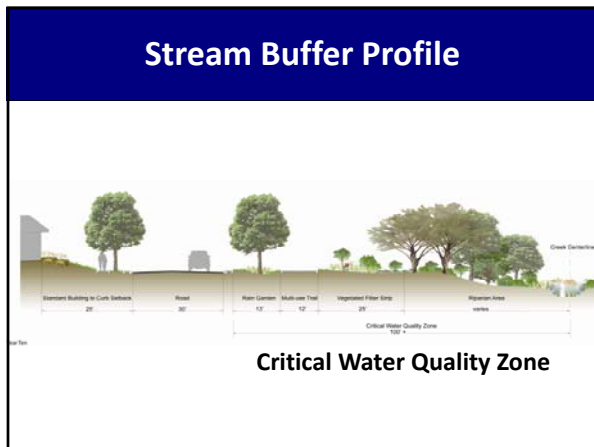
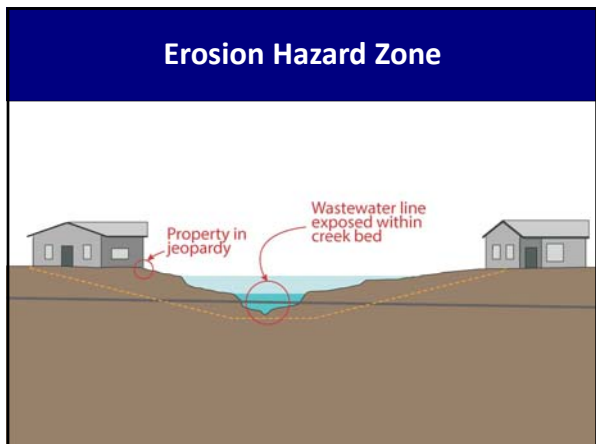


- ### Creek Protection: Ordinance Proposal
- Revise **allowed uses** in the Critical Water Quality Zone:
 - Roadway crossings for centers & corridors
 - Trails
 - Urban agriculture / community gardens
 - Utility lines (wastewater, gas, cable, etc.)
 - Green water quality controls
 - Athletic fields
- 28



- ### Creek Protection: Ordinance Proposal
- Require **Erosion Hazard Zone (EHZ)** protections
 - No improvements (including utility lines) are allowed within the erosion hazard zone unless **protective works** are provided
 - Development must not result in additional erosion impacts to other properties
- 30



Floodplain Protection

"Promote, encourage and/or require the preservation and restoration of floodplains and stream buffers as well as the beneficial re-purposing of mining quarries."

A photograph showing a natural floodplain area with trees and open space.

Floodplain Protection: Ordinance Proposal

- Restrict floodplain modifications
- Functional assessment of floodplain health
- Design for future healthy riparian vegetation
- Require restoration
- Provide off-site mitigation options

33



Development Patterns & Greenways

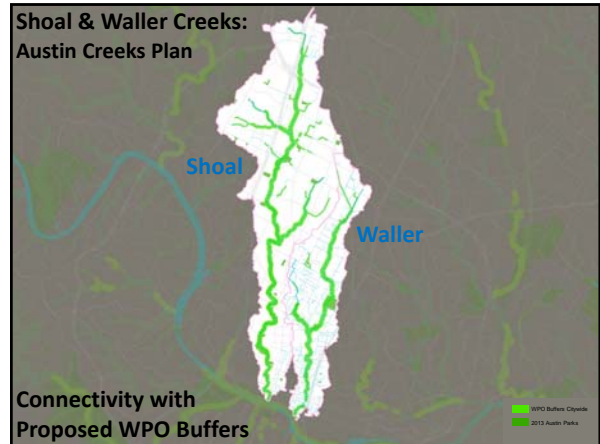
"Explore opportunities to encourage a development pattern that better protects public and private property, preserves floodplains, creeks and open spaces, and provides access and connectivity with greenways and trails."

A photograph showing a greenway with trees and a path.

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)

37



Improved Stormwater Controls

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

40

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**

40

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."

42

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

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Simplify Regulations

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

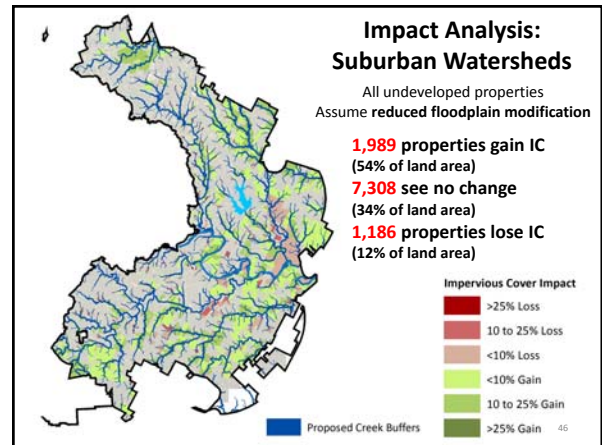
ELEMENT	DESIRED DEVELOPMENT ZONE			DRINKING WATER PROTECTION ZONE		
	Urban	Suburban City Limits	Suburban N. Edwards/ETJ	Water Supply Suburban	Water Supply Rural	Barton Springs Zone
Watershed Classification						
Minor	64 ac.	320 - 640 ac.	320 - 640 ac.	128 - 320 ac.	64 - 320 ac.	64/128 - 320 ac.
Intermediate	64 ac.	640 - 1,280 ac.	640 - 1,280 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 - 100 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



**Coordinate with
Regional Partners**

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