

Description of Phases

- **Phase 1**
 - Main components of resolution discussed during the stakeholder process (e.g., headwater buffers, floodplain protection)
- **Phase 2**
 - Evaluation of additional stormwater measures (e.g., volume-based hydrology, pay-in-lieu)
 - Redevelopment provisions
- **Phase 3**
 - Imagine Austin Code Revisions
 - Centers & Corridors, Impervious Cover

Creek Protection



Major Changes

- Extend minor “headwater” stream buffers to 64 acres of drainage citywide §25-8-91
- Standardize Critical Water Quality Zone (CWQZ) buffer drainage area thresholds citywide:
 - 64 ac. – 320 ac. drainage area (minor)
 - 320 ac. – 640 ac. drainage area (intermediate)
 - > 640 ac. drainage area (major) §25-8-91
- Simplify CWQZ buffer widths in Urban & Suburban watersheds:
 - 100 feet (minor)
 - 200 feet (intermediate)
 - 300 feet (major)

§25-8-92

Major Changes

- Eliminate Water Quality Transition Zone buffers in Suburban watersheds (like Urban) §25-8-93
- Use Gross Site Area basis for impervious cover in Suburban watersheds (discontinue Net Site Area) §25-8-392
- Allow “buffer averaging” in Urban & Suburban watersheds to reduce buffers by up to one-half if the overall area protected remains the same §25-8-92

Major Changes

- Allow “green” water quality controls in the upper half of CWQZ buffers (but out of 100-yr floodplain) in Urban & Suburban watersheds
§25-8-261
- Allow utility lines in the upper half of CWQZ buffers (but out of the erosion hazard zone) in Urban & Suburban watersheds
§25-8-261
- Modify redevelopment exception to consider minimum stream setback & disallow additional non-compliance
§25-8-26, 27, 28

100 50 0 ft



Proposed Buffers

Centerline