

ORDINANCE NO.

AN ORDINANCE ADOPTING SITE-SPECIFIC AMENDMENTS TO CITY CODE SECTION 25-8-514 AND ORDINANCE NO. 20080228-118 AND VARIANCES TO SECTIONS 25-8-482 AND 25-8-483 RELATING TO ENVIRONMENTAL AND WATER QUALITY REGULATIONS APPLICABLE TO ENCINO TRACE; WAIVING CITY CODE SECTIONS 25-1-502 AND 25-8-41.

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

PART 1. The site-specific amendment and variances approved in Parts 2-3 of this ordinance are limited to the Encino Trace office complex and associated parking (the "Project") in the critical water quality zone and water quality transition zone of Barton Creek. The site-specific amendment and variances apply to the development depicted in Site Plan No. SPC-2012-0008C, including revisions or new site plans if necessary to construct the Project, and do not run with the land.

PART 2. City Code Section 25-8-514 (A) (*Pollution Prevention Required*) is amended to allow the Project a maximum of 25 percent impervious cover in the recharge zone, to be calculated based on gross site area, consistent with Parts 1 and 4 of this ordinance.

PART 3. City Code Section 25-8-514 (*Pollution Prevention Required*) is amended, and variances are granted from Sections 25-8-482 (*Critical Water Quality Zone*) and 25-8-483 (*Water Quality Transition Zone*), to allow development within the critical water quality zone and water quality transition zone of the minor waterway adjacent to Southwest Parkway, as depicted in the attached and incorporated **EXHIBIT A** and consistent with Parts 1 and 4 of this ordinance.

PART 4. The site-specific amendment and variances granted in this ordinance are subject to the following conditions:

(A) Green Building Requirements. The Project shall comply with the requirements of the Austin Energy Green Building program (AEGB) commercial rating system for a minimum three-star rating. Certification from AEGB shall be based on the version of the rating system in effect at the time ratings applications are submitted for individual buildings.

(B) Trail Mitigation. The applicant shall provide documentation that dedication of an easement in a form acceptable to the City Attorney has been recorded in the Official Records of Travis County for a portion of the Violet Crown trail known as the Oak Hill Trail, the approximate location of which is depicted in the attached

1 and incorporated **EXHIBIT B**. The exact location of the easement is subject to
2 approval by the City, which approval may not be unreasonably withheld, conditioned,
3 or delayed.
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5 **PART 5.** Ordinance No. 20080228-118, which granted a limited adjustment to the
6 Encino Trace development, is amended to replace each reference to site plan number SP-
7 2008-0002C with site plan number SPC-2012-0008C.
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9 **PART 6.** The requirements of City Code Section 25-1-502 (*Amendment; Review*) and
10 Section 25-8-41 (*Land Use Commission Variances*) are waived to the extent of a conflict
11 with site-specific amendment and variances adopted by this ordinance.
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13 **PART 7.** This ordinance takes effect on _____, 2013.
14

15 **PASSED AND APPROVED**

16
17 §
18 §
19 _____, 2013 § _____
20 Lee Leffingwell
21 Mayor
22
23

24 **APPROVED:** _____
25 Karen M. Kennard
26 City Attorney
27

ATTEST: _____
Jannette S. Goodall
City Clerk

EXHIBIT A

Description of critical water quality zone and water quality transition zone of the minor
waterway adjacent to Southwest Parkway

EXHIBIT B

Approximate location of Oak Hill Trail