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3 **ORDINANCE NO.**

4 **AN ORDINANCE AMENDING ORDINANCE NO. 040513-20 REGARDING THE**  
5 **PROPOSED PROJECT KNOWN AS CAMINO REAL LOCATED AT 10140 AND**  
6 **10300 OLD SAN ANTONIO ROAD, BY EXTENDING THE TERMINATION**  
7 **DATE; AMENDING EXHIBIT A TO ORDINANCE NO. 040513-20 TO CLARIFY**  
8 **AND ADD CONDITIONS.**

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

10 **PART 1.** Part 3 of Ordinance No. 050513-20 is amended to read as follows:

11 **PART 3.** This ordinance will expire on ~~May 13, 2006~~ December 23, 2011 if a site  
12 plan for the development described in this ordinance is not approved by that date.

13 **PART 2.** Exhibit A to Ordinance No. 040513-20 is replaced by the attached Exhibit A,  
14 incorporated into this ordinance and into Ordinance No. 040513-20 for all purposes.

15 **PART 3.** All other provisions in Ordinance No. 040513-20 remain in effect.

16 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2011.

17 **PASSED AND APPROVED**

18  
19 §

20 §

21 § \_\_\_\_\_, 2011

22 \_\_\_\_\_  
23 Lee Leffingwell  
24 Mayor

25  
26 **APPROVED:** \_\_\_\_\_

27 Karen M. Kennard  
28 City Attorney

29 **ATTEST:** \_\_\_\_\_

30 Shirley A. Gentry  
31 City Clerk

# EXHIBIT A

## Replacing Exhibit A to Ordinance No. 040513-20

1. Water quality controls shall be provided for all areas of new development or redevelopment. The water quality controls must include:
  - a) Use of pervious pavement with a subsurface gravel storage system capable of capturing and infiltrating, at a minimum, 1.3 inches of runoff from all new parking areas and driveways. The system must be designed so that infiltration of the design capture volume will occur within 72 hours after a rainfall event.
  - b) Capture of rainfall runoff from rooftops of the chapel and associated structures with reuse on-site. A minimum of 5,000 gallons of storage volume must be provided.
  - c) Discharge of storm water flows in excess of the capacity of the chapel rainfall capture system to water quality controls with a capture volume of 1.3 inches or greater. This treatment system shall include vegetated elements such as bioretention systems or vegetated filter strips to enhance nutrient removal.
  - d) All concentrated discharges of storm water runoff shall be dispersed into sheet flow with flow spreaders or other devices through vegetated areas before reaching Slaughter Creek, and
  - e) An Integrated Pest Management (IPM) Plan approved by the Director of the Watershed Protection and Development Review Department will be adopted by restrictive covenant for the site prior to issuance of a site plan.
  - f) The design of the pervious pavement/infiltration areas must incorporate at least 6 monitoring ports.
  - g) Before release of a site plan to construct the water quality facilities required in Section 1 of this Exhibit, the owner must provide the City with an access easement to allow the City to install any necessary monitoring equipment and to monitor the performance of the water quality facilities.
2. Ninety percent (90%) of the total plant material used in the project (exclusive of turf) shall be native to Central Texas, and/or native and adapted plants recommended in the Grow Green Native and Adapted Landscape Plants Guide prepared by the City of Austin and the Texas Cooperative Extension, and published August 2003. Plants listed on the Invasive Species list or the Problem Plants list in the Grow Green Plants Guide may not be included. Seeding and planting in accordance with City of Austin standard specifications 609S and 604S.6 is required in areas disturbed by construction.

3. No coal tar-based pavement sealers will be allowed for new or existing pavement areas.
4. The total amount of impervious cover allowed in the critical water quality zone is 12,000 square feet.
5. No new development of impervious cover is allowed in the critical water quality zone within 100 feet of the ~~[existing]~~ FEMA 100-year floodplain, as it existed on May 13, 2004, when Ordinance No. 040513-20 was approved.
6. The total amount of impervious cover allowed in the water quality allowed in the transition zone is 43,000 square feet.
7. Existing horse stables and all associated development, including but not limited to the riding arena, storage areas, and access, must be removed from the site and any disturbed areas must be revegetated before issuance of a certificate of occupancy for any new development.
8. All disturbed areas on the site must be restored with permanent vegetation.
9. Riparian planting and revegetation is required in areas disturbed by construction in the critical water quality zone.
10. City of Austin "Do Not Mow" signs shall be placed on the property along Slaughter Creek at intervals and locations approved by City of Austin Planning and Development Review environmental review staff and by City of Austin Watershed Protection Department environmental resource management staff.