

Key CodeNEXT Watershed Proposals

An aerial architectural rendering of a city block. The central feature is a large, rectangular green courtyard with a few trees and a paved walkway. Surrounding the courtyard are modern, multi-story buildings with large windows and flat roofs. Some buildings have balconies or terraces. To the right of the courtyard is a street with several cars parked and driving. The overall style is a colorful, hand-drawn architectural sketch.

Environmental Commission November 1, 2017

CodeNEXT Environmental & Drainage Proposals

- Beneficial Use of Stormwater
 - Water Quality
 - Water Conservation
 - Environmental Resilience
- Flood Mitigation for Redevelopment
 - Forward progress on drainage & flooding
- Residential Heavy
 - Requirements for “missing middle” residential development
- Requirements for 1-2 unit residential



<http://foundcom.org/housing/our-austin-communities/m-station-apartments/>

23-3D-6030 Water Quality Controls and Beneficial Use Standards: Draft 1 & 2

“A portion of the required capture volume for water quality must be retained and beneficially used on-site through practices that infiltrate, evapotranspire, or harvest and use rainwater.

- The amount of rainfall that must be retained is based on the impervious cover and associated runoff coefficient for the **95th percentile rainfall event***, as prescribed in the Environmental Criteria Manual.

Impervious Cover (percent)	Runoff Captured		Percent of Water Quality Volume
	Treat (inches)	Retain On-Site* (inches)	
10%	0.5	0.13	26%
20%	0.5	0.26	52%
30%	0.6	0.38	64%
40%	0.7	0.51	73%
50%	0.8	0.64	80%
60%	0.9	0.77	86%
70%	1.0	0.90	90%
80%	1.1	1.03	93%
90%	1.2	1.15	96%
100%	1.3	1.28	99%

*95th percentile = 95 percent of all rainfall events are 1.79 inches or less

Proposed New Code for Draft 3

For all site plans/subdivisions with more than 8,000 square feet impervious cover:

- Capture and treat the half-inch-plus water quality capture volume
 - Rainwater harvesting may have a longer drawdown for up to 25% of the water quality volume if a water balance demonstrates on-site use of the water in 28 days or fewer (not allowed in the Barton Springs Zone)
 - May have a longer drawdown for the entire water quality volume if the control is upsized accordingly
 - Rainwater system must connect to irrigation and/or interior building use

Proposed New Code for Draft 3, continued

- Must use green stormwater control measures for entire water quality volume, except for:
- Conventional water quality controls allowed under certain conditions
 - Hot-spot land uses (e.g., automotive repair)
 - Regional ponds with > 10 acres of untreated, off-site development
 - Sites with > 80% impervious cover if rainwater harvesting system is provided to irrigate landscape elements (including Functional Green areas) for at least 28 days
 - Administrative variance for unique site conditions (e.g., heritage trees, CEFs, grade challenges)

CodeNEXT Proposal: Flood Mitigation

- Redevelopment projects contribute their share to address downstream flooding
- 23-10E-3010 Critical for Approval of Development Applications
 - “the proposed development...reduces the post-development peak flow rate of discharge to match the peak flow rate of discharge for undeveloped conditions as prescribed in the Drainage Criteria Manual”
- Payment-in-lieu option where appropriate—to participate, project must demonstrate that it has no adverse impact and adequate downstream conveyance capacity.



Surface Detention



Parking Lot Detention



Underground



Conveyance

CodeNEXT Proposal: Flood Mitigation

- Tools for mitigating flood impacts & reducing peak flows include:
 - Detention (surface or subsurface)
 - Conveyance improvements
 - Regional Stormwater Management Program (RSMP)



CodeNEXT Proposal: Residential Heavy

Proposed change in regulations and review process for “missing middle” residential development

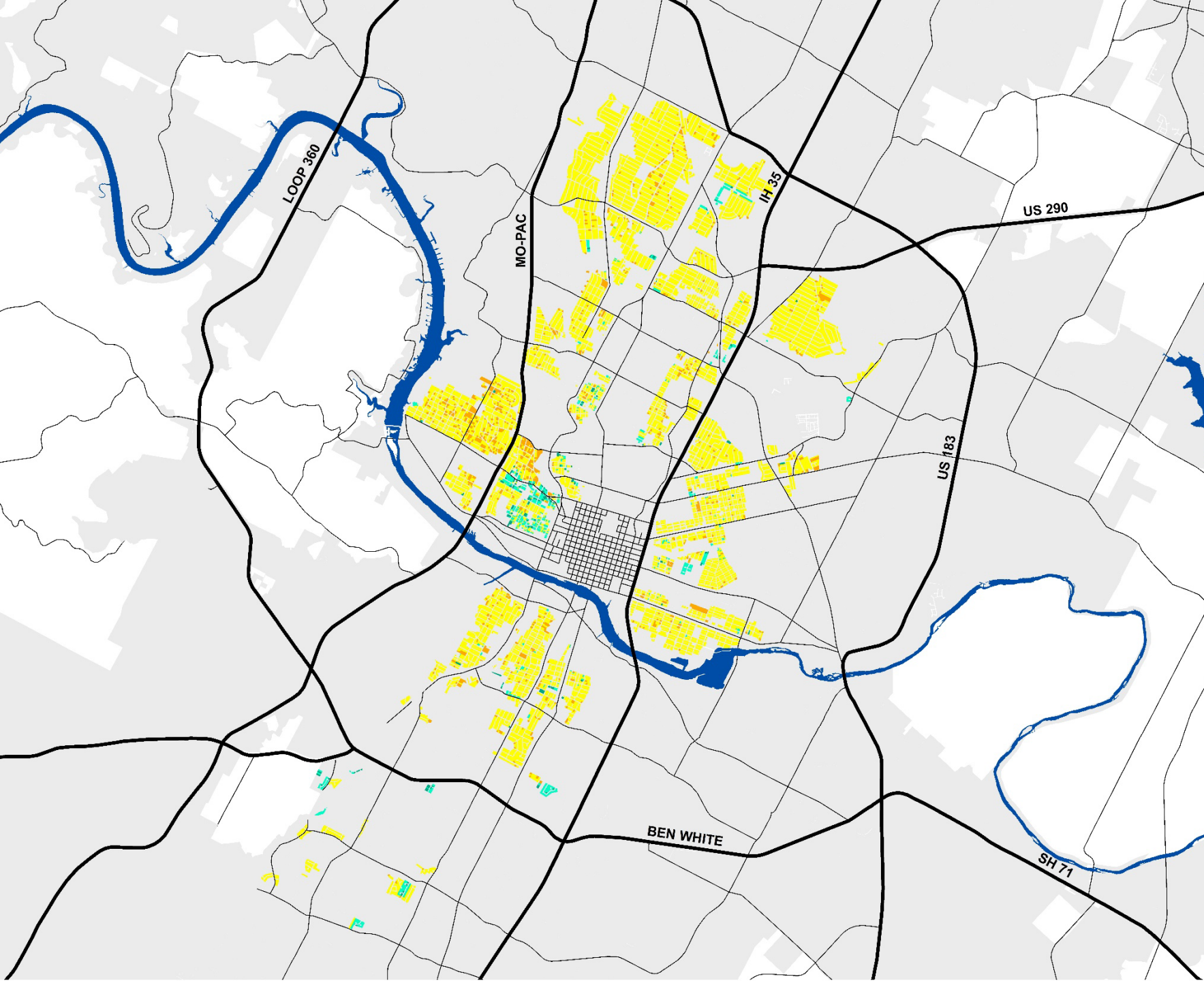
- Eliminates site plan requirement and moves permitting to residential building permit
- Limited to 3-6 units on residential lots (74% of all 3-9 unit lots)
- Adds modified environmental and drainage requirements to residential review
- Requirements vary based on subdivision date
- Not allowed in Barton Springs Zone

CodeNEXT Proposal: Residential Heavy

	Parcels	Acres	% of RH (parcels)	% of ALL total	% of City (area)	Max IC
45% IC limits (3-6 units) total	27,074	4,840	74%	17%	2.4%	45%
>45% IC limit (6-9 units) total	9,442	1,584	26%	6%	0.8%	55-80%
3-9 Unit Eligible Total	36,516	6,424	100%	24%	3.1%	45-80%

	Parcels	Acres	Pct of ALL (parcels)	% of City (area)	Max IC
< 45% IC: 1 - 2 units	118,512	40,838	76%	58%	45%

Note: Analysis is based on CodeNEXT (draft 2) zoning for 3-9 unit development



- R3A, R3B, R3C
- R3C: Cottage Court Eligible
- R4A, R4B, R4C
- R4: Cottage Court Eligible
- Zoning Jursidiction

CodeNEXT Proposal: Residential Heavy

Environmental Requirements

Watershed	Urban		Non-Urban	
Subdivision Date	pre-86	post-86, 2013	pre-86	post-86, 2013
Impervious cover	X	X	X	X
Creek buffers		X		X
Creek erosion hazard zone	X	X	X	X
Floodplain modification				
Env. Resource Inventory				
CEFs/Wetlands				
Grading (cut/fill)			X	X
Steep slopes				X
Tree protection	X	X	X	X
Erosion controls	X	X	X	X

CodeNEXT Proposal: Residential Heavy

Water Quality & Drainage Requirements

Watershed	Urban		Non-Urban	
Subdivision Date	pre-86	post-86 & post-2013	pre-86	post-86 & post-2013
Water quality				
Floodplain	X	X	X	X
Drainage analysis by P.E. certifying no additional impact to private property and show flow to public easement	X	X	X	X
Adverse impact detention analysis or on-site detention per DCM				

CodeNEXT Proposal: 1-2 Unit Development

Current code does not exempt 1-2 unit residential development from environmental and drainage regulations although requirements have not been applied since at least 1986.

- Some requirements may not be suitable for this type of development
- Staff desires to have review process reflect regulations
- After considering feedback received at Development Committee meeting Watershed and Development Services staff are evaluating options to address:
 - Concerns raised by stakeholders
 - Impacts to permit cost and time
 - DSD resource impacts



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