



# **Watershed Protection Ordinance (WPO): Stakeholder Meeting Development Patterns & Greenways**

**January 6, 2012**

# Meeting Objective

**Identify potential opportunities and challenges for protecting riparian areas using parkland dedication, transfers of development rights, and redevelopment.**



# Meeting Agenda

- **Introductions [5 min]**
- **Summary of feedback from last meeting [10 min]**
- **Present topics for breakout session [15 min]**
  - **Parkland Dedication**
  - **Transfers of Development Rights**
  - **Redevelopment**
- **Breakout Session – Discuss potential opportunities and challenges for each topic [70 min]**
- **Full Group Review – Summarize potential opportunities and challenges for each topic [20 min]**

# **Summary of Feedback**

## **Discussion Group Topics:**

- **Parks, Trails & Environmental Impacts**
- **Subdivision/Development Patterns**
- **Transportation/Connectivity**

# Summary of Feedback

## **Common Ground:**

- **Incentives**

**Ex: Increased Credits, Cost offsets, Design flexibility**

- **Flexibility**

**Ex: Lot size, Set backs, Road & ROW width/geometry**

- **Comprehensive Buffer Function**

**Ex: Revegetation requirements, Trail design criteria,  
Maintenance Agreements**

- **Coordination**

**Ex: COA Purchase Open Space, Coordinate regs with County**

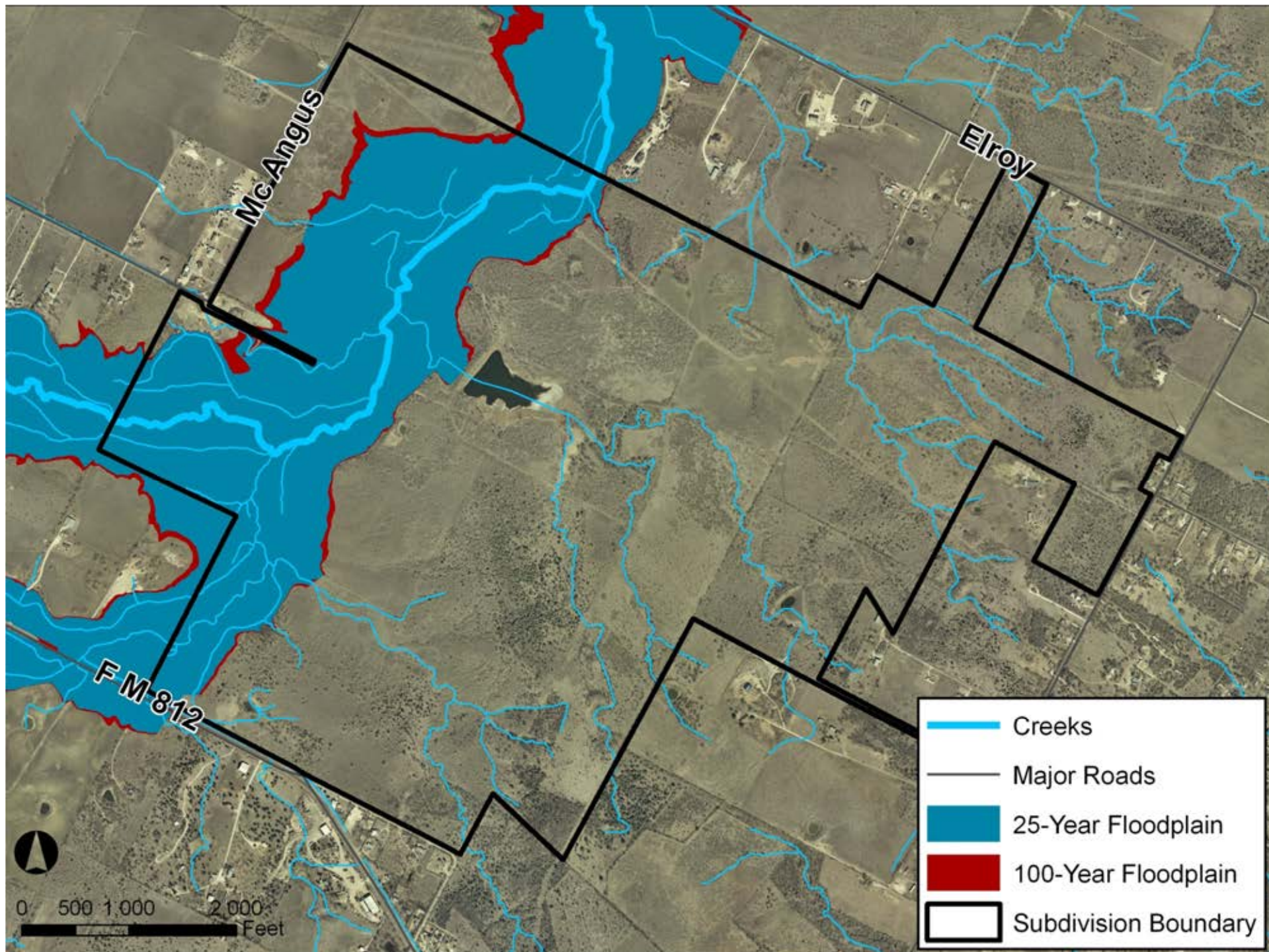
# **Parkland Dedication Ordinance**

- **Required for residential subdivisions and site plans with 3 or more dwelling units**
- **Option 1: Dedicate land**
  - **5 acres for every 1,000 residents**
  - **50% credit for 100-year floodplain (no credit for 25-year)**
  - **Up to 50% credit for privately-owned and maintained parkland that is open to the public**
- **Option 2: Payment instead of land**
  - **\$650 per dwelling unit**
  - **Used for the acquisition or improvement of parks that will benefit the residents of the development**
- **At discretion of Parks and Recreation Department**

# **Parkland Dedication Ordinance**

- **How might future parkland acquisition support community goals for trails & watershed protection?**
- **Potential options**
  - **Allow partial credit for areas in the 25-year floodplain [stakeholder suggestion]**
  - **Develop the “Critical Areas Map” to identify high priority corridors**



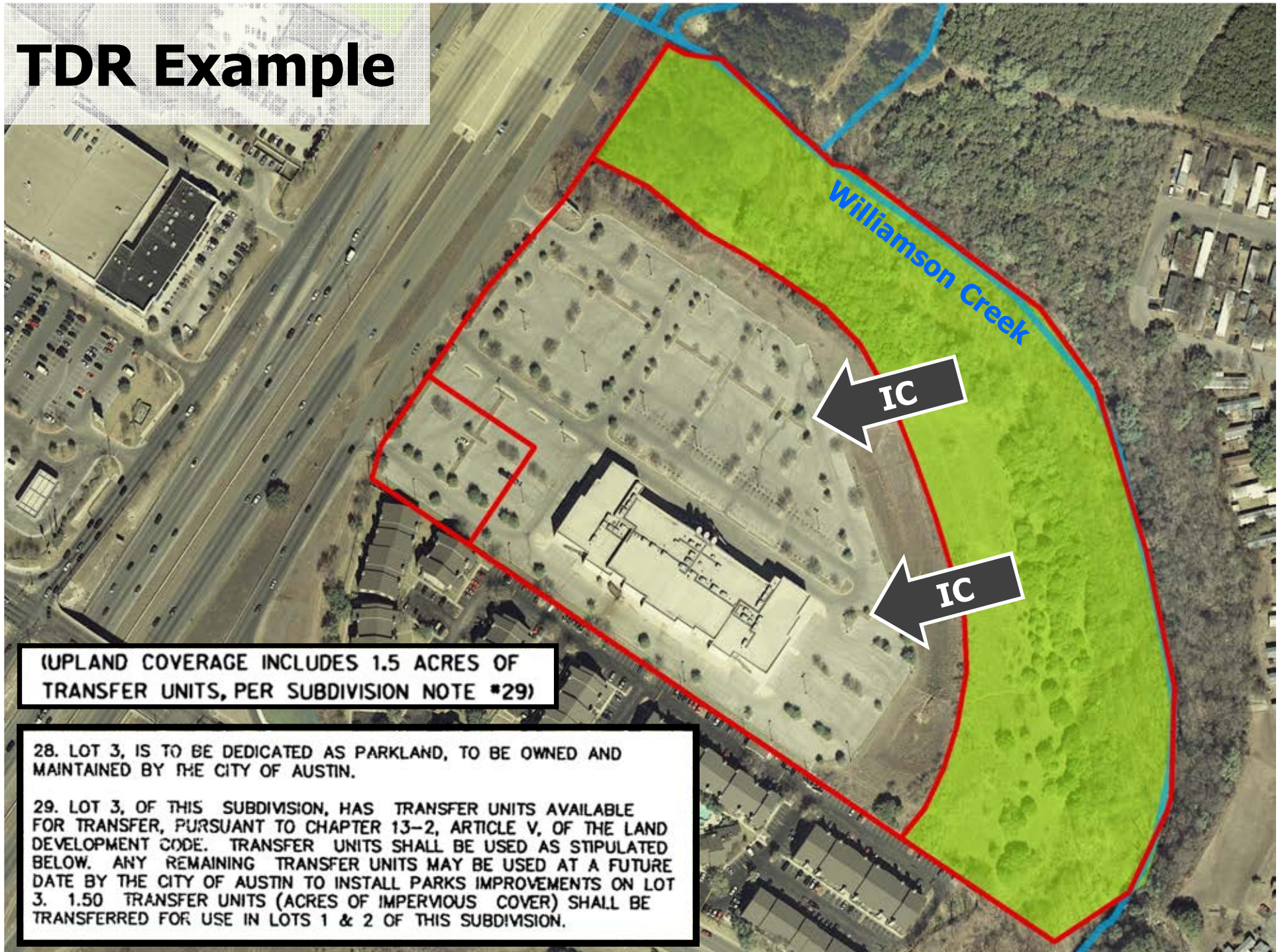




# **Transfers of Development Rights (TDR)**

- **Developments in watersheds outside of the Barton Springs Zone may increase impervious cover by transferring development intensity**
- **In Suburban watersheds:**
  - **20,000 sq. ft. of IC can be transferred to the uplands for every acre of creek setback dedicated fee simple to the City**
  - **Also provisions for CEF setbacks, golf courses, & wastewater irrigation**
- **Can be used on the same tract or another off-site tract**
  - **Receiving tract must be within one mile of the transferring tract**
  - **Must plat tracts concurrently & transfer all development intensity**
  - **File a restrictive covenant that runs with transferring tract**

# TDR Example





# **Transfers of Development Rights (TDR)**

- **How do we encourage more developments to take advantage of this tool?**
- **Potential options**
  - **Allow transfers for upland floodplain areas**
  - **Increase impervious cover credit for transfers**
  - **Allow different types of credit (e.g., smaller lot sizes, increased height) instead of just impervious cover**
  - **Adjustments to streamline process**

# Redevelopment

- **Current Redevelopment Exception exempts project from requirements of 25-8 Subchapter A (Water Quality) if:**
  - **Impervious cover is not increased**
  - **Water quality controls are provided for the redevelopment**
  - **Meets additional requirements for neighborhood plan compatibility and vehicle trips**
- **Otherwise compliance with all of 25-8 Subchapter A is triggered (e.g., creek buffers, cut & fill, CEFs, etc.)**
- **Sites within the Drinking Water Protection Zone may only redevelop 25% of existing impervious cover**
- **Separate option for the Barton Springs Zone requires ponds and/or off-site mitigation to meet intent of SOS**





**Crescent Machinery  
East Bouldin Creek**

# Redevelopment

- **How can we encourage redevelopment projects to reduce encroachment of the creek?**
- **Potential options**
  - **Add a provision to prevent increased encroachment of creek setbacks (language already included in BSZ Redevelopment Exception)**
  - **Allow additional impervious cover under exception (up to zoning or watershed limit) in exchange for restoring a limited creek setback**
  - **Extend a version of BSZ Redevelopment Exception to the rest of the Drinking Water Protection Zone**

# **Breakout Groups**

## **1. Find a table**

- **Tables will discuss all three topics**

## **2. Write down your ideas**

## **3. Be as specific as possible**

## **4. Summarize ideas to share with the group**

# Adoption Schedule

## **Stakeholder Meetings**

Sep 2011 – April 2012

(Meetings approx. every two weeks)

- |  |                      |
|--|----------------------|
| 1. Creek Protection  | Sep 9, 23, Oct 7     |
| 2. Floodplain Protection   | Oct 21, Nov 4, Dec 2 |
| 3. Development Patterns & Greenways                                | Dec 16, Jan 6        |
| 4. Improved Stormwater Controls                                    | Jan 20, Feb 3, 17    |
| 5. Mitigation Options (DDZ) +<br>Rule Simplification & Flexibility | Mar                  |
| 6. Draft Ordinance   | Apr                  |

## **Boards & Commissions**

May – June 2012

## **City Council**

August 2012

## **Travis County Commissioner's Court**

Fall 2012



# Contact Information

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