

**Watershed Protection Ordinance (WPO)
Stakeholder Meeting:
Chapter 25-8 Articles 6, 8 - 13**

March 20, 2013

Meeting Objective

Discuss Chapter 25-8, Articles 6, 8 - 13

- Water Quality Controls
- Watershed Classification Sections
- Development in the Water Quality Transition Zone
- Transfers of Development Rights
- Topics Deferred to Imagine Austin LDC Revision

Meeting Agenda

- Arrivals & Introductions [10 min.]
- Review Articles [45 min]
- Break [10 min.]
- Continue Review of Articles [45 min.]
- Wrap-Up [10 min.]

Trigger for Water Quality Controls

- Current Code requires water quality controls for sites with more than 20% impervious cover
 - All development triggers controls within the Barton Springs Zone
 - 5,000 ft² trigger within Urban watersheds

REVISIONS/CORRECTIONS

No.	Description	Revise (R) Add (A) Void (V) Sheet No.'s	Total # Sheets in Plan Set	Net Change Imp. Cover (sq. ft.)	Total Site Imp. Cover (sq. ft.)/ [%]
1	REDUCED IMP. CVR. TO ELIMINATE W.Q. POND	R) A1.1, C2.3, 2.4, 3.0, 3.1, 3.2, 4.3 4.4, 5.1, 5.2, 5.3 5A (V) C4.5	35	-4.36%	19.95%

Trigger for Water Quality Controls



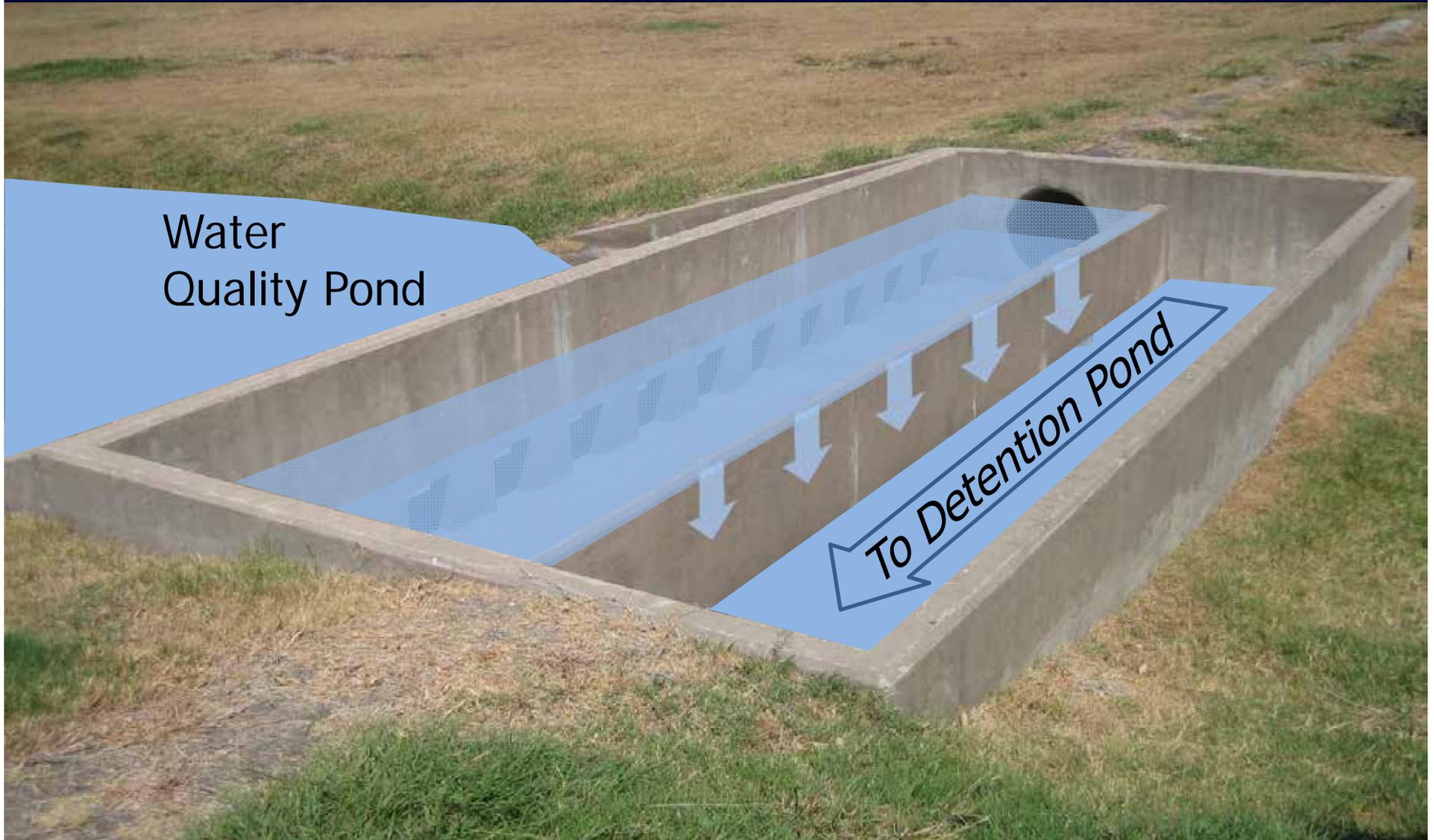
25 acres of IC
19.3% of Total Site
No WQ Controls Required

Trigger for Water Quality Controls: Policy Options

- **Require controls for 8,000 ft² impervious cover (instead of 20%)**
 - **Matches current exemption for SOS Ordinance**
 - **Multiple innovative control options helpful for these sites (e.g., vegetative filter strip)**



Capture, Treat, and Isolate (Splitter Box)



Subsurface Ponds

Out of sight, out of mind



Subsurface Ponds

Out of sight, out of mind

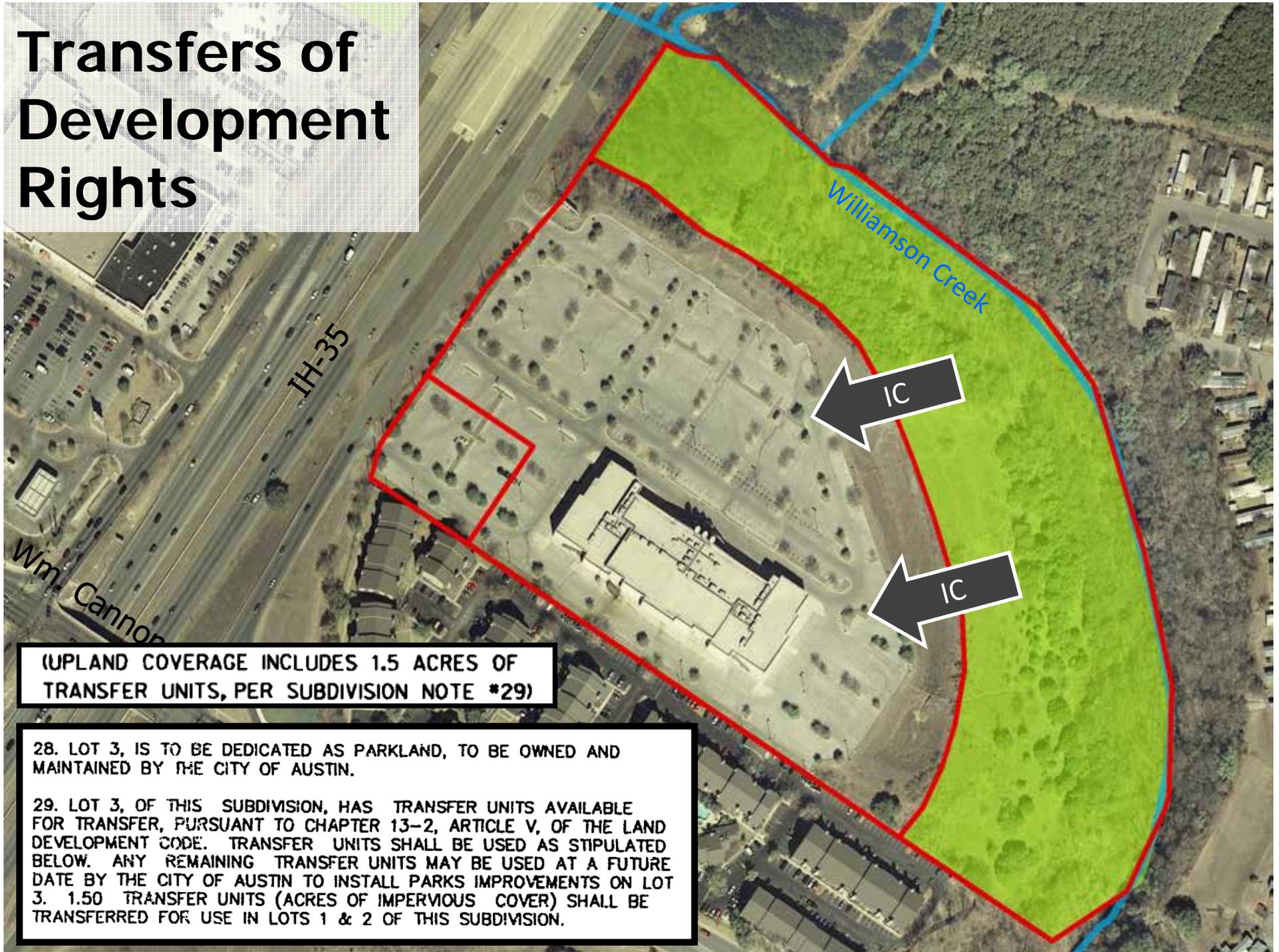


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Individual Watershed Requirements: Urban & Suburban

- Urban Watersheds
 - Create new section
- Suburban Watersheds
 - Gross site area impervious cover
 - Delete Water Quality Transition Zone
- Transfer of Development Rights Options
 - See next slides

Transfers of Development Rights



(UPLAND COVERAGE INCLUDES 1.5 ACRES OF TRANSFER UNITS, PER SUBDIVISION NOTE #29)

28. LOT 3, IS TO BE DEDICATED AS PARKLAND, TO BE OWNED AND MAINTAINED BY THE CITY OF AUSTIN.

29. LOT 3, OF THIS SUBDIVISION, HAS TRANSFER UNITS AVAILABLE FOR TRANSFER, PURSUANT TO CHAPTER 13-2, ARTICLE V, OF THE LAND DEVELOPMENT CODE. TRANSFER UNITS SHALL BE USED AS STIPULATED BELOW. ANY REMAINING TRANSFER UNITS MAY BE USED AT A FUTURE DATE BY THE CITY OF AUSTIN TO INSTALL PARKS IMPROVEMENTS ON LOT 3. 1.50 TRANSFER UNITS (ACRES OF IMPERVIOUS COVER) SHALL BE TRANSFERRED FOR USE IN LOTS 1 & 2 OF THIS SUBDIVISION.

Transfers of Development Rights: What Can Be Transferred

Area to Transfer Impervious Cover or Units From	Watershed Classification				
	Urban	Suburban	Water Supply Suburban	Water Supply Rural	Barton Springs Zone
Critical Water Quality Zone	N/A	20,000 sf of IC	15,000 sf of IC	One unit or 6,000 sf of IC	N/A
Water Quality Transition Zone	N/A	N/A	15,000 sf of IC	One unit or 6,000 sf of IC	N/A
100-Year Floodplain	N/A	20,000 sf of IC	N/A	N/A	N/A
Environmentally Sensitive Area (approved by WPD director)	N/A	20,000 sf of IC	N/A	N/A	N/A

Areas Removed from Eligibility:

- Critical Environmental Feature Buffers
- Wastewater Irrigation Areas
- Golf Courses within the WQTZ

Requirements Include:

- Dedicate fee simple to City or other entity
- Leave in a natural state
- Does not include in IC Calculations

Proposed Transfer Options

- Current code: Transfers only allowed:
 - Within 1 mile from "sending" site
 - If platted concurrently
- Proposed: Also allows transfers:
 - Within the same watershed classification
 - Allow transfers between site plans or on single site plans
 - Max. impervious cover still capped by transfer limits
- Goal
 - Encourage more use of transfers of development intensity to realize the benefits to the environment & community.

Individual Watershed Requirements: Water Supply & Barton Springs Zone

- Consistent requirements/options in Water Quality Transition Zones
 - Water Quality controls/drainage facilities allowed
 - Other cleanup items
- Water Supply Rural
 - Cluster Housing elements restored to original
 - 40 percent buffer clarifications

SOS Initiative Changes

SOS Amendment §25-8-512

- Remove prohibition to repeal or amend SOS Ordinance within two years of its effective date on August 10, 1992
- No longer relevant to code compliance

SOS List of Pollutants §25-8-514

- Current list of pollutants includes fecal coliform and fecal streptococci, both of which are no longer the bacteria constituents monitored
- Replace with E. coli

Water Quality Controls

- Performance standards §25-8-213(A)(1)
- Impervious liners §25-8-213(A)(2)
- Capture volume standards §25-8-213(B)(1&2)
- Options for Downtown §25-8-213(A&B)
- Expansion of payment-in-lieu system for water quality §25-8-214
- Expansion of cost recovery program §25-8-215

Watershed Requirements

Suburban Watersheds

- Impervious cover limits in City Limits §25-8-392(B)
- Impervious cover limits in centers & corridors (designated in Imagine Austin Comprehensive Plan) §25-8-392(B)

Barton Springs Zone

- Transfers of development out of Barton Springs Zone §25-8-483

Next WPO Stakeholder Meeting Topics

Apr 1

Monday

Special Follow-Up Meeting

Chapter 25-8-26 & 27 Redevelopment Exception

Barton Springs Zone & Citywide Redevelopment Exceptions

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+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

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