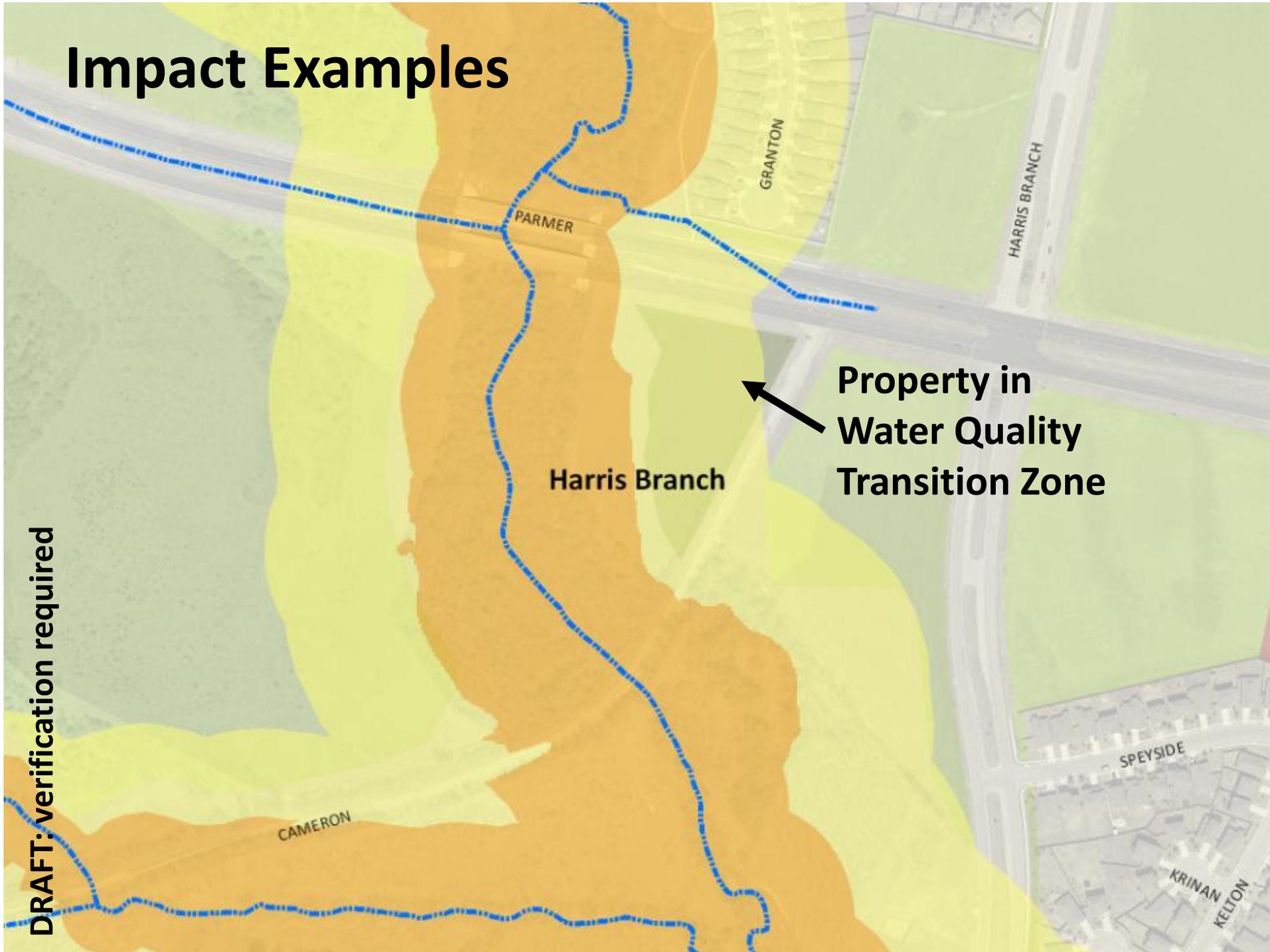


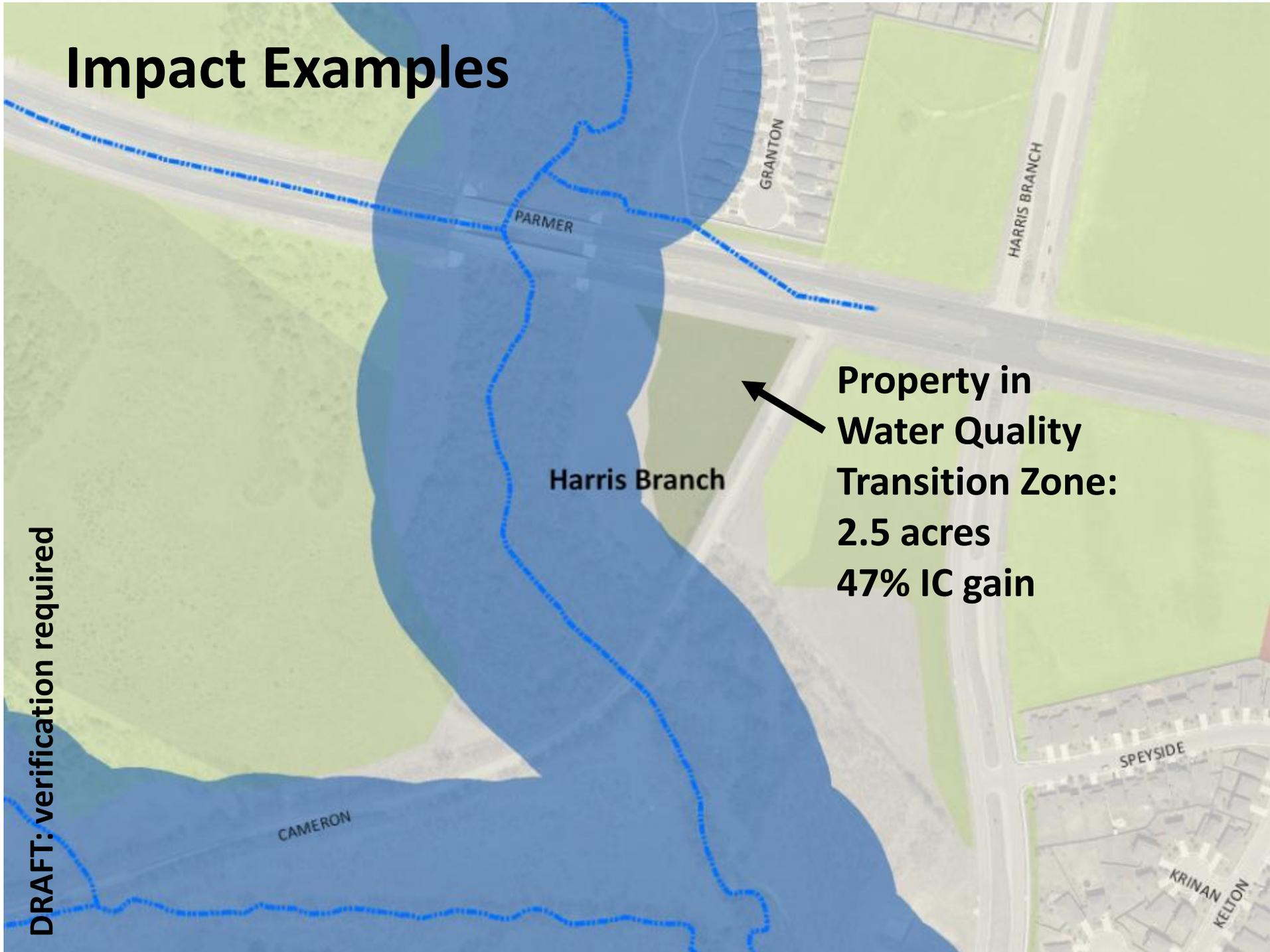
Impact Examples



DRAFT: verification required

Property in
Water Quality
Transition Zone

Impact Examples



**Property in
Water Quality
Transition Zone:
2.5 acres
47% IC gain**

DRAFT: verification required

Impact Analysis: Water Supply Suburban & Barton Springs Zone Watersheds

- Analysis completed for all undeveloped parcels within:
 - Water Supply Suburban watersheds
 - Barton Springs Zone portions of Williamson and Slaughter
- Examined extending current minor buffers from 128 acres of drainage to 64 acres
- Retained net site area calculation for impervious cover
- Calculated impact on impervious cover on a tract-by-tract basis (for ~1,700 parcels)

Impact Analysis: Water Supply Suburban & Barton Springs Zone Watersheds

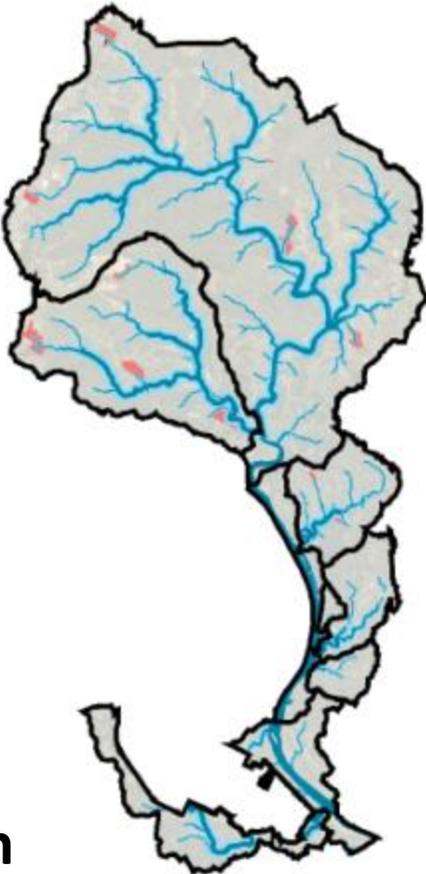
- Majority of land in these watersheds is already developed or protected as open space
- Analysis for undeveloped properties shows:
 - Minor loss (**-0.6%**) of average impervious cover
 - Majority of properties (**93%**) are not affected
 - Site-specific factors will affect each site differently

Impact Analysis: WS Suburban & BSZ

All undeveloped properties
Assume net site area

0 properties gain IC
(0% of land area)
1,575 see no change
(83% of land area)
115 properties lose IC
(17% of land area)

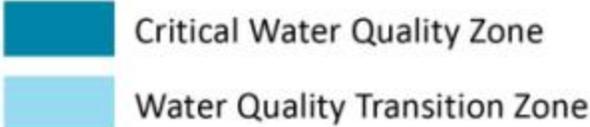
Water
Supply
Suburban



Williamson



Slaughter



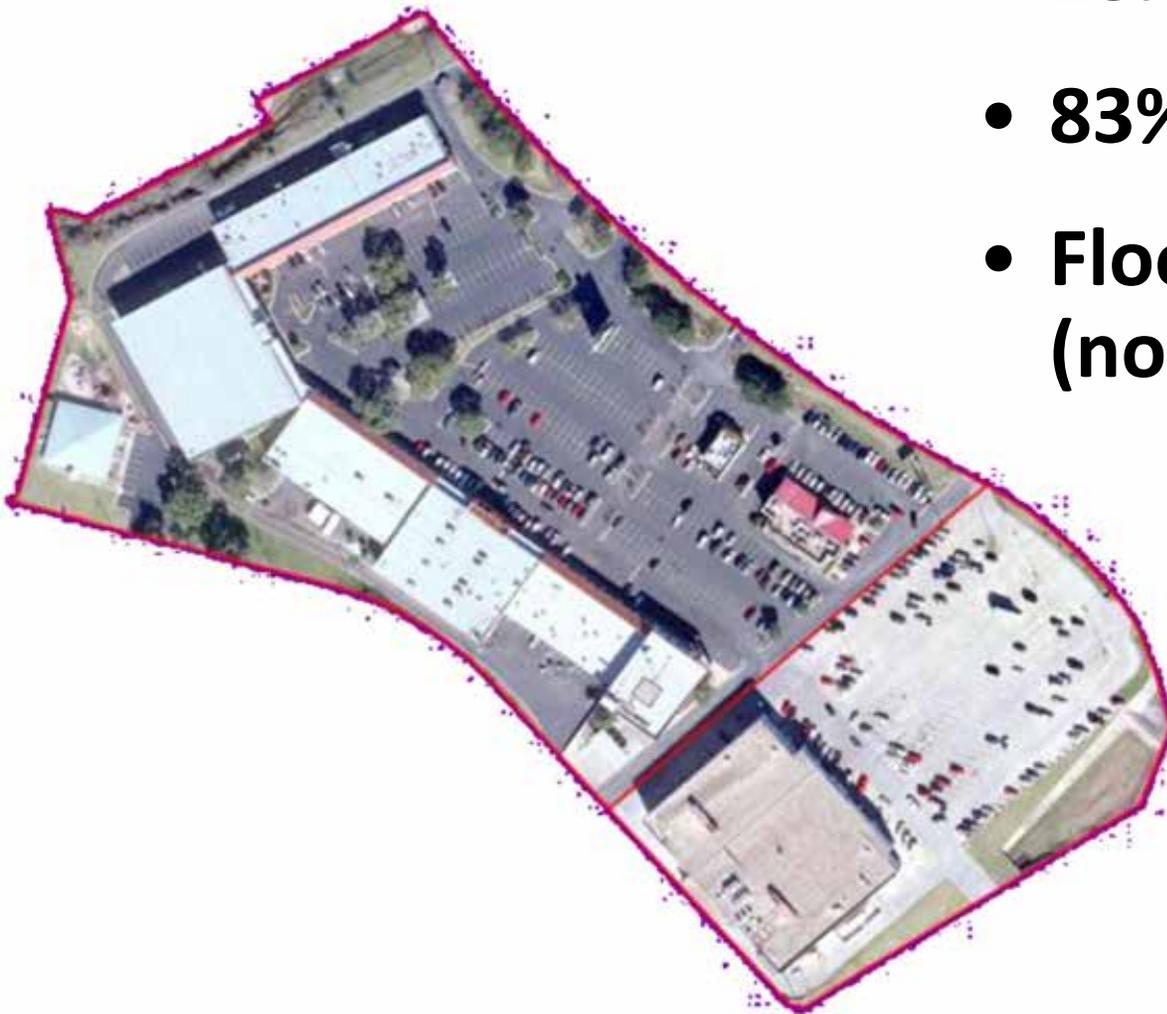
BSZ Redevelopment Exception

- **Council resolution asked staff to evaluate impact of expanding the exception**
- **Memo to Mayor & Council noted staff recommendations would be incorporated in WPO**
- **SOS Ordinance called for the retrofitting water quality controls for existing development**
- **Applies to less than 3 percent of the Barton Spring Zone and Water Supply**
 - **Represents a disproportionate amount of pollutants within these watersheds**

Case Study: IC Above 40%

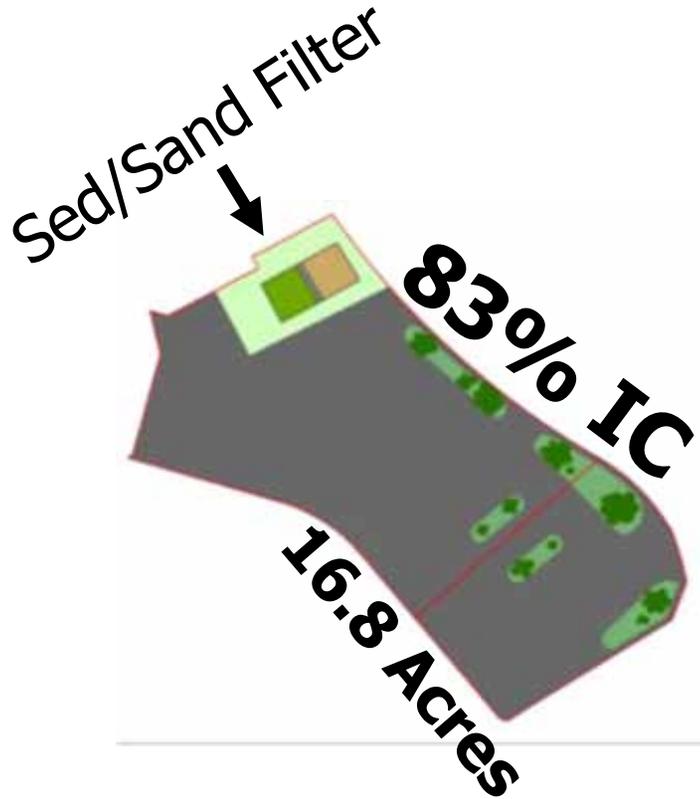
Oak Hill Plaza

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



Case Study: IC Above 40%

(Oak Hill Plaza)



+ 0% IC

55.8 Acres



= 20% IC

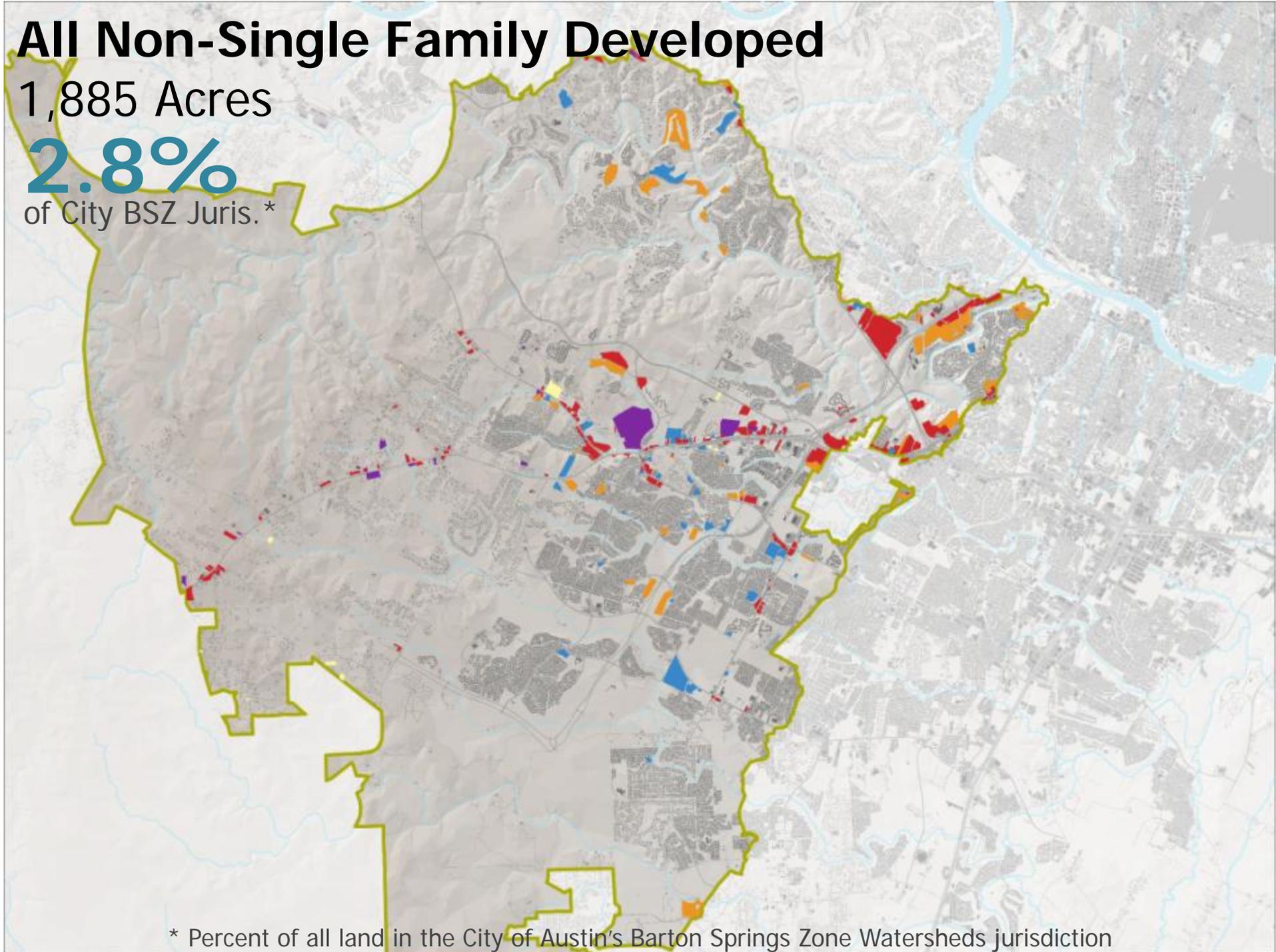
72.6 Acres
Combined

All Non-Single Family Developed

1,885 Acres

2.8%

of City BSZ Juris. *



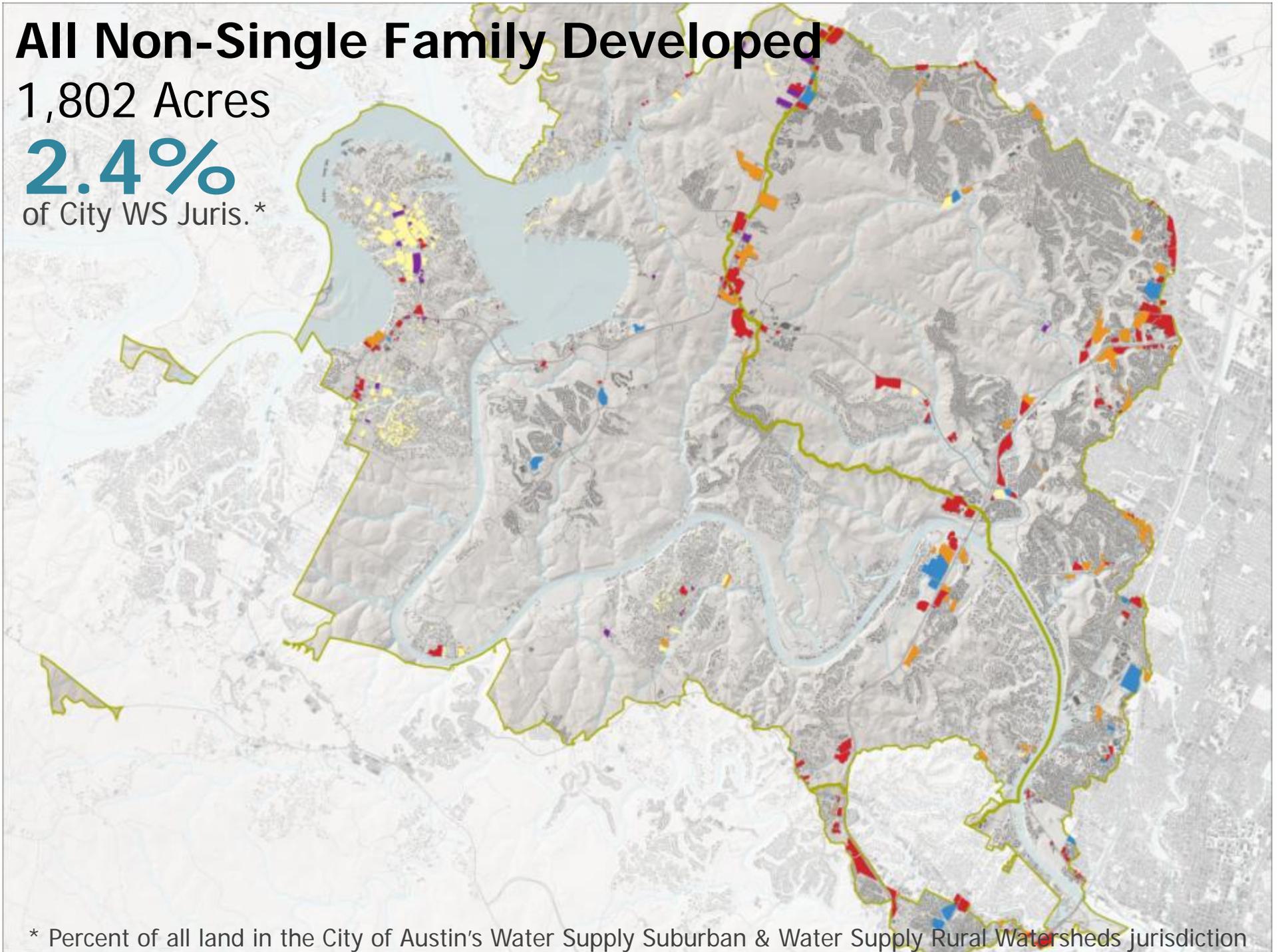
* Percent of all land in the City of Austin's Barton Springs Zone Watersheds jurisdiction

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

Boundary Street Deduction

- **Complicated, affects only a small amount of impervious cover, and can affect otherwise equivalent properties unevenly**
- **Development will continue to meet impervious cover limits and provide water quality controls**
- **Adding §25-8-65 Commercial Impervious Cover provision to ensure new roads included in impervious cover limits**

5,000 sq. ft. Roadway Exemption

- **Would be used for turn lanes, bike lanes, etc.**
- **Compliance is difficult and disproportionately expensive for these small projects**
- **Environmental benefits – reduced idling, improved air quality, alternative transportation**
- **Scale of projects will cause minimal impacts to downstream waterways**
- **Project will still meet construction-phase erosion & sedimentation control requirements**

Encourage Quarry Redevelopment

- **No direct code changes in WPO**
- **Actions identified in Colorado River Corridor Plan**
 - **Travis County and City of Austin, with LCRA and Bosse & Associates**
 - **Coordinate regional and local planning to facilitate the preservation and enhancement of the many valuable environmental, economic, recreational, and cultural resources of this region**
 - **Address the transition of land use from mining to post mining uses**

Encourage Quarry Redevelopment

- **Colorado River Corridor Plan**
 - **Implementation Strategies**
 - **Advocate the clean-up, reclamation, and re-use of legacy mines for beneficial uses**
 - **Encourage site planning and construction techniques that reduce pollution such as concurrent reclamation of mining lands**
 - **Develop a restoration plan for the corridor addressing disturbed riparian areas with the objective of maximizing ecological, hydrological, public use and water quality functions in the study area through a public private partnership**

Managed Turf & Sports Fields in Critical Zone Buffers

- **Currently allowed outside of the Barton Springs Zone and Water Supply Rural watersheds**
 - **Must have program of fertilizer, pesticide, and herbicide use approved by WPD**
- **Inconsistent with the objectives of stream buffers**
 - **especially in areas closest to the creeks and in areas that have existing, high value environmental features**
- **Potential to allow in outer half of Urban and Suburban buffers**

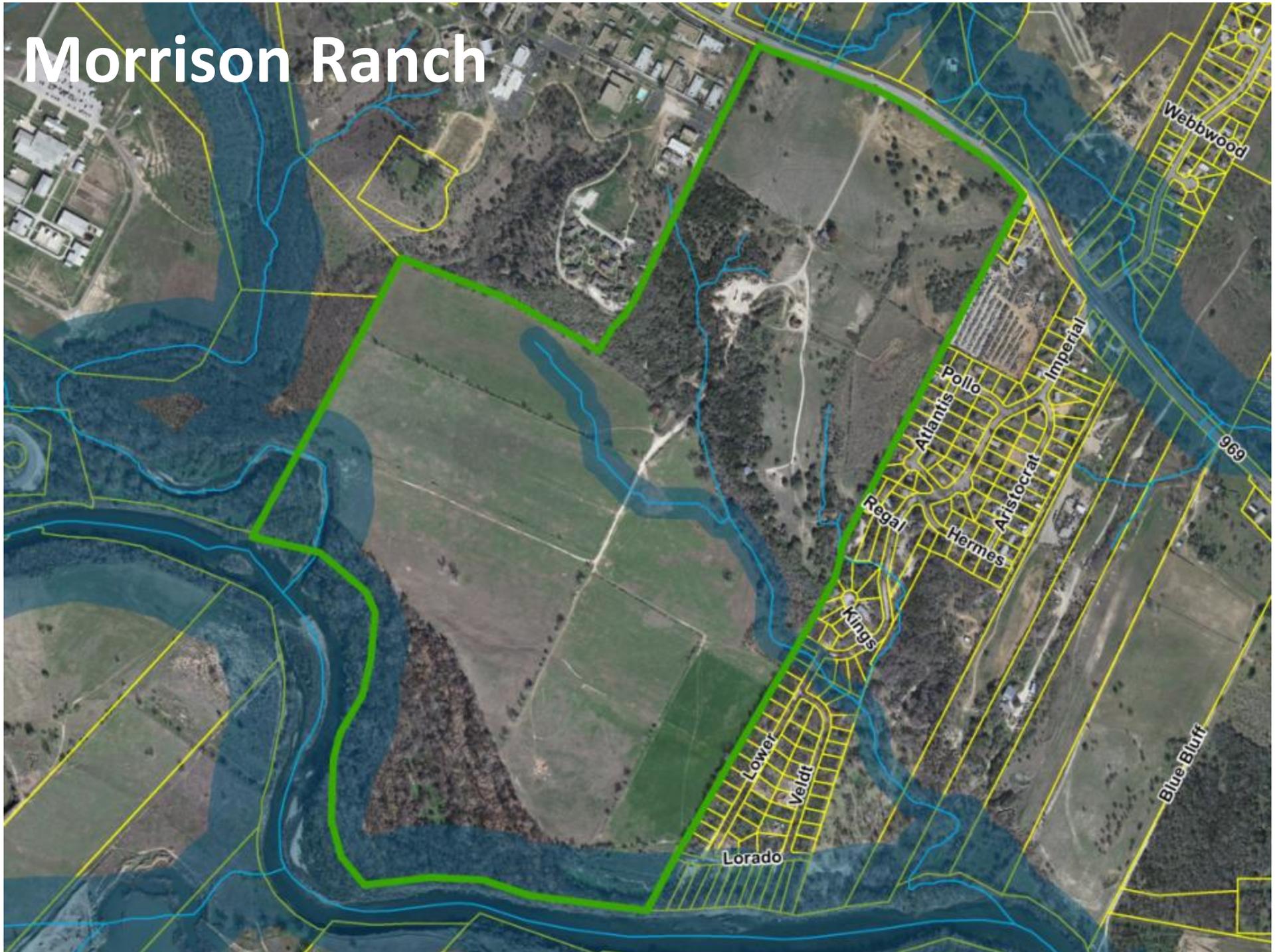
Govalle



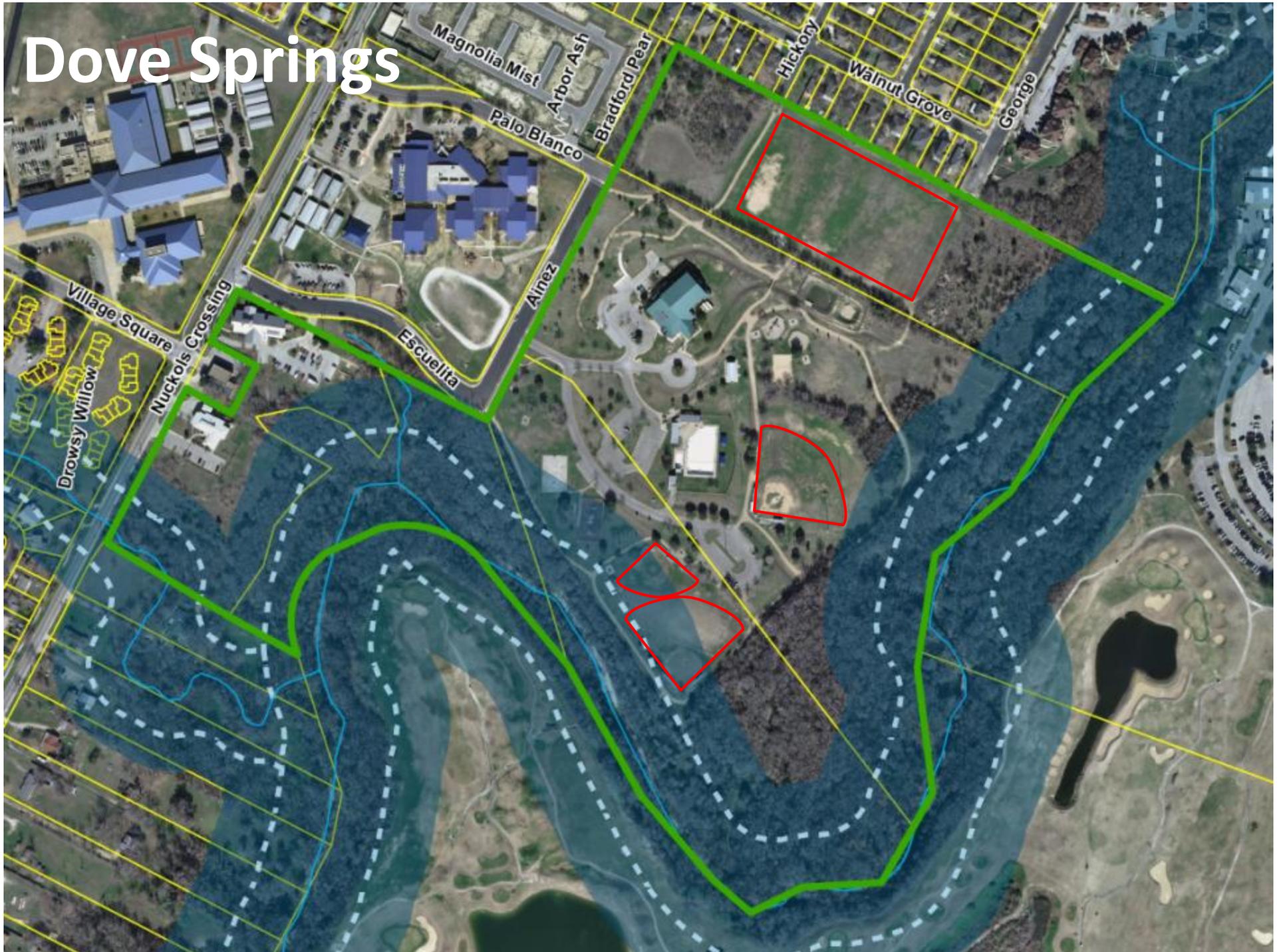
Butler Shores



Morrison Ranch



Dove Springs



Dittmar



Subsurface Pond Inspections

- **Requirement for third-party inspections**
 - **Engineer or qualified professional?**
- **Only a small number of these controls exist around the City (~110 out of 7,000 total)**
- **Complicated systems – need someone qualified to evaluate the functionality and structural integrity**
 - **If not engineer, what would be the qualification?**

Threshold for Water Quality Controls

- **5,000 square foot impervious cover vs. 8,000 vs. 20% impervious cover**
- **Already the standard for Urban Watersheds**
- **Aligns with TCEQ Edwards Aquifer Rules**
- **Nationwide benchmarking indicated a square foot threshold was standard for other environmentally progressive jurisdictions**

Threshold for Water Quality Controls

- **Nationwide benchmarking**
 - Federal Projects – 5,000 sq ft of impervious cover (IC)
 - Portland – 500 sq ft of IC
 - Seattle – 2,000 sq ft of IC
 - San Francisco – 5,000 sq ft of IC
 - Maryland – 5,000 sq ft of disturbance
 - Washington D.C. – 5,000 sq ft of disturbance
 - Philadelphia – 5,000 – 15,000 sq ft of disturbance
 - Chicago – 7,500 sq ft of IC
- **D.C. study indicated a relatively easy transition to lower threshold among other jurisdictions – only Portland (500 sq ft) experienced problems (difficult to implement)**

Phase 1 WPO Adoption Schedule

Council Resolution	January 2011
Stakeholder Meetings: Input	Sep. 2011 – April 2012
Staff develops Draft Ordinance	April – November
Stakeholder Meetings: Phase 1 Draft Ordinance	Dec. '12 – May '13
Stakeholder Meeting: Review Draft Ordinance	June 14
Planning Commission: Codes & Ordinances (Briefing)	June 18
Environmental Board: WPO Presentation	June 19
Environmental Board: Special Meeting	July 11
Planning Commission: Codes & Ordinances (Action)	July 16
Environmental Board: Action	July 17
Planning Commission	July 23
City Council	August 29
Travis County Commissioner's Court (Title 30)	Fall

Contact/Additional Information

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City of Austin

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matt.hollon@austintexas.gov

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