City of Austin

Recommendation for Action

File #: 26-3144, **Agenda Item #:** 87. 11/19/2026

Posting Language
Conduct a public hearing and 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 located in the Barton Springs Zone. Funding: This item has no fiscal impact.

Lead Department
Austin Watershed Protection.

Fiscal Note
This item has no fiscal impact.

Prior Council Action:
January 31, 2019 - City Council approved Resolution No. 20190131-040, initiating site-specific amendments to Chapter 25-8, Subchapter A, Article 13 (*Save Our Springs Initiative*) as minimally required to address development at 5811 Southwest Parkway while maximizing environmental protection

September 24, 2026 - Postponed to November 5, 2026.

For More Information:
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Council Committee, Boards and Commission Action:
August 19th, 2026 - Recommended for approval with conditions by the Environmental Commission, 8-0.

September 16th, 2026 - Recommended for approval with conditions by the Codes and Ordinance Joint Committee, 4-0.

November 10th, 2026 – Recommended for approval by the Planning Commission, 13-0.

Additional Backup Information:
The site-specific amendment under consideration is related to proposed development at 5811 Southwest Parkway submitted for review in February 2025 (site plan permit SPC-2025-0066C). The property is located in the Barton Creek Watershed, in the Barton Springs Zone, within the recharge zone of the Edwards Aquifer, and is subject to City Code Chapter 25-8, Subchapter A, Article 13 (*Save Our Springs Initiative*) (SOS Ordinance).

The SOS Ordinance limits the total impervious cover for the site to 15 percent net site area (0.4539 acres or 19,771.88 square feet). The proposed site-specific amendment requests an impervious cover limit of 33.5 percent Gross Site Area (1.01 acres or 43,995.60 square feet). The site currently has existing impervious cover of 33.9 percent (1.0258 acres or 44,683.848 square feet).

The 3.026-acre site located at 5811 Southwest Parkway is an abandoned mobile home park with outdated septic systems and failing drain fields that were constructed several years before the property was annexed by the City of Austin. To redevelop the site as a childcare facility with a covered play area, sport court, and associated parking (commercial), the owner is committed to no expansion of impervious cover and adherence to 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 into a healthy, native landscape, with clustered development and hardscapes to preserve undisturbed space and trees, use of native plant species, and no use of toxic pesticides or herbicides. Additionally, the failing septic fields are to be removed and the new development will be utilizing public wastewater.

City Code Section 25-8-515 (*No Exemptions, Special Exceptions, Waivers or Variances* prohibits variances from the SOS Ordinance. Therefore, 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.

Staff recommends approval of the proposed amendment with the following conditions:

- Maximum impervious cover is 33.5%;
- Compliance with SOS Ordinance non-degradation requirements for water quality treatment for the entire site;
- All buildings on the property shall achieve a two-star or greater rating under the current Austin Energy Green Building (AEGB) program;
- Bird friendly building design
- Implementation of an Integrated Pest Management plan;
- Artificial turf on the property is prohibited;
- Interpretive signage required;
- Compliance with City Code Chapter 25-2, Subchapter C, Article 11 (*Hill Country Roadway Requirements*);
- Two electric vehicle charging stations required on-site;
- Caliper inches of trees for mitigation increased by one inch (three-inch to four-inch)
- All disturbed areas must be revegetated in compliance with Standards Specification Manual Item No. 609S (*Native Seeding and Planting for Restoration 1-4-16*); and
- All landscape plants must be Texas native plantings.

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