

ORDINANCE AMENDMENT REVIEW SHEET

Amendment: 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.

Council Action

March 25, 2017: Schedule a public hearing.

Ordinance Number: TBD

City Staff: Gary Gregson, Project Coordinator, Parks and Recreation Department

Phone: 974-9475

Email: gary.gregson@austintexas.gov

ORDINANCE NO. _____

AN ORDINANCE AMENDING CITY CODE SECTION 25-8-514 AND GRANTING VARIANCES TO CITY CODE SECTION 25-8-261 TO ALLOW CONSTRUCTION OF THE ZILKER PARK RESTROOM PROJECT IN THE CRITICAL WATER QUALITY ZONE, TO EXCEED IMPERVIOUS COVER LIMITATIONS, AND TO EXEMPT THE PROJECT FROM CERTAIN POLLUTION CONTROL REQUIREMENTS .

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 Zilker Metropolitan Park as described in Site Plan Number SPC-2012-0104D.

PART 2. CRITICAL WATER QUALITY ZONE

A variance is granted from City Code Section 25-8-261 (*Critical Water Quality Zone*) and Section 25-8-514 (*Pollution Prevention Required*) is amended to allow construction in the critical water quality zone of:

- (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 Zilker Hillside Theater.
- (B) Underground water and wastewater lines to the restroom structure.
- (C) Landscaping around the restroom structure and on the south side of William Barton Drive.
- (D) Demolition and reconstruction of an existing parking lot.

PART 3. IMPERVIOUS COVER

City Code Section 25-8-514 (*Pollution Prevention Required*) is amended to:

- (A) allow impervious cover in excess of 15%; and
- (B) exempt the project from the pollution control requirements of this section.

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.

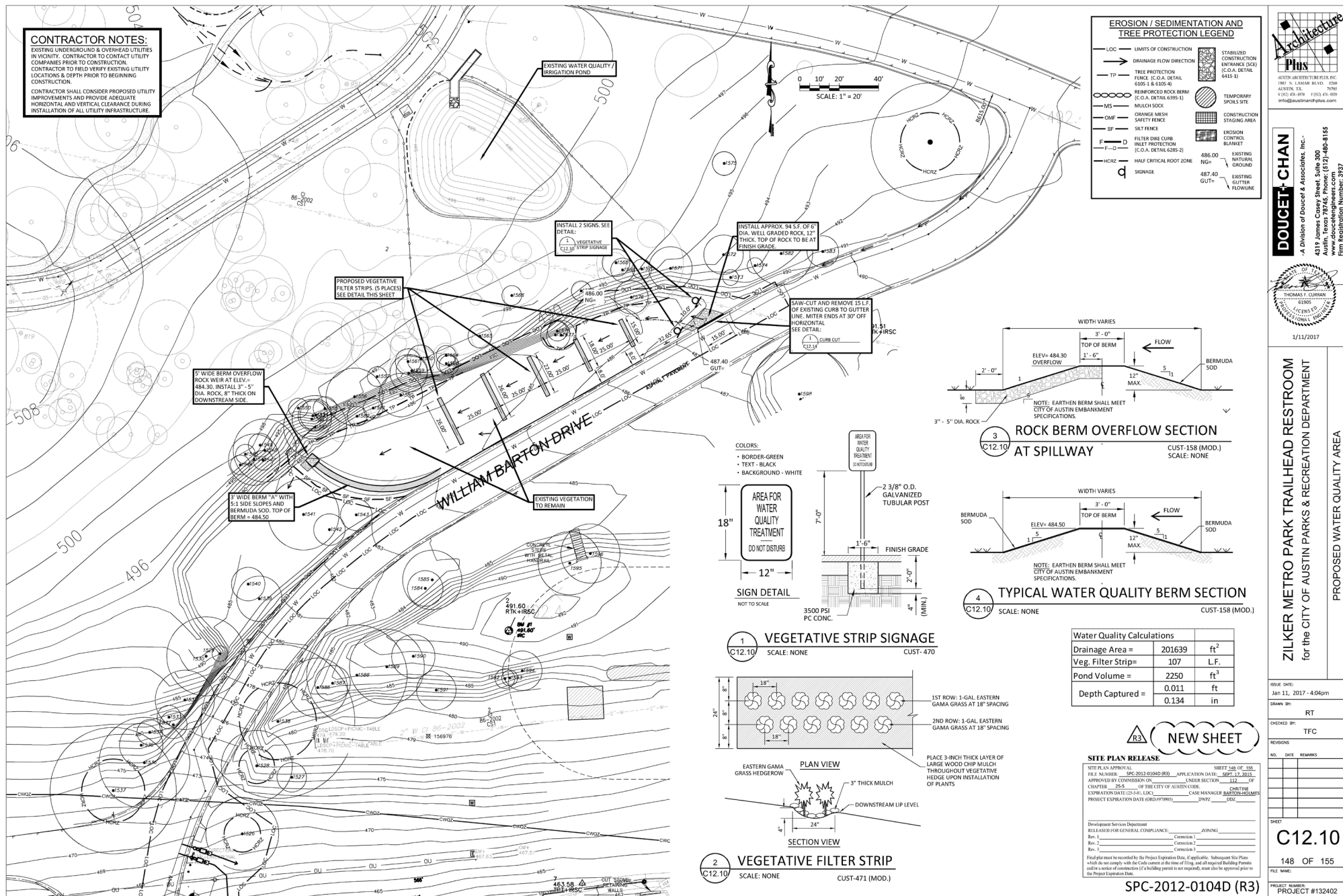
PASSED AND APPROVED

_____, 2017 § _____
§ _____
§ _____
Steve Adler
Mayor

APPROVED: _____
Anne L. Morgan
City Attorney

ATTEST: _____
Jannette S. Goodall
City Clerk

Zilker Metro Park - Barton Creek Trailhead Restroom



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www.doucetchan.com
Firm Registration Number: 9337



1/11/2017

ZILKER METRO PARK TRAILHEAD RESTROOM
for the CITY OF AUSTIN PARKS & RECREATION DEPARTMENT

PROPOSED WATER QUALITY AREA

ISSUE DATE: Jan 11, 2017 - 4:04pm
DRAWN BY: RT
CHECKED BY: TFC
REVISIONS:
NO. DATE REVISIONS
SHEET
C12.10
FILE NAME:
PROJECT NUMBER: PROJECT #132402

ZILKER METRO PARK - BARTON CREEK TRAILHEAD RESTROOM

Planning Commission

February 14, 2017



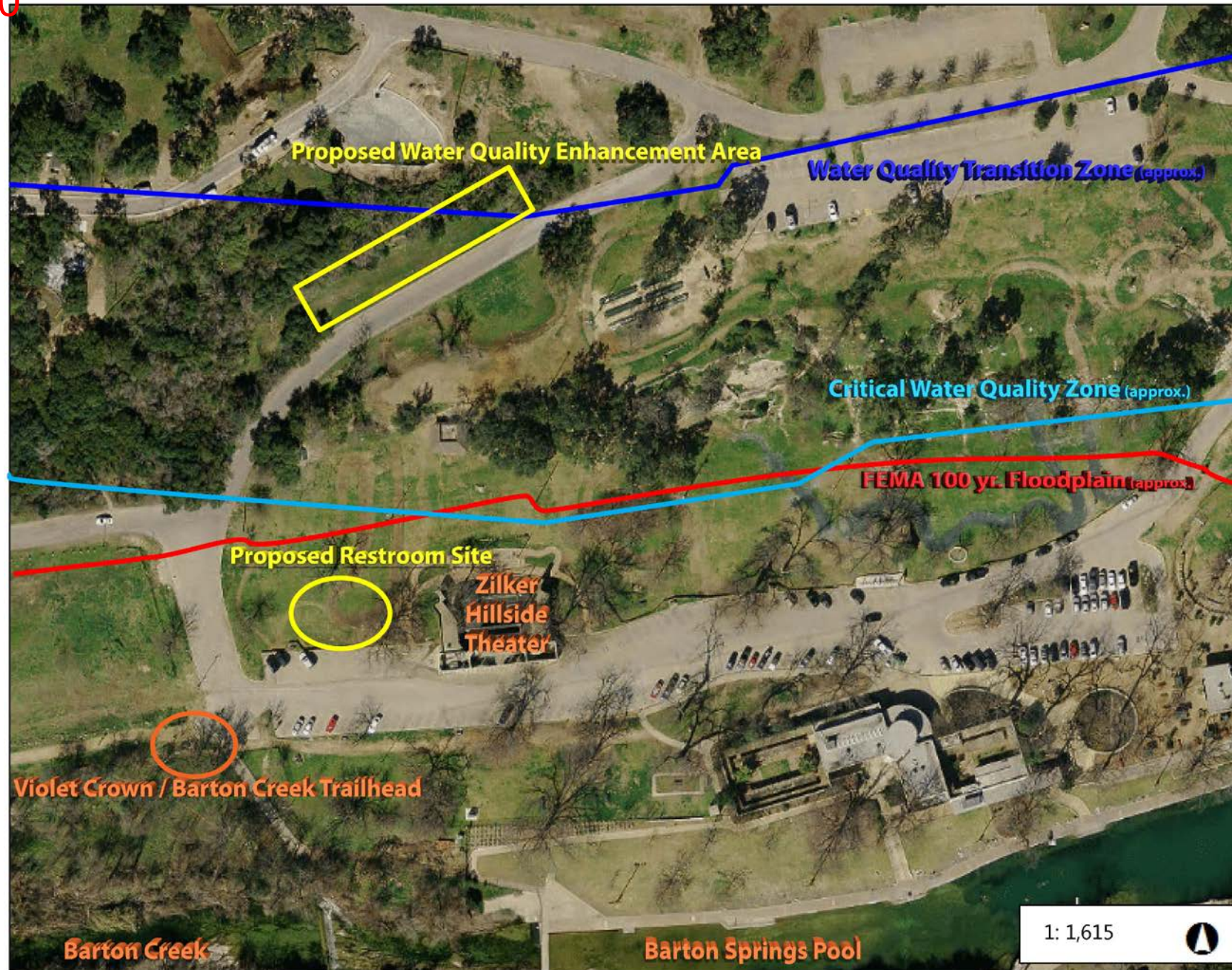
Requested SOS Amendments and Variances

- 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

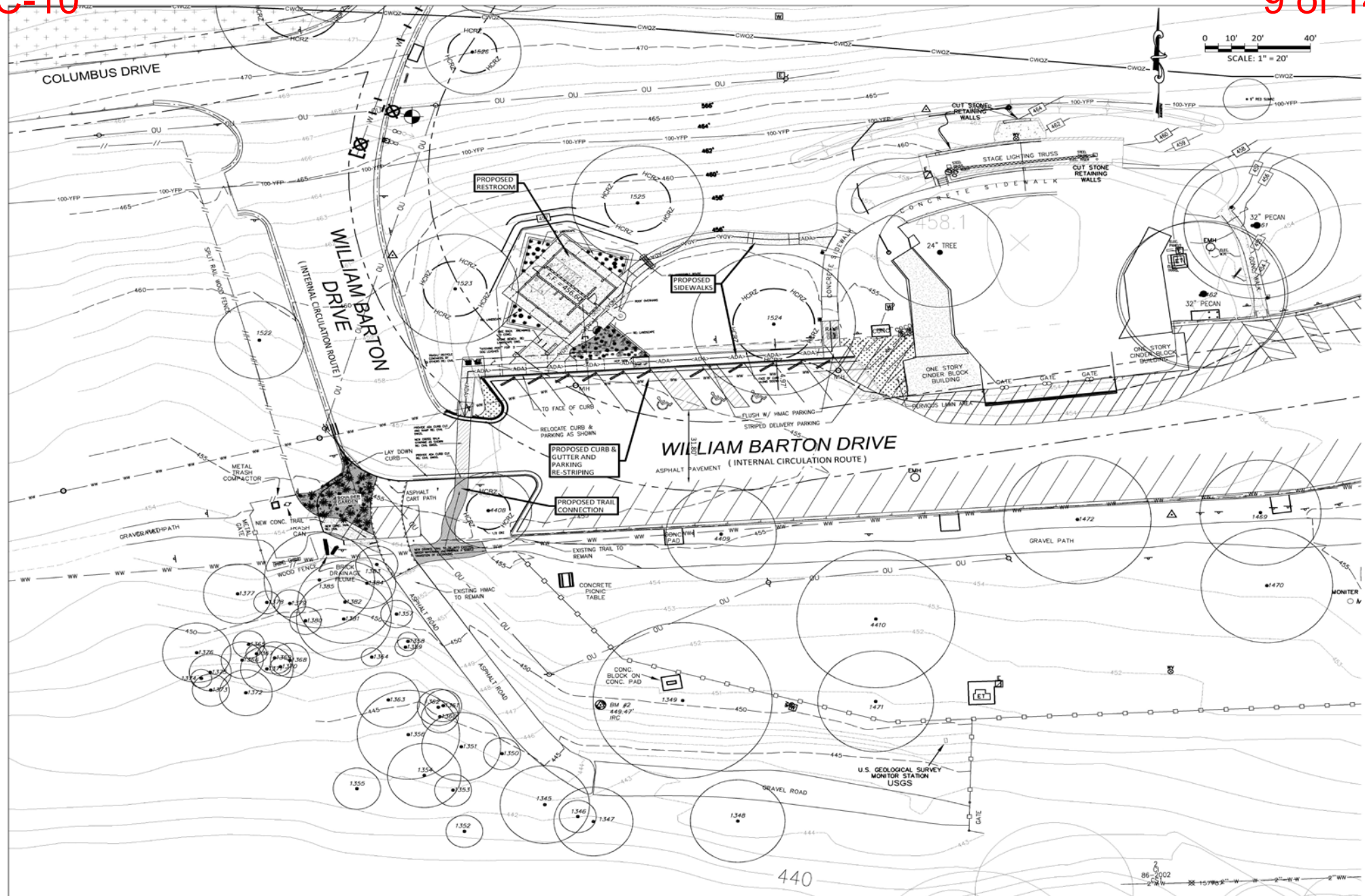
Conditions

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

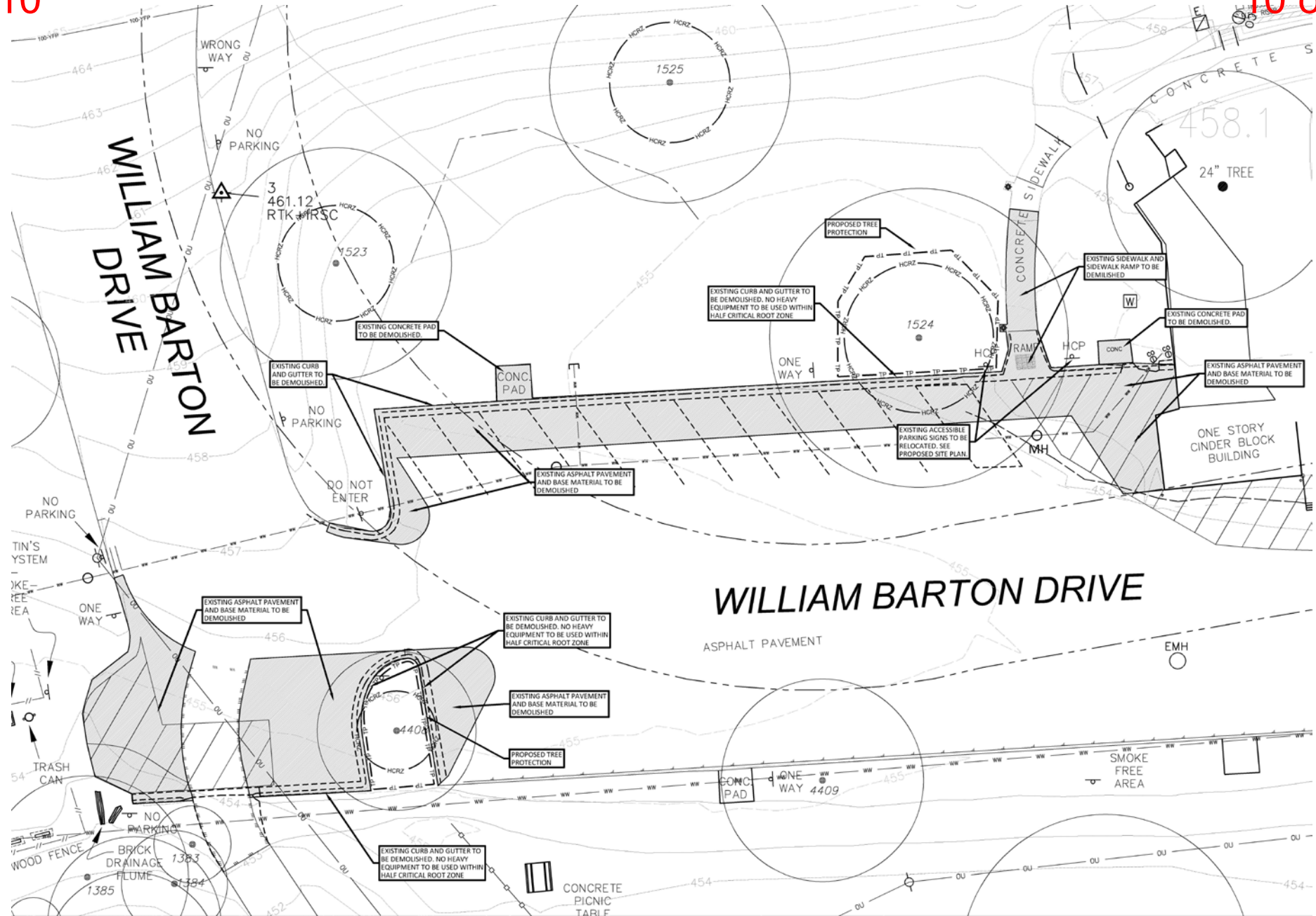
Site Plan Area



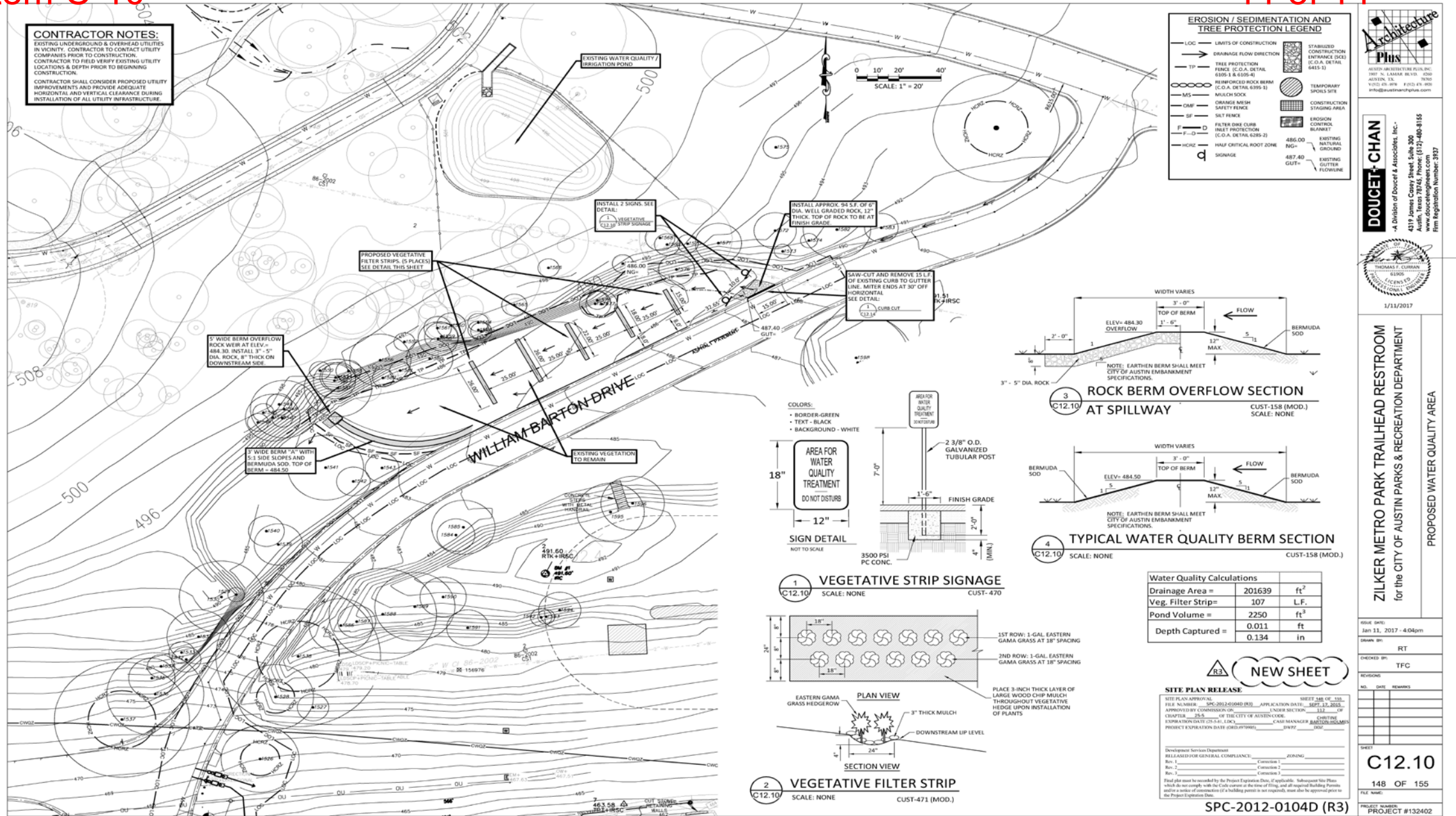
Site Plan

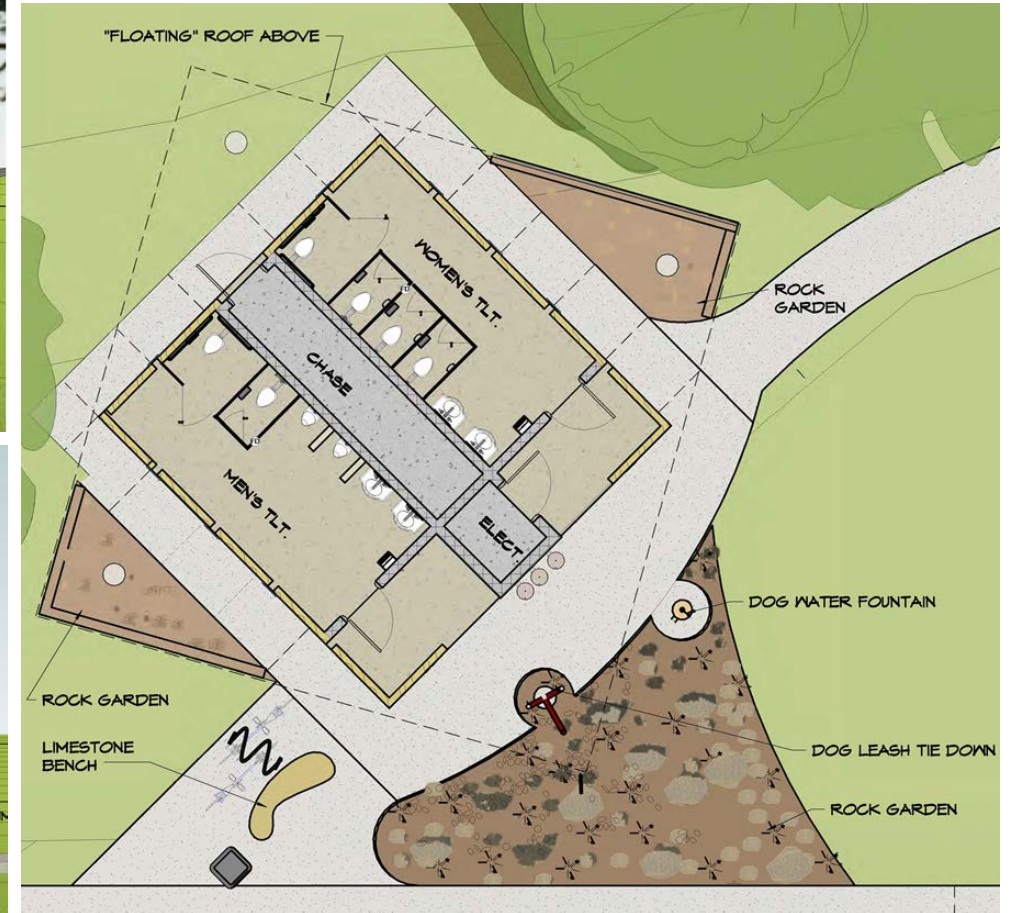


Impervious Cover Offset



Water Quality Area (proposed)





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

Questions?