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23           **WHEREAS**, the proposed 7610 Old Bee Caves Road development has  
24 applied for affordable housing funding through a bond reservation issued by the  
25 Travis County Housing Finance Corporation (TCHFC), and affordable housing  
26 funding applications are time-sensitive; and

27           **WHEREAS**, 7610 Old Bee Caves Road is part of the Oak Hill Imagine  
28 Austin Center; and

29           **WHEREAS**, 7610 Old Bee Caves Road is serviced by the CapMetro North  
30 Oak Hill Pickup shuttle service, which offers affordable, on-demand transportation  
31 to nearby destinations including HEB, CommUnityCare Health Center, Seton  
32 hospital, YMCA, Goodwill, NXP, AMD, Oak Hill Elementary School, the Travis  
33 County Oak Hill Community Center, and the Austin Community College Pinnacle  
34 campus, where riders can catch a non-stop flyer route to downtown, the Capitol,  
35 and the University of Texas; and

36           **WHEREAS**, the Save Our Springs Initiative ordinance (City Code Chapter  
37 25-8, Subchapter A, Article 13, or SOS Ordinance) is vital to protecting Barton  
38 Springs and the Edwards Aquifer; and

39           **WHEREAS**, the SOS Ordinance applies to nearly the entirety of District 8;  
40 and

41           **WHEREAS**, alongside the City's firm commitment to the SOS Ordinance  
42 and long-standing tradition of environmental stewardship, there is also a need for  
43 consideration of unique opportunities to help address the severe lack of affordable  
44 housing in District 8; and

45           **WHEREAS**, the proposed 7610 Old Bee Caves Road affordable housing  
46 development may require variances to allow minimal modifications related to cut

and fill and a site-specific SOS amendment to allow modest flexibility regarding impervious cover; and

**WHEREAS**, the proposed 7610 Old Bee Caves Road affordable housing development would be required to fully meet the non-degradation water quality requirements of the SOS ordinance, as well as preserve the heritage tree on-site; and

**WHEREAS**, the current owner of the tract is interested in providing additional environmental benefits by:

- Complying with dark skies regulations
- Providing electrical vehicle charging stations
- Meeting at least Austin Green Builder 2-Star standards; and

**WHEREAS**, approval of this Resolution will help with the timeline of potential funding of this development and the creation of much-needed affordable housing in District 8; and

**WHEREAS**, approval of this Resolution simply initiates a process and fully preserves Council's normal legislative ability to approve, deny, or condition a site-specific SOS amendment at the time City staff brings a draft ordinance back to Council; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

Council initiates site-specific variances and amendments to the City Code Title 25 (Land Development), including site-specific amendments to City Code Chapter 25-8, Subchapter A, Article 13 (Save Our Springs Initiative), as minimally required to allow for the completion of the proposed affordable housing development, which is planned by the owner to be 100-percent comprised of affordable units, at 7610 Old Bee Caves Road; and

72 **BE IT FURTHER RESOLVED:**

73  
74 The City Manager is directed to work with the representatives of the  
75 development proposed at 7610 Old Bee Caves Road, and once a substantially  
76 complete application for a site plan has been filed for this development, conduct  
77 appropriate determinations and return to Council with an ordinance that minimizes  
78 departures from City Code requirements while maximizing environmental  
79 protection at the site and requires the proposed development to minimize  
80 impervious cover and fully meet SOS non-degradation treatment standards; and

81 **BE IT FURTHER RESOLVED:**

82  
83 This Resolution in no way binds or directs funding decisions of the Austin  
84 Housing Finance Corporation related to this proposed development or any other  
85 proposal; and

86 **BE IT FURTHER RESOLVED:**

87 The City Manager is directed to process the site-specific amendments to City  
88 Code Chapter 25-8, Subchapter A, Article 13 and related variances through the  
89 standard public review process, including Boards & Commissions, and to bring a  
90 draft ordinance back to Council for consideration by August 2024, or as soon as  
91 staff is able to review the substantially complete site plan and recommend and  
92 process site-specific amendments and/or variances.

93  
94 **ADOPTED:** \_\_\_\_\_, 2023 **ATTEST:** \_\_\_\_\_

95 Myrna Rios  
96 City Clerk  
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