

**ORDINANCE NO. 20130411-082**

**AN ORDINANCE AMENDING SECTION 25-8-514 AND GRANTING VARIANCES TO SECTIONS 25-8-482 AND 25-8-483 OF THE CITY CODE TO ALLOW CONSTRUCTION OF THE BARTON SPRINGS POOL GENERAL GROUNDS IMPROVEMENTS IN THE CRITICAL WATER QUALITY ZONE AND WATER QUALITY TRANSITION ZONE AND TO EXCEED IMPERVIOUS COVER LIMITATION.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** This ordinance grants a code amendment and specific variances necessary to allow construction of sidewalks, underground utilities, ticket booth, hardscape, and a water quality control in the critical water quality zone, and to allow paved parking and a water quality control in the water quality transition zone of Barton Creek, subject to Site Plan Number SPC-2012-0104D to facilitate general ground improvements at Barton Springs Pool (hereinafter the “Grounds Improvement Project”).

**PART 2. CRITICAL WATER QUALITY ZONE.**

A variance is granted from Section 25-8-482(*Critical Water Quality Zone*) and Section 25-8-514 (*Pollution Prevention Required*) of the City Code is amended to allow construction in the critical water quality zone of:

- (A) Sidewalks located along the western edge of the south lawn of the pool to provide or improve accessible routes, more particularly described in the attached and incorporated **EXHIBIT A**.
- (B) Underground irrigation and utilities as necessary to serve the irrigated landscape areas and provide lighting, more particularly described in the attached and incorporated **EXHIBIT B**.
- (C) A ticket booth located at the south entry gate, more particularly described in the attached and incorporated **EXHIBIT C**.
- (D) An overlook deck, new sidewalk and hardscape within the “tree court” area adjacent to the existing bathhouse to improve the soil conditions for the health of the heritage pecan trees, more particularly described in the attached and incorporated **EXHIBIT D**.

- (E) A portion of a water quality control located east of the existing gravel parking lot on the south side of the pool providing water quality for the parking lot, more particularly described in the attached and incorporated **EXHIBIT E**.
- (F) The historical marker to be moved from its current location to a location near the entrance at the south gate.

### **PART 3. IMPERVIOUS COVER.**

Section 25-8-514 (*Pollution Prevention Required*) is amended to allow impervious cover in excess of 15%.

### **PART 4. TRANSITION ZONE.**

A variance is granted from Section 25-8-483 (*Water Quality Transition Zone*) to allow construction in the water quality transition zone of:

- (A) Concrete parking facility to improve the existing gravel parking lot located on the south side of Barton Springs pool, and a water quality control to serve the parking lot on the south side of Barton Springs pool ("south parking lot"), more particularly described in **EXHIBIT E**.
- (B) Sidewalk providing an accessible route from the Robert E. Lee Right of Way and the south parking lot to the south entry to the pool, more particularly described in **EXHIBIT E**.

### **PART 5. CONDITIONS.**

Construction in the critical water quality zone and water quality transition zone authorized by this ordinance must adhere to the following conditions:

- (A) After the Grounds Improvement Project is complete, restore the soil and the site with vegetation or other materials consistent with previous uses.
- (B) Remove sufficient existing impervious cover from the site to result in no net increase in impervious cover in the Barton Springs Zone as a result of the Grounds Improvement Project
- (C) Provide water quality control as described in **EXHIBIT E** and maintain the water quality control in accordance with the attached and incorporated **EXHIBIT F**.
- (D) Provide not less than 2,000 square feet of restored riparian area on the south side of Barton Springs pool, upstream of Parthenia (main Barton) Springs, as described in **EXHIBIT E**.
- (E) Provide no fewer than 80 bicycle parking spaces on the south parking lot.

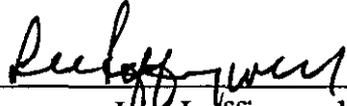
- (F) Provide not less than 15,000 square feet of additional landscape in addition to landscaping required under City Code. Native plants shall be planted outside of turf areas.
- (G) The South Overlook Trail must be located where indicated on **EXHIBIT A**.
- (H) Before construction on the Grounds Improvement Project begins, staff will present the proposed lighting design to the Design Commission. The Design Commission will provide feedback specifically on the appropriateness of lighting design that ensures safety and mitigates negative environmental and aesthetic impacts while enhancing the overall ambiance of Barton Springs Pool.
- (I) During construction of the Grounds Improvement Project, staff will provide progress reports and design development details regarding the ADA paths at the Austin Mayor's Committee for People with Disabilities on at least a bi-monthly basis.
- (J) Before construction on the Grounds Improvement Project begins, staff will apply to the Texas Historical Commission for approval to move the historical marker from its current location to a location accessible to the public as they enter the south gate.

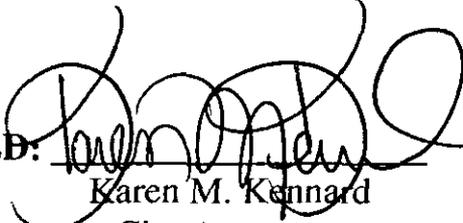
**PART 6.** The requirements imposed by Section 25-8-41 (*Land Use Commission Variances*) regarding the processing and granting of variances are hereby waived for the variances granted in this Ordinance.

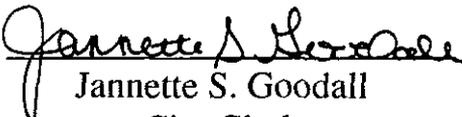
**PART 7.** This ordinance takes effect on April 22, 2013.

**PASSED AND APPROVED**

\_\_\_\_\_ April 11 \_\_\_\_\_, 2013

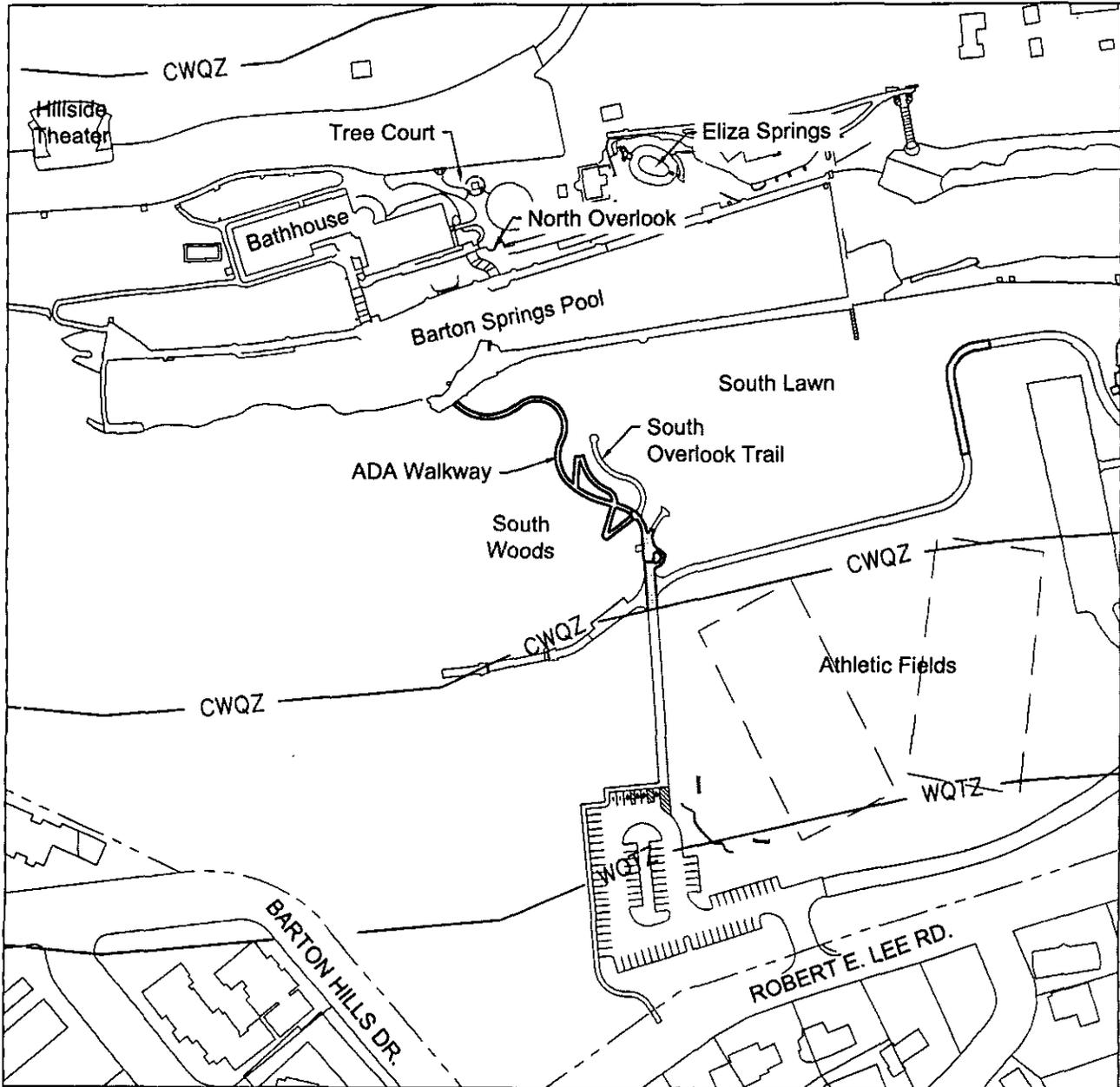
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Lee Leffingwell  
Mayor

APPROVED:   
Karen M. Kennard  
City Attorney

ATTEST:   
Jannette S. Goodall  
City Clerk

# EXHIBIT A

## South Sidewalk Improvements



NORTH  
Not to Scale

Legend



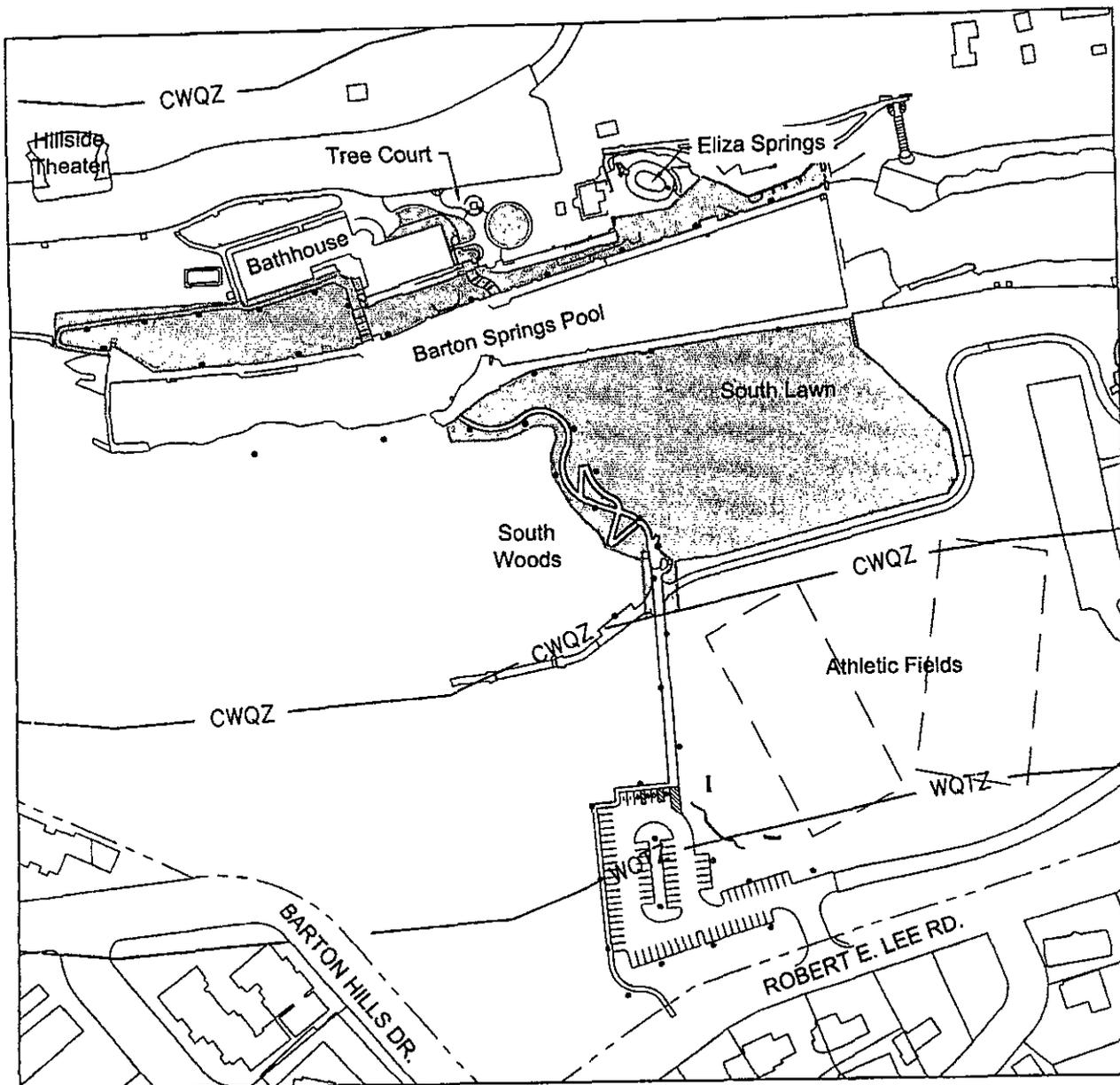
Sidewalk

Barton Springs Pool - General Grounds Improvements  
SPC-2012-0104D

Stansberry Engineering Co., Inc. *Civil Engineers*  
Larson Burns & Smith, Inc. *Landscape Architects / Planners*

# EXHIBIT B

## Irrigation and Electrical Improvements



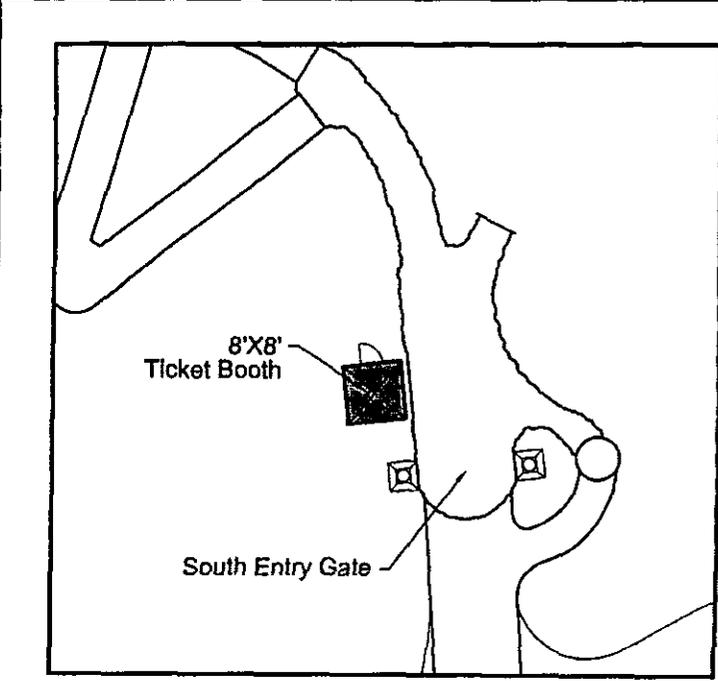
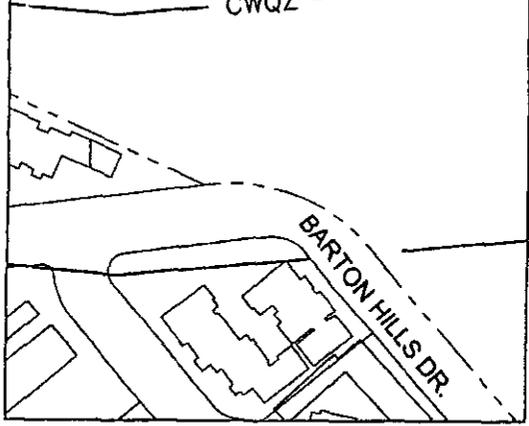
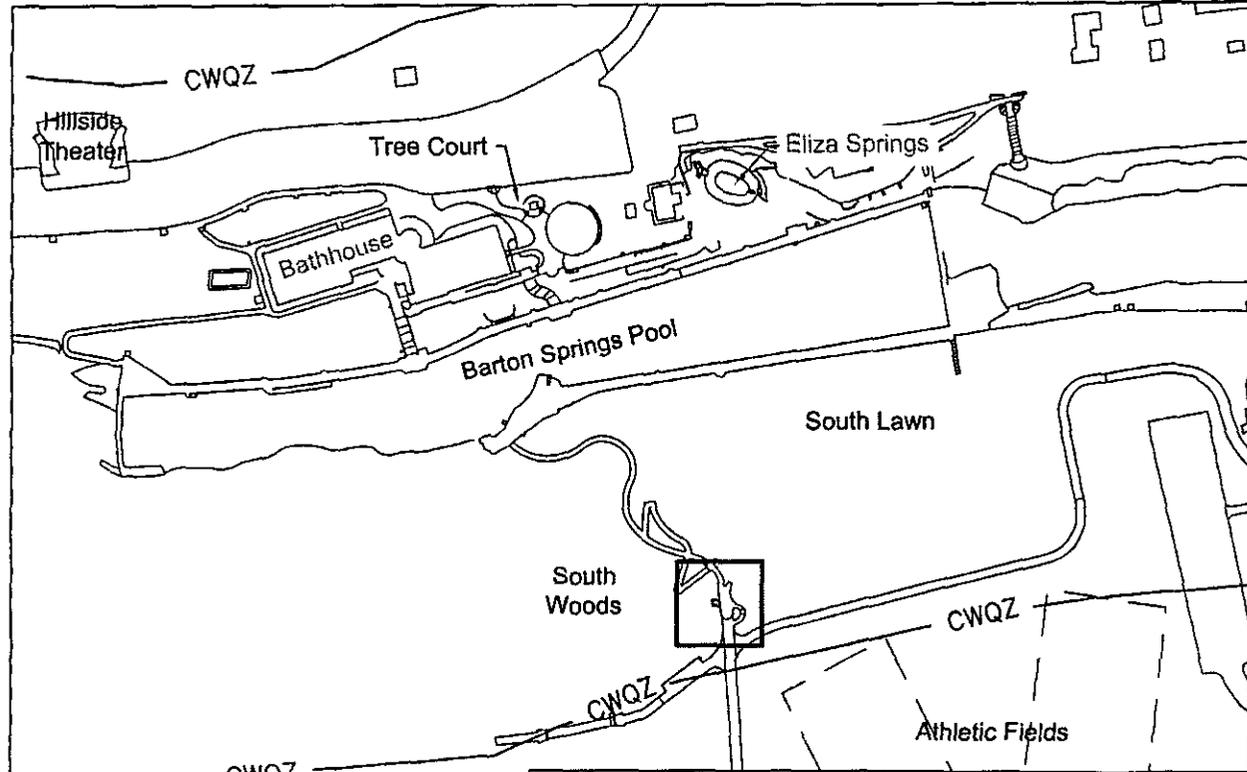
- Legend
-  Irrigated Area
  -  Light Locations

Barton Springs Pool - General Grounds Improvements  
SPC-2012-0104D

Stansberry Engineering Co., Inc. *Civil Engineers*  
Larson Burns & Smith, Inc. *Landscape Architects / Planners*

# EXHIBIT C

## South Gate Ticket Booth



NORTH  
Not to Scale

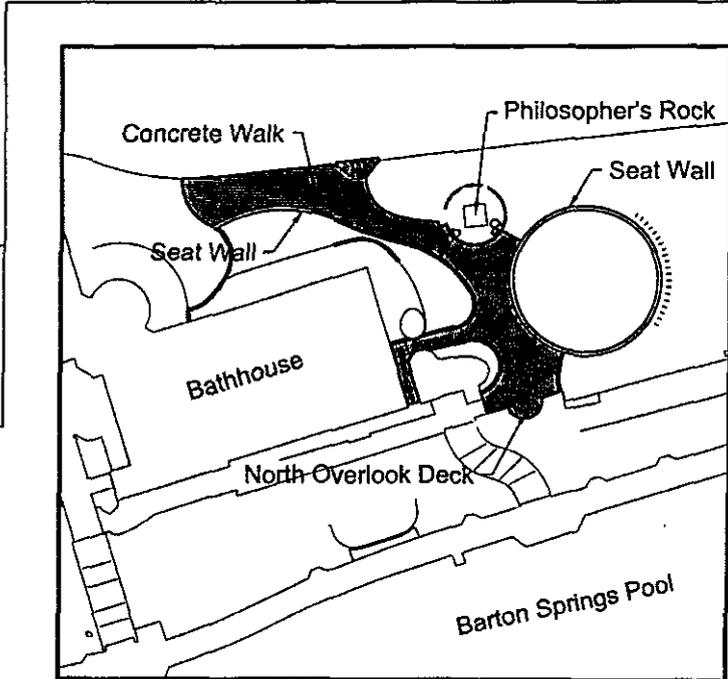
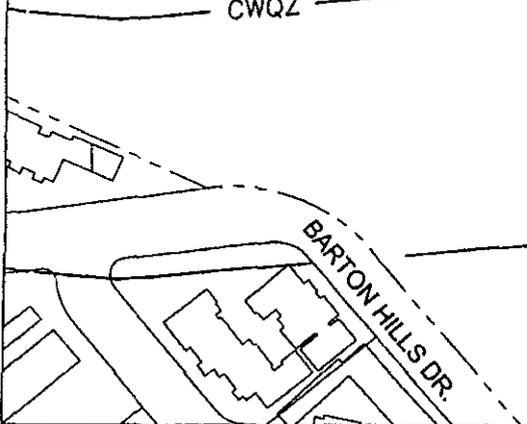
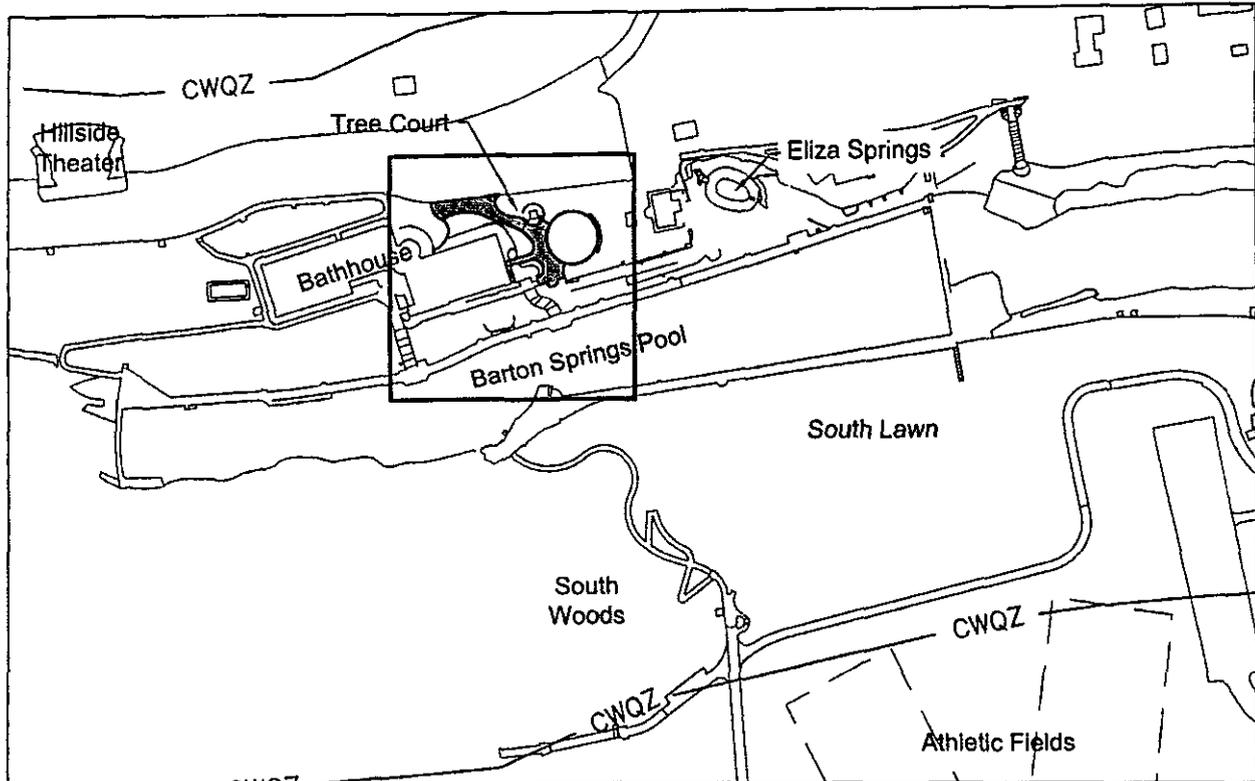
Barton Springs Pool - General Grounds Improvements  
SPC-2012-0104D

Stansberry Engineering Co., Inc. *Civil Engineers*  
Larson Burns & Smith, Inc. *Landscape Architects / Planners*

Ticket Booth Plan

# EXHIBIT D

## Tree Court Improvements



NORTH  
Not to Scale

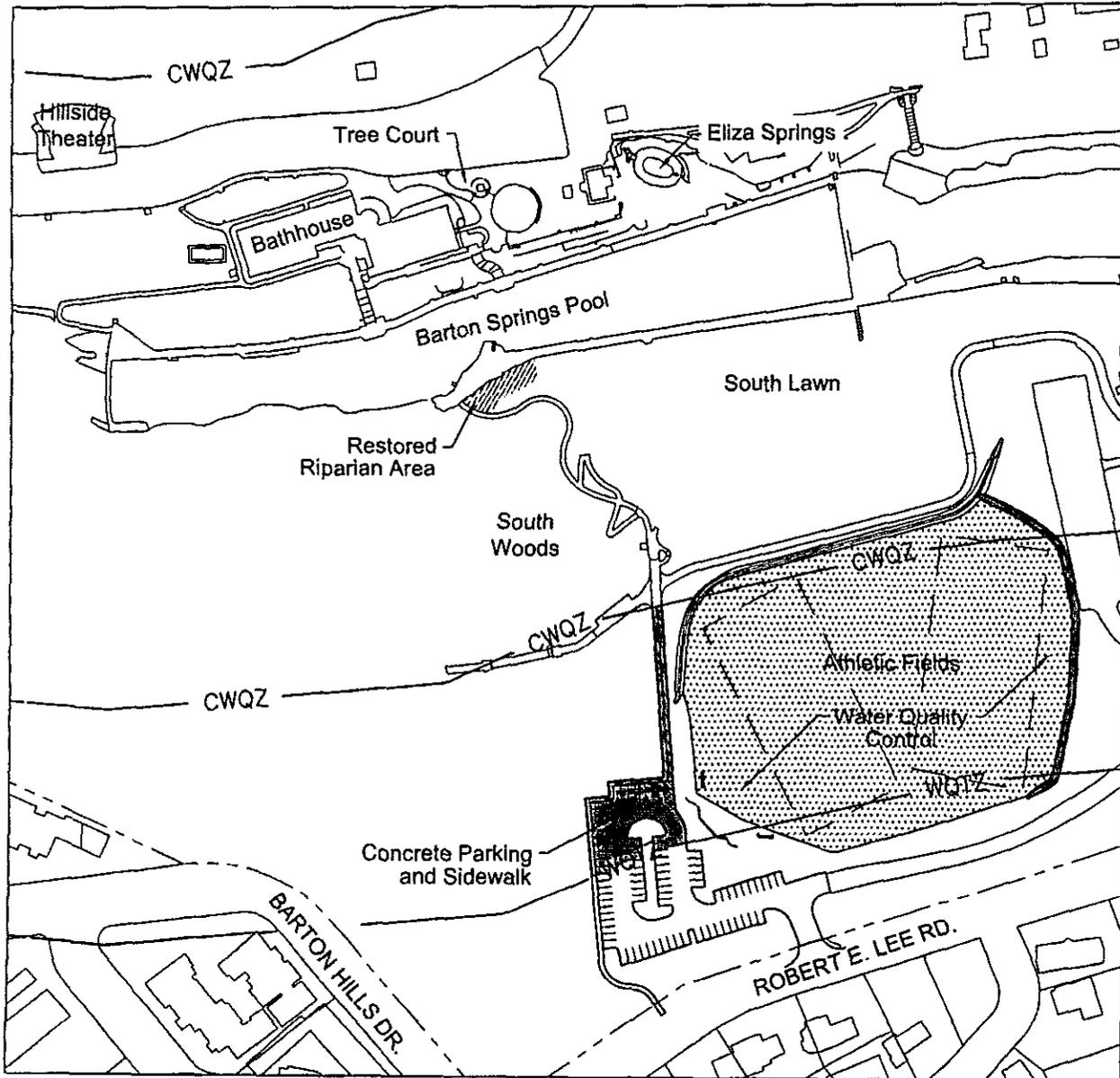
Barton Springs Pool - General Grounds Improvements  
SPC-2012-0104D

Stansbery Engineering Co., Inc. *Civil Engineers*  
Larson Burns & Smith, Inc. *Landscape Architects / Planners*

Tree Court Plan

# EXHIBIT E

## South Entry Parking Lot and Water Quality Improvements



NORTH  
Not to Scale

### Legend

-  Concrete Sidewalk/Parking
-  Water Quality Control
-  Restored Riparian Area
-  Earthen Berm

Barton Springs Pool - General Grounds Improvements  
SPC-2012-0104D

Stansberry Engineering Co., Inc. *Civil Engineers*  
Larson Burns & Smith, Inc. *Landscape Architects / Planners*

## EXHIBIT F MAINTENANCE OF WATER QUALITY CONTROL

Barton Springs Pool - General Grounds Improvements  
SPC-2012-0104D

### Part A – General

#### 1. Scope

This specification outlines the necessary requirements to maintain the proper function of the water quality control (“WQC”) consisting of a vegetated filter and earthen berm that fulfills the water quality regulatory requirements (LDC §25-8-211) for the parking lot serving the south side pool entry. The WQC may be used as athletic fields only if the maintenance required by this document is performed.

#### 2. Reference Documents

- 2.1 City of Austin Specification Item 601S, Salvaging and Placing Topsoil.
- 2.2 City of Austin Specification Item 604S, Seeding for Erosion Control.
- 2.3 City of Austin Special Specification Item 612, Topsoil Mix.
- 2.4 Texas Department of Transportation (TxDOT) Specification Item 161, Compost.

### Part B – Products

#### 3. Materials

- 3.1 *Compost* – Compost shall conform to TxDOT Specification Item 161 (including Dillo Dirt).
- 3.2 *Organic Fertilizers* – Organic Fertilizers, shall be a naturally occurring product such as manure, slurry, worm castings, peat, seaweed, humic acid, and guano or processed organic fertilizers such as compost, bloodmeal, bone meal, seaweed extracts, fish meal, and feather meal. Product shall be from sources that are not tainted with pesticides, herbicides, steroids, antibiotics or hormones.
- 3.3 *Sand* – masonry/concrete sand.
- 3.4 *Vegetation* – Vegetation shall consist of a dense stand of turf grass.
- 3.5 *Soil* – Native soil shall be improved using the guidelines of this maintenance document. If imported topsoil is needed, soil shall conform to City of Austin Special Specification 612 or as approved by the Watershed Protection Department, or successor department (WPD).
- 3.6 **The use of synthetic fertilizers, herbicides, or pesticides is prohibited.**

#### 4. Equipment

- 4.1 *Slicer Aerator* - aerates by cutting grooves within soil.
- 4.2 *Plug Aerator or Core Aerator* – aerates by removing a finger size plug of soil, 3 to 4 inch depth, to allow penetration of air, water, and nutrients. Core hole is top dressed with sand and/or compost.
- 4.3 *Tiller or Disc Harrow* -- shall be used to aerate and break up compacted soil to a depth of 6 inches for long term soil rehabilitation.

### Part C – Procedure

#### 5. Inspection

- 5.1 Soil shall be inspected and tested by the Parks and Recreation Department or successor department (PARC).

- 5.1.1 Immediately after a rainfall of 1 inch or greater, PARD staff shall visually inspect the WQC for areas of standing water outside tree root zones that remain 24 hours after the end of the rain event. Perform inspection four times per year.
  - 5.1.2 PARD staff shall visually inspect soil for continuous vegetation growth and areas of erosion. Bare areas shall not exceed 16 square feet and the height of vegetation shall stand at a minimum of 1 1/2 inch. Bare and eroded areas shall be prepared and reseeded by PARD as required per City of Austin Specification 604S. PARD staff shall perform inspections as described in this document not less than four times per year.
  - 5.1.3 PARD staff shall annually collect soil samples and send the samples for testing to a laboratory such as the Texas A&M Agrilife Extension Service. The laboratory to be used shall be selected by PARD after consultation with WPD. Three soil samples, evenly spread across the two fields, shall be collected and prepared for testing per laboratory requirements. Sample locations shall vary from year to year. One additional sample shall be taken from within the area between the two fields. Test results shall be returned to the Program Manager for Parks and Recreation Department Centralized Program Division/Athletics. A soil specialist shall analyze the results and make recommendations for soil amendments.
- 5.2 Earthen berm shall be inspected by PARD or successor department annually.
- 5.2.1 Inspect for any changes in the level surface such as ruts or breaks that would allow stormwater runoff to pass through berm rather than over top.

## 6. Construction Methods

### 6.1 Annual Maintenance

- 6.1.1 Irrigation heads shall be marked with non toxic, water based, biodegradable marking paint prior to aeration. Existing irrigation lines damaged during the aeration shall be repaired or replaced as necessary.
- 6.1.2 PARD staff shall aerate the WQC used as athletic fields with slicer aerator four times per year.
- 6.1.3 PARD staff shall amend the soil twice a year or as needed with compost and/or organic fertilizers to replenish minerals and nutrients identified as deficient through soil testing.
- 6.1.4 PARD staff shall aerate the WQC used as athletic fields with plug aerator and top dress soil with sand annually.
- 6.1.5 Areas outside of the athletic field but within the boundary of the WQC shall receive the maintenance stated above as needed based on the results of the inspections specified in Section 5.
- 6.1.6 Use of the WQC as an athletic field shall cease, allowing a "rest period" for a minimum of 6 weeks throughout a one year period. During the "rest period" the area shall be fenced off from access.
- 6.1.7 The turf of the WQC, when used as an athletic field, may not be mowed shorter than 1 1/2 inches.
- 6.1.8 Treatments for vegetation management shall follow the guidelines of the *Austin Parks and Recreation Integrated Pest Management Program (IPM)* dated June 18, 2010 using organic, natural, biological methods specified for Waterways.
- 6.1.9 **The use of synthetic fertilizers, herbicides and pesticides is prohibited.**

Maintenance of Vegetated Filter Strip  
Barton Springs Pool General Grounds Improvements  
SPC-2012-0104D

6.2 Long Term Soil Rehabilitation

If regular annual maintenance is insufficient to loosen soils compacted from use of the WQC as athletic fields, the following rehabilitation methods shall be performed.

- 6.2.1 Irrigation heads shall be marked with non toxic, water based, biodegradable marking paint prior to rehabilitation. Existing irrigation lines damaged during the soil rehabilitation shall be repaired or replaced as necessary.
- 6.2.2 Soil shall be amended with 1 part compost to 4 parts soil. When scarifying soil to a depth of 6 inches, 1 1/2 inches of compost shall be added.
- 6.2.3 Soil amendments shall be worked into the existing onsite topsoil with a disc or tiller to create a well-blended material. Amended soil shall be raked smooth.
- 6.2.4 After completion of item 6.2.3, the WQC used as athletic fields shall be sodded with appropriate turf for athletic use. The area shall be fenced to prevent access for a minimum of four weeks to allow the new turf to become established. More time may be necessary during the winter months as determined by PARD, upon consultation with WPD.

6.3 Earthen Berm

Fill and compact any areas that deviate from the level surface such as ruts or depressions with specified soil.

6.4 Tree protection. Precautions will be maintained at all times to protect all trees in the area of construction.

- 6.4.1 Equipment shall not be operated nor materials stockpiled under the canopies of trees.
- 6.4.2 Topsoil or soil amendments shall not be placed within the drip line of trees greater than 4 inches.

7. Administration

PARD is responsible for the annual and long term maintenance of the WQC. The single point of contact for PARD is the Program Manager for Parks & Recreation Centralized Program Division/Athletics at 512-978-2670. PARD shall inform WPD if the single point of contact changes.