

## Meeting Objective

**Identify potential opportunities and challenges for protecting riparian areas using parkland dedication, transfers of development rights, and redevelopment.**

## Meeting Agenda

- **Introductions [5 min]**
- **Summary of feedback from last meeting [10 min]**
- **Present topics for breakout session [15 min]**
  - **Parkland Dedication**
  - **Transfers of Development Rights**
  - **Redevelopment**
- **Breakout Session – Discuss potential opportunities and challenges for each topic [70 min]**
- **Full Group Review – Summarize potential opportunities and challenges for each topic [20 min]**

## Summary of Feedback

### **Discussion Group Topics:**

- **Parks, Trails & Environmental Impacts**
- **Subdivision/Development Patterns**
- **Transportation/Connectivity**

## Summary of Feedback

### Common Ground:

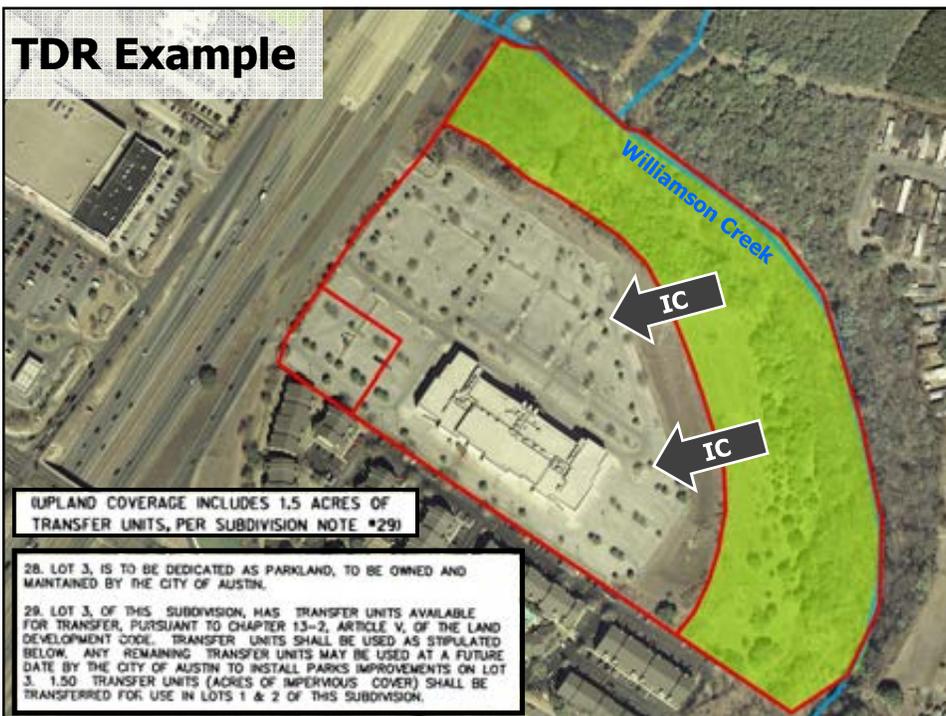
- **Incentives**  
Ex: Increased Credits, Cost offsets, Design flexibility
- **Flexibility**  
Ex: Lot size, Set backs, Road & ROW width/geometry
- **Comprehensive Buffer Function**  
Ex: Revegetation requirements, Trail design criteria, Maintenance Agreements
- **Coordination**  
Ex: COA Purchase Open Space, Coordinate regs with County

## Parkland Dedication Ordinance

- **Required for residential subdivisions and site plans with 3 or more dwelling units**
- **Option 1: Dedicate land**
  - 5 acres for every 1,000 residents
  - 50% credit for 100-year floodplain (no credit for 25-year)
  - Up to 50% credit for privately-owned and maintained parkland that is open to the public
- **Option 2: Payment instead of land**
  - \$650 per dwelling unit
  - Used for the acquisition or improvement of parks that will benefit the residents of the development
- **At discretion of Parks and Recreation Department**

## Transfers of Development Rights (TDR)

- **Developments in watersheds outside of the Barton Springs Zone may increase impervious cover by transferring development intensity**
- **In Suburban watersheds:**
  - 20,000 sq. ft. of IC can be transferred to the uplands for every acre of creek setback dedicated fee simple to the City
  - Also provisions for CEF setbacks, golf courses, & wastewater irrigation
- **Can be used on the same tract or another off-site tract**
  - Receiving tract must be within one mile of the transferring tract
  - Must plat tracts concurrently & transfer all development intensity
  - File a restrictive covenant that runs with transferring tract



## Transfers of Development Rights (TDR)

- **How do we encourage more developments to take advantage of this tool?**
- **Potential options**
  - **Allow transfers for upland floodplain areas**
  - **Increase impervious cover credit for transfers**
  - **Allow different types of credit (e.g., smaller lot sizes, increased height) instead of just impervious cover**
  - **Adjustments to streamline process**

## Redevelopment

- **Current Redevelopment Exception exempts project from requirements of 25-8 Subchapter A (Water Quality) if:**
  - **Impervious cover is not increased**
  - **Water quality controls are provided for the redevelopment**
  - **Meets additional requirements for neighborhood plan compatibility and vehicle trips**
- **Otherwise compliance with all of 25-8 Subchapter A is triggered (e.g., creek buffers, cut & fill, CEFs, etc.)**
- **Sites within the Drinking Water Protection Zone may only redevelop 25% of existing impervious cover**
- **Separate option for the Barton Springs Zone requires ponds and/or off-site mitigation to meet intent of SOS**



## Redevelopment

- **How can we encourage redevelopment projects to reduce encroachment of the creek?**
- **Potential options**
  - **Add a provision to prevent increased encroachment of creek setbacks (language already included in BSZ Redevelopment Exception)**
  - **Allow additional impervious cover under exception (up to zoning or watershed limit) in exchange for restoring a limited creek setback**
  - **Extend a version of BSZ Redevelopment Exception to the rest of the Drinking Water Protection Zone**

## Breakout Groups

- 1. Find a table**
  - **Tables will discuss all three topics**
- 2. Write down your ideas**
- 3. Be as specific as possible**
- 4. Summarize ideas to share with the group**

## Adoption Schedule

<b>Stakeholder Meetings</b>	Sep 2011 – April 2012 <small>(Meetings approx. every two weeks)</small>
1. Creek Protection	Sep 9, 23, Oct 7
2. Floodplain Protection	Oct 21, Nov 4, Dec 2
3. Development Patterns & Greenways	Dec 16, Jan 6
4. Improved Stormwater Controls	Jan 20, Feb 3, 17
5. Mitigation Options (DDZ) + Rule Simplification & Flexibility	Mar
6. Draft Ordinance	Apr
<b>Boards &amp; Commissions</b>	May – June 2012
<b>City Council</b>	August 2012
<b>Travis County Commissioner’s Court</b>	Fall 2012

## Contact Information

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