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**PLANNING COMMISSION
CONDITIONAL USE PERMIT
SITE PLAN REVIEW SHEET**

CASE NUMBER: SPC-2012-0104D

PLANNING COMMISSION DATE: April 23, 2013

PROJECT NAME: Barton Springs Pool General Grounds Improvements

ADDRESS: 2201 Barton Springs Road

WATERSHEDS: Town Lake (Urban), Barton Creek (Barton Springs Zone),
Eanes (Urban)

AREA: 152.5 acres; 5.3 acres (limits of construction)

EXISTING ZONING: P, Public, and P-H, Public-Historic

APPLICANT: City of Austin, PARD (Gary Gregson)
919 W 28 ½ Street
Austin, Tx 78705

ENGINEER: Stansberry Engineering (Blayne Stansberry P.E.)
P.O. Box 309
Manchaca, TX 78652

CASE MANAGER: Nikki Hoelter
E-MAIL: nikki.hoelter@austintexas.gov

PHONE: 974-2863

DESCRIPTION OF PROJECT:

The Barton Springs ground improvements will include the phased construction of the following:

- 1) Changes to the existing hardscape adjacent to the bath house, including the removal of compacted granite around the critical root zones of existing heritage trees and the addition of landscaped planters,
 - 2) The replacement of existing sidewalk on the northwest portion of the site.
 - 3) The installation of new perimeter fencing,
 - 4) The replacement of overhead electrical wiring with underground wiring,
- Changes to the lighting,

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- 5) The addition of an ADA accessible pathway leading from the existing parking lot on the south to the pool,
- 6) A gravel pathway leading to the south lawn area,
- 7) The existing ball field is proposed to be maintained so that it will act as a vegetative filter strip, thus providing water quality treatment for the existing gravel parking as well as the entire proposed parking on the south side of the project,
- 8) Phase II would provide for the gravel parking lot to be expanded and paved, meeting current transportation and environmental requirements, however the number of spaces would not increase, they would remain at 80 spaces.

The gross site area is 153.50 acres; however the improvements will encompass only 5.3 acres of limits of construction.

The project improvements at Barton Springs are over an acre and the site is zoned P, public, which requires Planning Commission approval of the conditional use site plan. [LDC Section 25-2-625(D)(2)].

STAFF RECOMMENDATION:

Staff recommends approval of the conditional use site plan, it meets all code requirements. The project went through an extensive staff review, stakeholder and Board and Commission process to obtain positive recommendations and approval. However, the Planning Commission denied the variances and code amendment on February 26, 2013. Due to the denial, staff incorporated several recommendations made by the commission.

In addition, staff recommends approval of the improvements due to the environmental and safety benefits, which include improved turf and additional landscaping, improved water quality to the pool and Barton Creek, dust control which exist on the south parking lot currently, improved health to heritage trees, partial riparian restoration, decreased use of potable water, accessibility to the south entrance of the pool, and improved safety, such as improved lighting, secure fencing and underground electric improvements.

SUMMARY COMMENTS ON SITE PLAN:

The site is located in the Waterfront Overlay, Zilker Subdistrict. The improvements proposed for this development are not within either the primary or secondary setback. The only structure being built is a new ticket booth on the south side of the pool, at the top of the hill near the parking area.

No variances from the Waterfront Overlay section of the code are being requested.

Zilker Park is located in the National Registered Historic District and within the Barton Springs Archeological Historic District. The proposed project was heard by the Historic Landmark Commission; the commission approved the Certificate of Appropriateness and recommended approval of the project.

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Water quality will be provided through a 3.78 acre vegetative filter strip which will be SOS compliant. The water quality treatment is sized to serve existing and proposed impervious cover.

There are numerous existing protected and heritage trees on site which will continue to be maintained and protected.

This site is located within 3 separate watersheds, Town Lake, Eanes and Barton Creek (Barton Springs Zone). The majority of the site is located within the Barton Creek watershed. In order for the improvements to be approved through the site plan process, an amendment to the Save our Springs Ordinance was required. The ordinance request was before the Planning Commission on February 26, 2013. Due to the extensive recommendations by the Commission, staff made design changes, which included adding 124 additional bicycle spaces, reducing the amount of parking proposed, by maintaining the existing 80 spaces which will be paved. The parking lot will slide further away from the pool and toward Robert E. Lee, removing a portion of parking from the Water Quality Transition Zone. Additionally, the redesign resulted in a zero net increase of impervious cover in the Barton Springs Zone. Existing impervious cover in the Barton Springs Zone is 48% and will remain at 47.9%. Removal of impervious cover in other parts of the park allowed the proposed improvements and did not create an increase in impervious cover. Staff recommended the ordinance amendment for the 3 variances, and City Council ultimately approved the ordinance amendment with conditions.

The following variances were approved with conditions by City Council on April 11, 2013, through a code amendment to the Save our Springs Ordinance:

- 1) Section 25-8-482 (Critical Water Quality Zone) is proposed to be amended to allow construction in the Critical Water Quality Zone;
- 2) Section 25-8-514 (Pollution Prevention Required) is required to be amended to allow impervious cover in excess of 15% of the Net Site Area; and
- 3) Section 25-8-483 (Water Quality Transition Zone) is proposed to be amended to allow construction in the Water Quality Transition Zone.

**Additional detailed information regarding the ordinance amendment and conditions is included with the attachments.*

NEIGHBORHOOD PLAN: Zilker Neighborhood Plan

BOARD AND COMMISSION ACTIONS: **See attachment

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H**PROJECT INFORMATION**

GROSS SITE AREA	152.5 acres		
EXISTING ZONING	P, Public and P-H, Public, Historic		
WATERSHED	Town Lake, Eanes, Barton Creek (Barton Springs Zone)		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance(Urban, Suburban & SOS)		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	None		
PROPOSED ACCESS	Robert E. Lee and Barton Springs Road		
	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	NA	0	0
BUILDING COVERAGE	NA	58,514 s.f.	64 s.f.
IMPERVIOUS COVERAGE	NA	14.9%	14.9%
PARKING		80	80
BICYCLE PARKING	4	36	160

SITE AREA	113.2 acres		
	Barton Springs Zone		
WATERSHED	Barton Creek		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance(SOS)		
IMPERVIOUS COVERAGE	Allowed/Required	Existing	Proposed
	15%	48%	47.9%

SURROUNDING CONDITIONS:**Zoning/ Land Use**

West: P / Barton Springs pool and playground, parkland
North: P/ Playfields, parkland, trail and Lady Bird Lake
East: P, right of way and SF-3/ park
South: P/ Parkland

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

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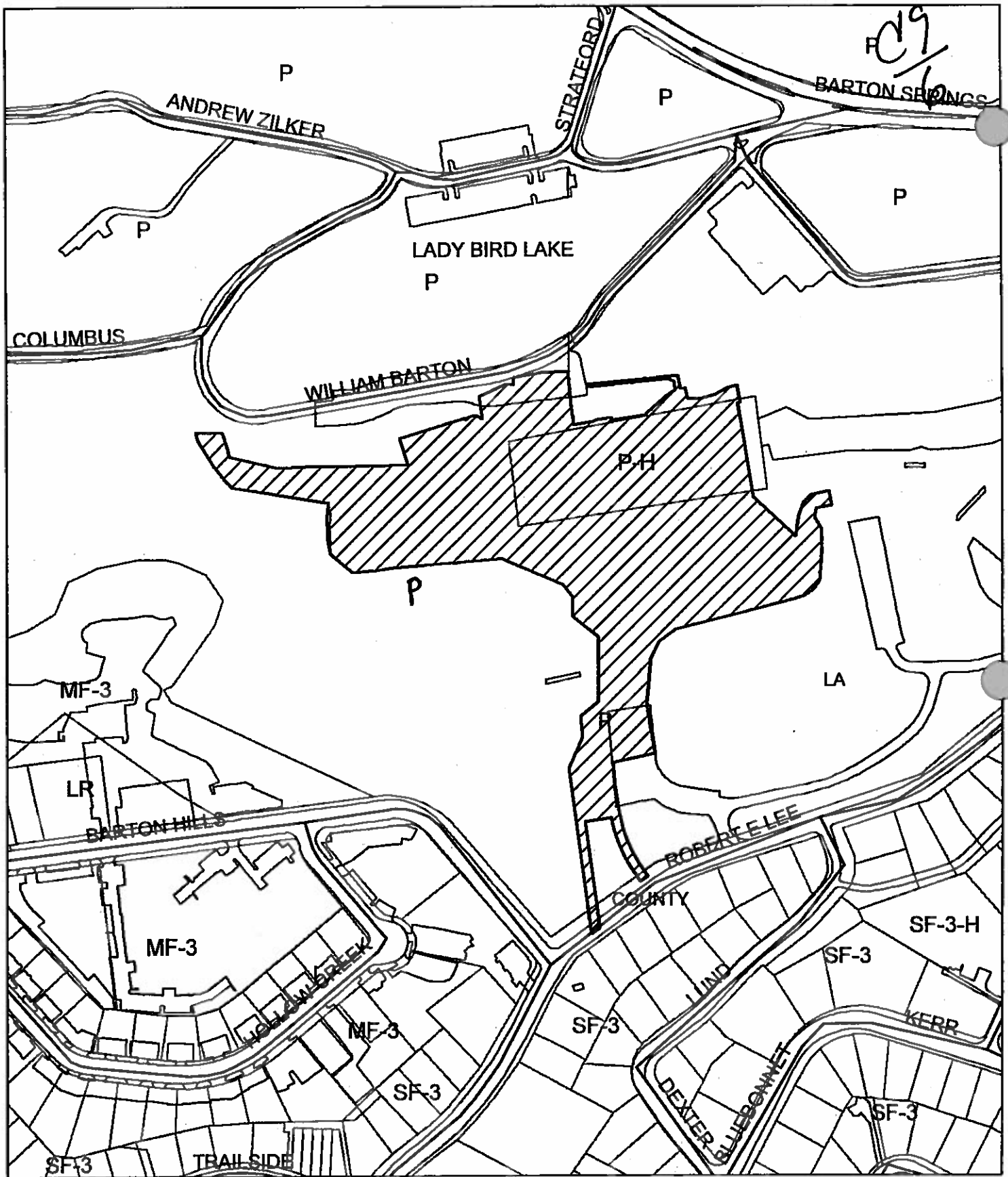
The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

A conditional use site plan must:

1. **Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
2. **Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning district.
3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site;** Staff response: This application is compatible with the abutting sites.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Existing parking is being utilized.
5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed improvements will greatly reduce the erosion that is currently occurring on the site.

A Conditional Use Site Plan May Not:

1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform with all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site. A conditional use permit is required because development is over an acre and within the P zoning district.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: Access is limited into the site, is not anticipated to have any detriment of safety or convenience.
3. **Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.



0 75 150 300 Feet

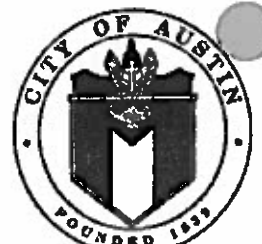


SITE PLAN

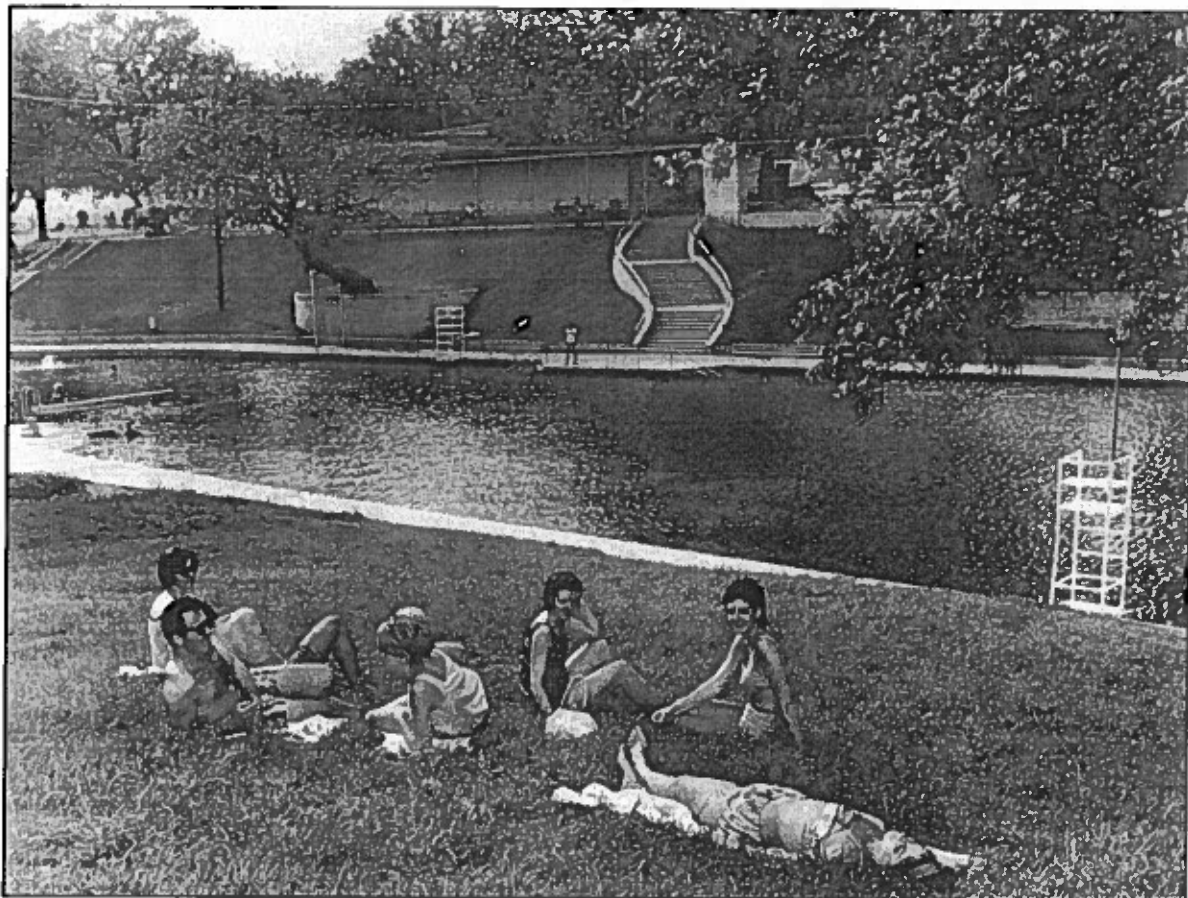
CASE #: SPC-2012-0104D

ADDRESS: 2201 Barton Springs Rd.

Case Manager: Nikki Hoelter



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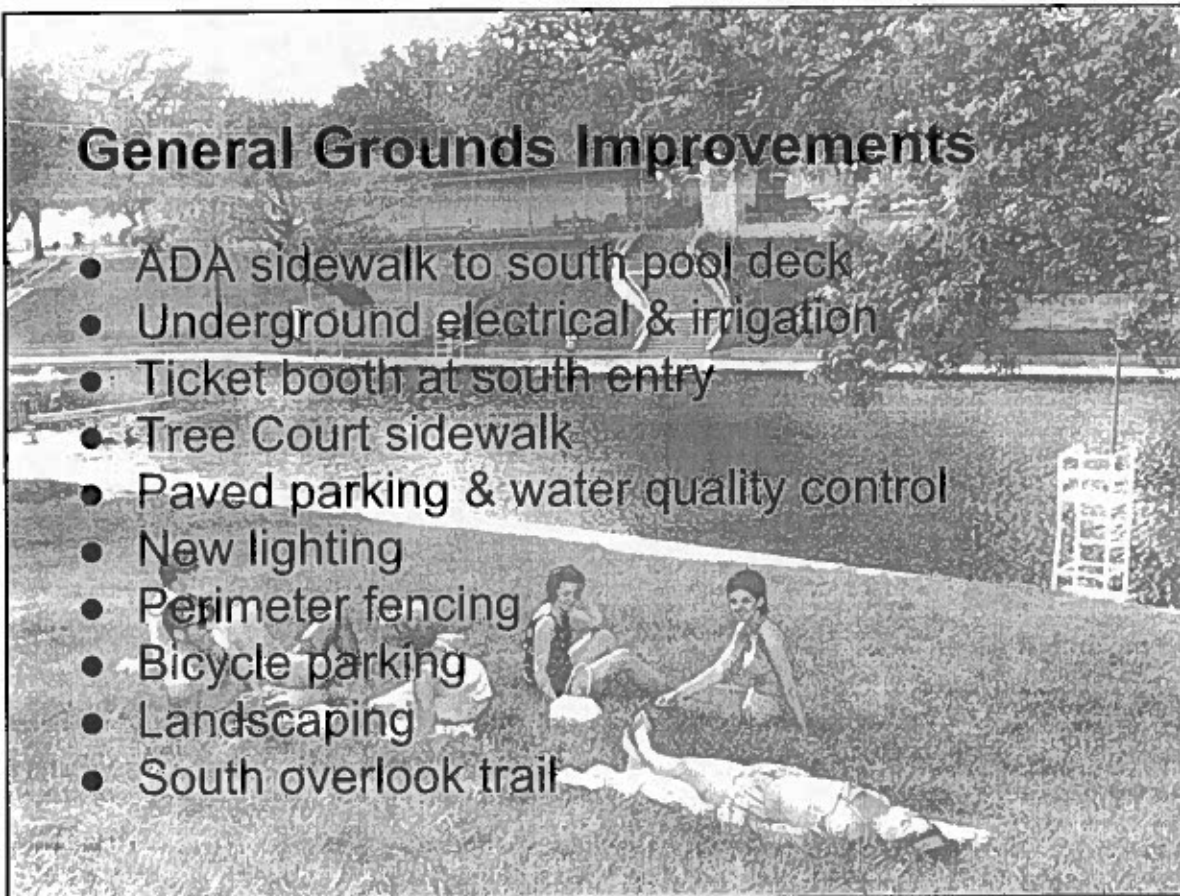


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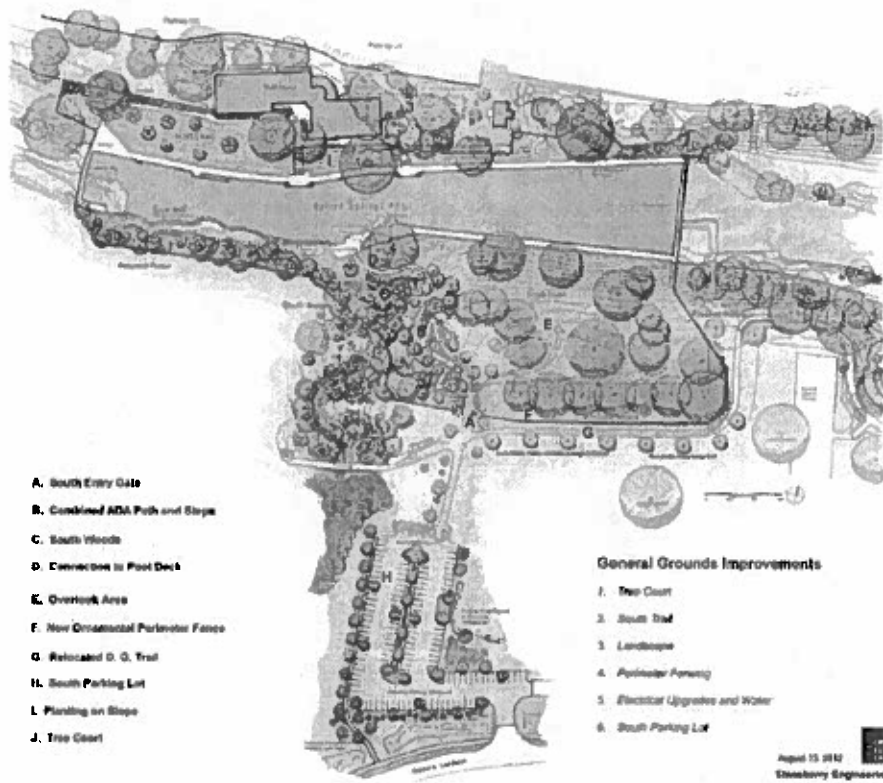


General Grounds Improvements

- ADA sidewalk to south pool deck
- Underground electrical & irrigation
- Ticket booth at south entry
- Tree Court sidewalk
- Paved parking & water quality control
- New lighting
- Perimeter fencing
- Bicycle parking
- Landscaping
- South overlook trail



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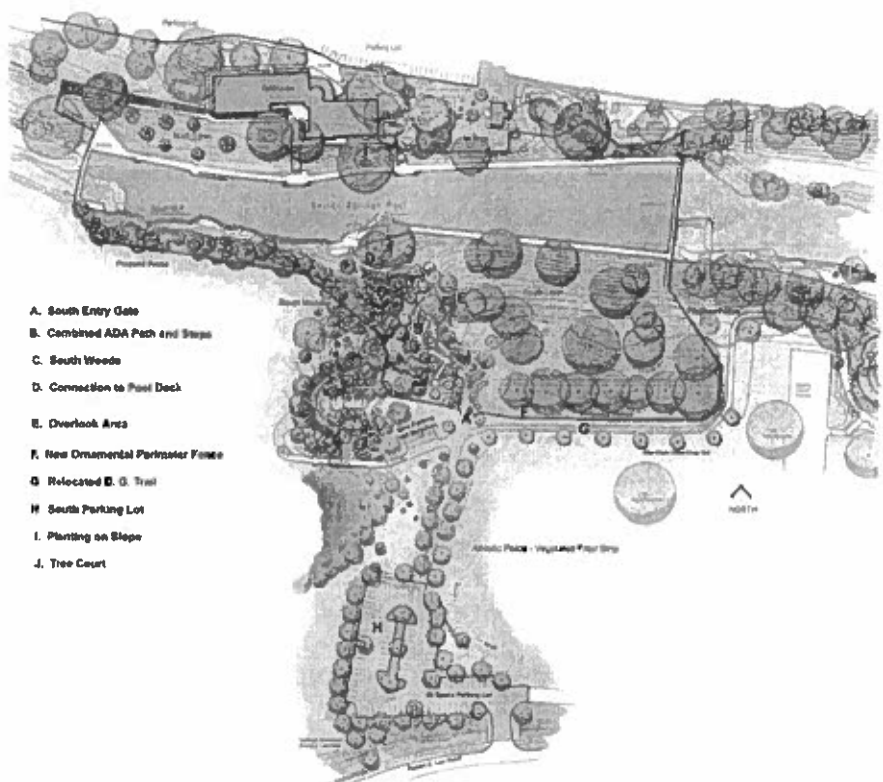


- A. South Entry Gate
- B. Combined ADA Path and Steps
- C. South Woods
- D. Connection to Pool Deck
- E. Overlook Area
- F. New Ornamental Perimeter Fence
- G. Relocated G. G. Trail
- H. South Parking Lot
- I. Planting on Slope
- J. Tree Court

General Grounds Improvements

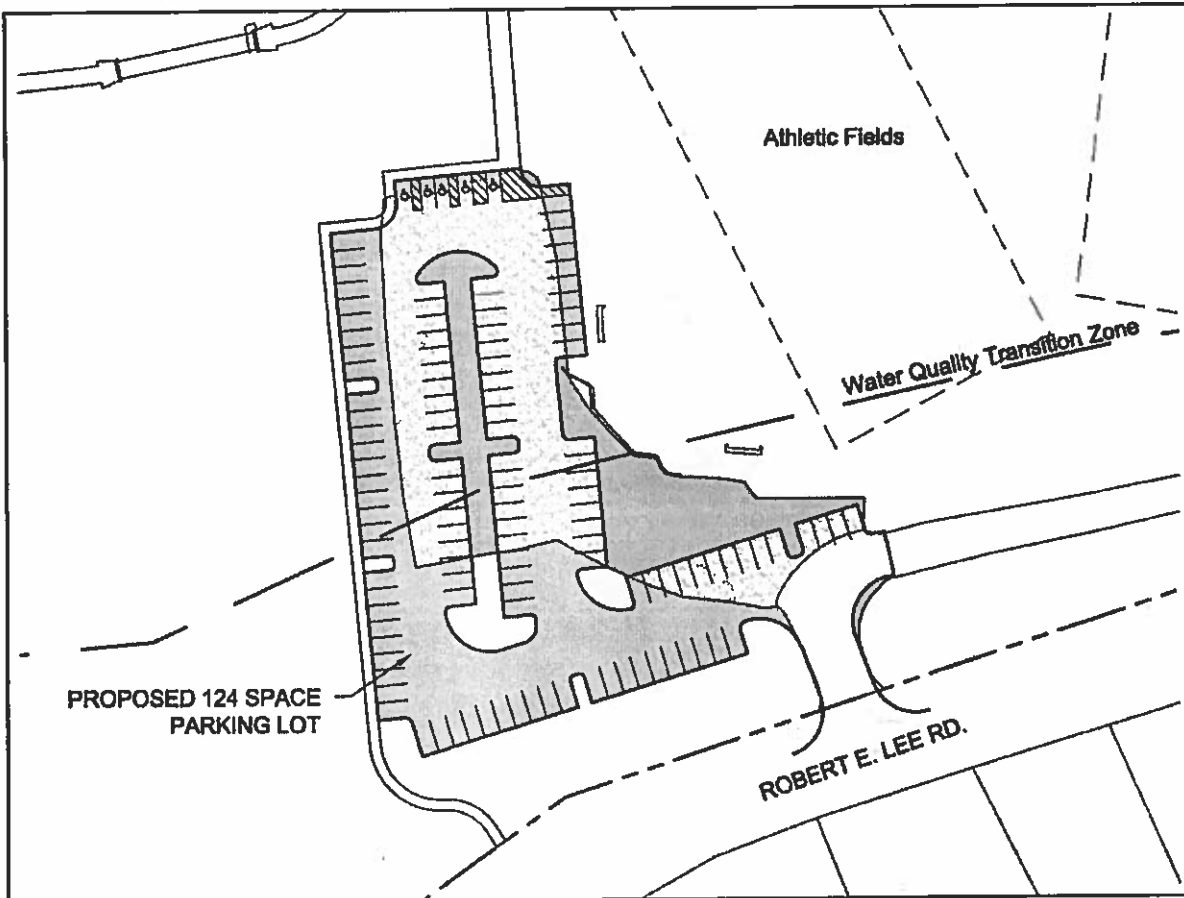
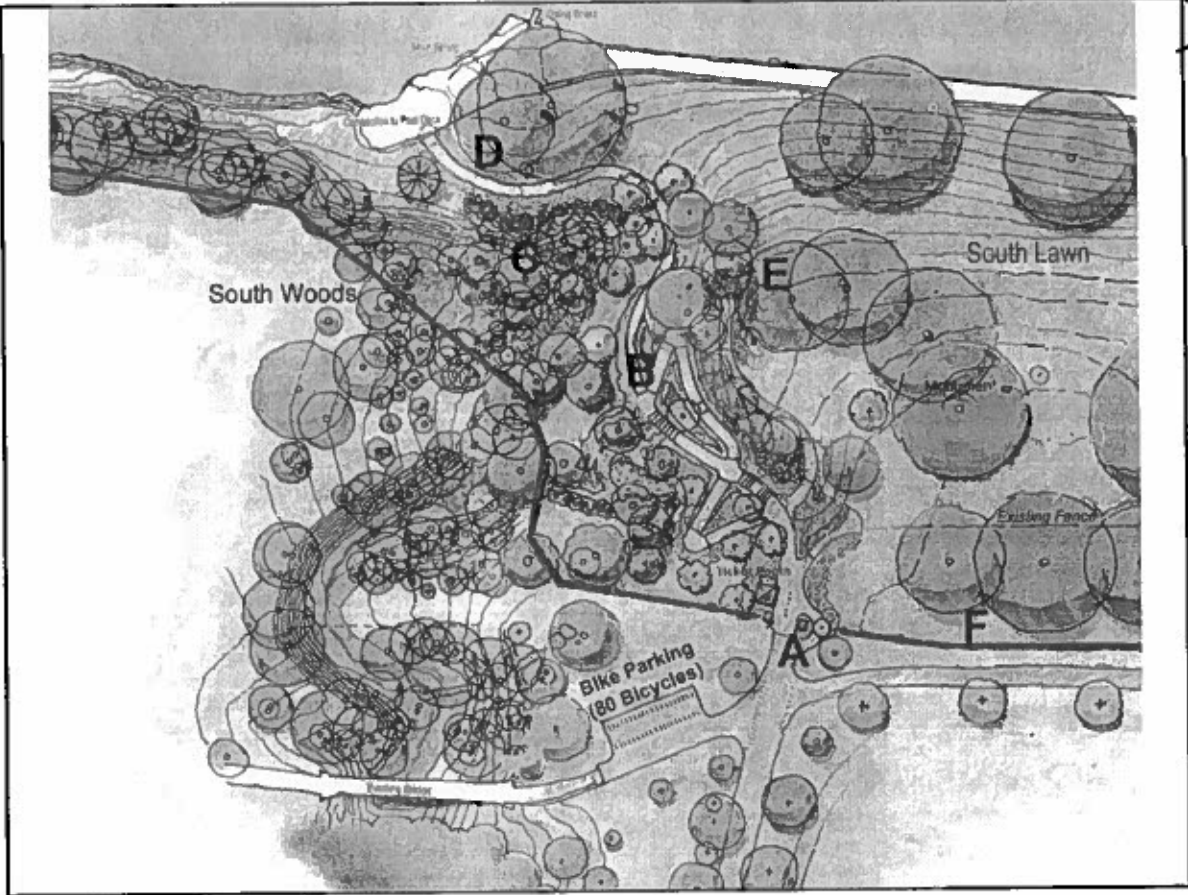
- 1. Tree Court
- 2. South Trail
- 3. Landscaping
- 4. Perimeter Fencing
- 5. Electrical Upgrades and Water
- 6. South Parking Lot

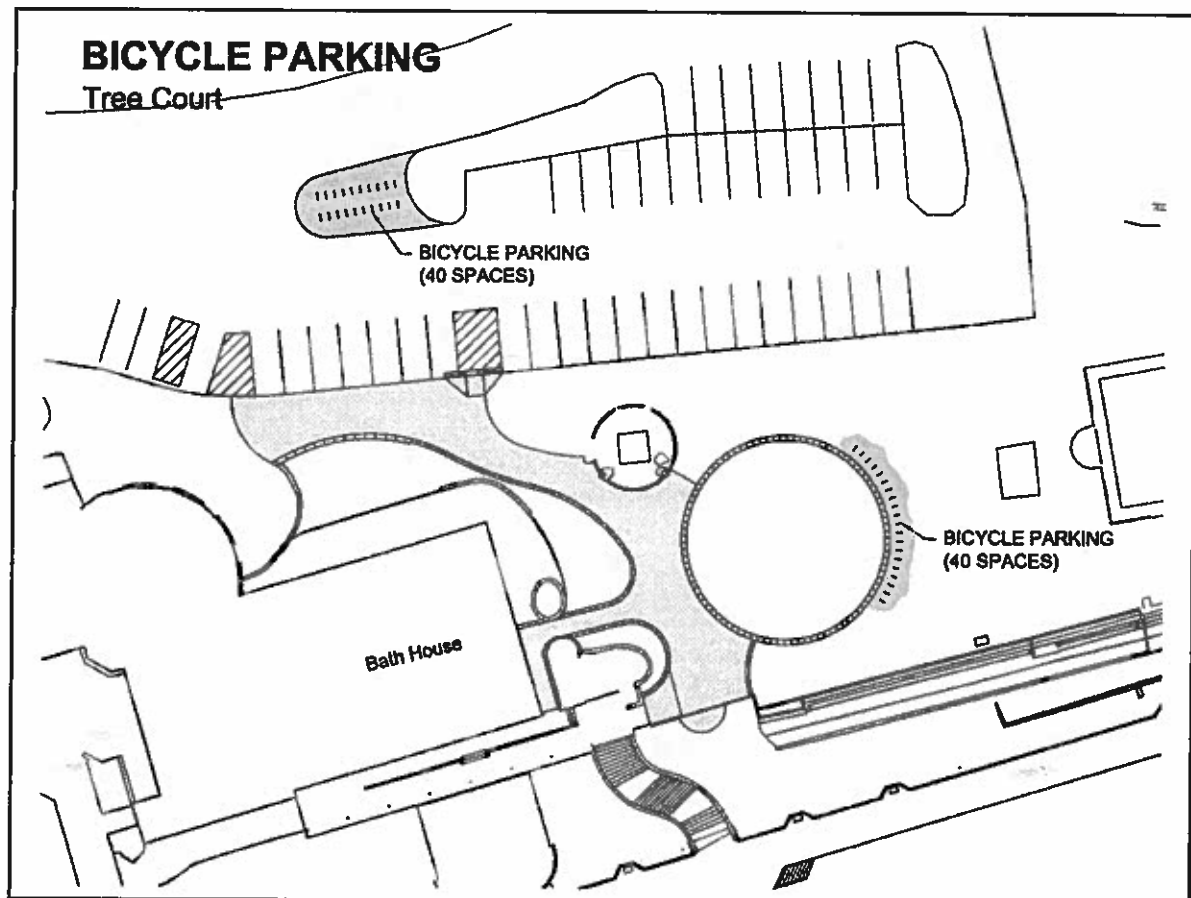
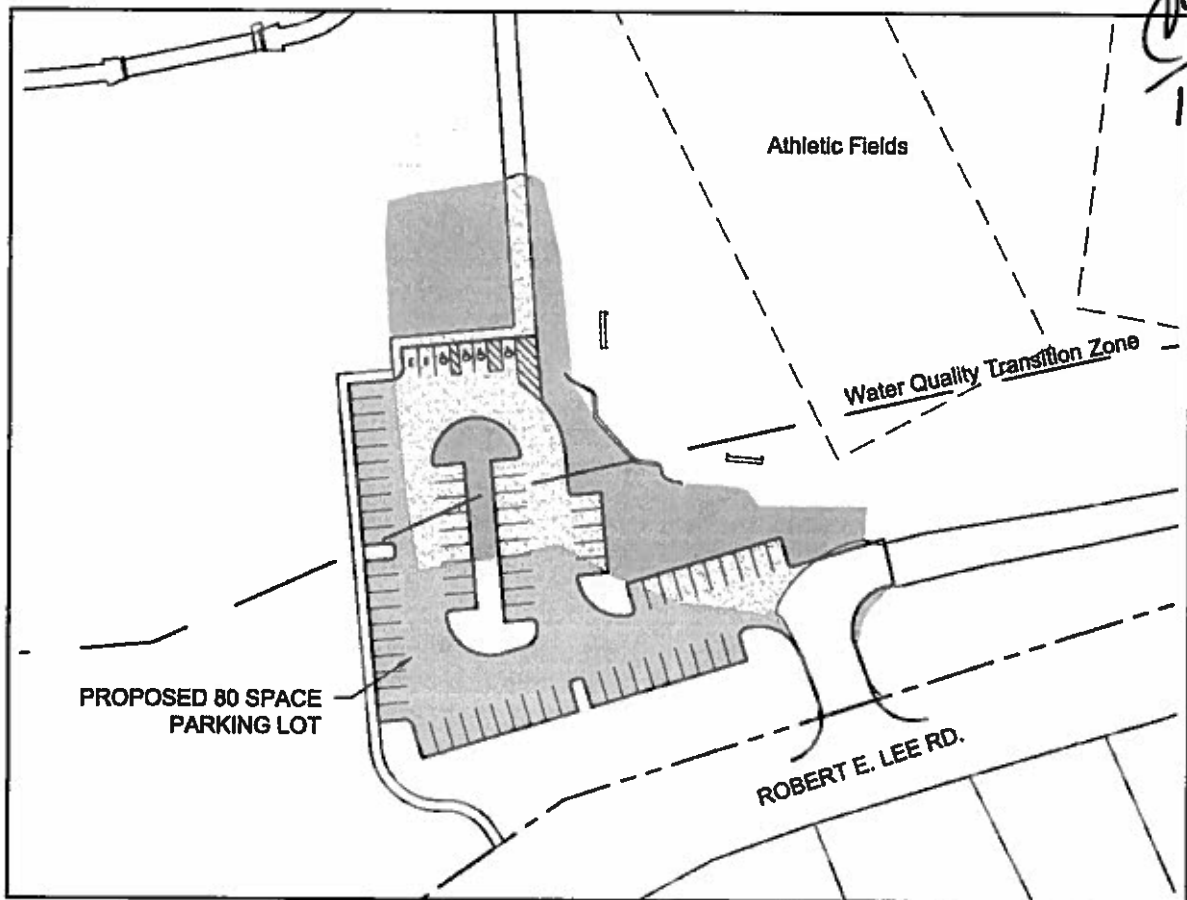
April 15, 2012
Steenherry Engineering

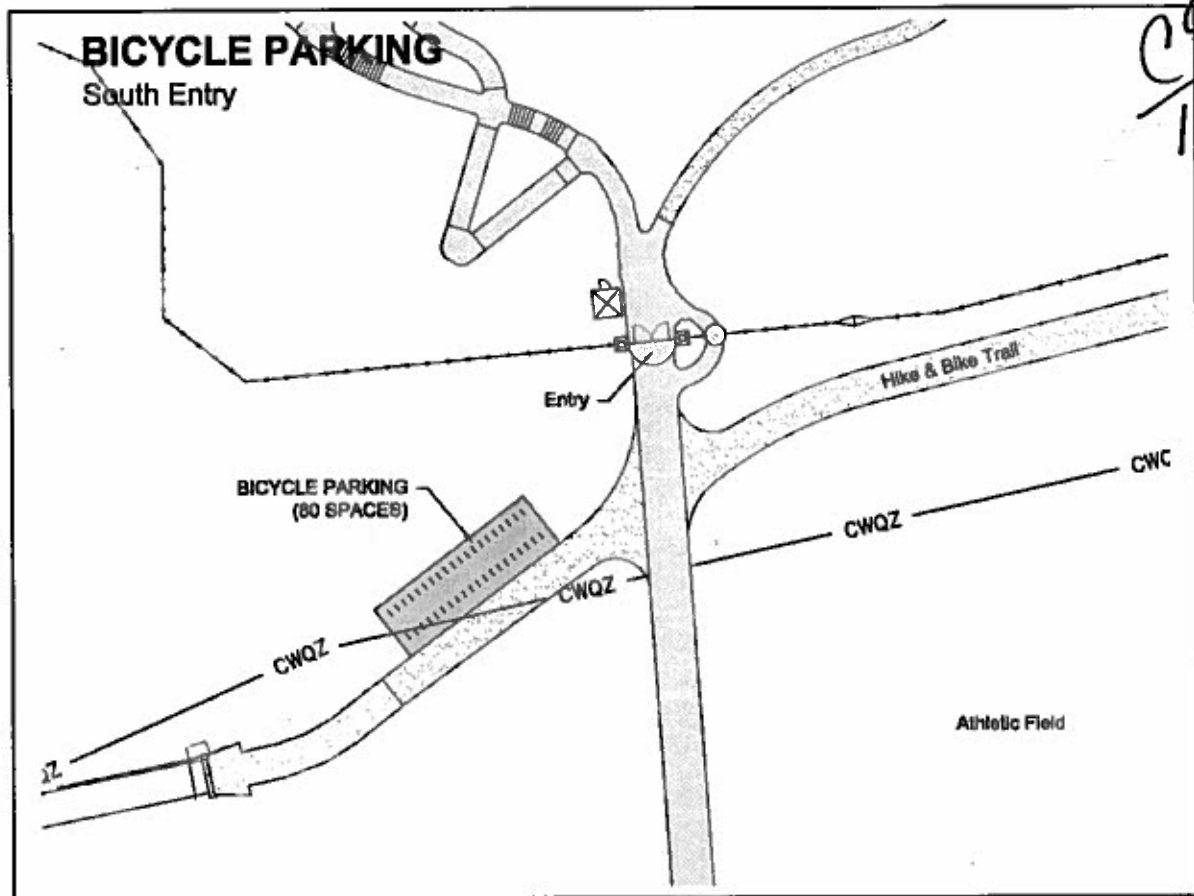


- A. South Entry Gate
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Environmental & Safety Concerns

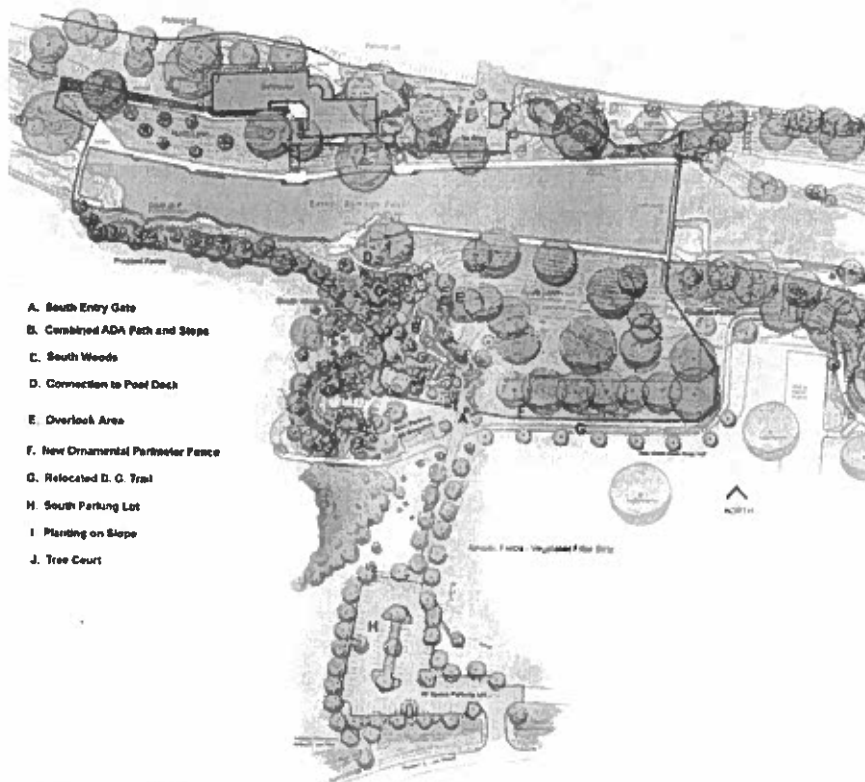
- Eroded south side trail to pool
- Runoff and dust from gravel parking lot
- Declining health of heritage trees
- Pool cleaning uses chlorinated water
- Safety concerns - fencing, overhead electric, and lighting

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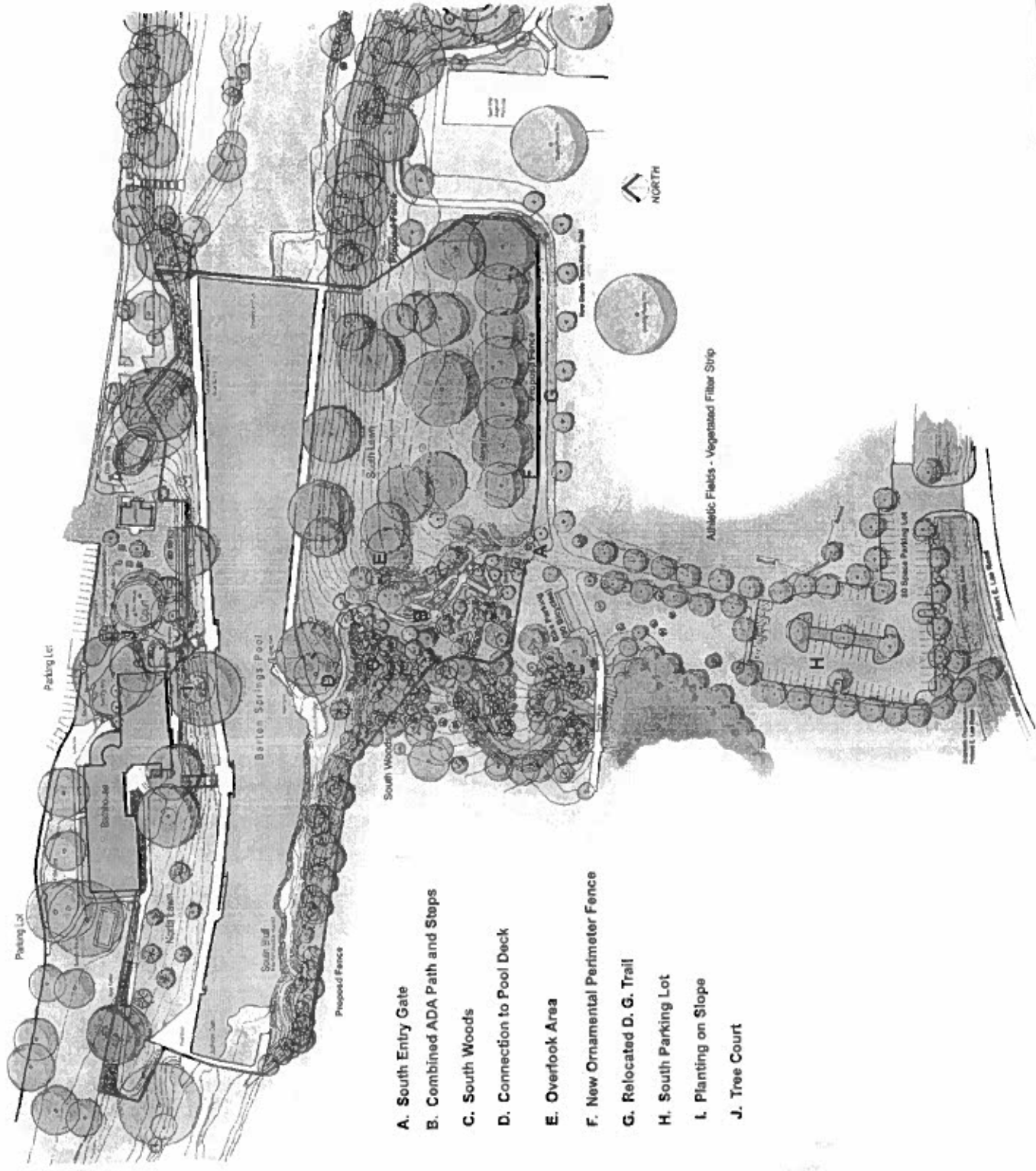
Environmental & Safety Benefits

- Improved turf and additional landscaping
- Improved water quality to pool
- Dust control
- Improved health to heritage trees
- Partial riparian restoration
- Accessibility
- Decreased use of potable water
- Improved safety - secure fencing, underground electric, and improved lighting

Construction to begin October 2013



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- A. South Entry Gate
- B. Combined ADA Path and Steps
- C. South Woods
- D. Connection to Pool Deck
- E. Overlook Area
- F. New Ornamental Perimeter Fence
- G. Relocated D. G. Trail
- H. South Parking Lot
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- J. Tree Court

Accumulation of Committees, Boards and Commissions Barton Springs Pool – General Grounds Improvements

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(Parks & Recreation Department responses to recommendations in italics and green)

DESIGN COMMISSION MEETING - FEBRUARY 27, 2012

The motion to support both items of Alternative Equivalent Compliance as requested and send a message to the public of the importance of preserving our natural springs was approved.

JOINT COMMITTEE MEETING - JUNE 28, 2012

All aspects of the design were approved by the Joint Committee of the Environmental Board and Parks & Recreation Board over a two-year public engagement process.

LAND, FACILITIES AND PROGRAM COMMITTEE MEETING - AUGUST 13, 2012

The motion to recommend the plan to the Parks and Recreation Board was approved.

HISTORIC LANDMARK COMMISSION MEETING - AUGUST 27, 2012

The motion to approve the Certificate of Appropriateness in accordance with Staff recommendation was approved.

PARKS AND RECREATION BOARD MEETING - AUGUST 28, 2012

The motion to approve the plan was approved with the following exceptions:

1. ADA Trail through the grass of the South Lawn and request planner and Parks Department staff look closer at a place for that overlook away from the South Lawn.

Recommendation considered. Refer to Planning Commission item 1 response below.

URBAN FORESTRY BOARD MEETING - DECEMBER 19, 2012

The motion to approve the plan was approved with the following recommendations:

1. Tree Court Area: The entire tree court area is treated as a CRZ.

Recommendation accepted. No construction unrelated to Tree Court improvements within area.

2. Remove the south overlook and pathway to the overlook from the plan.

Refer to Planning Commission item 1 response below.

3. Increase size of planting median in south parking lot area to 4000 SF and reduce the large maturing trees in the planting to two trees.

Recommendation partially accepted.

- Median is 4,500 SF.
- Ten hard wood trees proposed in the median with appropriate spacing in order to meet code requirements.

PLANNING COMMISSION MEETING – JANUARY 8, 2013

Initiation of SOS Ordinance Amendment.

Accumulation of Committees, Boards and Commissions Barton Springs Pool – General Grounds Improvements

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WATERFRONT PLANNING ADVISORY BOARD MEETING – FEBRUARY 11, 2013

Motion to Recommend Approval of Site Plan with No Conditions or Exceptions was approved

CODES AND ORDINANCES SUBCOMMITTEE – FEBRUARY 19, 2013

Motion to recommend approval of the plan was approved with the following conditions:

1. Remove the south lawn overlook

Refer to Planning Commission item 1 response below.

2. Review the feasibility of moving parking out of the water quality transition zone with the intent of not increasing the existing impervious cover.

Refer to Planning Commission item 5 response below.

ENVIRONMENTAL BOARD MEETING – FEBRUARY 20, 2013

Motion to recommend approval of the plan was approved with the following conditions:

1. Removal of walkway to the "overlook" on the south lawn.

Refer to Planning Commission item 1 response below.

2. Removal of existing impervious cover in another area of Barton Springs site as mitigation for the construction of the concrete parking lot in the Water Quality Transition Zone (WQTZ) of Barton Creek, with the goal of no increase in the percentage of impervious cover in the Barton Springs Zone.

Refer to Planning Commission item 1 response below.

3. Recommend the use of rain gardens, bioswales and other storm water controls on the site in order to enhance water quality at Barton Springs and Barton Creek.

Recommendation considered.

- Rain Gardens originally proposed in design phase.
- Vegetated Filter chosen as enhanced and maintained water quality design.
- Vegetated Filter reviewed by both the Watershed Protection Department and Planning and Development Review Department.

PLANNING COMMISSION – FEBRUARY 26, 2013

Denial of staff recommendation with the following recommendations:

1. Recommend removal the South Overlook Trail

At this time, the Department is not considering this recommendation for the following reasons:

- While the Master Plan comments the Department should "avoid temptation...to use [the South Lawn] to solve functional problems" such as "maintenance" and ADA "accessibility", the Department's position is ADA accessibility is a civil rights issue, not a functional issue.
- The overlook is a sense of place that individuals without disabilities can experience only on the "South side". It has been described as unique as compared to the "North side".
- Trail provides accessibility to an "experience" - historical marker and view of pool from south side.
- Individuals who have a disability have voiced support for the path.

Accumulation of Committees, Boards and Commissions Barton Springs Pool – General Grounds Improvements

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- *The legal responsibility to provide an accessible path is inconclusive.*
- *Provides controlled path to direct users to south lawn important to prevent erosion and tree root compaction.*
- *Decomposed granite – pervious. (Ordinance amendment or variance not required)*

2. Recommend installation of pervious/porous main ADA path

Recommendation partially accepted.

- *Pervious paving considered during initial design phase.*
- *Not appropriate for walkways with structural requirements or maintenance vehicle use (sidewalk from parking lot to pool deck).*
- *Can use pervious paving for section of sidewalk from Robert E. Lee to parking lot.*

3. Increasing bicycle parking by a minimum of 50% on the south side

Recommendation accepted. Increase in bicycle parking to be provided at Council briefing. (Ordinance amendment or variance not required)

- *Plan will increase proposed bicycle parking 100% on south side (80 spaces).*
- *120 total bicycle spaces proposed and currently reviewing additional opportunities.*

4. Evaluate shuttle system and other multi-modal alternatives to onsite vehicular parking.

Recommendation under consideration. Additional funds appropriation required.

- *Outside the scope of this project and considered an operational component.*
- *PARD has used shuttles in the past for special events.*
- *Cost is generally \$65 per hour per shuttle.*
- *Estimated summer total \$35,000.*

5. Prepare a cost-benefit analysis of re-arranging/offsetting parking on the South side to minimize impervious cover in the Water Quality Transition Zone ("WQTZ").

Recommendation considered. Alternate parking options to be provided at Council briefing.

- *Shifting parking close to Robert E Lee requires converting bypass channel to a culvert*
- *Increased project costs for storm water infrastructure +/- \$200,000.*
- *Multiple options considered during stakeholder process in 2011, 80 and 124 space layouts.*

6. Reconfigure the pedestrian path that runs perpendicular to Robert E. Lee Road to avoid routing pedestrians through the middle of the South parking lot.

Recommendation not applicable.

- *This item is related to item 5.*
- *Current layout routes pedestrians along the west side of parking lot.*
- *Parking will maintain multi-modal traffic continuity.*

7. Reduce total impervious cover:

Recommendation accepted. Reductions in impervious cover to be provided at Council briefing which may include:

- *Converting unused drive aisles to bicycle parking.*
- *Uncompacting unpaved parking areas and plant trees and/or wildflowers.*
- *Creating tree islands within existing parking lots.*
- *Decrease parking spaces from 124 to 80 or less.*

**Accumulation of Committees, Boards and Commissions
Barton Springs Pool – General Grounds Improvements**

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MAYOR'S COMMITTEE FOR PEOPLE WITH DISABILITIES – MARCH 8, 2013

Motion to support an accessible path of travel for the South Lawn to include the overlook and historical monument was approved. The committee calls on City staff to continue to work with stakeholders to identify the best solution for an accessible travel path that best preserves the natural features of Barton Springs.

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ORDINANCE NO.

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**.

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- (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**.

- 1 (E) Provide no fewer than 80 bicycle parking spaces on the south parking lot. ^{CG}
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5 (F) Provide not less than 15,000 square feet of additional landscape in addition to
6 landscaping required under City Code. Native plants shall be planted outside of
7 turf areas.
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9 (G) The South Overlook Trail must be located where indicated on **EXHIBIT A**.
10
11 (H) Before construction on the Grounds Improvement Project begins, staff will
12 present the proposed lighting design to the Design Commission. The Design
13 Commission will provide feedback specifically on the appropriateness of
14 lighting design that ensures safety and mitigates negative environmental and
15 aesthetic impacts while enhancing the overall ambiance of Barton Springs Pool.
16
17 (I) During construction of the Grounds Improvement Project, staff will provide
18 progress reports and design development details regarding the ADA paths at the
19 Austin Mayor's Committee for People with Disabilities on at least a bi-monthly
20 basis.
21
22 (J) Before construction on the Grounds Improvement Project begins, staff will
23 apply to the Texas Historical Commission for approval to move the historical
24 marker from its current location to a location accessible to the public as they
25 enter the south gate.
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28 **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.

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7 _____, 2013

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Lee Leffingwell
Mayor

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13 **APPROVED:** _____
14 Karen M. Kennard
15 City Attorney

ATTEST: _____
Jannette S. Goodall
City Clerk



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MEMORANDUM

TO: Mary Gay Maxwell, Chairperson and Members of the Environmental Board

FROM: Liz Johnston, Environmental Review Specialist Senior
Land Use Review, Planning and Development Review

DATE: Feb 13, 2013

SUBJECT: Barton Springs Pool, SPC-2012-0104D

On your February 6, 2013 agenda is a request for consideration and recommendation for approval of an ordinance allowing construction at Barton Springs Pool proposed by the City of Austin's Parks and Recreation Department. As you know, Barton Springs Pool is a unique facility and its particular location and characteristics often require variances or amendments to the City's Land Development Code to allow improvements at the facility.

Outlined below is a description of the unique site characteristics and environmental concerns that have been addressed during review of the proposed site plan, including the existing development and continued public use of the grounds, proposed environmental enhancements and proposed exceptions to the environmental code requirements requested by the applicant, including amendments to the Save Our Springs ordinance. Staff recommends approval of the project based on our finding that the proposed project provides significant benefits to the environment, public safety, and pool users beyond current site conditions. The project, and the associated environmental, safety, and use enhancements, cannot go forward without Council approval of the proposed ordinance.

Description of Property

Barton Springs Pool is located upstream of the confluence of Barton Creek and Lady Bird Lake in Austin's popular Zilker Park. A portion of the site is located over the Edwards Aquifer Contributing Zone. The site plan limits of construction consists of a small portion of Zilker Park, which is itself comprised of numerous unsubdivided tracts. The project is mostly located in the Barton Springs Zone, but a portion of the site is located in the Lady Bird Lake Watershed, which is classified as Urban. Areas within the site that are not part of the limits of construction are located within Eanes Watershed, which is classified as Water Supply Suburban.

The existing improvements on the north side of the pool include an existing paved parking lot, a bathhouse, associated patio area, retaining walls and stairs leading down to the pool. On the south portion of the lot currently exists perimeter fencing, a ticket booth, existing pathways that are both paved and unimproved, a mowed ballfield, and a gravel parking area that existed prior to the current Comprehensive Watershed and Save Our Springs Ordinances.

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The existing pool, bathhouse, northern parking lot, ticket booth, some of the sidewalks, a portion of the ball fields, and both dams are all located within the Critical Water Quality Zone of Barton Creek. The existing gravel parking lot and ball fields are located within the Water Quality Transition Zone of Barton Creek. There are numerous protected and heritage-size trees scattered throughout the site.

According to the Environmental Assessment, the soils at the site are varied and consist of Austin-Houston Black-Stephen and Bergstrom-Smithville-Ships soil association, along with several other soils that range anywhere from fine sandy loam to clay. The topography is undulating to hilly with some areas that are quite eroded due to pedestrian traffic. The underlying material of the Edwards Plateau soils is erosion-resistant limestone and limestone interbedded with clay and marl.

Vegetation consists of landscaped parkland ranging from turf lawn areas interspersed with large native trees including pecan and plateau live oak to mowed ball fields. Natural wooded areas exist on the south western portion of the site (referred to as the South Woods in the plan set) and consists of Ashe juniper, plateau live oak, cedar elm, and hackberry. Understory species include agarita and yaupon.

Critical Environmental Features/Endangered Species

There are four Critical Environmental Features (CEFs), one rimrock CEF and three spring CEFs. One of the spring CEFs, Barton Springs (Parthenia Spring), is located in the main pool and consists of multiple springs outlets discharging spring water for the Barton Spring pool. The other spring CEFs, Eliza Springs and The Old Mill Spring (Sunken Gardens), are located on the pool grounds, but are not part of the pool itself.

Barton Springs Pool is home to one endangered species, the Barton Springs Salamander (*Eurycea sosorum*), and one candidate species, the Austin Blind Salamander (*Eurycea waterlooensis*). City of Austin biologists have been involved in the review process for this project to ensure that the project will meet the requirements of the federally-approved Habitat Conservation Plan.

Description of Project

The Barton Springs General Grounds Improvements site plan includes:

- Changes to the existing hardscape adjacent to the bathhouse, including the removal of compacted granite around the critical root zones of existing heritage trees and the addition of landscaped planters,
- The replacement of existing sidewalk on the northwest portion of the site,
- The installation of new perimeter fencing,
- The replacement of overhead electrical wiring with underground wiring,
- Changes to the lighting,
- The addition of an ADA accessible pathway leading from the existing parking lot on the south to the pool,
- A gravel pathway leading to the South Lawn area,
- A proposed Phase II that would allow the gravel parking lot to be expanded and paved, meeting current transportation and environmental requirements.
- The existing ball field is proposed to be maintained so that it will act as a vegetative filter strip, thus providing water quality treatment for the existing gravel parking as well as the entire proposed parking on the south side of the project.

The maintenance agreement that was reviewed and approved by Watershed Protection Department staff, Land Use Review water quality review staff and Parks and Recreation Department staff is attached to the draft ordinance (Exhibit F).

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Four CEF variances were granted by Environmental Resource Management staff to reduce the CEF setbacks to about 50' in order to allow the existing development to remain and to be compliant with Austin's Land Development Code, and to allow for the construction of new Americans with Disability Act (ADA) compliant pathways and sidewalks. Additional riparian habitat restoration with native seeding and plantings are proposed as a condition for CEF buffer reductions and at the request of Watershed Protection staff biologists familiar with issues related to the salamanders.

The portion of Zilker Park that comprises the site contains three different watershed regulation areas, including Barton Springs Zone (Barton Creek Watershed), Water Supply Suburban (Eanes Watershed) and Urban (Lady Bird Lake Watershed) and therefore the impervious cover tables are more complicated than most typical site development projects. Also, the existing improvements for this portion of the site are located in the Critical Water Quality Zone and Water Quality Transition Zone setbacks that would need to be deducted from Net Site Area calculations. For the purpose of this summary, gross site area calculations and Net Site Area calculations for the Barton Springs Zone portion of the site are provided.

- Gross Site Area: 152.50 Acres
- Existing Impervious Cover: 22.75 Acres 14.9%
- Proposed Impervious Cover: 22.75 Acres 14.9%
- Square footage of proposed new impervious cover: No net increase (overall reduction of 1,600 sf)
- Allowable Impervious Cover by Net Site Area of Barton Springs Zone Portion: 3.57 Acres
- Existing Impervious Cover of Barton Springs Zone Portion: 17.48 Acres 48.0%
- Proposed Total Impervious Cover Barton Springs Zone Portion: 17.45 Acres 47.9%

Variances and Code Amendments Requested

The proposed improvements require variances as well as site specific amendments to the Save Our Spring ordinance as follows:

- 1) Section 25-8-482 (*Critical Water Quality Zone*) and Section 25-8-514 (*Pollution Prevention Required*) are proposed to be amended to allow:
 - Sidewalks located along the western edge of the south lawn of the pool to provide or improve accessible routes.
 - Underground irrigation and utilities as necessary to serve the irrigated landscape areas and provide lighting.
 - A ticket booth located at the south entry gate.
 - 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.
 - 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.
- 2) Section 25-8-514 (*Pollution Prevention Required*) is proposed to be amended to allow impervious cover in excess of 15% of the Net Site Area.
- 3) Section 25-8-483 (*Water Quality Transition Zone*) is proposed to be amended to allow construction in the Water Quality Transition Zone of:
 - Concrete parking facility to improve and expand the existing gravel parking lot located on the south side of Barton Springs pool.

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- Sidewalk providing an accessible route from the Robert E. Lee Right of Way and the parking lot on the south side of Barton Springs pool to the south entry to the pool.

Proposed Mitigation for Variances and Amendments

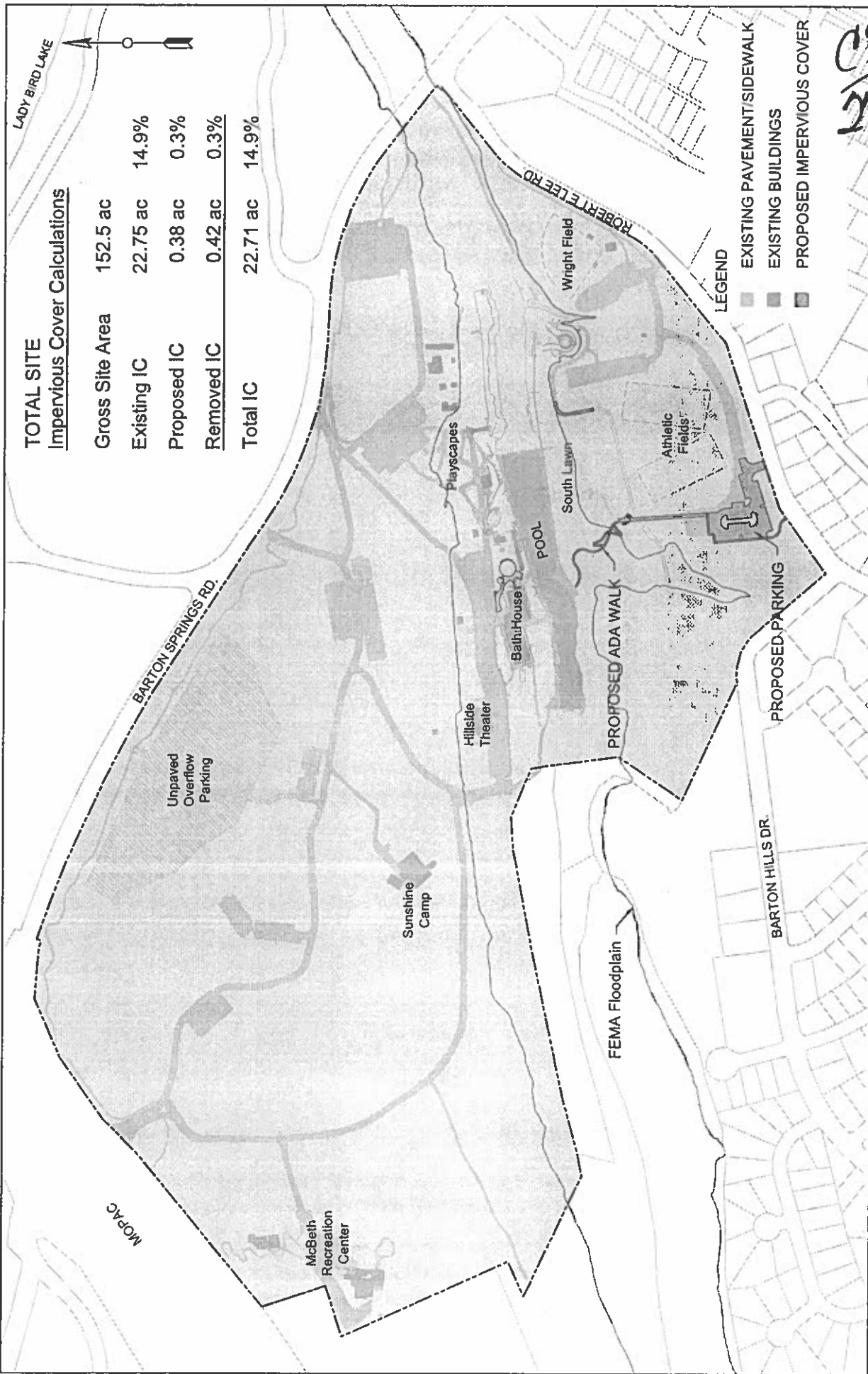
The applicant has agreed to the following conditions to mitigate any impacts of the requested variances and amendments. These conditions are not required by applicable City code.

- After the Grounds Improvement Project is complete, restore the soil and the site with vegetation or other materials consistent with previous uses.
- 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.
- Maintain the vegetated filter strip as described in the attached Maintenance Agreement
- Provide water quality treatment for both the new and the existing parking lot on the south side of the pool.

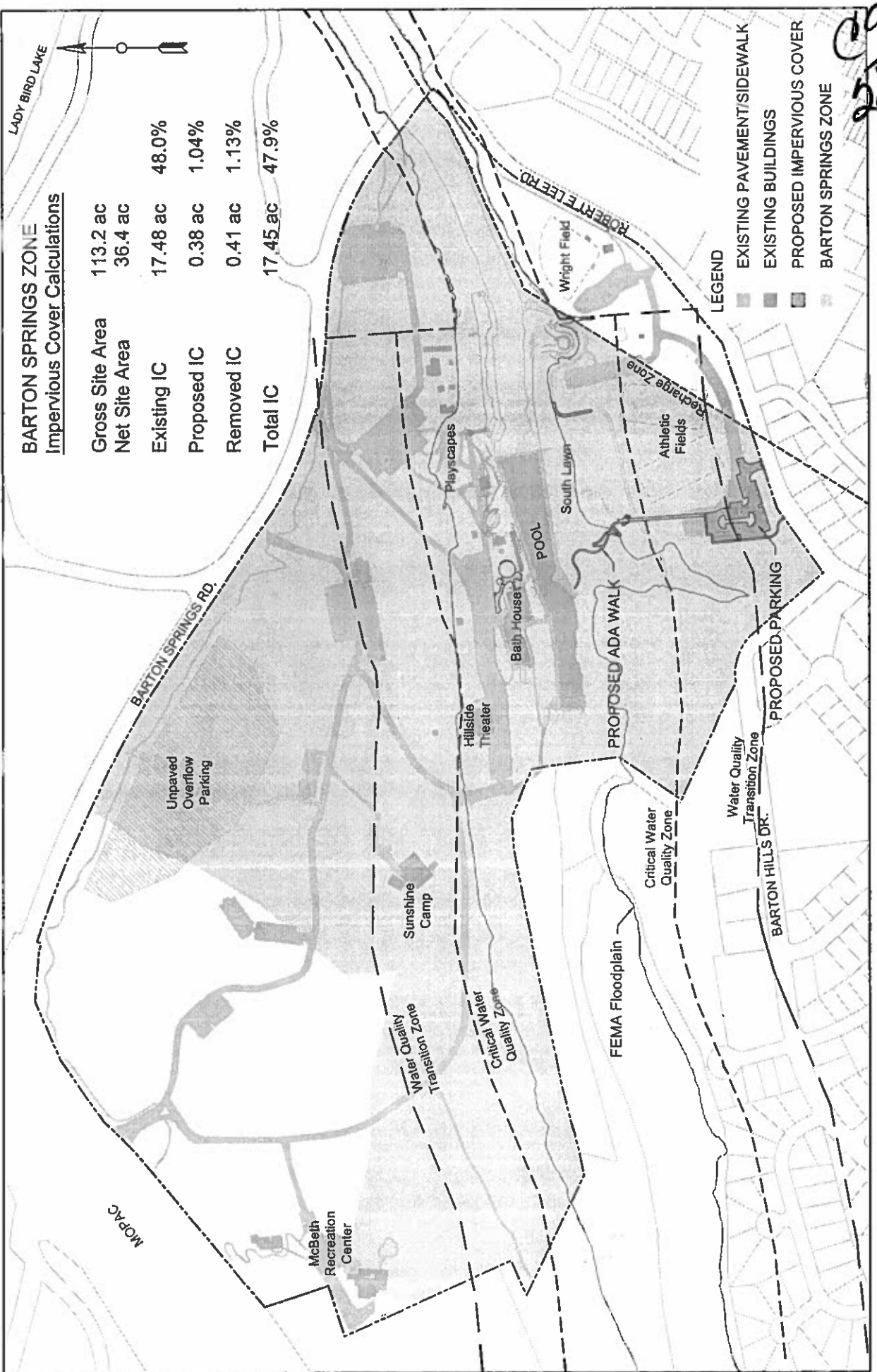
Recommendation

Staff recommends approval of this Ordinance because:

- The proposed water quality treatment will provide greater environmental benefits than what exists at the site today.
- The proposed development will help reduce the amount of erosion and sedimentation that currently flows into by providing a stable pathway from the parking lot to the pool deck and by diverting a portion of the stormwater causing the erosion to the South Woods.
- The proposed development will help restore a portion of the riparian habitat that has been lost at Barton Springs, which is a requirement of the salamander Habitat Conservation Plan.
- Will provide additional tree planting at the site and will help preserve existing protected and heritage-size trees.
- The proposed erosion and sedimentation controls include minimizing the amount of areas that are disturbed by construction daily and re-sodding or revegetating the area as quickly as possible after construction is complete, thereby minimizing construction related sediment flowing into Barton Springs.
- The significant increase in impervious cover from the parking lot, while located within the Critical Water Quality Zone of Barton Creek, actually flows into Lady Bird Lake, which is an urban watershed, not Barton Springs.
- The applicant has agreed to minimize the amount of soil disturbed each day and has worked to ensure that Environmental Criteria Manual standards have been met or exceeded for temporary erosion and sedimentation control.



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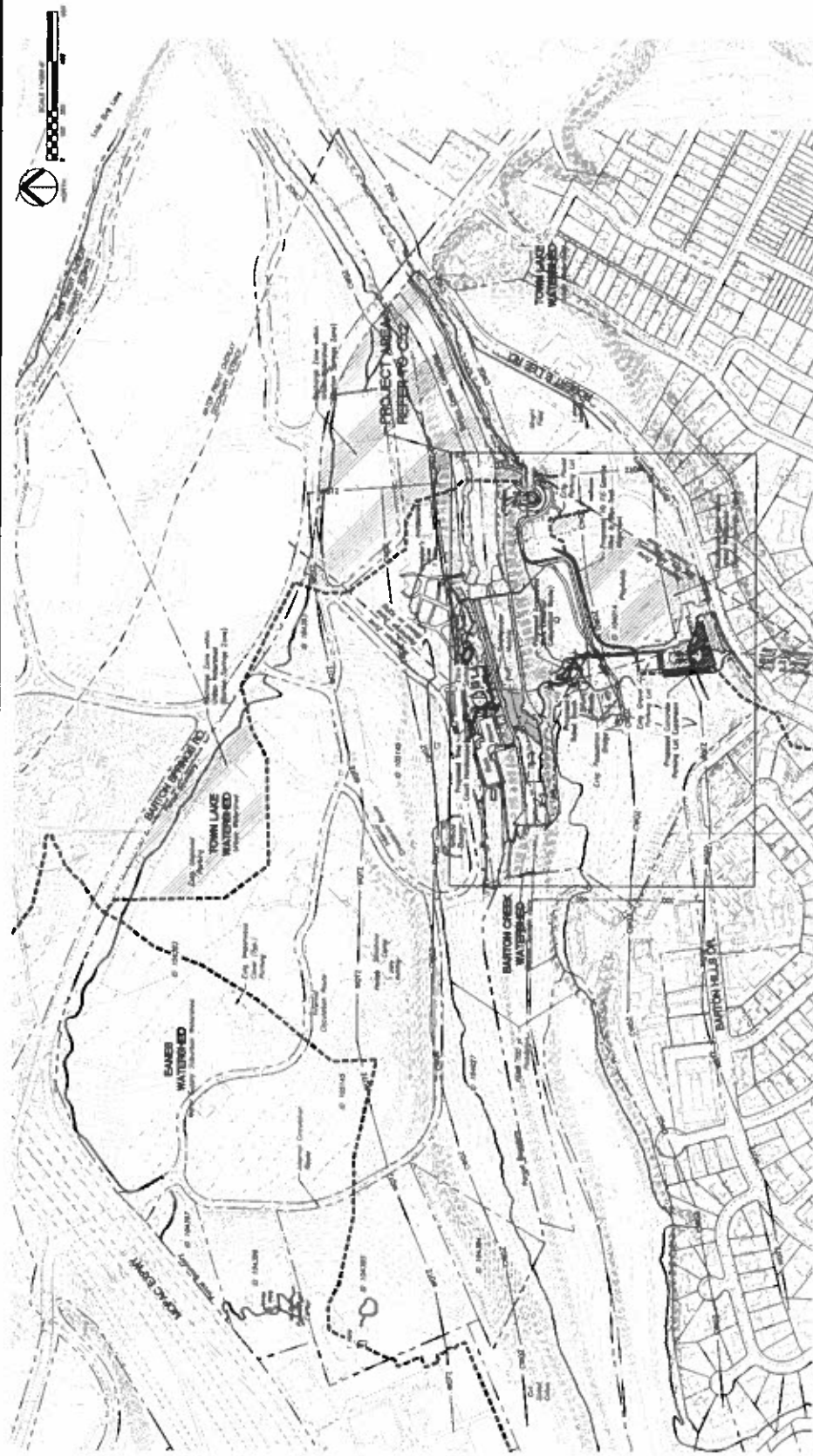
BARTON SPRINGS ZONE
Impervious Cover Calculations

Gross Site Area	113.2 ac
Net Site Area	36.4 ac
Existing IC	17.48 ac
Proposed IC	0.38 ac
Removed IC	0.41 ac
Total IC	17.45 ac
	48.0%
	1.04%
	1.13%
	47.9%

LEGEND

- EXISTING PAVEMENT/SIDEWALK
- EXISTING BUILDINGS
- PROPOSED IMPERVIOUS COVER
- BARTON SPRINGS ZONE

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NOTES

1. THE CITY OF AUSTIN HAS REVIEWED THIS PLAN AND APPROVES THE CONSTRUCTION OF THE PROJECT AS SHOWN ON THE PLAN. THE CITY OF AUSTIN HAS REVIEWED THE PLAN AND APPROVES THE CONSTRUCTION OF THE PROJECT AS SHOWN ON THE PLAN.
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DATE OF RELEASE

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SPC 007-010402

STANBERRY ENGINEERING CO.

1600 S. RICHMOND AVE. SUITE 100

AUSTIN, TEXAS 78704

TEL: 512/444-1111

FAX: 512/444-1112

WWW.STANBERRYENGINEERING.COM

PROJECT NAME & LOCATION

BARTON SPRINGS POOL

GENERAL GROUNDS IMPROVEMENTS

2301 BARTON SPRINGS ROAD

AUSTIN, TEXAS 78704

CITY OF AUSTIN

PARKS & RECREATION

DEPARTMENT

915 WEST 28TH ST.

AUSTIN, TEXAS 78705

DATE OF RELEASE

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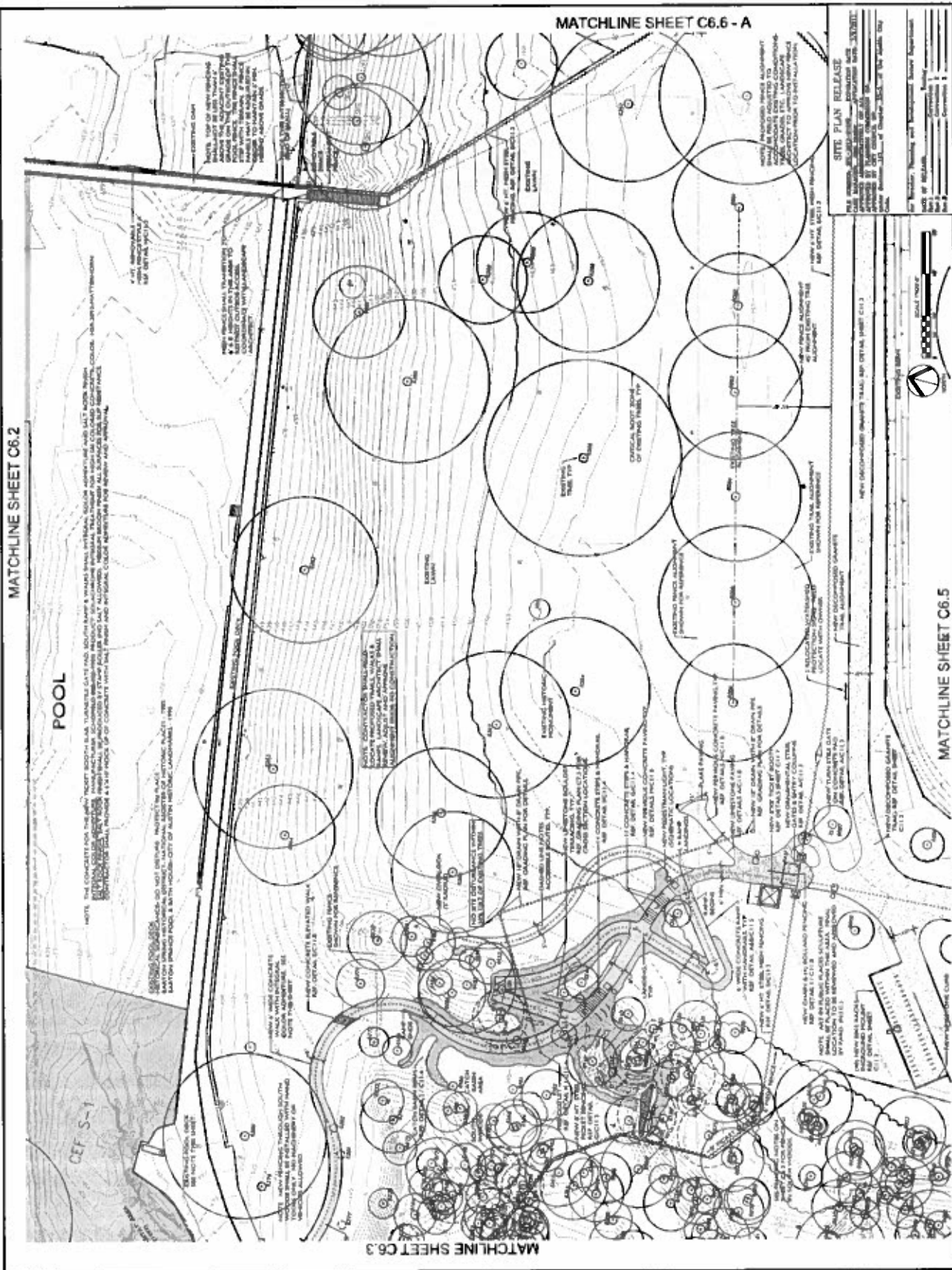
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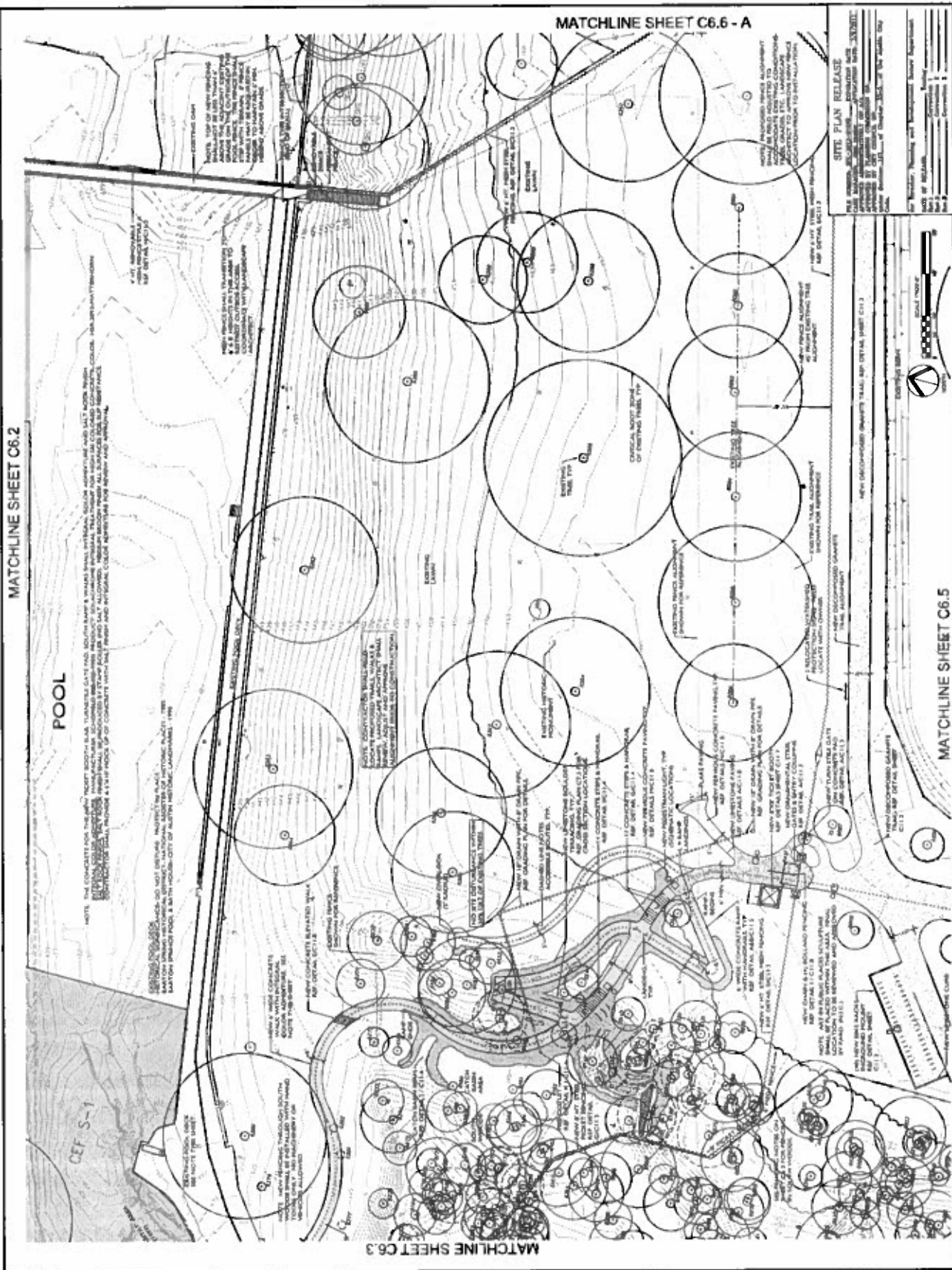
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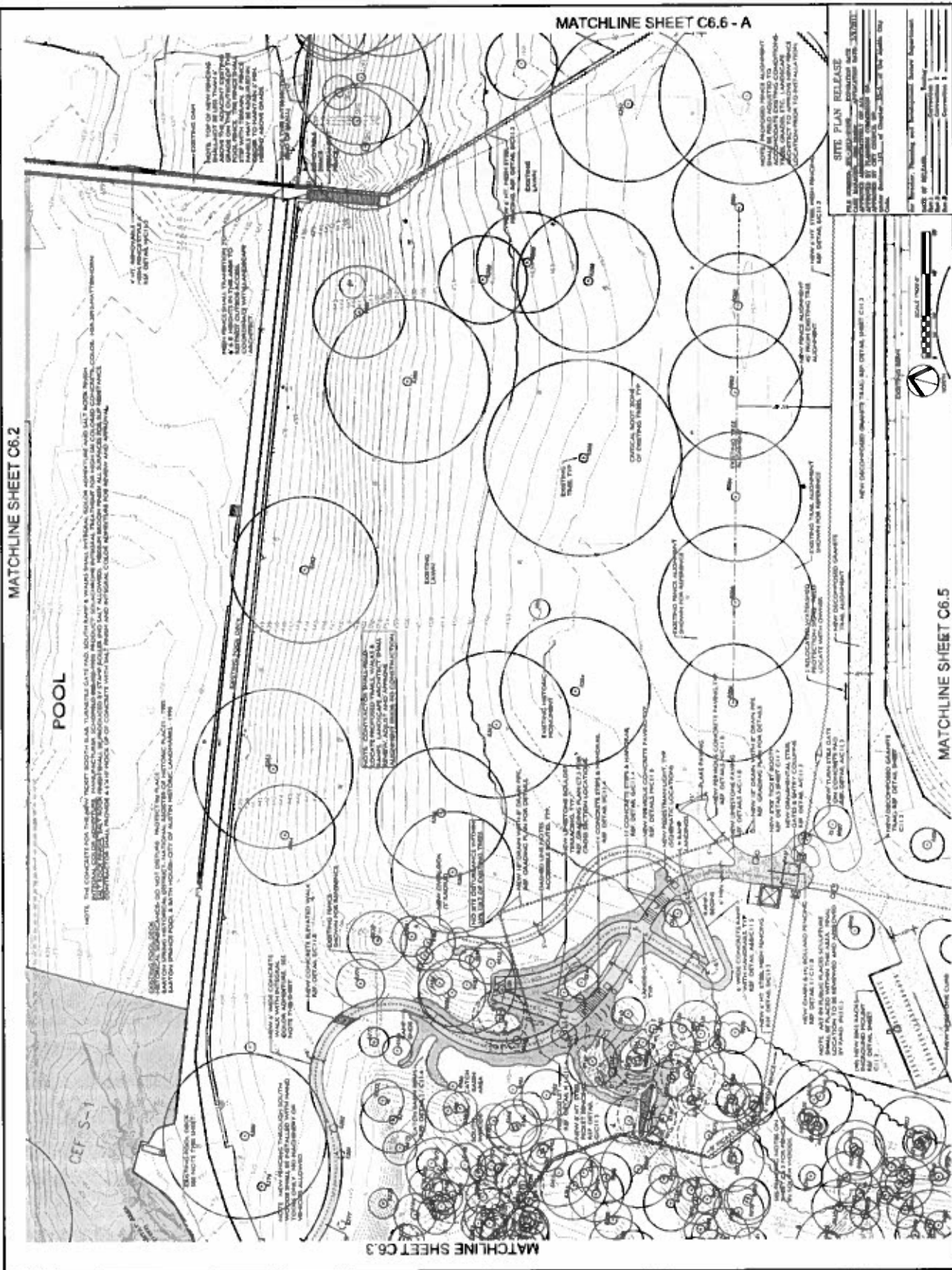
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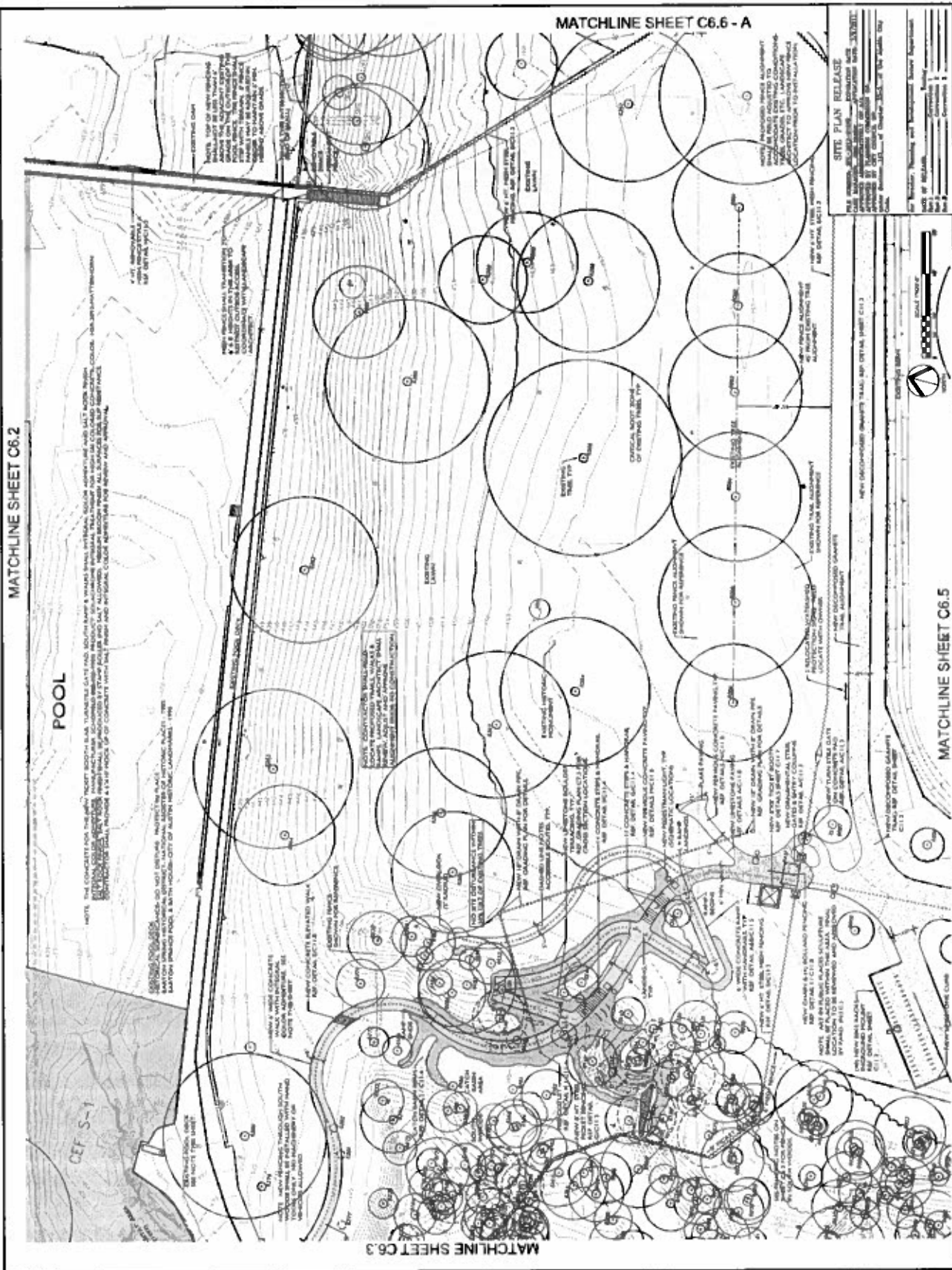
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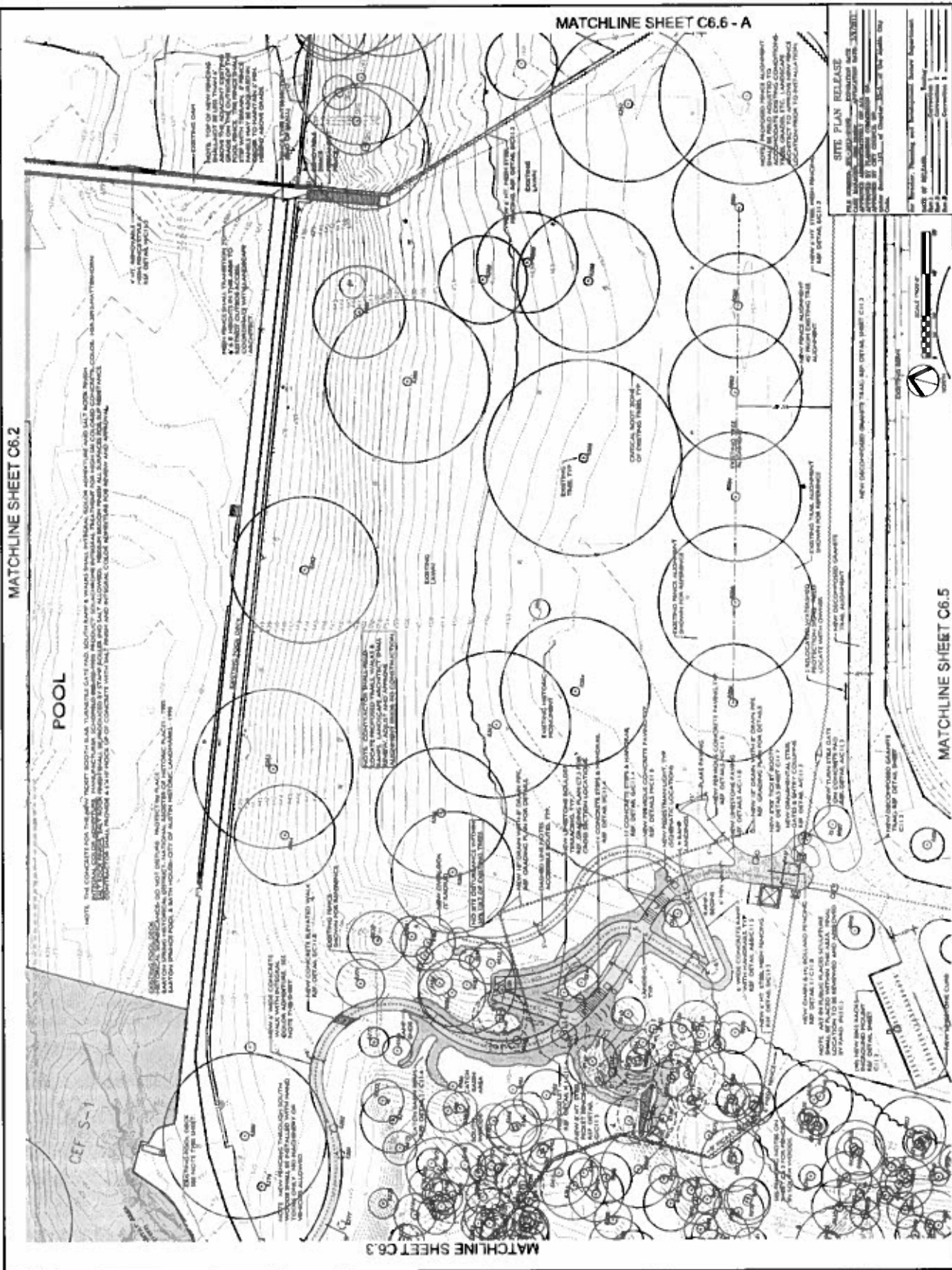
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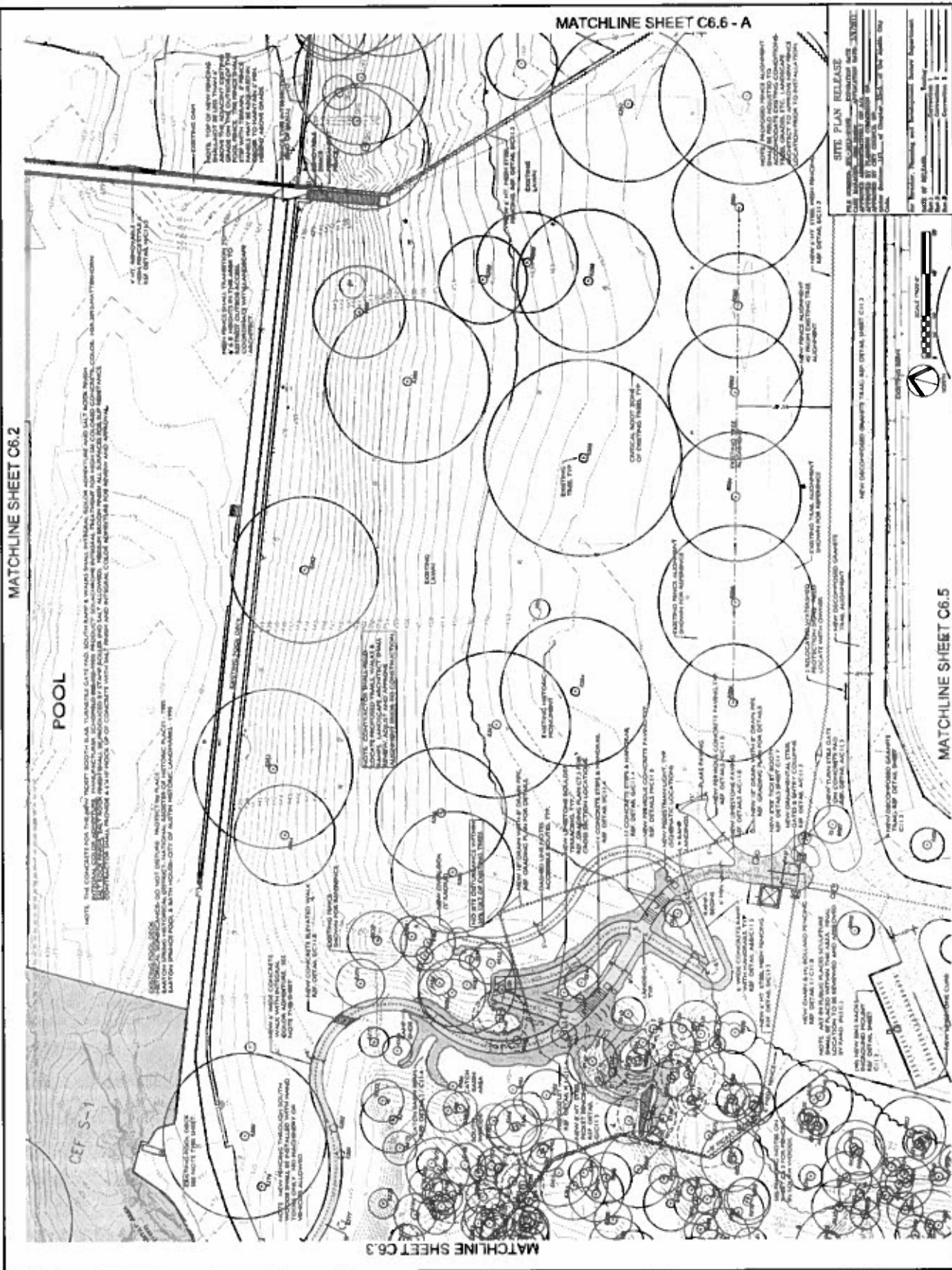
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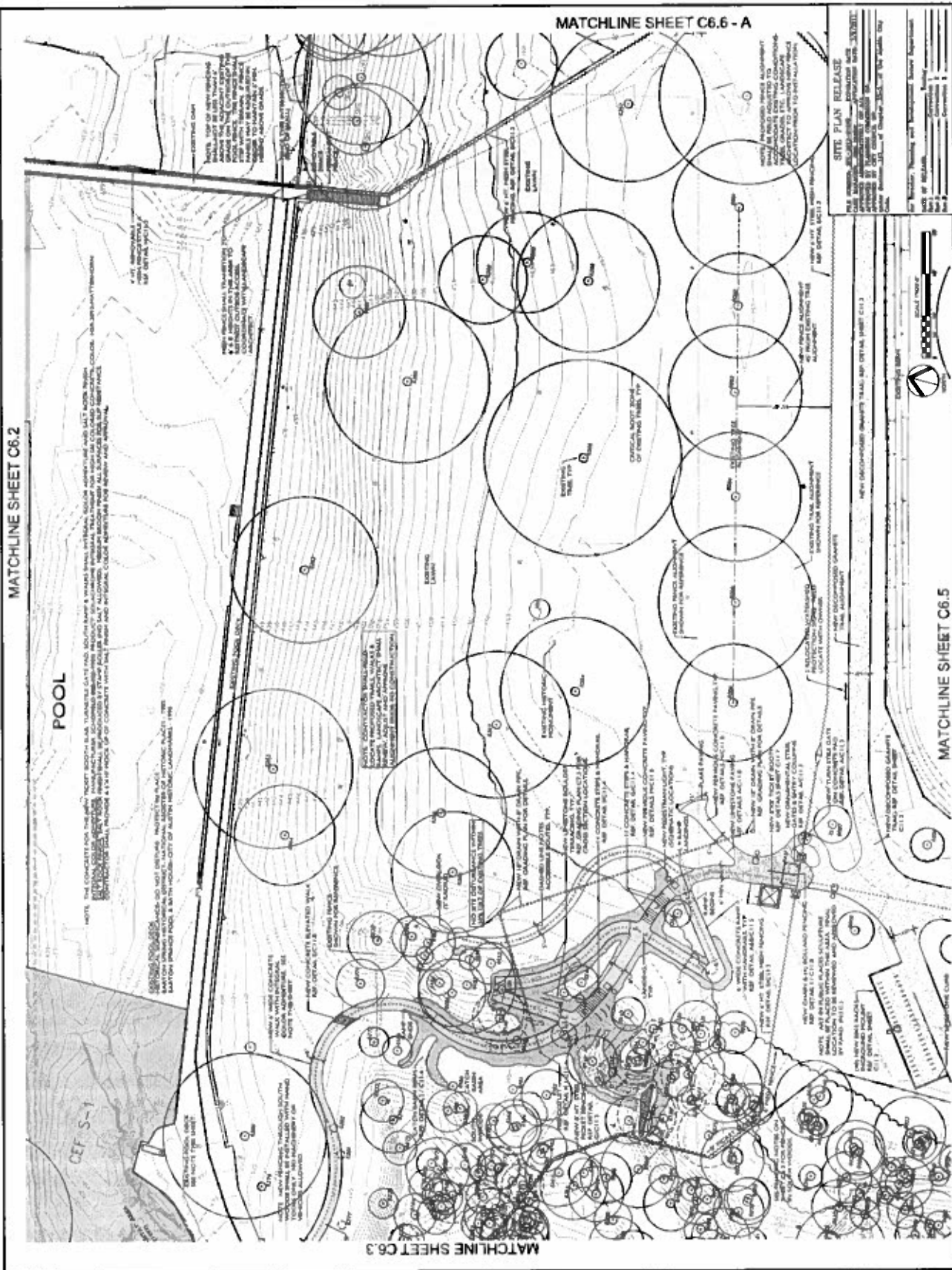
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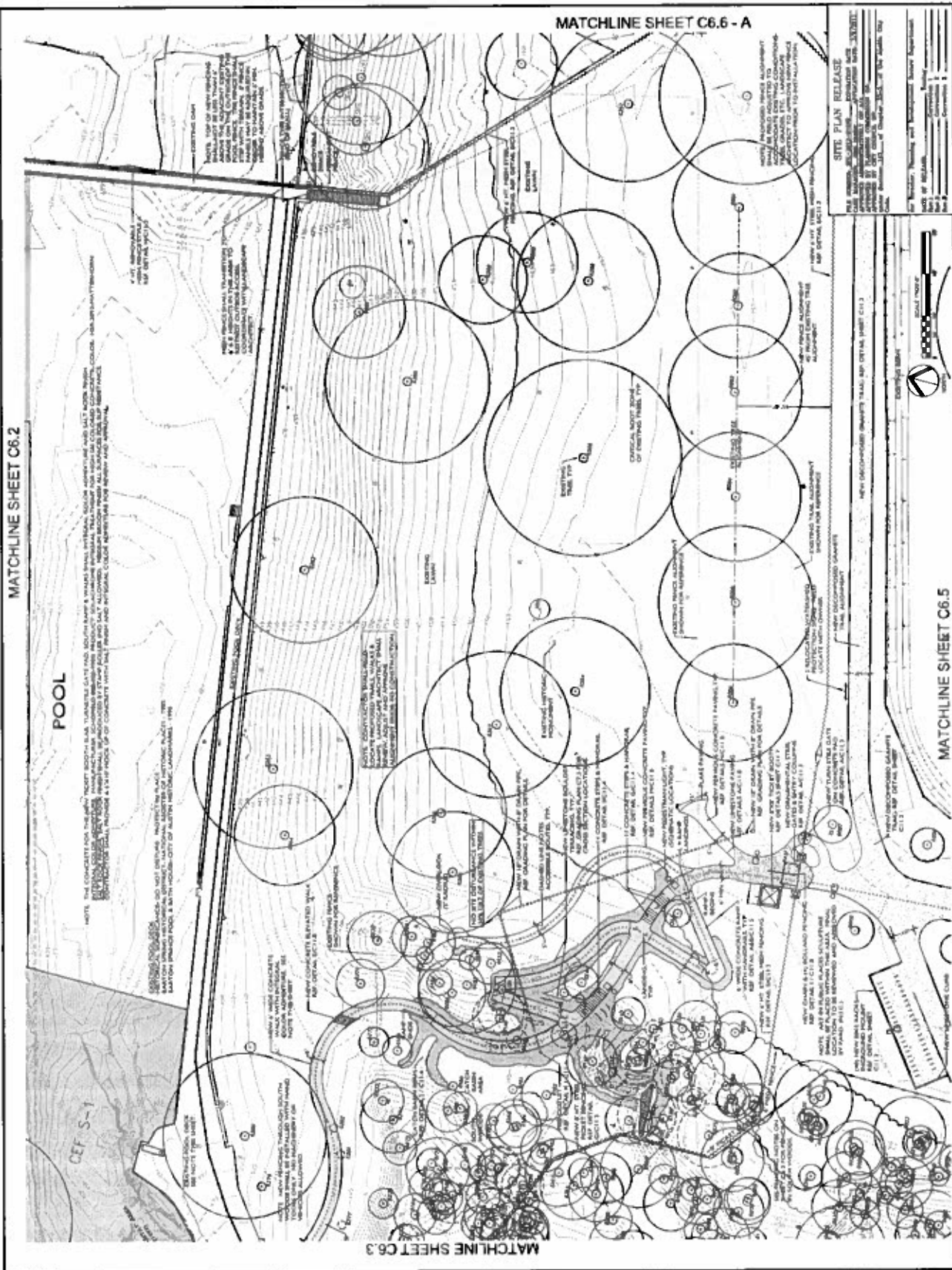
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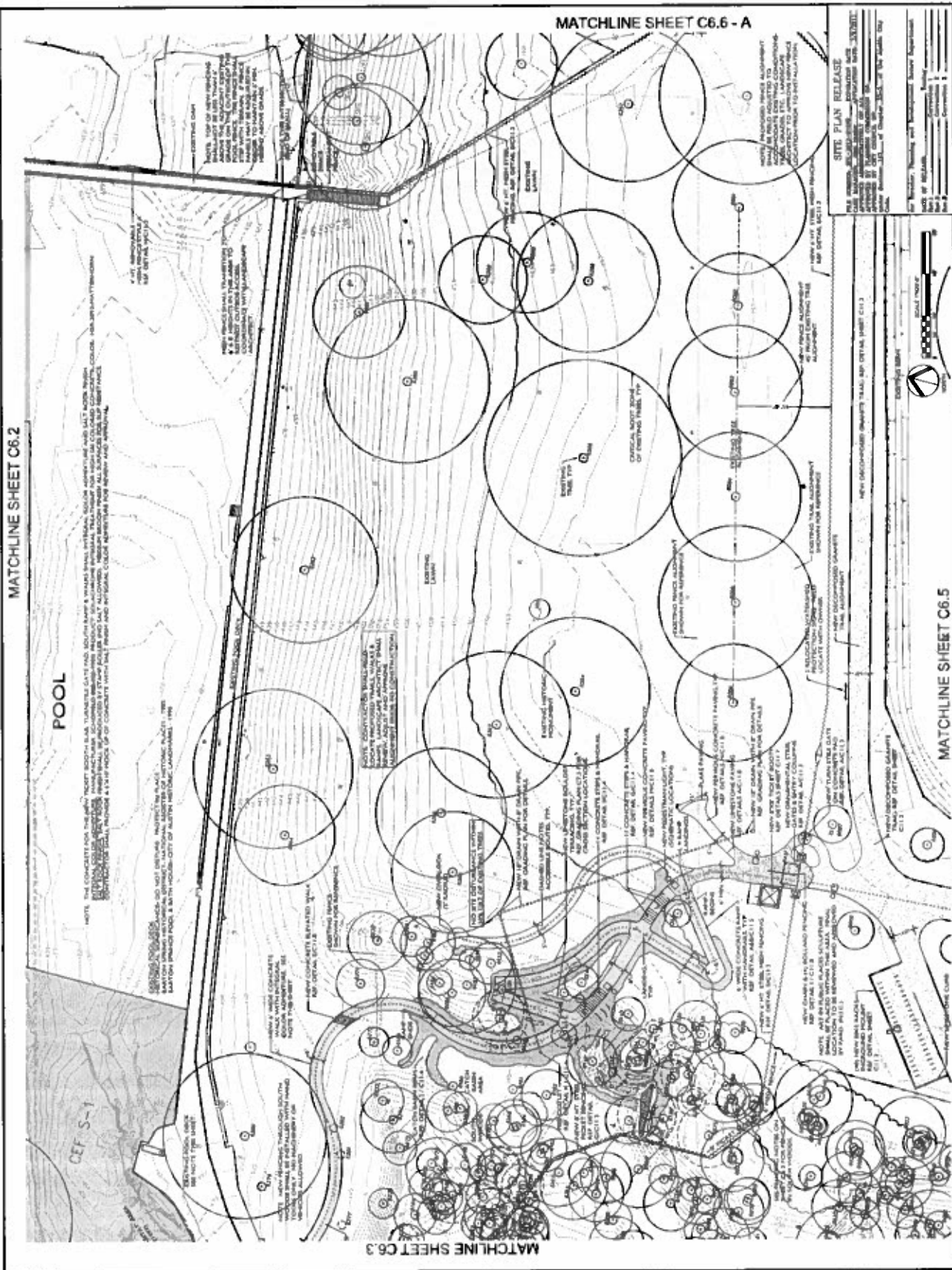
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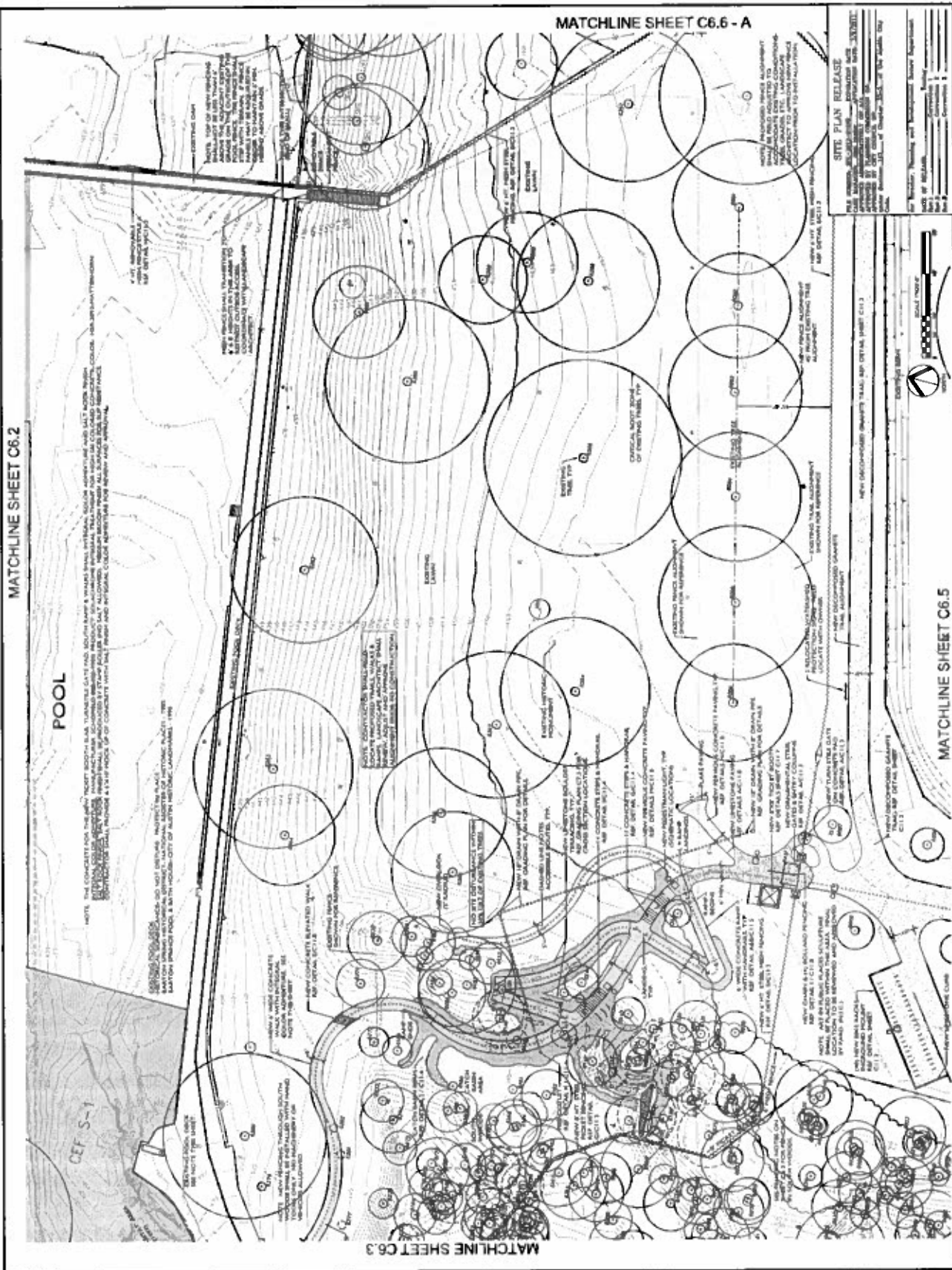
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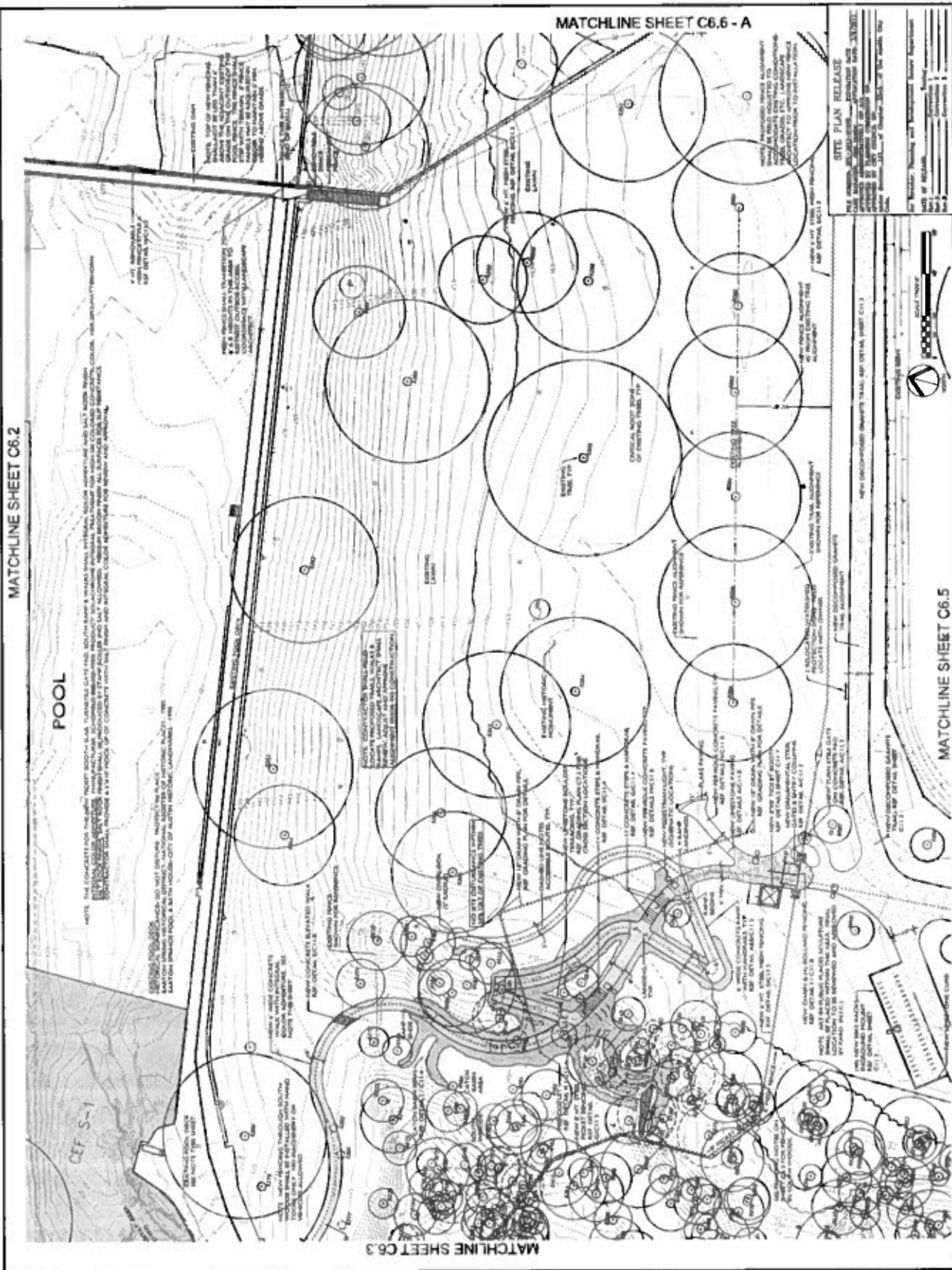
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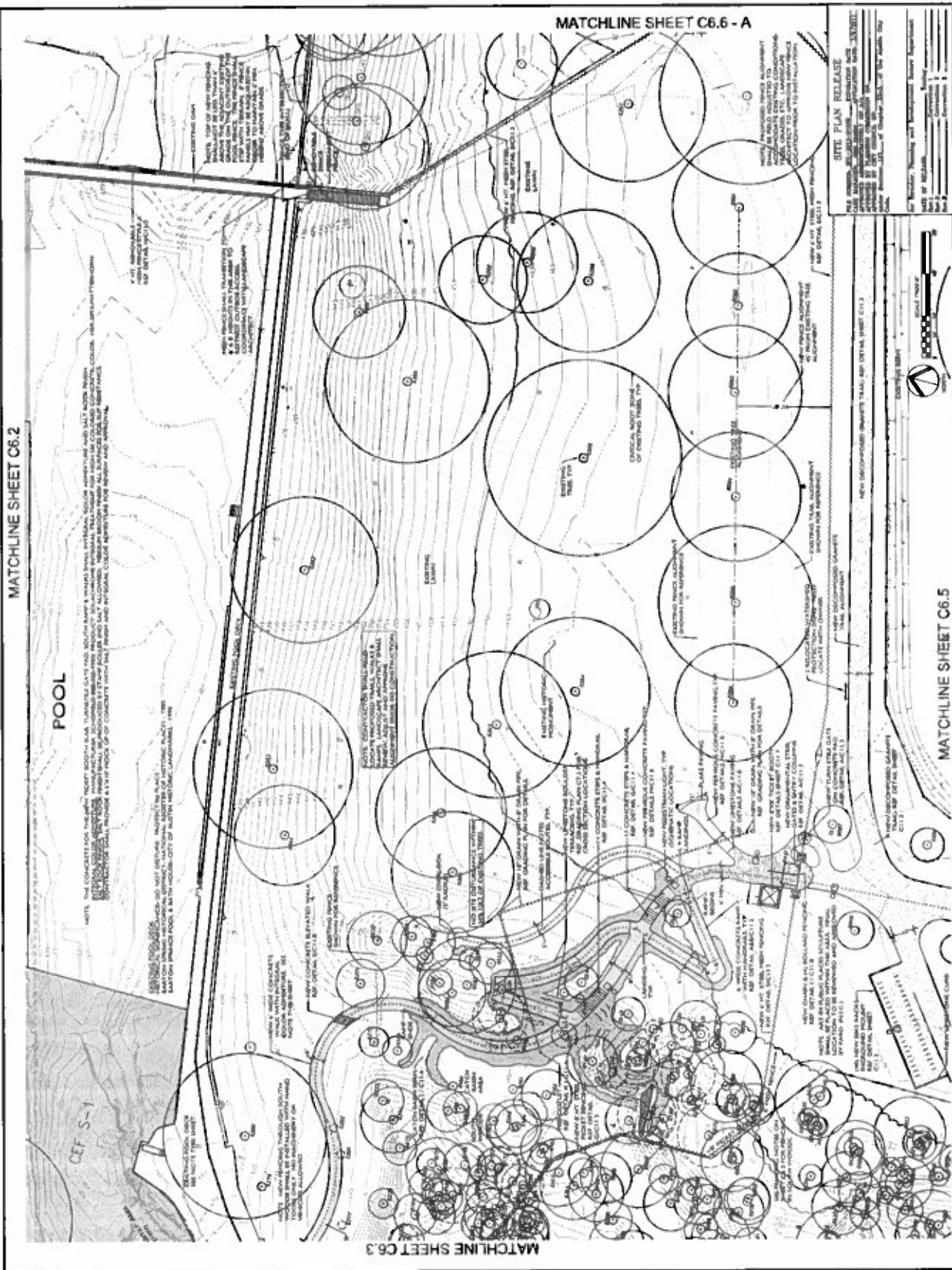
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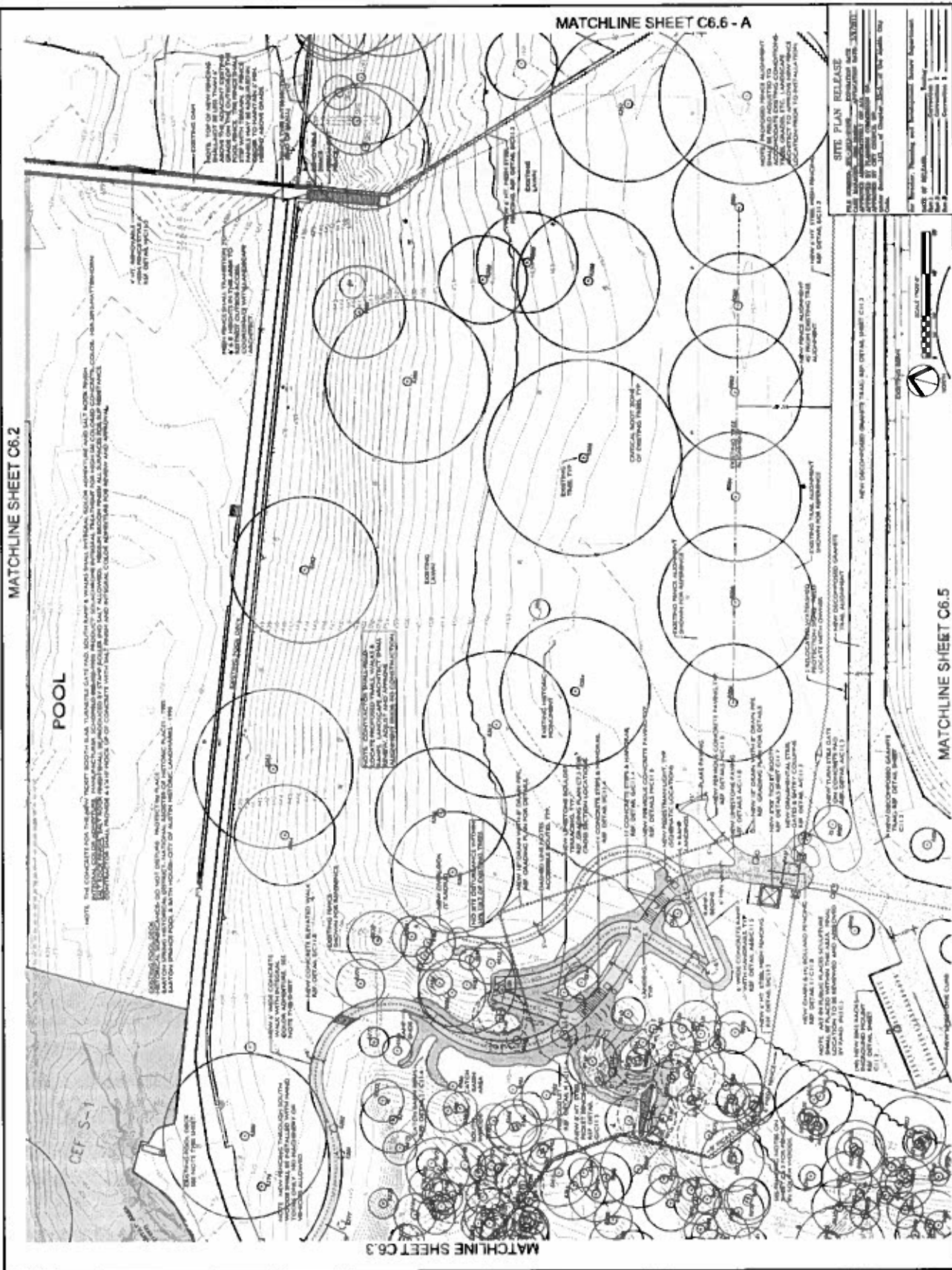
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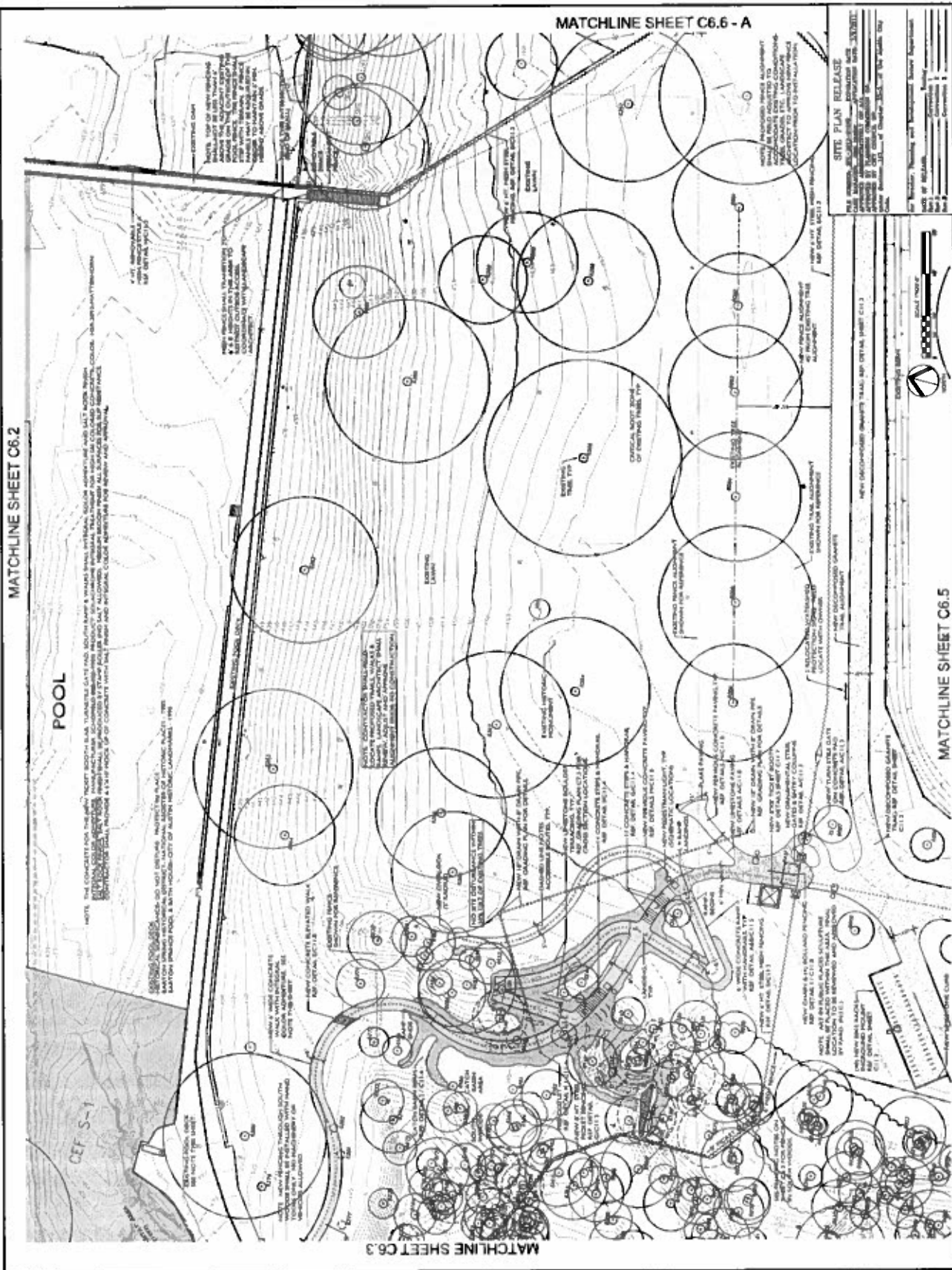
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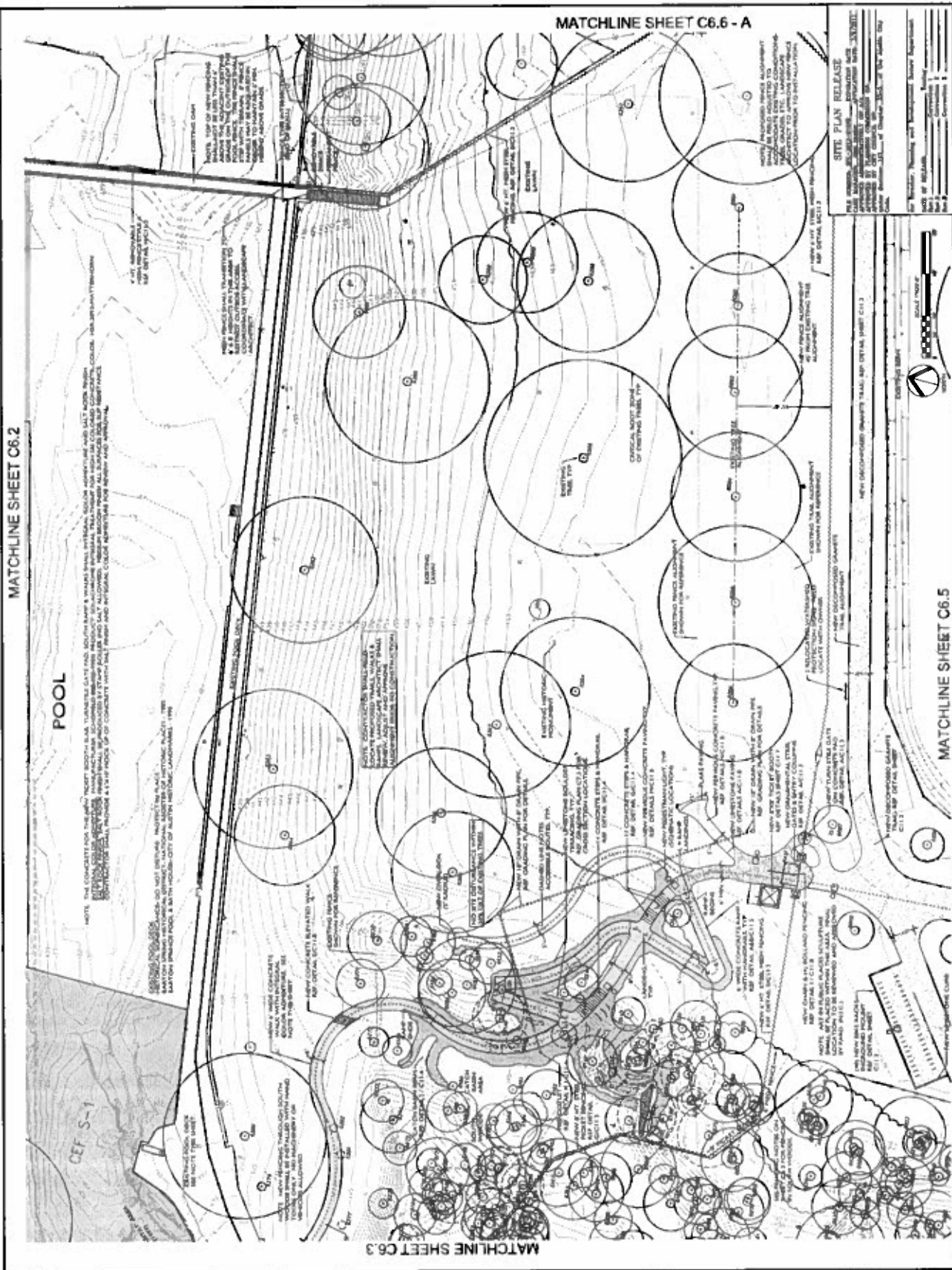
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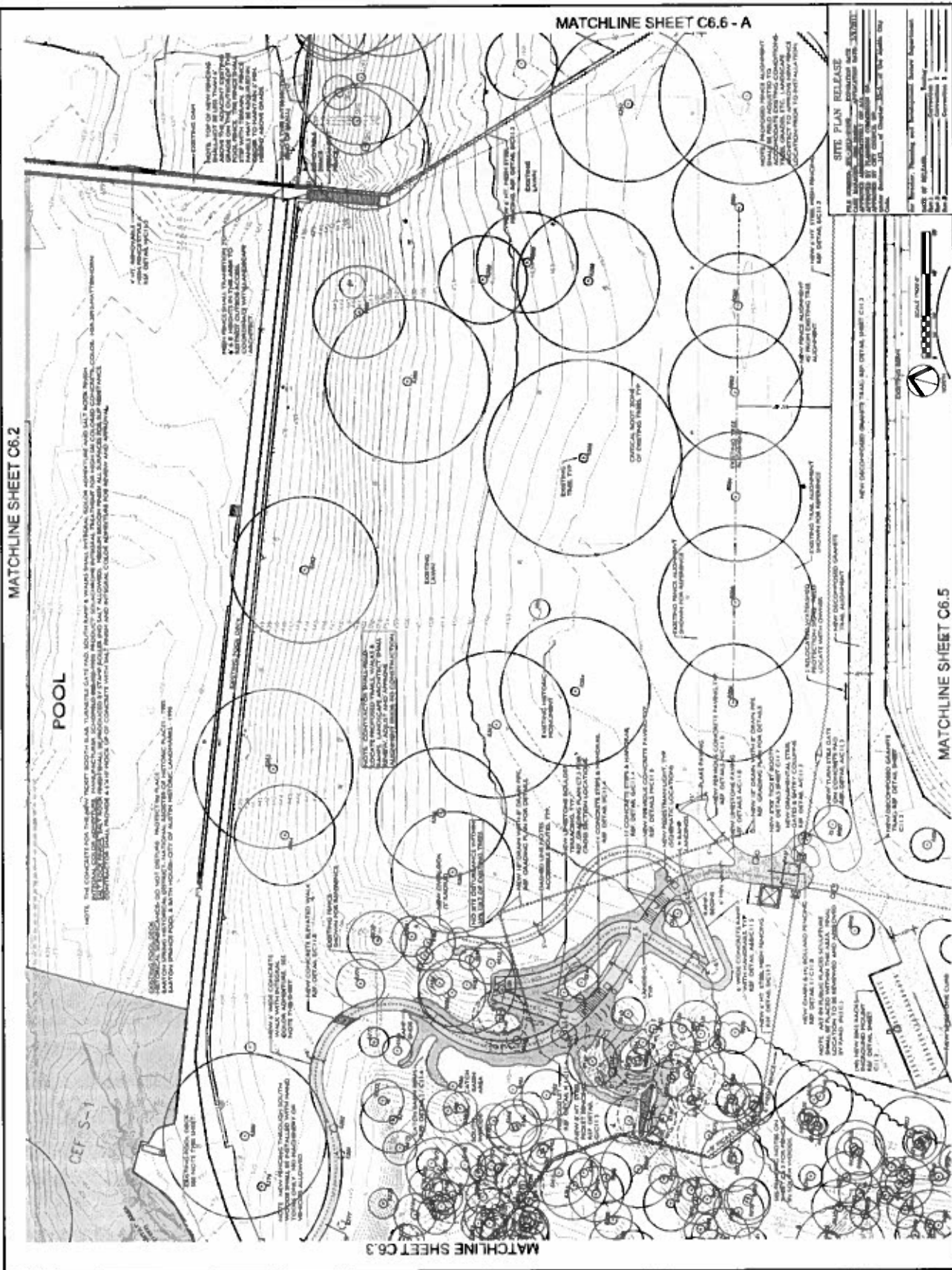
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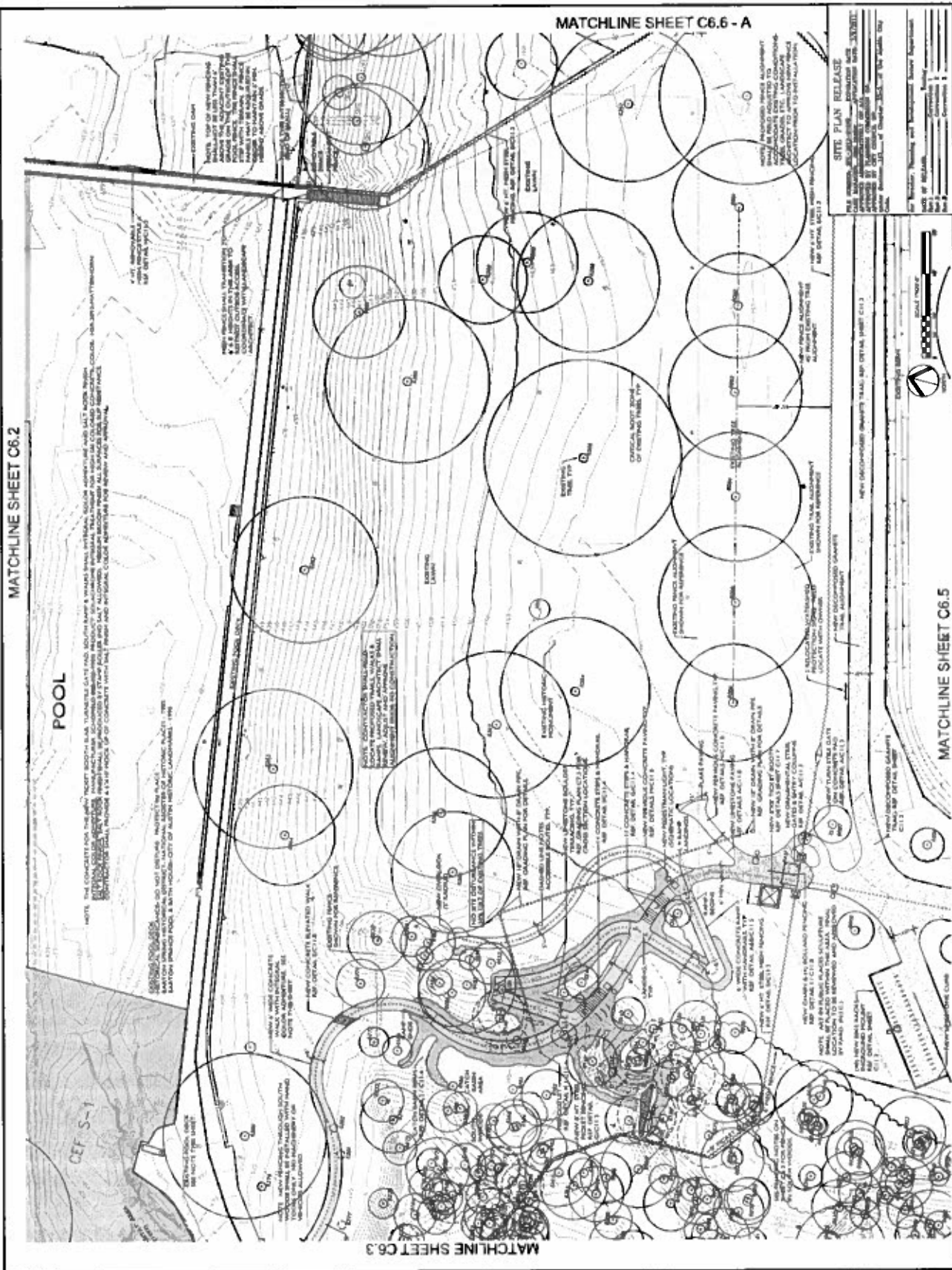
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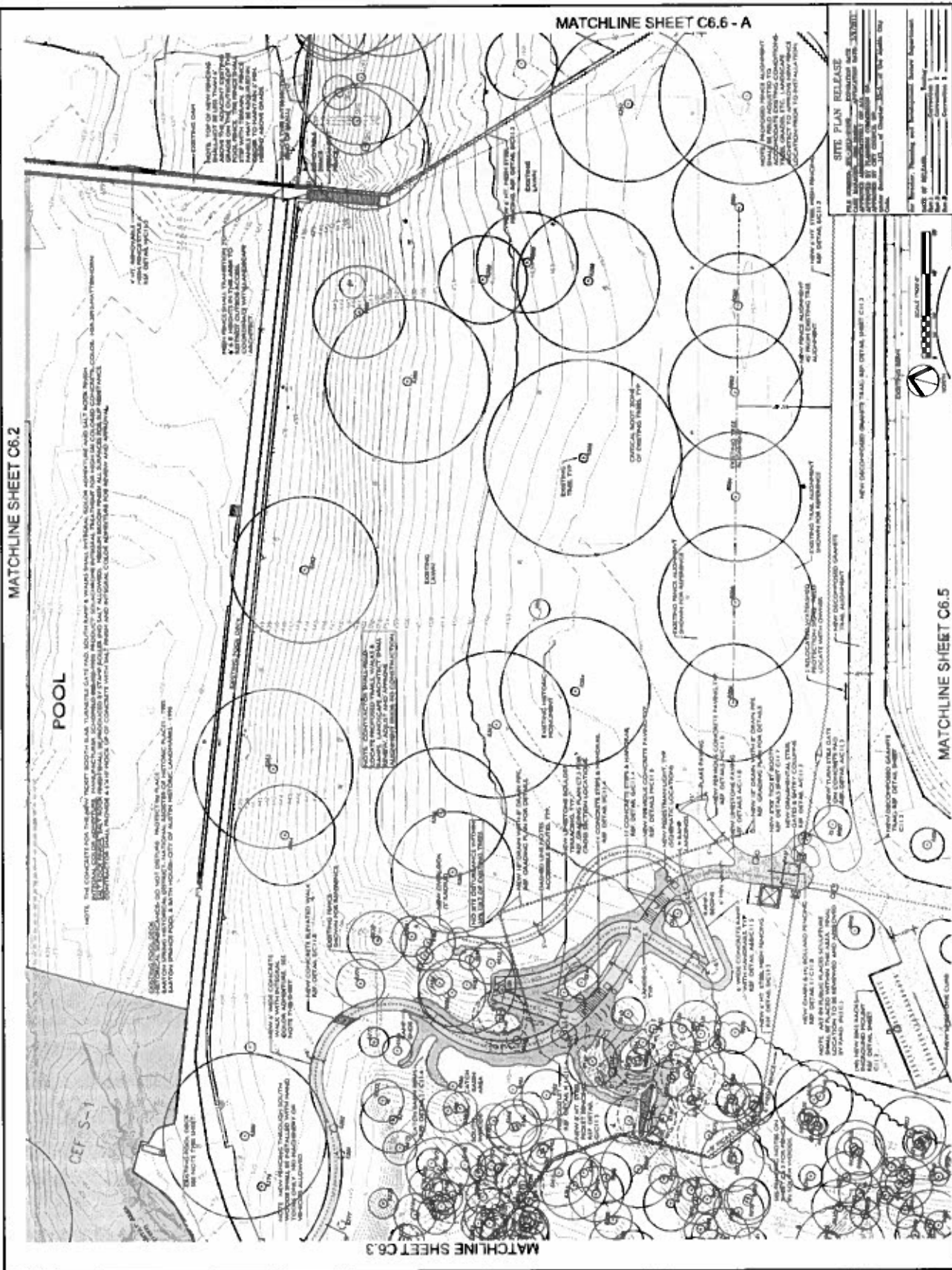
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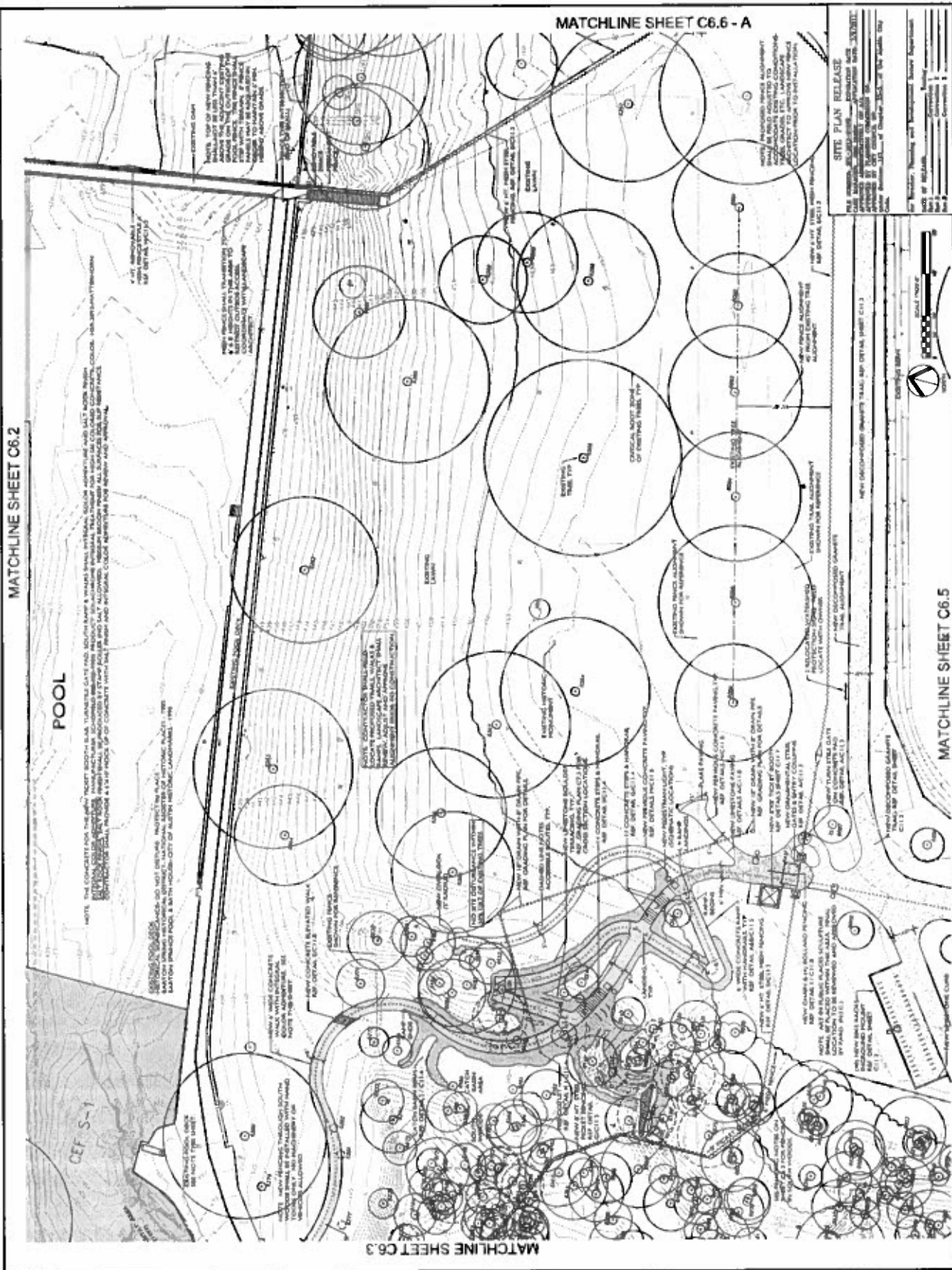
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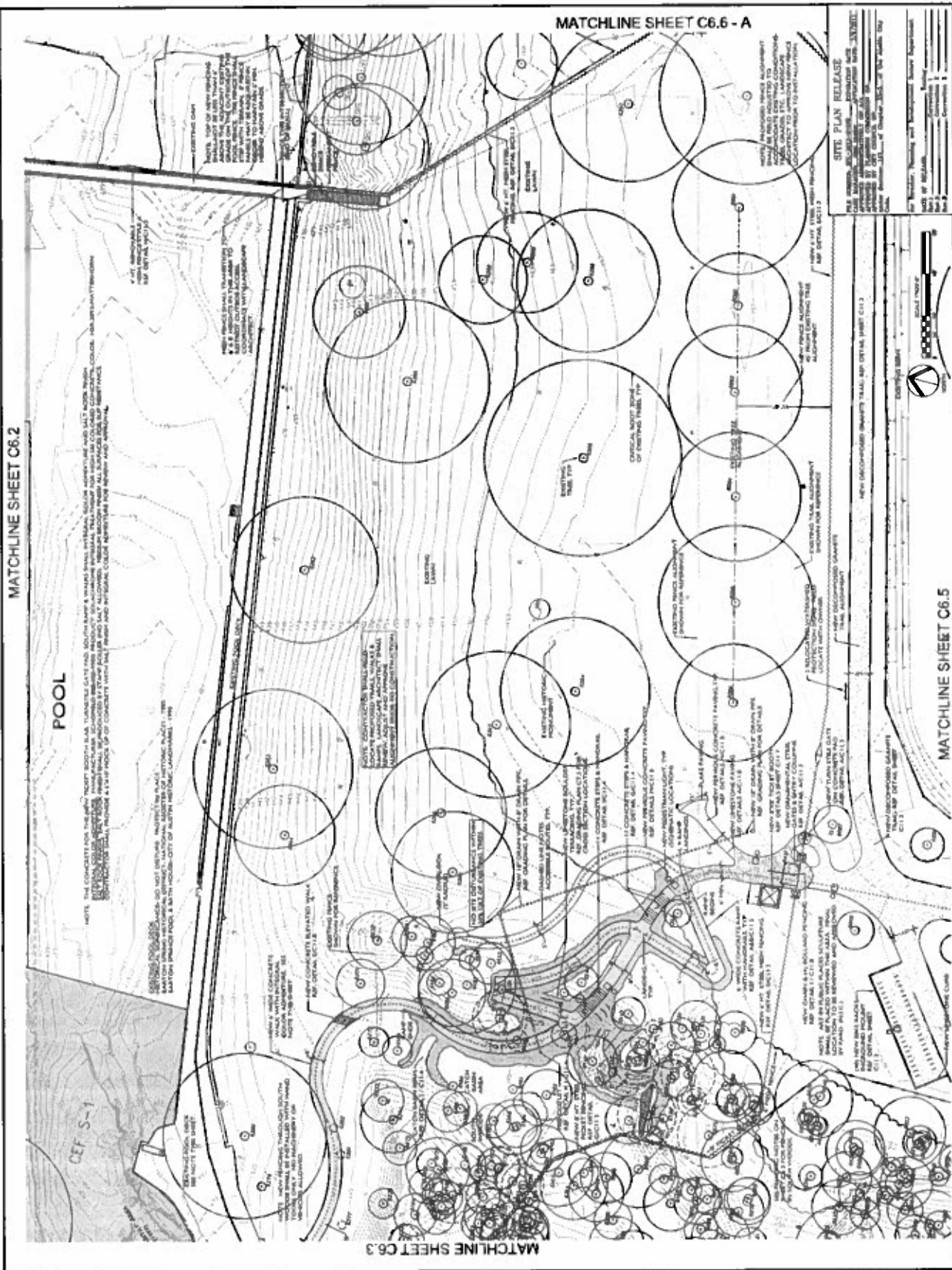
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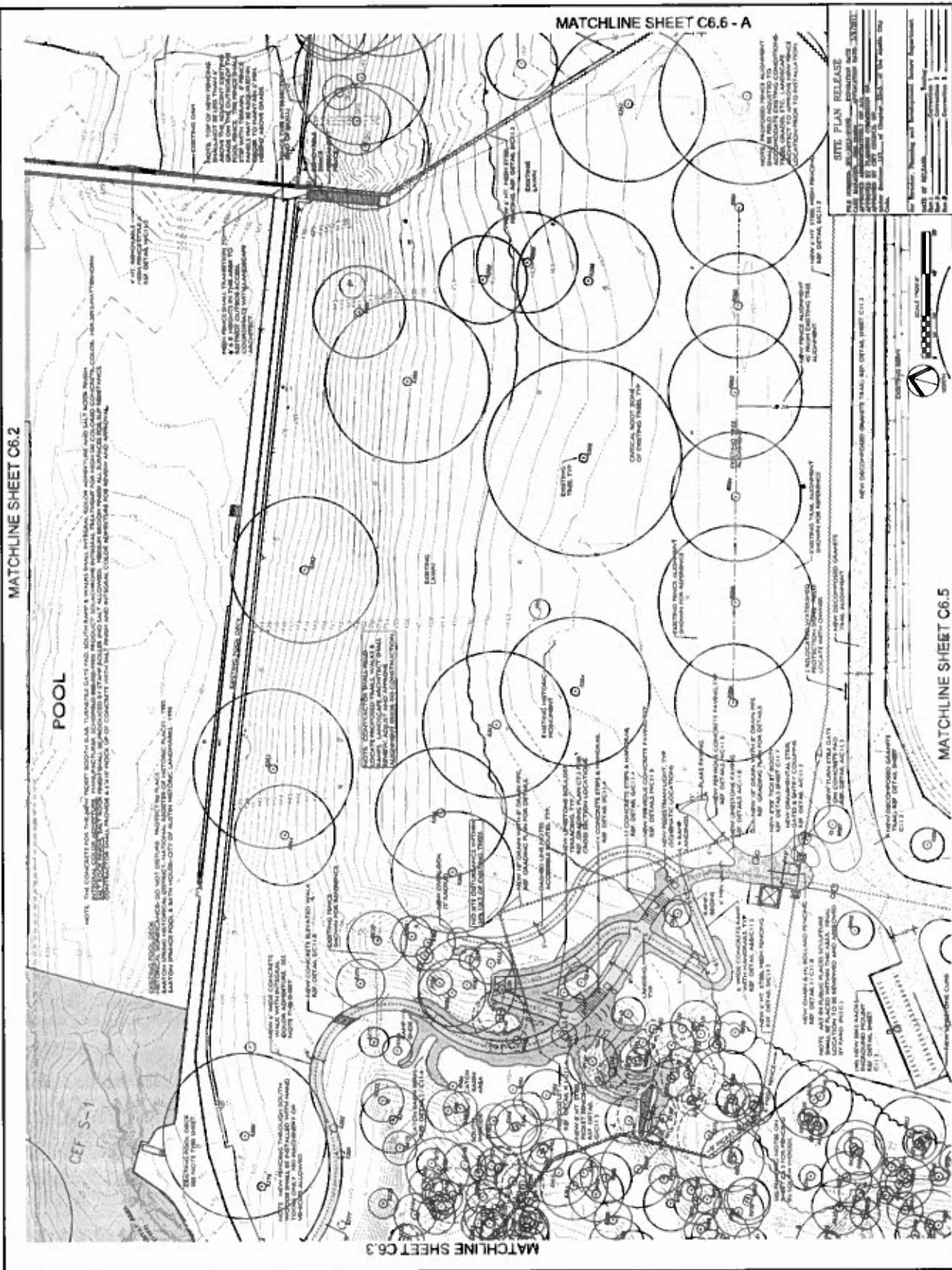
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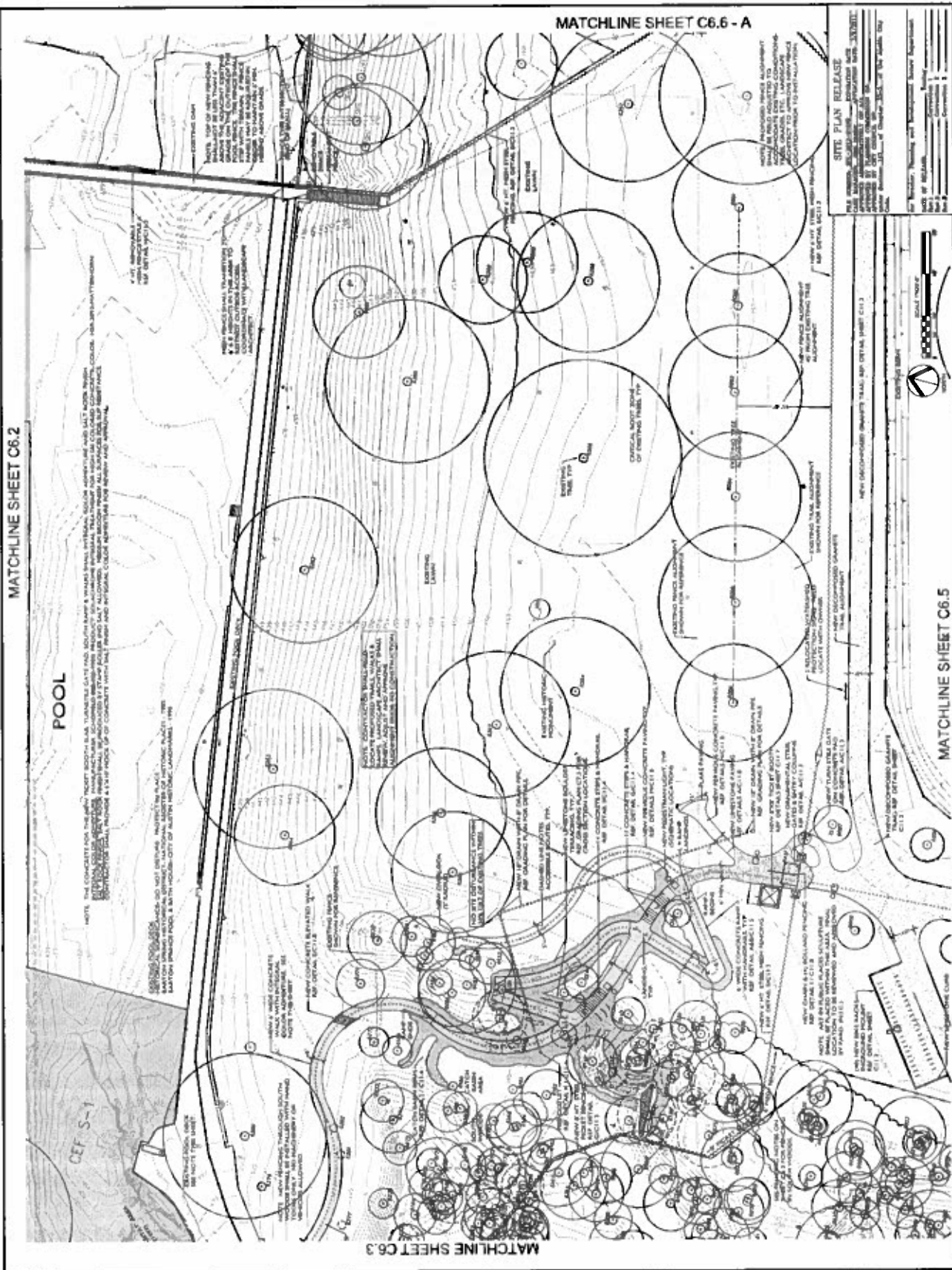
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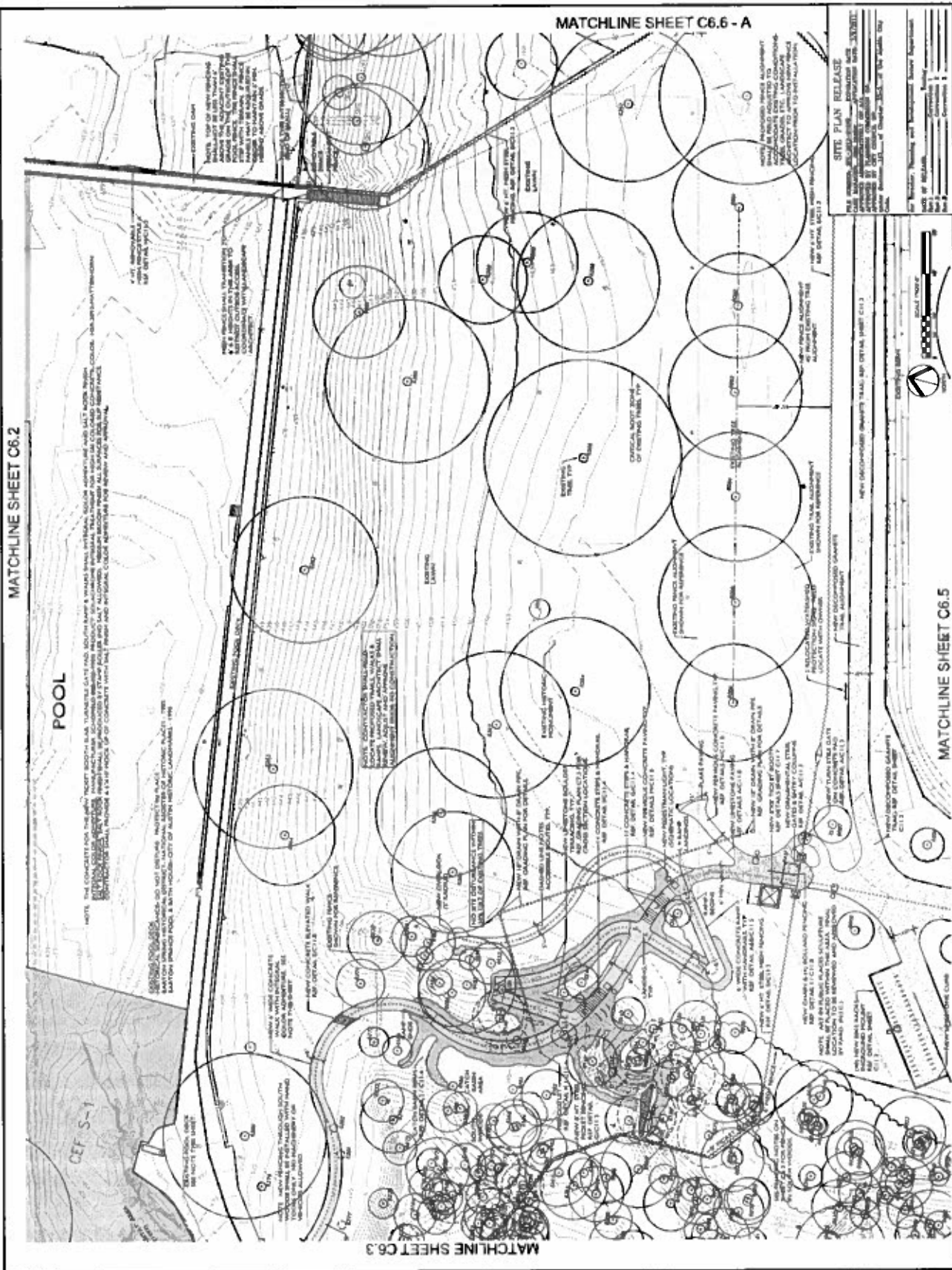
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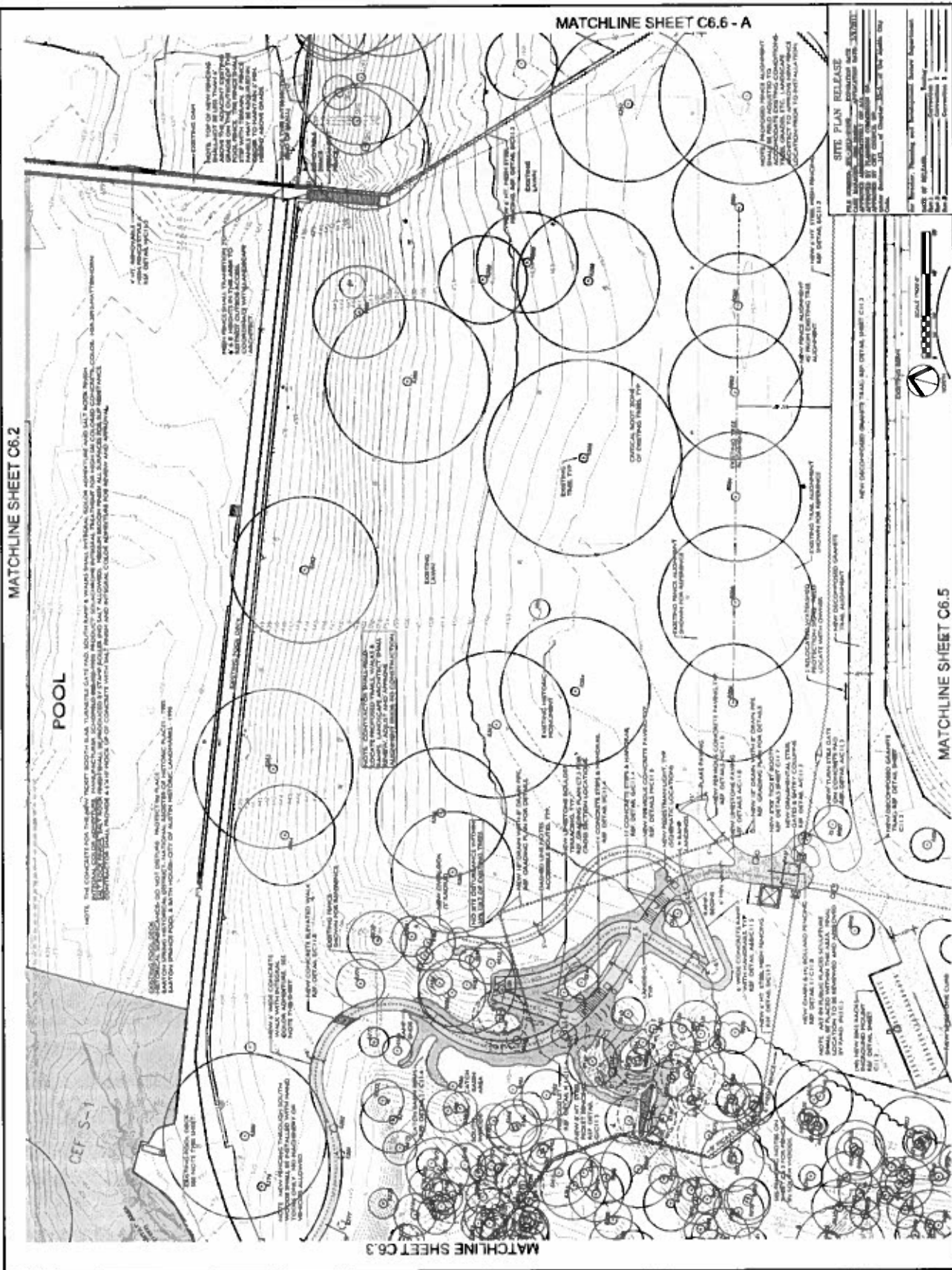
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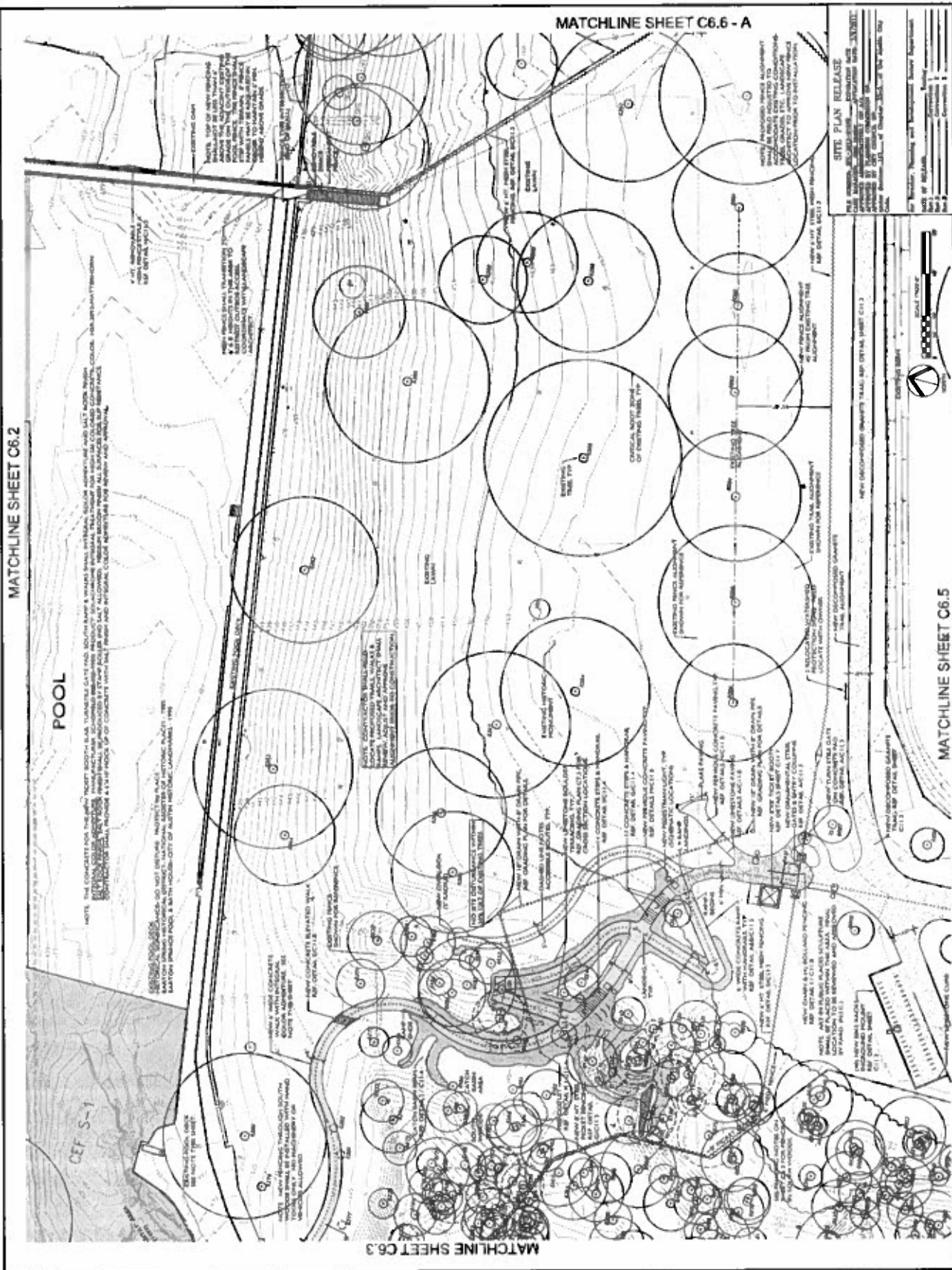
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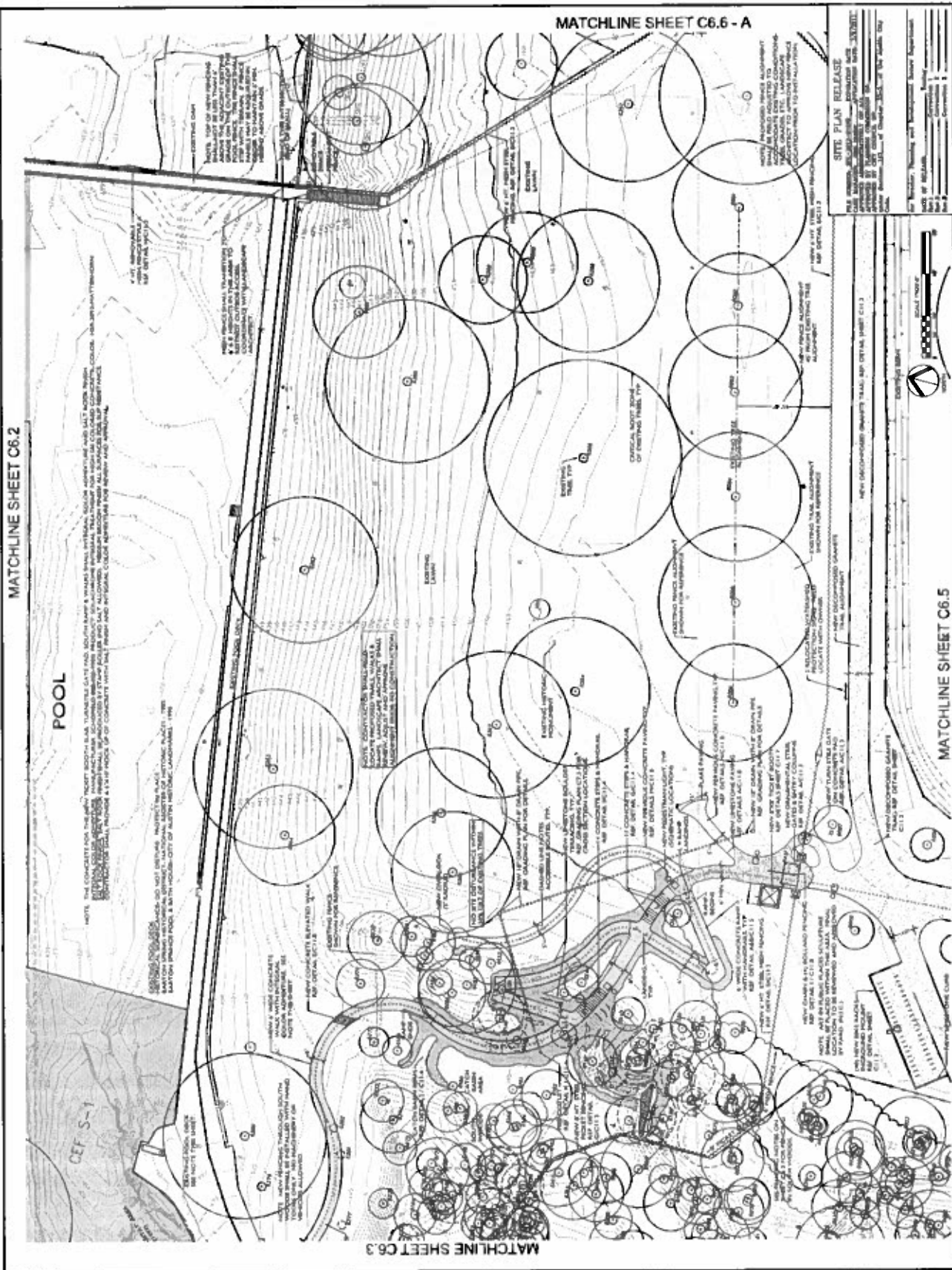
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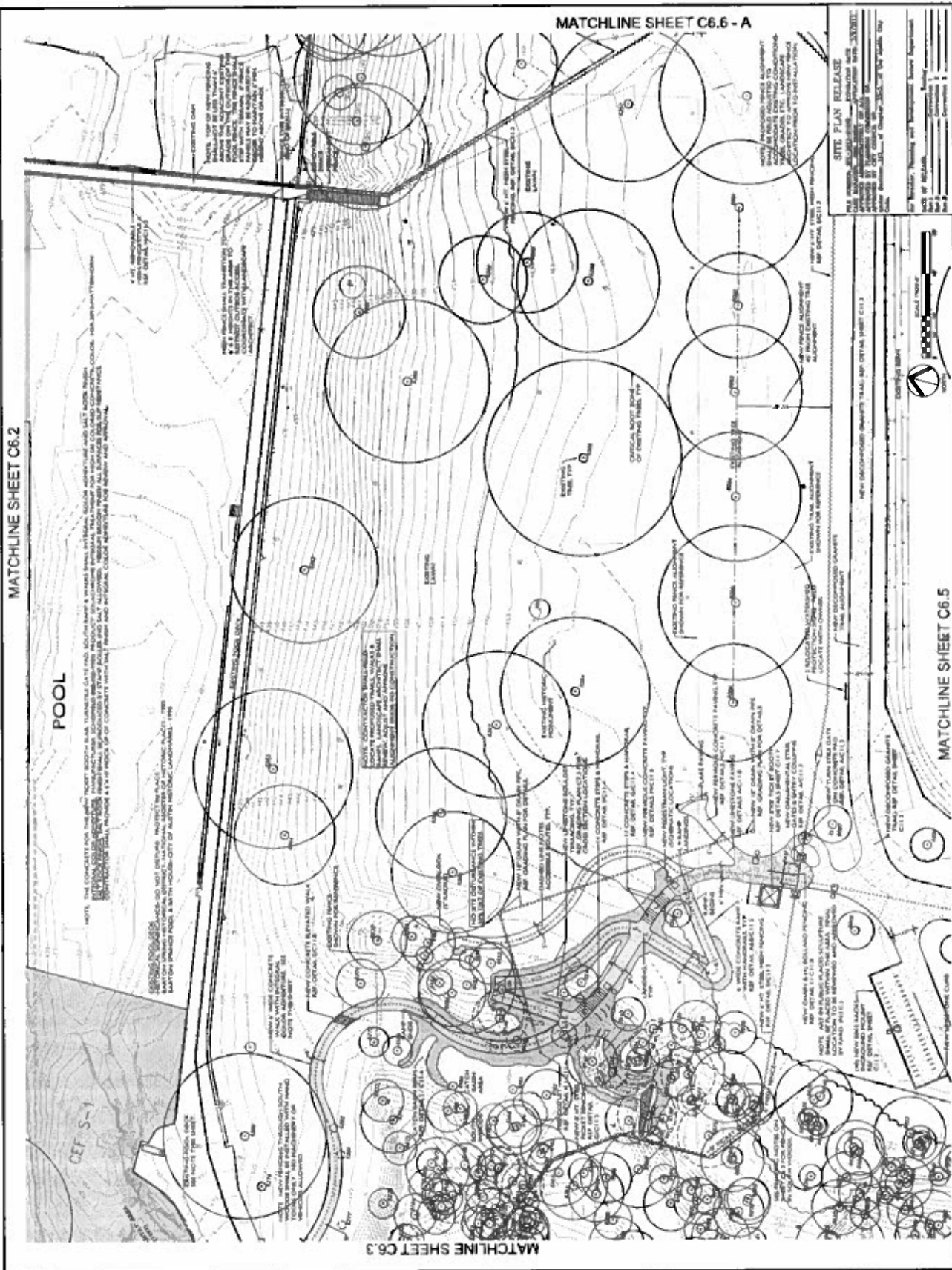
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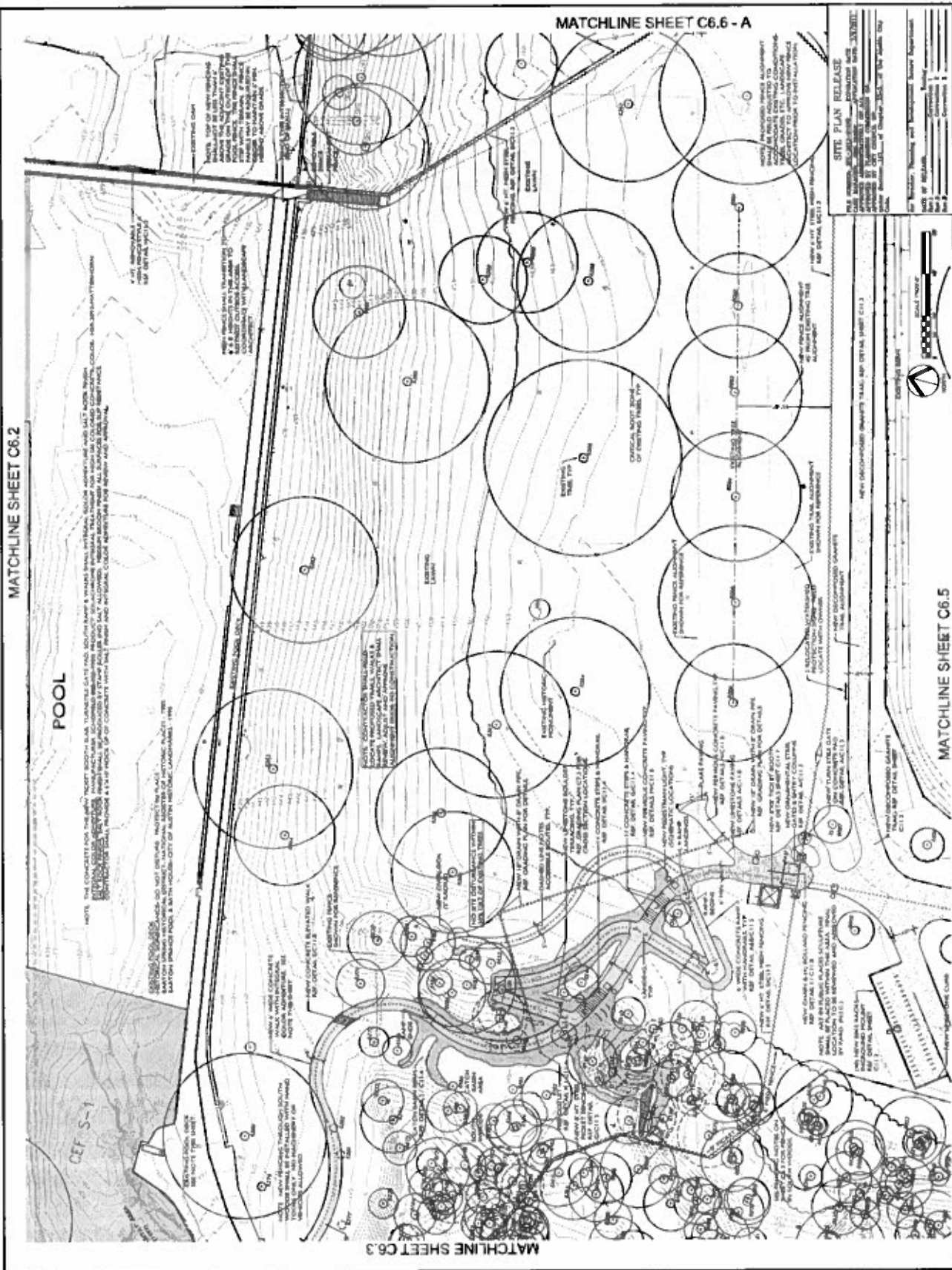
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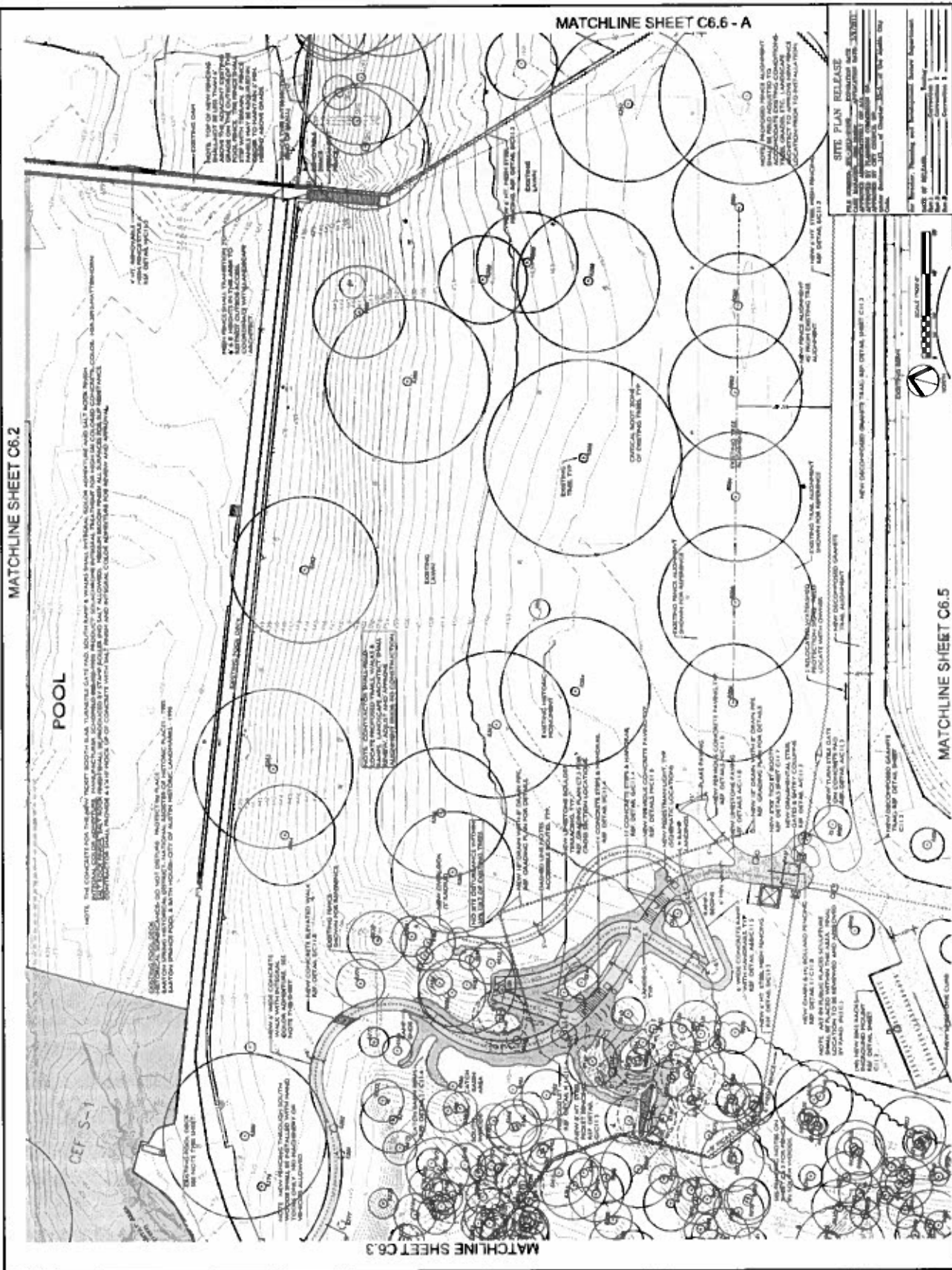
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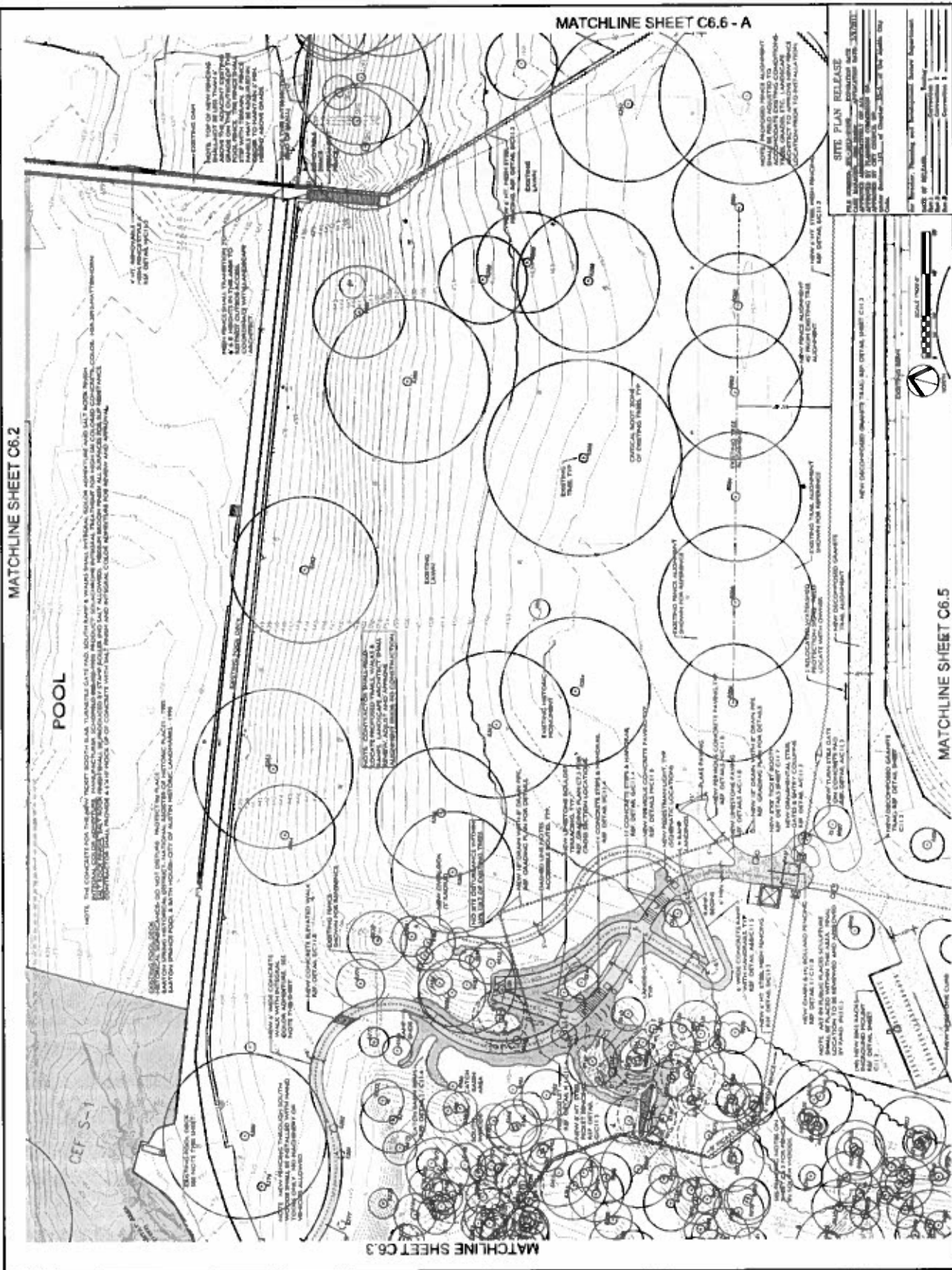
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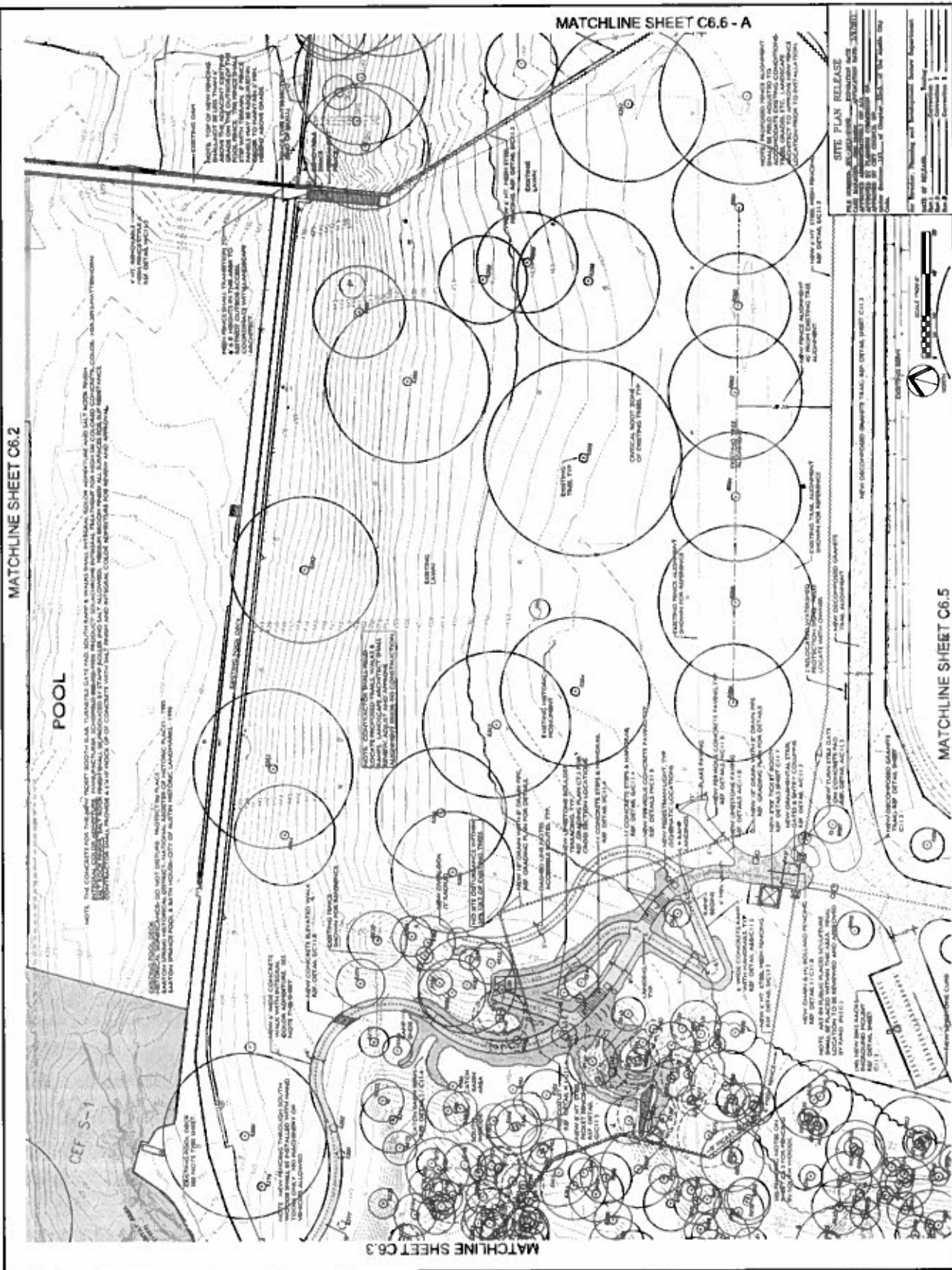
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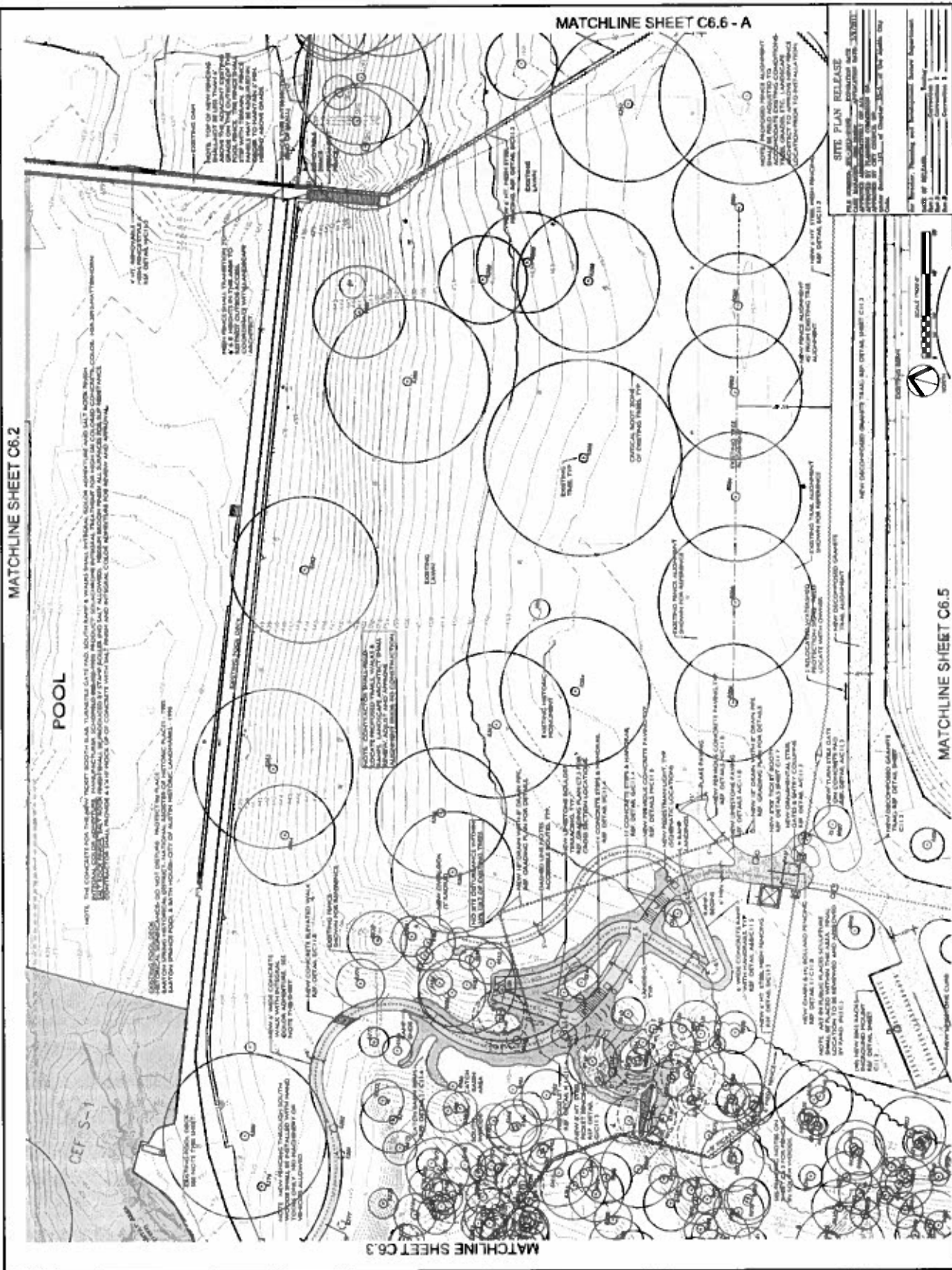
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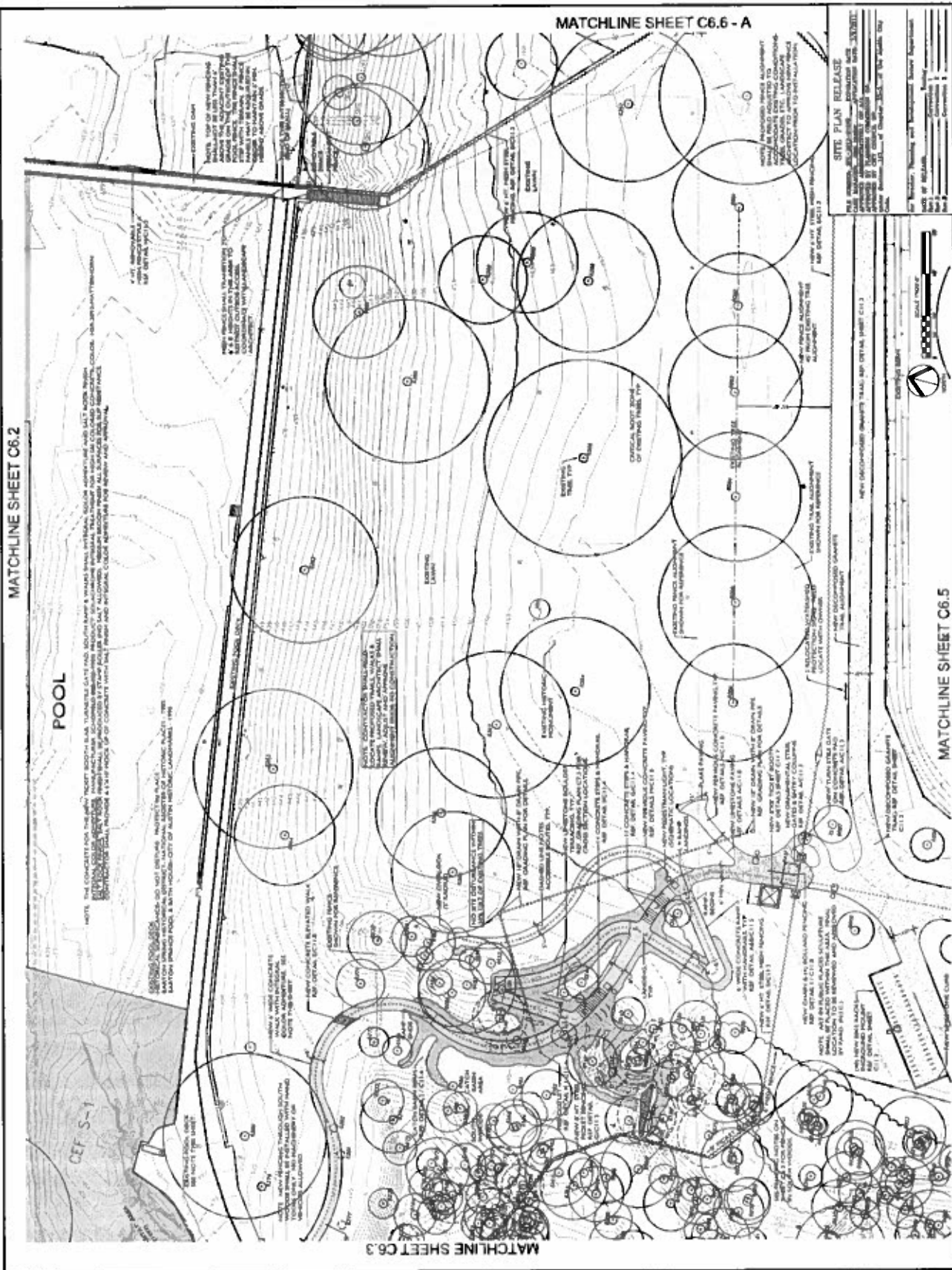
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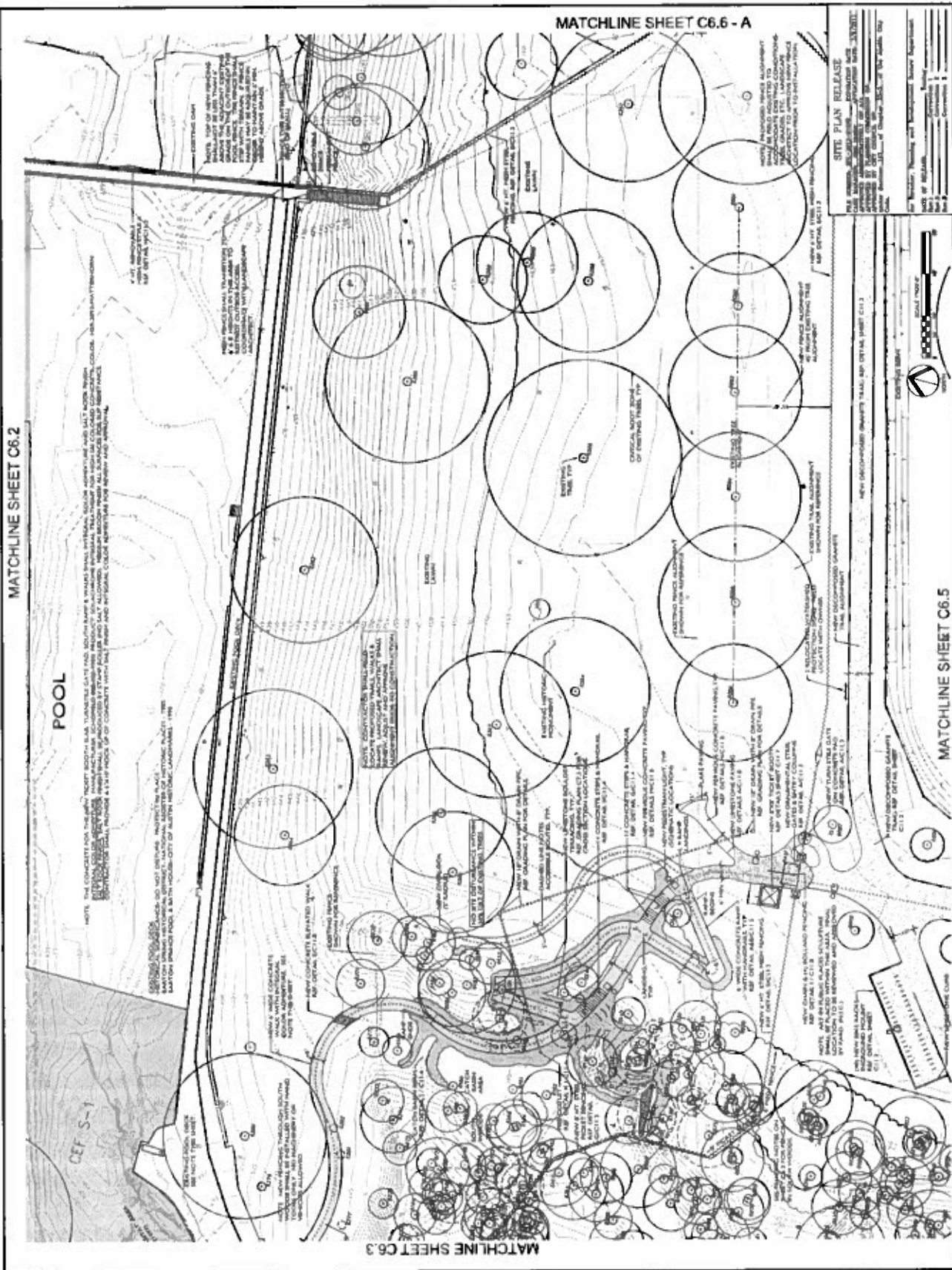
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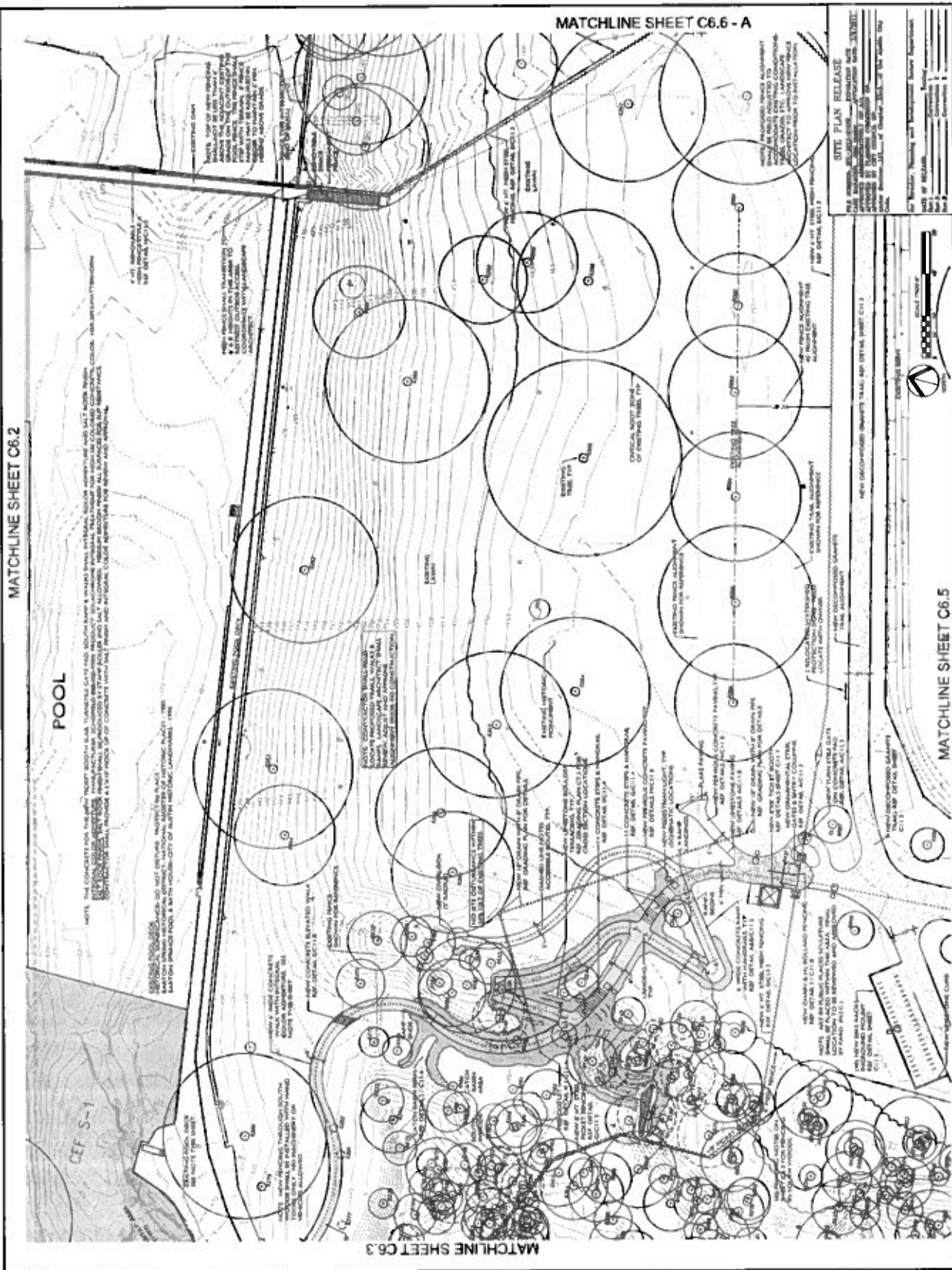
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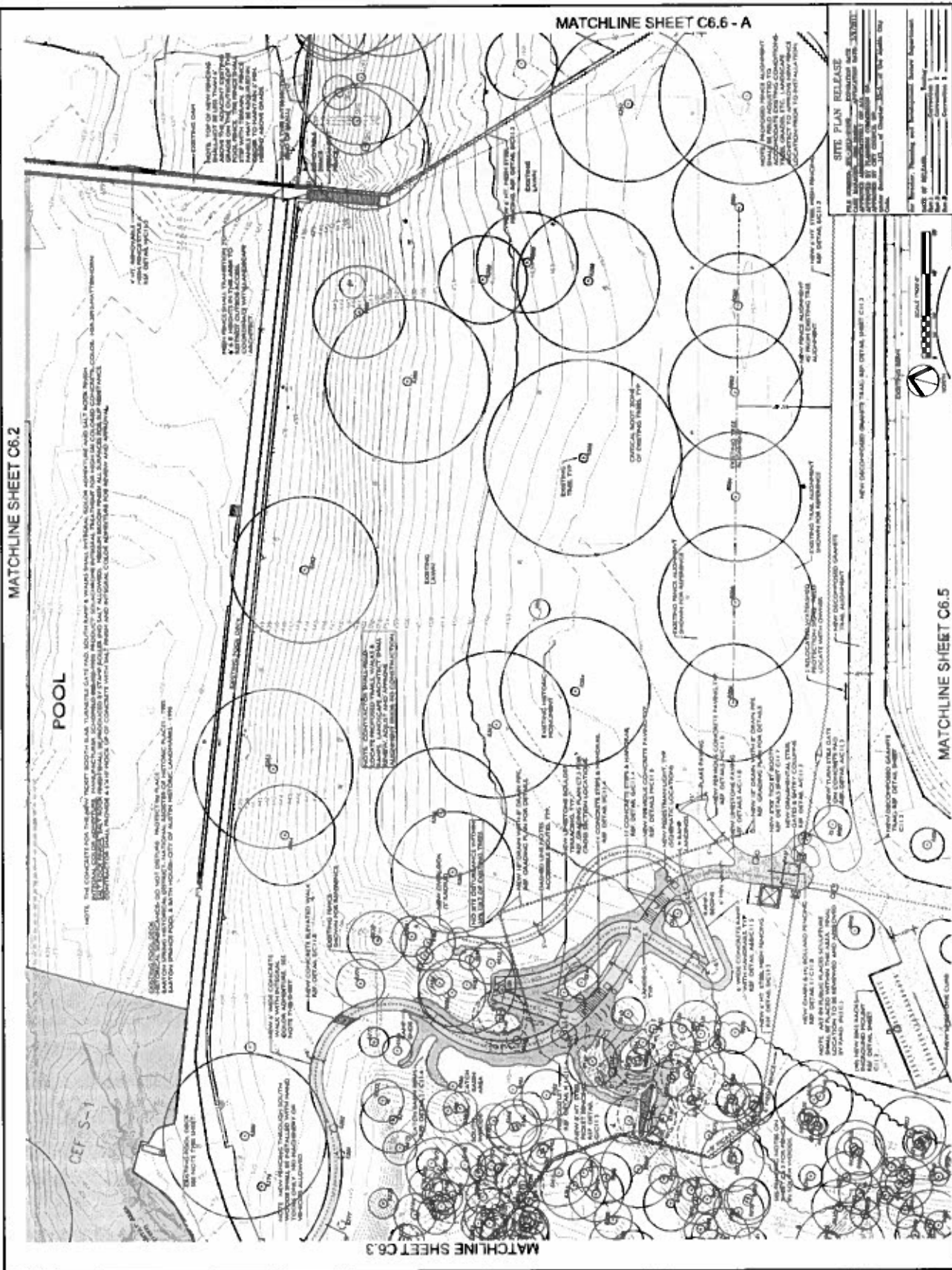
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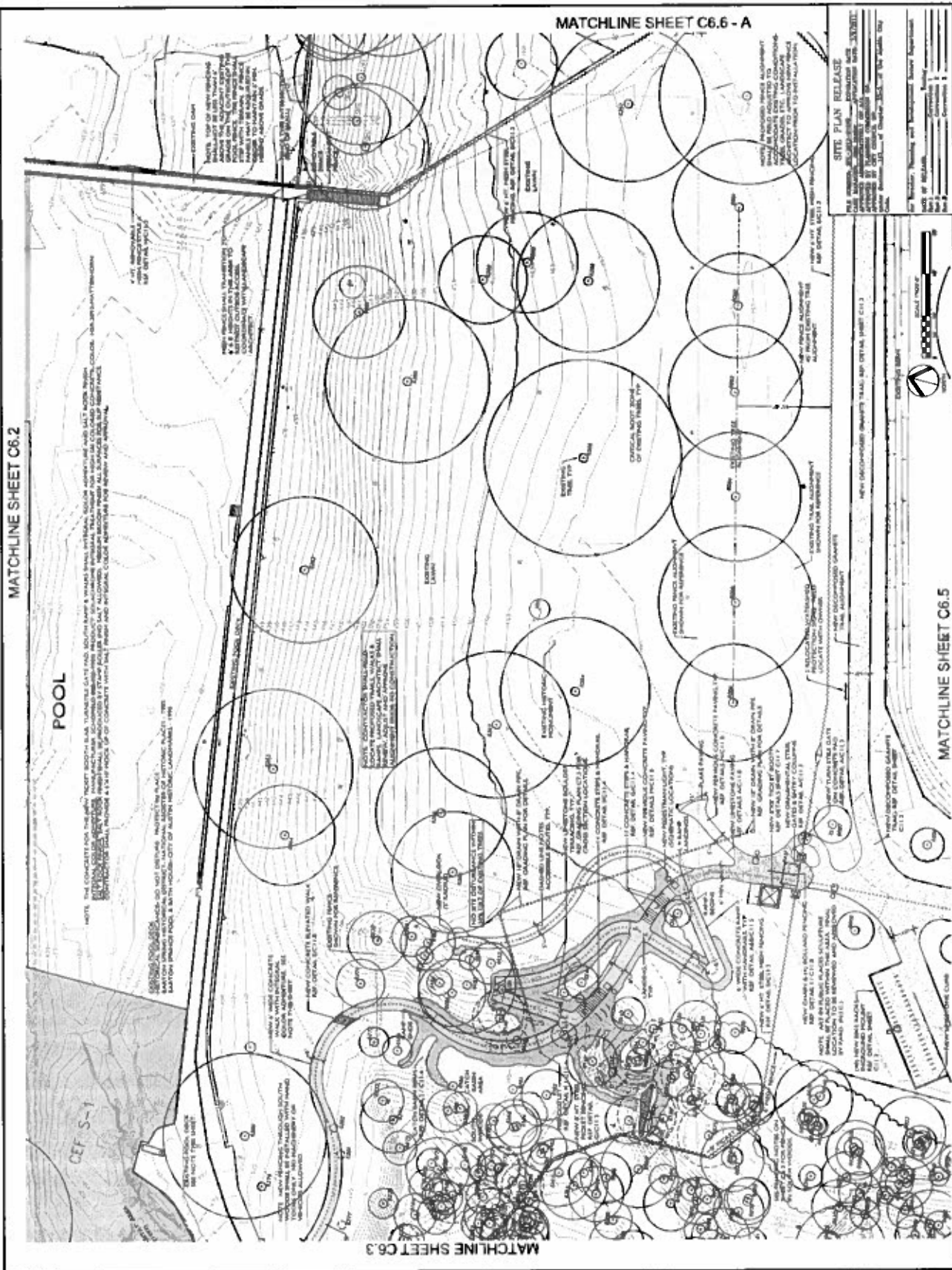
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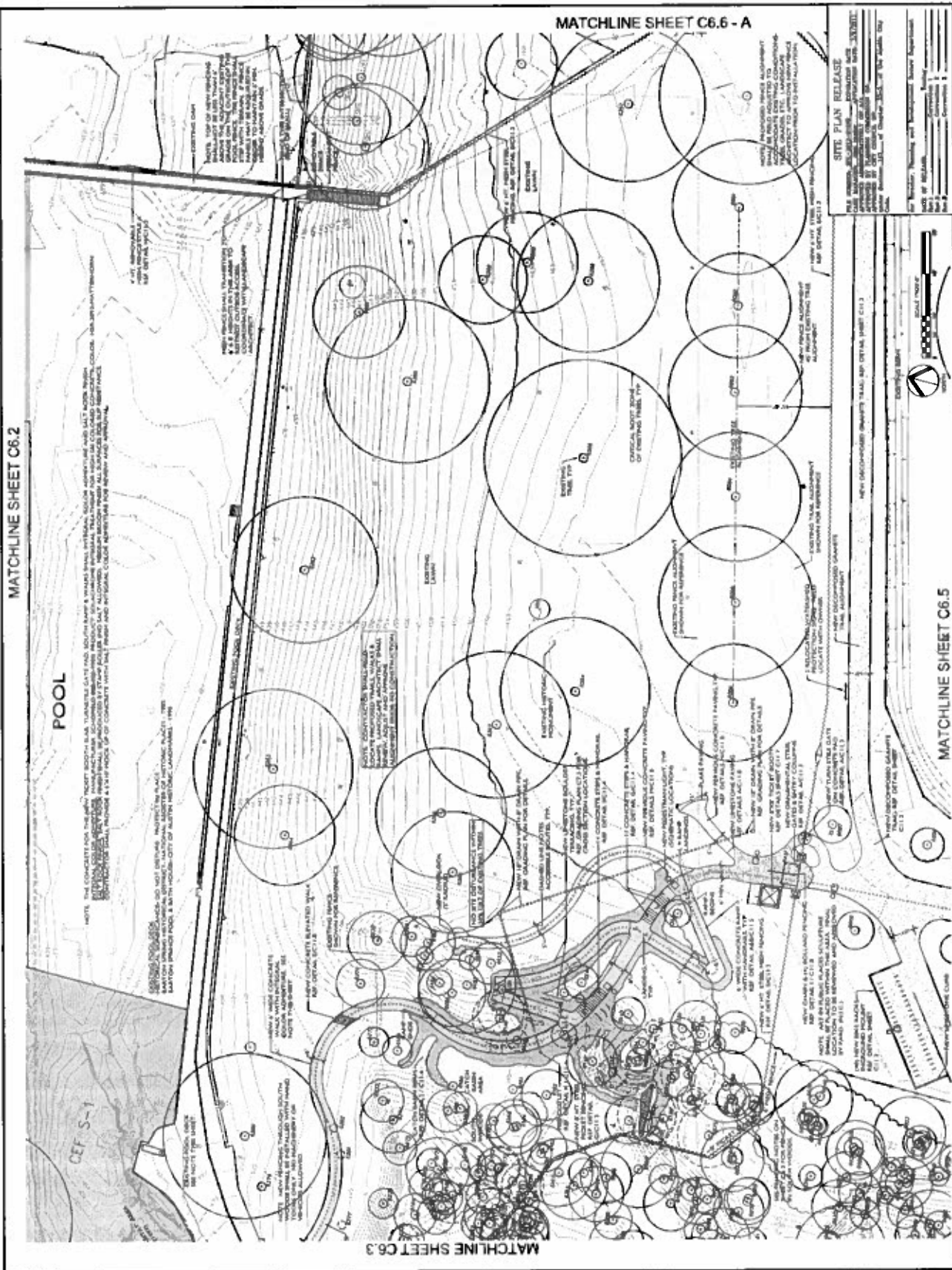
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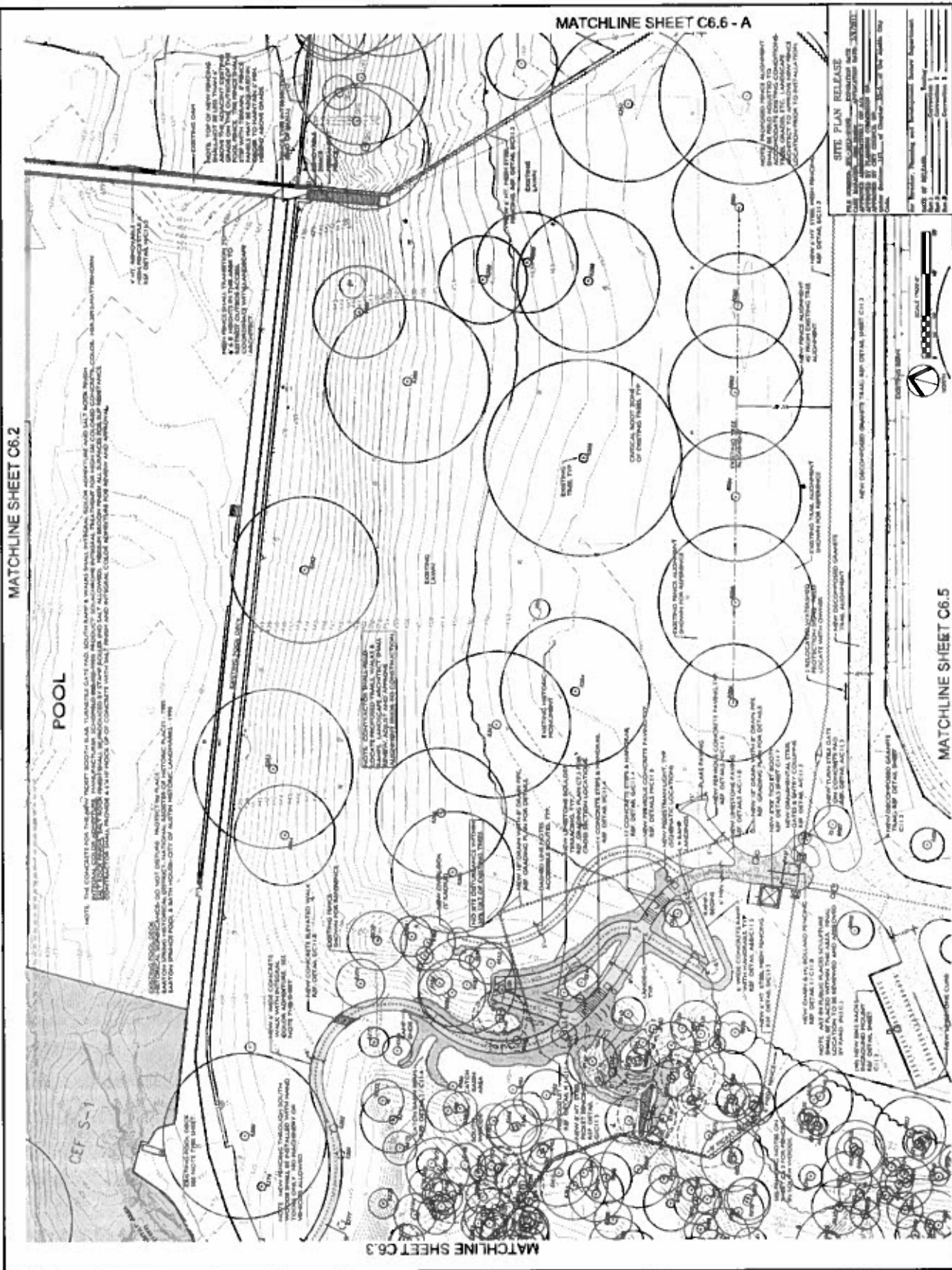
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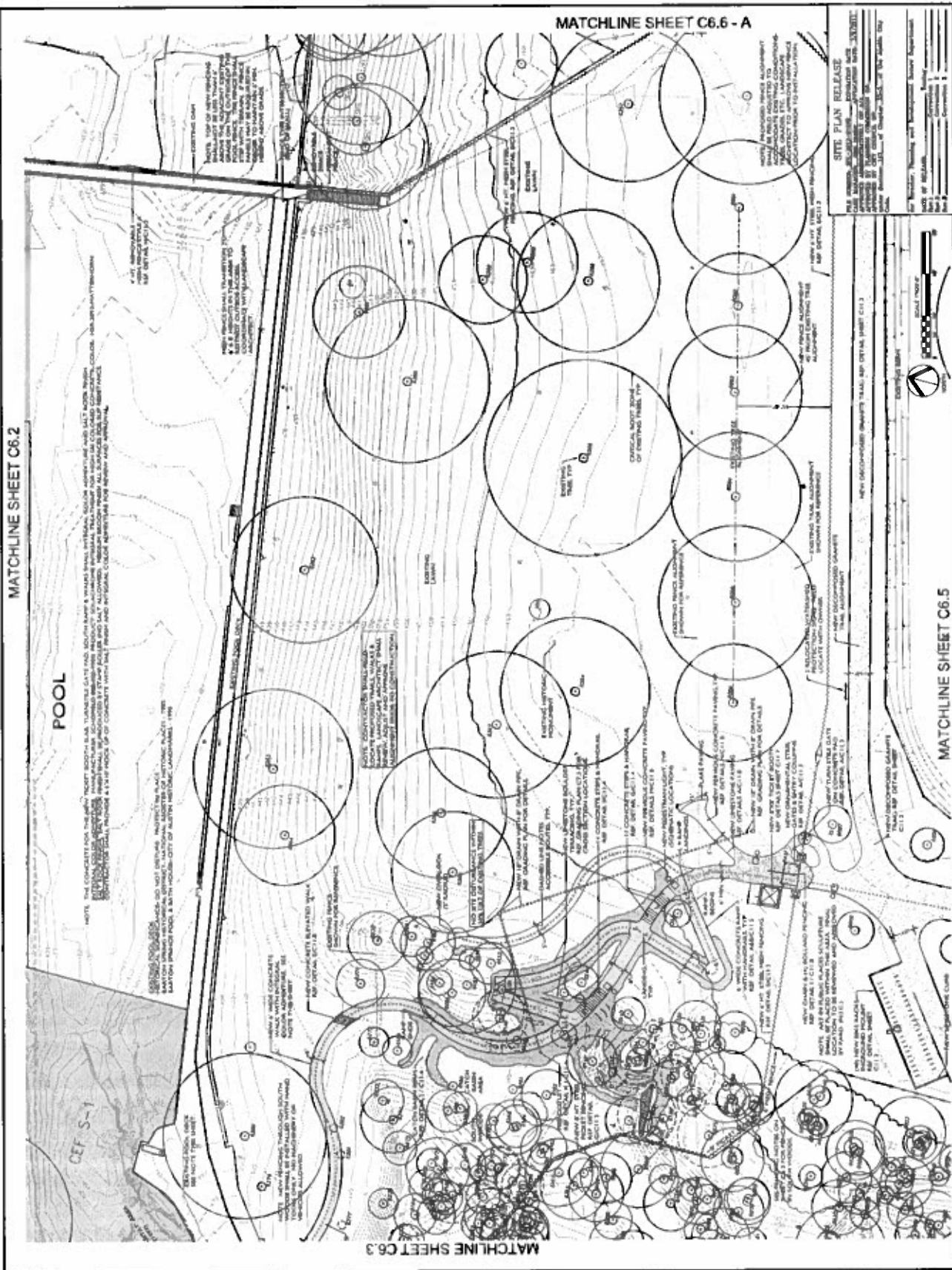
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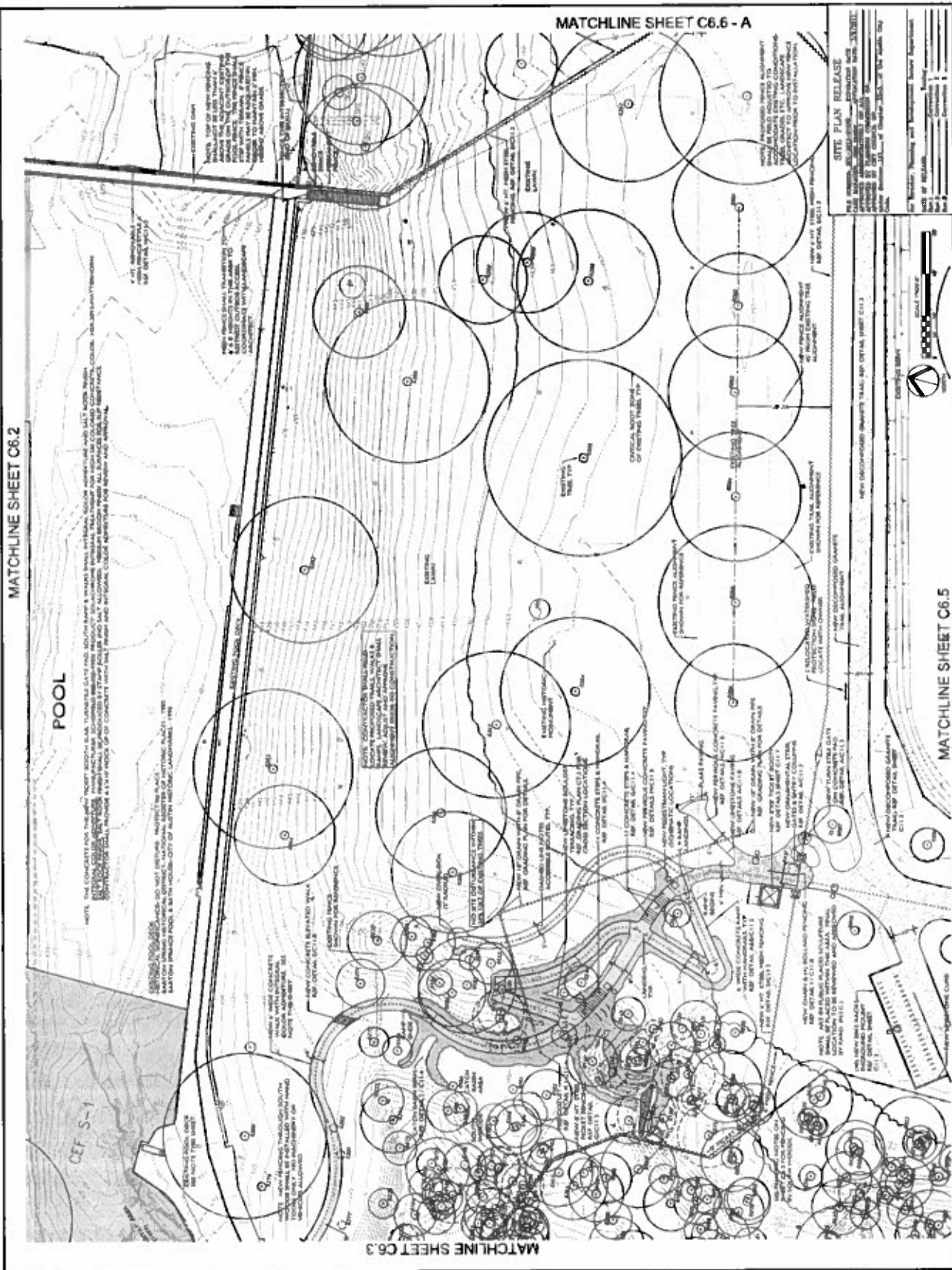
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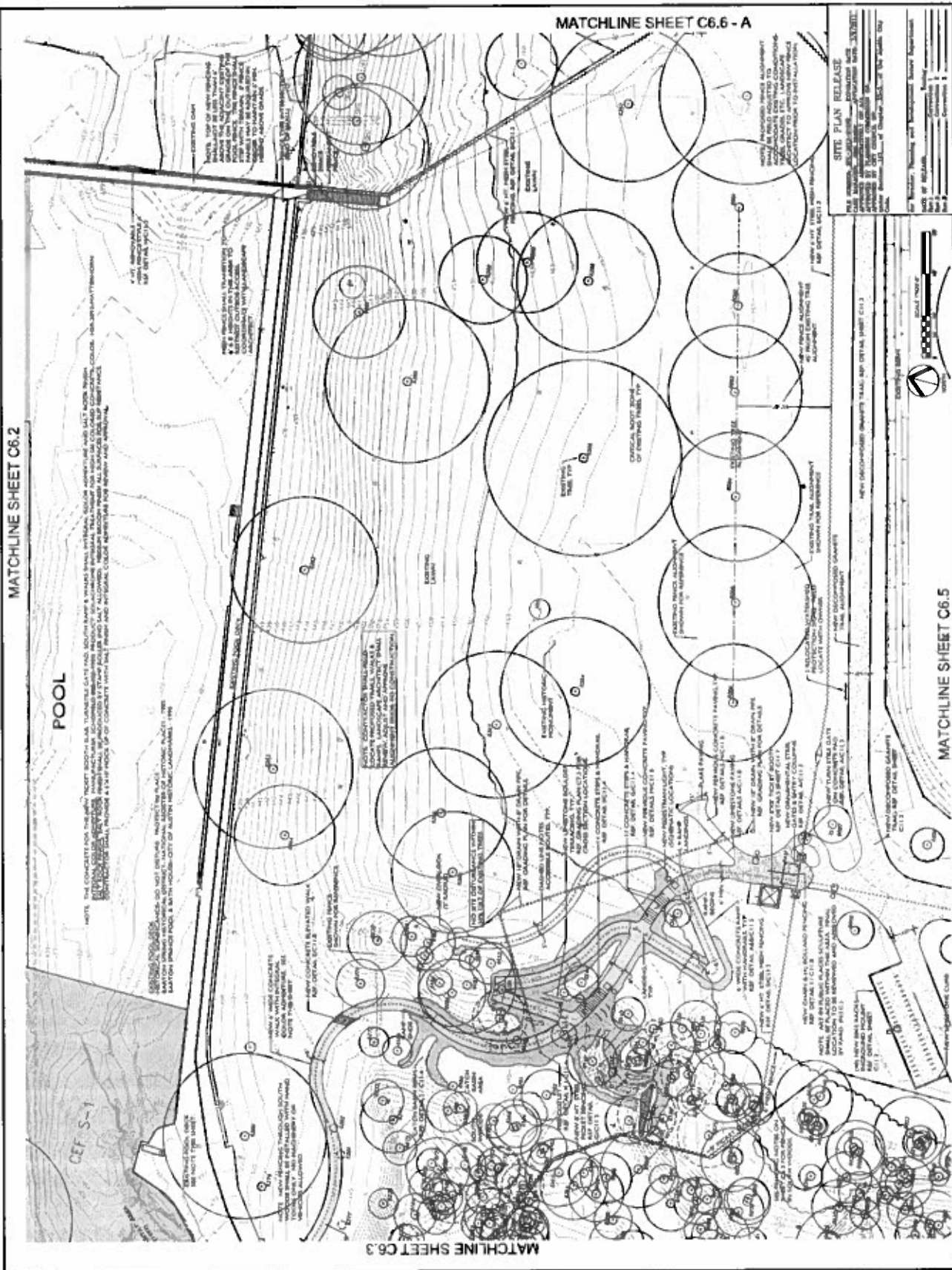
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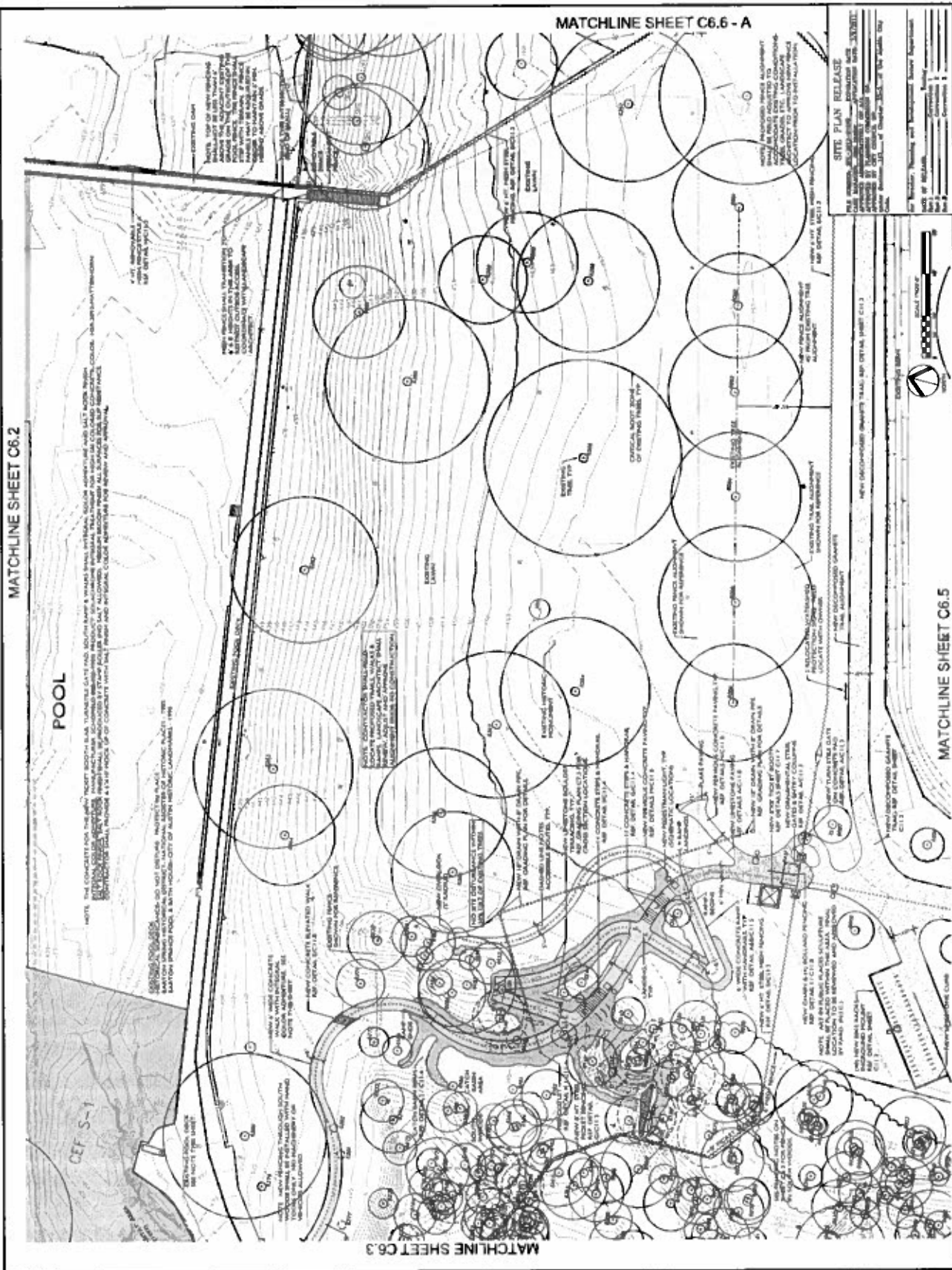
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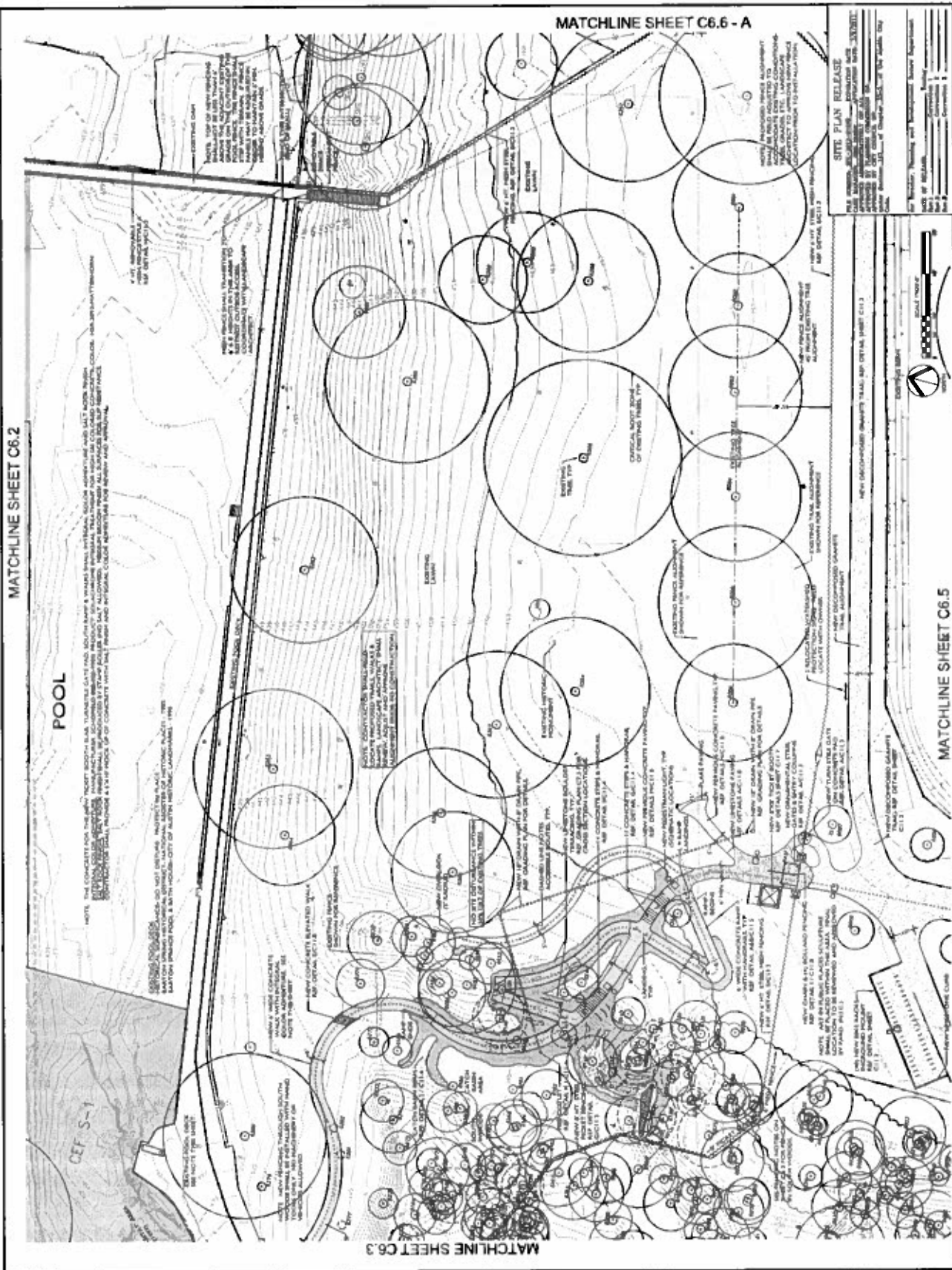
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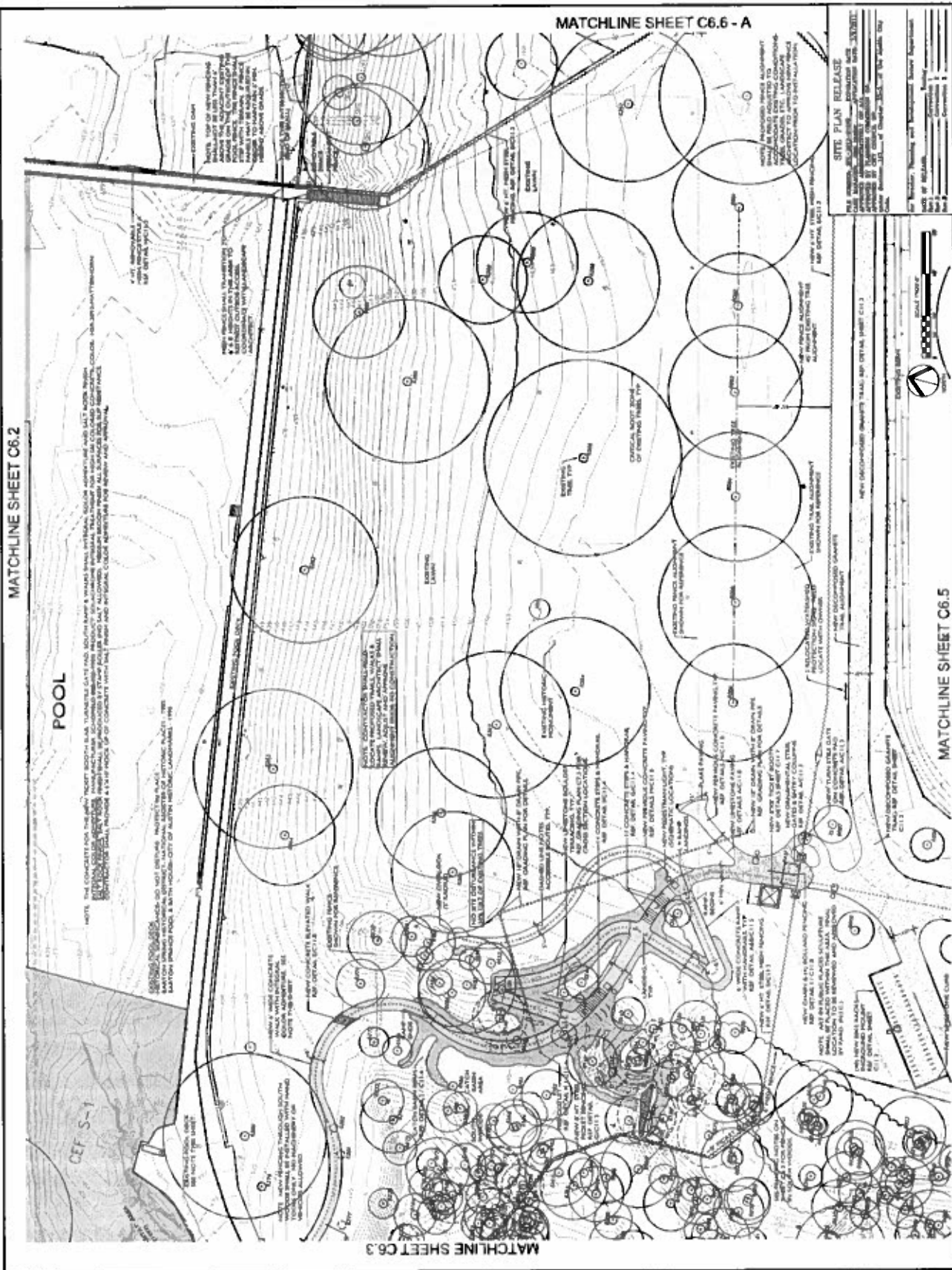
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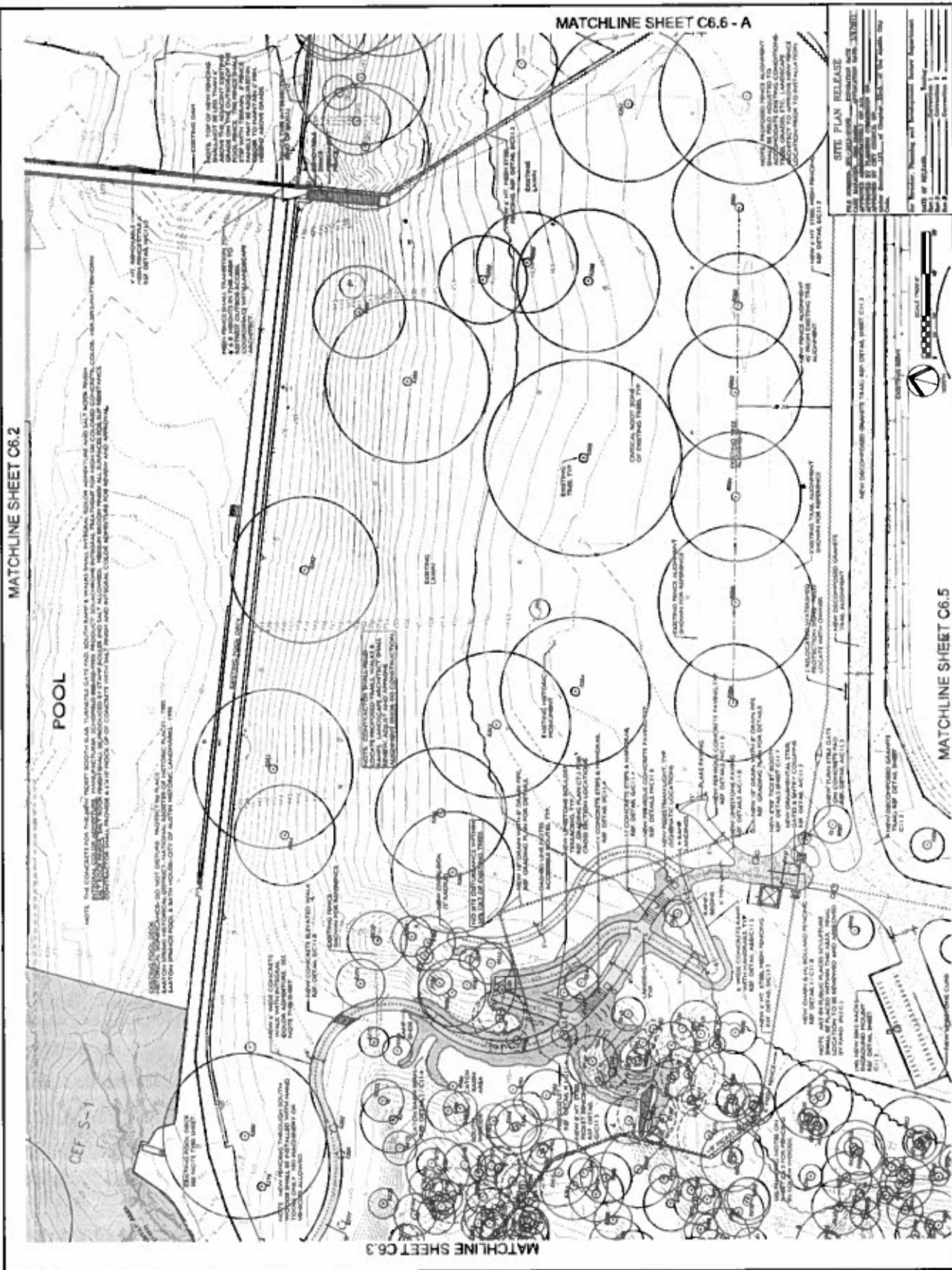
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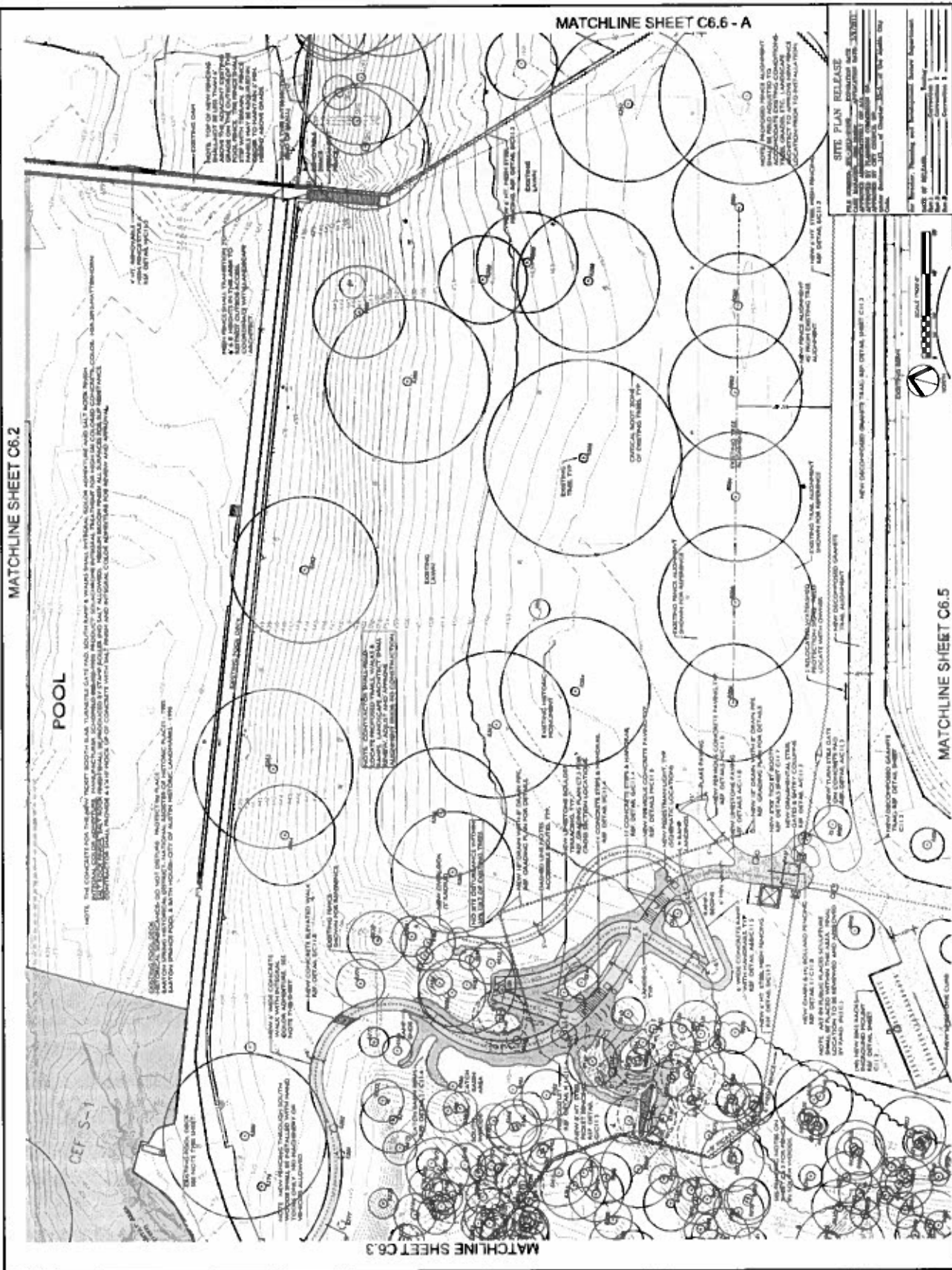
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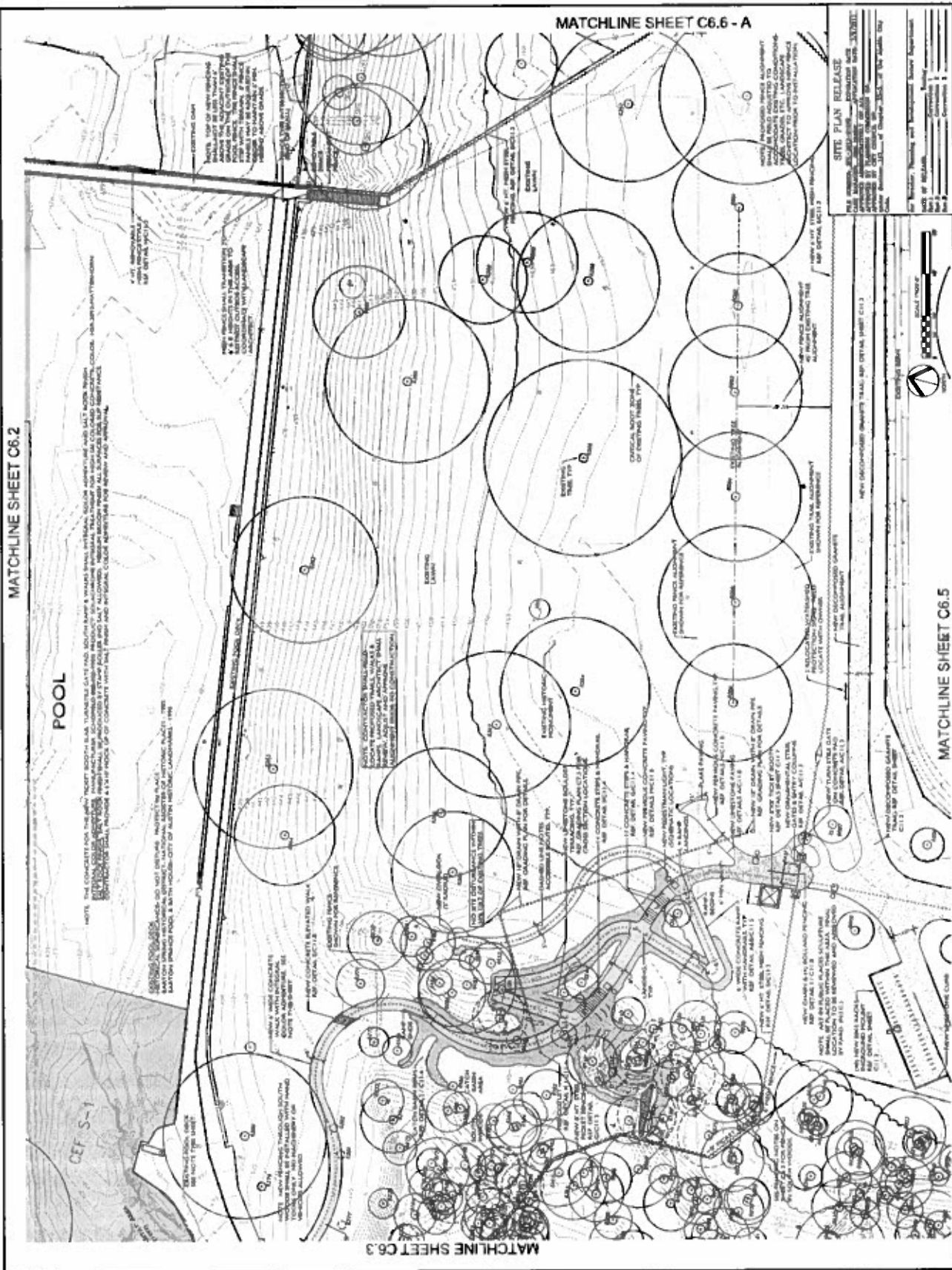
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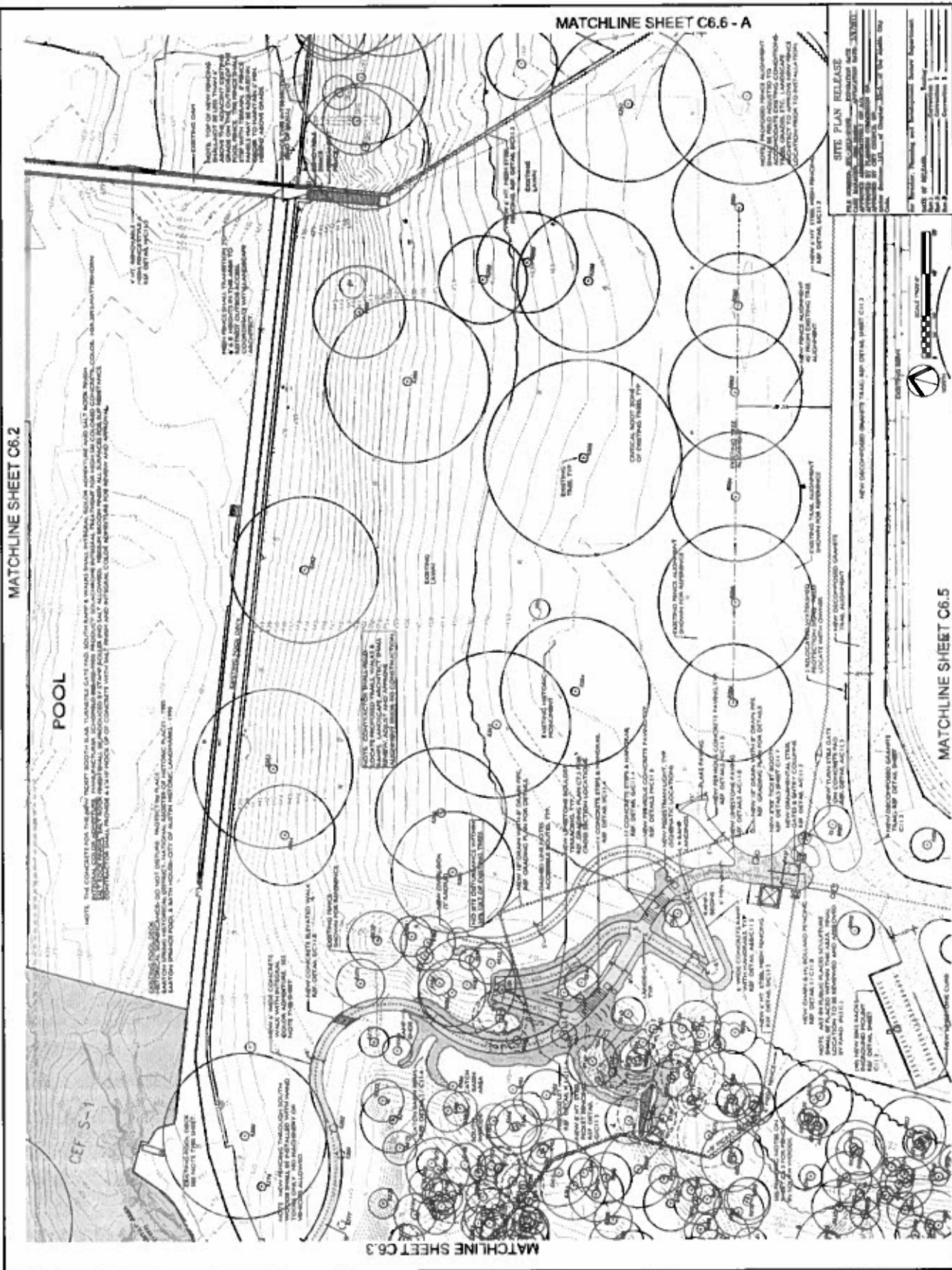
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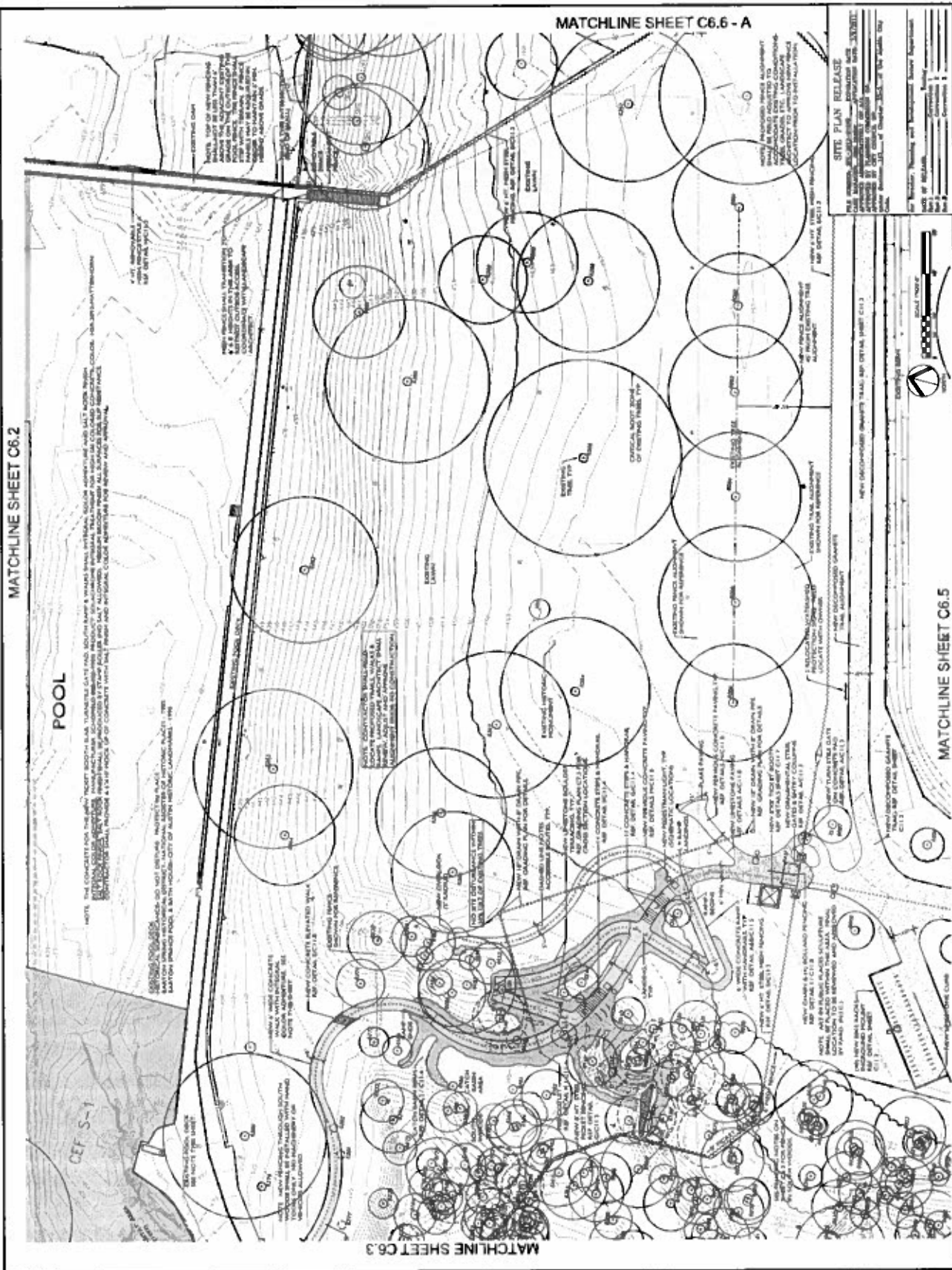
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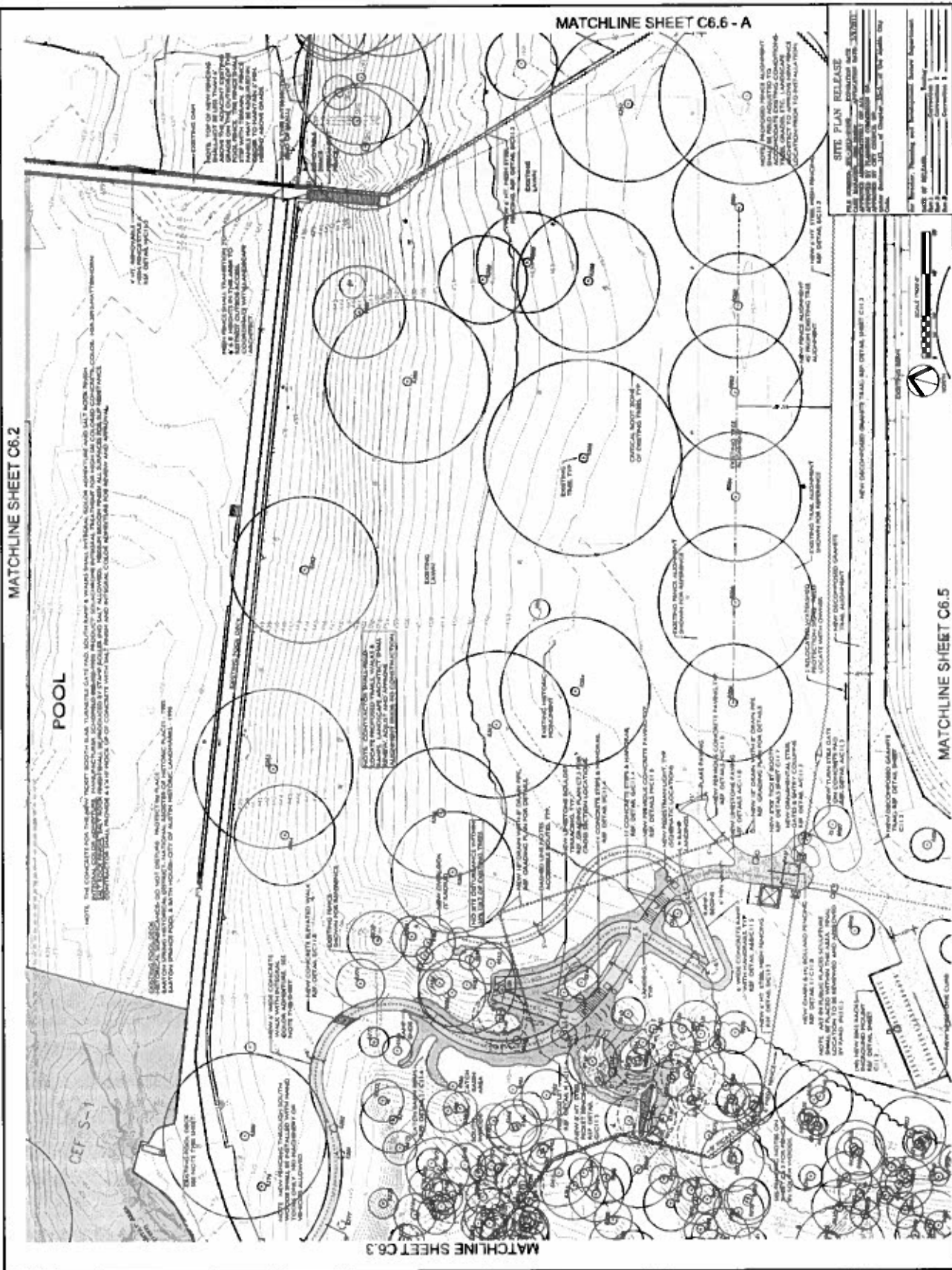
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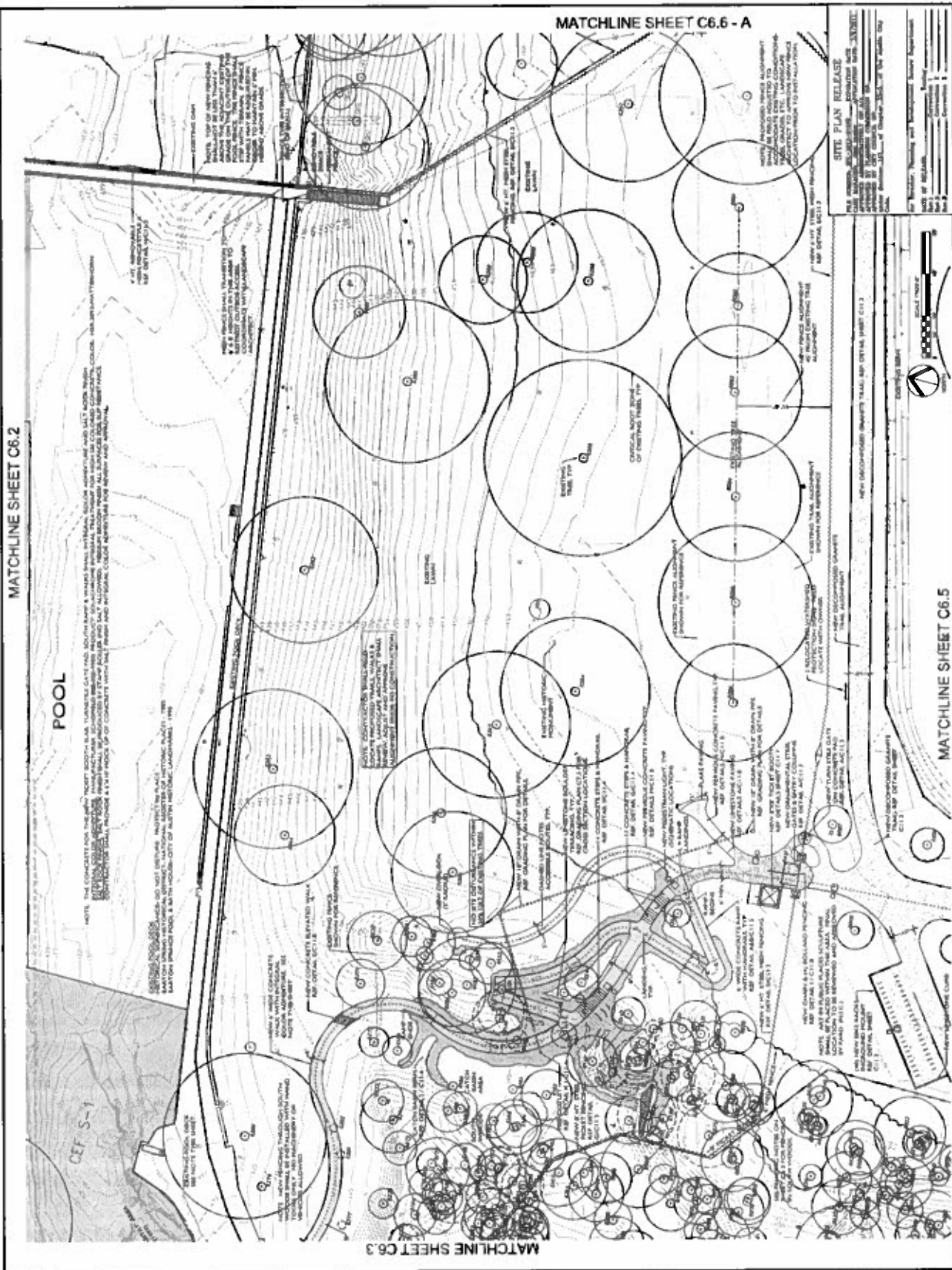
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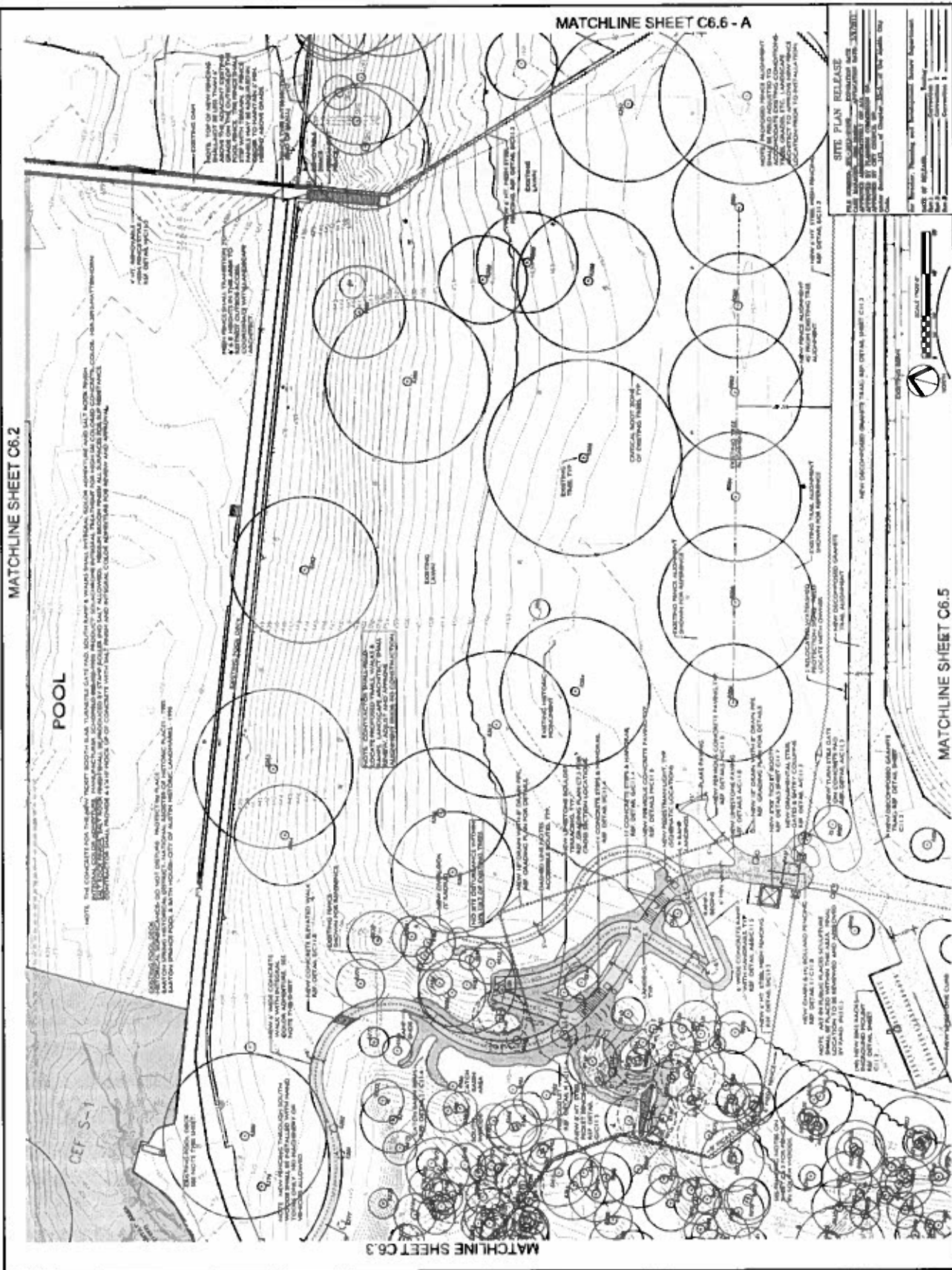
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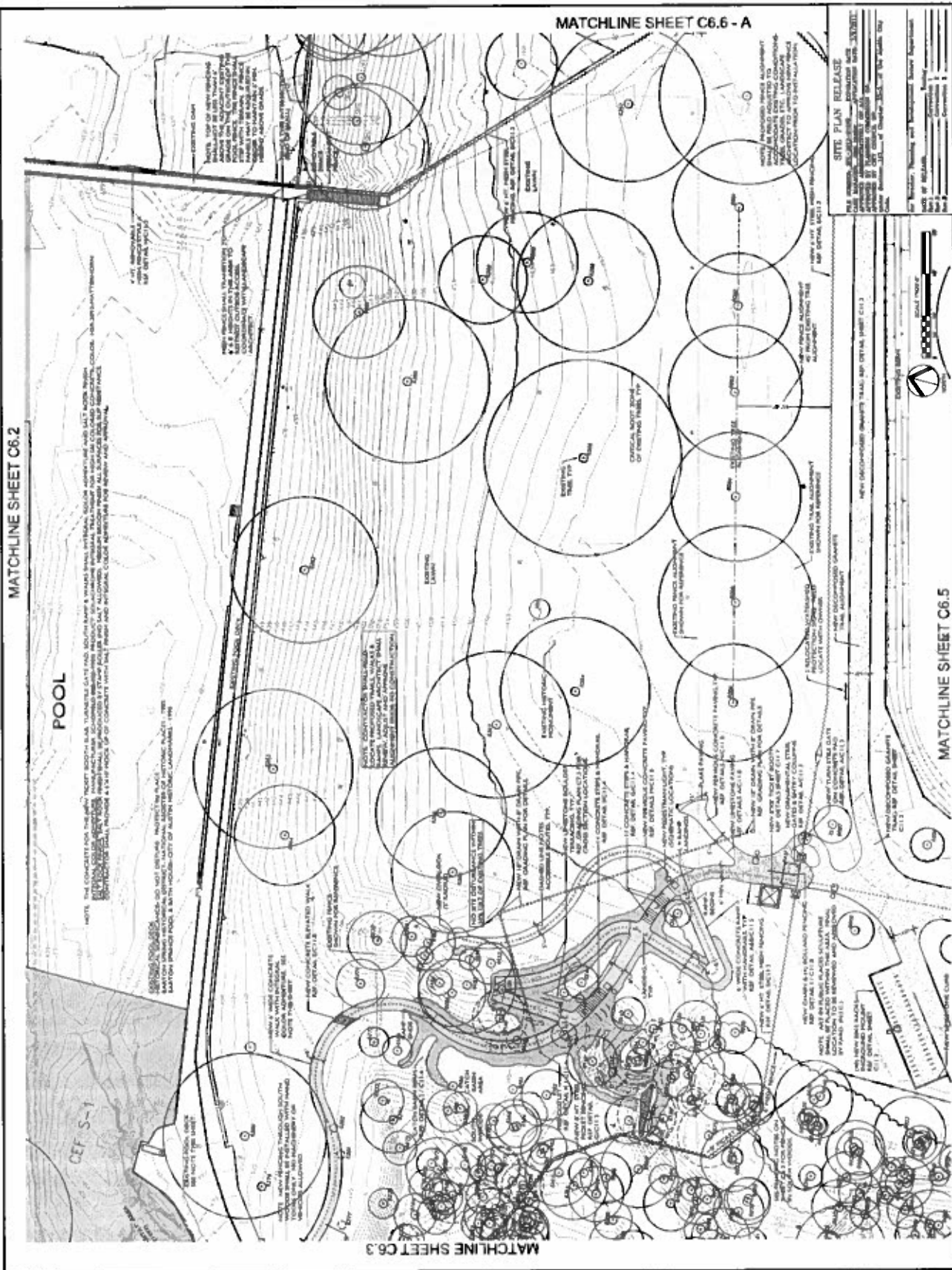
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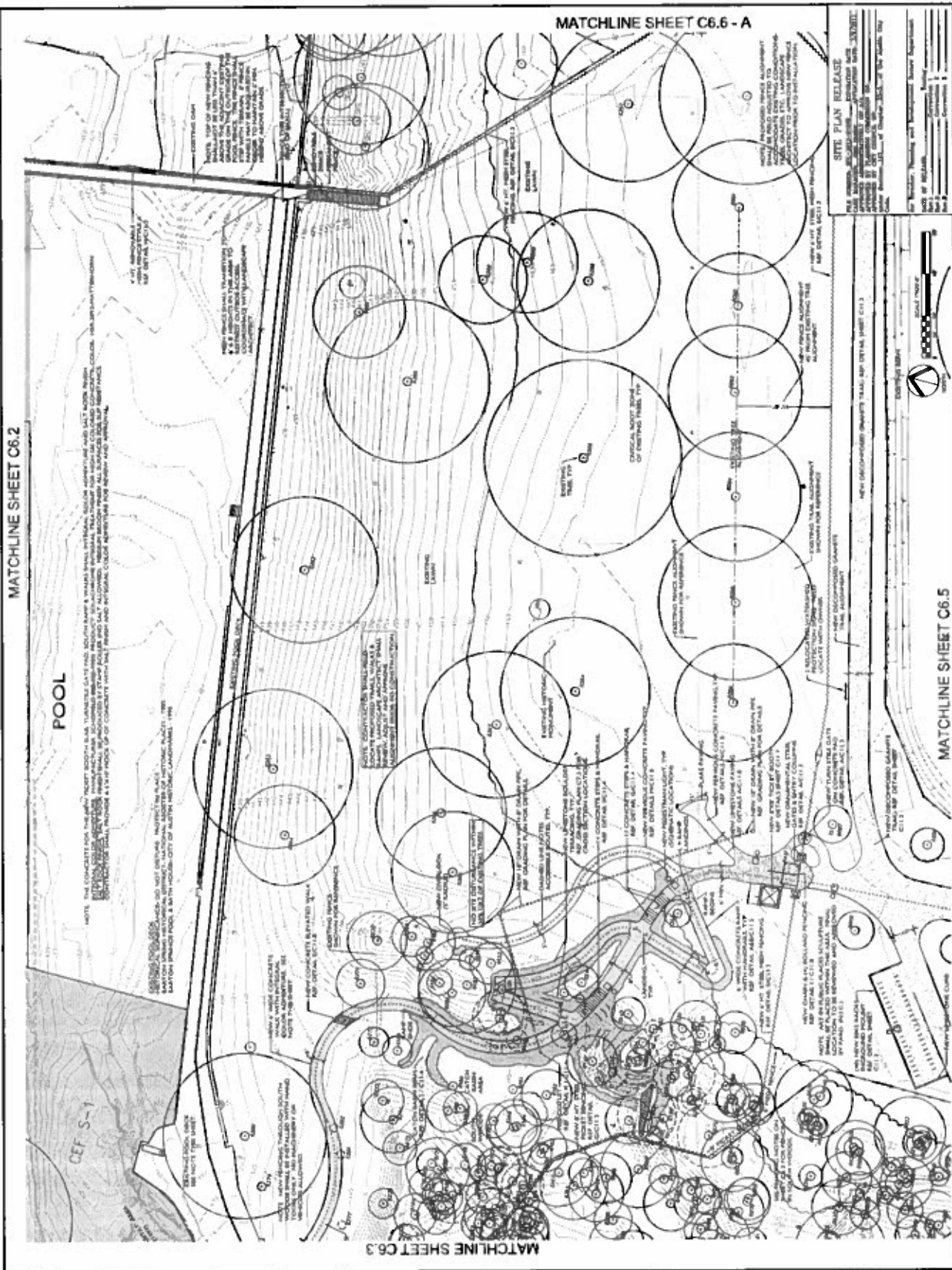
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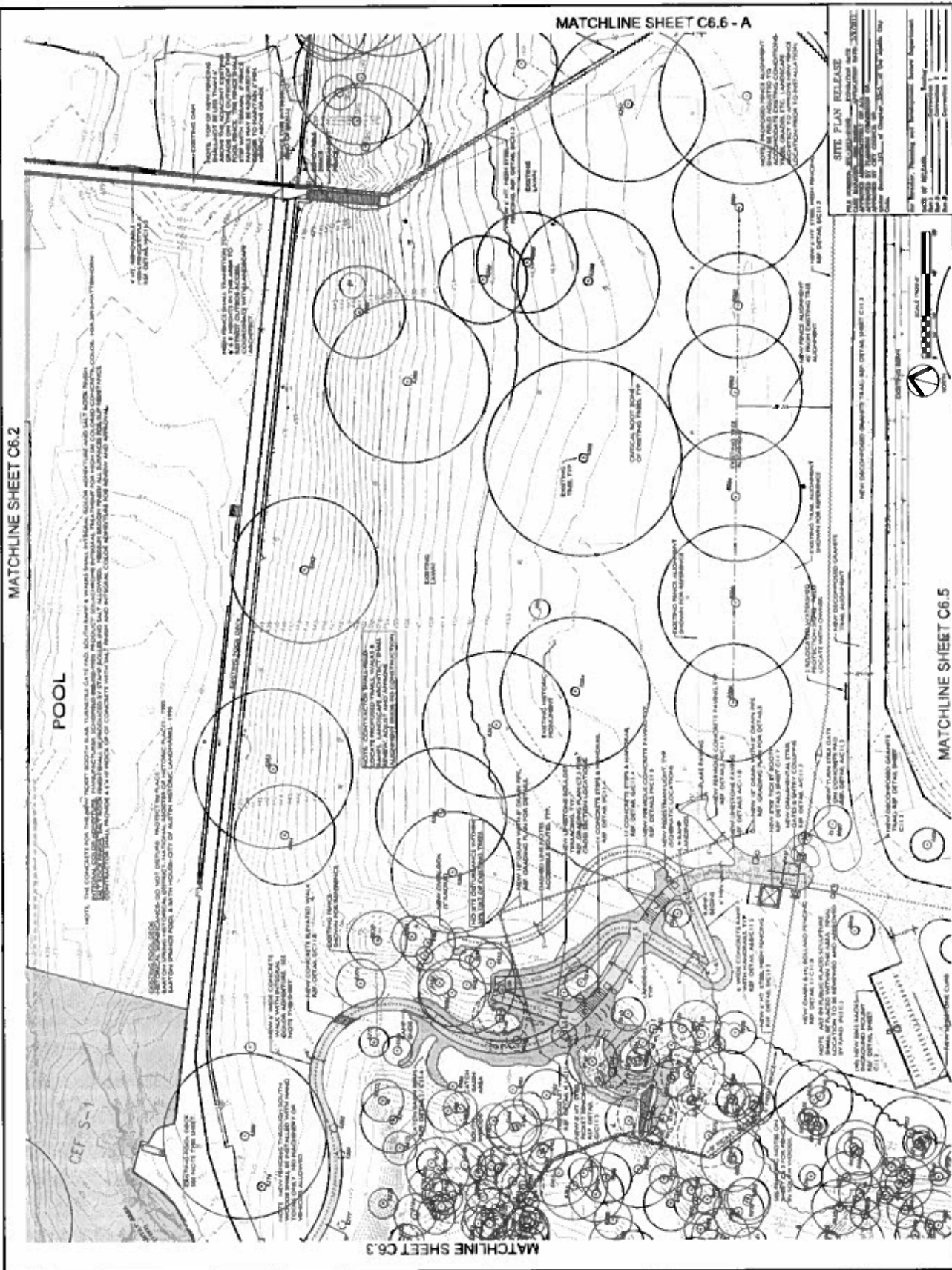
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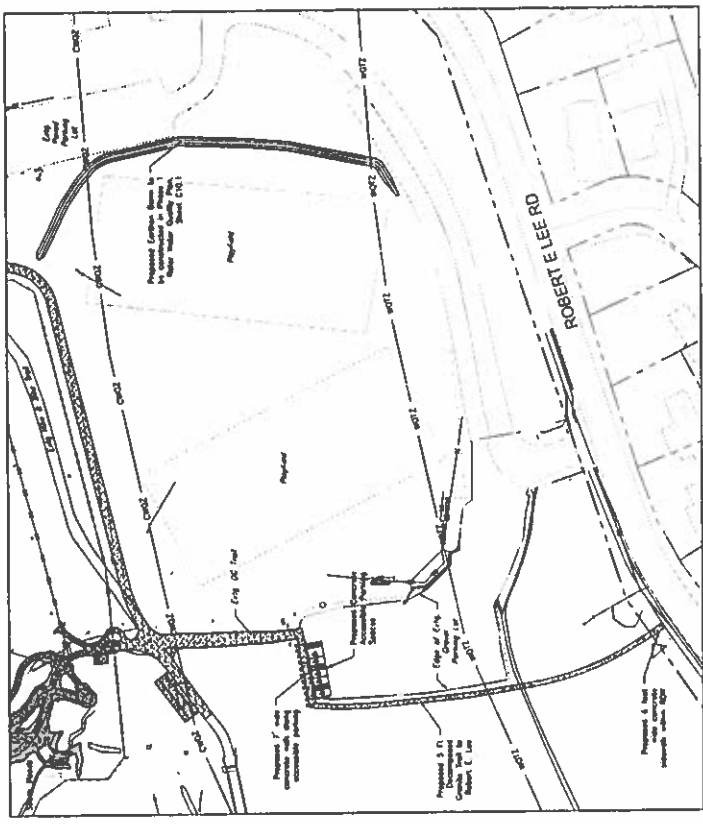
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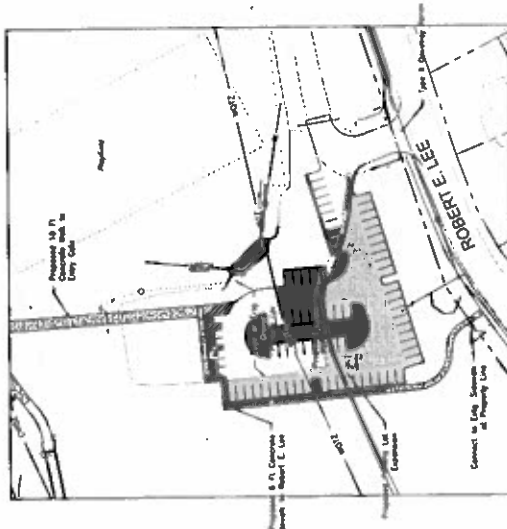
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NOTE

(H)SON ELECTRICAL 1000 W. 10TH ST SUITE 100 AUSTIN, TX 78703 TEL: 512-476-1111 FAX: 512-476-1112	STANBERRY ENGINEERING CO. www.stanberryengineering.com phone 512.778.0000 Texas Registered Professional Engineer #4436		<p>PROJECT NAME & LOCATION: BARTON SPRINGS POOL GENERAL GROUNDS IMPROVEMENTS</p> <p>2201 BARTON SPRINGS ROAD AUSTIN, TEXAS 78746</p>
<p>SHEET NO. 04</p> <p>DATE: 04/14/2012</p>		<p>CITY OF AUSTIN PARKS & RECREATION DEPARTMENT</p> <p>919 WEST 28th ST. AUSTIN, TEXAS 78705</p>	

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 <p>STANSBERRY ENGINEERING CO. 10000 W. 10th Street, Suite 100 Dallas, TX 75243 Phone: (214) 343-3333 Fax: (214) 343-3334 Email: info@stansberry.com</p>	<p>PROJECT NO. 10000 DATE: 10/1/00 DRAWN BY: JAC CHECKED BY: JAC APPROVED BY: JAC</p>		<p>BARTON SPRINGS POOL GENERAL GROUNDS IMPROVEMENTS 1301 BARTON SPRINGS ROAD AUSTIN, TEXAS 78704</p>	<p>CITY OF AUSTIN PARKS & RECREATION DEPARTMENT 915 WEST 28th ST. AUSTIN, TEXAS 78705</p>	<p>PHASE NO. 1 PARCELS LOT LANDSCAPING</p>	<p>PROJECT NO. 10000 DATE: 10/1/00 DRAWN BY: JAC CHECKED BY: JAC APPROVED BY: JAC</p>	<p>PHI 4.0 3/19/01</p>
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Country	Tree	QTY	Utilization used	WATER/SPC. used	FEED and CONDITIONS	SPENDING
INDONESIA		20	Live 200	Shaded 40000	1' Colored, Condition 10' Height, 1' Diameter	Ag. 10000
		10	Dead 200	Shaded 40000	1' Colored, Condition 10' Height, 1' Diameter	Ag. 10000
		10	Live 200	Shaded 40000	1' Colored, Condition 10' Height, 1' Diameter	Ag. 10000
INDONESIA		20	Live 200	Shaded 40000	1' Colored, Condition 10' Height, 1' Diameter	Ag. 10000
		10	Dead 200	Shaded 40000	1' Colored, Condition 10' Height, 1' Diameter	Ag. 10000
		10	Live 200	Shaded 40000	1' Colored, Condition 10' Height, 1' Diameter	Ag. 10000
INDONESIA		20	Live 200	Shaded 40000	1' Colored, Condition 10' Height, 1' Diameter	Ag. 10000
		10	Dead 200	Shaded 40000	1' Colored, Condition 10' Height, 1' Diameter	Ag. 10000
		10	Live 200	Shaded 40000	1' Colored, Condition 10' Height, 1' Diameter	Ag. 10000

True Replacement Information. No existing unexpired trees (4" x 2") to be removed for parking lot construction. No tree replacement required.

TREE REPLACEMENT INFORMATION

EXISTING TREES TO BE REMOVED: 0

TREES TO BE REPLANTED: 0

REPLACEMENT TREES TO BE PLANTED: 0

REPLACEMENT TREES TO BE PLANTED (4" x 2"):

Tree ID	Tree Species	Tree Size (inches)	Tree Location	Tree Status
1	Red Oak	4"	10'	OK
2	Red Oak	4"	10'	OK
3	Red Oak	4"	10'	OK
4	Red Oak	4"	10'	OK
5	Red Oak	4"	10'	OK
6	Red Oak	4"	10'	OK
7	Red Oak	4"	10'	OK
8	Red Oak	4"	10'	OK
9	Red Oak	4"	10'	OK
10	Red Oak	4"	10'	OK
11	Red Oak	4"	10'	OK
12	Red Oak	4"	10'	OK
13	Red Oak	4"	10'	OK
14	Red Oak	4"	10'	OK
15	Red Oak	4"	10'	OK
16	Red Oak	4"	10'	OK
17	Red Oak	4"	10'	OK
18	Red Oak	4"	10'	OK
19	Red Oak	4"	10'	OK
20	Red Oak	4"	10'	OK
21	Red Oak	4"	10'	OK
22	Red Oak	4"	10'	OK
23	Red Oak	4"	10'	OK
24	Red Oak	4"	10'	OK
25	Red Oak	4"	10'	OK
26	Red Oak	4"	10'	OK
27	Red Oak	4"	10'	OK
28	Red Oak	4"	10'	OK
29	Red Oak	4"	10'	OK
30	Red Oak	4"	10'	OK
31	Red Oak	4"	10'	OK
32	Red Oak	4"	10'	OK
33	Red Oak	4"	10'	OK
34	Red Oak	4"	10'	OK
35	Red Oak	4"	10'	OK
36	Red Oak	4"	10'	OK
37	Red Oak	4"	10'	OK
38	Red Oak	4"	10'	OK
39	Red Oak	4"	10'	OK
40	Red Oak	4"	10'	OK
41	Red Oak	4"	10'	OK
42	Red Oak	4"	10'	OK
43	Red Oak	4"	10'	OK
44	Red Oak	4"	10'	OK
45	Red Oak	4"	10'	OK
46	Red Oak	4"	10'	OK
47	Red Oak	4"	10'	OK
48	Red Oak	4"	10'	OK
49	Red Oak	4"	10'	OK
50	Red Oak	4"	10'	OK
51	Red Oak	4"	10'	OK
52	Red Oak	4"	10'	OK
53	Red Oak	4"	10'	OK
54	Red Oak	4"	10'	OK
55	Red Oak	4"	10'	OK
56	Red Oak	4"	10'	OK
57	Red Oak	4"	10'	OK
58	Red Oak	4"	10'	OK
59	Red Oak	4"	10'	OK
60	Red Oak	4"	10'	OK
61	Red Oak	4"	10'	OK
62	Red Oak	4"	10'	OK
63	Red Oak	4"	10'	OK
64	Red Oak	4"	10'	OK
65	Red Oak	4"	10'	OK
66	Red Oak	4"	10'	OK
67	Red Oak	4"	10'	OK
68	Red Oak	4"	10'	OK
69	Red Oak	4"	10'	OK
70	Red Oak	4"	10'	OK
71	Red Oak	4"	10'	OK
72	Red Oak	4"	10'	OK
73	Red Oak	4"	10'	OK
74	Red Oak	4"	10'	OK
75	Red Oak	4"	10'	OK
76	Red Oak	4"	10'	OK
77	Red Oak	4"	10'	OK
78	Red Oak	4"	10'	OK
79	Red Oak	4"	10'	OK
80	Red Oak	4"	10'	OK
81	Red Oak	4"	10'	OK
82	Red Oak	4"	10'	OK
83	Red Oak	4"	10'	OK
84	Red Oak	4"	10'	OK
85	Red Oak	4"	10'	OK
86	Red Oak	4"	10'	OK
87	Red Oak	4"	10'	OK

