

7715 ½ W. SH 71

C14-85-288.23(RCA)

Liz Johnston

Deputy Environmental Officer

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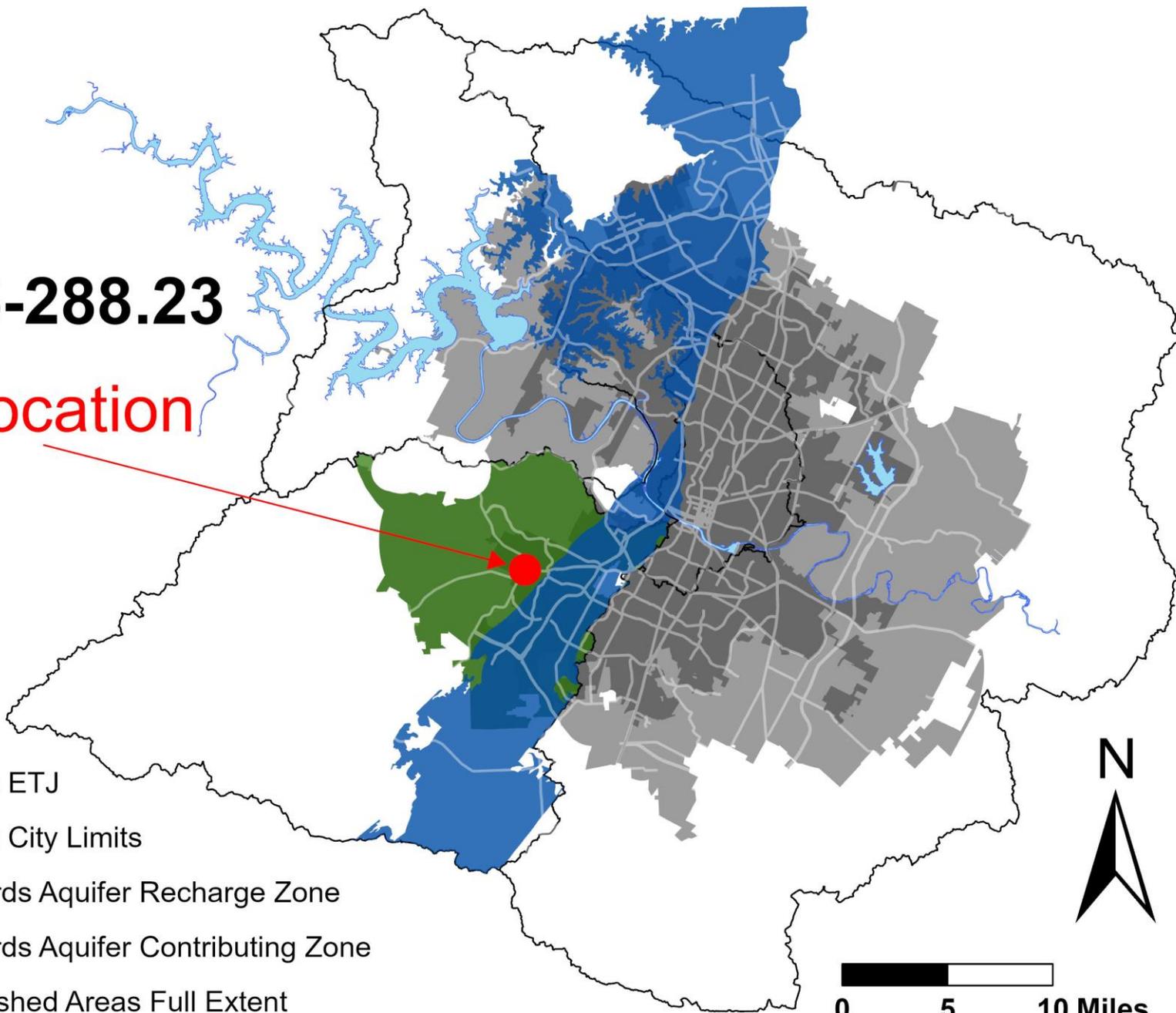
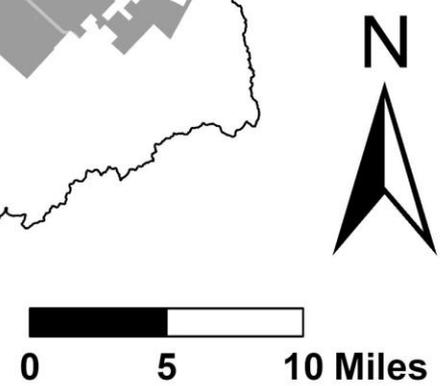
What is a Restrictive Covenant Amendment?

- Restrictive Covenants (RCs) are legal documents that can set forth restrictions on properties related to zoning or other land development standards.
- Certain properties located within the 1985 Oak Hill Area Study have associated RCs that set forth development standards that are less restrictive than current code allows.
- The RCA under consideration this evening grants the landowner the ability to develop under rules in effect in 1985, thus eliminating the need to meet the restrictions set forth in the Save Our Springs ordinance, including impervious cover and water quality treatment.
- When applicants seek to rezone properties with such RCs, there is an opportunity to request for greater environmental protections than would otherwise be allowed.

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Site Location

-  Austin ETJ
-  Austin City Limits
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone
-  Watershed Areas Full Extent



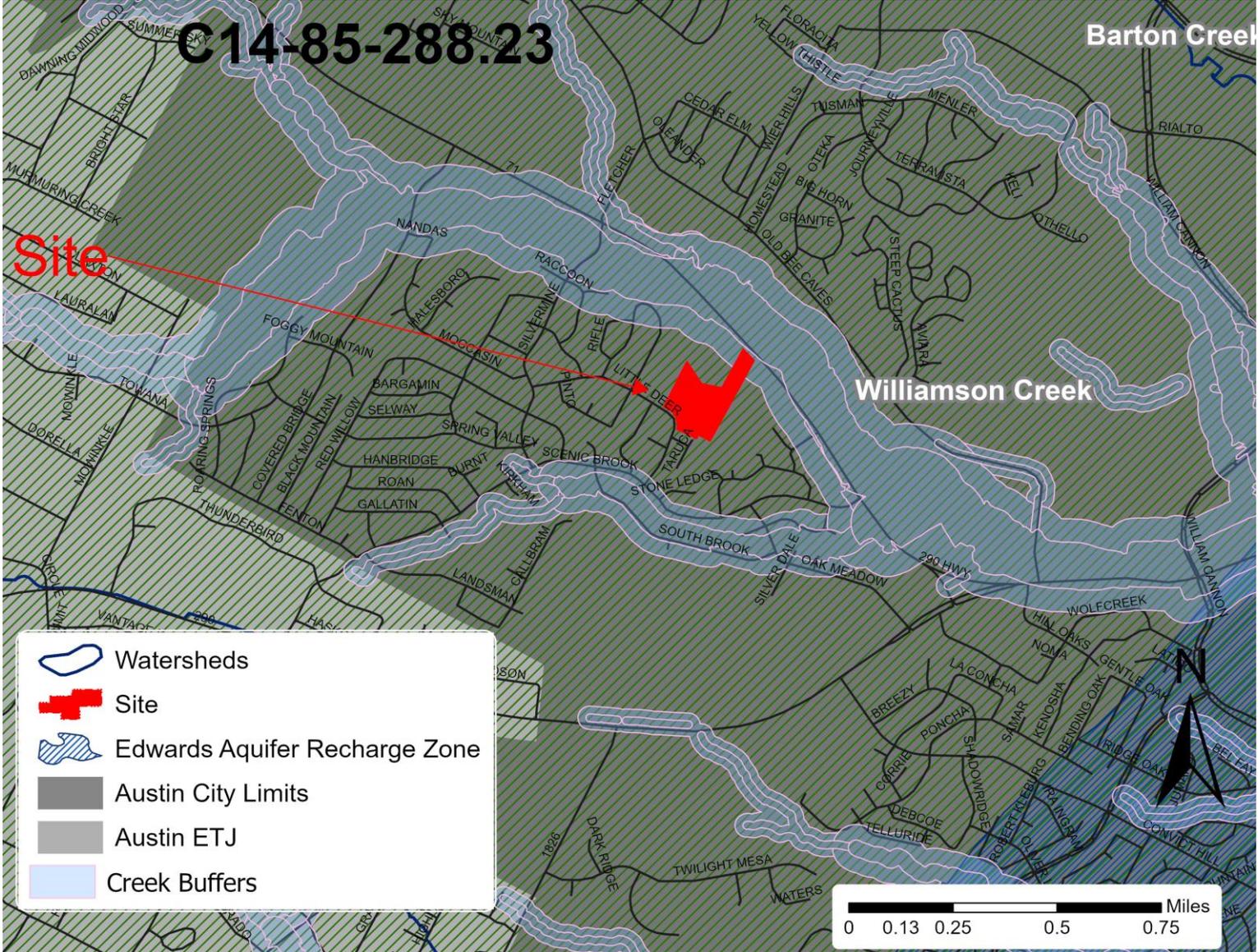
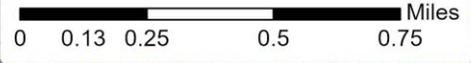
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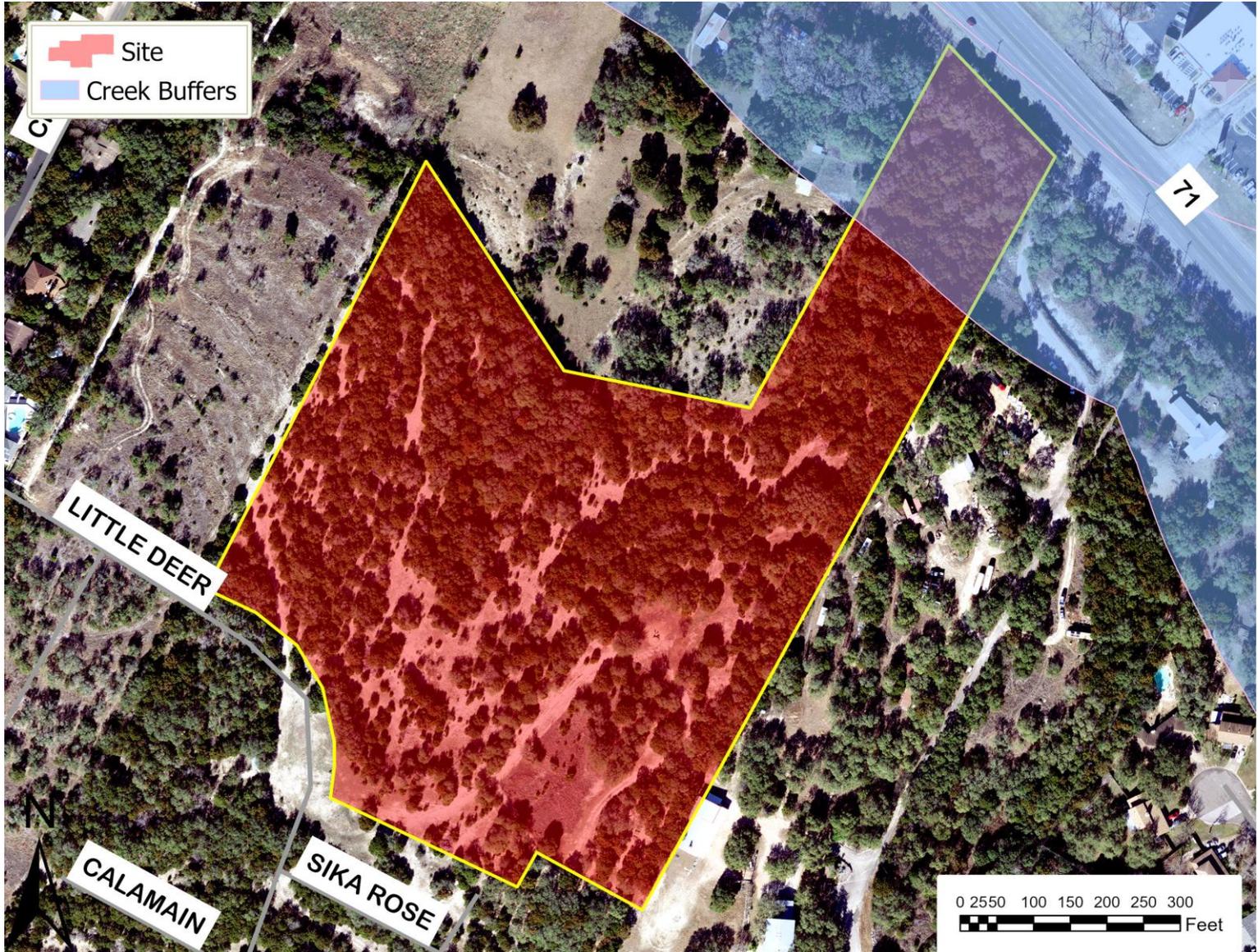
Barton Creek

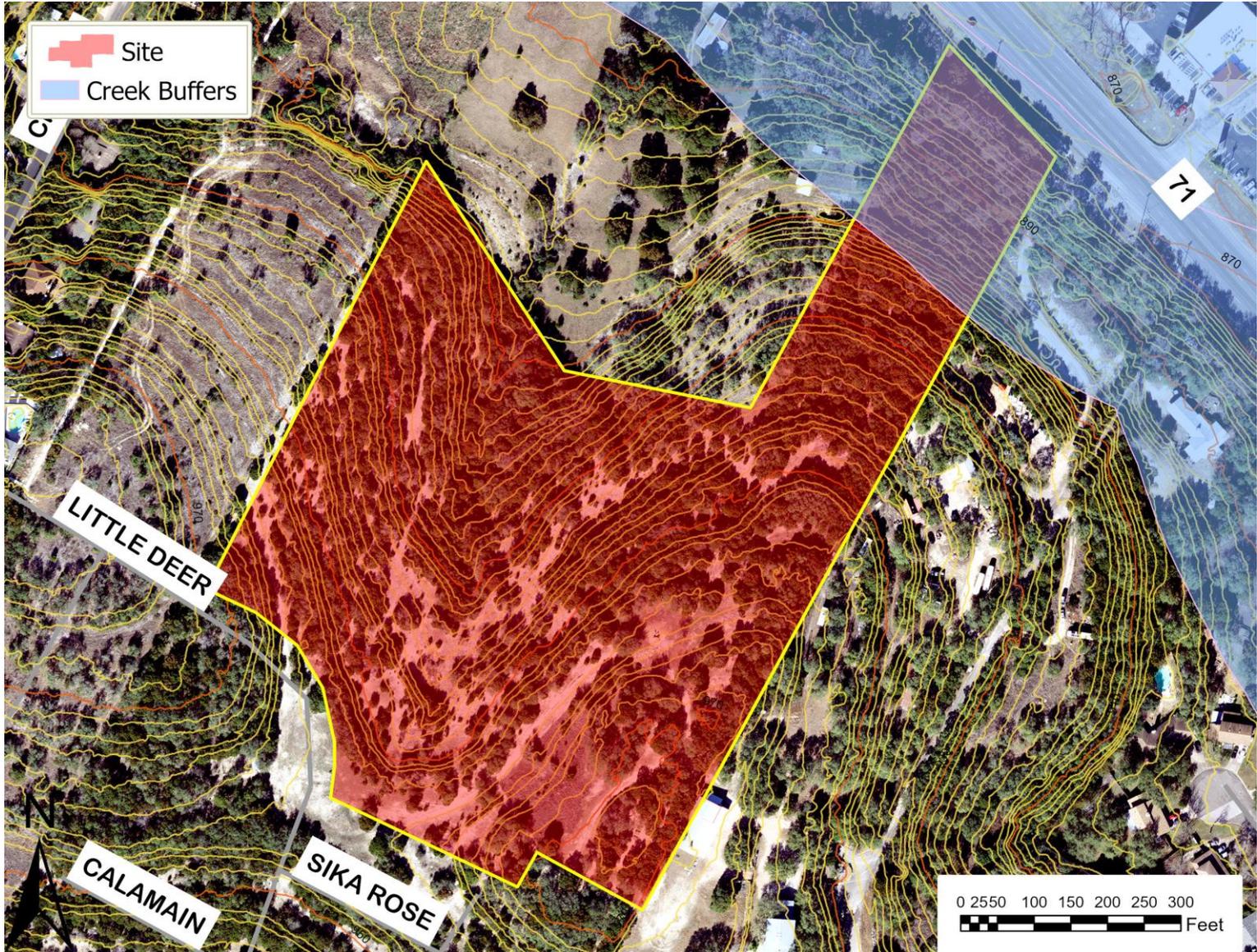
Site

Williamson Creek

-  Watersheds
-  Site
-  Edwards Aquifer Recharge Zone
-  Austin City Limits
-  Austin ETJ
-  Creek Buffers







Recommendation

Staff recommends approval of the Restrictive Covenant Amendment with the following conditions:

1. This application completes the project established by the Restrictive Covenant such that any further development or redevelopment is subject to current code at the time of site development permit application.
2. This project shall comply with current code, including SOS non-degradation water quality treatment, except for the following exceptions:
 - a) 60% impervious cover on a gross site area calculation shall be allowed rather than the 65% currently allowed,
 - b) Cut and fill shall not exceed 8 feet except for building foundations and storm water control measures and appurtenances,
 - c) Water quality control facilities will be allowed within the Water Quality Transition Zone.

Questions?

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