

**SOS ORDINANCE AMENDMENT  
AND  
VARIANCE REQUEST  
REVIEW SHEET**

**CODE AMENDMENT:** C20-2013-001

**COUNCIL HEARING DATE:** 4/11/2013

**PROJECT NAME:** Barton Springs Pool general Grounds Improvements

**ADDRESS:** 2201 Barton Springs Road

**SITE AREA:** 152.50 acres

**NEIGHBORHOOD PLAN:** Barton Hills

**APPLICANT:** City of Austin, PARD (Gary Gregson)  
919 W. 28 ½ Street  
Austin, TX 78705

**AGENT:** Stansberry Engineering (Blayne Stansberry P.E.)  
P.O. Box 309  
Austin, TX 78652

Larson Burns & Smith Inc. (Brian Larson)  
1108 West Avenue  
Austin, TX 78701

**ENVIRONMENTAL REVIEW SPECIALIST:** Liz Johnston      Phone: 974-1218  
Planning and Development Review Department  
[Liz.johnston@austintexas.gov](mailto:Liz.johnston@austintexas.gov)

**CASE MANAGER:** Nikki Hoelter      Phone: 974-2863  
Planning and Development Review Department  
[Nikki.hoelter@austintexas.gov](mailto:Nikki.hoelter@austintexas.gov)

**PROJECT MANAGER:** Robin Camp      Phone: 974-7830  
Public Works Department  
[Robin.camp@austintexas.gov](mailto:Robin.camp@austintexas.gov)

**PROPOSED DEVELOPMENT:**

The site is currently known as Barton Springs Pool, which includes the pool, bath house, landscaped areas, concession building, parking, critical environmental features, and associated improvements.

The proposed general grounds improvements would consist of:

1. Changes to the existing hardscape adjacent to the bathhouse, including the removal of compacted granite around the critical root zones of existing heritage trees and the

- addition of landscaped planters.
2. The replacement of existing sidewalks on the northwest portion of the site.
  3. The installation of new perimeter fencing.
  4. The replacement of overhead electrical wiring with underground wiring.
  5. Changes to the lighting.
  6. The addition of an ADA accessible pathway leading from the existing parking lot on the south to the pool.
  7. A gravel pathway leading to the South lawn area.
  8. A proposed Phase II that would allow the gravel parking lot to be paved, meeting current transportation and environmental requirements.
  9. The existing ball field is proposed to be maintained so that it will act as a water quality control providing treatment for the existing gravel parking as well as the entire proposed parking on the south side of the project.
  10. Installation of an underground irrigation system.

**Request variances and a site specific amendment to the Save Our Springs Ordinance:**

1. LDC Section 25-8-482(Critical Water Quality Zone) and Section 25-8-514 (Pollution Prevention Required) – To permit construction within the critical water quality zone.
2. LDC Section 25-8-514 (Pollution Prevention Required) is proposed to be amended to allow modifications to the existing impervious cover which exceed 15% of the Net Site Area.
3. LDC Section 25-8-483 (Water Quality Transition Zone) is proposed to be amended to allow construction in the Water Quality Transition Zone.  
*\*See Memo to Environmental Board for detailed description and staff recommendations.*

**Conditions:**

1. Restore soil and site vegetation consistent with previous uses.
2. Provide at least 15,000 square feet of landscape in addition to landscape required under City Code.
3. Provide and maintain Water Quality Control to treat south parking lot.
4. Provide at least 2,000 square feet of restored riparian area.
5. Provide at least 60 bicycle parking spaces on south parking lot.
6. Remove existing impervious cover to result in no net increase in impervious cover in the Barton Springs Zone.

**PLANNING COMMISSION ACTION:** February 26, 2013 – Denied variances and code amendment, vote 5-2-0 (Anderson, Smith– Against)

***\*\*See memo from Commission Nortey***

**ENVIRONMENTAL BOARD ACTION:** February 20, 2013 –

Amendments to the Save our Springs Ordinance - Approved with conditions (5-1) (Marisa Perales- against)

LDC Section 25-8-51(B) to allow construction within the CWQZ

LDC Section 25-8-514(A) to allow impervious cover in excess of 15% net site area.

Conditions – 1) removal of the walkway to the “overlook” on the south lawn; and 2) removal of existing impervious cover on the Barton Springs site as mitigation for the construction of the concrete parking lot in the Water Quality Transition zone of Barton Creek, with the goal of no increase in the percentage of impervious cover in the Barton Springs Zone.

Variances – Approved with conditions (6-0)

LDC Section 25-8-482 to allow construction within the CWQZ

LDC Section 25-8-483(A) To allow construction within the WQTZ

Conditions – 1) removal of the walkway to the “overlook” on the southlawn; 2) removal of impervious cover from somewhere on the site of Barton Springs Pool as mitigation for the construction of the concrete parking lot in the water quality transition zone in order to maintain and not increase impervious cover and to adhere more closely to the Master Plan for Barton Springs, and 3) recommend the use of rain gardens, bioiswales and other advanced storm water controls on the site in order to enhance water quality at Barton Springs and Barton Creek.