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23 **WHEREAS**, the proposed 7610 Old Bee Caves Road development has
24 applied for affordable housing funding through a bond reservation issued by the
25 Travis County Housing Finance Corporation (TCHFC), and affordable housing
26 funding applications are time-sensitive; and

27 **WHEREAS**, 7610 Old Bee Caves Road is part of the Oak Hill Imagine
28 Austin Center; and

29 **WHEREAS**, 7610 Old Bee Caves Road is serviced by the CapMetro North
30 Oak Hill Pickup shuttle service, which offers affordable, on-demand transportation
31 to nearby destinations including HEB, CommUnityCare Health Center, Seton
32 hospital, YMCA, Goodwill, NXP, AMD, Oak Hill Elementary School, the Travis
33 County Oak Hill Community Center, and the Austin Community College Pinnacle
34 campus, where riders can catch a non-stop flyer route to downtown, the Capitol,
35 and the University of Texas; and

36 **WHEREAS**, the Save Our Springs Initiative ordinance (City Code Chapter
37 25-8, Subchapter A, Article 13, or SOS Ordinance) is vital to protecting Barton
38 Springs and the Edwards Aquifer; and

39 **WHEREAS**, the SOS Ordinance applies to nearly the entirety of District 8;
40 and

41 **WHEREAS**, alongside the City's firm commitment to the SOS Ordinance
42 and long-standing tradition of environmental stewardship, there is also a need for
43 consideration of unique opportunities to help address the severe lack of affordable
44 housing in District 8; and

45 **WHEREAS**, the proposed 7610 Old Bee Caves Road affordable housing
46 development may require variances to allow minimal modifications related to cut

47 and fill and a site-specific SOS amendment to allow modest flexibility regarding
48 impervious cover; and

49 **WHEREAS**, the proposed 7610 Old Bee Caves Road affordable housing
50 development would be required to fully meet the non-degradation water quality
51 requirements of the SOS ordinance, as well as preserve the heritage tree on-site;
52 and

53 **WHEREAS**, the current owner of the tract is interested in providing
54 additional environmental benefits by:

- 55 • Complying with dark skies regulations
- 56 • Providing electrical vehicle charging stations
- 57 • Meeting at least Austin Green Builder 2-Star standards; and

58 **WHEREAS**, approval of this Resolution will help with the timeline of
59 potential funding of this development and the creation of much-needed affordable
60 housing in District 8; and

61 **WHEREAS**, approval of this Resolution simply initiates a process and fully
62 preserves Council's normal legislative ability to approve, deny, or condition a site-
63 specific SOS amendment at the time City staff brings a draft ordinance back to
64 Council; **NOW, THEREFORE**,

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

66 Council initiates site-specific variances and amendments to the City Code
67 Title 25 (Land Development), including site-specific amendments to City Code
68 Chapter 25-8, Subchapter A, Article 13 (Save Our Springs Initiative), as minimally
69 required to allow for the completion of the proposed affordable housing
70 development, which is planned by the owner to be 100-percent comprised of
71 affordable units, at 7610 Old Bee Caves Road; and

72 **BE IT FURTHER RESOLVED:**

73
74 The City Manager is directed to work with the representatives of the
75 development proposed at 7610 Old Bee Caves Road, and once a substantially
76 complete application for a site plan has been filed for this development, conduct
77 appropriate determinations and return to Council with an ordinance that minimizes
78 departures from City Code requirements while maximizing environmental
79 protection at the site and requires the proposed development to minimize
80 impervious cover and fully meet SOS non-degradation treatment standards; and

81 **BE IT FURTHER RESOLVED:**

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83 This Resolution in no way binds or directs funding decisions of the Austin
84 Housing Finance Corporation related to this proposed development or any other
85 proposal; and

86 **BE IT FURTHER RESOLVED:**

87 The City Manager is directed to process the site-specific amendments to City
88 Code Chapter 25-8, Subchapter A, Article 13 and related variances through the
89 standard public review process, including Boards & Commissions, and to bring a
90 draft ordinance back to Council for consideration by August 2024, or as soon as
91 staff is able to review the substantially complete site plan and recommend and
92 process site-specific amendments and/or variances.

93
94 **ADOPTED:** _____, 2023 **ATTEST:** _____

95 Myrna Rios
96 City Clerk
97