

RESOLUTION NO.

WHEREAS, the Save Our Springs Initiative regulations (Land Development Code Chapter 25-8, Subchapter A, Article 13 “SOS”) are vital to protecting the Hill Country’s rich network of aquifers and to Austin’s long-term water management plan; and

WHEREAS, alongside the City’s vitally important commitment to SOS and longstanding tradition of environmental stewardship, there is also a need for consideration of the unique challenges that development of particular tracts can present; and

WHEREAS, the 3.026-acre site located at 5811 Southwest Parkway is an abandoned mobile home park with outdated septic systems and failing drain fields that were constructed several years before the property was annexed by the City of Austin and is located in the Barton Springs Zone; and

WHEREAS, in order to redevelop the site, the owner is committed to no expansion of impervious cover and standards that meet and exceed all of the requirements of the Barton Springs Zone redevelopment ordinance; and

WHEREAS, the owner is committed to incorporating additional environmental and resource-efficient strategies such as rainwater harvesting systems and green roofs, design of swales and appropriate setbacks integrated into a healthy landscape, clustered development and hardscapes to preserve undisturbed space and trees, use of indigenous plant species, and no use of toxic pesticides and herbicides; and

25 **WHEREAS**, in order to redevelop the tract, site specific amendments to the
26 Land Development Code would be required; **NOW, THEREFORE**,

27 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

28 The City Council initiates site specific amendments to the Land Development
29 Code, including Chapter 25-8, Subchapter A, Article 13 (*Save Our Springs*
30 *Initiative*), as minimally required to address proposed redevelopment of the 3.026-
31 acre site located at 5811 Southwest Parkway.

32 **BE IT FURTHER RESOLVED:**

33 Once a complete application for development has been filed by representatives
34 of 5811 Southwest Parkway, the City Manager is directed to work with the
35 representatives of 5811 Southwest Parkway to minimize departure from code
36 requirements while maximizing environmental protection and return to Council
37 with an ordinance that:

- 38 a. allows no increase in the existing amount of impervious cover on the site;
- 39 b. if feasible, identifies ways to decrease the amount of impervious cover;
- 40 c. provides water quality treatment consistent with City Code Section 25-8-26
41 (*Redevelopment Exception in the Barton Springs Zone*) for all
42 redevelopment areas and to the extent feasible for the entire site;
- 43 d. incorporates additional environmental and resource-efficient strategies; and
- 44 e. preserves the requirements of the Hill Country Roadway regulations.

46 **ADOPTED:** _____, 2019

ATTEST: _____

Jannette S. Goodall
City Clerk