

## Meeting Objective

- Review impact assessment of buffers
- Review staff adjustments to the 25-8 Subchapter A Draft Ordinance
- Discuss any remaining stakeholder questions and comments

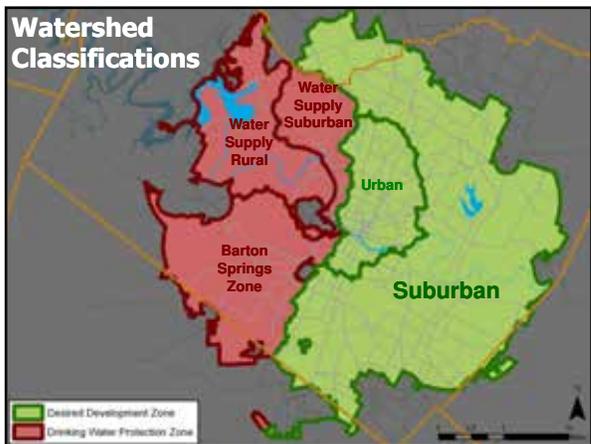
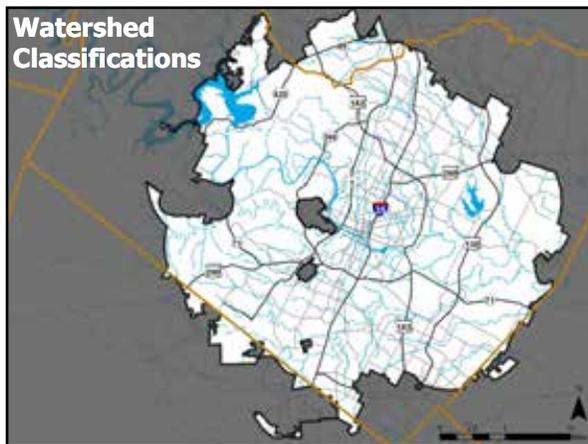
## Meeting Agenda

- Arrivals & Introductions [10 min.]
- Review staff assessment of proposed stream buffer impacts on impervious cover [20 min.]
- Review staff adjustments to the 25-8 Subchapter A Draft Ordinance [30 min.]
- Stakeholder Discussion [45 min.]
- Wrap-Up [15 min.]

## Watershed Protection Ordinance: Impact Analysis

- Council resolution\*: "...minimize the impact of any changes on individual and collective abilities to develop land."
- WPD conducted analysis of properties to evaluate effect of ordinance proposals on:
  - Creek buffer geometry
  - Developable area
  - Allowable impervious cover
- Planning-level estimate; actual impacts will vary site-to-site based on type of development proposal

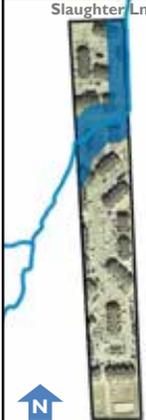
\* See [Council Resolution 20110113-038](#)



### Impact Analysis: Suburban Watersheds

- Analysis completed for all undeveloped parcels within the Suburban Watersheds
- Examined current buffers with net site area versus proposed buffers with gross site area
- Calculated impact on impervious cover on a tract-by-tract basis (for ~10,000 parcels)
  - assumed maximum allowed impervious cover, area for landscaping and ponds, and limited floodplain modification

### Impact Analysis: Suburban Watersheds



**Example Tract**

- Slaughter Ln near South 1st (15 acres)
- Current slope deductions for net site area
- New headwater buffer on site
- 2% increase in IC under proposed ordinance

Category	Current Code	Proposed Ordinance
Total CWQZ	0 acres	2.5 acres
Developable Area	14.4 acres	12.3 acres
Allowable IC (NSA)	8.6 acres (58%)	7.2 acres (48%)
Allowable IC (GSA)	N/A	8.8 acres (60%)

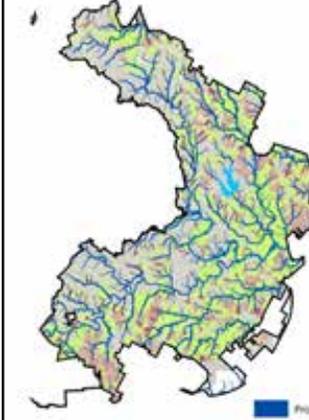
### Impact Analysis: Suburban Watersheds

- Analysis for undeveloped properties shows:
  - Minor gain (**4-5%**) in average impervious cover
  - Majority of properties (**70%**) are not affected
  - Majority of affected sites (**80%**) are within a range of +/-25 percent for impervious cover impact

### Impact Analysis: Suburban Watersheds

All undeveloped properties  
Assume net site area

- 1,252 properties gain IC** (33% of land area)
- 7,606 see no change** (29% of land area)
- 1,625 properties lose IC** (38% of land area)



**Impervious Cover Impact**

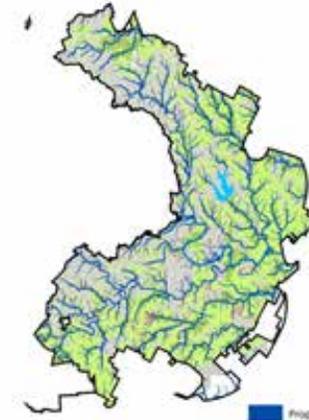
- >25% Loss
- 10 to 25% Loss
- <10% Loss
- <10% Gain
- 10 to 25% Gain
- >25% Gain

Proposed Creek Buffers

### Impact Analysis: Suburban Watersheds

All undeveloped properties  
Assume same floodplain modification

- 2,096 properties gain IC** (60% of land area)
- 7,461 see no change** (35% of land area)
- 926 properties lose IC** (5% of land area)



**Impervious Cover Impact**

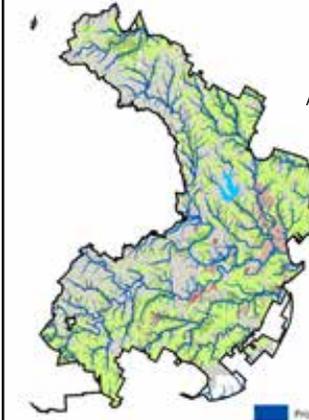
- >25% Loss
- 10 to 25% Loss
- <10% Loss
- <10% Gain
- 10 to 25% Gain
- >25% Gain

Proposed Creek Buffers

### Impact Analysis: Suburban Watersheds

All undeveloped properties  
Assume reduced floodplain modification

- 1,989 properties gain IC** (54% of land area)
- 7,308 see no change** (34% of land area)
- 1,186 properties lose IC** (12% of land area)



**Impervious Cover Impact**

- >25% Loss
- 10 to 25% Loss
- <10% Loss
- <10% Gain
- 10 to 25% Gain
- >25% Gain

Proposed Creek Buffers

### Impact Analysis: Urban Watersheds

- Analysis completed for all non-single family residential properties with opportunity to increase impervious cover under current zoning
- Examined current buffers vs. proposed buffers
- Calculated impact on impervious cover on a tract-by-tract basis (for ~70,000 parcels)

### Impact Analysis: Urban Watersheds

For all non-single family residential properties with opportunity to increase impervious cover under current zoning

**78 properties gain IC**  
(5% of land area)  
**780 see no change**  
(54% of land area)  
**1,282 properties lose IC**  
(41% of land area)

**Impervious Cover Impact**

- ≥50% Loss
- 25 to 50% Loss
- 0 to 25% Loss
- Gain

100-200-300 Buffers  
Current Creek Buffers

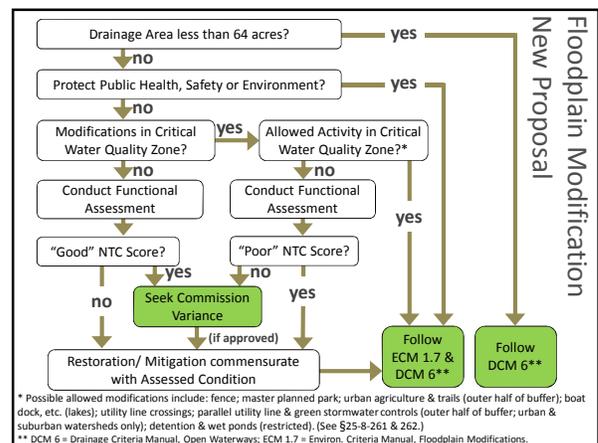
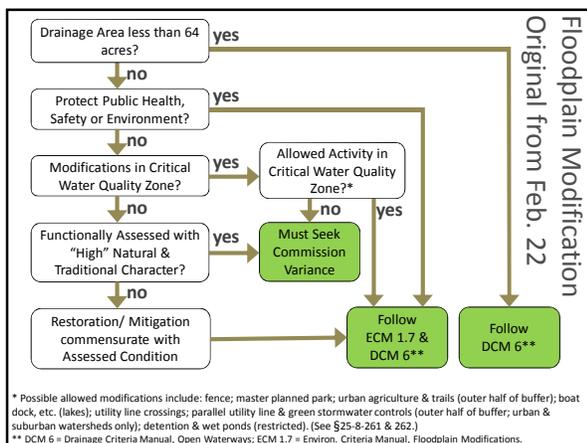
### Recommended Changes: Urban Watershed Stream Buffers

Leave current urban stream buffers in place, but change from FEMA floodplain to fully-developed floodplain

- Benefits do not outweigh the impacts to development opportunity
- Few remaining properties will require buffers
- Would lead to frequent variance requests
- Fully-developed floodplain 94+% coincident with FEMA floodplain

### Recommended Changes: Floodplain Modification System

- Review original proposal from Feb. 22
- Review new proposal
- Discuss next steps for Environmental Criteria
  - Functional assessment
  - Mitigation ratios & multipliers



### Recommended Changes: Trails in Critical Water Quality Zones

Require trails to be placed in outer half of stream buffer

1. Similar to water quality controls, wastewater lines
2. Trails need to coexist with intent of stream buffer (water quality, bank stability, etc.)
3. Supports option of hard-surfaced trails (cost, maintenance)
4. Does not apply to trail crossings

### Additional Potential Changes

1. Transfer of Development Intensity
2. Director Responsibilities
3. Recharge Boundary Determination
4. Roadway Impervious Cover & Water Quality Controls

### Next Stakeholder Meeting Topics

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

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

**May 17**  
Friday **Hydrology and Urban Design, Part 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](mailto:matt.hollon@austintexas.gov)  
  
<http://www.austintexas.gov/page/watershed-protection-ordinance-0>