



Meeting Objective

1. Review staff proposals for the:
 - 2007 Barton Springs Zone Redevelopment Exception (per Council resolution)
 - 2000 Citywide Redevelopment Exception
2. Identify next steps for report to Council*

* Resolution calls for report to Council by end of April 2013.

Council Resolution 20121213-066

To improve redevelopment opportunities and environmental protection, consider:

1. Impact of expanding Redevelopment Exception to residential properties in and beyond the Barton Springs Zone
2. Impact of partial site Redevelopment Exception
3. Other amendments that could encourage redevelopment while providing environmental benefits in and beyond the Barton Springs Zone

Click [here](#) for full resolution.

Meeting Agenda

- Arrivals & Introductions [10 min.]
- Review and Discuss Staff Proposal [50 min]
- Break [10 min.]
- Continue Discussion [35 min.]
- Wrap-Up [15 min.]

Staff Findings

- Few uses of existing BSZ Redevelopment Exception (2 times in 5+ years)
- Amount of land affected by extending option to non-single family residential properties is small (<3% of total area) but represents a high pollutant load relative to its size (~ 10 x higher)
- Environmental & community benefits of extending ordinance to older, under or un-treated properties outweighs risks
- Propose retaining Council oversight

Recommendation: Barton Springs Zone

Extend the application of the section to existing authorized residential development with greater than two dwelling units per lot.

- Increase potential for water quality retrofits and preservation of open space
- Exclude single-family and duplex residential to protect existing neighborhoods
- Retain existing Council approval thresholds to provide additional scrutiny for more intense projects

**Recommendation:
Barton Springs Zone**

Change the water quality requirement from the “entire site” to the “redeveloped area or an equivalent area on the site”.

- Same language as current citywide redevelopment exception (25-8-26)
- Allow gradual redevelopment of larger projects
- Potential for water quality retrofits and open space preservation on a shorter time-scale

**Recommendation:
Barton Springs Zone**

Adjust Council approval requirement to 25 “additional” multifamily dwelling units (instead of 25 total units).

- Allows small-scale multifamily projects or modest increases in multifamily units without Council action
- Potential to increase housing options & affordability

**Recommendation:
Barton Springs Zone**

Remove Council approval requirement for civic uses.

- Current requirement onerous for projects such as small schools and churches
- Existing Council thresholds for dwelling units and traffic trips will catch more intense projects
- Maintain Council threshold for existing industrial uses

**Recommendation:
Water Supply Watersheds**

Allow projects to redevelop all existing impervious cover (instead of only 25 percent).

- Same as Barton Springs Zone Redevelopment Exception
- Increase the potential for water quality retrofits and preservation of open space

**Recommendation:
Water Supply Watersheds**

Use similar structure to Barton Springs Zone Redevelopment Exception except:

- Remove references to SOS Ponds (not applicable);
- Change the combined impervious cover limit for the mitigation land and redevelopment to 40 percent for Water Supply Suburban and 20 percent for Water Supply Rural; and
- Consider the use of mitigation payment for the upgrade of outdated water quality ponds or restoration of degraded riparian zones

**Recommendation:
All Watersheds**

Add provision to prohibit redevelopment within the Erosion Hazard Zone.

- Avoid unnecessary public and private costs
- Avoid damage to waterways
- Can use “protective works” or use appropriate setback

Recommendation: Urban & Suburban Watersheds

Add provision for not increasing non-compliance with Critical Water Quality Zone or Critical Environmental Feature setbacks.

- Same language already used in the Barton Springs Zone Redevelopment Exception
- Ensures that sensitive environmental areas are not further encroached

Recommendation: Citywide Redevelopment Exception

Remove the 25 percent option for the Drinking Water Protection Zone (DWPZ).

- Replace this option with the Barton Springs Zone redevelopment exception & newly proposed Water Supply equivalent
- Redevelopment of a portion of DWPZ sites now possible
- Mitigation system offers better environmental benefits

Next Stakeholder Meeting Topics

Apr 5
Friday Chapter 25-8 **Final Adjustments/Wrap-Up**
Development Impact Assessment; Urban Stream Buffers; Floodplain Modification; Stakeholder Comment Response

Apr 19
Friday Chapter 25-7 **Drainage; Erosion Hazard Prevention**
Chapter 25-2 **Zoning: Planned Unit Development Environmental**

May 3 + May 17
Friday **Hydrology and Urban Design, Parts 1 & 2**
Volume Based Hydrology; Green Infrastructure; Payment-in-lieu of Water Quality; On- and Off-Site Mitigation

Adoption Schedule

| | |
|--|------------------------|
| Council Resolution | January 2011 |
| Stakeholder Meetings: Input | Sep. 2011 – April 2012 |
| Staff develops Draft Ordinance | April – November |
| Brief the Environmental Board | December 5 |
| Stakeholder Meetings: Draft Ordinance* | Dec. '12 – May 2013 |
| Finalize Ordinance/City Department Review* | June |
| Boards & Commissions* | July |
| City Council | August |
| Travis County Commissioner's Court | Fall |

* City staff also happy to meet with interested groups upon request.

Contact Information

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