



Recommendation for Action

File #: 19-2461, **Agenda Item #:** 94.

9/19/2019

Posting Language

Set a public hearing to consider an ordinance granting a site-specific amendment to City Code Section 25-8-514 (Save Our Springs Initiative), granting a variance to City Code Section 25-8-482, and waiving requirements of City Code Section 25-8-41 to allow construction of a single-family residence at 10111 Dobbin Drive (C8-2018-0057.0A). This action concerns land located in the Barton Springs Zone. (Suggested date: October 3, 2019 at Austin City Hall, 301 W. Second Street)

Lead Department

Watershed Protection Department

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

February 7, 2019 - Council approved Resolution No. 20190207-030 initiating site specific variances and amendments to the Land Development Code for proposed development at 10111 Dobbin Drive.

For More Information:

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Council Committee, Boards and Commission Action:

June 19, 2019 - Recommended by the Environmental Commission on a vote of 7 - 0 with Commissioners Creel, B. Smith and Maceo absent.

August 21, 2019 - Recommended by the Code & Ordinance Joint Committee on a vote of 4-0-1 with Commissioner Kenny abstaining, Commissioners Azhar and Barrera-Ramirez absent

September 10, 2019 - To be reviewed by the Planning Commission.

Additional Backup Information:

This agenda item sets a public hearing date of October 3, 2019, to consider approval of site-specific amendments to the Land Development Code Chapter 25-8 (*Environment*) to allow for the creation of a single-lot subdivision and development of a single-family home at 10111 Dobbin Drive (C8-2018-0057.0A). This action includes amendment Chapter 25-8, Subchapter A, Article 13 (*Save Our Springs Initiative*). Approval of the amendment requires a supermajority of City Council.

In response to Council Resolution 20190207-030, staff have prepared a draft ordinance amending certain provisions of the Land Development Code to allow for the creation of a single-lot subdivision and development of a single-family home as described in case C8-2018-0057.0A. The draft ordinance represents the minimum departure from environmental requirements of the Land Development Code to allow for the development of a single-family home.

The lot at 10111 Dobbin Drive is located within an existing built-out subdivision in the Slaughter Creek Watershed, over the Edwards Aquifer Recharge Zone. However, the lot was not included in the original subdivision and remains undeveloped. The lot is entirely within the Critical Water Quality Zone and Water Quality Transition Zone of Slaughter Creek. Without an amendment to the Save Our Springs Ordinance, the lot may not be developed as there would be no allowable impervious cover. The Save Our Springs Ordinance restricts impervious cover in this area to 15% of the net site area, meaning 15% of the area exclusive of the Critical Water Quality Zone and Water Quality Transition Zone. There are no critical environmental features on the lot.

The draft ordinance proposes to allow a maximum impervious cover on the lot of 15% of the area within the Water Quality Transition Zone, and is specific to site development permit application C8-2018-0057.0A. The area of the Water Quality Transition Zone is 19,969 square feet. The maximum allowable impervious cover is proposed 2,995 square feet. The draft ordinance amends the water quality treatment requirements of the Save Our Springs Ordinance to allow for rainwater harvesting and reirrigation in a manner that would be feasible for a single-family residence. The draft ordinance prohibits development within the floodplain and Critical Water Quality Zone, and requires restoration of the Critical Water Quality Zone with native vegetation. Except as modified by the draft ordinance, the development shall comply with current code at the time of site development permit application.