

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	22246	Agenda Number	40.
---------------------	----------------	-------	----------------------	-----

Meeting Date:	3/7/2013	Department:	Planning and Development Review
----------------------	----------	--------------------	---------------------------------

Subject

Set a public hearing to consider an ordinance granting a site specific amendment to City Code Section 25-8-514 (Save Our Springs Initiative) and a variance to City Code Sections 25-8-482 (Critical Water Quality Zone) and 25-8-483 (Water Quality Transition Zone) to allow construction of the Barton Springs Pool General Grounds Improvement Project in the Critical Water Quality Zone and Water Quality Transition Zone of Barton Creek and to exceed impervious cover requirements. This action concerns land located within the Barton Springs Zone. (Suggested date and time: March 28, 2013, 4:00 p.m. at Austin City Hall, 301 W. Second Street, Austin, TX).

Amount and Source of Funding

Fiscal Note

Purchasing Language:

Prior Council Action:

October 19, 2006: Council passed Resolution No. 20061019-035 calling for development of the Barton Springs Master Plan
 September 10, 2007: Council allocated \$6,200,000 in Capital Improvement Project funding for short term improvements to Barton Springs Pool.
 January 15, 2009: Council passed Resolution No. 20090115-028 adopting the Barton Springs Pool Master Plan.
 August 25, 2011: Council passed Resolution No. 20110825-070 affirming support for the Barton Springs Master Plan.

For More Information:

Nikki Hoelter, 974-2863, Liz Johnston, 974-1218, George Zapalac, 974-2725, and Robin A. Camp, PW Project Manager, 974-7830

Boards and Commission Action:

Recommended by the Environmental Board with conditions. Not recommended by the Planning Commission.

MBE / WBE:

Related Items:

Additional Backup Information

This item sets a public hearing to consider an ordinance granting a site specific amendment to City Code Section 25-8-514 (Save Our Springs Initiative) and a variance to City Code Sections 25-8-482 (Critical Water Quality Zone) and 25-8-483 (Water Quality Transition Zone) to allow construction of the Barton Springs Pool General Grounds Improvement Project in the Critical Water Quality Zone and Water Quality Transition Zone of Barton Creek and to exceed impervious cover requirements.

The site specific amendment to SOS, Save our Springs [LDC Section 25-8-514] would allow construction within the Critical Water Quality Zone of Barton Springs [LDC Section 25-8-514(B)], and impervious cover in excess of 15% net site area [LDC Section 25-8-514(A)].

The existing impervious cover is 44.42 %. With the proposed improvements the impervious cover will increase by .91%, creating a total of 45.33% impervious cover.

In addition, the following variances to the Comprehensive Watershed Ordinance are being requested for this project, and are associated with the SOS ordinance amendment:

1. A variance to allow construction within the Critical Water Quality Zone of Barton Creek; [LDC Section 25-8-482], and
2. A variance to allow construction within a Water Quality Transition Zone of Barton Springs; [LDC Section 25-8-483 (A)].

The proposed improvements will be located in the critical water quality zone and transition zone.

An SOS ordinance amendment is also required in order to perform construction in some areas of the site.

An October 2006 City Council resolution recognized an immediate need for improvements to the Barton Springs Pool. The resolution called for improvements to grounds, infrastructure and facilities, along with improvements to water quality and salamander habitats. City staff conducted extensive public outreach and utilized previously commissioned studies and analyses to develop a task list for master plan development. The master plan consultant team was given the task list, along with historical data on the pool, grounds and buildings when hired in 2007, and the list was used to develop a project scope. After a comprehensive public review process, including more than 80 public meetings, the Barton Springs Pool Master Plan: Concepts for Preservation and Improvement (Master Plan) was adopted by City Council.

The goal of the Master Plan is to return the site to its former glory, where the water was cleaner and the experience of the pool was more enjoyable. The Master Plan proposes appropriate additions and renovations to the swimming pool, its buildings and its grounds that respect the fragility of this unique natural and historical setting and also accommodates the significant user demands on the pool.

The Master Plan identified several critical issues as short-term projects.

Many of these items will be addressed in this project, the Barton Springs Pool General Grounds Improvements Project, including: treatment of critical trees; replacing overhead electrical wiring with underground wiring, and adding electrical service to the poolside to facilitate pool cleaning; a new pump to facilitate pool cleaning and grounds irrigation utilizing pool water instead of the chlorinated potable water currently used; a new irrigation system; an Americans with Disabilities Act (ADA) accessible path from the south entrance to poolside; new pool perimeter fencing; an updated south entrance ticket booth and potential parking improvements.

Prior to beginning design work on this project, City staff and the design consultants held four public design charrettes to solicit public input. Over a two-year design process, the Joint Committee of the Environmental Board and Parks and Recreation Board weighed stakeholder input as they voted on all aspects of the design. All recommendations from the Joint Committee were incorporated in the plan. Feedback from the more than 30 public meetings and more than 15 additional meetings with citizen stakeholders greatly influenced the design.