ORDINANCE NO. _____

AN ORDINANCE AMENDING CITY CODE SECTION 25-8-514 TO REDEVELOPMENT OF THE PROPERTY LOCATED AT 5811 SOUTHWEST PARKWAY AND ESTABLISHING CONDITIONS FOR THE PROJECT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The ordinance grants a site-specific Code amendment necessary to allow redevelopment of 5811 Southwest Parkway in the Barton Springs Zone, subject to Site Plan Number SPC-2025-0066C (Project).

PART 2. IMPERVIOUS COVER

City Code Section 25-8-514 (*Pollution Prevention Required*) is amended to allow impervious cover in excess of 15 percent for the Project.

PART 3. CONDITIONS.

Development of the Project as authorized by this ordinance is subject to the following conditions:

(A) The maximum impervious cover is 33.5 percent.

(B) The Project will provide compliant SOS non-degradation water quality treatment for all impervious cover.

(C) The Project will improve water quality treatment by utilizing native plants and trees for all exterior plantings to reduce water demand and fertilizer usage, which will limit runoff and pollution.

(D) For each tree proposed to be planted for mitigation, an additional caliper inch will be added above what is required for mitigation.

(E) All disturbed areas shall be revegetated in compliance with Standards Specification Manual Item No. 609S (*Native Seeding and Planting for Restoration 1-4-16*).

(F) All buildings shall achieve a two-star or greater rating under the Austin Energy Green Building (AEGB) program using the applicable rating in effect at the time a rating registration application is submitted for the building.

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(G) All buildings shall comply with the most current AEGB program Bird Collision Deterrence criteria available.

(H) An Integrated Pest Management Plan is required for the entire site.

(I) Artificial turf is prohibited in all exterior areas on the site.

(J) Interpretative signage is required for environmental features on the site including but not limited to water quality features and native vegetation.

PART 4. This ordinance takes effect on _____, 2026.

PASSED AND APPROVED

§
§
_____, 2026 §

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____

Deborah Thomas
City Attorney

Erika Brady
City Clerk

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