



City of Austin

Recommendation for Action

File #: 26-1815, Agenda Item #: 46.

5/21/2026

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 redevelopment of existing commercial, retail, office, and duplex uses on a 4.78-acre tract of land located at 2700, 2706, 2708, 2710, 2715, and 2800 South Lamar Boulevard and 2800, 2801, 2803, 2805, and 2807 Skyway Circle, for the proposed SoLa Mixed Use development described in site plan number SP-2024-0397C. A Barton Spring Zone mitigation fee of \$535,381.23 will be required of the applicant for this redevelopment exception.

Lead Department

Austin Watershed Protection.

Fiscal Note

A Barton Spring Zone mitigation fee of \$535,381.23 will be required for this redevelopment exception.

For More Information:

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Council Committee, Boards and Commission Action:

May 6, 2026, Environmental Commission, considered for recommendation.

Additional Backup Information:

Per LDC 25-8-26(F), this project requires approval from City Council because the redevelopment in the Barton Springs Zone includes more than 25 dwelling units. City Council shall consider the following factors in determining whether to approve a proposed redevelopment according to LDC 25-8-26(G):

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.

Benefits of the redevelopment to the community : This site plan will help further a number of city goals and provide meaningful community benefits, including: (1) 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, (2) 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, (3) 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, (4) 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, and (5) Improve water quality outcomes for the property, which currently features pre-existing impervious cover.

Whether the proposed mitigation or manner of development offsets the potential environmental impact of the redevelopment: 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.

The effects of offsite infrastructure requirements of the redevelopment: 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

Compatibility with the City's comprehensive plan: 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."

Per LDC 25-8-26(H), redevelopment of property under this section requires the purchase or restriction of mitigation land if the site has a sedimentation/filtration pond. Under LDC 25-8-26 (H)(2) the mitigation requirement may be satisfied by paying into the Barton Springs Zone Mitigation Fund a non-refundable amount established by ordinance. The SoLa Mixed-Use development (SP-2024-0397C) will comply with this mitigation requirement by paying into the Barton Springs Zone Mitigation Fund a non-refundable amount of \$535,381.23.