



MEMORANDUM

TO: Mayor and Council

FROM: Chuck Lesniak, Environmental Officer
Watershed Protection Department

DATE: June 20, 2012

SUBJECT: Result of Additional Negotiations for Release of ETJ to Cedar Park

As requested by Council, staff has had additional negotiations with Williamson County Commissioner Cynthia Long and Cedar Park staff. I am happy to report that the discussions have been productive and the parties have agreed to:

- Limit impervious cover to 35% net site area, including existing development.
- New impervious cover is required to have water quality controls meeting or exceeding City of Austin current criteria.
- Averaging of the Critical Water Quality Zone (CWQZ) will be allowed to accommodate up to seven cabins with a minimum setback of 75'. All other development will be prohibited within the standard 200' CWQZ or within the CWQZ enlarged by buffer averaging.
- Existing parking lots within the CWQZ will be retrofitted with water quality controls.
- An integrated pest management plan for the tract will be developed and implemented.
- Any trees removed in the CWQZ will be replaced at a 1:1 ratio and planted in the CWQZ.

While these requirements are not an exact duplication of current City code, they are similar to development that included variances approved by Austin's boards and commissions. Further, the entire tract drains to a large pond that acts in a manner similar to wet ponds in Austin installed for stormwater treatment. Therefore, it is my opinion that the agreement will provide environmental protection for new development that is similar to that of the City of Austin.

If you have any questions, please contact me at 512-974-2699.

Chuck Lesniak, Environmental Officer
Watershed Protection Department

cc: Marc Ott, City Manager
Sue Edwards, Assistant City Manager
Victoria J. Li, Watershed Protection Department
Greg Guernsey, Planning and Development Review Department
Virginia Collier, Planning and Development Review Department