ORDINANCE AMENDMENT REVIEW SHEET

<u>Amendment:</u> C20-2016-004, site-specific amendments to City Code Section 25-8-514 (Save Our Springs Initiative, Pollution Prevention Required)

Description: Consider an ordinance granting site-specific amendments to City Code Section 25-8-514 (*Save Our Springs Initiative, Pollution Prevention Required*) to allow development of the Zilker Park restroom facility (SPC-2012-0104D) to exceed impervious cover limits, modify water quality requirements, and allow construction in the Critical Water Quality Zone.

In addition to the site-specific code amendments, the ordinance also includes a variance to City Code Section 25-8-261 (*Critical Water Quality Zone Development*) to allow construction in the Critical Water Quality Zone.

Proposed Language: See attached draft ordinance.

Summary of proposed code changes:

- 1. Allow the site to exceed the impervious cover limit of 15 percent but require the restroom project to result in a net decrease of at least 590 square feet of impervious cover in the Barton Springs Zone.
- 2. Exempt the project from water quality treatment requirements, but require water quality enhancements and innovative stormwater management practices.
- 3. Allow construction of the restroom structure, utility lines, landscaping, and demolition and reconstruction of an existing parking lot within the Critical Water Quality Zone.

Background: In order to serve the hundreds of thousands of visitors to Zilker Park, the Parks and Recreation Department wishes to construct a restroom facility to serve the Barton Creek / Violet Crown Trail. The proposed site is adjacent to the Zilker Hillside Theater, which the restroom would also serve. The project was designed so that it will result in a net reduction in impervious cover and will also add water quality enhancements and innovative stormwater management.

Staff Recommendation: Recommended

Board and Commission Actions

January 18, 2017: Recommended by the Codes and Ordinances Joint Committee on a 6-0 vote.

February 01, 2017: Recommended by the Environmental Commission on a 6-0 vote.

February 14, 2017: To be reviewed by Planning Commission.

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<u>Council Action</u> March 25, 2017: Schedule a public hearing.

Ordinance Number: TBD

<u>City Staff:</u> Gary Gregson, Project Coordinator, Parks and Recreation Department

Phone: 974-9475 Email: gary.gregson@austintexas.gov Item C-10 3 of 14

1 2 ORDINANCE NO. 3 AN ORDINANCE AMENDING CITY CODE SECTION 25-8-514 AND GRANTING VARIANCES TO CITY CODE SECTION 25-8-261 TO ALLOW 4 5 CONSTRUCTION OF THE ZILKER PARK RESTROOM PROJECT IN THE CRITICAL WATER QUALITY ZONE, TO EXCEED IMPERVIOUS COVER 6 LIMITATIONS, AND TO EXEMPT THE PROJECT FROM CERTAIN 7 POLLUTION CONTROL REQUIREMENTS. 8 9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN: **PART 1.** This ordinance applies to the construction of the restroom project located in 10 Zilker Metropolitan Park as described in Site Plan Number SPC-2012-0104D. 11 PART 2. CRITICAL WATER QUALITY ZONE 12 13 A variance is granted from City Code Section 25-8-261 (Critical Water Quality Zone) 14 and Section 25-8-514 (Pollution Prevention Required) is amended to allow construction in the critical water quality zone of: 15 16 (A) Restroom structure of no more than 900 square feet in area on the north side of William Barton Drive, west of and adjacent to the Beverly Sheffield 17 Zilker Hillside Theater. 18 19 Underground water and wastewater lines to the restroom structure. 20 (B) 21 22 Landscaping around the restroom structure and on the south side of William (C) Barton Drive. 23 24 Demolition and reconstruction of an existing parking lot. 25 (D) PART 3. IMPERVIOUS COVER 26 City Code Section 25-8-514 (Pollution Prevention Required) is amended to: 27 28 (A) allow impervious cover in excess of 15%; and 29 (B) exempt the project from the pollution control requirements of this section. 30 COA Law Department 9 10

11

PART 4. CONDITIONS

Construction authorized by this ordinance must adhere to the following conditions:

- (A) Remove sufficient existing impervious cover from the site to result in a net decrease of at least 590 square feet of impervious cover in the Barton Springs zone.
- (B) Stormwater runoff from the restroom structure shall be conveyed to a landscaped area and not directly discharged to an impervious surface or storm sewer. The conveyance shall be designed to prevent erosive flows.
- (C) Provide water quality enhancements as described in EXHIBIT A.

PART 5. Council waives the requirements imposed by City Code Section 25-8-41 (*Land Use Commission*) regarding the processing and granting of a variance for the variances granted in this ordinance.

PART 6. This ordinance takes effect on _______, 2017.

PASSED AND APPROVED

, 2017 §	
, 2017 §	
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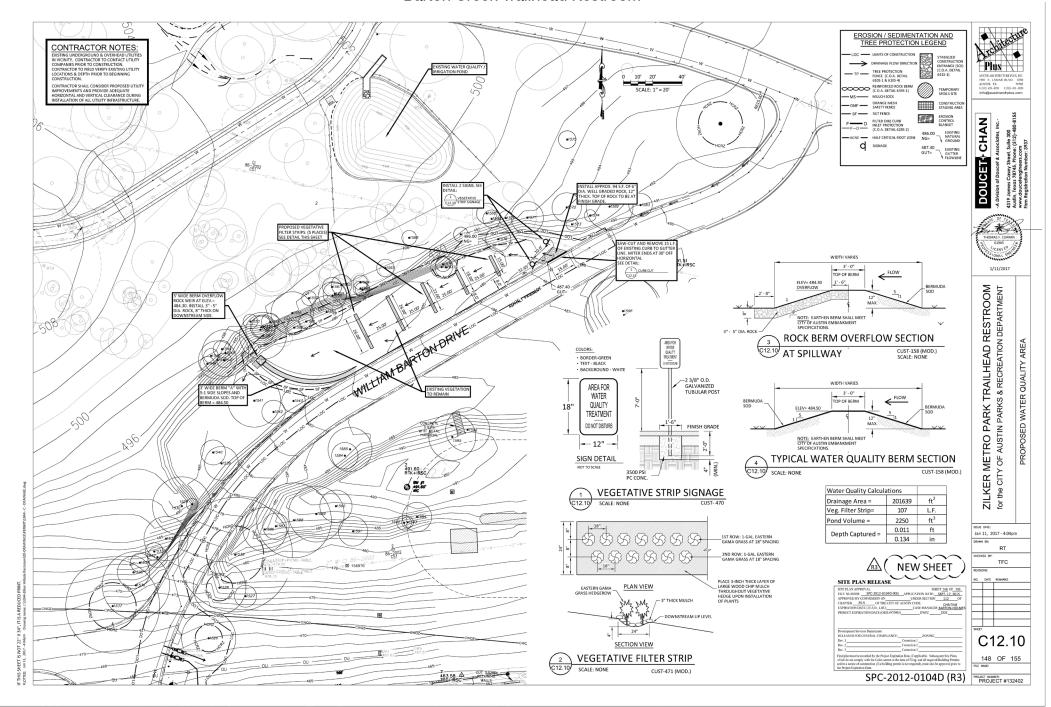
Steve Adler Mayor

APPROVED: _____ ATTEST: ____

Anne L. Morgan City Attorney Jannette S. Goodall City Clerk

Exhibit A

Zilker Metro Park -Barton Creek Trailhead Restroom



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ZILKER METRO PARK -BARTON CREEK TRAILHEAD RESTROOM

Planning Commission

February 14, 2017







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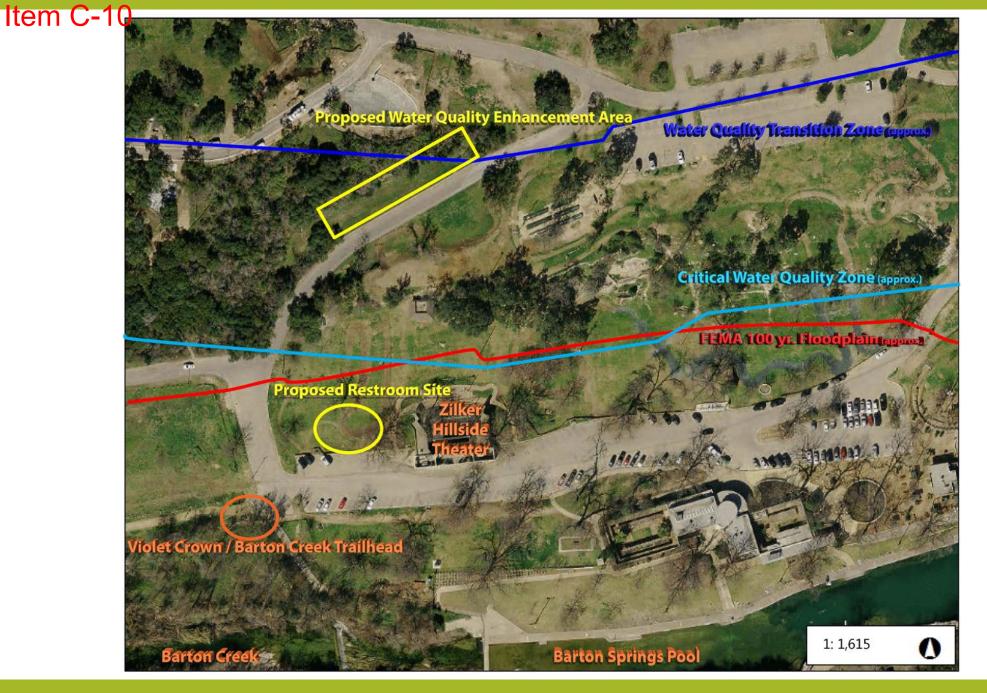
Requested SOS Amendments and Variances

- Allow site to exceed 15% impervious cover limit (existing condition)
- Allow project to modify water quality treatment requirements
- Allow construction of a restroom, utility lines, and landscaping in the CWQZ
- Allow demolition/reconstruction of an existing parking lot in the CWQZ

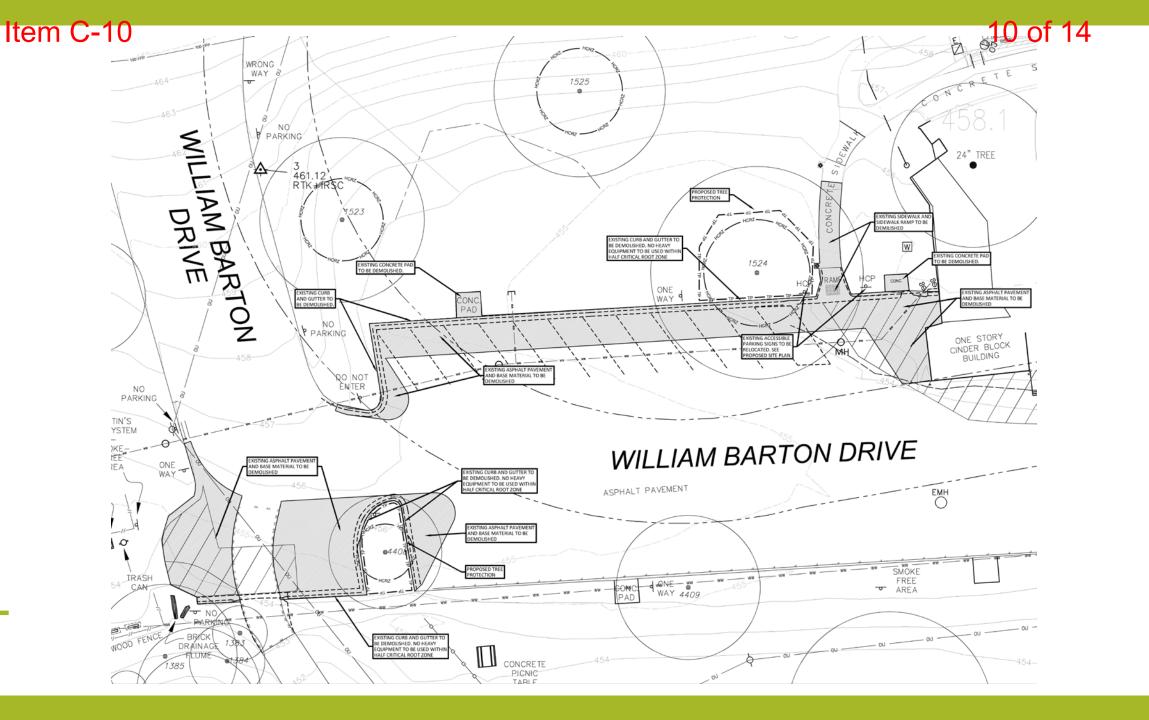
Conditions

- Net decrease of at least 590 square feet of impervious cover
- Water quality enhancement provided for existing road
- Innovative stormwater management for restroom building

Requests



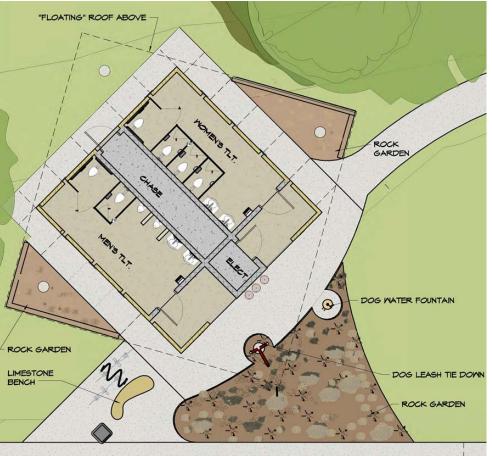
Site Plan



Item C-10 EROSION / SEDIMENTATION AND TREE PROTECTION LEGEND CONTRACTOR NOTES: DRAINAGE FLOW DIRECTION TREE PROTECTION FRUE (C.O.A. DETAIL A OF AN ANGEL TP TREE PROTECTION FENCE (C.O.A. DETAIL 6105-1 & 6105-4) proposed CONTRACTOR SHALL CONSIDER PROPOSED UTILITY IMPROVEMENTS AND PROVIDE ADEQUATE HORIZONTAL AND VERTICAL CLEARANCE DURING INSTALLATION OF ALL UTILITY INFRASTRUCTURE. REINFORCED ROCK BERN (C.O.A. DETAIL 6395-1) TEMPORAR' SPOILS SITE MS MULCH SOCK OMF OMF ORANGE MESH SAFETY FENCE SILT FENCE 25 DOUGET! CHAN F D FILTER DIKE CURB INLET PROTECTION (C.O.A. DETAIL 6285-2) 486.00 EXISTING NATURAL GROUND HCRZ - HALF CRITICAL ROOT ZONE SIGNAGE 1 VEGETATIVE C12.10 STRP SIGNAL ROPOSED VEGETATIVE LTER STRIPS. (5 PLACE EE DETAIL THIS SHEET SAW-CUT AND REMOVE 15 L. OF EXISTING CURB TO GUTTE LINE. MITER ENDS AT 30° OFF 3" - 0" TOP OF BERM 1/11/2017 ELEV= 484.30 OVERFLOW 1' - 6" ZILKER METRO PARK TRAILHEAD RESTROOM for the CITY OF AUSTIN PARKS & RECREATION DEPARTMENT ROCK WEIR AT ELEV.= 484.30. INSTALL 3" - 5" DIA. ROCK, 8" THICK ON DOWNSTREAM SIDE. WILLTAM BAILTON BRIVE. NOTE: EARTHEN BERM SHALL MEET CITY OF AUSTIN EMBANKMENT SPECIFICATIONS. 3" - 5" DIA. ROCK **ROCK BERM OVERFLOW SECTION** PROPOSED WATER QUALITY AREA CUST-158 (MOD.) SCALE: NONE AT SPILLWAY BORDER-GREEN TEXT - BLACK -2 3/8" O.D. WIDTH VARIES AREA FOR GALVANIZED TUBULAR POST WATER BERMUDA SOD TOP OF BERM QUALITY 18" ELEV= 484.50 TREATMENT DO NOT DISTURB FINISH GRADE 100 NOTE: EARTHEN BERM SHALL MEET CITY OF AUSTIN EMBANKMENT SPECIFICATIONS. --- 12" ---1585 • TYPICAL WATER QUALITY BERM SECTION SIGN DETAIL Water Quality Calculations VEGETATIVE STRIP SIGNAGE 201639 Drainage Area = Veg. Filter Strip= 107 L.F. ft³ 2250 Pond Volume = 0.011 ft Depth Captured = Jan 11. 2017 - 4:04pm 0.134 RT TFC 479 M 156976 **NEW SHEET** PLACE 3-INCH THICK LAYER OF LARGE WOOD CHIP MULCH THROUGHOUT VEGETATIVE PLAN VIEW C12.10 SECTION VIEW **VEGETATIVE FILTER STRIP** 148 OF 155 SCALE: NONE CUST-471 (MOD.) SPC-2012-0104D (R3) PROJECT #132402







Design Approvals:

- Land, Facilities and Programs Committee of the Parks and Recreation Board 10/13/2015
- Parks and Recreation Board 10/27/2015
- Certificate of Appropriateness Committee of the Historic Landmark Commission 11/30/2015
- Historic Landmark Commission 12/14/2015
- Codes and Ordinances Joint Committee 03/15/2016
- Planning Commission 03/22/2016
- Design Commission 08/22/2016

SOS Amendment and Variance Approvals:

- Codes and Ordinance Joint Committee 01/18/2017
- Environmental Commission 02/01/2017

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Questions?