

Development Patterns & Greenways: Ordinance Proposal

- **PUD Tier 2 zoning elements** (10 → 23 options)
- Improve **transfers of development rights** options
- Expand the **Redevelopment Exception**
- Facilitate **small roadway projects** (less than 5,000 square feet)

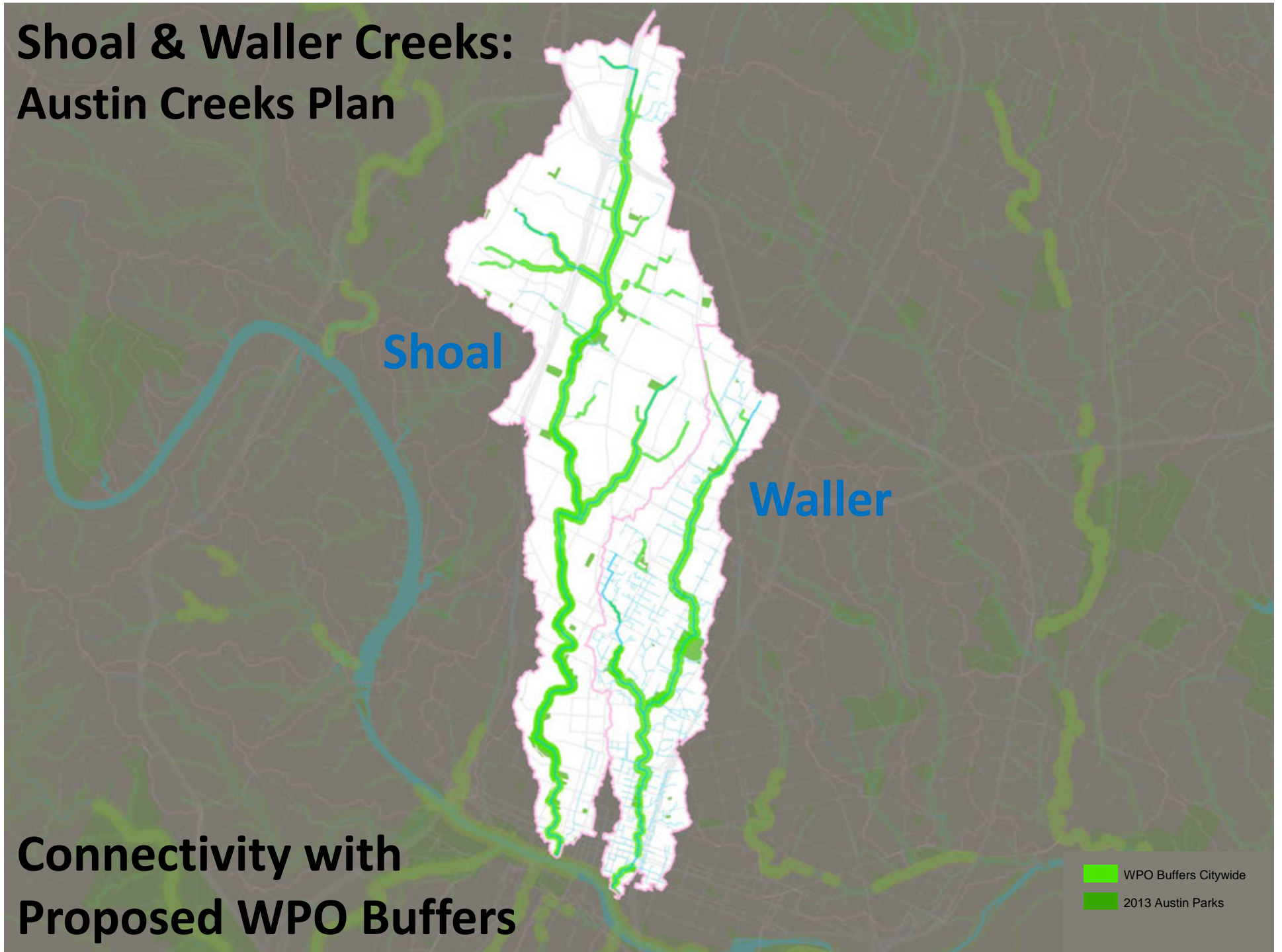
Shoal & Waller Creeks: Austin Creeks Plan

Shoal

Waller

Connectivity with
Proposed WPO Buffers

WPO Buffers Citywide
2013 Austin Parks



Improved Stormwater Controls

"Improve permanent stormwater controls to better moderate runoff and help reduce streambank erosion."

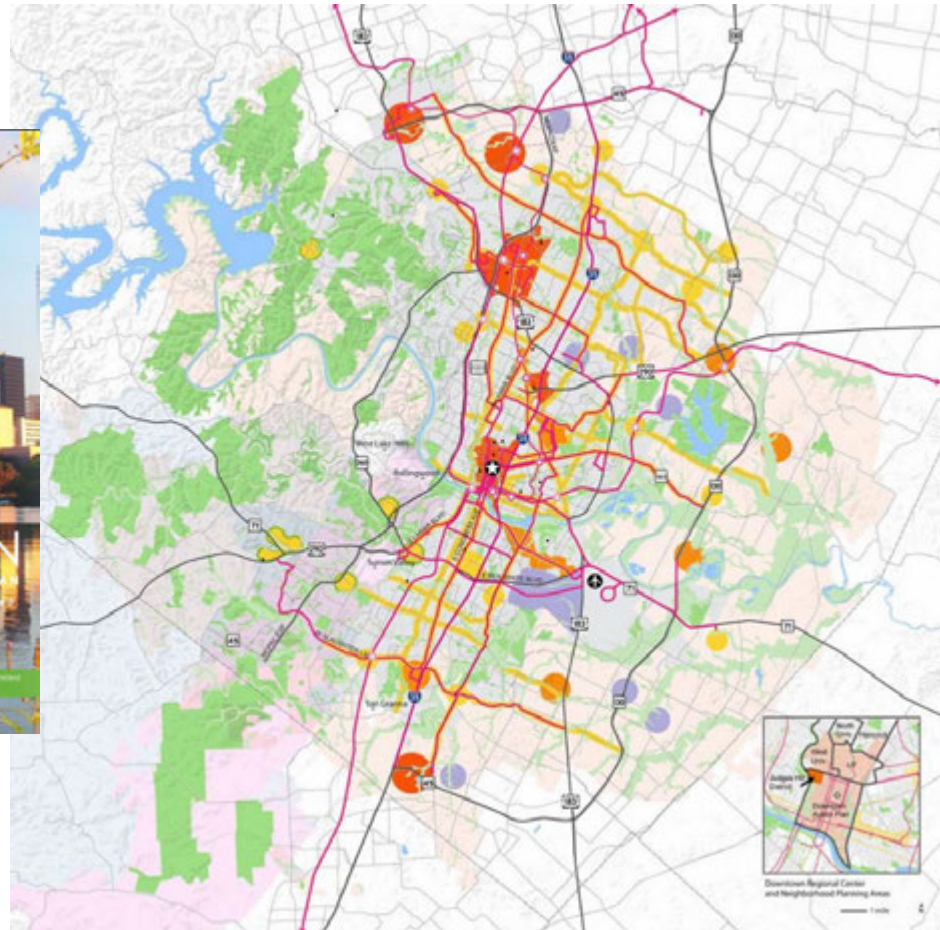


Improved Stormwater Controls: Ordinance Proposal

- Adjust threshold for requiring **water quality controls** (5,000 square feet of impervious cover)
- Allow “**stacking**” of water quality and flood controls
- Require **accessibility** for maintenance & inspection
- 3rd party inspection for **subsurface controls**

Mitigation Options

"Explore better ways to regulate the modification of floodplains, including options for off-site mitigation for developments in areas that are planned for higher density developments."



Mitigation Options: Ordinance Proposal

- New **floodplain modification** mitigation options
- New **redevelopment** options in Water Supply watersheds (e.g., Lake Austin, Bull Creek)
- Evaluate options for **centers and corridors** in the Imagine Austin Code revision process

Simplify Regulations

"Simplify development regulations where possible and minimize the impact of any changes on individual and collective abilities to develop land."

ELEMENT	DESIRED DEVELOPMENT ZONE			DRINKING WATER PROTECTION ZONE		
	Urban	Suburban City Limits	Suburban N. Edwards/ ETJ	Water Supply Suburban	Water Supply Rural	Barton Springs Zone
Watershed Classification						
Minor	64 ac.	320 - 640 ac.	320 - 640 ac.	128 - 320 ac.	64 - 320 ac.	64/128 - 320 ac.
Intermediate	64 ac.	640 - 1280 ac.	640 - 1280 ac.	320 - 640 ac.	320 - 640 ac.	320 - 640 ac.
Major	64 ac.	over 1,280 ac.	over 1,280 ac.	over 640 ac.	over 640 ac.	over 640 ac.
Critical Water Quality Zone						
Minor	50 - 400 ft.	50 - 100 ft.	50 - 100 ft.	50 - 100 ft.	50 - 100 ft.	50 - 100 ft.
Intermediate	50 - 400 ft.	100 - 200 ft.	100 - 200 ft.	100 - 200 ft.	100 - 200 ft.	100 - 200 ft.
Major	50 - 400 ft.	200 - 400 ft.	200 - 400 ft.	200 - 400 ft.	200 - 400 ft.	200 - 400 ft.
Water Quality Transition Zone						
Minor	None	100 ft.	100 ft.	100 ft.	100 ft.	100 ft.
Intermediate	None	200 ft.	200 ft.	200 ft.	200 ft.	200 ft.
Major	None	300 ft.	300 ft.	300 ft.	300 ft.	300 ft.

Simplify Regulations: Ordinance Proposal

- Provisions were included to **minimize impacts** on the ability to develop, especially in Suburban watersheds
 - Eliminate Water Quality Transition Zone
 - Gross site area
 - Buffer averaging
- Eliminate the **Boundary Street Deduction**
- Numerous **clarifications & corrections** of existing code

Impact Analysis: Suburban Watersheds

- Analysis for undeveloped properties shows:
 - Minor gain (**4-5%**) in average impervious cover
 - Majority of properties (**70%**) are not affected
 - Majority of affected sites are within a range of +/-25 percent for impervious cover impact
 - Site-specific factors will affect each site differently
- Affordability Impact Statement assessment
 - Negative and positive impacts

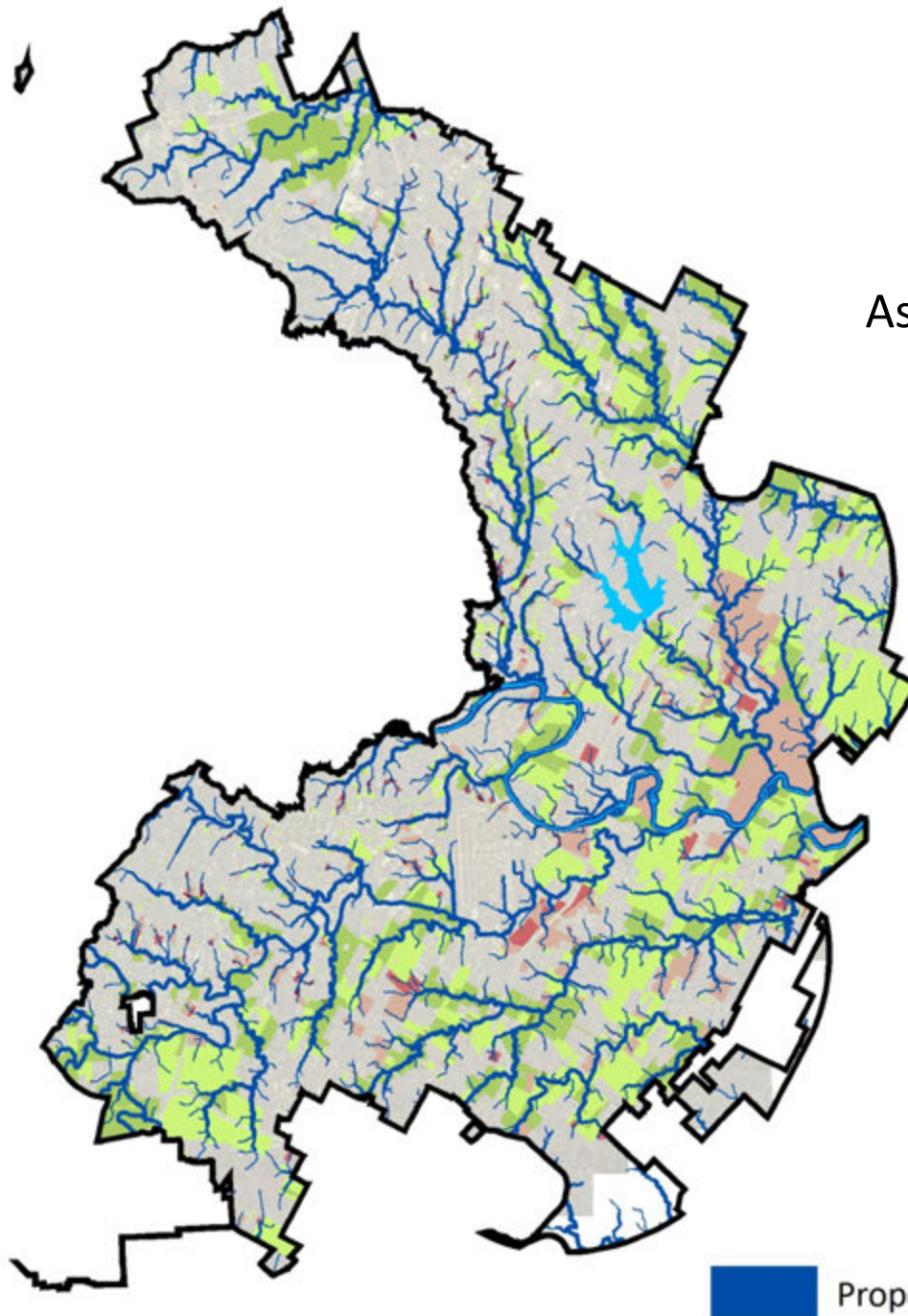
Impact Analysis: Suburban Watersheds

All undeveloped properties
Assume **reduced floodplain modification**

1,989 properties gain IC
(54% of land area)

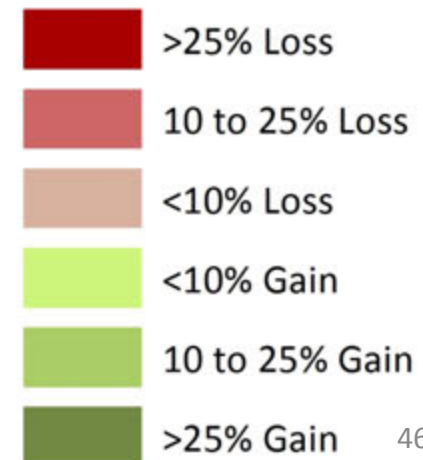
7,308 see no change
(34% of land area)

1,186 properties lose IC
(12% of land area)



 Proposed Creek Buffers

Impervious Cover Impact



Coordinate with Regional Partners

"Work in coordination with Travis County and neighboring communities to develop the above changes."

