



**Watershed Protection Ordinance (WPO)
Stakeholder Meeting:
Redevelopment Exceptions
25-8-26 & 27**

April 1, 2013

Meeting Objective

1. Review staff proposals for the:
 - 2007 Barton Springs Zone Redevelopment Exception (per Council resolution)
 - 2000 Citywide Redevelopment Exception
2. Identify next steps for report to Council*

* Resolution calls for report to Council by end of April 2013.

Council Resolution 20121213-066

To improve redevelopment opportunities and environmental protection, consider:

1. Impact of expanding Redevelopment Exception to residential properties in and beyond the Barton Springs Zone
2. Impact of partial site Redevelopment Exception
3. Other amendments that could encourage redevelopment while providing environmental benefits in and beyond the Barton Springs Zone

Click [here](#) for full resolution.

Meeting Agenda

- Arrivals & Introductions [10 min.]
- Review and Discuss Staff Proposal [50 min]
- Break [10 min.]
- Continue Discussion [35 min.]
- Wrap-Up [15 min.]

Staff Findings

- Few uses of existing BSZ Redevelopment Exception (2 times in 5+ years)
- Amount of land affected by extending option to non-single family residential properties is small (<3% of total area) but represents a high pollutant load relative to its size (~ 10 x higher)
- Environmental & community benefits of extending ordinance to older, under or un-treated properties outweighs risks
- Propose retaining Council oversight

Recommendation: Barton Springs Zone

Extend the application of the section to existing authorized residential development with greater than two dwelling units per lot.

- Increase potential for water quality retrofits and preservation of open space
- Exclude single-family and duplex residential to protect existing neighborhoods
- Retain existing Council approval thresholds to provide additional scrutiny for more intense projects

Recommendation: Barton Springs Zone

Change the water quality requirement from the “entire site” to the “redeveloped area or an equivalent area on the site”.

- Same language as current citywide redevelopment exception (25-8-26)
- Allow gradual redevelopment of larger projects
- Potential for water quality retrofits and open space preservation on a shorter time-scale

Recommendation: Barton Springs Zone

Adjust Council approval requirement to 25 “additional” multifamily dwelling units (instead of 25 total units).

- Allows small-scale multifamily projects or modest increases in multifamily units without Council action
- Potential to increase housing options & affordability

Recommendation: Barton Springs Zone

Remove Council approval requirement for civic uses.

- Current requirement onerous for projects such as small schools and churches
- Existing Council thresholds for dwelling units and traffic trips will catch more intense projects
- Maintain Council threshold for existing industrial uses

Recommendation: Water Supply Watersheds

Allow projects to redevelop all existing impervious cover (instead of only 25 percent).

- Same as Barton Springs Zone Redevelopment Exception
- Increase the potential for water quality retrofits and preservation of open space

Recommendation: Water Supply Watersheds

Use similar structure to Barton Springs Zone Redevelopment Exception except:

- Remove references to SOS Ponds (not applicable);
- Change the combined impervious cover limit for the mitigation land and redevelopment to 40 percent for Water Supply Suburban and 20 percent for Water Supply Rural; and
- Consider the use of mitigation payment for the upgrade of outdated water quality ponds or restoration of degraded riparian zones

Recommendation: All Watersheds

Add provision to prohibit redevelopment within the Erosion Hazard Zone.

- Avoid unnecessary public and private costs
- Avoid damage to waterways
- Can use “protective works” or use appropriate setback

Recommendation: Urban & Suburban Watersheds

Add provision for not increasing non-compliance with Critical Water Quality Zone or Critical Environmental Feature setbacks.

- Same language already used in the Barton Springs Zone Redevelopment Exception
- Ensures that sensitive environmental areas are not further encroached

Recommendation: Citywide Redevelopment Exception

Remove the 25 percent option for the Drinking Water Protection Zone (DWPZ).

- Replace this option with the Barton Springs Zone redevelopment exception & newly proposed Water Supply equivalent
- Redevelopment of a portion of DWPZ sites now possible
- Mitigation system offers better environmental benefits

Next Stakeholder Meeting Topics

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 + May 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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Watershed Protection Department

City of Austin

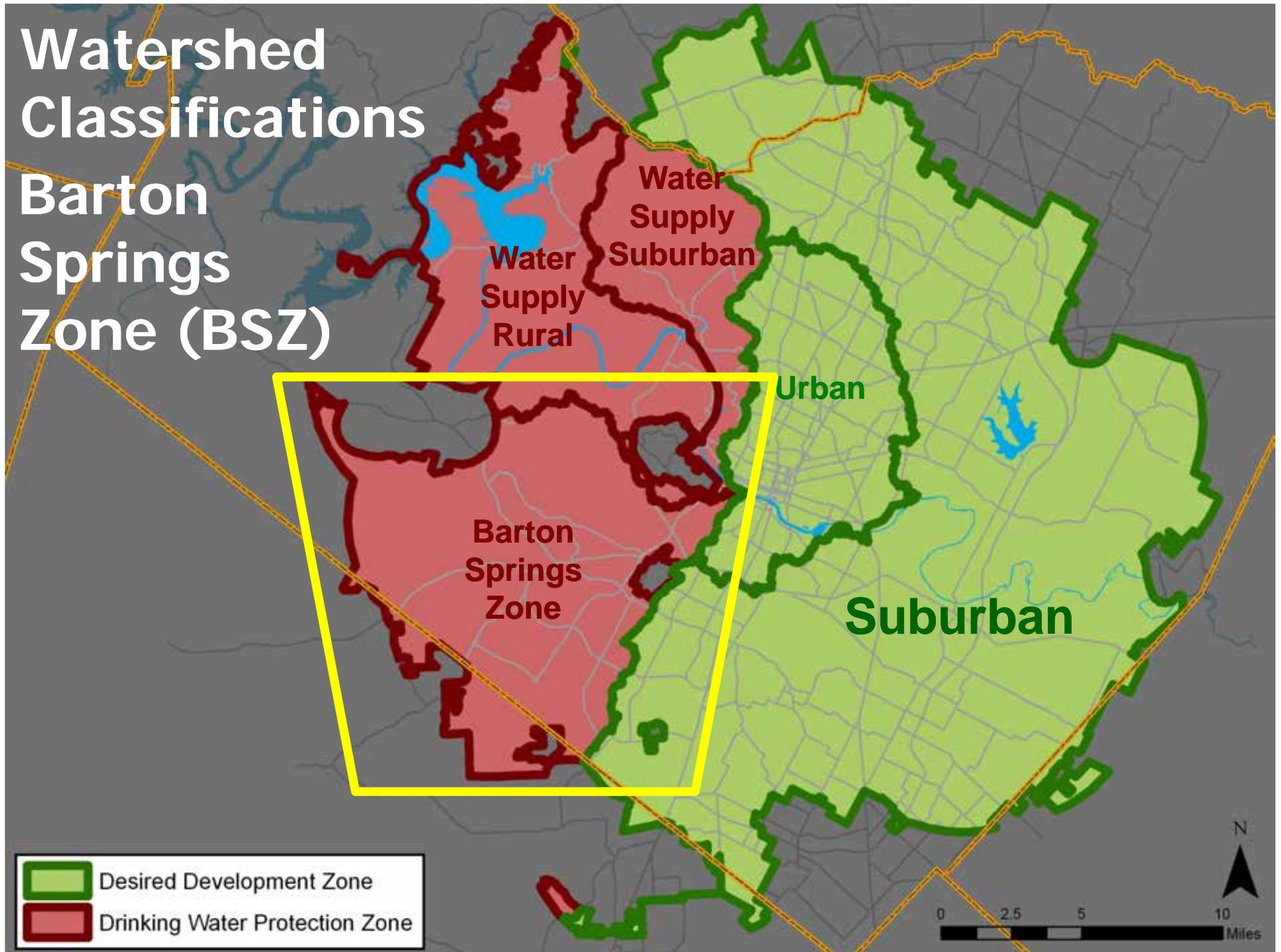
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<http://www.austintexas.gov/page/watershed-protection-ordinance-0>

Watershed Classifications

Barton Springs Zone (BSZ)

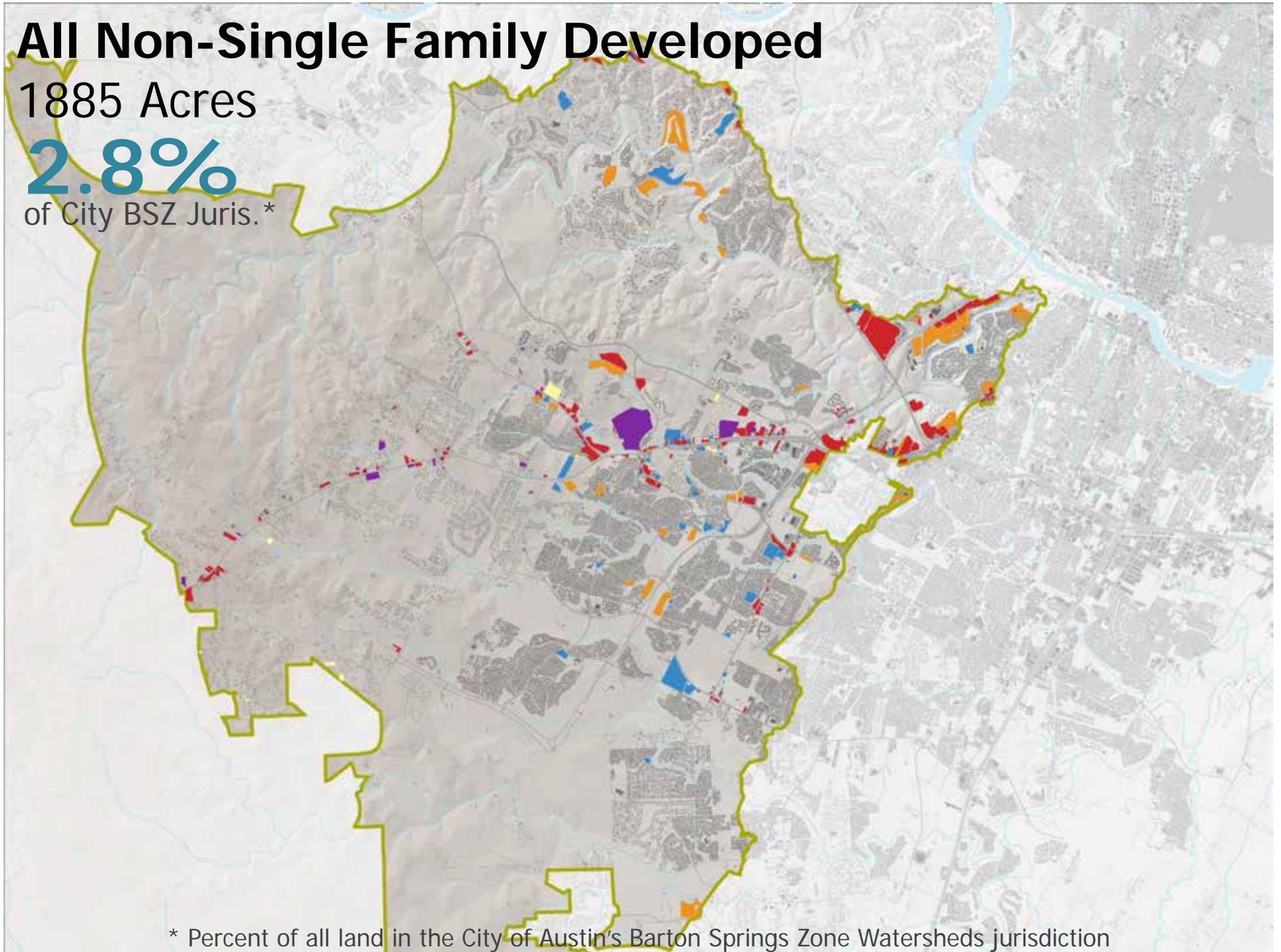


All Non-Single Family Developed

1885 Acres

2.8%

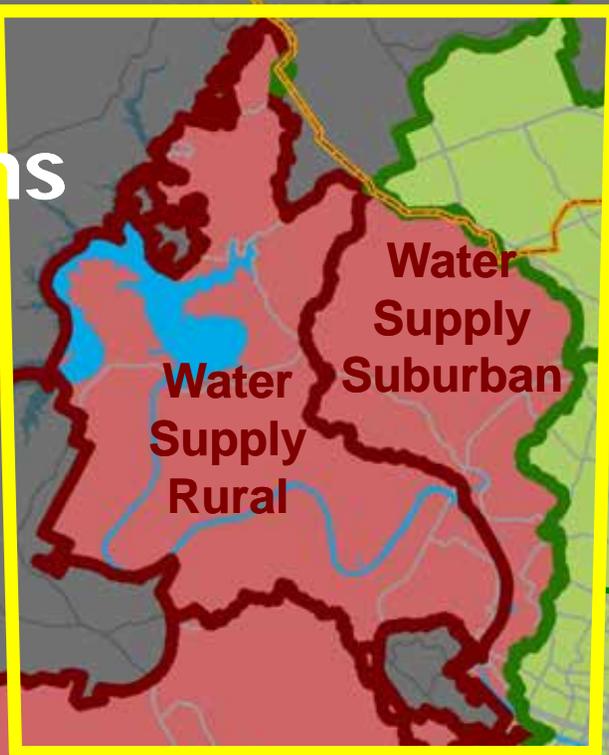
of City BSZ Juris. *



* Percent of all land in the City of Austin's Barton Springs Zone Watersheds jurisdiction

Watershed Classifications

Water Supply Watersheds



Water
Supply
Rural

Water
Supply
Suburban

Urban

Barton
Springs
Zone

Suburban

	Desired Development Zone
	Drinking Water Protection Zone

0 2.5 5 10 Miles

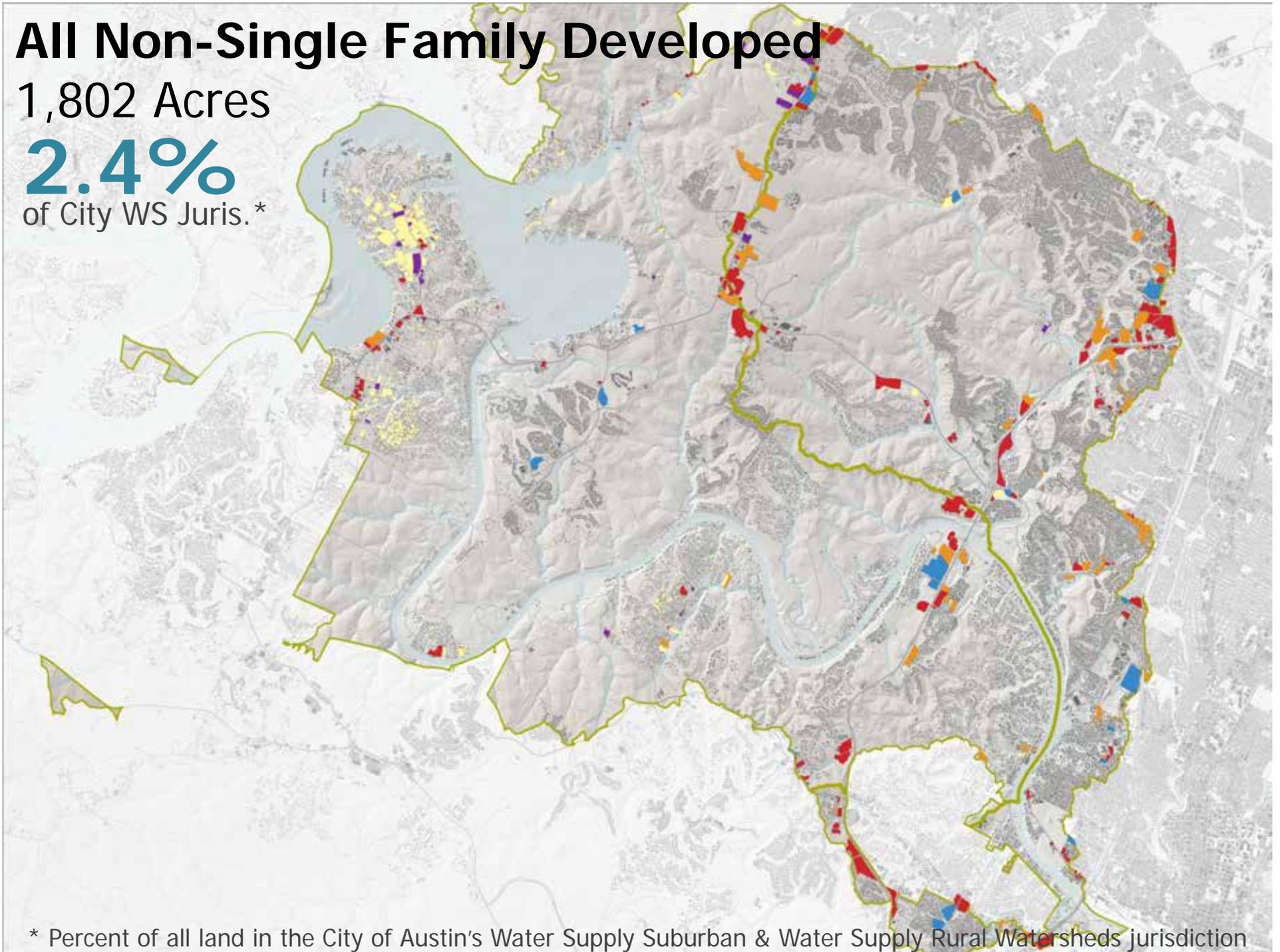


All Non-Single Family Developed

1,802 Acres

2.4%

of City WS Juris. *



* Percent of all land in the City of Austin's Water Supply Suburban & Water Supply Rural Watersheds jurisdiction