



Meeting Objective

1. Review & suggest improvements for the:
 - 2007 Barton Springs Zone Redevelopment Exception (per Council resolution)
 - 2000 Citywide Redevelopment Exception
2. Identify next steps for report to Council*

* Resolution calls for report to Council by end of April 2013.

Council Resolution 20121213-066

To improve redevelopment opportunities and environmental protection, consider:

1. Impact of expanding Redevelopment Exception to residential properties in and beyond the Barton Springs Zone
2. Impact of partial site Redevelopment Exception
3. Other amendments that could encourage redevelopment while providing environmental benefits in and beyond the Barton Springs Zone

Click [here](#) for full resolution.

Meeting Agenda

- Arrivals & Introductions [10 min.]
- Staff Presentation/Group Interaction [50 min]
- Breakout Groups [35 min.]
- Wrap-Up & Next Steps [25 min.]

2007 BSZ Redevelopment Exception

Goal:

- Achieve better environmental controls and enhanced water quality by providing an opportunity for high-quality redevelopment

Strategies:

- Retrofit water quality structural controls where no or poor controls existed before
- Offset highly impervious sites with off-site land mitigation





BSZ Redevelopment Exception: The Basics

- **Property gets to keep (but not exceed) all existing impervious cover**
- **Sites with less than 40% impervious cover**
 - Must use non-degradation (SOS) water quality controls
 - No mitigation land required
- **Sites with greater than 40% impervious cover**
 - Minimum of sedimentation/ filtration required on-site
 - Must be mitigated by the purchase of off-site land to reach an overall impervious cover (IC) target of 20%

Case Study: IC Above 40% Oak Hill Plaza

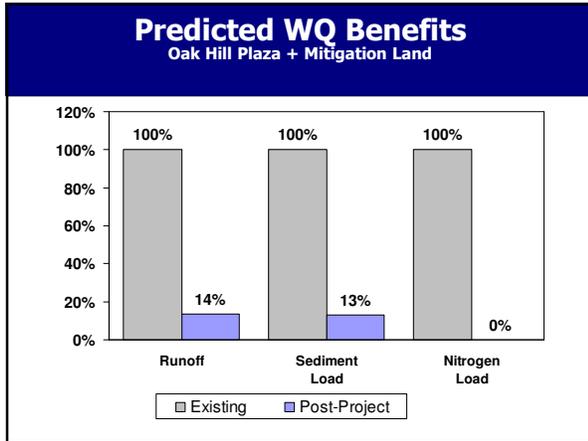
- 16.8 acres
- 83% IC
- Flood control only (no WQ controls)

Case Study: IC Above 40% (Oak Hill Plaza)

Sed/Sand Filter
16.8 Acres
83% IC

+ 55.8 Acres
0% IC

= 72.6 Acres Combined
20% IC



Case Study: IC Below 40% (Value Mart on Hwy. 290 at Oakclaire Dr.)

- 0.59 acres
- 36% IC
- No WQ Controls

Case Study: IC Below 40% (Value Mart on Hwy. 290 at Oakclaire Dr.)

Retention/Irrigation

36% IC

0.59 Acres

No Mitigation Land Required (< 40% IC)

Tarlton 360: First Use of 2007 Ordinance

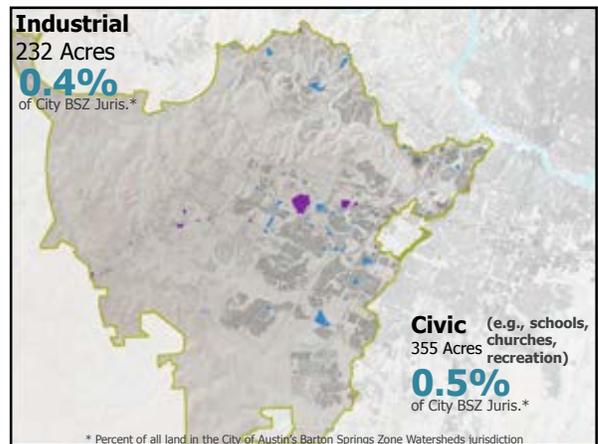
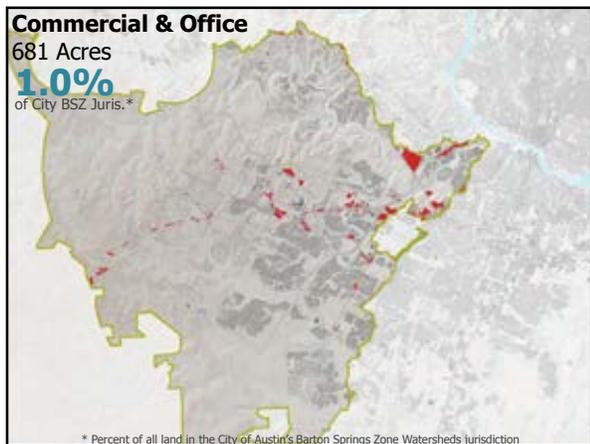
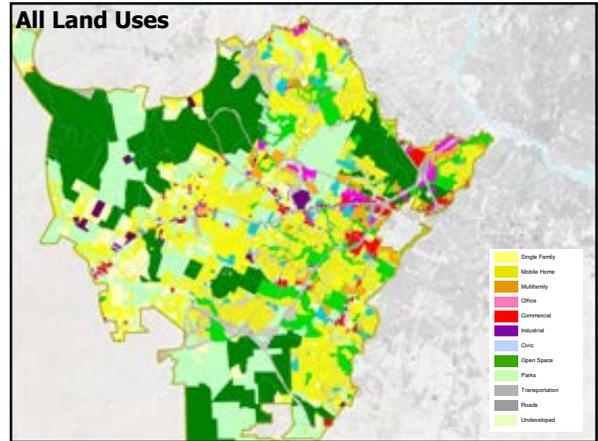
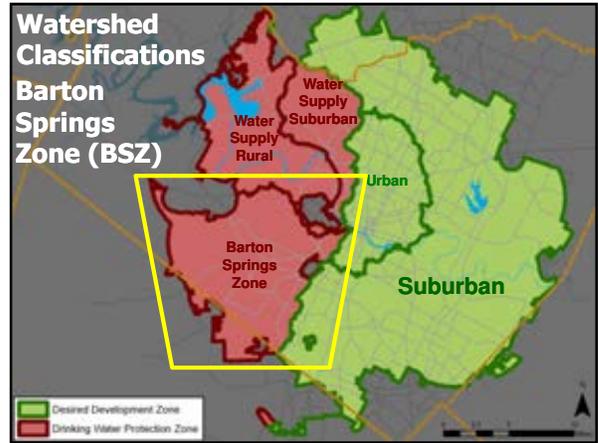
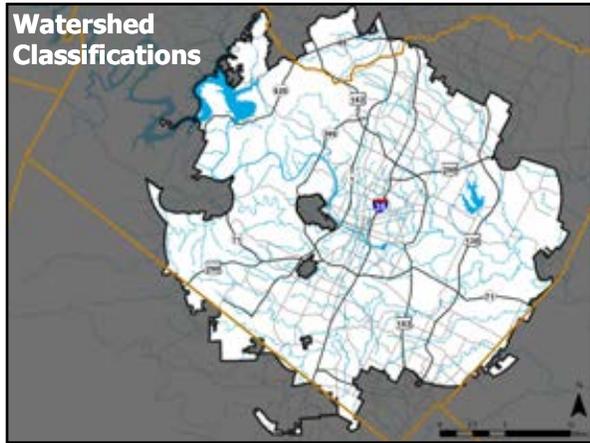
- Barton Creek Cinemark (movie theater)
- Built in 1996, Closed 2007
- Barton Creek Watershed
- Recharge Zone
- 16.24 acres
- 53.57% Impervious Cover
- Sand Filtration Pond

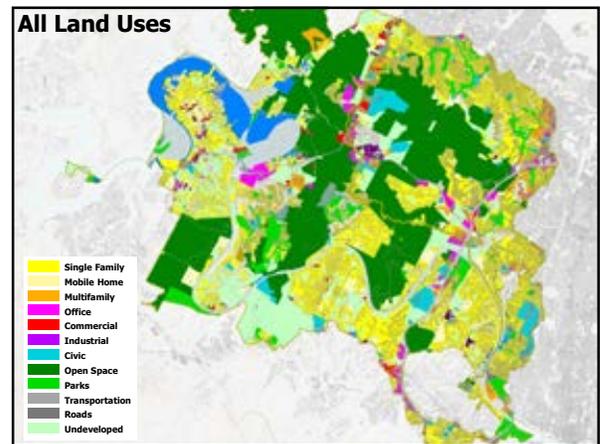
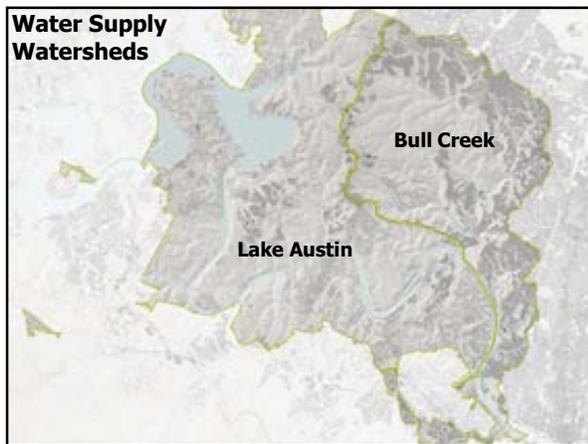
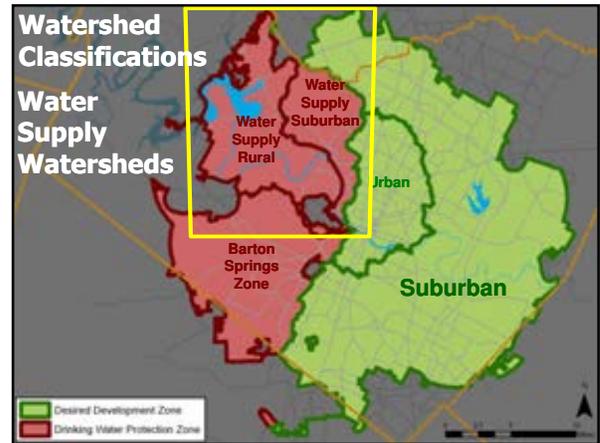
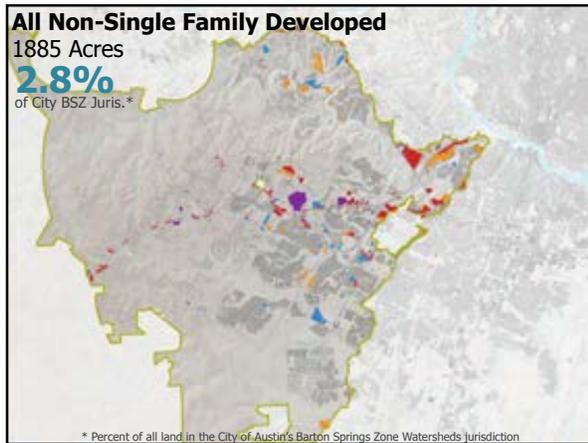
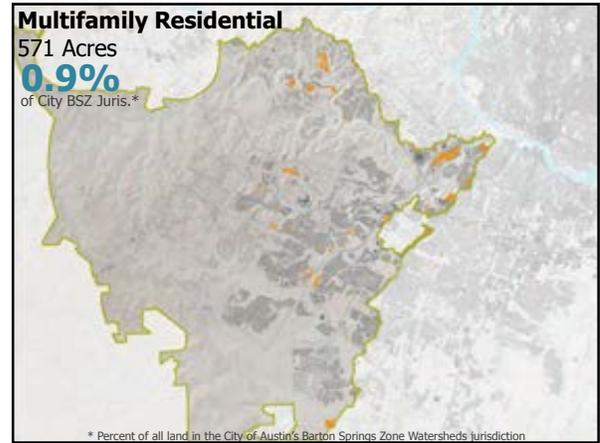
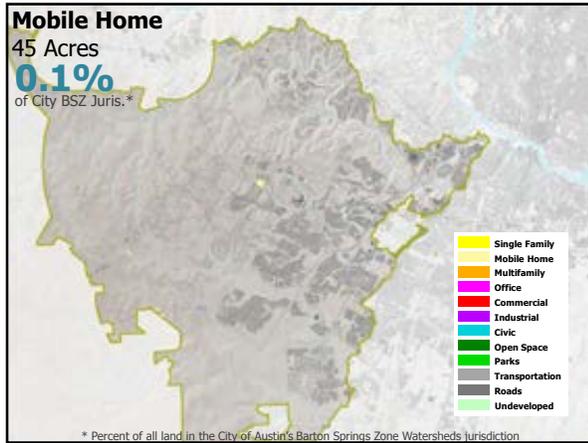
Tarlton 360: First Use of 2007 Ordinance

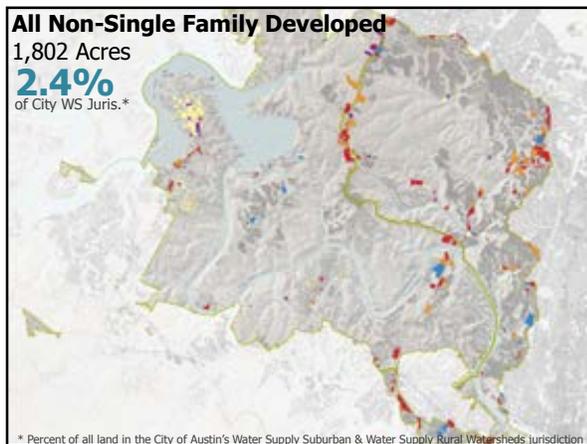
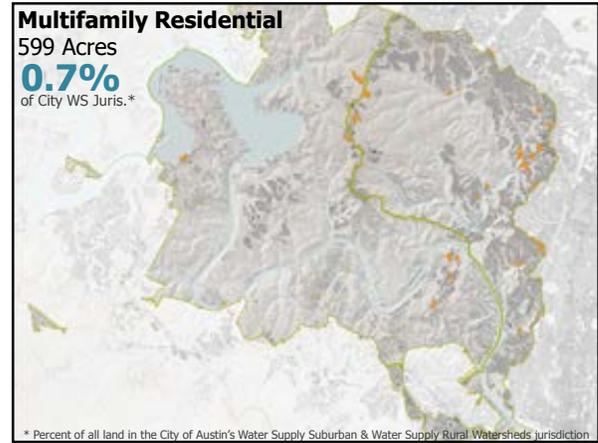
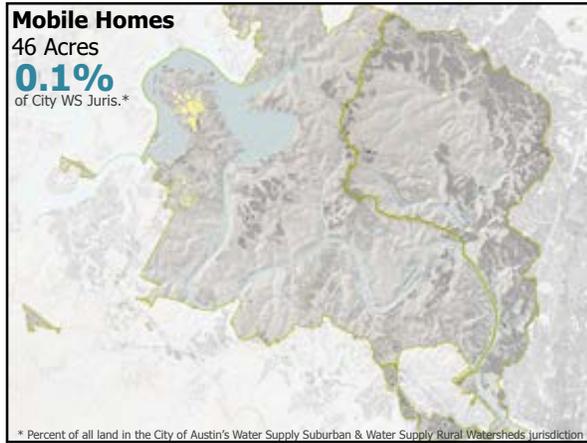
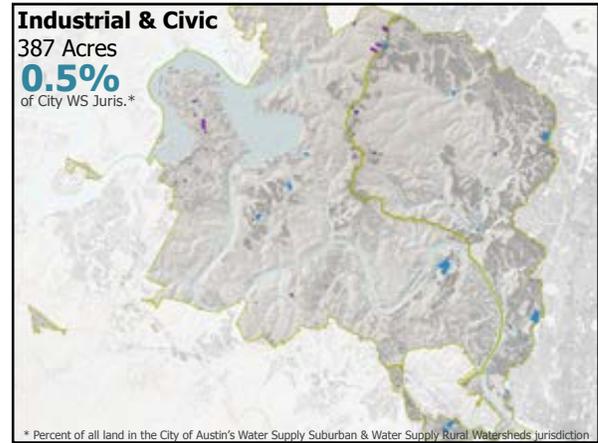
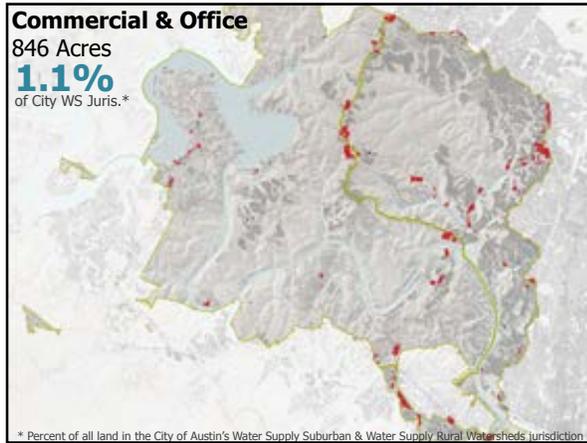
- Mixed Use Project
 - 229 Residential Units
 - 75,000 sq ft Office Use
 - 12,000 sq ft Retail/Restaurant Uses
 - Parking Garage
- Same Impervious Cover
- Retention-Irrigation Pond
- \$410,525 Payment into BSZ Mitigation Fund (~23.9 acres)

Tarlton 360: First Use of 2007 Ordinance

Mitigation money from Tarlton 360 applied to purchase of Southern Awaña

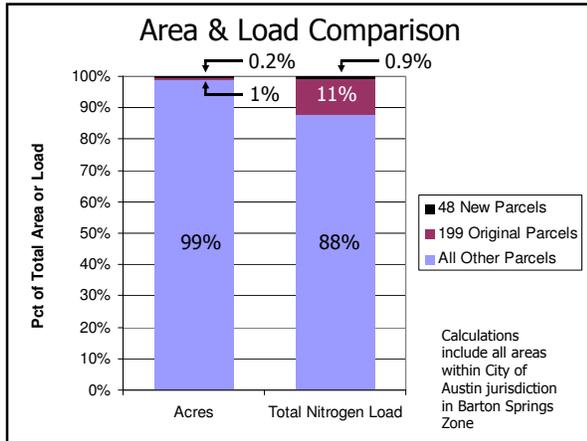






**Possible Adjustment:
Allow for Sites with Commercial Zoning**

- Allow for all commercially zoned properties.
 - 48 known BSZ properties (69 total acres)
 - Largest tract = 11 ac., Average size = 1.4 ac.
 - 1/3 of properties completely in creek buffer
 - Recharge and Contributing Zone
 - Within City's zoning jurisdiction (City Limits)
- Could limit to recharge and/or on-site sewage facility only.
 - 4 known properties



- ### 2000 Redevelopment Exception
- Original Redevelopment Exception exempts project from requirements of 25-8 Subchapter A (Water Quality) if:
 - Impervious cover is not increased
 - Water quality controls are added
 - Meets additional requirements for neighborhood plan compatibility and vehicle trips
 - Else compliance with all of 25-8 Subchapter A is triggered (e.g., creek buffers, cut & fill, CEFs, impervious cover limits, etc.)



2000 Redevelopment Exception

- Sites within the Drinking Water Protection Zone may only redevelop 25% of existing impervious cover
 - BSZ can use BSZ Redevelopment Exception

Possible Improvements: Encourage Redevelopment

- Clarify a portion of a site may be redeveloped
- Allow use by properties with:
 - Existing commercial zoning
 - Multifamily
 - All residential
- Extend options to Water Supply Rural & Suburban
- Other?

Possible Improvements: Increase Environmental Benefits

- Ensure stream setback/erosion protections
- Disallow increases in environmental non-compliance
- Require parking lot runoff be directed to landscapes
- Consider alternative uses of mitigation money for Water Supply projects
 - Examples: land purchase, riparian restoration, water quality control retrofits

Next Stakeholder Meeting Topics

Mar 20
Wednesday Chapter 25-8 **Water Quality Controls, Individual Watershed Requirements (including Transfers of Development Rights)**

Apr 5
Friday Chapter 25-8 **Final Adjustments/Wrap-Up**
Development Impact Assessment; Urban Stream Buffers; Floodplain Modification; Stakeholder Comment Response

Apr 19
Friday Chapter 25-7 **Drainage; Erosion Hazard Prevention**
 Chapter 25-2 **Zoning: Planned Unit Development Environmental**

May 3 + May 17
Friday **Hydrology and Urban Design, Parts 1 & 2**
Volume Based Hydrology; Green Infrastructure; Payment-in-lieu of Water Quality; On- and Off-Site Mitigation

Adoption Schedule

Council Resolution	January 2011
Stakeholder Meetings: Input	Sep. 2011 – April 2012
Staff develops Draft Ordinance	April – November
Brief the Environmental Board	December 5
Stakeholder Meetings: Draft Ordinance*	Dec. 12 – May 2013
Finalize Ordinance/City Department Review*	June
Boards & Commissions*	July
City Council	August
Travis County Commissioner's Court	Fall

* City staff also happy to meet with interested groups upon request.

Contact Information

Matt Hollon
 Watershed Protection Department
 City of Austin
 (512) 974-2212
matt.hollon@austintexas.gov

<http://www.austintexas.gov/page/watershed-protection-ordinance-0>