

AGENDA



Thursday, August 26, 2010

**Watershed Protection Department
RECOMMENDATION FOR COUNCIL ACTION****Item No. 40**

Subject: Approve a resolution authorizing a Redevelopment Exception in the Barton Springs Zone under City Code Section 25-8-27, for the 16.24 acre tract located at 2500 Walsh Tarlton, associated with the Tarlton 360 Townhomes site plan, SPC-2010-0071C.MGA

Amount and Source of Funding: There is no anticipated fiscal impact.

Fiscal Note: A fiscal note is not required.

For More Information: Pat Murphy, 974-2821; Matt Hollon, 974-2212; George Zapalac, 974-2725; Sue Welch, 974-3294

Boards and Commission Action: Recommended by the Environmental Board.

The Redevelopment Exception in the Barton Springs Zone (City Code Section 25-8-27) applies to property that has existing commercial development and is located in the Barton Springs Zone. This section establishes requirements for the redevelopment and supersedes Article 12 (Save Our Springs Initiative), to the extent of conflict.

This tract is located at 2500 Walsh Tarlton and has approximately 53.6% impervious coverage that will be allowed to be retained, subject to the conditions of the Redevelopment Exception. The subject site plan proposes a mixed-use development with 229 units, as well as office/retail/restaurant uses. City Council approval of a redevelopment is required in accordance with §25-8-27 (G) because the redevelopment proposes more than 25 dwelling units. Redevelopment of the property includes on-site water quality controls with sedimentation/sand filtration equivalency and is proposing to mitigate its impervious cover through the purchase of off-site mitigation land per §25-8-27 (I). The applicant is proposing to pay into the Barton Spring Zone Mitigation Fund to achieve this off-site land mitigation.

According to §25-8-27 (H), City Council is required to consider the following four factors in determining whether to approve a proposed redevelopment: (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 long-range planning goals.

Staff has evaluated the proposal with respect to §25-8-27 and recommends approval of the Redevelopment Exception. The site plan must comply with all applicable requirements of the Land Development Code prior to its release.