

**ORDINANCE NO.**

1 **AN ORDINANCE ADOPTING SITE-SPECIFIC AMENDMENTS TO CITY**  
2 **CODE SECTION 25-8-514 AND GRANTING VARIANCES TO CITY CODE**  
3 **SECTIONS 25-8-281, 25-8-483 AND 25-8-65 RELATING TO ENVIRONMENTAL**  
4 **AND WATER QUALITY REGULATIONS APPLICABLE TO THE GARZA**  
5 **RANCH; AND WAIVING CITY CODE SECTIONS 25-1-502 AND 25-8-41.**  
6

7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**  
8

9 **PART 1.** The site-specific amendment and variances approved in this ordinance are  
10 limited to the construction of a mixed use development and associated parking in the  
11 water quality transition zone of Barton Creek and critical environmental feature buffer for  
12 the property commonly known as the Garza Ranch and generally located at 3712 Ben  
13 Garza Lane, as depicted in the attached and incorporated **EXHIBIT A**. The variances  
14 and amendment granted in this ordinance are limited to the construction of a mixed use  
15 development and associated parking and do not run with the land.  
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17 **PART 2.** City Code Section 25-8-514 (A) (*Pollution Prevention Required*) is amended  
18 to allow maximum impervious cover in the recharge zone of 48.2 percent based on gross  
19 site area consistent with Parts 1, 3(C), 5, and 6 of this ordinance.  
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21 **PART 3.** A variance is granted from City Code Section 25-8-483 (*Water Quality*  
22 *Transition Zone*) to allow the following within the water quality transition zone, as  
23 depicted in **EXHIBIT A** and consistent with Parts 1 and 6 of this ordinance:  
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- 25 (A) development of Ben Garza Lane,
- 26
- 27 (B) re-irrigation of treated stormwater, and
- 28
- 29 (C) within the water quality transition zone south of Ben Garza Lane,  
30 impervious cover not to exceed 0.8 acres, provided that for every square foot  
31 of impervious cover placed in the transition zone under this variance, two  
32 square feet of impervious cover must be removed from the maximum  
33 impervious cover allowed under the variance granted in Part 2 of this  
34 ordinance.  
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36 **PART 4.** A variance is granted from City Code Section 25-8-281 (*Critical*  
37 *Environmental Features*) to allow re-irrigation of treated stormwater within the portion of  
38 the Country White sink critical environmental feature buffer, as depicted in the attached  
39 and incorporated **EXHIBIT B** and consistent Parts 1 and 6 of this ordinance.

1 **PART 5.** A variance is granted from City Code Section 25-8-65(*Roadways*) to allow  
2 calculation of impervious cover without consideration of adjacent or internal roadways.  
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4 **PART 6.** The amendment and variances granted in Parts 1-5 of this ordinance are  
5 subject to the following conditions:  
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7 **(A) Water Quality Requirements.** Water quality controls shall be designed in  
8 compliance with City Code Section 25-8-213 (*Water Quality Control Standards*),  
9 Subsection (D), and 25-8-514 (*Pollution Prevention Required*), Subsection (A).  
10 The water quality controls must provide water quality treatment for all property to  
11 which this ordinance applies, including roadways such as the new portion of Ben  
12 Garza Boulevard. The City may not approve a development application under the  
13 terms of this ordinance until compliance with this condition is confirmed.

14 **(B) Trail Mitigation.**

15 1. The applicant shall provide documentation that dedication of an  
16 easement in a form acceptable to the City Attorney has been recorded in the  
17 Official Records of Travis County for a portion of the Violet Crown trail, the  
18 approximate location of which is depicted in the attached and incorporated  
19 **EXHIBIT C**. The exact location of the easement is subject to approval by the City,  
20 which approval may not be unreasonably withheld, conditioned, or delayed.

21 2. The applicant shall provide documentation that funding in the amount  
22 of \$25,000 towards the construction of a trailhead on City-owned adjacent property  
23 has been deposited with the City.  
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25 **PART 7.** The requirements of City Code Section 25-1-502 (*Amendment; Review*) and  
26 Section 25-8-41 (*Land Use Commission Variances*) are waived to the extent of a conflict  
27 with the site-specific amendment and variances adopted by this ordinance.  
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**PART 8.** This ordinance takes effect on \_\_\_\_\_, 2013.

**PASSED AND APPROVED**

\_\_\_\_\_, 2013

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\_\_\_\_\_  
Lee Leffingwell  
Mayor

**APPROVED:** \_\_\_\_\_  
Karen M. Kennard  
City Attorney

**ATTEST:** \_\_\_\_\_  
Jannette S. Goodall  
City Clerk

DRAFT