Covered Bridge PUD

C814-2012-0055

Presentation to the Environmental Board

January 16, 2013

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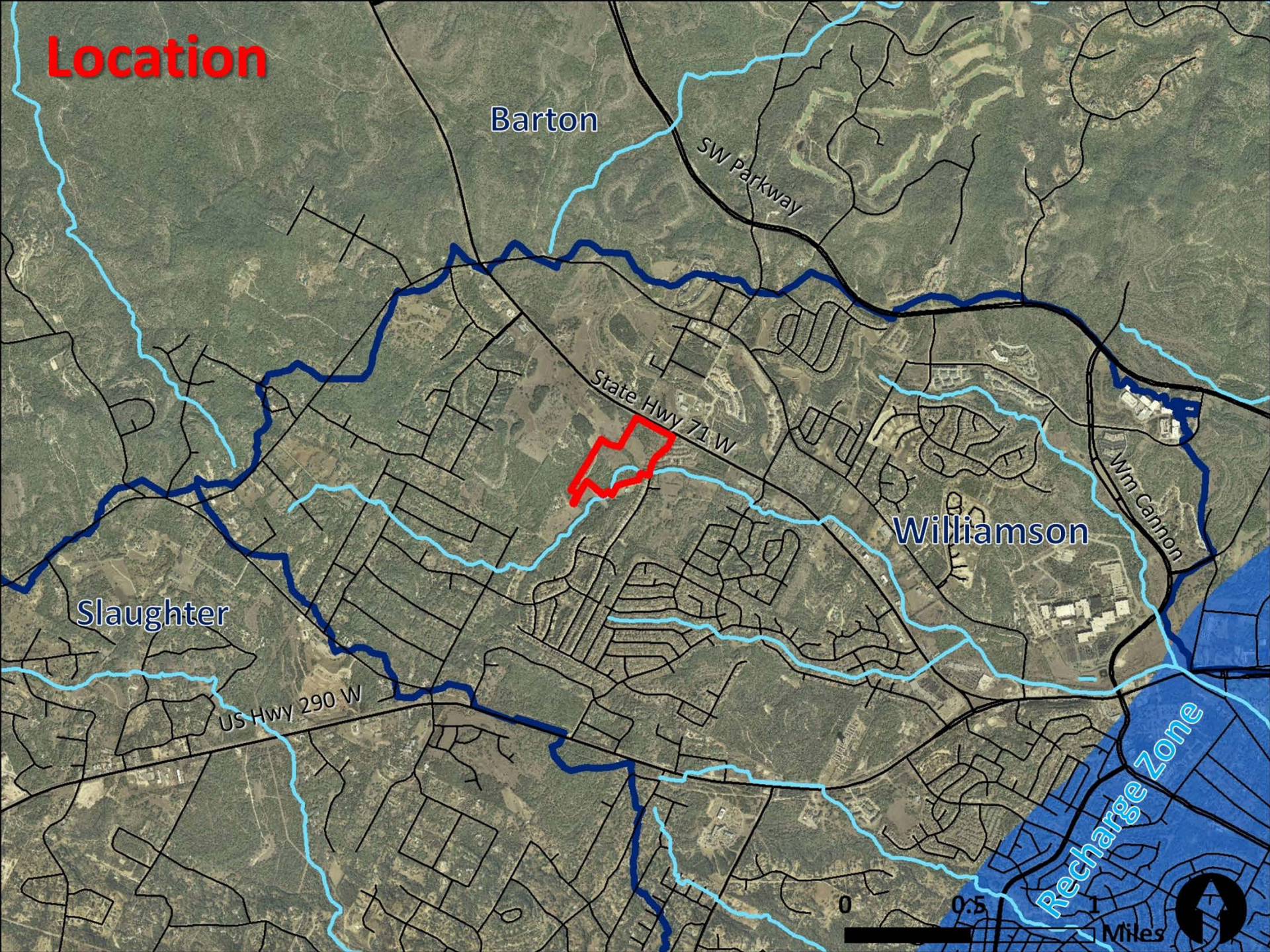
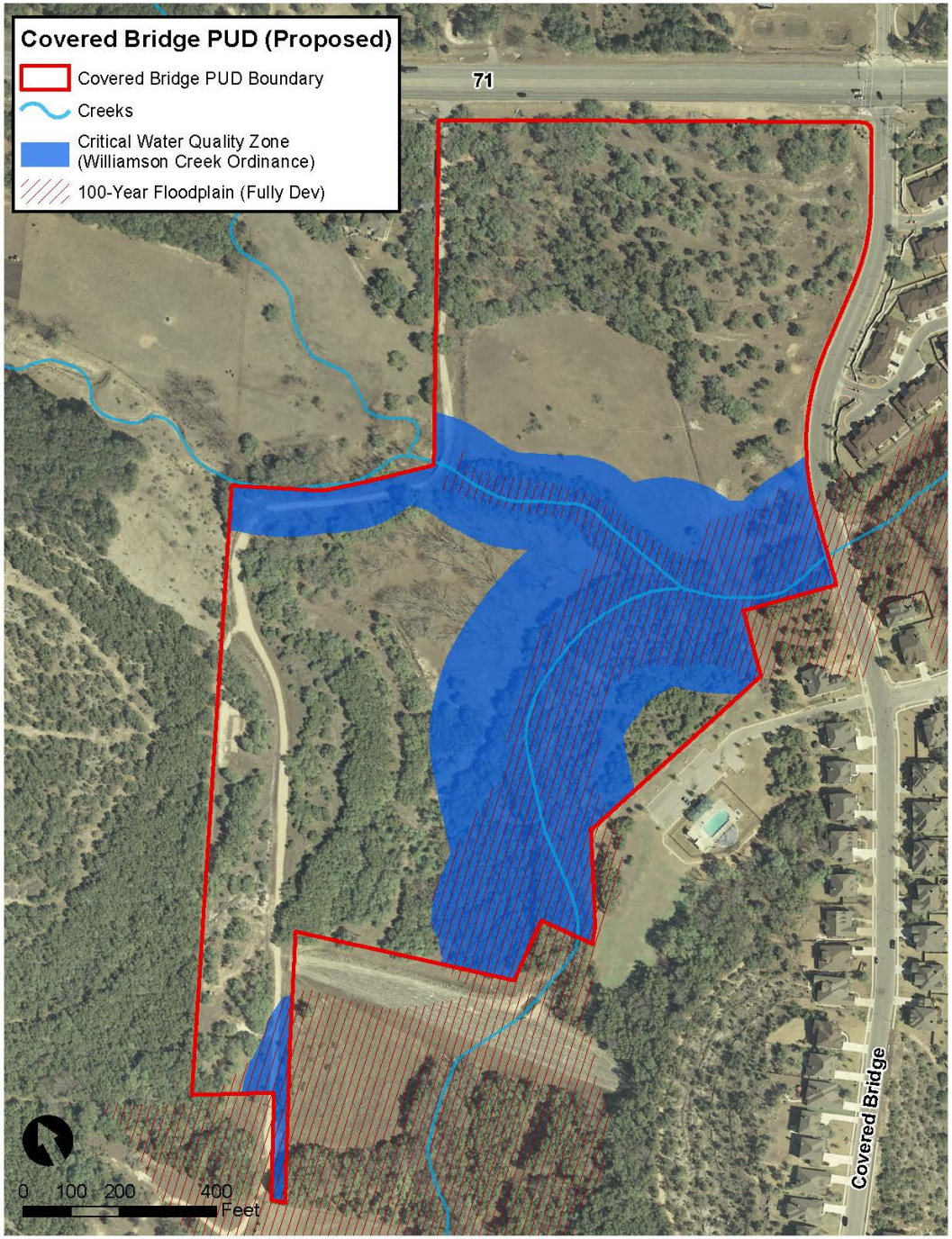
Watershed Protection Department


Location
Barton
SW Parkway
State Hwy 71 W
Wm Cannon
Williamson
Slaughter
US Hwy 290 W
Recharge Zone
0
0.5
1
Miles


Covered Bridge PUD (Proposed)
Covered Bridge PUD Boundary
Creeks
Critical Water Quality Zone
(Williamson Creek Ordinance)
100-Year Floodplain (Fully Dev)
71
Covered Bridge
0 100 200 400
Feet

Site Features

- Williamson Creek watershed
- Williamson Creek main stem and tributary
- Barton Springs Zone
- Edwards Aquifer Contributing Zone
- Mostly undeveloped
- Adjacent to Hwy 71

Existing Regulations

Tracts 1-3 (32 acres)

- Subject to restrictive covenants:
  - 1982 Williamson Creek Ordinance
  - 50% IC gross site area
  - 1980’s style sedimentation/filtration water quality treatment
  - No limits on development in the CWQZ
  - No limits on cut and fill
  - Zoning limited to GR (tract 1), SF (tract 2), and MF (tract 3)

Existing Regulations

Tract 4 (6.1 acres)

- Subject to current code
  - Comprehensive Watersheds Ordinance and SOS
  - 25% IC net site area
  - No development in CWQZ
  - Cut and fill limited to 4’
  - Non-degradation water quality controls

Key Environmental Aspects of Proposal

- Development moved away from Williamson Creek
- Reduced impervious cover by over 4 acres across all tracts
- Bio-filtration WQ for tract 1
- SOS non-degradation WQ for tracts 2 and 4
- Significant reduction in pollutant loading
- Rainwater harvesting on tract 1
- Eliminates restrictive covenant for future development

Comparison of IC and WQ

Tract	Allowed IC (ft^2)	Proposed IC (ft^2)	Allowed Water Quality	Proposed Water Quality
1	324,086	338,000	1980's Sed/filtration	Modern biofiltration
2	301,000	91,000	1980's Sed/filtration	SOS non-degradation
3	70,785	0	1980's Sed/filtration	No development
4	21,508	108,000	SOS non-degradation	SOS non-degradation
Total	**717,379**	**537,000**		

Recommendation

Staff recommends approval because:

- Reduction in impervious cover by over 4 acres
- Significant reduction in pollutant loading
- Buffers Williamson Creek from development impacts
- Water conservation measures
- Protects many large trees