



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:

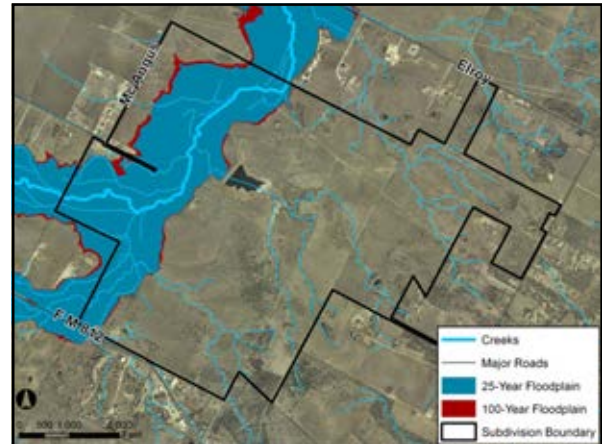
- **Incentives**
Ex: Increased Credits, Cost offsets, Design flexibility
- **Flexibility**
Ex: Lot size, Set backs, Road & ROW width/geometry
- **Comprehensive Buffer Function**
Ex: Revegetation requirements, Trail design criteria, Maintenance Agreements
- **Coordination**
Ex: COA Purchase Open Space, 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**

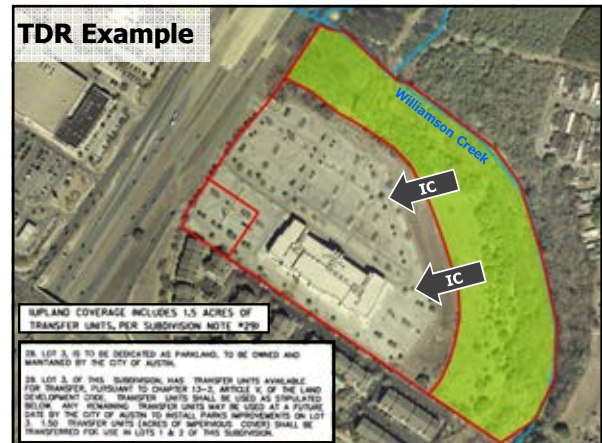
Parkland Dedication Ordinance

- 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



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



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) + Rule Simplification & Flexibility	Mar
6. Draft Ordinance	Apr

Boards & Commissions	May – June 2012
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City Council	August 2012
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Travis County Commissioner's Court	Fall 2012
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Contact Information

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