



Meeting Objective

- Review and solicit feedback on staff drafts of four code sections, including:
 - drainage,
 - erosion hazard protections, and
 - Planned Unit Development (PUD) environmental provisions.

Meeting Agenda

- Arrivals & Introductions [10 min.]
- Review Staff Draft of 25-7 Drainage Code [50 min.]
- Break [10 min.]
- Review Staff Draft of 25-2, 4, & 8B Code [40 min.]
- Wrap-Up [10 min.]



25-7 Drainage Code

- Erosion Hazard Zone Analysis (§25-7-32)
 - Only applies where development is within 100 feet of the centerline of a waterway with a drainage area of 64 acres or greater or where significant erosion is present.

25-7 Drainage Code

- Pool-Riffle Sequences v. Nuisance Pools (§25-7-61 (A)(3))
 - Allow pool-riffle sequences that may be part of natural channel design projects.
- No Downstream Erosion Impacts (§25-7-61 (A)(5)(d))
 - Prevent damage to structures, infrastructure and creeks and avoids associated public & private costs.
 - Handle with existing sed-sand filter designs & energy dissipation provisions.

25-7 Drainage Code

- Erosion Hazard Zone Considerations (§25-7-61)
 - Locate outside EHZ or provide “protective works”
 - Analysis only required for development within 100-feet of stream centerline
 - New Suburban buffers cover all Erosion Hazard Zones (horizontally)
 - Criteria available now; soon in Environmental Criteria Manual

25-7 Drainage Code

- Dedication of Easements and Rights-of-Way: Easement Width on Waterways (§25-7-152)
 - Current code requires a 25-foot easement: can be inadequate for erosion hazard prevention and/or maintenance access.
 - Solution: Require easement follow Drainage Criteria Manual (DCM) and provide maintenance access.
 - Avoids unsustainable environmental & economic costs to correct erosion hazards; ensures ability to maintain waterway (large enough for equipment, etc.).

25-2 Zoning Code

- Tier 2 PUD Zoning Watershed Protection Elements
 1. Comply with current code (decline to use grandfathering)
 2. Use superior water quality controls [no change]
 3. Provide innovative water quality controls for more than half of water quality volume
 4. Treat off-site, untreated, developed land
 5. Reduce impervious cover by five percent (but not single-family density)
 6. Provide 50-foot buffer for 32-acre creeks (not 5-acre)
 7. Provide volumetric flood detention

25-2 Zoning Code

- Tier 2 PUD Elements (continued)
 8. Provide drainage upgrades to substandard, off-site drainage infrastructure
 9. Propose no modifications to existing 100-year floodplain
 10. Use natural channel design techniques
 11. Restore vegetation in Critical Water Quality Zones
 12. Remove impervious cover in Critical Water Quality Zones
 13. High level of tree preservations: all heritage trees; 75% of native protected trees; 75% of all native caliper inches
 14. Plant trees with native Central Texas seed stock & adequate soil volume

25-2 Zoning Code

- Tier 2 PUD Elements (continued)
 15. Provide 50+ percent increase in waterway and critical environmental feature setbacks
 16. Cluster impervious cover & disturbed areas to preserve the most environmentally sensitive areas (not otherwise protected)
 17. Provide porous pavement for 50+ percent of all paved areas for pedestrian use
 18. Provide porous pavement for 20+ percent of non-pedestrian paved areas
 19. Provide publicly accessible multi-use trail and greenway along creek or waterway

25-2 Zoning Code

- Tier 2 PUD Elements (continued)
 20. Direct stormwater runoff from impervious surfaces to landscapes on twice the area normally required
 21. Employ other creative or innovative measures to provide environmental protection
- Originally 10 elements outlined; now 21

25-2 Zoning Code

- Other proposed changes
 - Landscaping conflicts don't trump drainage and environmental provisions
 - Trail compatibility clarifications (to enable trails)
 - Rain gardens compatible with residential zoning (do not require compatibility setbacks)
 - Delete redundant porous pavement section in Commercial Design Standards (handled now in 25-8)

25-4 Subdivision Code

- Easements for public utilities and drainageways (§ 25-4-132)
 - All easements shall be dedicated to public use for the named purpose and shall be aligned to minimize construction and future maintenance costs.

25-8 Environment, Subchapter B

- Shoreline Relocation/Lake Fill Section (§ 25-8-652)
 - Move (without change) code sections from § 25-7-63
 - Consolidates, makes consistent
- Endangered Species Sections (§25-8-691 to 695)
 - Update Endangered Species sections to comply with state requirements and reflect present practice
 - No habitat survey to City
 - Pared down notification by City

Next Stakeholder Meeting Topics

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

May 31*
 Friday **Hydrology and Urban Design, Part 2**
Volume Based Hydrology; Green Infrastructure; Payment-in-lieu of Water Quality; On- and Off-Site Mitigation

* Pushed back two weeks from previous schedule

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
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