5811 Southwest Parkway Site-Specific SOS Amendment

SPC-2025-0066C

Austin Watershed Protection | November 19, 2026

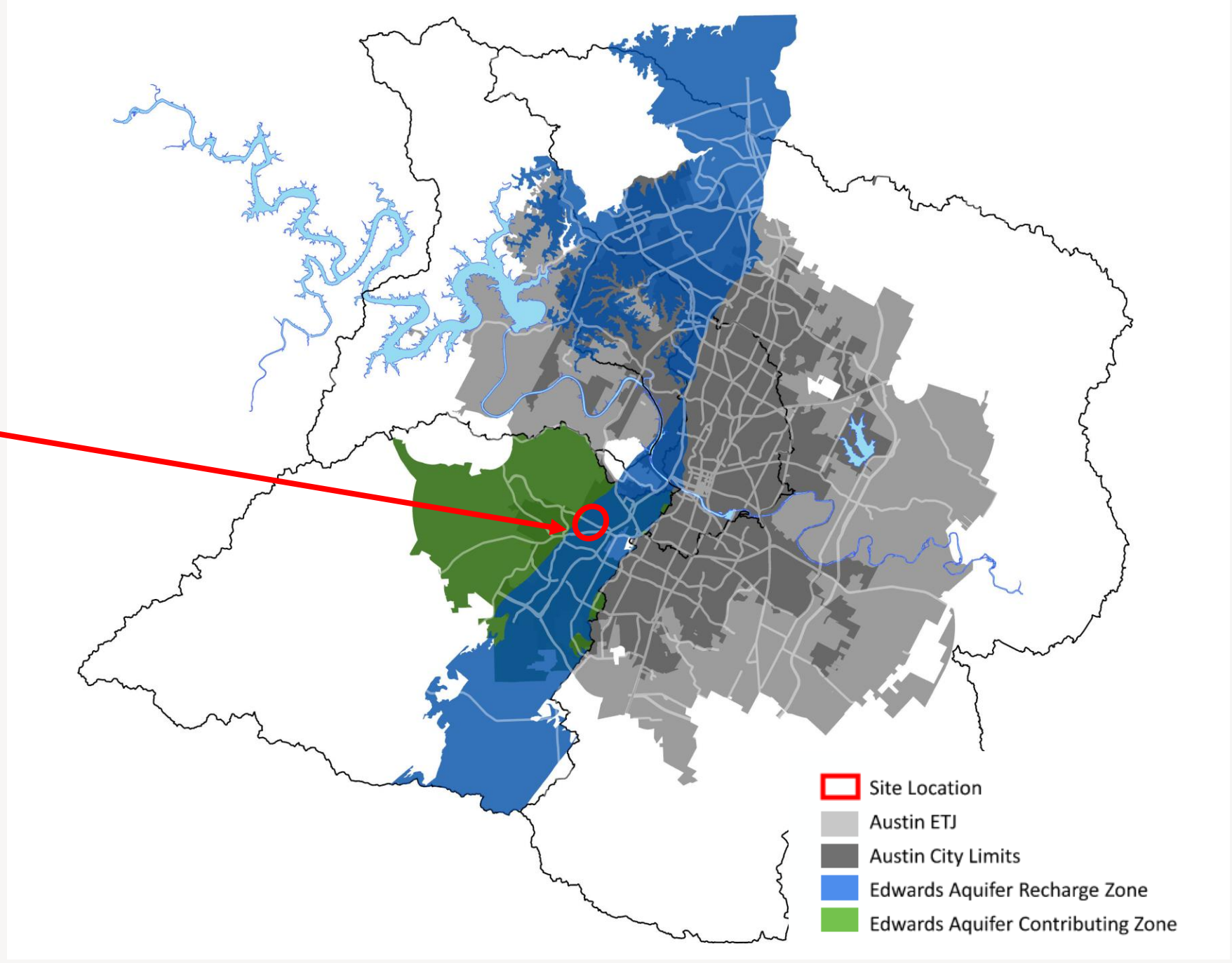
SOS Amendment

- 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 #20190131-040 on January 31st, 2019

"The City Council initiates site specific amendments to the Land Development Code, including Chapter 25-8, Subchapter A, Article 13 (Save Our Springs Initiative), as minimally required to address proposed redevelopment of the 3.026-acre site located at 5811 Southwest Parkway."

The Site

SPC-2025-0066C



Site Features

- Barton Creek Watershed
- Barton Springs Zone Classification
- Edwards Aquifer Recharge Zone
- Full Purpose Jurisdiction
- Council District 8
- All uplands (no Critical Water Quality Zone (CWQZ); no Water Quality Transition Zone (WQTZ)
- No Critical Environmental Features (CEFs)
- 3.026 Acres
- Existing Impervious Cover 33.9% (1.0258 acres or 44,683.848 sqft)

The Site



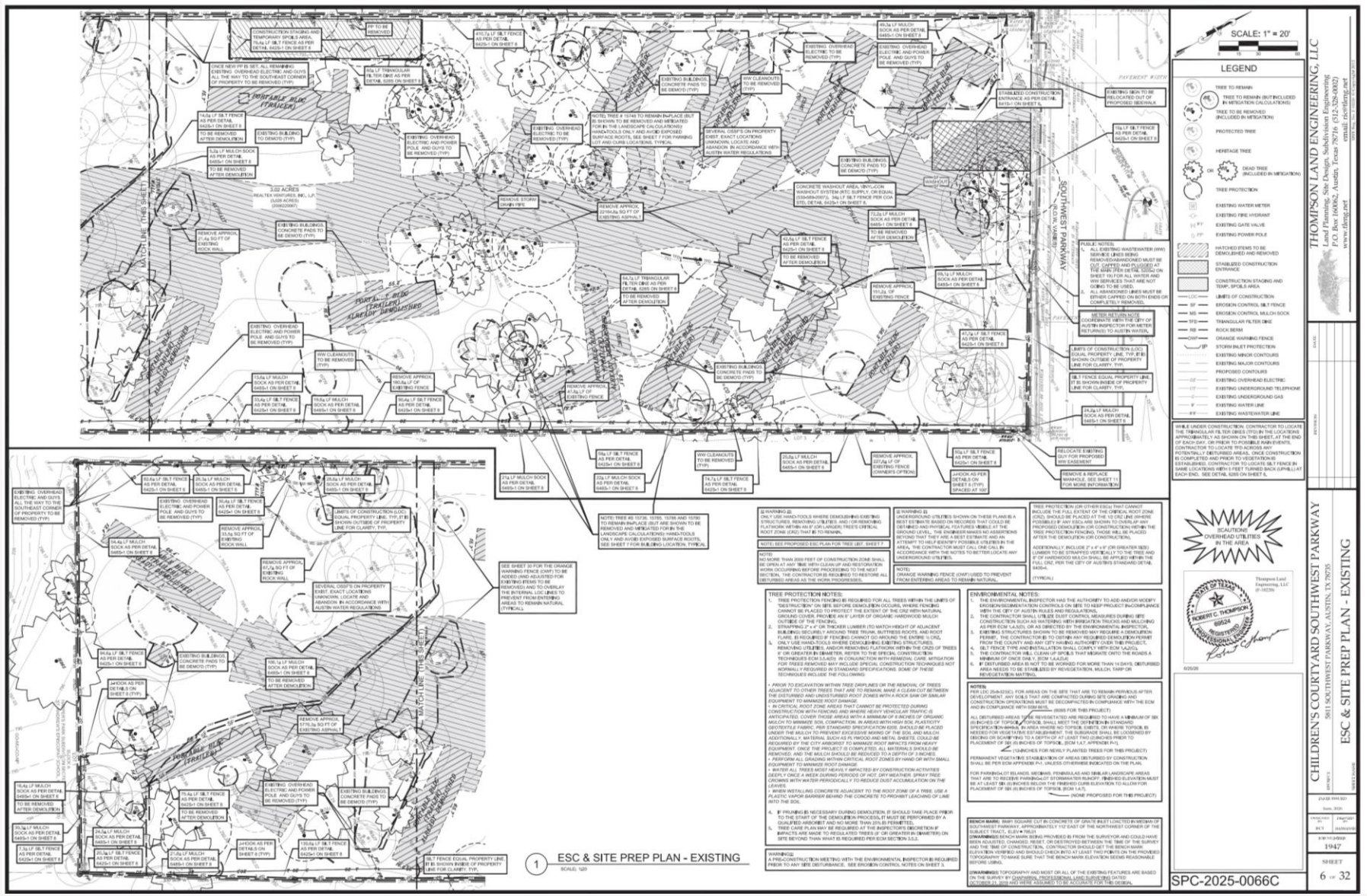
Background

- Originally developed as a mobile home park in the 70's before the passage of the SOS Ordinance
- No water quality treatment provided and wastewater treatment was provided with septic system
- Site struggled with outdated septic systems and failing drain fields
- Redevelopment of the site was not possible using the 25-8-26 (*Redevelopment Exception in the Barton Springs Zone*) due to residential use
- SOS Amendment initiated by City Council in 2019

The Site


Aerial Image
SOUTHWEST PKWY
SOUTHWEST PKWY
SOUTHWEST PKWY

The Site

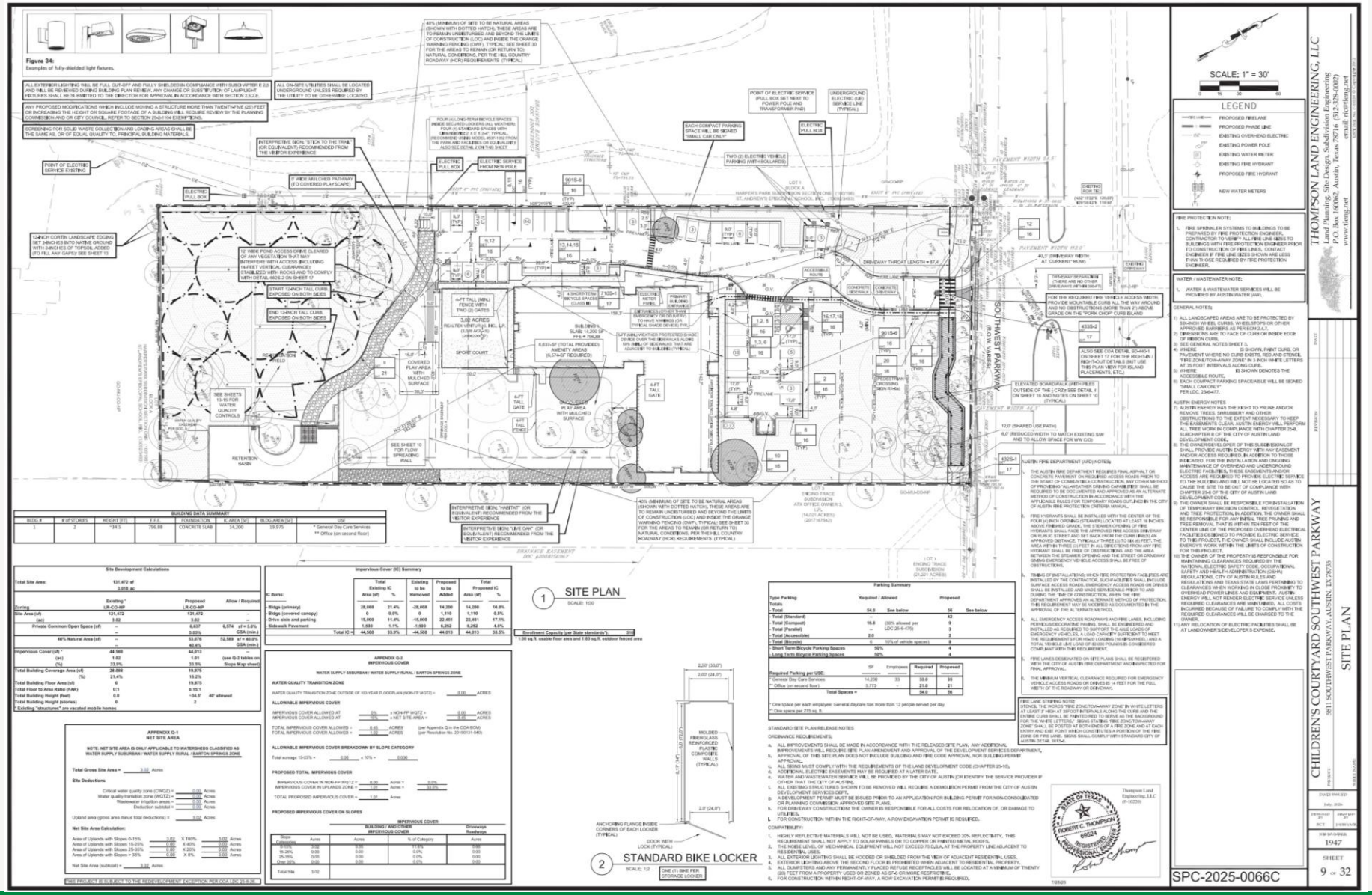

SCALE: 1" = 20'
LEGEND
SOUTHWEST PARKWAY
CHILDREN'S COURTYARD SOUTHWEST PARKWAY
5811 SOUTHWEST PARKWAY, AUSTIN, TX 78735
ESC & SITE PREP PLAN - EXISTING
THOMPSON LAND ENGINEERING, LLC
SPC-2025-0066C
1 ESC & SITE PREP PLAN - EXISTING

SOS Initiating Resolution

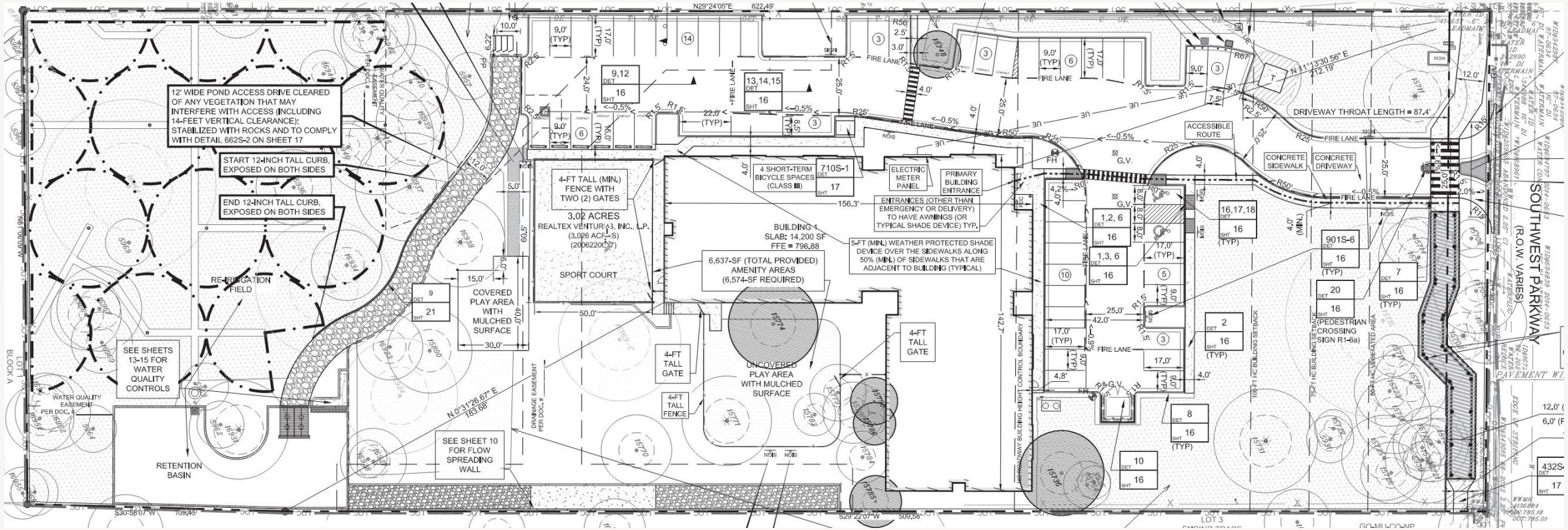
- January 31, 2019: City Council initiates a site-specific amendment to the Land Development Code, including Chapter 25-8, Subchapter A, Article 13 (Save Our Springs Initiative), as minimally required to address proposed redevelopment of 5811 Southwest Parkway.

- Once a complete application for development has been filed by representatives of 5811 Southwest Parkway (submitted February 2025), the City Manager is directed to work with the applicant to minimize departure from code requirements while maximizing environmental protection and return to Council with an ordinance that:
  a) allows for no increase in existing impervious cover on the site;
  b) if feasible, identifies ways to decrease the amount of impervious cover;
  c) provides water quality treatment consistent with City Code Section 25-8-26 (*Redevelopment Exception in the Barton Springs Zone*) for all redevelopment areas and to the extent feasible for the entire site;
  d) incorporates additional environmental and resource-efficient strategies; and
  e) preserves the requirements of the Hill Country Roadway regulations.

Proposed Development

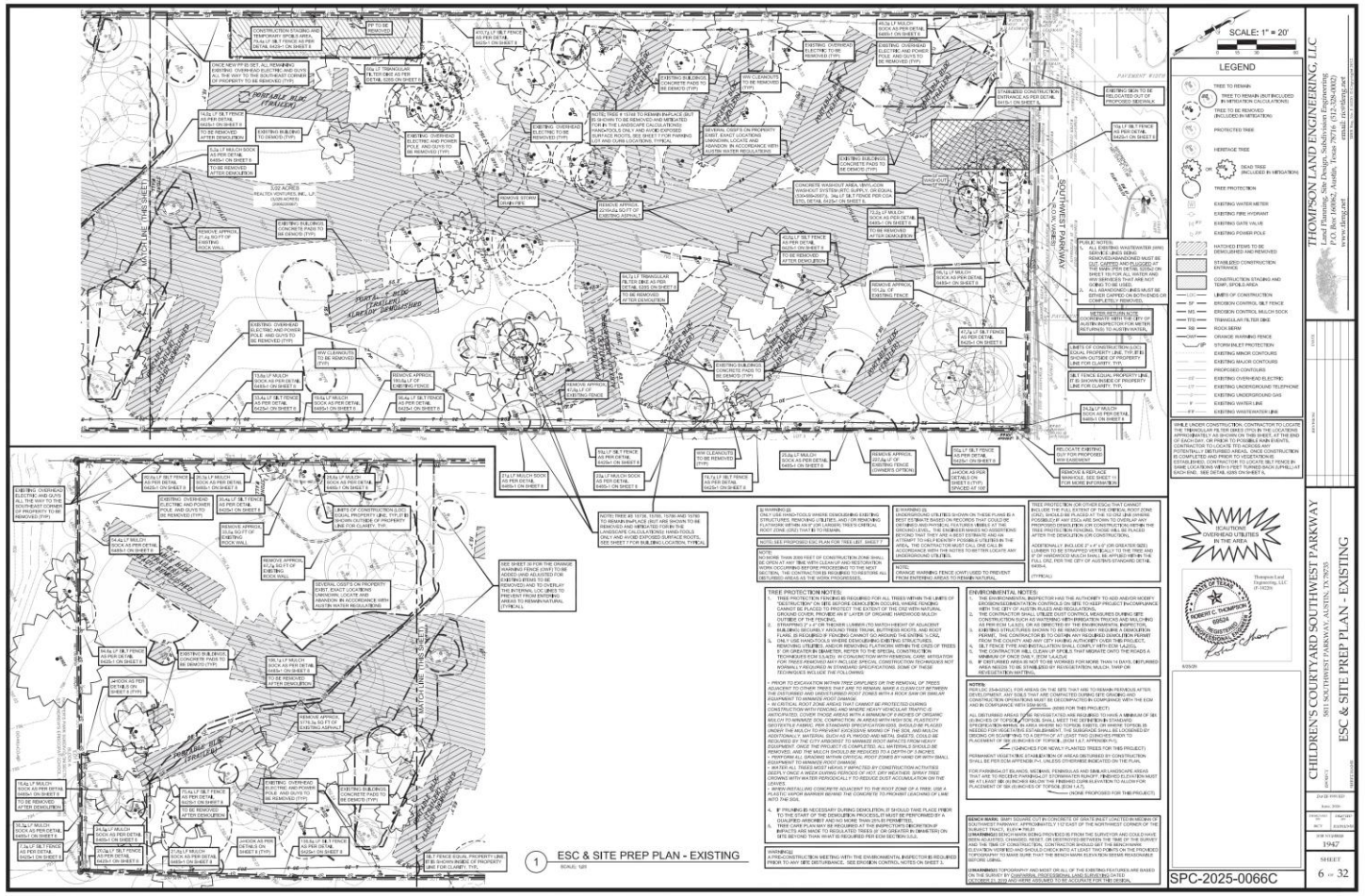


Proposed Development



SOS Amendment

- SOS requirement for impervious cover limited to 15% Net Site Area (NSA) (0.4539 acres or 19,771.88 sqft)
- Proposed impervious cover reduced from 33.9% to 33.5% Gross Site Area (GSA) (1.01 acres or 43,995.60 sqft)



Staff Recommendation

Staff recommends approval of the site-specific SOS amendment with the following 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 star
- Bird friendly building design
- Integrated Pest Management
- No artificial turf
- Interpretive signage
- Complies with the Hill Country Roadway regulations

Staff Recommendation

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

- 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 100% native

Boards and Commissions Review Schedule

Meeting	Date
Environmental Commission: Recommended with conditions, 8-0	August 19, 2026
Codes and Ordinances Joint Committee: Recommended with conditions, 4-0	September 16, 2026
Planning Commission: Recommended for approval, 13-0	November 10, 2026
City Council: Considered and action	**November 19, 2026**

Questions?

Contact Information:

Leslie Lily (WPD)

leslie.lily@austintexas.gov

Sean Watson (WPD)

sean.watson@austintexas.gov