

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	70407	Agenda Number	51.
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Meeting Date:	5/18/2017	Department:	Watershed Protection
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Subject

Set a public hearing to consider an ordinance amending City Code Section 25-8-26 (Redevelopment Exception in the Barton Springs Zone), City Code Section 25-8-27 (Redevelopment Exception in the Water Supply Rural and Water Supply Suburban Watersheds), City Code Section 25-8-211 (Water Quality Control Requirement), and City Code Section 30-5-211 (Water Quality Control Requirement). This action concerns land located within the Barton Springs Zone. (Suggested date and time: August 3, 2017 at 4:00 p.m. at Austin City Hall, 301 W. Second Street.)

Amount and Source of Funding

Fiscal Note

A fiscal note is not required.

Purchasing Language:	
Prior Council Action:	December 13, 2012 - Council adopted Resolution 20121213-066 on a 7-0 vote.
For More Information:	Chuck Lesniak, Environmental Officer, 974-2699; Andrea Bates, Environmental Program Coordinator, 974-2291
Council Committee, Boards and Commission Action:	July 19, 2017 - Scheduled to go before the Codes and Ordinances Joint Committee. July 19, 2017 - Scheduled to go before the Environmental Commission. July 25, 2017 - Scheduled to go before the Planning Commission.
MBE / WBE:	
Related Items:	

Additional Backup Information

Amendments to the Barton Springs Zone Redevelopment Exception (BSZRE) are proposed to (1) allow redevelopment of a portion of a site with proportional water quality treatment and mitigation; (2) allow multifamily residential properties to utilize the BSZRE; (3) allow projects with civic land uses to be approved administratively; and (4) encourage redevelopment projects to restore degraded waterways and critical environmental features.

The proposed amendments to the BSZRE respond to City Council Resolution 20121213-066, which directed staff to work with stakeholders to develop recommendations for improving both redevelopment opportunities and environmental protection within the Barton Springs Zone. Staff began working with stakeholders on potential revisions to the BSZRE in conjunction with the Watershed Protection Ordinance (WPO) in 2013. Staff held two stakeholder meetings about potential revisions to the BSZRE in March and April 2013. Proposed amendments to the BSZRE were then incorporated into the WPO and reviewed by the Environmental Board and Planning Commission during a series of public meetings from June through August 2013. Council considered the proposed amendments to the BSZRE as part of the WPO in October 2013, but deferred the BSZRE amendments to a later date pending additional stakeholder input. Staff held two follow-up meetings about the BSZRE amendments in December 2013 and January 2014. Staff then revised the proposed amendments to address this additional stakeholder input.

The current proposal is similar to the amendments that were proposed with the WPO in 2013, but the requirements for partial site redevelopment have been revised based on the additional stakeholder input in early 2014. Staff released the current proposal for public review on March 6, 2017 and held a stakeholder meeting about the proposed amendments on March 21, 2017. The Environmental Commission began their review of the proposal on April 5, 2017, and stakeholders will have the opportunity to provide additional feedback on the proposal during upcoming Environmental Commission, Planning Commission, and City Council meetings.

In addition to the amendments to the BSZRE, the proposed ordinance also includes amendments to City Code Section 25-8-27 to allow on-site restoration as mitigation for the redevelopment exception in the water supply watersheds, and amendments to Section 25-8-211 and 30-5-211 to exempt certain agricultural facilities from water quality control requirements.