

RESOLUTION NO. 20230914-079

WHEREAS, the Save Our Springs Initiative regulations (City Code Chapter 25-8, Subchapter A, Article 13 or "SOS") are vital to protecting the Hill Country's rich network of aquifers and to Austin's long-term water management plan; and

WHEREAS, alongside the City's vitally important commitment to SOS and longstanding tradition of environmental stewardship, there is also a need for consideration of the unique challenges that development of particular tracts can present; and

WHEREAS, a proposed resubdivision of Lots 18 and 19 of the Stenger Addition subdivision ("Lots 18 and 19") located at 1905 and 1908 Airole Way will reconfigure the property lines and meet all the requirements of SF-3 zoning; and

WHEREAS, the resubdivision of Lots 18 and 19 will also include the addition of a 0.159 acre area that is located within the existing built out subdivision but was not part of the original subdivision and remains undeveloped; and

WHEREAS, the lots at 1905 and 1908 Airole are not located within a water quality transition zone, critical water quality zone or within 150 feet of a critical environmental feature; and

WHEREAS, the residential lot size creates difficulty meeting SOS water quality control requirements; and

WHEREAS, the current owner of the tract is interested in restoring the existing residence and is committed to minimizing the impervious cover and negative environmental impacts; and

WHEREAS, in order to develop the tracts, site specific variances, and amendments to the Land Development Code, including SOS, would be required;
NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

Council initiates site specific variances and amendments to the Land Development Code, including site-specific amendments to City Code Chapter 25-8, Subchapter A, Article 13 (*Save Our Springs Initiative*), as minimally required to allow for proposed development of the lots located at 1905 and 1908 Airole Way.

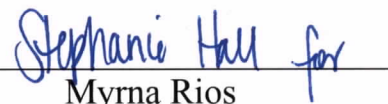
BE IT FURTHER RESOLVED:

Once a complete application for development has been filed by representatives of 1905 and 1908 Airole Way, the City Manager is directed to work with the representatives of 1905 and 1908 Airole Way to minimize departure from City Code requirements while maximizing environmental protection and return to Council with an ordinance that:

- a. minimizes impervious cover;
- b. provides water quality treatment where none currently exists;
- c. incorporates additional environmental and resource-efficient strategies; and
- d. allows the tract to develop in a manner consistent with the surrounding subdivision.

ADOPTED: September 14, 2023

ATTEST:


Myrna Rios
City Clerk