



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

**COMMISSION MEETING
DATE REQUESTED:**

February 1, 2017

**NAME & NUMBER
OF PROJECT:**

Zilker Metropolitan Park Trailhead Restroom
SPC-2012-0104D (R3)

**NAME OF APPLICANT
OR ORGANIZATION:**

City of Austin Parks and Recreation Department

LOCATION:

Zilker Metropolitan Park, 2210 1/2 William Barton Drive

COUNCIL DISTRICT:

8

STAFF:

Gary Gregson, Project Coordinator, PARD

WATERSHED:

Barton Creek and Lady Bird Lake (Barton Springs Zone)

ORDINANCE:

Watershed Protection Ordinance

REQUEST:

Amend City Code Section 25-8-514 (Pollution Prevention Required) and grant variances to Section 25-8-261 (Critical Water Quality Zone Development) to allow the site to exceed impervious cover limits, modify pollution control requirements, and allow development of a restroom and associated facilities within the Critical Water Quality Zone.

**STAFF
RECOMMENDATION:**

Recommended for approval

**REASONS FOR
RECOMMENDATION:**

The proposed project will result in a net decrease of impervious cover on the site and will provide water quality enhancements and innovative stormwater management.

ORDINANCE NO. _____

AN ORDINANCE AMENDING CITY CODE SECTION 25-8-514 AND GRANTING VARIANCES TO CITY CODE SECTION 25-8-261 TO ALLOW CONSTRUCTION OF THE ZILKER PARK RESTROOM PROJECT IN THE CRITICAL WATER QUALITY ZONE, TO EXCEED IMPERVIOUS COVER LIMITATIONS, AND TO EXEMPT THE PROJECT FROM CERTAIN POLLUTION CONTROL REQUIREMENTS .

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. This ordinance applies to the construction of the restroom project located in Zilker Metropolitan Park as described in Site Plan Number SPC-2012-0104D.

PART 2. CRITICAL WATER QUALITY ZONE

A variance is granted from City Code Section 25-8-261 (*Critical Water Quality Zone*) and Section 25-8-514 (*Pollution Prevention Required*) is amended to allow construction in the critical water quality zone of:

- (A) Restroom structure of no more than 900 square feet in area on the north side of William Barton Drive, west of and adjacent to the Beverly Sheffield Zilker Hillside Theater.
- (B) Underground water and wastewater lines to the restroom structure.
- (C) Landscaping around the restroom structure and on the south side of William Barton Drive.
- (D) Demolition and reconstruction of an existing parking lot.

PART 3. IMPERVIOUS COVER

City Code Section 25-8-514 (*Pollution Prevention Required*) is amended to:

- (A) allow impervious cover in excess of 15%; and
- (B) exempt the project from the pollution control requirements of this section.

1 **PART 4. CONDITIONS**

2 Construction authorized by this ordinance must adhere to the following conditions:

- 3 (A) Remove sufficient existing impervious cover from the site to result in a net
4 decrease of at least 590 square feet of impervious cover in the Barton
5 Springs zone.
6
7 (B) Stormwater runoff from the restroom structure shall be conveyed to a
8 landscaped area and not directly discharged to an impervious surface or
9 storm sewer. The conveyance shall be designed to prevent erosive flows.
10
11 (C) Provide water quality enhancements as described in EXHIBIT A.

PART 5. Council waives the requirements imposed by City Code Section 25-8-41 (*Land Use Commission*) regarding the processing and granting of a variance for the variances granted in this ordinance.

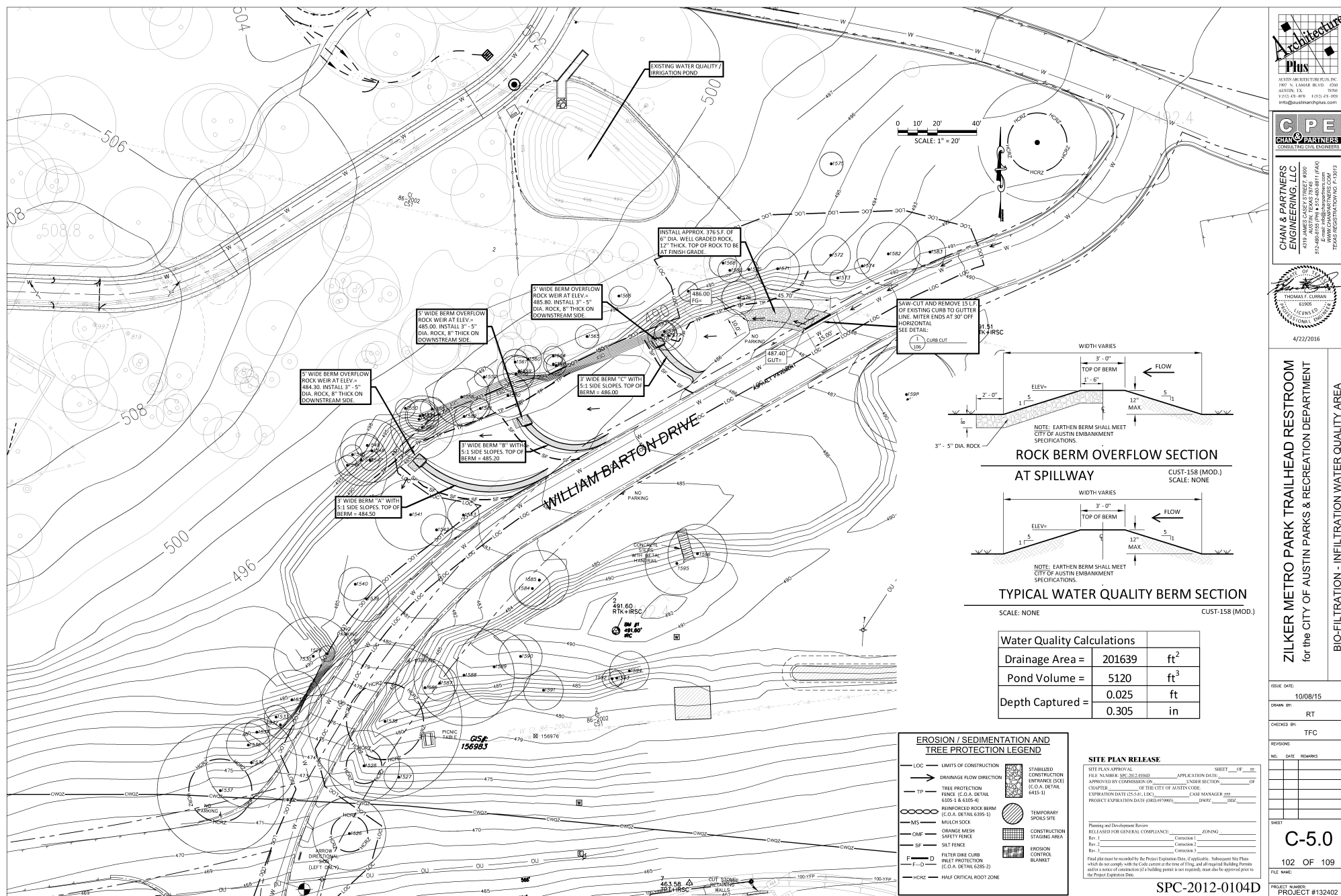
PART 6. This ordinance takes effect on _____, 2017.

PASSED AND APPROVED

_____, 2017 § _____
§ _____
§ _____
Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk

Zilker Metro Park - Barton Creek Trailhead Restroom



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