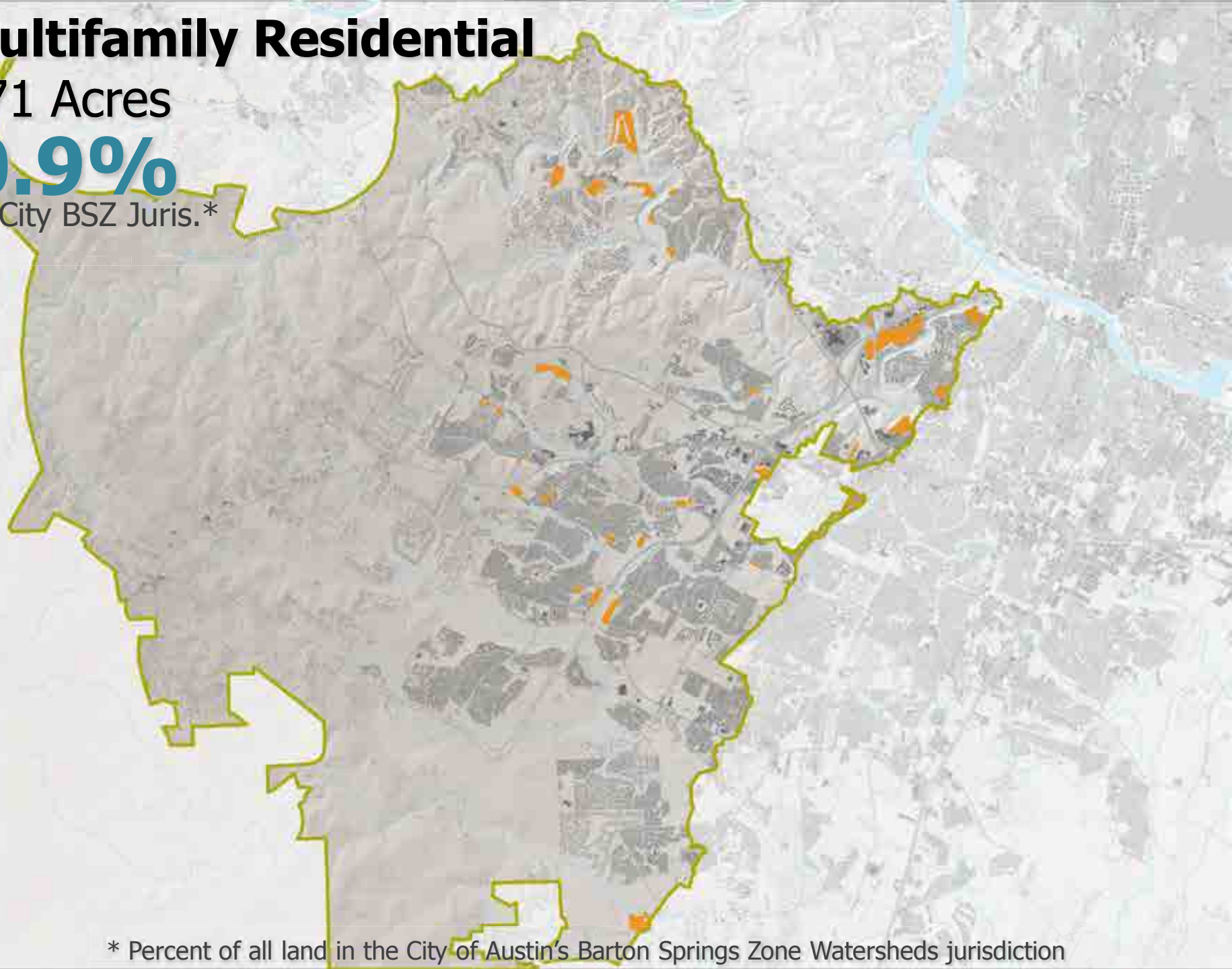


\* Percent of all land in the City of Austin's Barton Springs Zone Watersheds jurisdiction

# Multifamily Residential

571 Acres

**0.9%**  
of City BSZ Juris.\*



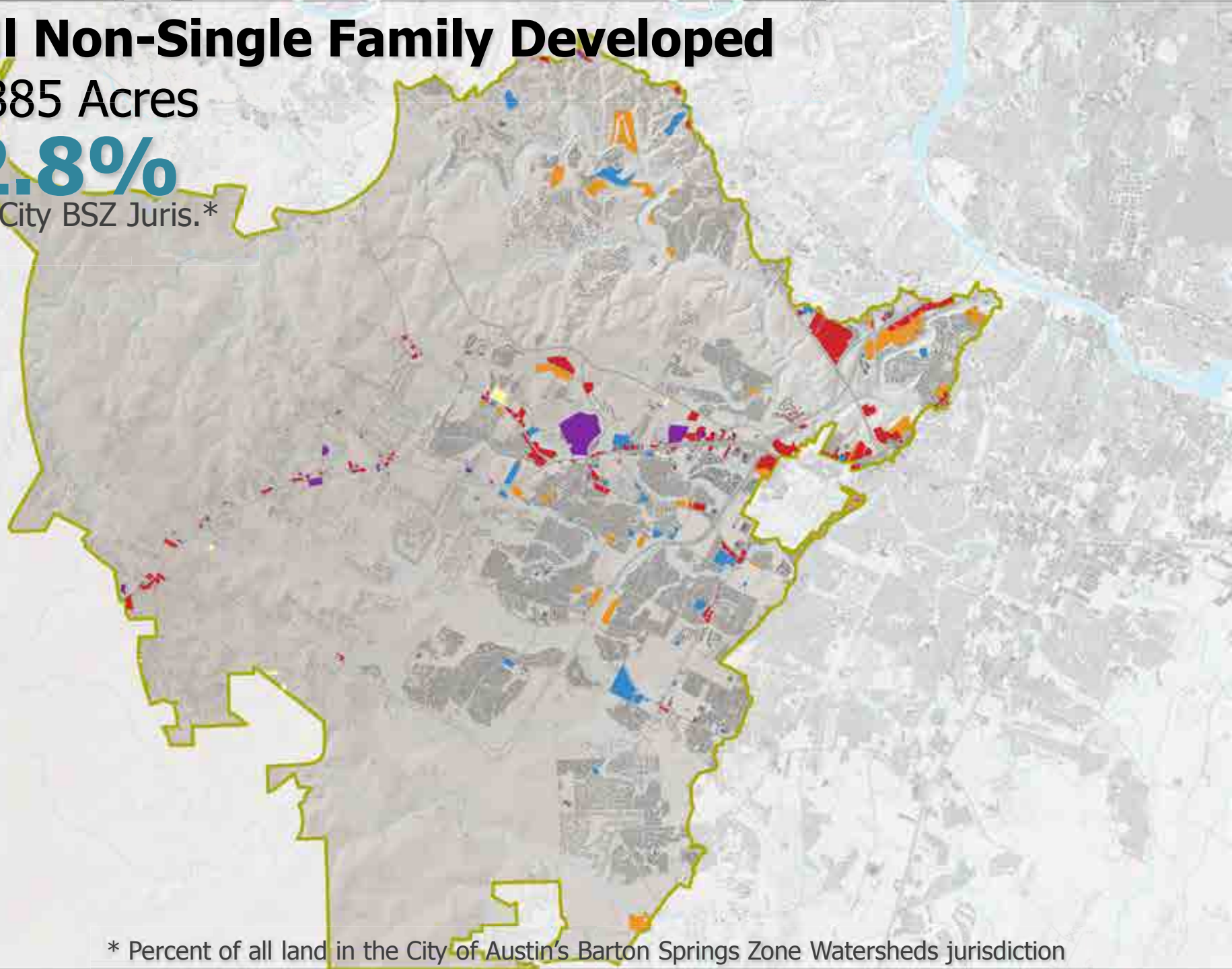
\* Percent of all land in the City of Austin's Barton Springs Zone Watersheds jurisdiction



# All Non-Single Family Developed

1885 Acres

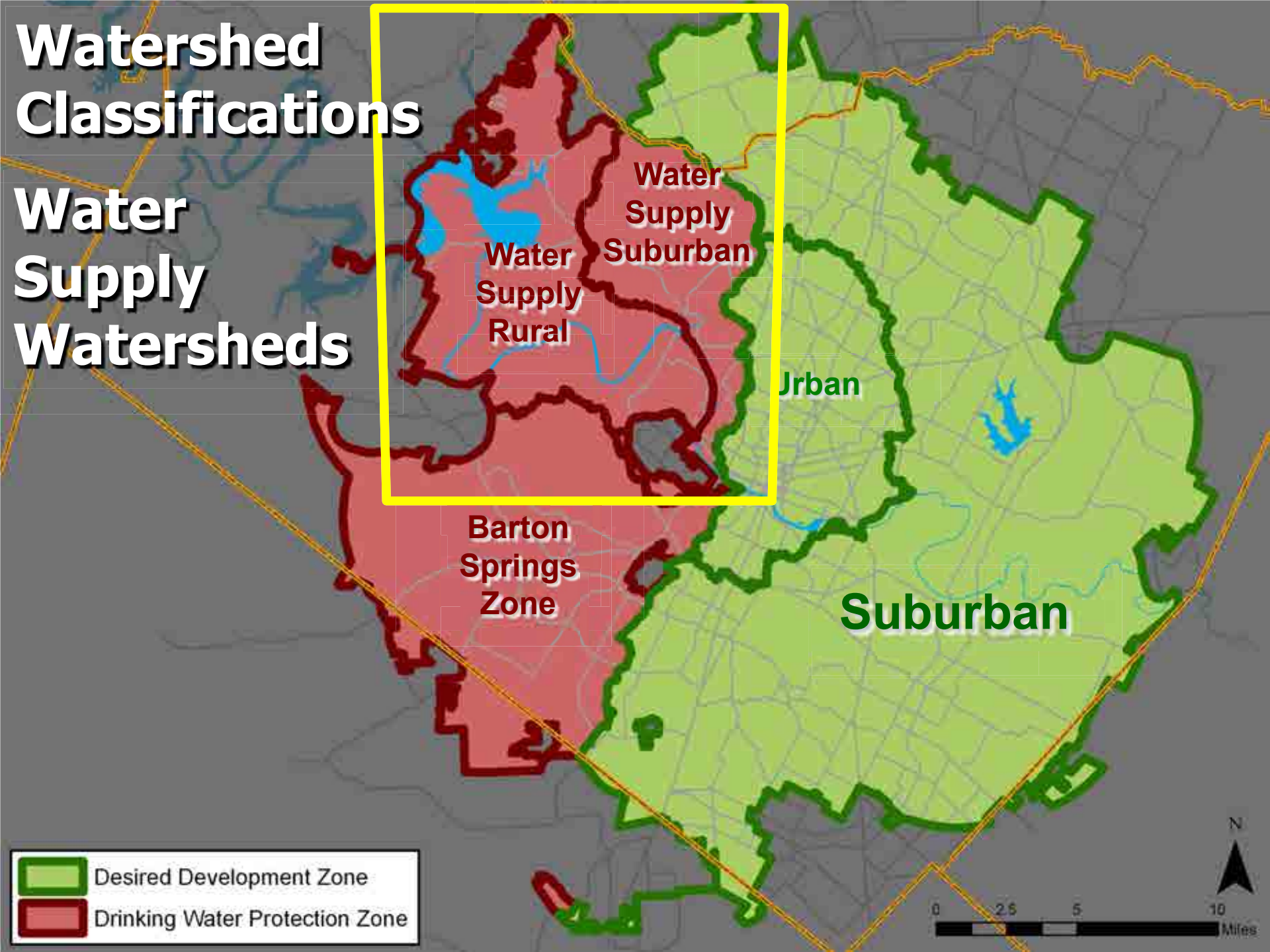
**2.8%**  
of City BSZ Juris.\*



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

# Watershed Classifications

## Water Supply Watersheds







# Water Supply Watersheds

**Bull Creek**

**Lake Austin**



# All Land Uses

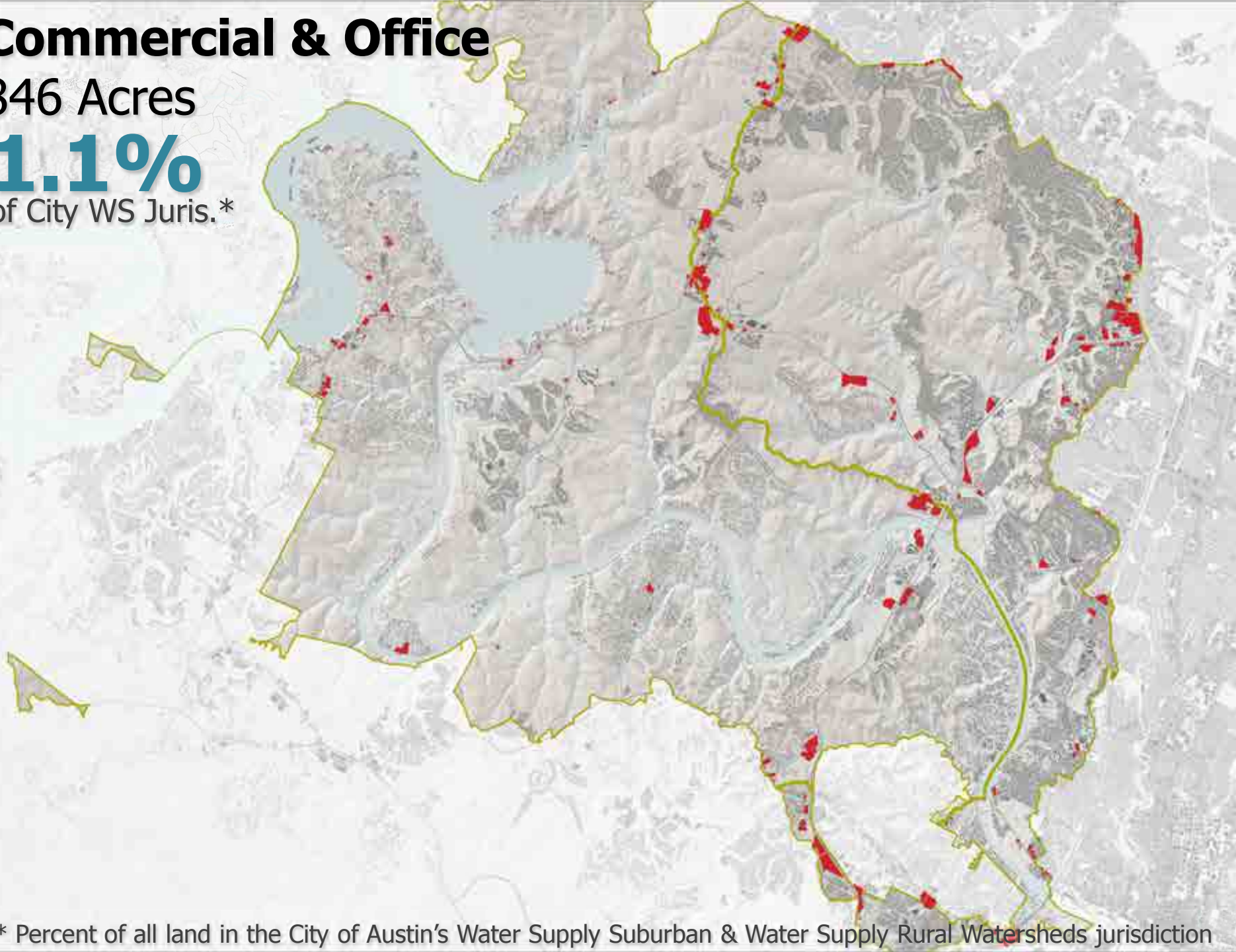




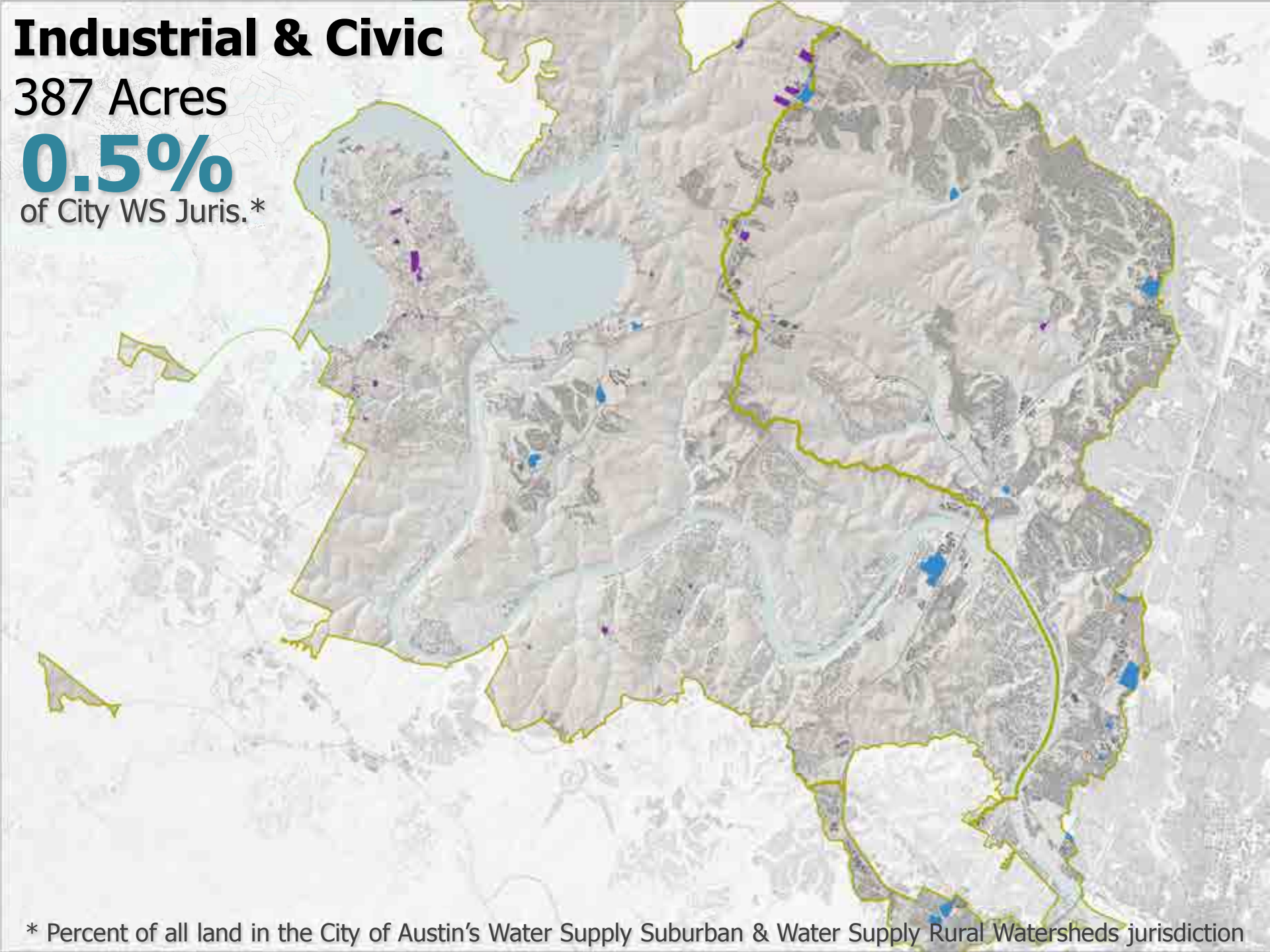
# Commercial & Office

846 Acres

**1.1%**  
of City WS Juris.\*



\* Percent of all land in the City of Austin's Water Supply Suburban & Water Supply Rural Watersheds jurisdiction



# Industrial & Civic

387 Acres

**0.5%**  
of City WS Juris.\*

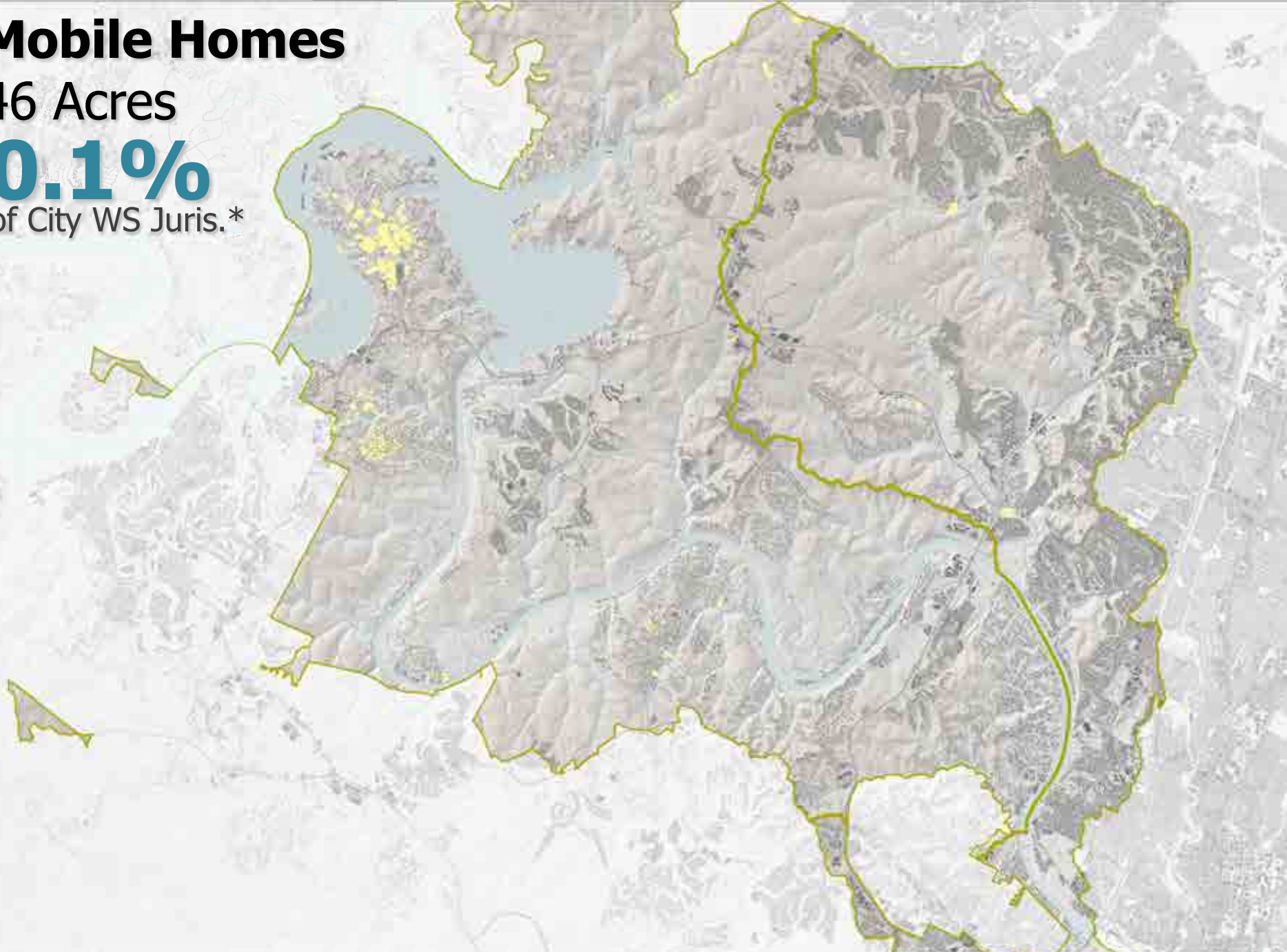
\* Percent of all land in the City of Austin's Water Supply Suburban & Water Supply Rural Watersheds jurisdiction



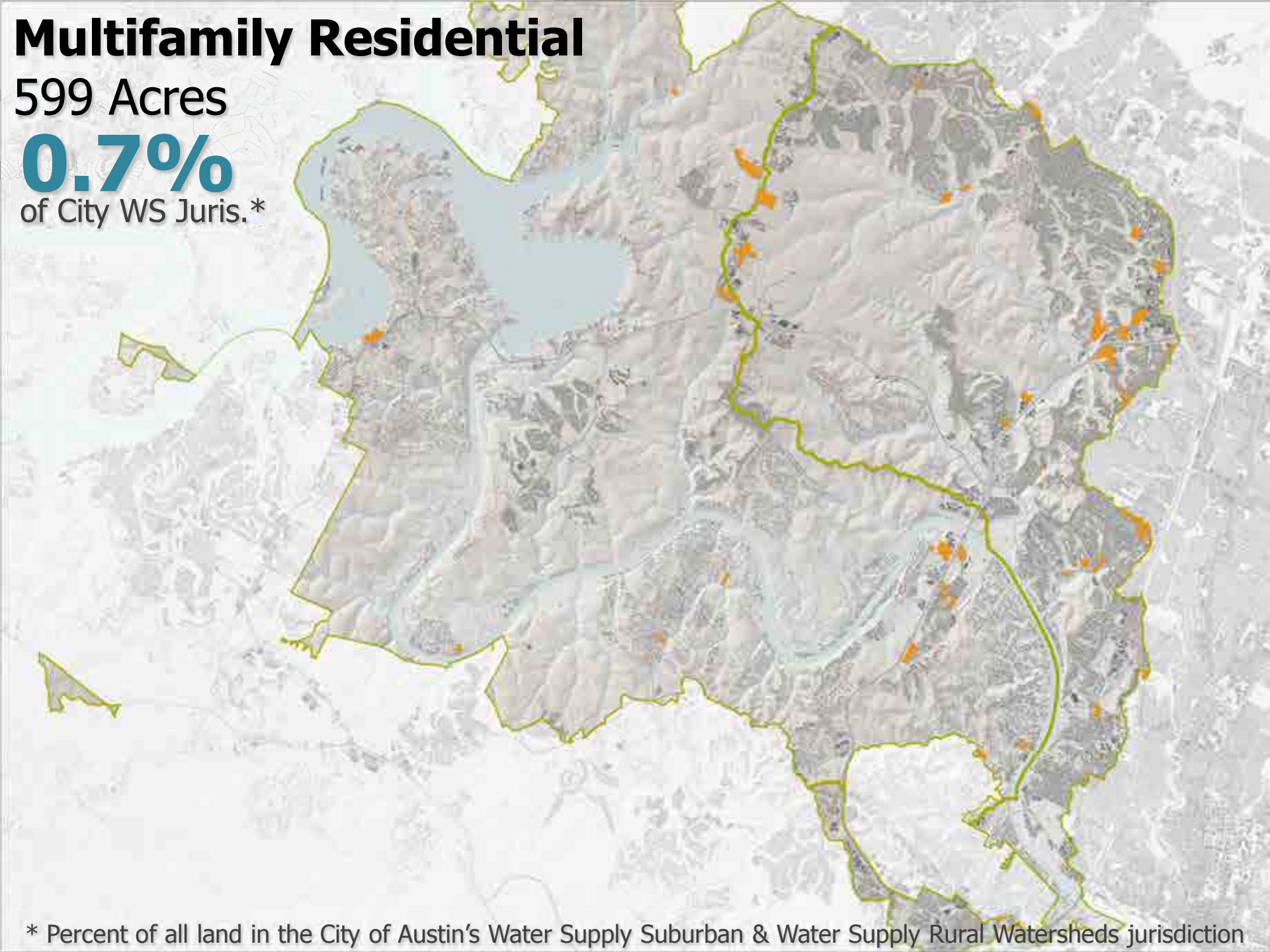
# Mobile Homes

46 Acres

**0.1%**  
of City WS Juris.\*



\* Percent of all land in the City of Austin's Water Supply Suburban & Water Supply Rural Watersheds jurisdiction



# Multifamily Residential

599 Acres

**0.7%**

of City WS Juris.\*

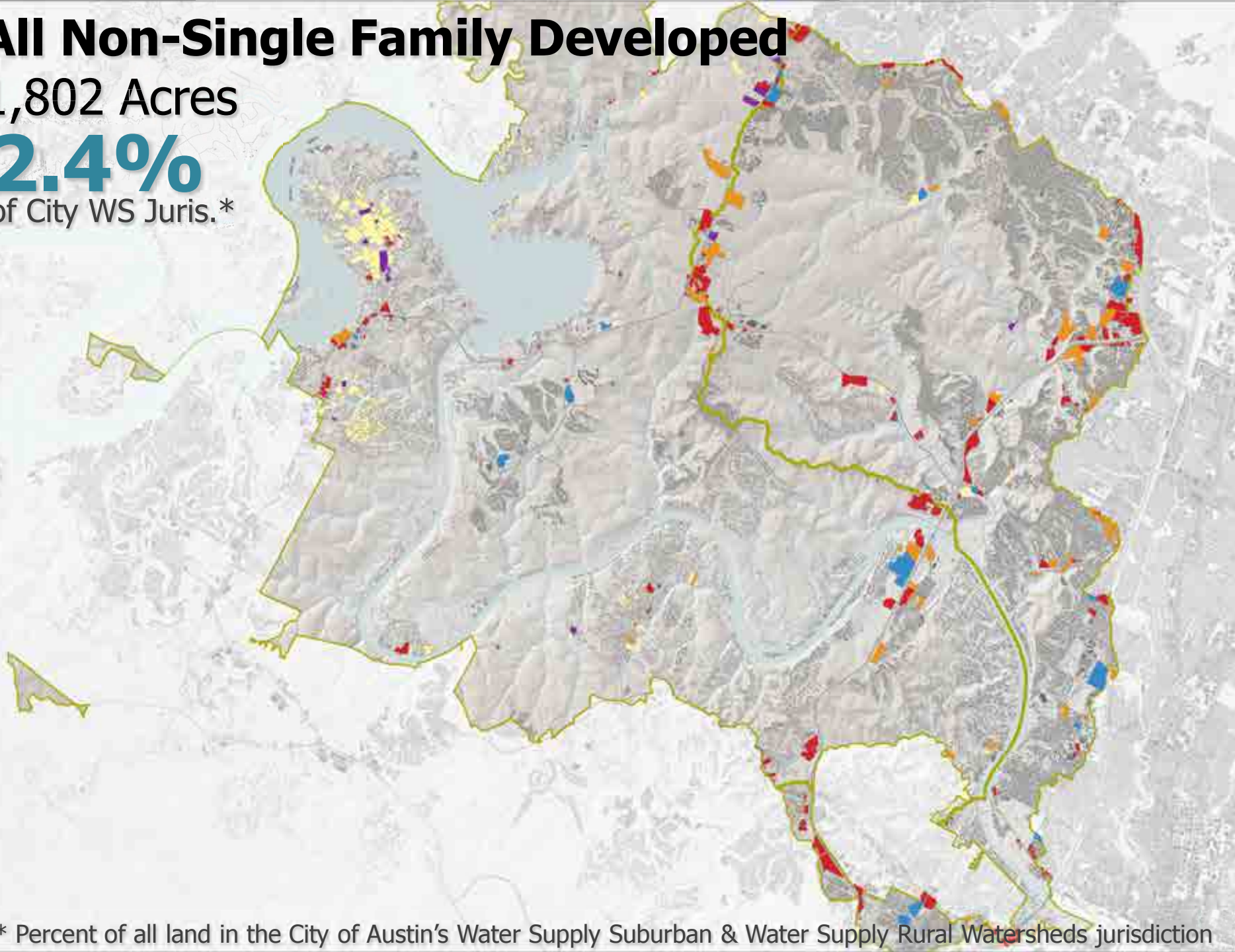
\* Percent of all land in the City of Austin's Water Supply Suburban & Water Supply Rural Watersheds jurisdiction



# All Non-Single Family Developed

1,802 Acres

**2.4%**  
of City WS Juris.\*



\* Percent of all land in the City of Austin's Water Supply Suburban & Water Supply Rural Watersheds jurisdiction

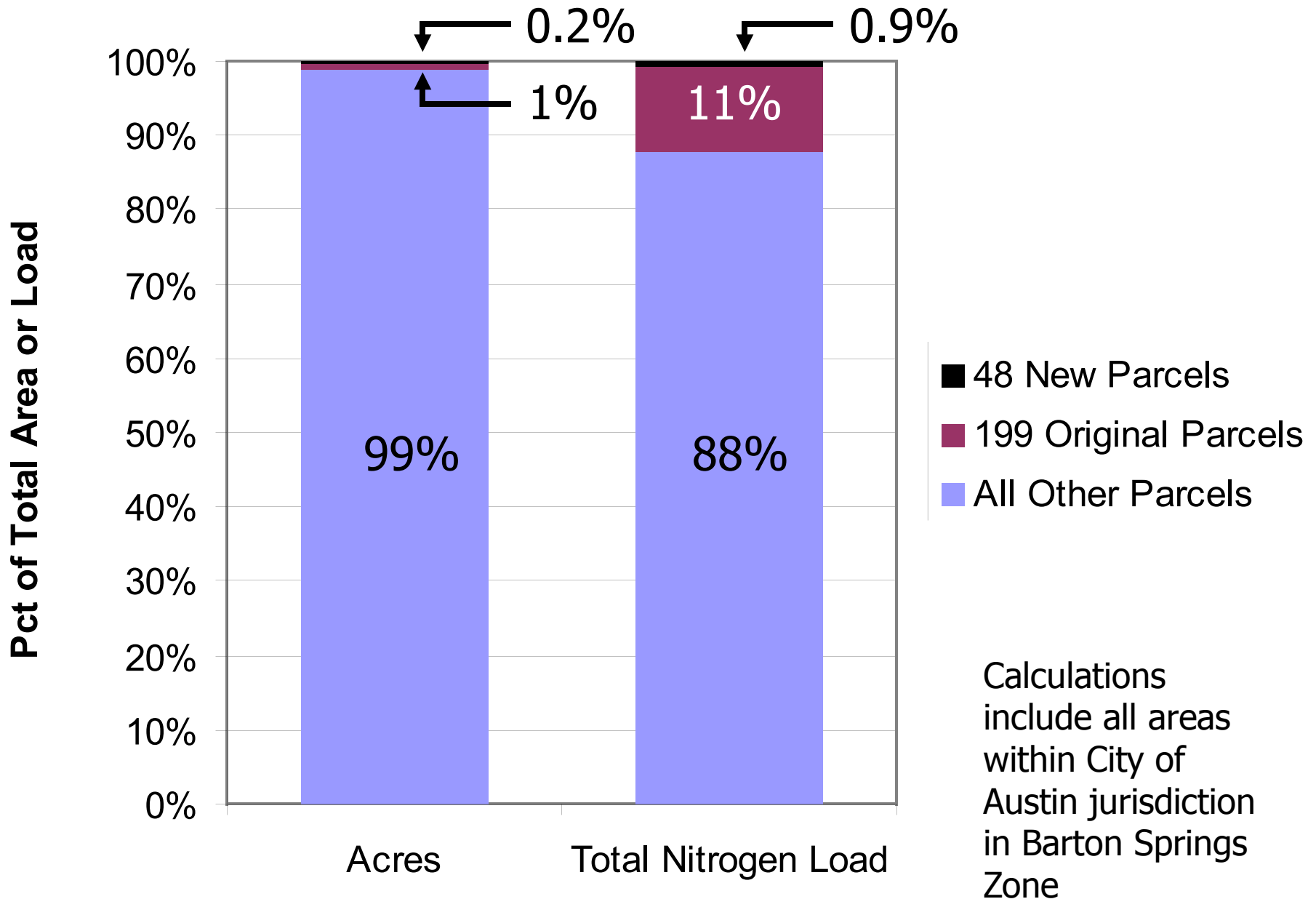
# **Possible Adjustment:**

## **Allow for Sites with Commercial Zoning**

- Allow for all commercially zoned properties.
  - 48 known BSZ properties (69 total acres)
  - Largest tract = 11 ac., Average size = 1.4 ac.
  - 1/3 of properties completely in creek buffer
  - Recharge and Contributing Zone
  - Within City's zoning jurisdiction (City Limits)
- Could limit to recharge and/or on-site sewage facility only.
  - 4 known properties



# Area & Load Comparison



# Residential Properties Zoned Commercial

124 Acres

**0.2%**  
of City BSZ Juris.\*



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





# Residential Properties Zoned Commercial

79 Acres

**0.1%**

of City WS Juris.\*

\* Percent of all land in the City of Austin's Water Supply Suburban & Water Supply Rural Watersheds jurisdiction

# 2000 Redevelopment Exception

- Original Redevelopment Exception exempts project from requirements of 25-8 Subchapter A (Water Quality) if:
  - Impervious cover is not increased
  - Water quality controls are added
  - Meets additional requirements for neighborhood plan compatibility and vehicle trips
- Else compliance with all of 25-8 Subchapter A is triggered (e.g., creek buffers, cut & fill, CEFs, impervious cover limits, etc.)



# 2000 Redevelopment Exception



Crescent Machinery (East Bouldin Creek)



# 2000 Redevelopment Exception



Crescent Machinery (East Bouldin Creek)



# 2000 Redevelopment Exception

- Sites within the Drinking Water Protection Zone may only redevelop 25% of existing impervious cover
  - BSZ can use BSZ Redevelopment Exception

# Possible Improvements: Encourage Redevelopment

- Clarify a portion of a site may be redeveloped
- Allow use by properties with:
  - Existing commercial zoning
  - Multifamily
  - All residential
- Extend options to Water Supply Rural & Suburban
- Other?



# Possible Improvements: Increase Environmental Benefits

- Ensure stream setback/erosion protections
- Disallow increases in environmental non-compliance
- Require parking lot runoff be directed to landscapes
- Consider alternative uses of mitigation money for Water Supply projects
  - Examples: land purchase, riparian restoration, water quality control retrofits

# Next Stakeholder Meeting Topics

**Mar 20**

**Wednesday** Chapter 25-8 **Water Quality Controls, Individual Watershed Requirements (including Transfers of Development Rights)**

**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

Matt Hollon

Watershed Protection Department

City of Austin

(512) 974-2212

[matt.hollon@austintexas.gov](mailto:matt.hollon@austintexas.gov)

[http://www.austintexas.gov/page/  
watershed-protection-ordinance-0](http://www.austintexas.gov/page/watershed-protection-ordinance-0)