



**Watershed Protection Ordinance (WPO)
Stakeholder Meeting:
25-8 Subchapter A
Environment Chapter Wrap-Up**

April 5, 2013

Meeting Objective

- Review impact assessment of buffers
- Review staff adjustments to the 25-8 Subchapter A Draft Ordinance
- Discuss any remaining stakeholder questions and comments

Meeting Agenda

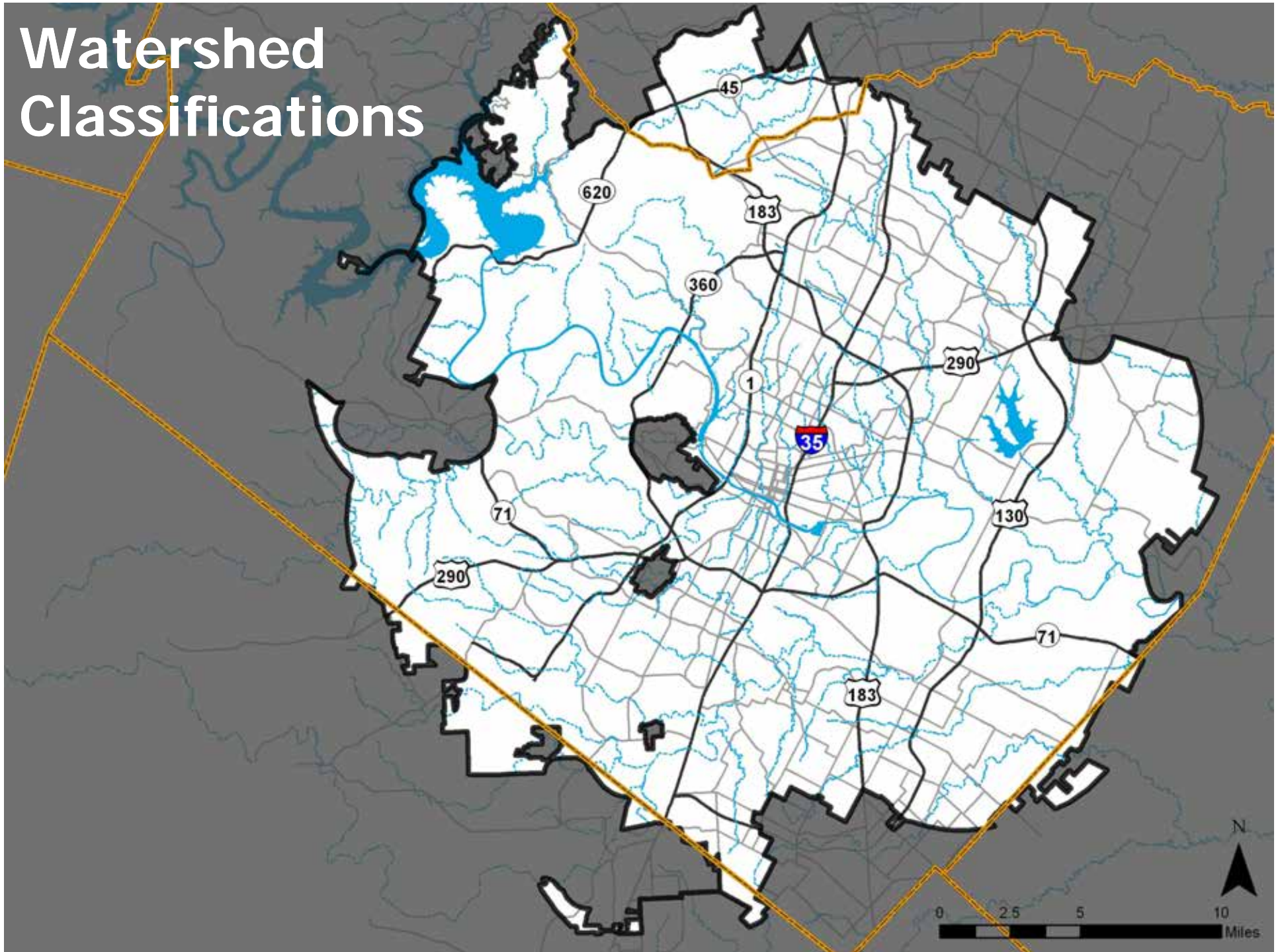
- Arrivals & Introductions [10 min.]
- Review staff assessment of proposed stream buffer impacts on impervious cover [20 min.]
- Review staff adjustments to the 25-8 Subchapter A Draft Ordinance [30 min.]
- Stakeholder Discussion [45 min.]
- Wrap-Up [15 min.]

Watershed Protection Ordinance: Impact Analysis

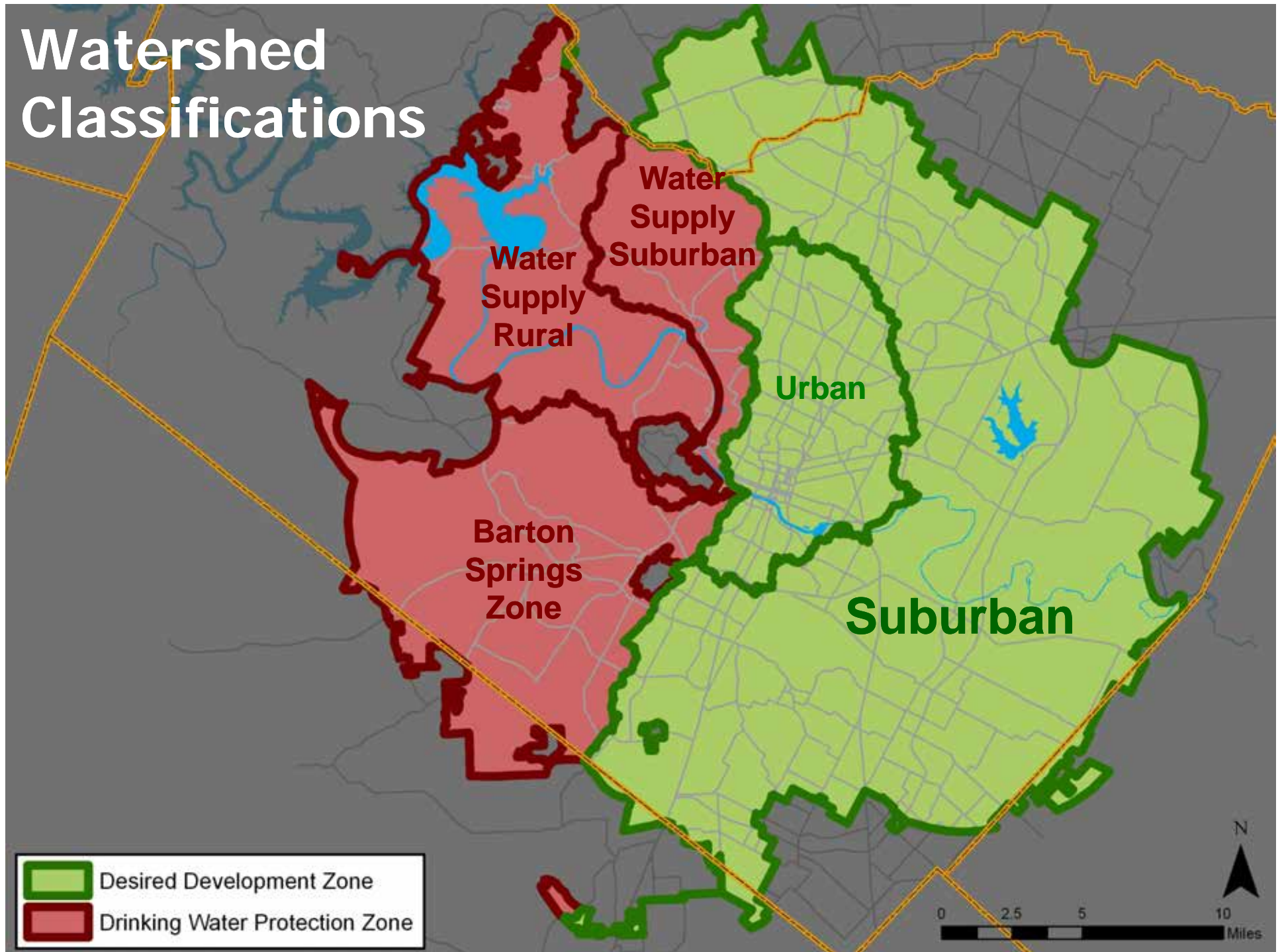
- Council resolution*: “...minimize the impact of any changes on individual and collective abilities to develop land.”
- WPD conducted analysis of properties to evaluate effect of ordinance proposals on:
 - Creek buffer geometry
 - Developable area
 - Allowable impervious cover
- Planning-level estimate; actual impacts will vary site-to-site based on type of development proposal

* See [Council Resolution 20110113-038](#)

Watershed Classifications



Watershed Classifications



Impact Analysis: Suburban Watersheds

- Analysis completed for all undeveloped parcels within the Suburban Watersheds
- Examined current buffers with net site area versus proposed buffers with gross site area
- Calculated impact on impervious cover on a tract-by-tract basis (for ~10,000 parcels)
 - assumed maximum allowed impervious cover, area for landscaping and ponds, and limited floodplain modification

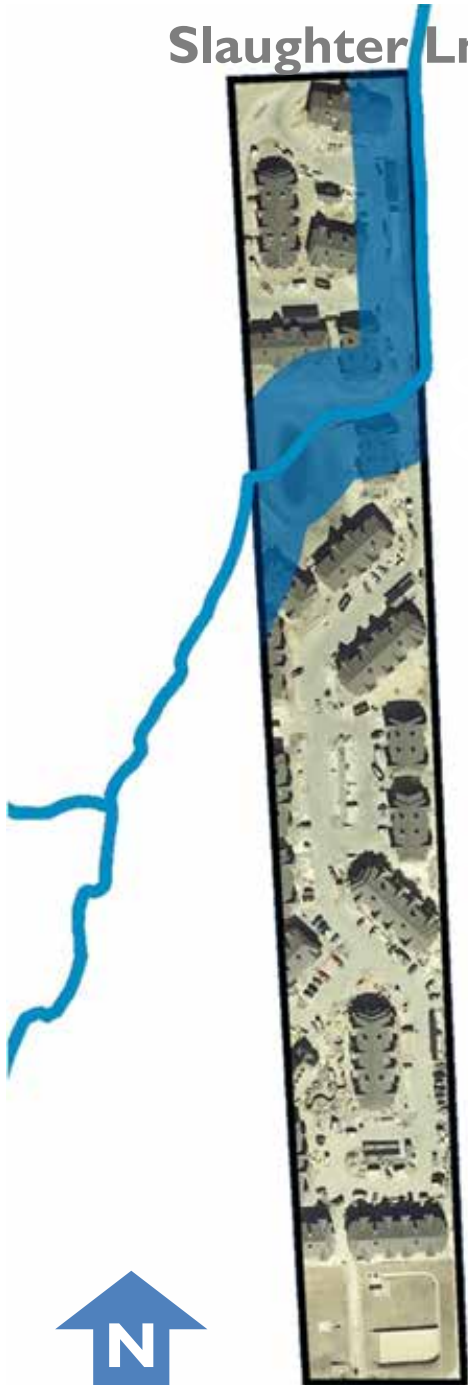
Slaughter Ln

Impact Analysis: Suburban Watersheds

Example Tract

- Slaughter Ln near South 1st (15 acres)
- Current slope deductions for net site area
- New headwater buffer on site
- 2% increase in IC under proposed ordinance

| Category | Current Code | Proposed Ordinance |
|--------------------|-----------------|--------------------|
| Total CWQZ | 0 acres | 2.5 acres |
| Developable Area | 14.4 acres | 12.3 acres |
| Allowable IC (NSA) | 8.6 acres (58%) | 7.2 acres (48%) |
| Allowable IC (GSA) | N/A | 8.8 acres (60%) |



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 (**80%**) are within a range of +/-25 percent for impervious cover impact

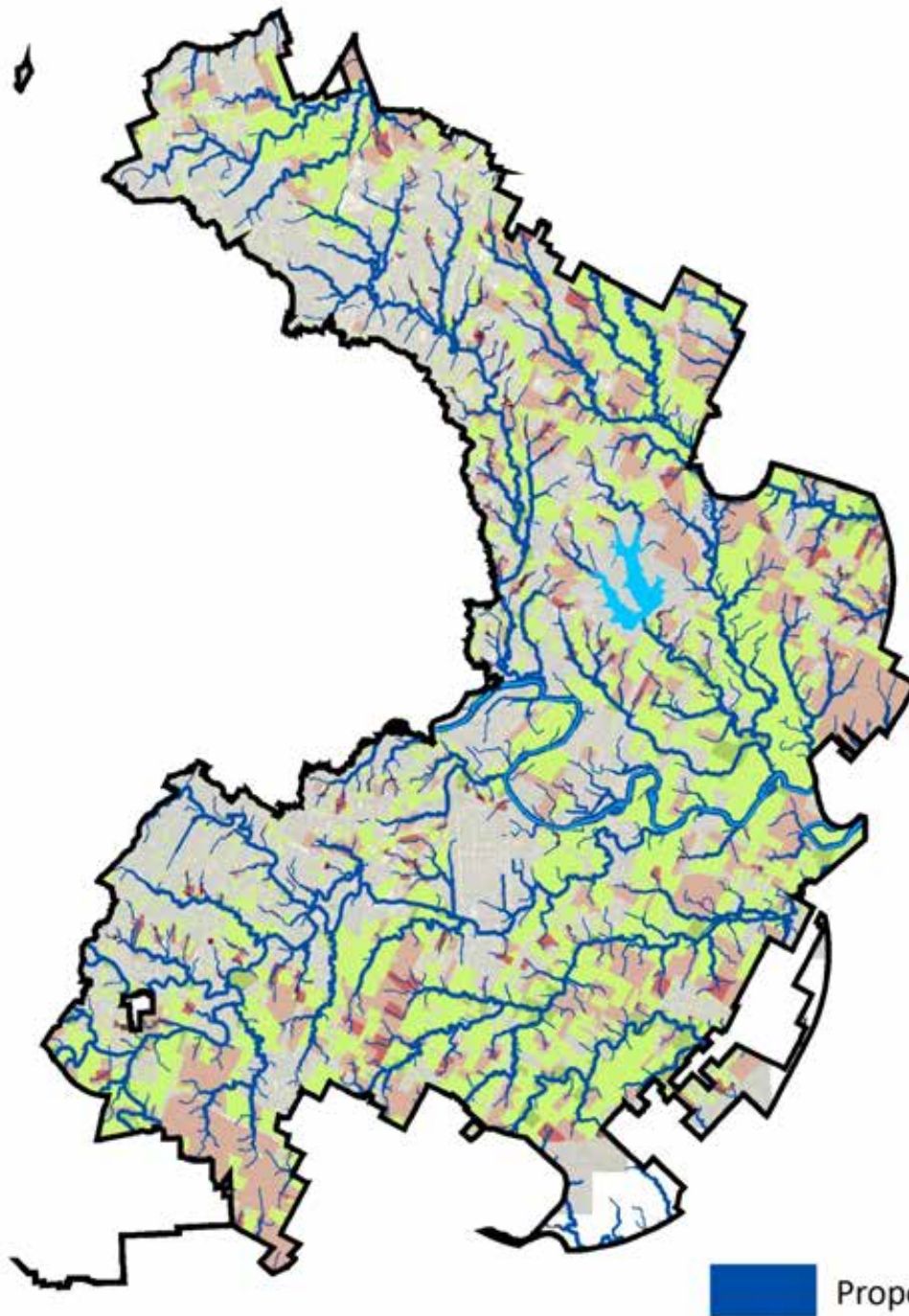
Impact Analysis: Suburban Watersheds

All undeveloped properties
Assume net site area

1,252 properties gain IC
(33% of land area)

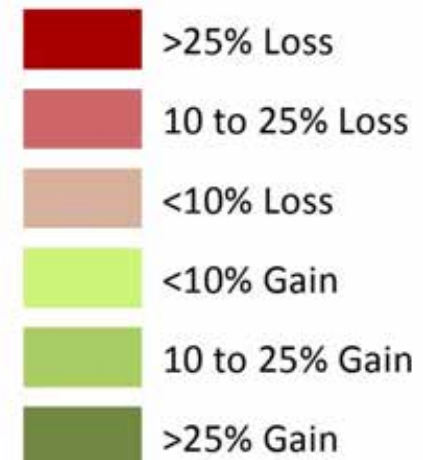
7,606 see no change
(29% of land area)

1,625 properties lose IC
(38% of land area)



Proposed Creek Buffers

Impervious Cover Impact



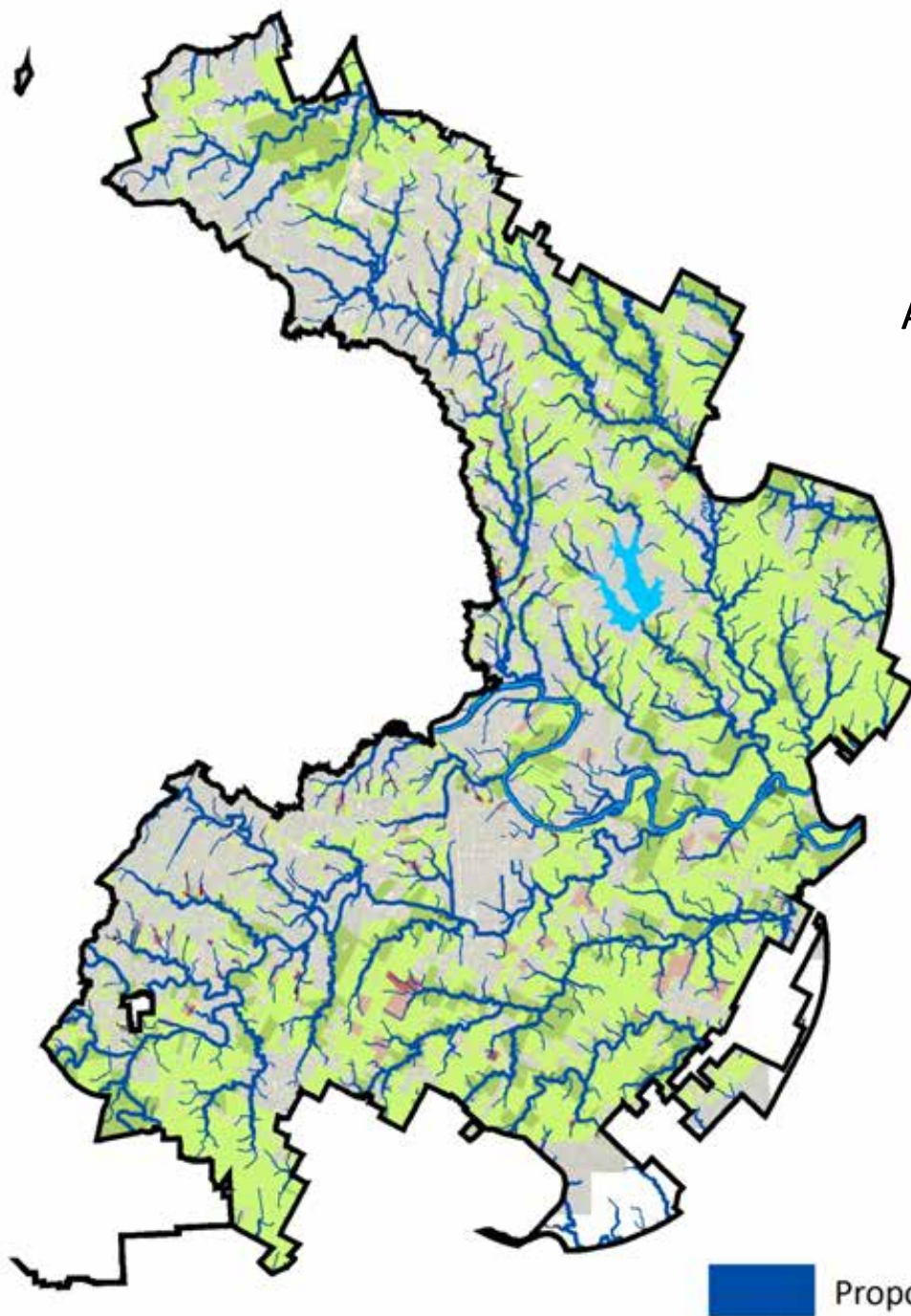
Impact Analysis: Suburban Watersheds

All undeveloped properties
Assume same floodplain modification

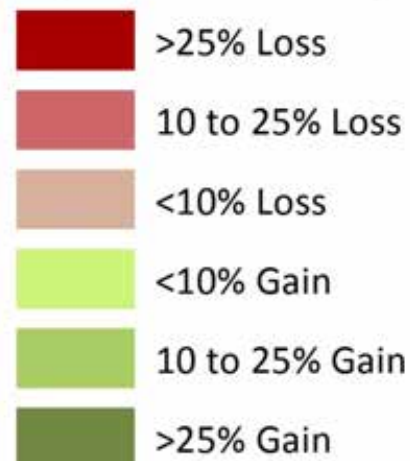
2,096 properties gain IC
(60% of land area)


7,461 see no change
(35% of land area)

926 properties lose IC
(5% of land area)



Impervious Cover Impact



 Proposed Creek Buffers

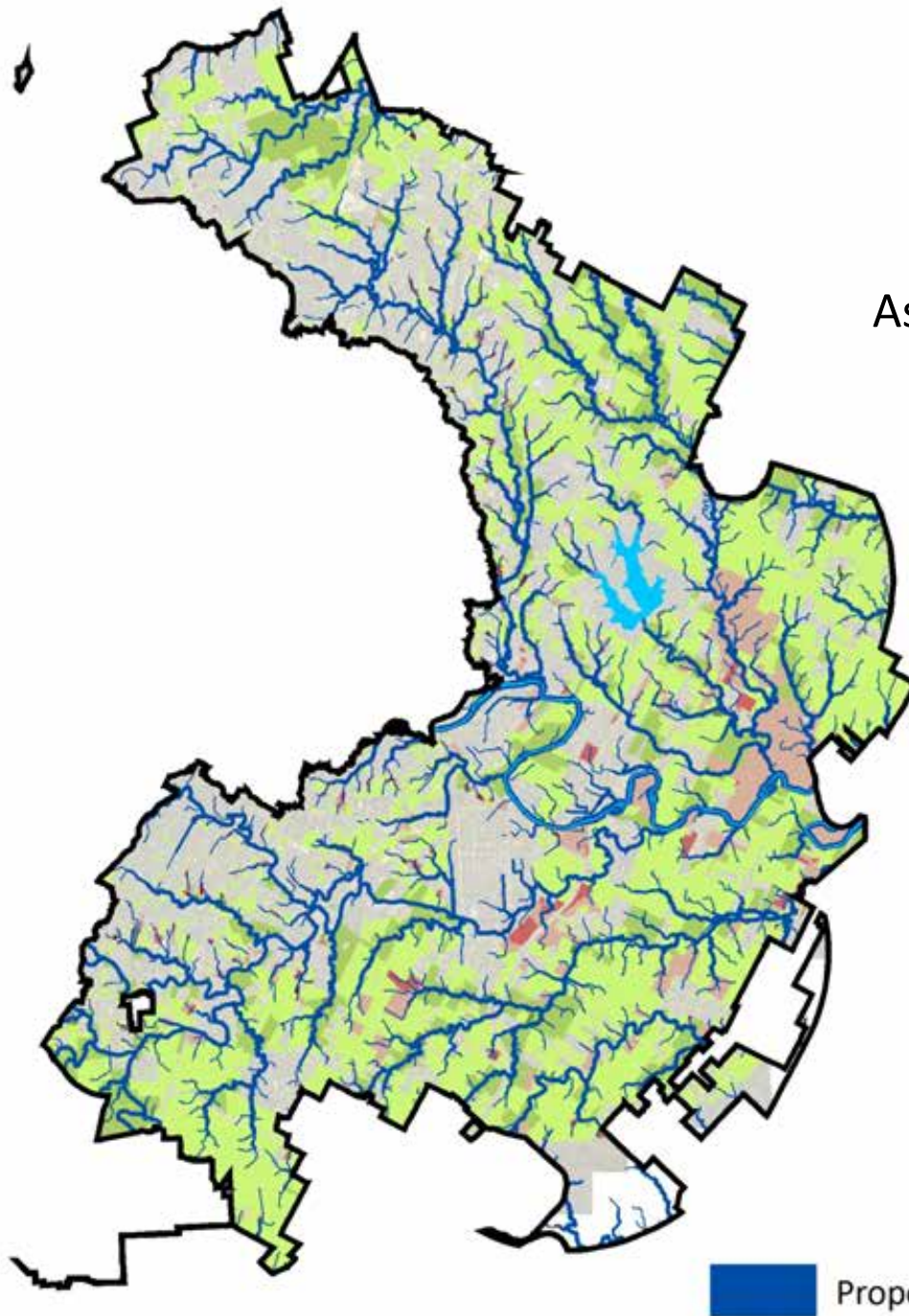
Impact Analysis: Suburban Watersheds

All undeveloped properties
Assume reduced floodplain modification

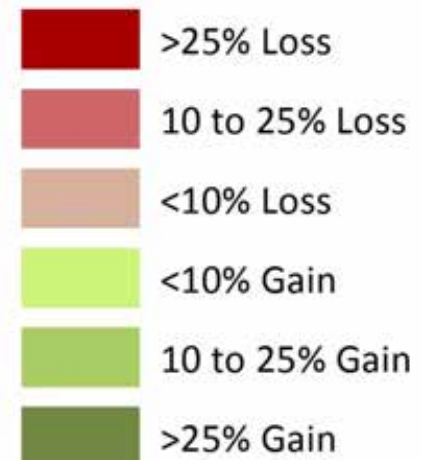
1,989 properties gain IC
(54% of land area)

7,308 see no change
(34% of land area)

1,186 properties lose IC
(12% of land area)



Impervious Cover Impact



 Proposed Creek Buffers

Impact Analysis: Urban Watersheds

- Analysis completed for all non-single family residential properties with opportunity to increase impervious cover under current zoning
- Examined current buffers vs. proposed buffers
- Calculated impact on impervious cover on a tract-by-tract basis (for ~70,000 parcels)

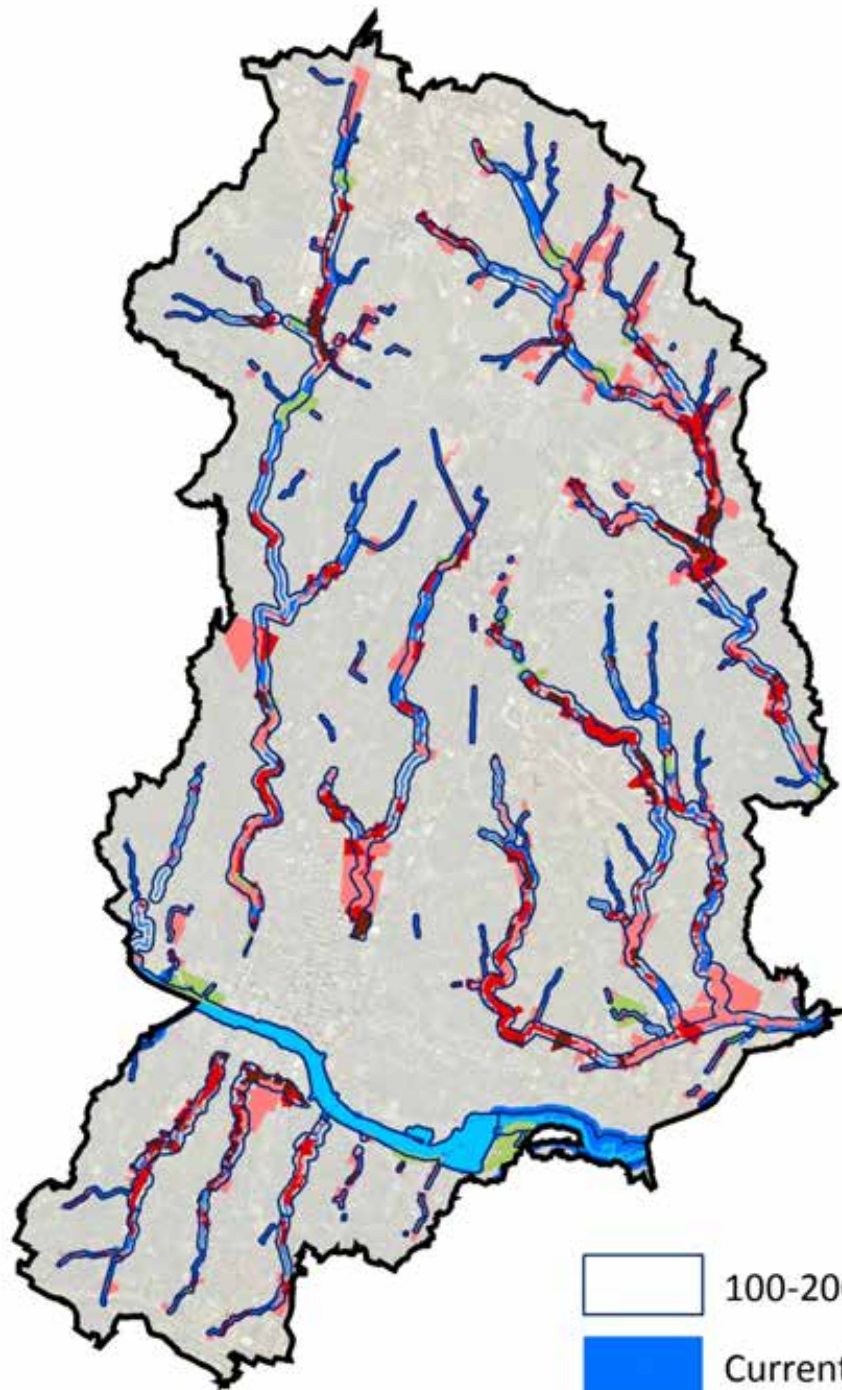
Impact Analysis: Urban Watersheds

For all non-single family residential
properties with opportunity to increase
impervious cover under current zoning

78 properties gain IC
(5% of land area)

780 see no change
(54% of land area)

1,282 properties lose IC
(41% of land area)



100-200-300 Buffers
Current Creek Buffers

Impervious Cover Impact

>50% Loss
25 to 50% Loss
0 to 25% Loss
Gain

Recommended Changes: Urban Watershed Stream Buffers

Leave current urban stream buffers in place, but change from FEMA floodplain to fully-developed floodplain

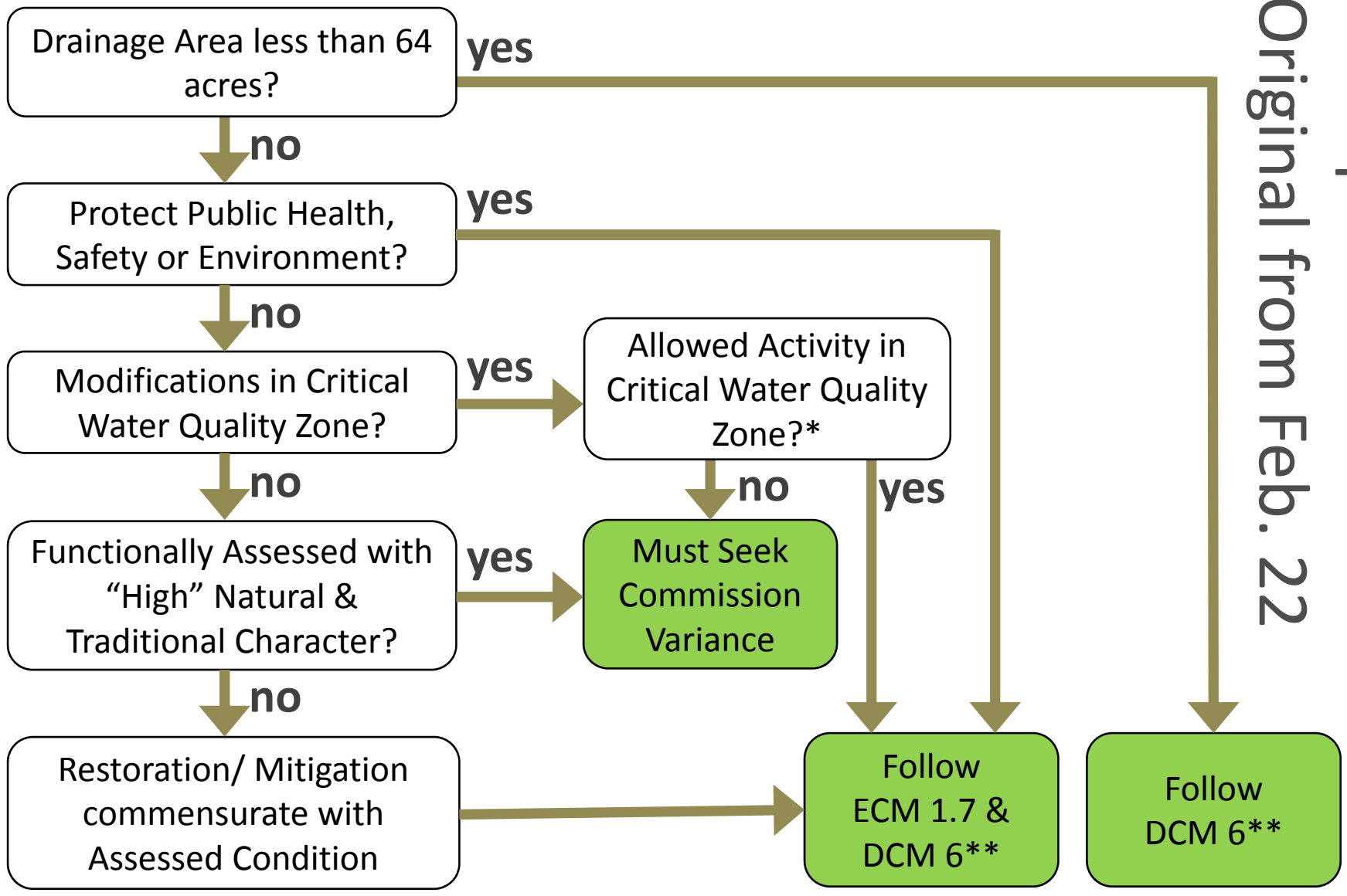
1. Benefits do not outweigh the impacts to development opportunity
2. Few remaining properties will require buffers
3. Would lead to frequent variance requests
4. Fully-developed floodplain 94+% coincident with FEMA floodplain

Recommended Changes: Floodplain Modification System

1. Review original proposal from Feb. 22
2. Review new proposal
3. Discuss next steps for Environmental Criteria
 - Functional assessment
 - Mitigation ratios & multipliers

Floodplain Modification

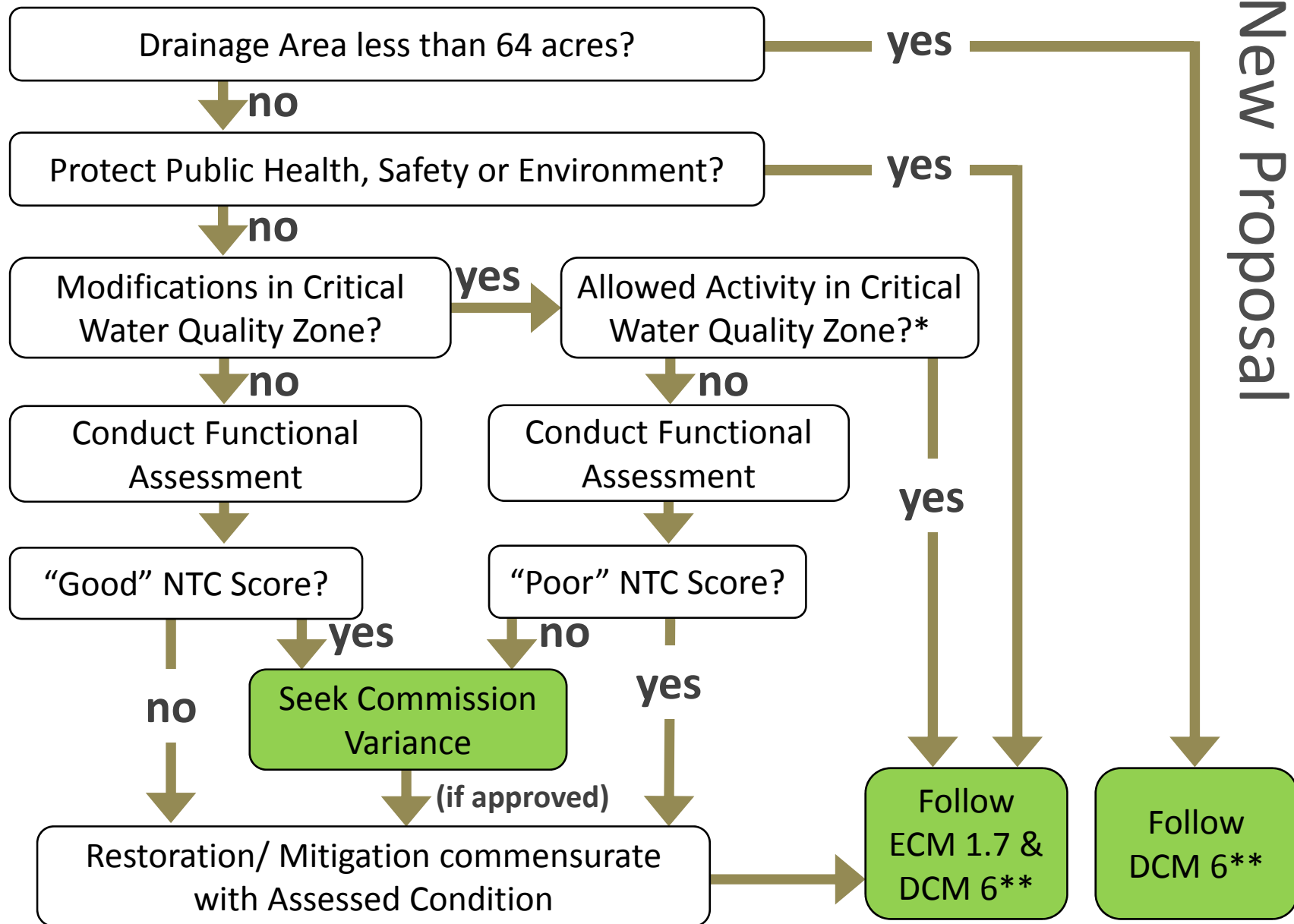
Original from Feb. 22



* Possible allowed modifications include: fence; master planned park; urban agriculture & trails (outer half of buffer); boat dock, etc. (lakes); utility line crossings; parallel utility line & green stormwater controls (outer half of buffer; urban & suburban watersheds only); detention & wet ponds (restricted). (See §25-8-261 & 262.)

** DCM 6 = Drainage Criteria Manual, Open Waterways; ECM 1.7 = Environ. Criteria Manual, Floodplain Modifications.

Floodplain Modification New Proposal



* Possible allowed modifications include: fence; master planned park; urban agriculture & trails (outer half of buffer); boat dock, etc. (lakes); utility line crossings; parallel utility line & green stormwater controls (outer half of buffer; urban & suburban watersheds only); detention & wet ponds (restricted). (See §25-8-261 & 262.)

** DCM 6 = Drainage Criteria Manual, Open Waterways; ECM 1.7 = Environ. Criteria Manual, Floodplain Modifications.

Recommended Changes: Trails in Critical Water Quality Zones

Require trails to be placed in outer half of stream buffer

1. Similar to water quality controls, wastewater lines
2. Trails need to coexist with intent of stream buffer (water quality, bank stability, etc.)
3. Supports option of hard-surfaced trails (cost, maintenance)
4. Does not apply to trail crossings

Additional Potential Changes

1. Transfer of Development Intensity
2. Director Responsibilities
3. Recharge Boundary Determination
4. Roadway Impervious Cover & Water Quality Controls

Next Stakeholder Meeting Topics

Apr 19

Friday

Chapter 25-7 Drainage; Erosion Hazard Prevention

Chapter 25-2 Zoning: *Planned Unit Development Environmental*

May 3

Friday

Hydrology and Urban Design, Part 1

Volume Based Hydrology; Green Infrastructure;

Payment-in-lieu of Water Quality; On- and Off-Site Mitigation

May 17

Friday

Hydrology and Urban Design, Part 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

<http://www.austintexas.gov/page/watershed-protection-ordinance-0>