

## Watershed Protection Ordinance (WPO) Summary of Code Improvements

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### Key Acronyms:

BSZ: Barton Springs Zone  
CEF: Critical Environmental Feature  
CWQZ: Critical Water Quality Zone  
DA: Drainage Area  
DCM: Drainage Criteria Manual

ECM: Environmental Criteria Manual  
EHZ: Erosion Hazard Zone  
IA: Imagine Austin Comprehensive Plan  
IC: Impervious Cover  
WPD: Watershed Protection Department  
WQTZ: Water Quality Transition Zone

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### **Additional erosion impacts** [§25-7-61 (A)(5)(d)]

- Development must not result in additional erosion impacts to other properties
  - Demonstrate water quality controls meeting 2-year streambank erosion detention (per ECM 1.6.8); or provide erosion protection for the downstream waterway.

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### **Administrative variances** [§25-8-42]

- **Consolidated (moved) from other sections** (i.e., no change from original code):
  - §25-8-42 (B)(3) = former §25-8-262 (C) (*Critical Water Quality Zone Street Crossings*)
  - §25-8-42 (B)(4) = former §25-8-281(D) (*Critical Environmental Features*)
  - §25-8-42 (B)(8) = former §25-8-343 (B) (*Spoil Disposal*)
- **New provisions:**
  - Variance from **CWQZ development** requirements allowed if:
    - Development protects **public health and safety** or provides a **significant, demonstrable environmental benefit** as determined with a **functional assessment** of floodplain health [§25-8-42 (B)(1)(a)]
    - Necessary to allow an **athletic field** in existence on October 28, 2013 to be maintained, improved, or replaced [§25-8-42 (B)(1)(b)]

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- Necessary to allow an **athletic field** in an urban or suburban watersheds to be located in an area not otherwise allowed [*§25-8-42 (B)(1)(c)*]
- Necessary to allow a **hard-surfaced trail** to be located in an area not otherwise allowed [*§25-8-42 (B)(1)(d)*]
- Variance from **CWQZ Development** requirements in urban watersheds allowed if:
  - Development is located at least 25 feet from the centerline of the waterway
  - Development is located outside the **EHZ** unless **protective works** provided
  - Development does not increase noncompliance with **creek buffers** or **CEF** setbacks
  - Project restores vegetation and soils if development is removed from the CWQZ [*§25-8-42 (B)(2)*]
- Variance from cut and fill requirements allowed for appurtenances for conveyance such as swales, drainage ditches, and diversion berms [*§25-8-42 (B)(6)*]
- Variance from **interbasin diversion** requirements [*§25-8-42 (B)(9)*]

**Boundary street deduction** [*§25-8-65*]

- Requirements for boundary street deduction eliminated in all watersheds

**Buffer averaging** [*§25-8-92 (B)(4); ECM 1.5.1*]

- Allowed in Suburban watersheds to reduce the width of **creek buffers** by up to one-half if the overall amount of area protected remains the same

**Creek buffers**

- **Headwaters (minor)** creek buffers extended to 64 acres of drainage citywide [*§25-8-91*]
- **Waterway classifications:** Drainage area (DA) thresholds for creek buffers are the same across the city (except urban, which retains existing system) [*§25-8-91*]
  - **64 acres** for **minor** (“headwaters”) waterways
  - **320 acres** for **intermediate** waterways
  - **640 acres** for **major** waterways
- **Roadside ditches** that do not possess natural and traditional character and cannot be reasonably restored to a natural condition do not have a CWQZ. WPD staff will verify in field. [*§25-8-92 (A)(2) & (B)(5)*]
- **CWQZ buffer widths** in suburban watersheds [*§25-8-92 (B)*]
  - **100 ft.** for **minor** (“headwaters”) waterways
  - **200 ft.** for **intermediate** waterways
  - **300 ft.** for **major** waterways
- **Water Quality Transition Zone** (WQTZ) buffers have been eliminated in suburban watersheds [*§25-8-93*]
- **Buffer averaging** is allowed in suburban watersheds to reduce the width of creek buffers by up to one-half if the overall amount of area protected remains the same [*§25-8-92 (B)(4); ECM 1.5.1*]

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**Critical Environmental Features (CEFs)**

- Definition expanded to include faults, fractures & seeps [[§25-8-1\(6\)](#)]
- **Perimeter fencing** is required for point recharge features [[§25-8-281\(C\)\(4\)](#)]
- The buffer zone must be **maintained** in accordance with the ECM to preserve the water quality function [[§25-8-281\(C\)\(4\)](#)]

**Critical Water Quality Zone development** [[§25-8-261](#)]

- **Development is prohibited** in a CWQZ in all watersheds except as provided in [§25-8-261](#)
- Development allowed in the CWQZ shall be **revegetated and restored** within the limits of construction, per the ECM
- **Open space** in a CWQZ [[§25-8-261\(B\)](#)]
  - Is allowed **if** a program of **fertilizer, pesticide, and herbicide** use is approved by WPD
  - **Open space** includes public or private parks, multi-use trails, golf cart paths, the portions of a golf course left in a natural state, and an area intended for outdoor activities which does not significantly alter the existing natural vegetation, drainage patterns, or increase erosion
  - **Open space** does not include parking lots
  - In the BSZ, water supply rural, or water supply suburban, open space is limited to:
    - Sustainable urban agriculture or a community garden
    - Multi-use trails, including hard-surfaced trails
    - Picnic facilities
    - Outdoor facilities, **excluding** stables, corrals for animals and **athletic fields**
    - A **master-planned park** approved by the Council may include recreational development other than that described
- **Multi-use trails** in the CWQZ [[§25-8-261\(B\)\(3\)](#),[§25-8-262\(C\)](#)]
  - In all watersheds, multi-use trails may cross a CWQZ of any waterway
  - Multi-use trails include hard-surfaced trails
  - Parallel to and within the CWQZ, hard-surfaced trails are allowed if:
    - Designed in accordance with the ECM
    - Located outside the [EHZ](#), unless [protective works](#) are provided
    - Maximum of 12 feet wide unless wider trail designated in the Urban Trails Master Plan
    - In an urban watershed, located not less than 25 feet from the centerline of a waterway
    - In a watershed other than urban, located not less than:
      - 50 feet from the centerline of a minor waterway
      - 100 feet from the centerline of an intermediate waterway
      - 150 feet from the centerline of a major waterway
  - Administrative variance for a hard-surfaced trail to be located in an area not otherwise allowed [[§25-8-42\(B\)\(1\)\(d\)](#)]
- **Urban agriculture / community gardens** are allowed if: [[§25-8-261\(B\)\(4\)](#)]
  - Designed in accordance with the ECM
  - In an urban watershed, located not less than 25 feet from the centerline of a waterway

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- In a watershed other than urban, located not less than:
  - 50 feet from the centerline of a minor waterway
  - 100 feet from the centerline of an intermediate waterway
  - 150 feet from the centerline of a major waterway
- Limited to garden plots and paths, with no storage facilities or other structures over 500 square feet
- **Athletic fields** in the CWQZ [*§25-8-261(B)(5)*]
  - Athletic fields are allowed if:
    - Located in an urban or suburban watershed
    - In an urban watershed, located not less than 25 feet from the centerline of a waterway
    - In a suburban watershed, located not less than:
      - 50 feet from the centerline of a minor waterway
      - 100 feet from the centerline of an intermediate waterway
      - 150 feet from the centerline of a major waterway
    - The owner of the athletic field submits to WPD a maintenance plan to keep the athletic field well vegetated and minimize compaction, per the ECM
  - New athletic fields are prohibited in a CWQZ in the BSZ, water supply rural, or water supply suburban watersheds
  - Administrative variance for athletic fields in urban and suburban watersheds to be located in an area not otherwise allowed [*§25-8-42*]
  - Administrative variance for athletic fields in existence on October 28, 2013 to be maintained, improved, or replaced [*§25-8-42*]
  - Administrative variance application must demonstrate that the proposed work on or placement of the athletic field will have no adverse environmental impacts [*§25-8-42*]
- In the BSZ, boat docks, piers, wharfs, and marinas are no longer permitted in the CWQZ
- **Utility lines**, including storm drains, are prohibited in the CWQZ, except: [*§25-8-261 (D),(E)*]
  - A **necessary utility crossing** may cross **into or through** a CWQZ if:
    - The utility line follows the **most direct path** into or across the CWQZ to minimize disturbance
    - The depth of the utility line and location of associated access shafts are not located within an **EHZ**, unless **protective works** are provided as prescribed in the DCM
    - In the BSZ, approved by the director of WPD
  - A utility line is allowed **parallel** to and within the CWQZ if:
    - Located in an urban or suburban watershed
    - In an urban watershed, located not less than 50 feet from the centerline of a waterway
    - In a suburban watershed, located not less than:
      - 50 feet from the centerline of a minor waterway
      - 100 feet from the centerline of an intermediate waterway
      - 150 feet from the centerline of a major waterway
    - Designed in accordance with the ECM
    - Located outside the **EHZ**, unless **protective works** are provided per the DCM

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- Project includes either:
  - Riparian restoration of an area within the CWQZ equal in size to the area of disturbance per the ECM
  - Or payment into the **Riparian Zone Mitigation Fund**
- **Detention basins** and **wet ponds** are allowed in a CWQZ if:
  - The requirements of Section 25-8-364 (Floodplain Modification), Chapter 25-7 (Drainage), and the other provisions of 25-8, Subchapter A are met [*§25-8-261 (F), ECM 1.7.0*]
- **Floodplain modification** is prohibited in a CWQZ unless: [*§25-8-261(G), ECM 1.7.0*]
  - Necessary to protect **public health and safety**
  - Provides a **significant, demonstrable environmental benefit** as determined by a **functional assessment** of floodplain health
  - Or necessary for development permitted in the CWQZ
- **Green WQ controls** in a CWQZ: [*§25-8-261(H)*]
  - Green WQ controls include:
    - Vegetative filter strips
    - Rain gardens
    - Biofiltration ponds
    - Areas used for irrigation or infiltration of stormwater
  - Allowed in a CWQZ if:
    - Located in an urban and suburban watershed
    - In an urban watershed, located not less than 50 feet from the centerline of a waterway
    - In a suburban watershed, located not less than:
      - 50 feet from the centerline of a minor waterway,
      - 100 feet from the centerline of an intermediate waterway,
      - 150 feet from the centerline of a major waterway;
    - Located outside the 100-year floodplain
    - Located outside the **EHZ**, unless **protective works** are provided per the DCM
- **Small single-family lots** (< 5,750 square feet) are prohibited in a CWQZ [*§25-8-261(I)*]
- **Roadway / street crossings**
  - In all watersheds, **multi-use trails** may cross a CWQZ of any waterway
  - In **IA centers & corridors** a street or driveway crossing is allowed in a CWQZ if:
    - Not in the Barton Springs Zone
    - Necessary to facilitate development or redevelopment of a center or corridor designated on the IA Growth Concept Map
    - Maintains the quality and quantity of recharge if located in a sensitive environmental area in the Edwards Aquifer recharge zone, Edwards Aquifer contributing zone, or the South Edwards Aquifer recharge zone [*§25-8-262(D)*]

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**Environmental assessment** [[§25-8-121](#)]

- Renamed to **Environmental Resource Inventory**
- Hydrogeologic Report must identify all recorded and unrecorded **water wells**, both on the site and within 150 feet of the boundary of the site [[§25-8-122](#)]

**Erosion Hazard Zone** (EHZ) [[§25-7-2](#), [§25-7-32](#), [§25-7-61](#), [DCM Appendix F](#)]

- **Definition** [[§25-7-2](#)]: An area where future stream channel erosion is predicted to result in damage to or loss of property, buildings, infrastructure, utilities or other valued resources
- **Proposed improvements** must be located outside the [EHZ](#), unless [protective works](#) are provided [[§25-7-61\(A\)\(5\)\(e\)](#)]
- **EHZ analysis** [[§25-7-32](#)]
  - May be required if development is proposed:
    - Within 100-feet of a creek centerline of 64-acre drainage or greater
    - Or where significant erosion is present
  - Applies to all site plans, subdivision plans and building permits
  - Must be done in accordance with DCM Appendix F

**Floodplain modification** [[§25-8-364](#), [§25-8-261\(G\)](#), [ECM 1.7.0](#)]

- **Prohibited in CWQZ** unless:
  - Necessary to protect **public health and safety**
  - Provides a **significant, demonstrable environmental benefit** as determined by a [functional assessment](#) of floodplain health
  - Or necessary for development permitted in the CWQZ
- **Prohibited outside CWQZ** unless:
  - Necessary to protect **public health and safety**
  - Provides a **significant, demonstrable environmental benefit** as determined by a **functional assessment** of floodplain health
  - Necessary for development permitted in the CWQZ
  - Or **functional assessment** of floodplain health determines the area to be in **poor or fair condition** [[§25-8-364\(C\)\(3\)](#), [ECM 1.7.0](#)]
- Floodplain modification must:
  - Be designed to accommodate **existing** and **fully-vegetated conditions**
  - Encourage sound engineering and ecological practices, prevent and reduce degradation of water quality, and encourage the stability and integrity of floodplains and waterways
  - **Restore floodplain health onsite**, or provide **mitigation** if restoration is infeasible, to support natural functions and processes
- Mitigation options:
  - Pay into **Riparian Zone Mitigation Fund**
  - Transfer land to City or place restrictions on land
  - Or some combination of these two options

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**Functional assessment** of functional health provides a simple, accurate, and locally-derived tool to assess specific functional characteristics of three discrete units: the floodplain outside of the CWQZ, the CWQZ, and the active channel [*ECM Appendix X*]

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**Gross site area** is the basis for impervious cover calculations in suburban watersheds instead of net site area [*§25-8-392(A)*]

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**Impervious cover** [*§25-8-63, §25-1-23*]

- Impervious cover defined as the total area of any surface that prevents the infiltration of water into the ground, such as roads, parking areas, concrete, and buildings
  - Impervious cover shall be defined the same for both zoning and watershed purposes [*§25-1-23*]
  - Excluded from IC calculations: [*§25-8-63(C)*]
    - Sidewalks in a **public easement**
    - **Publicly accessible, hard-surfaced multiuse trails**
    - **Porous pavement** for pedestrian walkways and multi-use **trails**, outside the recharge zone
    - **Fire lanes** built with interlocking pavers per ECM with crash barriers
    - Subsurface portion of a **parking garage**, under limited conditions
  - **Subsurface WQ and detention** basins covered with impervious surfaces are **not excluded**
  - **Commercial IC** [*§25-8-65*]
    - Commercial developments required to demonstrate compliance with IC limits once fully constructed
    - Developments of less than **8,000 sq. ft.** new IC, including roadways (**small roadway projects**), are exempt from IC limits
      - Roadway improvements are limited to:
        - Road intersection upgrades
        - Bike lanes
        - Transit stops
        - Low water crossing upgrades
  - **Boundary street deduction** eliminated in all watersheds
  - **Gross site area** is the basis for impervious cover calculations in suburban watersheds instead of **net site area** [*§25-8-392(A)*]
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**Interbasin diversion** of stormwater from one watershed to another is prohibited unless: [*§25-8-365*]

- Diversion is less than 20% of the site area or less than 1 acre, whichever is smaller
  - Diversion will maintain existing drainage patterns to the extent feasible
  - There are no adverse environmental or drainage impacts
  - Administrative variance from requirements allowed, but applicant must demonstrate there are no adverse environmental or drainage impacts [*§25-8-42*]
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**Limited adjustment** [[§25-8-24\(B\)](#)]

- Extended citywide
- Allows Council to adjust law for a specific property if ordinance requirement violates Texas or U.S. Constitution or statutes
- Adjustment shall be minimum extent required to comply with the conflicting law and shall be structured to provide maximum WQ protection

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**Net site area** [[§25-8-62\(C\)](#)] does not apply to urban or suburban watersheds

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**Open space** includes: [[§25-8-1\(12\)](#)]

- Public or private park
- Multi-use trail
- Golf cart path
- Portions of a golf course left in a natural state
- Area intended for outdoor activities which does not significantly alter the existing natural vegetation, drainage patterns, or increase erosion
- **Parking lots** are not included
- See [Critical Water Quality Zone development](#) for open space uses in a CWQZ

**Overland Flow** [[§25-8-185](#)]

- Where possible, maintain **and restore** overland sheet flow

**Planned unit developments (PUDs)**

- **Tier Two** PUD zoning elements have been improved and expanded for “superior” environmental protection [[§25-2, Subch. B., Art.2., Div.5., §2.4](#)] including:
  - Complies with current code instead of asserting entitlement to follow older code provisions by application of law or agreement
  - Uses green water quality controls as described in the ECM to treat at least 50 percent of the water quality volume required by code
  - Provides water quality treatment for currently untreated, developed off-site areas of at least 10 acres in size
  - Provides minimum 50-foot setback for at least 50 percent of all unclassified waterways with a drainage area of 32 acres
  - Provides volumetric flood detention as described in the DCM
  - Provides drainage upgrades to off-site drainage infrastructure that does not meet current criteria in the DCM or ECM, such as storm drains and culverts that provide a public benefit
  - Proposes no modifications to the existing 100-year floodplain
  - Uses natural channel design techniques as described in the DCM
  - Restores riparian vegetation in existing, degraded CWQZ areas
  - Removes existing impervious cover from the CWQZ

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- Preserves all heritage trees; preserves 75% of the caliper inches associated with native protected size trees; and preserves 75% of all of the native caliper inches
- Tree plantings use Central Texas seed stock native and with adequate soil volume
- Provides at least a 50 percent increase in the minimum waterway and/or CEF setbacks required by code
- Provides porous pavement for at least 20 percent or more of all paved areas for non-pedestrian use in non-aquifer recharge areas
- Provides porous pavement for at least 50 percent or more of all paved areas limited to pedestrian use
- Provides rainwater harvesting for landscape irrigation to serve not less than 50% of the landscaped areas
- Directs stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area
- Employs other creative or innovative measures to provide environmental protection
- Provides community or public amenities, which may include spaces for community meetings, **community gardens or urban farms**, day care facilities, non-profit organizations, or other uses that fulfill an identified community need
- Provides publicly accessible multi-use trail and greenway along creek or waterway

**Protective Works** [*DCM Appendix F*]

- Engineered streambank stabilization or structural design for development proposed in the **EHZ**

**Redevelopment Exception**

- Redevelopment in **urban** and **suburban** watersheds [*§25-8-25*]
  - Allowed if no **unpermitted development** occurred on the site after January 1, 1992
  - Must not increase non-compliance with required **creek buffers** or **CEF** setbacks
  - Prohibited in **EHZ**, unless **protective works** provided, per DCM
  - Must comply with construction phase environmental requirements in effect at the time of construction
- Redevelopment in **Barton Springs Zone** watersheds [*§25-8-26*]
  - Allowed if no **unpermitted development** occurred on the site after January 1, 1992
  - Prohibited in **EHZ**, unless **protective works** provided, per DCM
- Redevelopment in **water supply rural** and **water supply suburban** watersheds [*§25-8-27*]
  - Allowed if no **unpermitted development** occurred on the site after January 1, 1992
  - May maintain but not increase existing amount of impervious cover
  - Must not increase non-compliance with required **creek buffers** or **CEF** setbacks
  - Prohibited in **EHZ**, unless **protective works** provided, per DCM
  - WQ controls
    - Must provide **sedimentation/filtration ponds** for the redeveloped area or an equivalent area on the site.

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- Mitigation required
  - IC requirement: The combined gross site area IC of the mitigation land and the portion of the redevelopment treated by sedimentation/filtration ponds may not exceed **20%** if in a water supply rural watershed or **40%** if in a water supply suburban watershed
  - Mitigation options:
    - Pay into **Water Supply Mitigation Fund**
    - Transfer land to City or place restrictions on land
    - Or some combination of these two options
- Council approval needed if the redevelopment:
  - Includes more than 25 additional dwelling units
  - Is located outside the zoning jurisdiction
  - Is proposed for an existing industrial use
  - Is inconsistent with a neighborhood plan
  - Or will generate more than 2,000 vehicle trips a day above the level estimated for the most recent authorized use of the property

**Roadway / street crossings**

- In all watersheds, **multi-use trails** may cross a CWQZ of any waterway
- In **IA centers & corridors** a street or driveway crossing is allowed in a CWQZ if: [*§25-8-262(D)*]
  - Not in the Barton Springs Zone
  - Necessary to facilitate development or redevelopment of a center or corridor designated on the IA Growth Concept Map
  - Maintains the quality and quantity of recharge if located in a sensitive environmental area in the Edwards Aquifer recharge zone, Edwards Aquifer contributing zone, or the South Edwards Aquifer recharge zone

**Small roadway projects** [*§25-8-65, §25-8-211(E), §25-8-516*]

- Roadway improvements of less than **8,000 sq. ft.** are allowed without on-site **WQ controls** or **IC limits** in all watersheds, including the Barton Springs Zone
- Roadway improvements are limited to:
  - Road intersection upgrades
  - Bike lanes
  - Transit stops
  - Low water crossing upgrades

**Stacking WQ and detention**

- Water quality controls no longer required by code to **isolate** the water draining to the control from the contributing area [*§25-8-213(B)*]
- Note: The ECM and DCM have not yet been updated to reflect this possibility; projects proposing stacking must be reviewed on a case-by-case basis to ensure proper protection of the drainage structure and downstream waters

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**Subsurface WQ and detention** [*§25-8-231(F), §25-7-153(F)*]

- Must have a **maintenance plan** and **inspections** by registered engineer, with **annual reporting**
- **Count as IC** if covered with impervious surface [*§25-8-63(C)(3)&(4)*]

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**Title 30**

- Title 25 applies to all development within the City Limits and to site plan development in the ETJ
- Title 30 applies to **subdivisions** in the portion of Austin's ETJ within Travis County
- Title 30 has been passed by the Austin City Council, but is **not effective** until also passed by the Travis County Commissioners Court

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**Trails** [*§25-8-261(B)(3)*]

- In all watersheds, multi-use trails may cross a CWQZ of any waterway
- Multi-use trails include hard-surfaced trails
- Parallel to and within the CWQZ, hard-surfaced trails allowed if:
  - Designed in accordance with the ECM
  - Located outside the **EHZ**, unless **protective works** are provided
  - Maximum of 12 feet wide unless wider trail designated in the Urban Trails Master Plan
  - In an urban watershed, located not less than 25 feet from the centerline of a waterway
  - In a watershed other than urban, located not less than:
    - 50 feet from the centerline of a minor waterway
    - 100 feet from the centerline of an intermediate waterway
    - 150 feet from the centerline of a major waterway
- Administrative variance for a hard-surfaced trail to be located in an area not otherwise allowed [*§25-8-42(B)(1)(d)*]

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**Transfers of Development Intensity** [*§25-8-393, 424, 454*]

- In suburban watersheds, impervious cover can be transferred from land in a critical water quality zone, 100-year floodplain, or environmentally sensitive area that is dedicated to or restricted to the benefit of the City or another approved entity
- In water supply suburban and water supply rural watersheds, impervious cover can be transferred from land in a critical water quality zone or water quality transition zone that is dedicated to or restricted to the benefit of the City or another approved entity
- Transfers can be made between two subdivided tracts, between two site plans, or within a single site plan

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**Urban agriculture / community gardens** are allowed if: [*§25-8-261(B)(4)*]

- Designed in accordance with the ECM
- In an urban watershed, located not less than 25 feet from the centerline of a waterway

**Key Acronyms:**

BSZ: Barton Springs Zone

CEF: Critical Environmental Feature

CWQZ: Critical Water Quality Zone

DA: Drainage Area

DCM: Drainage Criteria Manual

ECM: Environmental Criteria Manual

EHZ: Erosion Hazard Zone

IA: Imagine Austin Comprehensive Plan

IC: Impervious Cover

WPD: Watershed Protection Dept.

WQTZ: Water Quality Transition Zone

- In a watershed other than urban, located not less than:
  - 50 feet from the centerline of a minor waterway
  - 100 feet from the centerline of an intermediate waterway
  - 150 feet from the centerline of a major waterway
- Limited to garden plots and paths, with no storage facilities or other structures over 500 square feet

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**Utility lines**, including a storm drain, are prohibited in the CWQZ, except: *§25-8-261 (D) &(E)*

- A **necessary utility crossing** may cross **into or through** a CWQZ if:
  - The utility line follows the **most direct path** into or across the CWQZ to minimize disturbance
  - The depth of the utility line and location of associated access shafts are not located within an **EHZ**, unless **protective works** are provided as prescribed in the DCM
  - In the BSZ, approved by the director of WPD
- A utility line is allowed **parallel** to and within the CWQZ if:
  - Located in an urban or suburban watershed
  - In an urban watershed, located not less than 50 feet from the centerline of a waterway
  - In a suburban watershed, located not less than:
    - 50 feet from the centerline of a minor waterway
    - 100 feet from the centerline of an intermediate waterway
    - 150 feet from the centerline of a major waterway
  - Designed in accordance with the ECM
  - Located outside the **EHZ**, unless **protective works** are provided per the DCM
  - Project includes either:
    - Riparian restoration of an area within the CWQZ equal in size to the area of disturbance per the ECM
    - Or payment into the **Riparian Zone Mitigation Fund**

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### Water quality controls

- **WQ control requirement threshold**
  - Controls required for new development or redevelopment exceeding **8,000 sq. ft.** of IC (rather than 20 percent of net site area) in all watersheds, except the Barton Springs Zone [*§25-8-211*]
  - Roadway improvements less than **8,000 sq. ft.** are allowed without on-site WQ controls in all watersheds, including the Barton Springs Zone [*§25-8-211, §25-8-516*]
    - Roadway improvements are limited to:
      - Road intersection upgrades
      - Bike lanes
      - Transit stops
      - Low water crossing upgrades

**Key Acronyms:**

BSZ: Barton Springs Zone

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- WQ controls not required on a **single-family or duplex lot**, but apply to the residential subdivision as a whole [*§25-8-211(D)*]
- All WQ controls must be **accessible** for maintenance and inspection [*§25-8-213(A)(3)*]
- **Stacking WQ and detention**
  - Water quality controls no longer required by code to **isolate** the water draining to the control from the contributing area [*§25-8-213(B)*]
  - Note: The ECM and DCM have not yet been updated to reflect this possibility; projects proposing stacking must be reviewed on a case-by-case basis to ensure proper protection of the drainage structure and downstream waters
- **Subsurface WQ controls** must have a **maintenance plan** and **inspections** by registered engineer, with **annual reporting** [*§25-8-231(F)*]
- In a **water supply rural watershed**, the location of a WQ control may not be in the 40 percent buffer zone, unless the control disturbs less than 50% of the buffer, and is located to maximize overland flow and recharge in the undisturbed remainder of the buffer zone [*§25-8-213(C)(3)*]
- WQ controls are allowed within the **WQTZ** for water supply suburban and water supply rural [*§25-8-422, §25-8-452*]

**Water Quality Transition Zone**

- Water Quality Transition Zone (WQTZ) buffers have been eliminated in suburban watersheds [*§25-8-93*]
- **WQ controls** allowed within the WQTZ for water supply suburban and water supply rural [*§25-8-422, §25-8-452*]
- Allowed development in the WQTZ aligned for water supply suburban, water supply rural, and Barton Springs Zone

**Waterway classifications:** Drainage area (DA) thresholds for **creek buffers** are the same across the city (except urban, which retains existing system) [*§25-8-91*]

- **64 acres** for **minor** (“headwaters”) waterways
- **320 acres** for **intermediate** waterways
- **640 acres** for **major** waterways