front-loaded parking areas, improving the pedestrian environment, and providing a greater mix of residential and commercial uses.
 - **Provide new housing opportunities for residents**, adding 399 new housing units, including 28 affordable units required by a private restrictive covenant – helping the city meet its housing goals.
 - **Promote fiscal sustainability** by diversifying the city's tax base, generating new property tax revenues that will bolster the city's ability to provide municipal services.
 - **Improve water quality outcomes for the property**, which currently features pre-existing impervious cover.
- (2) whether the proposed mitigation or manner of development offsets the potential environmental impact of the redevelopment;

Response: In existing conditions, the site has 3.827 acres impervious cover and no water quality treatment. In proposed conditions, the site will have 3.401 acres impervious cover which will be treated by a proposed sedimentation/filtration style water quality pond which provides water quality treatment for the entire site to current non-SOS regulations, in

accordance with redevelopment exception requirements. The proposed mitigation reduces the impervious cover and adds water quality treatment for the entire site to help offset potential environmental impact of the redevelopment. Additionally, standard erosion control and tree protection practices will be followed during construction per the SP-2024-0397C plan set.

(3) the effects of offsite infrastructure requirements of the redevelopment; and

Response: Offsite infrastructure requirements include upsized wastewater, water, and storm sewer lines that will serve this development as well as other future developments. Offsite infrastructure is being upsized in accordance with the approved SERs 5636 and 5637.

(4) compatibility with the City's comprehensive plan.

Response: This site plan will help implement the City's Imagine Austin vision along a major Imagine Austin corridor.

Imagine Austin generally directs growth toward designated corridors and centers, and prioritizes compact and connected 'infill' growth over sprawling, low-density 'greenfield' development. This site plan would redevelop an outdated, suburban-style commercial property as a compact and connected mixed-use infill project along a designated Imagine Austin corridor – implementing the Imagine Austin vision.

The applicant has been working toward implementing this Imagine Austin vision for roughly six years, including seeking a number of rezoning requests, each of which Council has approved:

- Ordinance No. 20211118-087
- Ordinance No. 20231005-036
- Ordinance No. 20231005-037
- Ordinance No. 20240829-192

Each of these cases has provided Council, the Planning Commission, and City Staff opportunities to review the applicant's proposal. This site plan is the next step in that review process.

For reference, the staff report for the initial rezoning request noted that the applicant's vision is consistent with Imagine Austin, stating that: "Based upon the property: (1) being located along a major Activity Corridor, which supports residential uses; and (2) the strong mobility and connectivity options in the area, this proposed multi-family project appears to support the Imagine Austin Comprehensive Plan."

(H) Redevelopment of property under this section requires the purchase or restriction of mitigation land if the site has a sedimentation/filtration pond.

(1) The combined gross site area impervious cover of the mitigation land and the portion of the redevelopment site treated by sedimentation/filtration ponds may not exceed 20 percent.

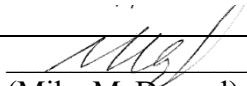
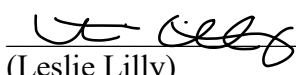
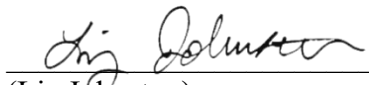
- (2) The mitigation requirement may be satisfied by:
 - (a) paying into the Barton Springs Zone Mitigation Fund a non-refundable amount established by ordinance;

COMPLIES by paying into the Fund in the amount of \$534,927.24

- (b) transferring to the City in accordance with Paragraph (3) mitigation land approved by the director of the Watershed Protection Department within a watershed that contributes recharge to Barton Springs, either inside or outside the City's jurisdiction;
 - (c) placing restrictions in accordance with Paragraph (3) on mitigation land approved by the director of the Watershed Protection Department within a watershed that contributes recharge to Barton Springs, either inside or outside the City's jurisdiction; or
 - (d) a combination of the mitigation methods described in Subparagraphs (a) - (c), if approved by the director of the Watershed Protection Department.
- (3) A person redeveloping under this section shall pay all costs of restricting the mitigation land or transferring the mitigation land to the City, including the costs of:
 - (a) an environmental site assessment without any recommendations for further clean-up, certified to the City not earlier than the 120th day before the closing date transferring land to the City;
 - (b) a category 1(a) land title survey, certified to the City and the title company not earlier than the 120th day before the closing date transferring land to the City;
 - (c) a title commitment with copies of all Schedules B and C documents, and an owner's title policy;
 - (d) a fee simple deed, or, for a restriction, a restrictive covenant approved as to form by the city attorney;
 - (e) taxes prorated to the closing date;
 - (f) recording fees; and
 - (g) charges or fees collected by the title company.

Staff Determination: Staff has determined that this project complies with the requirements of the Redevelopment Exception in the Barton Springs Zone.

Environmental Reviewer (DSD)	<i>David Michael</i> _____ (David Michael)	4/24/2026 Date: _____

Environmental Review Manager (DSD)	 _____ (Mike McDougal)	Date: <u>4/17/2026</u>
Watershed Protection Reviewer (WPD)	 _____ (Leslie Lilly)	Date <u>04/24/2026</u>
Deputy Environmental Officer (WPD)	 _____ (Liz Johnston)	Date <u>04/27/2026</u>

**APPENDIX Q-4
 CALCULATION FOR PAYMENT INTO THE BARTON SPRINGS ZONE MITIGATION FUND**

A. OWNER/AGENT INFORMATION:

Name: Joe Warnock
 Company: Seamless LMA, Ltd.
 Telephone: (512) 970-2223

B. PROJECT INFORMATION:

Name: SoLa Mixed Use
 Location or Address: 2700 & 2800 South Lamar Blvd, Austin, Texas 78704
 Permit Number: SP-2024-0397C, (Withdraw/Resubmit of SP-2023-0283C)
 Case Manager: Chris Sapuppo

Total Gross Site Area (GSA):	<u>4.489</u>	ac.
Total Net Site Area (NSA):	<u>4.255</u>	ac.
Total Acres Impervious Cover:	<u>3.008</u>	ac.
Percent Impervious Cover of NSA = Total Acres Impervious Cover / Total NSA:	<u>0</u>	
Percent Impervious Cover of NSA:	<u>70.69</u>	%

C. MITIGATION CALCULATION:

1. OVERALL MITIGATION

Overall Mitigation Required (ac.) = (Total Acres Impervious Cover / 0.20) - Acres Gross Site Area
 Overall Mitigation Required: 10.551 ac.

If the entire site is treated with sedimentation/sand filtration or an equivalent level of water quality control, skip to section 3. Final Mitigation Required is equal to Overall Mitigation Required.

2. NON-DEGRADATION (ND) REDUCTION

Total Site Area Treated with ND Controls (including Treatment Area): 0 ac.
 Total Acres Impervious Cover Treated with ND Controls: 0 ac.
 Non-Degradation Reduction (ac.) = (Acres of ND Impervious Cover / 0.20) - Acres of ND Site Area
 Non-Degradation Reduction: 0 ac.

3. FINAL MITIGATION

Final Mitigation Required (ac.) = Overall Mitigation - Non-Degradation Reduction
 Final Mitigation Required: 10.551 ac.

D. PAYMENT CALCULATION:

Mitigation Land Provided by Applicant: 0.00 ac.
 Mitigation by Payment (ac.) = Final Mitigation Required - Mitigation Land Provided by Applicant
 Mitigation by Payment: 10.551 ac.
 Base Fee: \$15,000 per acre
 Annual Adjustment Factor: 7% beginning October 1, 2008
 Adjusted Fee: \$50,698.98
 Total Fee: Mitigation by Payment (ac.) * Adjusted Fee = \$ 534,927.24

E. AUTHORIZATION:

Owner/Agent: _____
 Reviewed by: _____

**APPENDIX Q-1
 NET SITE AREA**

**NOTE: NET SITE AREA IS ONLY APPLICABLE TO WATERSHEDS CLASSIFIED AS
 WATER SUPPLY SUBURBAN / WATER SUPPLY RURAL / BARTON SPRINGS ZONE (BSZ)**

TOTAL SITE AREA DRAINING TO BSZ = 4.489 ACRES

SITE DEDUCTIONS

CRITICAL WATER QUALITY ZONE (CWQZ) = 0.000 ACRES
 WATER QUALITY TRANSITION ZONE (WQTZ) = 0.000 ACRES
 WASTEWATER IRRIGATION AREAS = 0.000 ACRES

DEDUCTION SUBTOTAL = 0.000 ACRES

UPLAND AREA (GROSS SITE AREA MINUS TOTAL DEDUCTIONS) = 4.489 ACRES

NET SITE AREA CALCULATION

AREA OF UPLANDS WITH SLOPES 0-15% = 4.172 x 100% = 4.172 ACRES
 AREA OF UPLANDS WITH SLOPES 15-25% = 0.178 x 40% = 0.071 ACRES
 AREA OF UPLANDS WITH SLOPES 25-35% = 0.059 x 20% = 0.012 ACRES
 AREA OF UPLANDS WITH SLOPES > 35% = 0.080 x 0% = 0.000 ACRES
NET SITE AREA TOTAL = 4.255 ACRES

Source: Rule No. R161-14.23, 9-2-2014

	SF	AC
EXISTING BSZ IC (BARTON CREEK WATERSHED)	141,164	3.241
PROPOSED BSZ IC (BARTON CREEK WATERSHED)	131,026	3.008
EXISTING URBAN IC (WEST BOULDIN CREEK WATERSHED)	25,554	0.587
PROPOSED URBAN IC (WEST BOULDIN CREEK WATERSHED)	17,116	0.393