



- ### 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: 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

Future Items

- 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

Future Items

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 <small>Monday</small>	Chapter 25-8-26 & 27 Redevelopment Exception <i>Barton Springs Zone & Citywide Redevelopment Exceptions</i> Special Follow-Up Meeting
Apr 5 <small>Friday</small>	Chapter 25-8 Final Adjustments/Wrap-Up <i>Development Impact Assessment; Urban Stream Buffers; Floodplain Modification; Stakeholder Comment Response</i>
Apr 19 <small>Friday</small>	Chapter 25-7 Drainage; Erosion Hazard Prevention Chapter 25-2 Zoning: Planned Unit Development Environmental
May 3+17 <small>Friday</small>	Hydrology and Urban Design, Parts 1 & 2 <i>Volume Based Hydrology; Green Infrastructure; Payment-in-lieu of Water Quality; On- and Off-Site Mitigation</i>

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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