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## **ENVIRONMENTAL BOARD MOTION 060210-4c Motion #1**

**Date:** June 2, 2010

**Subject:** The Barton Springs Zone Redevelopment Exception (Land Development Code section §25-8-27) to properties with commercial zoning but no existing commercial land uses

**Motioned By:** Robin Gary

**Seconded by:** Mary Ann Neely

### **Recommended Action:**

The Environmental Board that No site-specific amendment to the exception for Courtyard Park. Courtyard Park must connect to centralized sewer according to plumbing code (documented in certified letter mailed 2/18/03)..

DRAFT

### **Rationale:**

Redevelopment of commercially zoned properties that currently do not have commercial land use are not covered by the SOS Redevelopment Exception. Redevelopment of these properties under guidelines set forth in the SOS Redevelopment Exception could improve the quality of water that recharges the Edwards Aquifer. Additionally, redevelopment of parcels selected for commercial zoning by neighborhood future land use planning groups and approved by City Council is not allowed by the SOS Redevelopment Exception. Alignment of future land use planning and the SOS Redevelopment Exception is necessary so future land use planning and the SOS Redevelopment Exception do not contradict one another

### **Vote 5-0-0-1**

**For:** Anderson, Gary, Maxwell, Moncada, and Neely.

**Against:**

**Abstain:**

**Absent:** Jon Beall

**Vacant:** 1

**Approved By:**

C1  
/2

Mary Gay Maxwell  
Environmental Board Chair

DRAFT



C1/3

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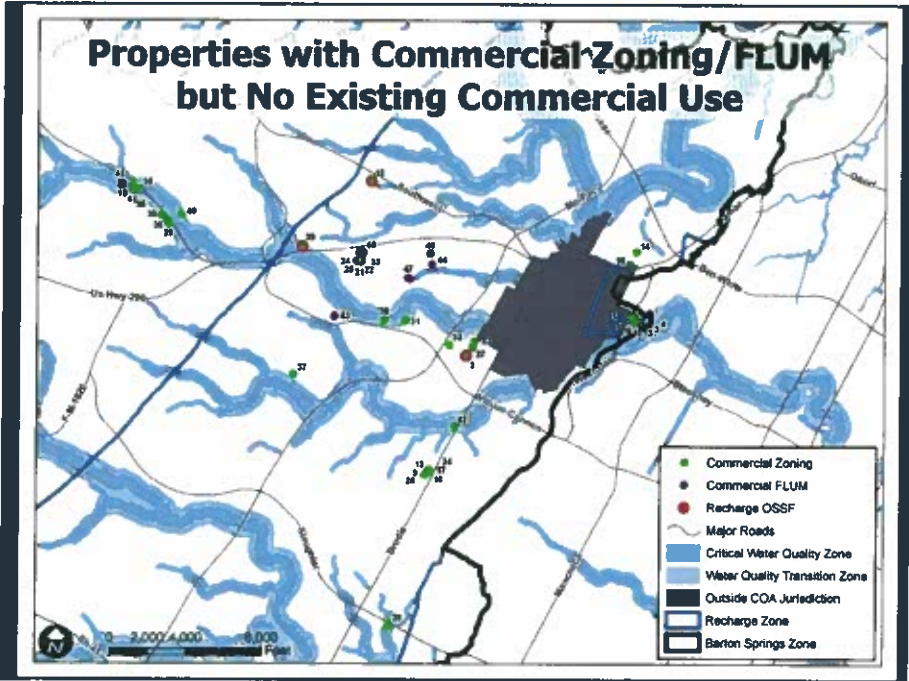
Mary Gay Maxwell  
Environmental Board Chair

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# Barton Springs Zone Redevelopment Exception

June 2, 2010



BSZ Redevelopment Exception EB  
Presentation

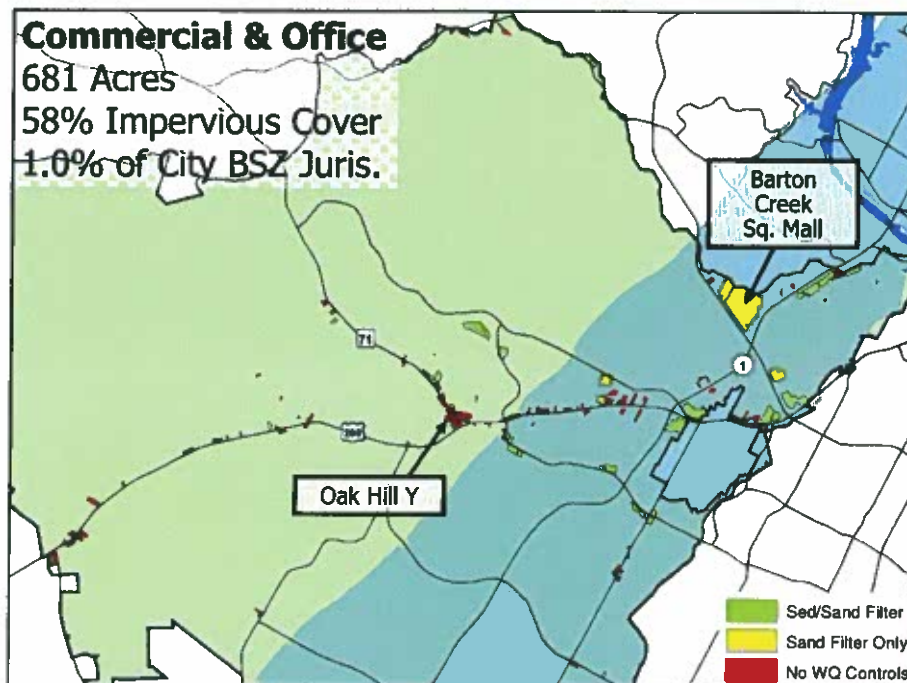
C/O 6/2/10

| ID                                 | Land Use Type      | Zoning/FLUM             | Total Site Area (Ac.) | Net Site Area (Ac.) | Existing IC Estimate | SOB IC Allowed | Pct. In Buffer | WG BMP           | Recharge Rate | Recharge Cost |
|------------------------------------|--------------------|-------------------------|-----------------------|---------------------|----------------------|----------------|----------------|------------------|---------------|---------------|
| 1.                                 | Apartment/Condo    | LR                      | 8.8                   | 0                   | 88%                  | 0%             | 100%           |                  | Yes           |               |
| 2.                                 | Apartment/Condo    | LR                      | 0.4                   | 0.1                 | 75%                  | 4%             | 78%            |                  | Yes           |               |
| 3.                                 | Three/Fourplex     | LO                      | 0.2                   | 0                   | 64%                  | 0%             | 100%           |                  | Yes           |               |
| 4.                                 | Three/Fourplex     | LO                      | 0.2                   | 0                   | 64%                  | 0%             | 100%           |                  | Yes           |               |
| 5.                                 | Apartment/Condo    | LO                      | 0.2                   | 0                   | 80%                  | 0%             | 100%           |                  | Yes           |               |
| 6.                                 | Apartment/Condo    | LO                      | 0.2                   | 0                   | 54%                  | 0%             | 100%           |                  | Yes           |               |
| 7.                                 | Three/Fourplex     | GR-MU-CO-NP             | 1.8                   | 1.6                 | 32%                  | 10%            | 0%             |                  | Yes           |               |
| 8.                                 | Apartment/Condo    | GO-MU-CO                | 11.3                  | 7.9                 | 43%                  | 18%            | 31%            | Soil/Sand Filter | Yes           |               |
| 9.                                 | Duplex             | LR                      | 0.2                   | 0.2                 | 41%                  | 15%            | 0%             |                  | Yes           |               |
| 10.                                | Duplex             | LO                      | 0.2                   | 0                   | 40%                  | 0%             | 100%           |                  | Yes           |               |
| 11.                                | Duplex             | LO                      | 0.2                   | 0                   | 38%                  | 0%             | 100%           |                  | Yes           |               |
| 12.                                | Duplex             | LR                      | 0.2                   | 0.2                 | 38%                  | 15%            | 0%             |                  | Yes           |               |
| 13.                                | Duplex             | LO                      | 0.2                   | 0                   | 37%                  | 0%             | 100%           |                  | Yes           |               |
| 14.                                | Apartment/Condo    | GO-MU                   | 6.4                   | 6.4                 | 37%                  | 19%            | 0%             | Filtration Only  | Yes           |               |
| 15.                                | Mobile Home        | LR-CO                   | 3.3                   | 3.0                 | 37%                  | 15%            | 0%             |                  | Yes           |               |
| 16.                                | Duplex             | LR                      | 0.2                   | 0.2                 | 37%                  | 15%            | 0%             |                  | Yes           |               |
| 17.                                | Duplex             | LR                      | 0.2                   | 0.2                 | 36%                  | 15%            | 0%             |                  | Yes           |               |
| 18.                                | Apartment/Condo    | GR                      | 0.3                   | 0.3                 | 32%                  | 15%            | 0%             | Filtration Only  | Yes           |               |
| 19.                                | Single Family      | LO-NP                   | 1.9                   | 0                   | 32%                  | 0%             | 100%           |                  | Yes           |               |
| 20.                                | Duplex             | LR                      | 0.2                   | 0.2                 | 31%                  | 15%            | 0%             |                  | Yes           |               |
| 21.                                | Duplex             | LO-NP                   | 0.2                   | 0.2                 | 28%                  | 15%            | 0%             |                  | Yes           |               |
| 22.                                | Duplex             | LO-NP                   | 0.2                   | 0.2                 | 28%                  | 15%            | 0%             |                  | Yes           |               |
| 23.                                | Single Family      | GR-MU-CO-NP             | 0.3                   | 0.3                 | 29%                  | 15%            | 0%             |                  | Yes           |               |
| 24.                                | Duplex             | LO-NP                   | 0.2                   | 0.2                 | 29%                  | 15%            | 0%             |                  | Yes           |               |
| 25.                                | Duplex             | LO-NP                   | 0.2                   | 0.2                 | 28%                  | 15%            | 0%             |                  | Yes           |               |
| 26.                                | Single Family      | LO-NP                   | 1.9                   | 0                   | 27%                  | 0%             | 100%           |                  | Yes           |               |
| 27.                                | Single Family      | GR-MU-CO-NP             | 2.8                   | 2.8                 | 27%                  | 19%            | 0%             |                  | Yes           |               |
| 28.                                | Single Family      | NO-CO                   | 1.9                   | 0                   | 26%                  | 0%             | 100%           |                  | Yes           |               |
| 29.                                | Single Family      | GO-CO-NP                | 0.8                   | 0                   | 25%                  | 0%             | 100%           |                  | Yes           |               |
| 30.                                | Single Family      | LR-MU-CO-NP             | 1.2                   | 0.2                 | 25%                  | 4%             | 84%            |                  | Yes           |               |
| 31.                                | Retirement Housing | LO-NP                   | 2.9                   | 0.5                 | 25%                  | 2%             | 88%            | Soil/Sand Filter | Yes           |               |
| 32.                                | Single Family      | GR-MU-CO-NP             | 0.7                   | 0.7                 | 24%                  | 15%            | 0%             |                  | Yes           |               |
| 33.                                | Duplex             | LO-NP                   | 0.2                   | 0                   | 23%                  | 15%            | 0%             |                  | Yes           |               |
| 34.                                | Duplex             | LR                      | 0.3                   | 0.3                 | 22%                  | 15%            | 0%             |                  | Yes           |               |
| 35.                                | Single Family      | LO-NP                   | 1.9                   | 0                   | 22%                  | 0%             | 100%           |                  | Yes           |               |
| 36.                                | Single Family      | LR-CO-NP                | 0.7                   | 0                   | 22%                  | 0%             | 100%           |                  | Yes           |               |
| 37.                                | Retirement Housing | LR                      | 5.9                   | 5.7                 | 21%                  | 4%             | 94%            | Soil/Sand Filter | Yes           |               |
| 38.                                | Single Family      | LR-MU-CO-NP             | 2.2                   | 0                   | 19%                  | 0%             | 99%            |                  | Yes           |               |
| 39.                                | Single Family      | GO-CO-NP                | 1.1                   | 0.2                 | 18%                  | 2%             | 84%            |                  | Yes           |               |
| 40.                                | Single Family      | LO-MU-CO-NP             | 4.8                   | 0.5                 | 15%                  | 3%             | 86%            |                  | Yes           |               |
| 41.                                | Single Family      | LO-NP                   | 1.0                   | 0                   | 15%                  | 0%             | 100%           |                  | Yes           |               |
| 42.                                | Single Family      | NO-CO                   | 1.7                   | 0                   | 12%                  | 0%             | 100%           |                  | Yes           |               |
| <b>Check for Commercial Zoning</b> |                    |                         | <b>59.7</b>           | <b>33.2</b>         | <b>33%</b>           | <b>2%</b>      | <b>48%</b>     | <b>0</b>         | <b>32</b>     | <b>0</b>      |
| <b>Commercial Zoning Locations</b> |                    |                         |                       |                     |                      |                |                |                  |               |               |
| 43.                                | Apartment/Condo    | Neighborhood Mixed Use  | 8.4                   | 5.9                 | 82%                  | 10%            | 32%            | Soil/Sand Filter | Yes           |               |
| 44.                                | Apartment/Condo    | Mixed Use               | 26.4                  | 23.0                | 56%                  | 12%            | 13%            | Re-Irrigation    | Yes           |               |
| 45.                                | Apartment/Condo    | Neighborhood Commercial | 1.4                   | 0                   | 54%                  | 0%             | 100%           |                  | Yes           |               |
| 46.                                | Apartment/Condo    | Mixed Use               | 11.9                  | 11.0                | 51%                  | 15%            | 0%             | Re-Irrigation    | Yes           |               |
| 47.                                | Apartment/Condo    | Mixed Use               | 11.5                  | 7.5                 | 41%                  | 11%            | 37%            | Re-Irrigation    | Yes           |               |
| 48.                                | Mobile Home        | Neighborhood Mixed Use  | 8.2                   | 6.1                 | 22%                  | 18%            | 0%             |                  | Yes           |               |
| <b>Total for Commercial Zoning</b> |                    |                         | <b>84.7</b>           | <b>53.1</b>         | <b>51%</b>           | <b>12%</b>     | <b>2%</b>      | <b>4</b>         | <b>3</b>      | <b>1</b>      |
| <b>Total for Both Categories</b>   |                    |                         | <b>134.4</b>          | <b>86.3</b>         | <b>41%</b>           | <b>12%</b>     | <b>50%</b>     | <b>0</b>         | <b>35</b>     | <b>1</b>      |

**Residential with Commercial Zoning or FLUM**  
with no or outdated water quality controls

|                                  |      |
|----------------------------------|------|
| Approx. Number of Tracts         | 48   |
| Total Area (acres)               | 124  |
| Average Existing IC              | 41%  |
| Maximum Site Size (acres)        | 26.4 |
| Average (Mean) Site Size (acres) | 2.6  |
| Median Site Size (acres)         | 0.9  |

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**Original 199 Commercial & Office Sites**  
with no or outdated water quality controls

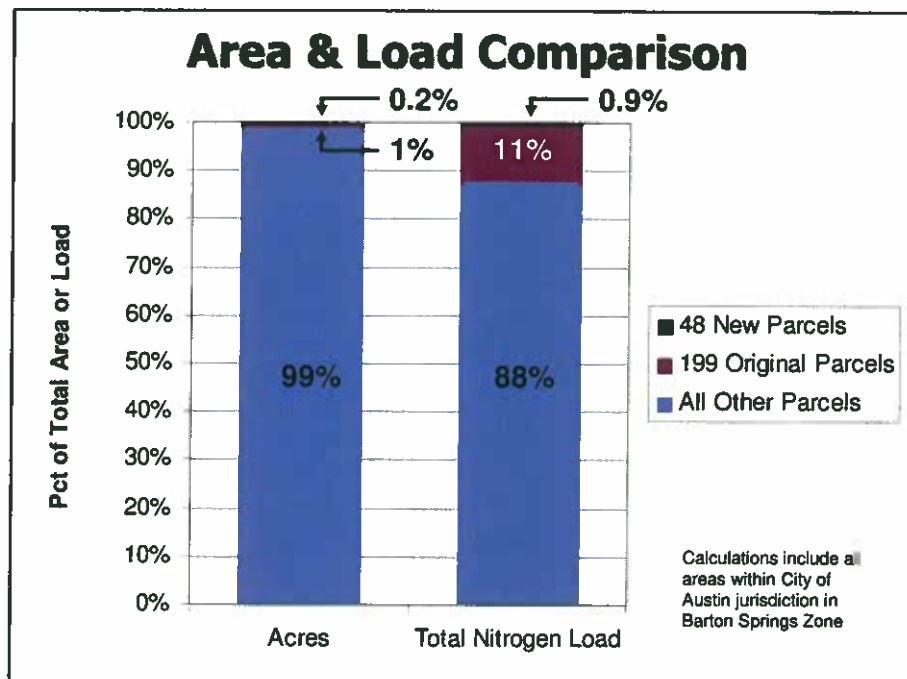
|                                  |       |
|----------------------------------|-------|
| Approx. Number of Tracts         | 199   |
| Total Area (acres)               | 681   |
| Average Existing IC              | 58%   |
| Maximum Site Size (acres)        | 119.3 |
| Average (Mean) Site Size (acres) | 3.4   |
| Median Site Size (acres)         | 1.0   |

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## Disproportionate Pollutant Loads from Older Development

Original 199 Commercial Properties

- 1% Commercial & Office with No or Outdated WQ controls:
- 8% Runoff Flow
- 9% (Uplands) Sediment Load
- 11% Nitrogen Load
- 17% Lead Load





0.2% Residential with Commercial Zoning  
or FLUM with No or Outdated WQ  
controls:

0.8% (Uplands) Sediment Load

1.0% Lead Load