

RESOLUTION NO.

WHEREAS, City Code Section 25-8-26 (*Redevelopment Exception in the Barton Springs Zone*) provides an exception from the application of Chapter 25-8, Subchapter A, Article 13 (*Save our Springs Initiative*) for the redevelopment of existing commercial development; and

WHEREAS, Section 25-8-26 requires City Council approval for a redevelopment that proposes more than 25 dwelling units, is located outside the City's zoning jurisdiction, is proposed on property with an existing industrial or civic use, is inconsistent with a neighborhood plan, or that will generate more than 2,000 vehicle trips a day above the estimated traffic level; and

WHEREAS, the Westcreek Mixed Use Development, located at 5725 West US Highway 290 Eastbound and described in site plan number SP-2023-0276C, proposes redevelopment which includes more than 25 dwelling units; and

WHEREAS, pursuant to Section 25-8-26(G), City Council has taken into consideration the following factors in determining whether to approve the redevelopment of the Westcreek Mixed Use Development:

- (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; **NOW**

THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

Council approves the application of City Code Section 25-8-26
(*Redevelopment Exception in the Barton Springs Zone*) to the proposed Westcreek
Mixed Use Development redevelopment described in site plan number SP-2023-
0276C.

ADOPTED: _____, 2025 **ATTEST:** _____
Myrna Rios
City Clerk