

AGENDA



Thursday, November 8, 2007

**Public Hearings and Possible Actions
RECOMMENDATION FOR COUNCIL ACTION****Item No. 121**

Subject: Conduct a public hearing and consider an ordinance amending Chapter 25-8 of the City Code to add a new section 25-8-27 relating to redevelopment in the Barton Springs Zone.

Fiscal Note: There is no unanticipated fiscal impact. A fiscal note is not required.

For More Information: Nancy McClintock, 974-2652; Matt Hollon, 974-2212

Boards and Commission Action: Recommended by the Environmental Board and the Planning Commission.

Prior Council Action: Resolution No. 20060406-039 directing the City Manager to process City Code amendments regarding the Barton Springs Zone.

The proposed ordinance will allow for redevelopment of properties in the Barton Springs Zone that do not comply with current watershed regulations. These properties may retain (but not exceed) current levels of impervious cover provided certain conditions are met:

- Properties with less than 40 percent impervious cover (Net Site Area) must provide on-site water quality controls compliant with the SOS Ordinance.
- Properties with more than 40 percent impervious cover (Net Site Area) must (1) provide a sedimentation-sand filtration level of on-site water quality controls or provide a combination of SOS compliant and sedimentation-sand filtration controls and (2) provide mitigation land either through contribution of funds or dedication or restriction of off-site, undeveloped lands in the BSZ to obtain an overall project impervious cover level of 20 percent.
- The re-development may not increase non-compliance with certain environmental regulations, must comply with erosion controls, and must obtain an operating permit for its ponds.
- The water quality controls for the re-development must provide water quality treatment equal to or higher than previously provided.

The proposed ordinance establishes thresholds beyond which City Council approval is required.

The proposed ordinance establishes the Barton Springs Zone mitigation fund and sets the price for mitigation at \$15,000 per acre with an annual 3% increase beginning January 1, 2009.