

6901 Old Bee Caves Road Restrictive Covenant

Christopher Herrington, P.E.

512-974-2840

Chris.Herrington@AustinTexas.gov





Property Details

- 18.308 acres
- Currently undeveloped
- Full purpose jurisdiction
- Williamson Creek Watershed
- Edwards Aquifer Contributing Zone
- Oak Hill Combined Neighborhood Planning Area

Existing Restrictive Covenant (RC)

- 1987 Restrictive Covenant with Austin
- Locks in 1981 environmental regulations:
 - 40% impervious cover gross site area (up to 65% with parkland dedication)
 - No restrictions on cut/fill
 - ½ inch water quality treatment by filtration
 - 25% construction on slopes > 20%
 - No heritage tree protection
 - 1981 erosion controls

Proposed RC Modification

- Change use from Commercial to Mixed Use
- Increase height from 35 ft to 60 ft
- Change floor-area ratio from 0.25:1 to 0.5:1

Proposal consistent with Future Land Use Map



OAK HILL APARTMENTS



Scale: 1"=100'-0"
Date: October 2018

Draft for display purposes, subject to change

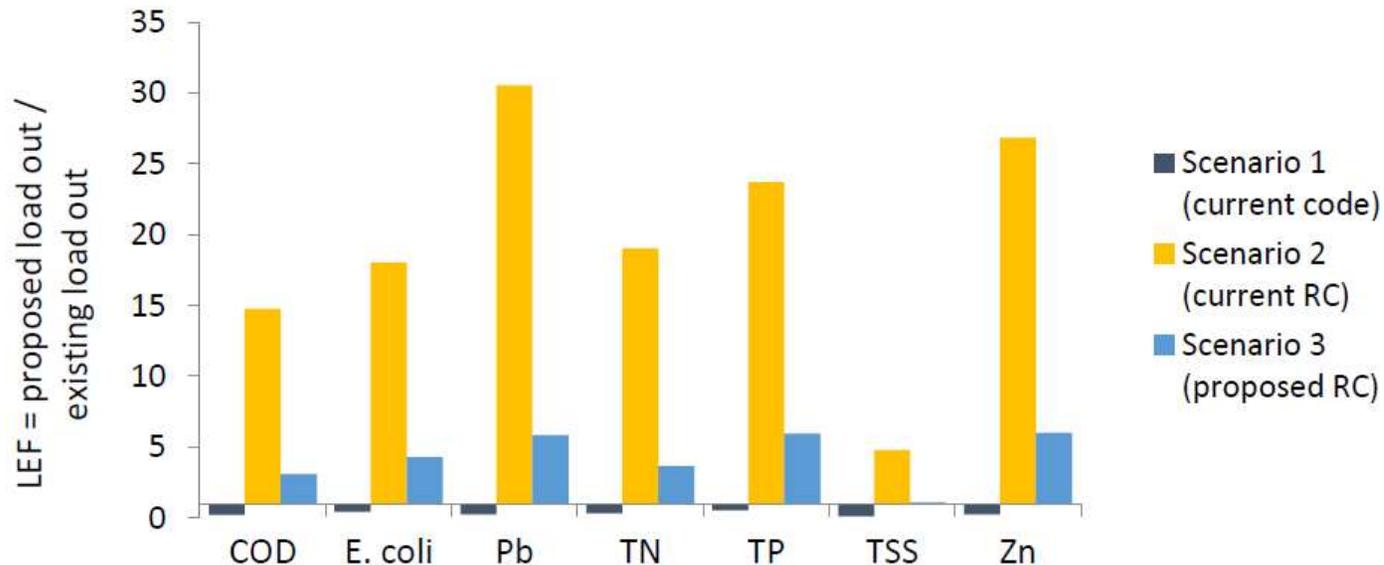
Proposed Environmental Benefits

- Provide additional water quality treatment
- Reduce allowable impervious cover
- Limit cut/fill
- Reduce construction on slopes
- Current tree protections
- Current erosion controls (and erosion hazard zone)
- Remove industrial uses
- Parkland dedication, shared use path, trail easements
- Remove 'grandfathering'

	Current Code	Existing Restrictive Covenant	Proposed Modifications
Impervious Cover	25% net site area, 1.77 acres	40 – 65% gross area, 7.32 – 11.9 acres	35% gross area, 6.4 acres
Water Quality Treatment	SOS Water Quality (0.79 inch capture depth, re-irrigation)	Filtration (0.5 inch)	Sedimentation/Filtration (0.79 inch capture, > 0.39 inch re-irrigation)
Tree Protection	Heritage and Protected Tree	Protected Tree	Heritage and Protected Tree
Cut/Fill	+/- 4 feet	unrestricted	+/- 8 feet
Slopes	slopes 0-15% = 25% slopes 15-25% = 10%	slopes 0-20% = 65% slopes >20% = 25%	slopes 0-15% = 40% slopes 15-25% = 10%
Erosion	Current ECM with erosion hazard zone	1981 standards	Current ECM with erosion hazard zone

Pollutant Load Comparison

- Chemical oxygen demand, bacteria, nutrients, metals, suspended solids
- With current RC, 5-30x more pollution than current code
- With modified RC, 1-6x more pollution than current code





Comparison of total suspended solids (TSS) loads discharged off-site