



1905 & 1908 Airole Way Site-Specific SOS Amendment

C20-2023-022

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Environmental Program Coordinator

Watershed Protection

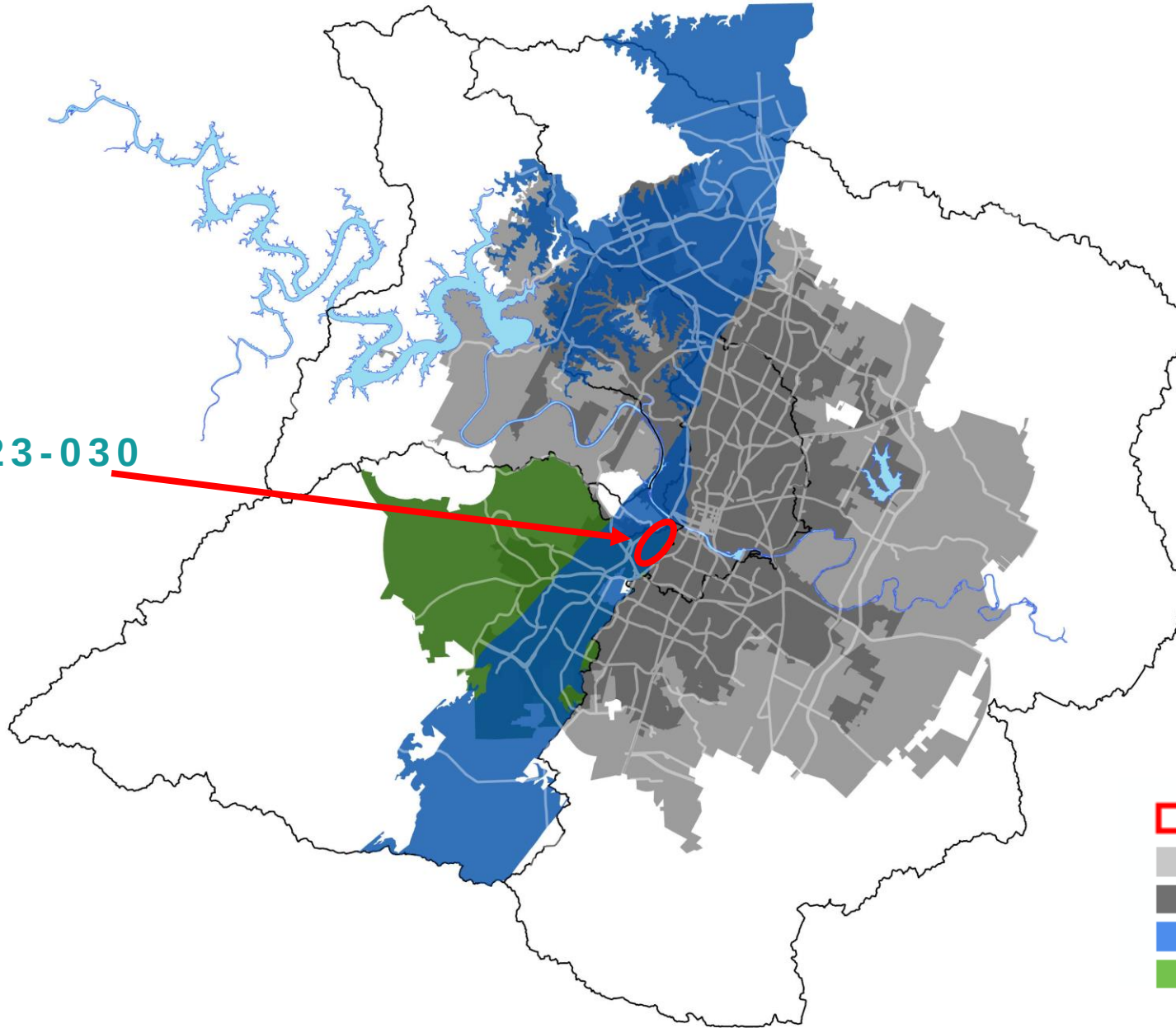


SOS Amendment

- **1992 Save Our Springs (SOS) ordinance adopted by citizen initiative**
- **Per 25-8-515, variances to SOS are not allowed**
- **Supermajority of Council must approve amendments to SOS**
- **Council Resolution #20230914-079 on September 14th, 2023:**
“Council initiates site specific variances and amendments to the Land 27 Development Code, including site-specific amendments to City Code Chapter 25-28 8, Subchapter A, Article 13 (Save Our Springs Initiative), as minimally required to 29 allow for proposed development of the lots located at 1905 and 1908 Airole Way.”



C20-2023-030



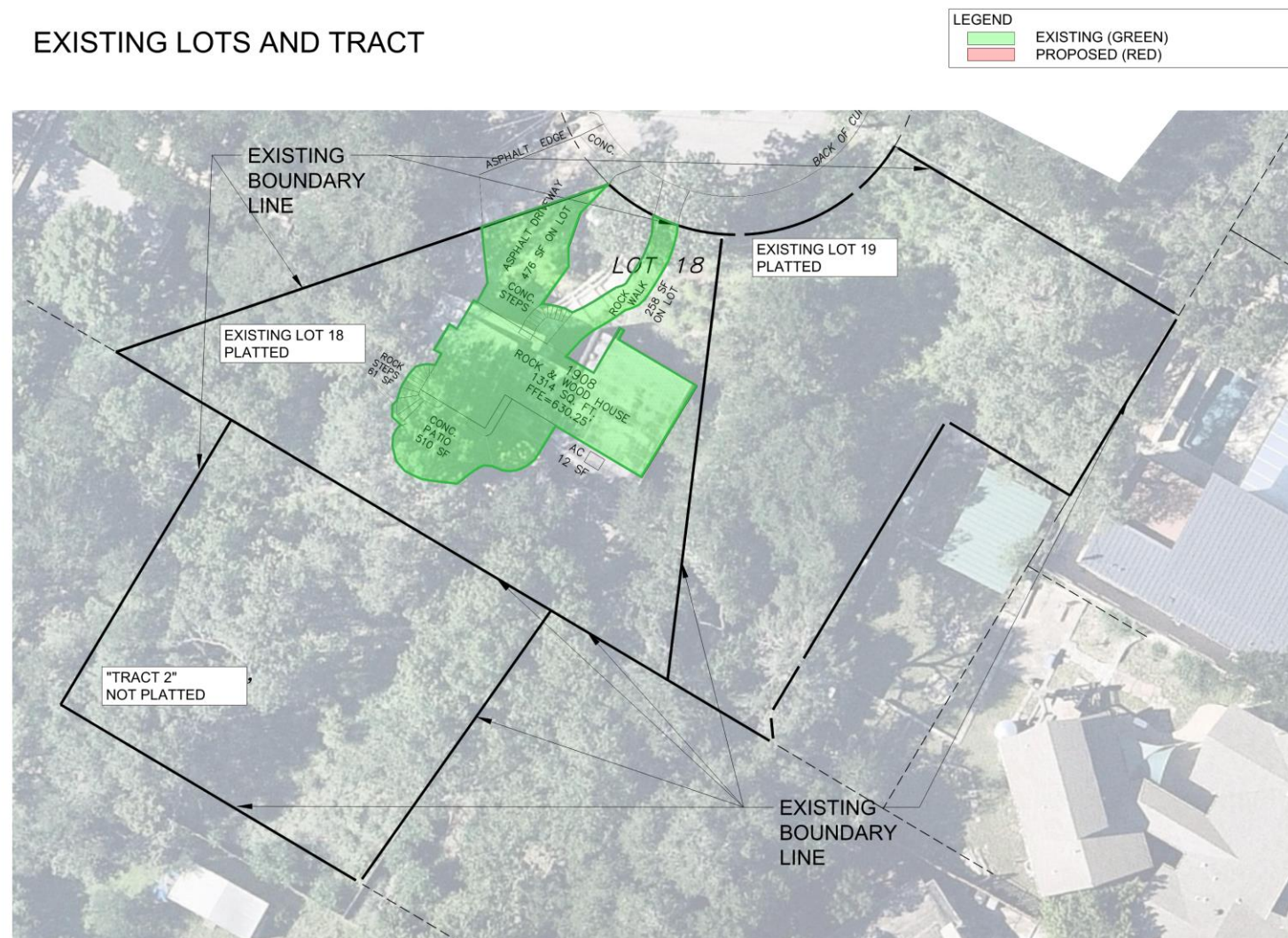
-  Site Location
-  Austin ETJ
-  Austin City Limits
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone



Site Features

- Barton Creek Watershed
- Barton Springs Zone
- Edward Aquifer Recharge
- Not in the Critical Water Quality Zone (CWQZ) and Water Quality Transition Zone (WQTZ)
- No Critical Environmental Features (CEF)
- Combined area 0.55 acres
- Existing Impervious Cover 0.0614 acres or 2,675 sqft

EXISTING LOTS AND TRACT

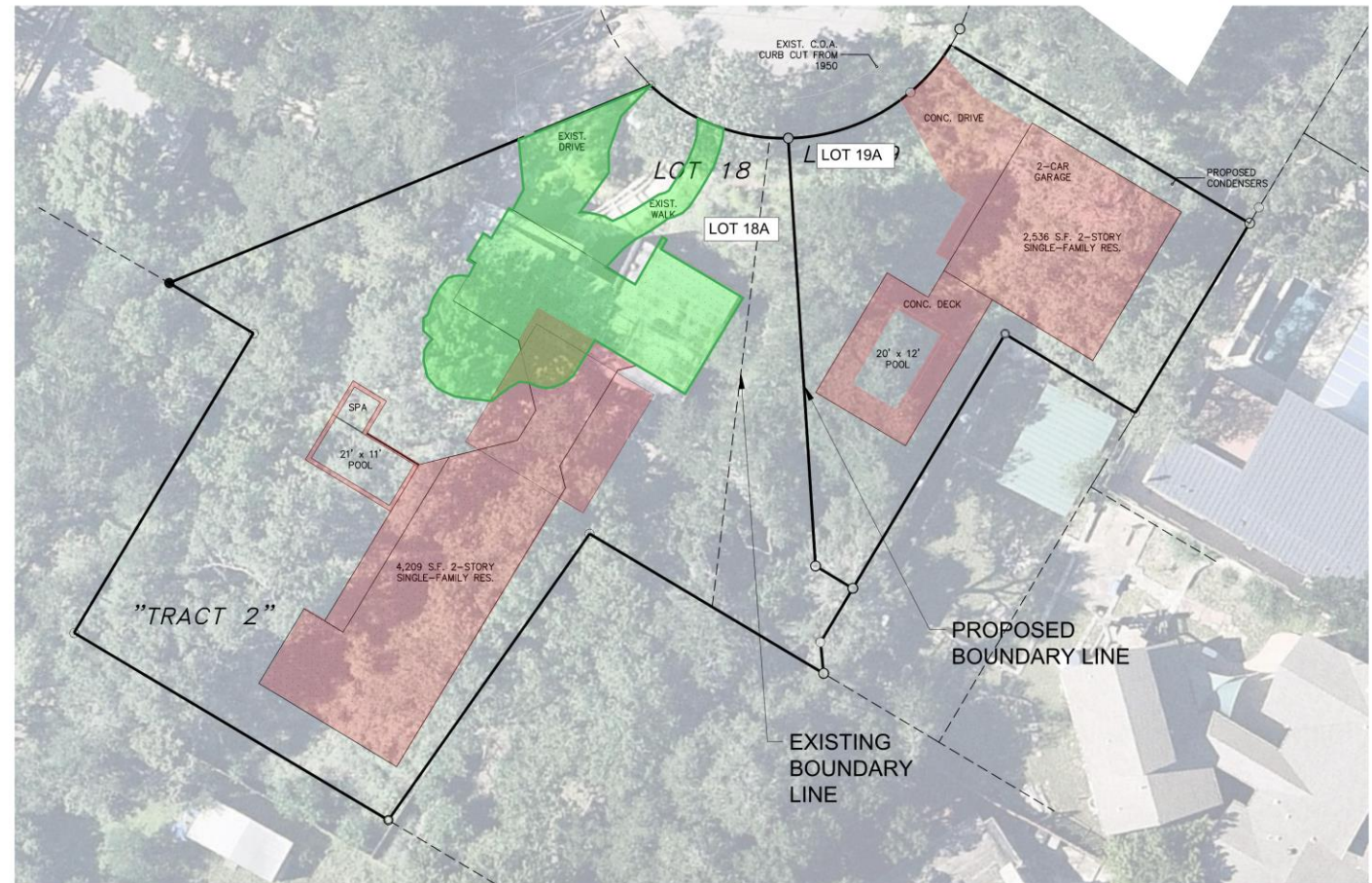




SOS Amendment

- SOS requirement for impervious cover limited to 15% Net Site Area (NSA) (0.0539 acres or 2348 sqft)
- Proposed impervious cover 34.7% Gross Site Area (GSA) (0.1913 acres or 8,333 sqft)

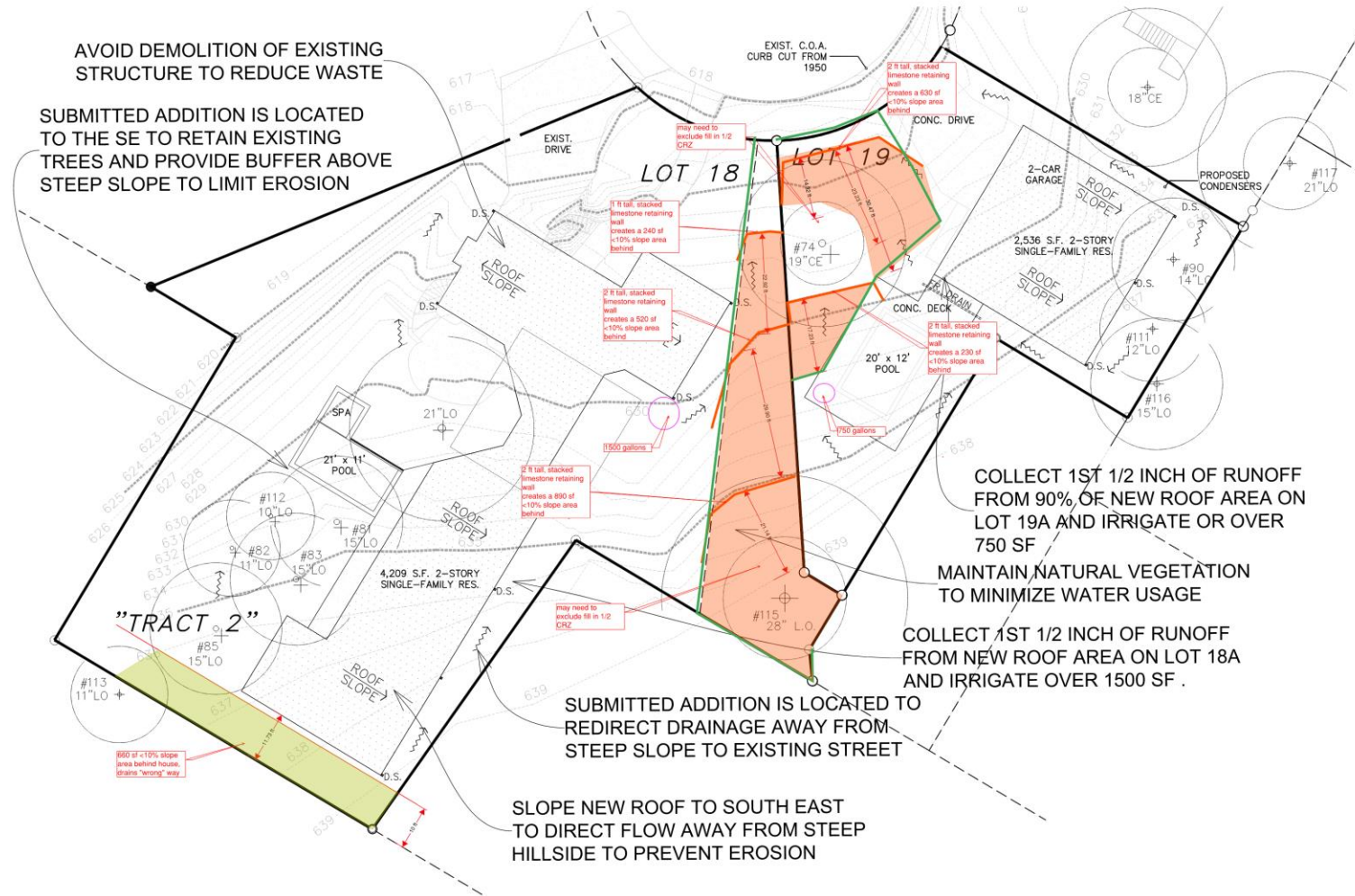
PROPOSED LOTS





PROPOSED WATER QUALITY, ETC.

- SOS requirement for non-degradation water quality treatment
- Proposed water quality controls that will capture the first ½" of runoff from 4,792 sqft of roof area from both lots combined with infiltration area of 2,250 sqft





Staff Recommendation

Staff recommends approval of the proposed site-specific SOS amendments with the following conditions:

- Limit impervious cover to 34.7% GSA
- Require water quality treatment of 4,792 sqft of roof area from both lots combined with on-site controls capturing the first ½" of runoff, irrigated within 120 hrs to an infiltration area of 2250 sqft and designed and maintained to Environmental Criteria Manual requirements.
- Utilize native plants and trees in landscaping



Questions?

Contact Information:

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