

AGENDA



Recommendation for Council Action

Austin City Council		Item ID	41420	Agenda Number	9.
Meeting Date:	3/12/2015			Department:	Planning and Development Review
Subject					
Approve an ordinance waiving certain development regulations in City Code Title 25 for a project located at the 12800 block of Research Boulevard.					
Amount and Source of Funding					
Fiscal Note					
Purchasing Language:					
Prior Council Action:					
For More Information:	Gregory I. Guernsey, 512-974-2387.				
Boards and Commission Action:					
MBE / WBE:					
Related Items:					

Additional Backup Information

The attached ordinance would implement a proposed settlement agreement between the City of Austin and Nieman Properties, LTD. for a development project located at the 12800 block of Research Blvd., approximately 1/5 of a mile west of Spicewood Springs Road. The 5.795 acre property is located in Williamson County and within Austin's full purpose jurisdiction. Currently, the property is undeveloped and part of the Town and Country Village Addition subdivision.

The agreement, which is conditioned on passage of this ordinance, would settle a dispute between the owner and the City regarding the application of the state "grandfathering" law, codified at Chapter 245 of the Local Government Code. The agreement waives applicable regulations to the extent necessary for Nieman Properties, LTD. to develop the property under the existing community commercial (GR) district zoning up to a maximum gross site impervious cover of 80%. Additionally, the agreement: (1) recognizes that there are no classified waterways on the property; (2) requires that certain specified trees be saved and that any landmark or heritage trees removed from the property be replaced inch-for-inch; (3) allows certain changes to the subdivision plat; (4) allows approximately 4-5 feet of fill; (5) allows modifications of existing berms and requires a drainage facility be privately maintained and meet all aspects of the drainage criteria manual but one.