

A G E N D A



Recommendation for Council Action

Austin City Council	Item ID	26964	Agenda Number	32.
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Meeting Date:	8/22/2013	Department:	Planning and Development Review
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Subject

Approve an ordinance granting a site-specific amendment to City Code Section 25-8-514 (Save Our Springs Initiative) and variances to City Code Sections 25-8-281 and 25-8-483 for property generally located at 3712 Ben Garza Lane; and waiving City Code Section 25-1-502 and 25-8-41 regarding processing of amendments and variances. This action concerns land located in the Barton Springs Zone. Related to Item # 31.

Amount and Source of Funding

Fiscal Note

Purchasing Language:	
Prior Council Action:	June 27, 2013 - Council approved Resolution No. 20130627-045 initiating site-specific amendments to City Code Chapter 25-8, Article 12 (Save Our Springs Initiative) for the Garza tract, generally located at 3712 Ben Garza Lane, and for Encino Trace, generally located at 5707 Southwest Parkway.
For More Information:	Greg Guernsey, 512-974-2387.
Boards and Commission Action:	
MBE / WBE:	
Related Items:	

Additional Backup Information

On June 27, 2013 by Resolution No. 20130627-045 Council initiated amendments to 25-8, Article 12 (Save Our Springs Initiative) and directed the City Manager to present the amendments with the following provisions:

- Cap impervious cover at 48.2% on a gross site area basis;
- Allow road construction and re-irrigation within the Water Quality Transition Zone;
- The applicant shall provide trail improvements, including an easement to the Violet Crown Trail;
- The applicant shall construct and maintain SOS water quality treatment for all parcels within the proposed Planned Unit Development, including roadways;
- Allow re-irrigation within the buffers for two Critical Environmental Features on the northern portion of the property.

Staff recommends approval of this item because it will resolve a long running dispute over development of these tracts and because providing water quality treatment to SOS standards is a significant environmental benefit as compared to the water quality treatment to which approximately 50% of the property is entitled.