C20-2026-008

ORDINANCE AMENDMENT REVIEW SHEET

Amendment: C20-2026-008 Site-Specific SOS Amendment.

Description: Amends Land Development Code (LDC) 25-8 Article 13 Save Our Springs Initiative of the Land Development Code for proposed development at 5811 Southwest Parkway.

Proposed Language: Consider an ordinance granting a site-specific amendment to City Code Chapter 25-8, Subchapter A, Article 13 (Save Our Springs Initiative), as minimally required to address development at the site located at 5811 Southwest Parkway. This action concerns land located in the Barton Springs Zone.

Summary of proposed code amendment

The amendment under consideration is related to proposed development at 5811 Southwest Parkway and associated with SPC-2025-0066C. 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 3.026-acre site located at 5811 Southwest Parkway is an abandoned mobile home park. To redevelop the site as a childcare facility (commercial), the owner is committed to no expansion of impervious cover and standards that meet and exceed all the requirements of the Barton Springs Zone redevelopment ordinance. The owner is also committed to incorporating additional environmental and resource-efficient strategies integrated into a healthy landscape, clustered development and hardscapes to preserve undisturbed space and trees, use of native plant species, and no use of toxic pesticides and herbicides.

The SOS ordinance would limit the total impervious cover for the site to 15% Net Site Area (NSA) (0.4539 acres or 19,771.88 sqft). The proposed SOS amendment requests an impervious cover limit of 33.5% Gross Site Area (GSA) (1.01 acres or 43,995.60 sqft). The site currently has existing impervious cover of 33.9% (1.0258 acres or 44,683.848 sqft).

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 development of 5811 Southwest Parkway.

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

- Removal of an abandoned mobile home park with outdated septic systems and failing drain fields
- Construction of a childcare facility with a covered play area, sport court, and associated parking

Background:

On January 31, 2019, City Council approved Resolution No. 20190131-040 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 development at 5811 Southwest Parkway. In February 2025, the property owner submitted a site plan with the proposed SOS amendment.

The 3.026-acre site is an abandoned mobile home park with outdated septic systems and failing drain fields that were constructed several years before the property was annexed by the City of Austin. The septic fields are to be removed, and the new development will be utilizing public wastewater. The applicant is proposing a site-specific SOS amendment to allow for the proposed development of the site while providing on site water quality treatment, a small reduction in impervious cover, and native plantings.

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

- Small reduction in impervious cover from 33.9% to 33.5%
- SOS non-degradation water quality treatment for entire site
- Austin Energy Green Building rating of 2 star
- Bird friendly building design
- Integrated Pest Management
- No artificial turf
- Interpretive signage
- Complies with the Hill Country Roadway regulations
- Two electric charging stations
- Caliper inches of trees for mitigation has increased by 1 inch (3-inch to 4-inch)
- All disturbed areas are shown to be revegetated with 609S
- Landscape plants will be Texas native plantings

Board and Commission Actions
August 19th, 2026, Recommended by Environmental Commission with conditions, 8-0.
September 16th, 2026, Recommended by Codes and Ordinances Joint Committee with conditions, 4-0.
November 10th, 2026, Considered by Planning Commission.

Council Action
November 19th, 2026: A public hearing will be scheduled.

Ordinance Number: C20-2026-008

City Staff: Leslie Lilly **Phone:** (512) 535-8914 **Email:** Leslie.lilly@austintexas.gov

Exhibit 1. Existing Conditions for 5811 Southwest Parkway

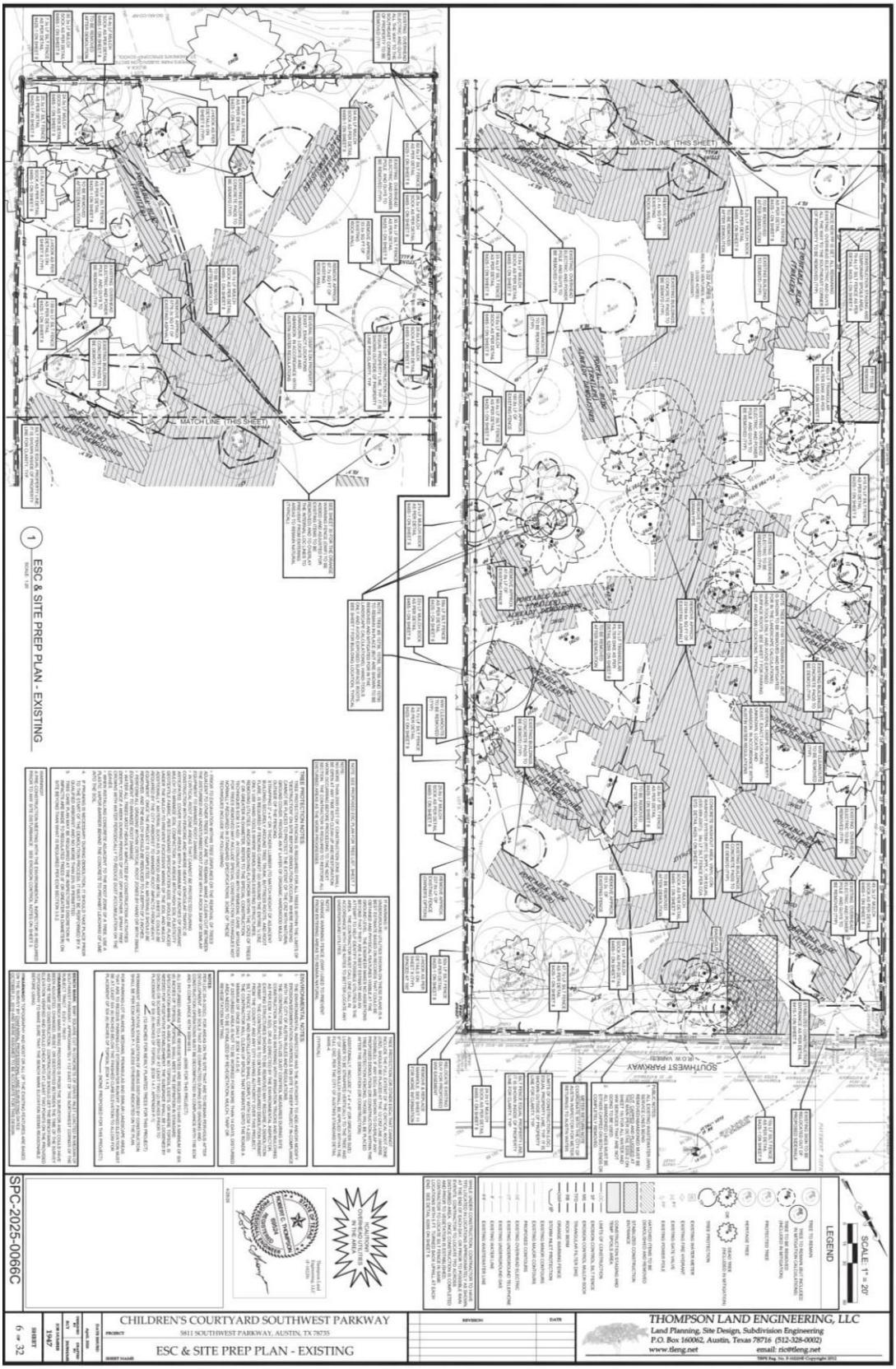
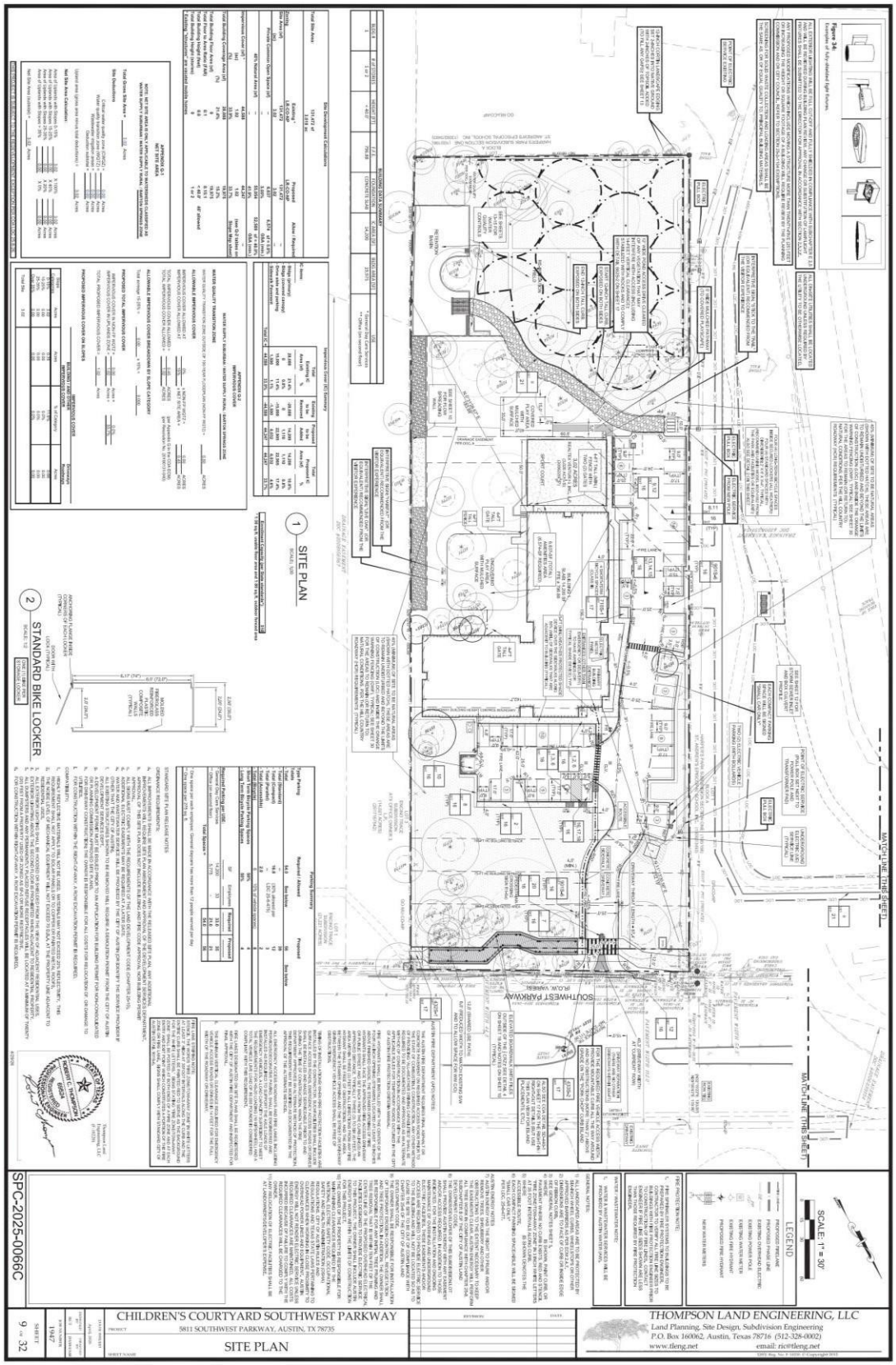


Exhibit 2. Proposed Development



Austin

MEMORANDUM

To:	Mariana Kreuger, Chair, and Commissioners of the Environmental Commission
From:	Liz Johnston, Environmental Officer Austin Watershed Protection
Date:	August 12, 2026
Subject:	**Site-Specific SOS Amendment for 5811 Southwest Parkway SPC-2025-0066C**

The purpose of this memorandum is to inform you that on the August 19, 2026, Environmental Commission agenda is a proposed amendment to the City's Save Our Springs ordinance and related variances to Chapter 25-8 of the Land Development Code. The ordinance is being brought forward to enable development at the site located at 5811 Southwest Parkway (SPC-2025-0066C). This action concerns land located in the Barton Springs Zone.

Project Description and Background

On January 31, 2019, City Council approved Resolution No. 20190131-040 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 development at 5811 Southwest Parkway.

The 3.026-acre site is an abandoned mobile home park with outdated septic systems and failing drain fields that were constructed several years before the property was annexed by the City of Austin. The septic fields are to be removed, and the new development will be utilizing public wastewater. The applicant is proposing a site-specific SOS amendment to allow for the proposed development of the site while providing on site water quality treatment, a small reduction in impervious cover, and native plantings.

The site is in the Edwards Aquifer Recharge Zone and Barton Springs Zone within the Barton Creek Watershed. The entire 3.026-acre site is located in uplands with no Critical Water Quality Zone (CWQZ) or Water Quality Transition Zone (WQTZ). There are also no Critical Environmental Features (CEFs) on the site. The existing impervious cover is 1.0258 acres or 44,683.848 square feet.

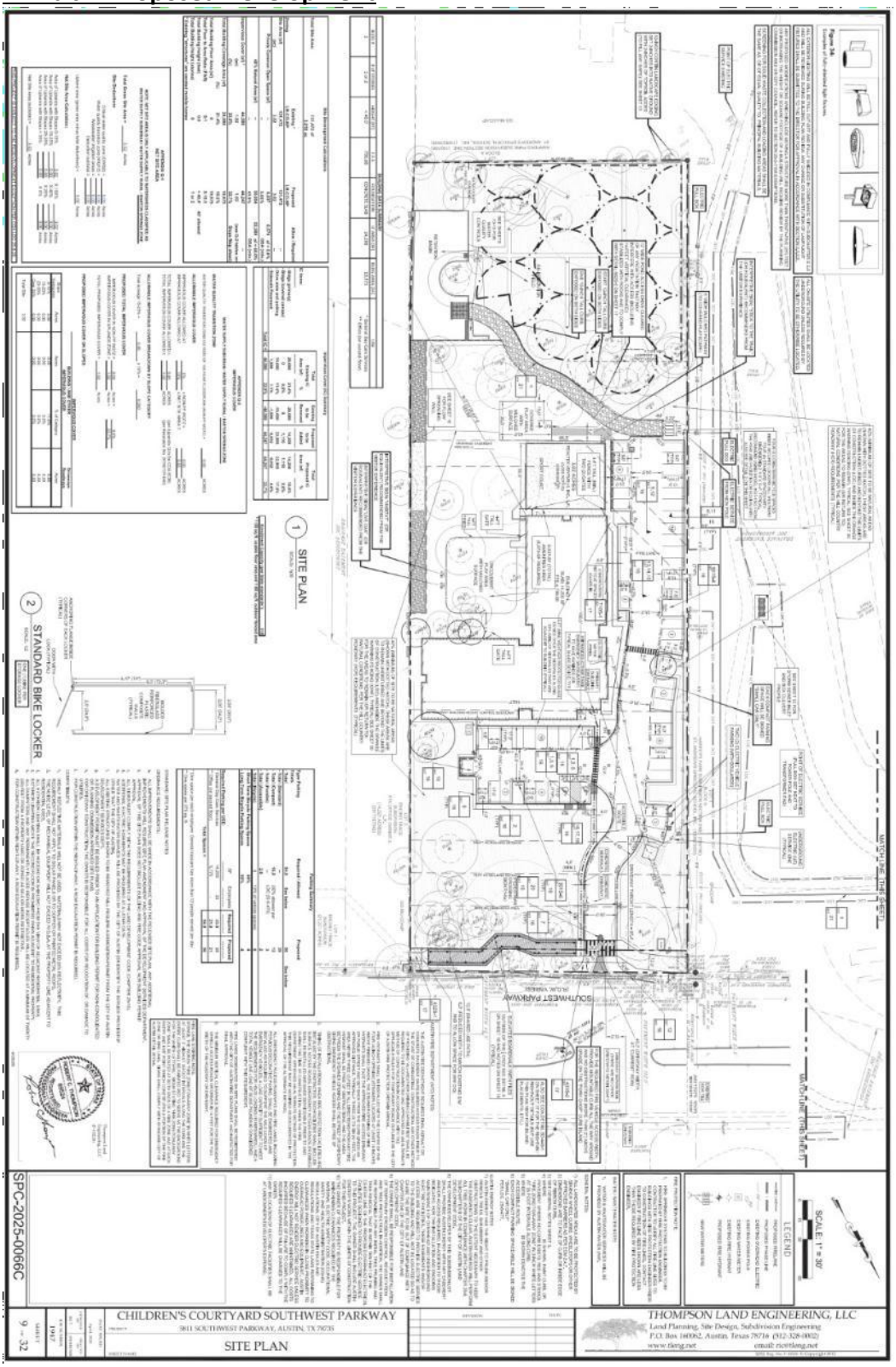
Date: August 12, 2026
Subject: Site-Specific SOS Amendment for 5811 Southwest Parkway SPC-2025-0066C

Exhibit 1. Existing Conditions for 5811 Southwest Parkway



Date: August 12, 2026
Subject: Site-Specific SOS Amendment for 5811 Southwest Parkway SPC-2025-0066C

Exhibit 2. Proposed Development



Date: August 12, 2026
Subject: Site-Specific SOS Amendment for 5811 Southwest Parkway SPC-2025-0066C

Summary of Code Amendment

The amendment under consideration is related to proposed development at 5811 Southwest Parkway that was submitted for review in February 2025. 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 3.026-acre site located at 5811 Southwest Parkway is an abandoned mobile home park. To redevelop the site as a childcare facility (commercial), the owner is committed to no expansion of impervious cover and standards that meet and exceed all the requirements of the Barton Springs Zone redevelopment ordinance. The owner is also committed to incorporating additional environmental and resource-efficient strategies integrated into a healthy landscape, clustered development and hardscapes to preserve undisturbed space and trees, use of native plant species, and no use of toxic pesticides and herbicides.

The SOS ordinance would limit the total impervious cover for the site to 15% Net Site Area (NSA) (0.4539 acres or 19,771.88 sqft). The proposed SOS amendment requests an impervious cover limit of 33.5% Gross Site Area (GSA) (1.01 acres or 43,995.60 sqft). The site currently has existing impervious cover of 33.9% (1.0258 acres or 44,683.848 sqft).

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 development of 5811 Southwest Parkway.

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

- Removal of an abandoned mobile home park with outdated septic systems and failing drain fields
- Construction of a childcare facility with a covered play area, sport court, and associated parking

Recommendation

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

- Small reduction in impervious cover from 33.9% to 33.5%
- SOS non-degradation water quality treatment for entire site
- Austin Energy Green Building rating of 2 star
- Bird friendly building design
- Integrated Pest Management
- No artificial turf

Date: August 12, 2026
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- Interpretive signage
- Complies with the Hill Country Roadway regulations
- Two electric charging stations
- Caliper inches of trees for mitigation has increased by 1 inch (3-inch to 4-inch)
- All disturbed areas are shown to be revegetated with 609S
- Landscape plants will be Texas native plantings

Should you have any questions or concerns, please contact Liz Johnston, Environmental Officer at Austin Watershed Protection, at Liz.Johnston@austintexas.gov or (512) 974-2619.

cc:
Jorge L. Morales, P.E., CFM, Director Austin Watershed Protection
Saul A. Nuccitelli II, P.E., Deputy Director Austin Watershed Protection

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RECOMMENDATION TO COUNCIL

Environmental Commission

Recommendation 20260819-002: 5811 Southwest Parkway Site-Specific SOS Amendment, C20-2026-008

WHEREAS, the Environmental Commission recognizes that the applicant, Thompson Land Engineering, has submitted a site-specific amendment to City Code Chapter 25-8, Subchapter A, Article 13 (Save Our Springs Initiative), as minimally required to address development at the site located at 5811 Southwest Parkway; and

WHEREAS, the Environmental Commission recognizes the site is located in Barton Creek Watershed, the Edwards Aquifer Recharge Zone, and Council District 8; and

WHEREAS, the Environmental Commission recognizes that staff recommends this site-specific amendment.

NOW, THEREFORE, BE IT RESOLVED, the Environmental Commission recommends the request for a site-specific amendment to City Code Chapter 25-8, Subchapter A, Article 13 with the following conditions:

Staff Conditions:

- Small reduction in impervious cover from 33.9% to 33.5%
- SOS non-degradation water quality treatment for entire site
- Austin Energy Green Building rating of 2 stars
- Bird-friendly building design
- Integrated Pest Management
- No artificial turf
- Interpretive signage
- Complies with the Hill Country Roadway regulations
- Two electric charging stations
- Caliper inches of trees for mitigation have increased by 1 inch (3-inch to 4-inch)
- All disturbed areas are shown to be revegetated with 609S
- Landscape plants 100% native

Environmental Commission Conditions:

- Work with the Texas Children in Nature Network to incorporate best practices for outdoor learning environments, including the use of playscapes made exclusively of natural materials

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- As part of the bird-friendly building design package, use native plants that feed or attract birds, such as Texas Red Mallow, Texas Persimmon, and American Beauty Berry
- Reduce the number of parking spaces to 18
- Overall reduction of on-site impervious cover to 25%
- Narrowing of the driveway to 20ft
- Increase of on-site tree planting to 40 or more trees, with the rest of the mitigation as indicated per staff conditions
- Inclusion of dark sky building practices

Date of Approval: August 19, 2026

Motioned By: Chair Krueger Seconded By: Commissioner Sullivan

Vote: 8-0

For: Chair Krueger, Vice Chair Bristol, Commissioner Brimer, Commissioner Changsut, Commissioner Fleury, Commissioner Luecke, Commissioner Morrison, Commissioner Sullivan

Against: None

Abstain: None

Off the dais: None

Absent: Secretary Qureshi, Commissioner Fierro

Attest: Mariana Krueger

Mariana Krueger, Chair

Code and Ordinances Joint Committee September 16th Meeting

Recommendations for 5811 Southwest Parkway Site-Specific SOS Amendment

The motion to approve staff recommendation to Planning Commission to grant a site-specific amendment to City Code Chapter 25-8, Subchapter A, Article 13 (Save Our Springs Initiative), as minimally required to address development at the site located at 5811 Southwest Parkway described in SPC-2025-0066C was approved on Commissioner Stern's motion, seconded by Commissioner Gannon on a vote of 4-0 with the following changes:

1. In an effort to reduce on site impervious cover and the number of parking spaces, the applicant must leverage carpool and vanpool planning for staff and parents, maximize the allowable compact parking spaces on site, and to narrow the width of the compact parking spaces to the smallest width practicable.
2. Strike the following recommendations from Environmental Commission: "Reduce the number of parking spaces to 18", "Overall reduction of on-site impervious cover to 25%", and "Narrowing of the driveway to 20ft".

Affordability Impact Statement

Site-Specific Save Our Springs (SOS) Amendment

Case number: C20-2026-008

Initiated by: Resolution No. 20190131-040

Date: 08/21/2026

Proposed Regulation

The Save Our Springs (SOS) Ordinance (Land Development Code (LDC) 25-8 Article 13) is a voter-approved city ordinance in Austin, Texas, designed to protect the Barton Springs and the Edwards Aquifer from pollution and overdevelopment in their watersheds. SOS requires that impervious cover within the zone is limited to 15% Net Site Area (NSA) and requires non-degradation water quality treatment.

The proposed development at 5811 Southwest Parkway is in the Barton Creek Watershed, in the Barton Springs Zone, and within the recharge zone of the Edwards Aquifer, and as such is subject to the requirements in the SOS Ordinance. The 3.026-acre site is currently an abandoned mobile home park with 33.9% impervious cover, outdated septic systems, and failing drain fields that were constructed several years before the property was annexed by the City of Austin. The owner is proposing to redevelop the site as a daycare facility (commercial) with a small reduction to 33.7% impervious cover, on site water quality treatment, native plantings, and additional environmental and resource-efficient strategies.

LDC 25-8-515 prohibits variances from the SOS Ordinance, meaning a site-specific amendment approved by a supermajority of the City Council is required to allow this redevelopment. Council initiated this process in 2019 through Resolution No. 20190131-040, directing staff to work with the applicant on a redevelopment approach that minimizes departure from code requirements while maximizing environmental protection and to return with an ordinance once a complete development application was filed.

The proposed amendment is a site-specific modification to LDC 25-8, Article 13 (Save Our Springs Initiative) that would provide only the minimally necessary allowances to enable the proposed redevelopment while maintaining environmental protection through additional strategies such as a small reduction in impervious cover, SOS non-degradation water quality treatment, native landscaping, energy-efficiency measures, and compliance with Hill Country Roadway regulations.

Land Use/Zoning Impacts on Housing Costs

The proposed changes would have a **neutral** impact on housing costs.

Although the proposed amendment applies only to environmental requirements, the redevelopment does impact land use. The site previously operated as a mobile home park, which typically provides lower-cost market housing. Even though it has been abandoned, converting the property to a commercial use removes land that once supported naturally occurring affordable housing and reduces the potential for lower-cost residential options in this area. However, the property is already zoned LR (Neighborhood Commercial), so the proposed commercial use aligns with its current zoning.

Impact on Development Cost

The proposed changes would have a **neutral** impact on development costs.

Impact on Affordable Housing

The proposed changes would have a **neutral** impact on affordable housing.

Overall Impact

The proposed changes would have **neutral** overall impact.

While the amendment is site-specific and limited to environmental regulations, the redevelopment results in a reduction in the area's potential affordable housing supply. The impact is small in scale but reflects a broader trend in which older, lower-cost housing sites are redeveloped for higher-value non-residential uses, narrowing opportunities for lower-income households to remain in high-opportunity locations.

Other Policy Considerations

None at this time.

Manager's Signature