1 2	RESOLUTION NO.
3	WHEREAS, the Save Our Springs Initiative regulations (Land
4	Development Code Chapter 25-8, Subchapter A, Article 13 "SOS") are vital to
5	protecting the Hill Country's rich network of aquifers and to Austin's long-term
6	water management plan; and
7	WHEREAS, alongside the City's vitally important commitment to SOS and
8	longstanding tradition of environmental stewardship, there is also a need for
9	consideration of the unique challenges that development of particular tracts can
10	present; and
11	WHEREAS, the 3.026-acre site located at 5811 Southwest Parkway is an
12	abandoned mobile home park with outdated septic systems and failing drain fields
13	that were constructed several years before the property was annexed by the City of
14	Austin and is located in the Barton Springs Zone; and
15	WHEREAS, in order to redevelop the site, the owner is committed to no
16	expansion of impervious cover and standards that meet and exceed all of the
17	requirements of the Barton Springs Zone redevelopment ordinance; and
18	WHEREAS, the owner is committed to incorporating additional
19	environmental and resource-efficient strategies such as rainwater harvesting
20	systems and green roofs, design of swales and appropriate setbacks integrated into
21	a healthy landscape, clustered development and hardscapes to preserve undisturbed
22	space and trees, use of indigenous plant species, and no use of toxic pesticides and
23	herbicides; and
24	

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	<i>Initiative</i> ), as minimally required to address proposed redevelopment of the 3.026-
31	acre site located at 5811 Southwest Parkway.
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32	BE IT FURTHER RESOLVED:
33	The City Manager is directed to work with the representatives of 5811
34	Southwest Parkway to minimize departure from code requirements while
35	maximizing environmental protection and return to Council with an ordinance that:
26	a allows no increase in the existing amount of impervious cover on the site.
36	a. allows no increase in the existing amount of impervious cover on the site;
37	b. if feasible, identifies ways to decrease the amount of impervious cover;
38	c. provides water quality treatment consistent with City Code Section 25-8-26
39	(Redevelopment Exception in the Barton Springs Zone) for all
40	redevelopment areas and to the extent feasible for the entire site;
41	d. incorporates additional environmental and resource-efficient strategies; and
42	e. preserves the requirements of the Hill Country Roadway regulations.
43	
4.4	<b>ADOPTED:</b> , 2019 <b>ATTEST:</b>
44 45	ADOPTED:, 2019 ATTEST: Jannette S. Goodall
46	City Clerk
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