



# **Sunset Ridge**

## **8401 Southwest Parkway**

**C14-85-288.166(RCA)**

### **Restrictive Covenant Amendment**

**Leslie Lilly, Environmental Conservation Program Manager**  
**Environmental Commission Staff Presentation**  
**February 7th, 2024**



# Restrictive Covenant Amendments

- **Restrictive Covenants (RCs) define restrictions on properties related to zoning or other land development standards.**
- **Older RCs often set standards that are less restrictive than current code allows.**
- **Oak Hill RCs established prior to the adoption of the Save Our Springs ordinance allow for less restrictive standards for impervious cover and water quality treatment in the Barton Springs Zone.**
- **RC amendments provide opportunity to request greater environmental protections than otherwise allowed.**



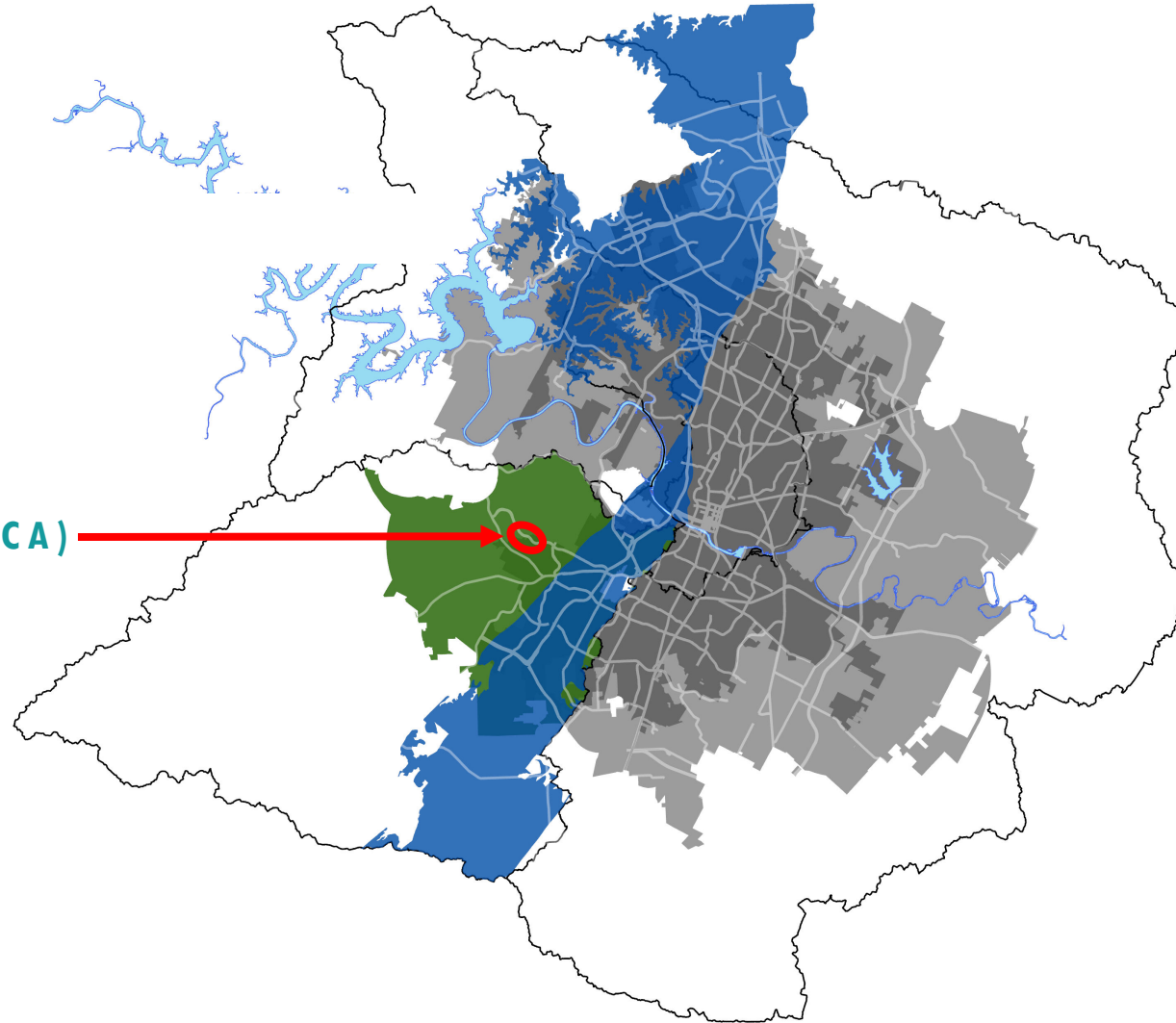
# Location Map








**WATERSHED  
PROTECTION**

- **8401 Southwest Parkway**
- **Full Purpose Regulatory Jurisdiction**
- **Edwards Aquifer Contributing Zone**
- **Barton Springs Zone**

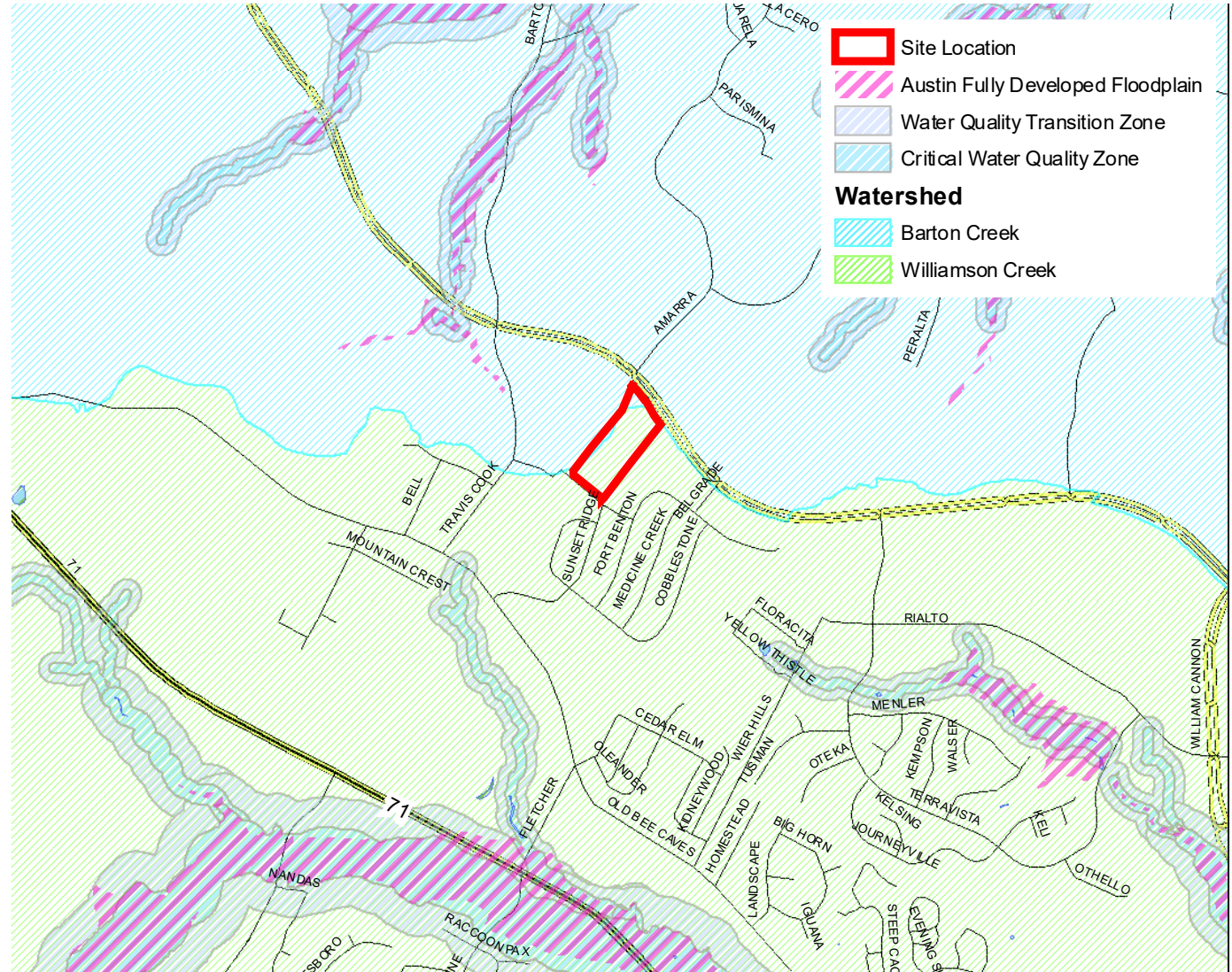
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-  Site Location
-  Austin ETJ
-  Austin City Limits
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone

# Site Context

- **Williamson Creek and Barton Creek Watershed**
- **No creek setbacks**
- **No floodplain**
- **No Critical Environmental Features on site**





# Topography



Slopes greater than 15%



# Recommendation

## Staff recommends approval of the Restrictive Covenant Amendment with the following conditions:

- Impervious cover limited to 55% gross site area
- Except for impervious cover, the site will comply with current environmental code including SOS non-degradation water quality treatment requirements
- Development will achieve a one-star Austin Energy Green Building rating
- A minimum of 4 public EV charging spaces will be provided on site
- Invasive species will be managed to result in less than 5% cover of any particular species within environmentally superior areas.
- Development will comply with Austin Energy Green Building ST7 Light Pollution Reduction criteria
- Development will comply with Austin Energy Green Building STEL5 Bird Collision Deterrence criteria.