

ORDINANCE NO.

AN ORDINANCE AMENDING SECTION 25-8-514 (A) OF THE CITY CODE, WAIVING SECTION 25-8-213 (D), AND GRANTING VARIANCES TO SECTIONS 25-8-301, 25-9-341, 25-8-342, AND 25-8-454 TO ALLOW CONSTRUCTION OF A BRANCH LIBRARY AT THE INTERSECTION OF BEE CAVES ROAD AND CUERNAVACA DRIVE BY THE WESTBANK COMMUNITY LIBRARY DISTRICT.

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

PART 1. This ordinance grants specific variances, waivers, and city code ordinance amendments necessary to allow construction of a library facility and associated parking located at the intersection of Bee Caves Road and Cuernavaca Drive. The variances, waiver, and amendments granted in this ordinance are limited to the construction of a library and associated parking by the Westbank Community Library District and do not run with the land.

PART 2. Section 25-8-514 (A) (*Pollution Prevention Required*) of the City Code is amended to allow impervious cover to exceed 20% in the Barton Creek contributing zone and to allow water quality controls designed and constructed under Section 25-8-213 (A), (B), and (C) (*Water Quality Control Standards*) of the City Code.

PART 3. A waiver is granted from Section 25-8-213 (D), so that water quality controls on the site are not required to meet Barton Springs Zone requirements.

PART 4. Variances are granted from Sections 25-8-301 (*Construction of a Roadway or Drive*), 25-8-341 (*Cut Requirements*), and 25-8-342 (*Fill Requirements*) for the construction of a private access drive, detention facilities, and water quality facilities.

PART 5. A variance is granted from Section 25-8-454 (*Uplands Zone*) to allow impervious cover in excess of 20% in a Water Supply Rural Watershed (Lake Austin).

PART 6. The amendments, waivers, and variances granted in this ordinance are effective only upon the satisfaction of the following conditions:

- (1) The applicant shall comply with all City Code requirements not specifically amended, waived, or varied under this ordinance;

- 1 (2) The applicant will design the library and parking will to divert storm-
2 water runoff from all impervious cover to the Lake Austin watershed;
- 3 (3) The applicant will evaluate the use of rainwater harvesting, use of
4 pervious paving for pedestrian surfaces, and removal of Old Bee Caves
5 Road impervious areas and incorporate such enhancements where
6 feasible;
- 7 (4) The applicant will file with the City, as part of its site plan application,
8 an Integrated Pest Management plan (IPM) and will implement and
9 comply with the approved IPM;
- 10 (5) The applicant will design the landscaping for the library and parking to
11 use native or adapted plants recommended by the City's Grow Green
12 program with an emphasis on native materials;
- 13 (6) Impervious cover in the Barton Creek Contributing Zone shall not
14 exceed 45,000 square feet;
- 15 (7) Impervious cover in the Lake Austin Watershed shall not exceed 40,000
16 square feet;
- 17 (8) The library will include in the reference materials available to its patrons
18 items provided by the City regarding environmentally sensitive
19 landscaping; and
- 20 (9) The library will provide at no cost to its patrons educational materials
21 provided by the City regarding environmental protection.
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23 **PART 7.** This ordinance takes effect on _____, 2007.
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PASSED AND APPROVED

_____, 2007

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Will Wynn
Mayor

APPROVED:

David Allan Smith
City Attorney

ATTEST:

Shirley A. Gentry
City Clerk

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