

ORDINANCE AMENDMENT REVIEW SHEET

Amendment: C20-2023-030 Site Specific SOS amendment

Description: Amends Land Development Code (LDC) 25-8 Article 13 Save Our Springs Initiative of the Land Development Code as it relates to impervious cover limits and water quality treatment for proposed development on a 2 lot subdivision at 1905 & 1905 Airole Way.

Proposed Language: Consider an ordinance regarding a site-specific amendment to City Code Chapter 25-8, Subchapter A, Article 13 (Save Our Springs Initiative), as minimally required to address development related to the proposed resubdivision and development at 1905 and 1908 Airole Way. This action concerns land located in the Barton Springs Zone.

Summary of proposed code amendment

The amendment under consideration is related to proposed development and resubdivision of two platted residential lots at 1905 (Lot 19) & 1908 (Lot 18) Airole Way and an unplatted lot (Tract 2) in the Barton Hills neighborhood. The property is located in the Barton Creek Watershed, in the Barton Springs Zone, and within the recharge zone of the Edwards Aquifer, which pursuant to current city code and the Save Our Springs (SOS) ordinance, requires non-degradation water quality treatment for all development and impervious cover limited to 15% Net Site Area (NSA).

The proposed development of the site includes the renovation and expansion of an existing historic residence on the combined area of Lot 18 and Tract 2, and construction of a new residence on the currently undeveloped Lot 19. The existing total combined area of the site (Lot 18, Lot 19 and Tract 2) is 0.55 acres (24,023 sqft). The SOS ordinance would limit the total impervious cover for the subdivision to 15% NSA (0.0539 acres or 2348 sqft). The proposed SOS amendment requests an impervious cover limit of 34.7% Gross Site Area (GSA) (0.1913 acre or 8333 sqft).

Additionally, single family residential make it difficult to meet SOS non-degradation water quality control requirements so the proposed SOS amendment also includes a request to allow the project to meet water quality treatment requirements by providing rainwater capture of ½" off the roof.

Lastly, because LDC 25-8-515 prohibits variances from the SOS Ordinance, a site-specific amendment to the SOS Ordinance approved by a supermajority of the City Council is necessary to allow the proposed resubdivision and associated development of 1905 & 1908 Airole Way.

The proposed site-specific SOS amendments are being requested to allow the following improvements:

1. Renovation and expansion of an existing historic A.D. Stenger home
2. On-site water quality controls where none currently exist using a rainwater harvesting cistern and infiltration areas.
3. Landscaping around the home utilizing native plants and trees with enhancement to the quality of existing vegetation.

Background:

On September 14th, 2023, City Council approved Resolution No. 20230914-079 to initiate variances and amendments to the Land Development Code, including site-specific amendments to Chapter 25-8, Subchapter A, Article 13 (Save Our Springs Initiative) as minimally required to address development related to the proposed resubdivision and development at 1905 and 1908 Airole Way.

The existing lots at 1905 & 1908 Airole Way were platted before the adoption of the SOS ordinance and are not currently required to comply with its requirements. The proposed resubdivision of 1905 & 1908 Airole would add the unplatted Tract 2 to Lot 18 and adjust the lot line separating Lot 18 & 19, resulting in the vacation of vested rights for both lots. The applicant is proposing a site-specific SOS amendment to allow for the proposed development of the resubdivided lots while providing on site water quality treatment, native plantings, and renovation of a historic home.

Staff Recommendation:

Staff recommends approval of the proposed amendment and associated variances for the following reasons:

1. Provide onsite water quality controls that will capture the first ½” of runoff from 4,792 sqft of roof area from both lots combined; designed and maintained per the Environmental Criteria Manual.
2. Direct site runoff to the flatter portion of the site and away from the steep hillside to reduce erosion and sedimentation of the waterways.
3. Utilize native plants and trees to reduce water demand and fertilizer usage which will limit runoff and pollution.
4. Reduce current allowable Impervious Cover by 87 sf.

Board and Commission Actions

December 6th, 2023, Recommendation for approval by Environmental Commission, 6-0-1, Brimer abstaining

December 13th, 2023, Considered by the Codes and Ordinances Joint Committee

January 9th, 2024. Considered by Planning Commission

Council Action

February 1st, 2024: A public hearing will be scheduled.

Ordinance Number: TBD

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Exhibit 1. Existing Conditions for 1905 & 1908 Airole Way, and Tract 2

EXISTING LOTS AND TRACT

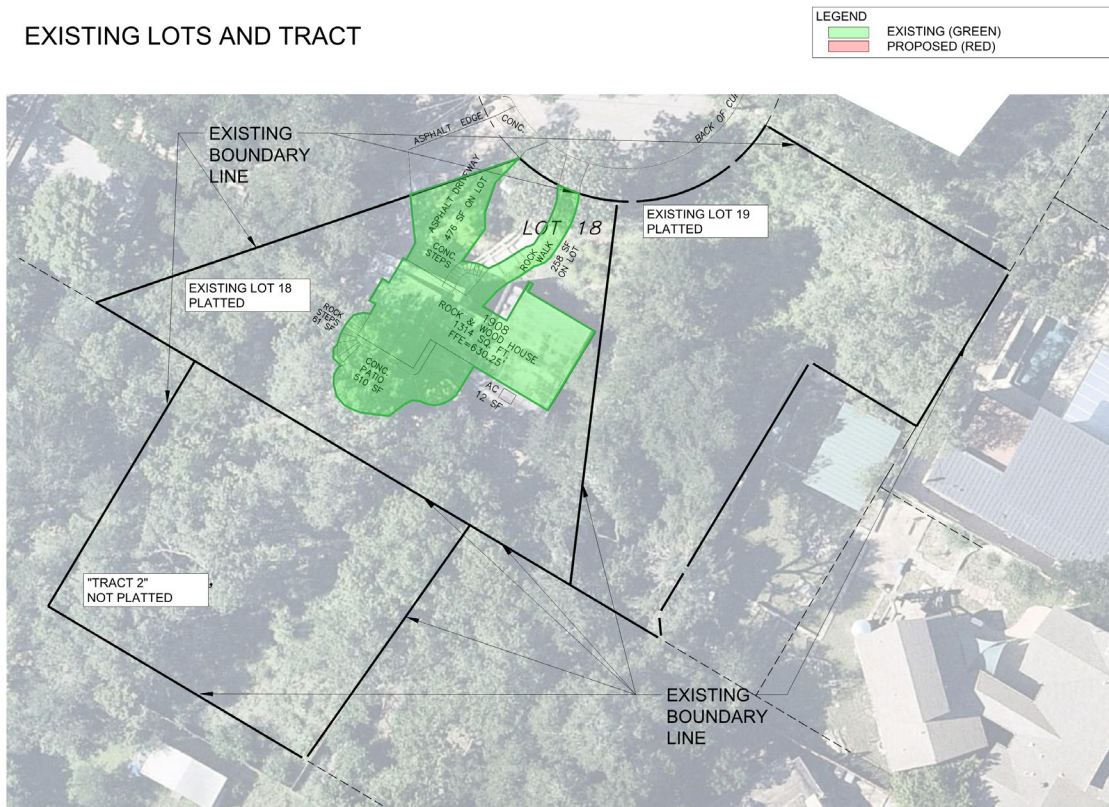


Exhibit 2. Proposed Resubdivision and Development

