



Recommendation for Action

File #: 18-4023, **Agenda Item #:** 37.

2/7/2019

Posting Language

Conduct a public hearing to consider Development Terms & Conditions associated with a proposed Agreed Final Judgment and Order in pending litigation affecting land use and environmental regulations applicable to Austin Country Club's 179-acre tract located in Northwest Austin, at 4408 Long Champ Drive Related to Item #3.

Lead Department

Law Department.

For More Information:

Law Department- Brent Lloyd, (512) 974-2268; Development Services Department- Andrew Linseisen, (512) 974-2239; Watershed Protection Department- Chris Herrington (512) 974-2840.

Council Committee, Boards and Commission Action:

Public Hearing scheduled to be held at Zoning and Platting Commission on December 4th.

Additional Backup Information:

The City Council may consider approval of an agreed order resolving litigation in *Austin Country Club v. City of Austin*, Cause No. D-1-GN-17-006525, in the 126th Judicial District of Travis County. Austin Country Club's lawsuit, filed under Chapter 245 of the Local Government Code, alleges that development of its property at 4408 Long Champ Drive is subject to land use and environmental regulations in effect in 1982, rather than regulations in effect under the City's current Land Development Code.

The purpose of this public hearing is to provide an opportunity for public comment on the "Development Terms & Conditions" associated with the proposed settlement. These terms and conditions, as recommended by staff, seek to strike a balance between the environmental and scenic protections provided under the current Land Development Code and the regulations in effect in 1982.

Austin Country Club's property, located off of Loop 360 in Northwest Austin, is approximately 179.67 acres. The proposed development conditions would apply to future development of Austin Country Club's property, which may include expansion and improvement of the golf course, clubhouse, and outdoor recreational facilities, as well as additional residential and commercial land uses. The conditions would cap allowable impervious cover at 20 percent gross site area and include requirements related to floor-to-area ratio, height, and tree protection, as well as required water quality controls.