

Watershed Protection Ordinance (WPO) Stakeholder Meeting: Redevelopment Exceptions 25-8-26 & 27

March 8, 2013

Meeting Objective

1. Review & suggest improvements 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.]
- Staff Presentation/Group Interaction [50 min]
- Breakout Groups [35 min.]
- Wrap-Up & Next Steps [25 min.]

2007 BSZ Redevelopment Exception

Goal:

- Achieve better environmental controls and enhanced water quality by providing an opportunity for high-quality redevelopment

Strategies:

- Retrofit water quality structural controls where no or poor controls existed before
- Offset highly impervious sites with off-site land mitigation

HEB/Center of the Hills

12.6 acres. 91% IC. No WQ Controls. Built 1985.

Direct
discharge to
Williamson
Creek



Oak City Strip Mall

1.8 acres. 84% IC. No WQ Controls. Built 1970.



Barton Creek Square Mall

119.3 acres. 72% IC. Sand filter only. Built in 1980.

200 ft
50 m



Oak Hill Plaza

16.8 acres. 83% IC. No WQ Controls. Built 1982.

BSZ Redevelopment Exception: The Basics

- **Property gets to keep (but not exceed) all existing impervious cover**
- **Sites with less than 40% impervious cover**
 - Must use non-degradation (SOS) water quality controls
 - No mitigation land required
- **Sites with greater than 40% impervious cover**
 - Minimum of sedimentation/ filtration required on-site
 - Must be mitigated by the purchase of off-site land to reach an overall impervious cover (IC) target of 20%

Case Study: IC Above 40%

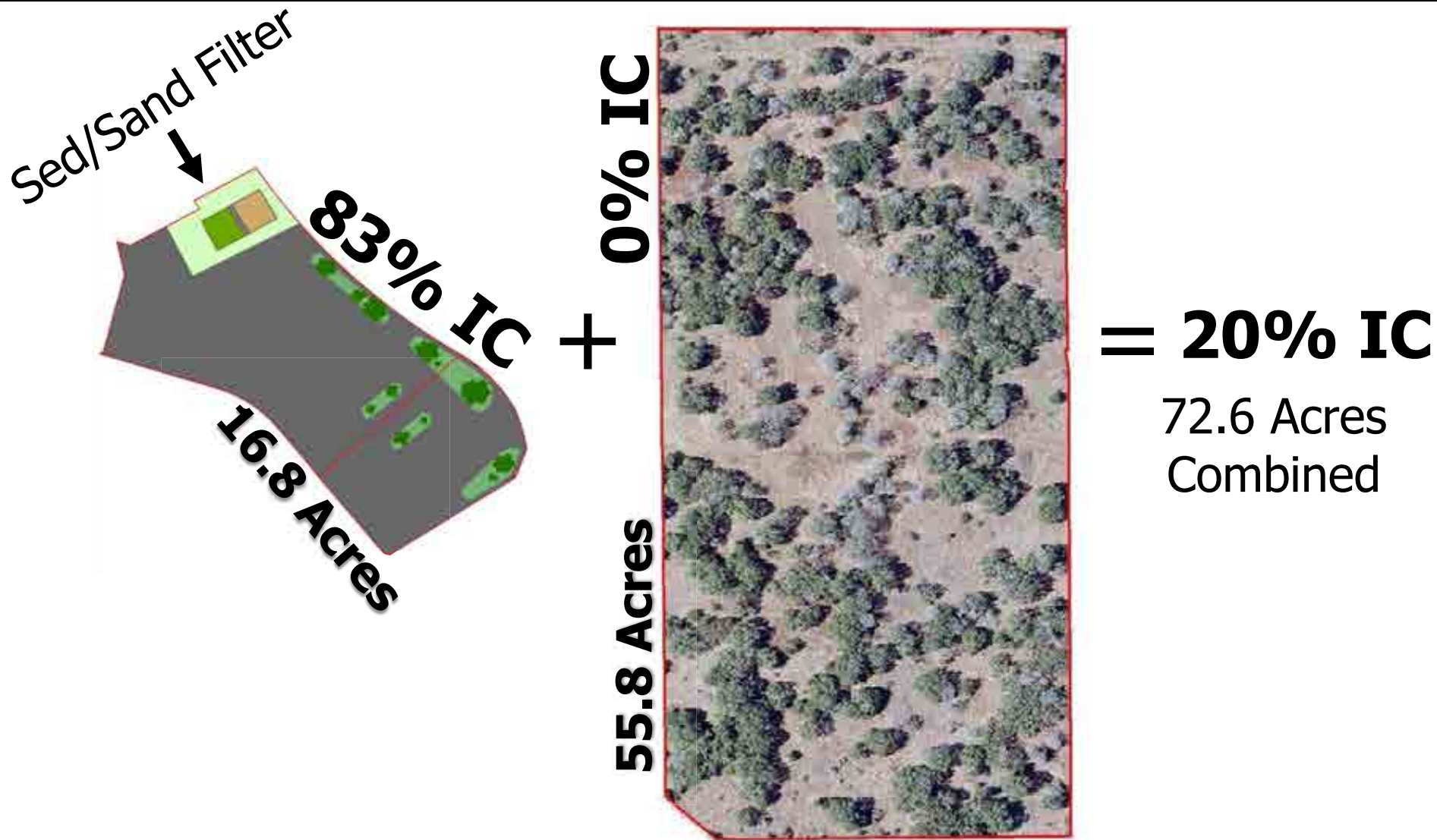
Oak Hill Plaza



- 16.8 acres
- 83% IC
- Flood control only
(no WQ controls)

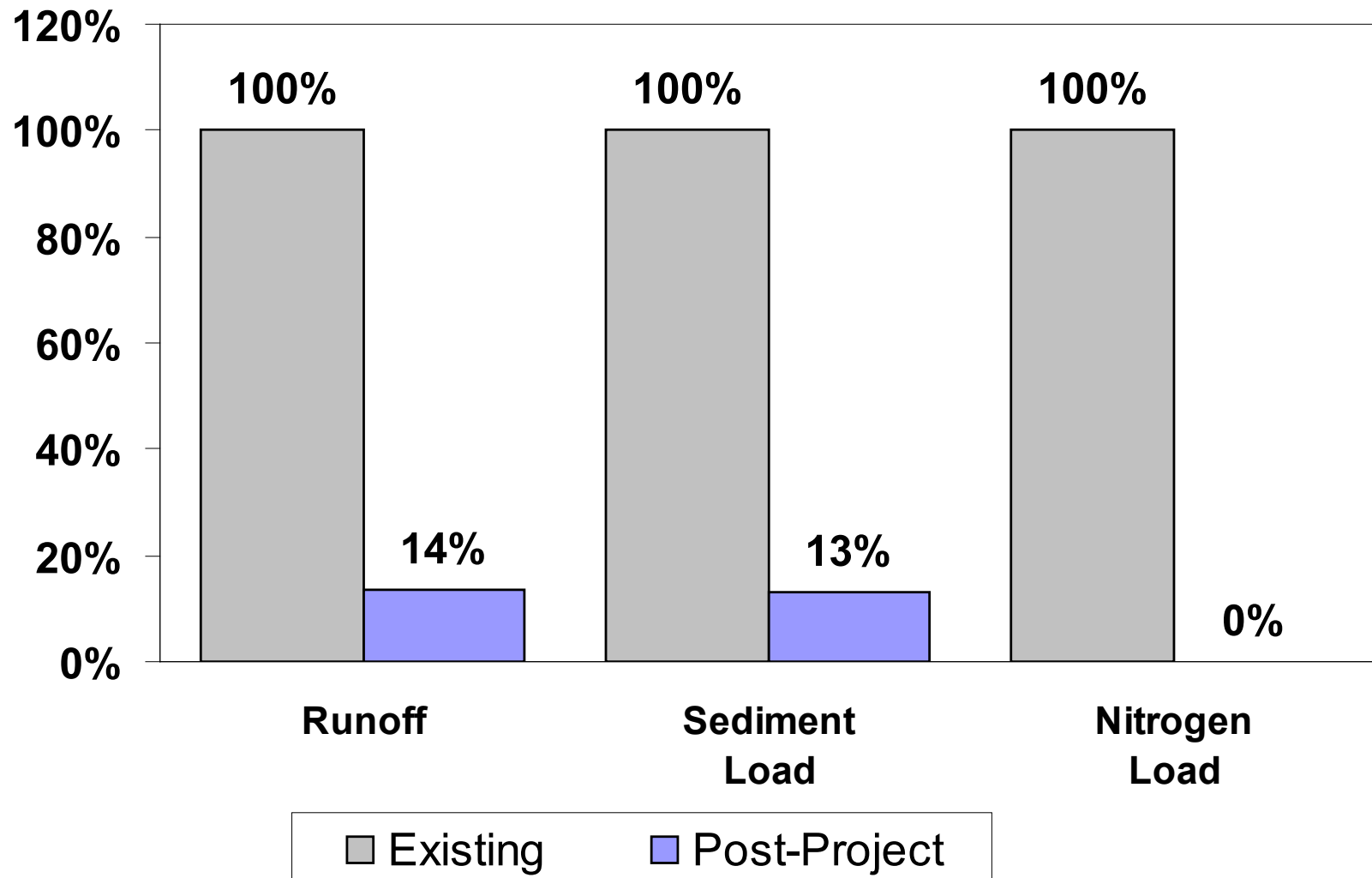
Case Study: IC Above 40%

(Oak Hill Plaza)



Predicted WQ Benefits

Oak Hill Plaza + Mitigation Land



Case Study: IC Below 40%

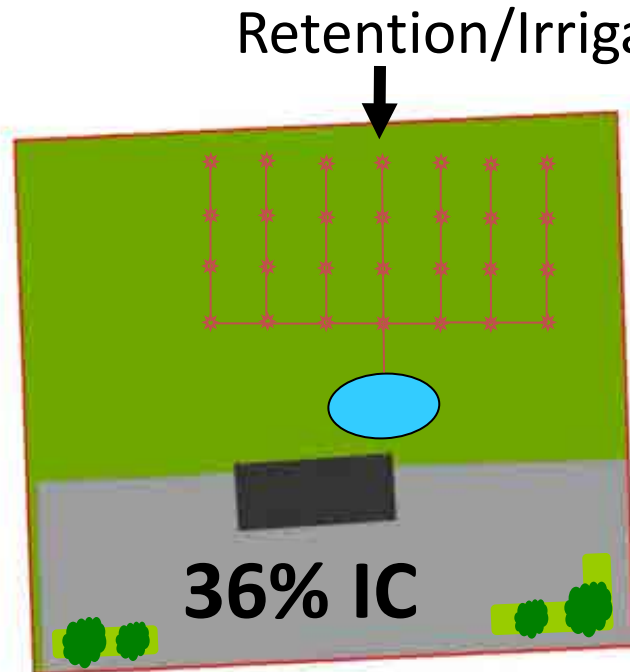
(Value Mart on Hwy. 290 at Oakclaire Dr.)



- 0.59 acres
- 36% IC
- No WQ Controls

Case Study: IC Below 40%

(Value Mart on Hwy. 290 at Oakclaire Dr.)



+ No Mitigation Land Required (< 40% IC) = 36% IC

Tarleton 360: First Use of 2007 Ordinance



- Barton Creek Cinemark (movie theater)
- Built in 1996, Closed 2007
- Barton Creek Watershed
- Recharge Zone
- 16.24 acres
- 53.57% Impervious Cover
- Sand Filtration Pond

Tarlton 360: First Use of 2007 Ordinance

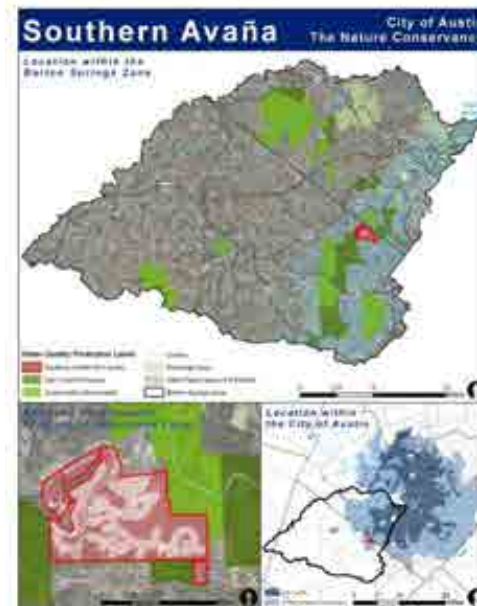


- Mixed Use Project
 - 229 Residential Units
 - 75,000 sq ft Office Use
 - 12,000 sq ft Retail/Restaurant Uses
 - Parking Garage
- Same Impervious Cover
- Retention-Irrigation Pond
- \$410,525 Payment into BSZ Mitigation Fund (~23.9 acres)

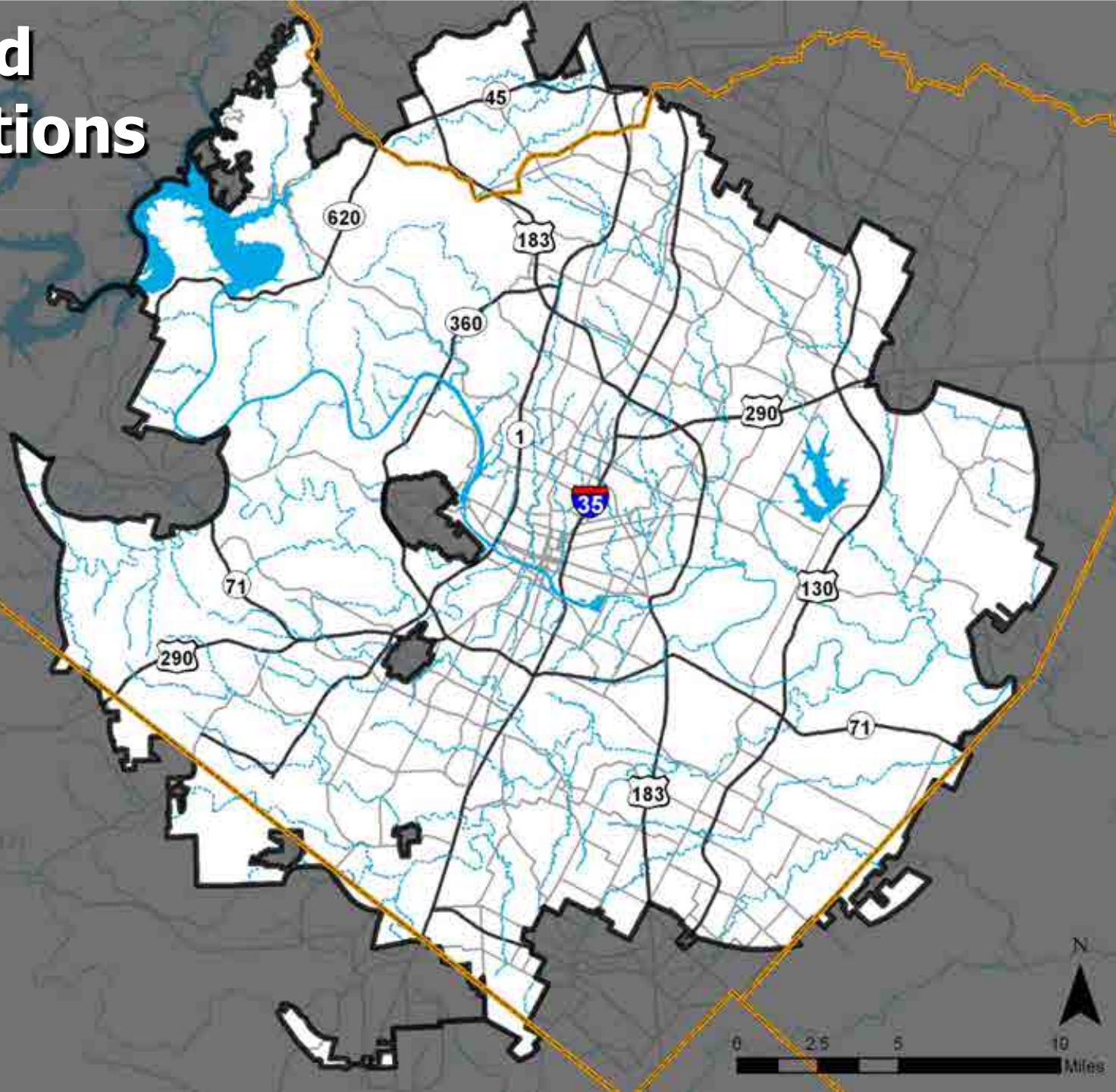
Tarlton 360: First Use of 2007 Ordinance



Mitigation money
from Tarlton 360
applied to purchase
of Southern Avaña

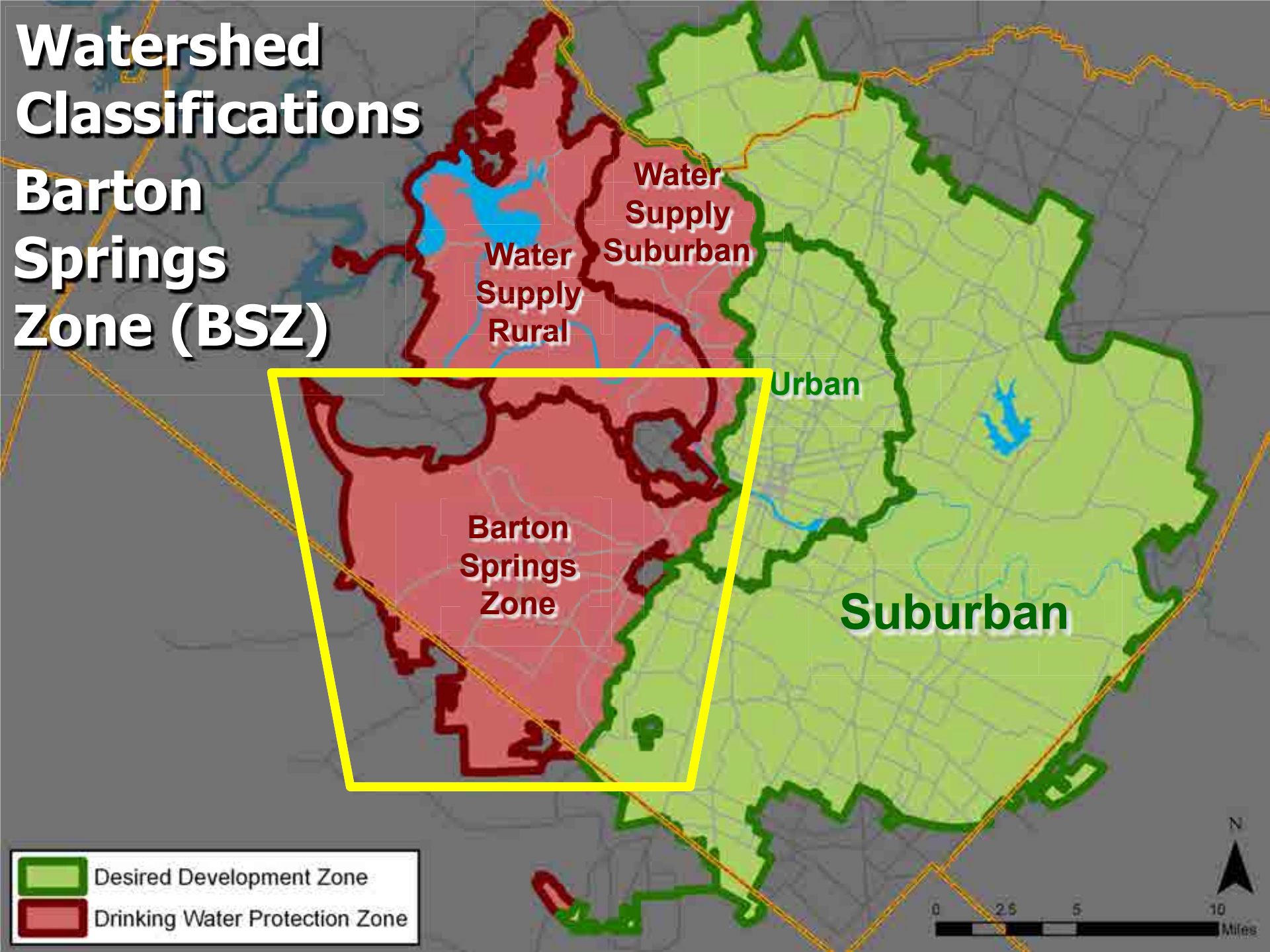


Watershed Classifications



Watershed Classifications

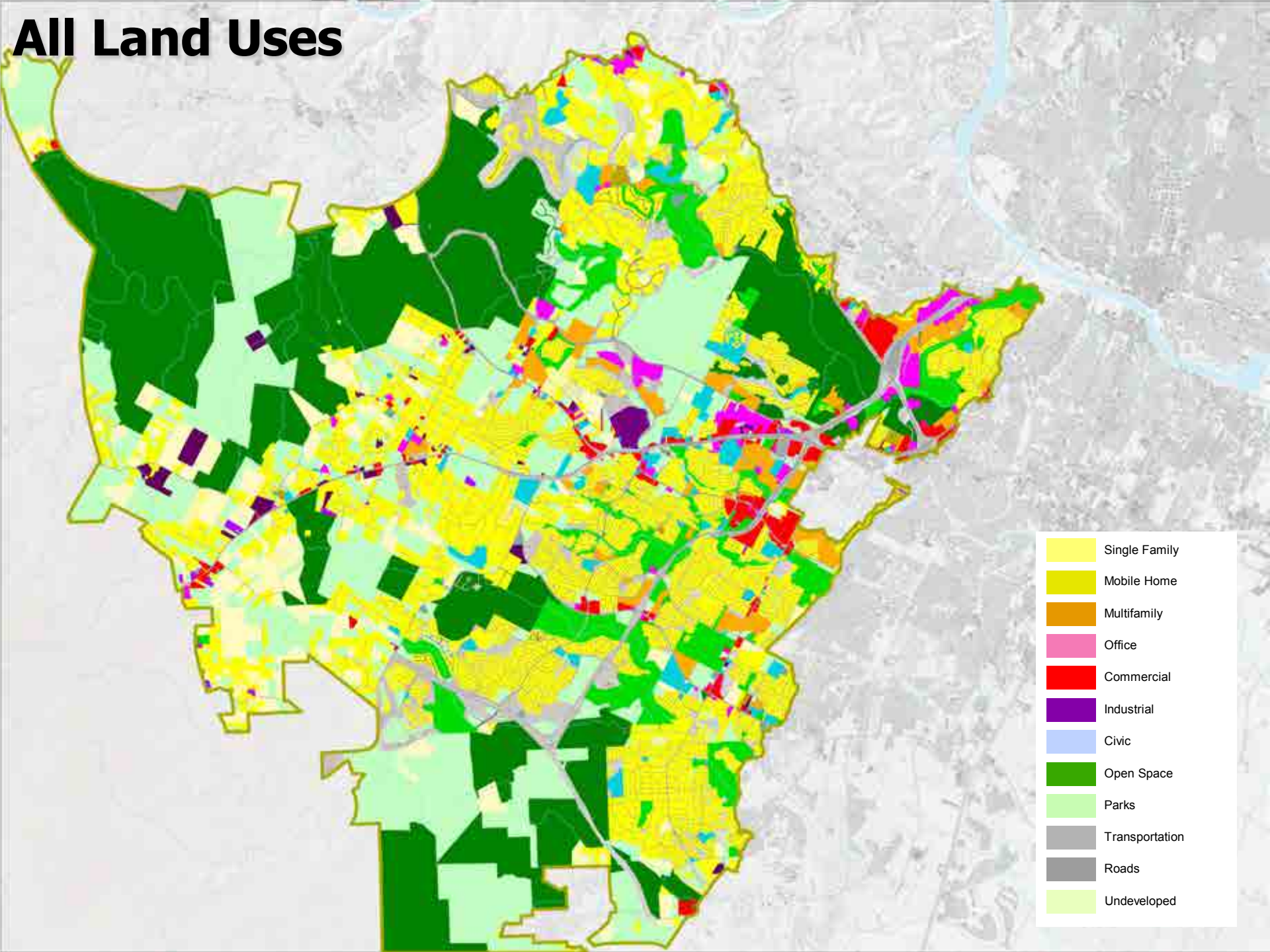
Barton Springs Zone (BSZ)





Barton Springs Zone

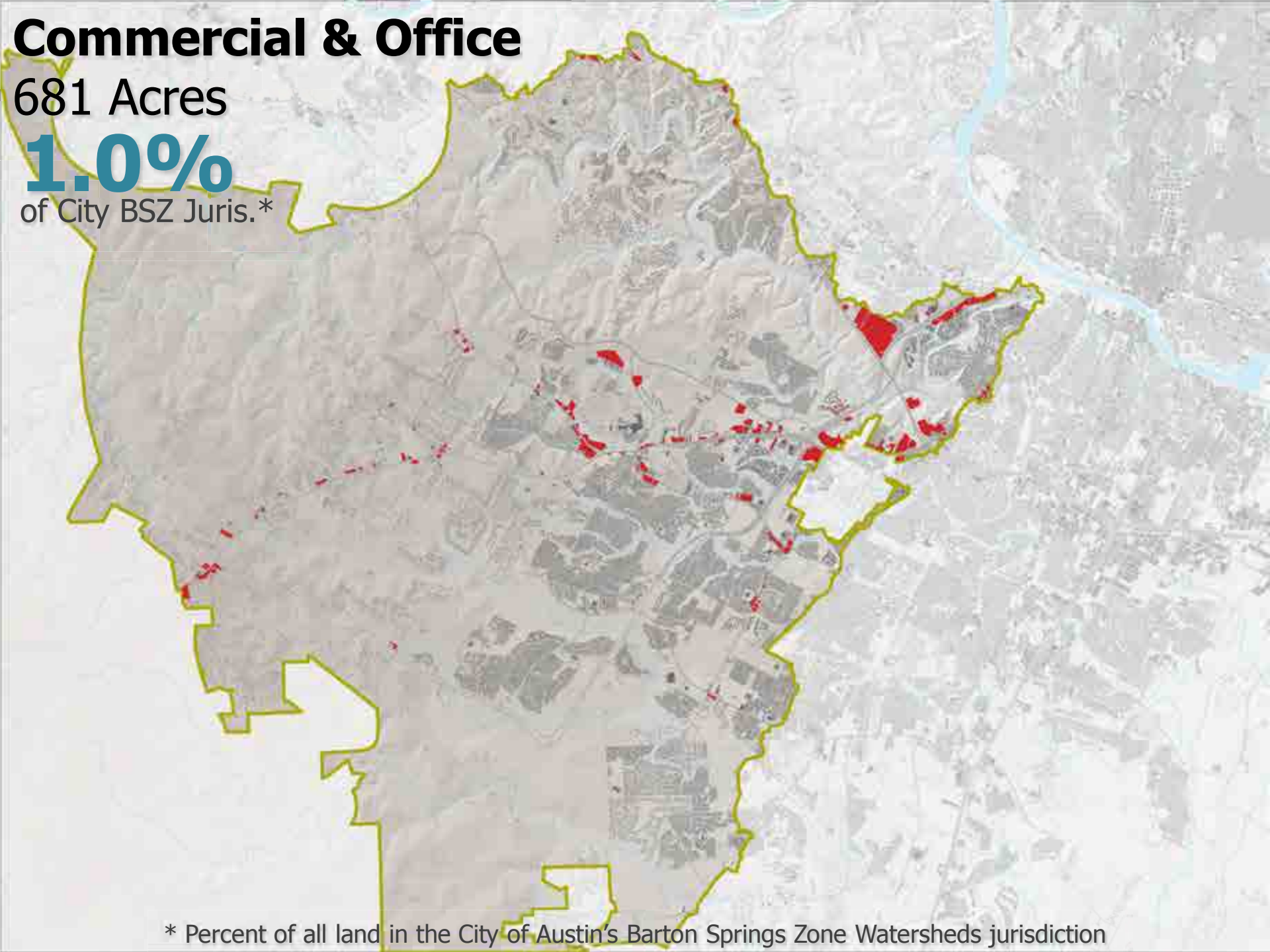
All Land Uses



Commercial & Office

681 Acres

1.0%
of City BSZ Juris.*



* Percent of all land in the City of Austin's Barton Springs Zone Watersheds jurisdiction

Industrial

232 Acres

0.4%
of City BSZ Juris.*

Civic (e.g., schools,
churches,
recreation)
355 Acres

0.5%
of City BSZ Juris.*

* Percent of all land in the City of Austin's Barton Springs Zone Watersheds jurisdiction