

ORDINANCE NO.

**AN ORDINANCE AMENDING CITY CODE CHAPTERS 25-2, 25-5, 25-7,
AND 25-8 RELATING TO ENVIRONMENTAL, DRAINAGE,
LANDSCAPE, AND SITE PLAN REQUIREMENTS.**

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

PART 1. Subsection (F) of City Code Section 25-2-1007 (*Parking Lots*) is amended to read:

(F) A landscaped area that is required by this section:

- (1) may consist of non-contiguous portions, and may be in the form of features commonly referred to as medians, peninsulas, and islands;
- (2) must be evenly distributed throughout a parking lot, except that the distribution and location of landscaped area may accommodate existing trees or other natural features if the total area requirement is satisfied; ~~and~~
- (3) may count toward compliance with Section 25-2-1003(A) (*General Requirements*); and
- (4) must consider an edge-of-pavement treatment that allows overland flow of stormwater runoff across the landscape area except:
 - (a) perimeter landscape areas that are not required to drain to a stormwater control measure;
 - (b) impervious areas on which the land use or activity may generate highly contaminated runoff, as prescribed by the Environmental Criteria Manual; and
 - (c) sites located within the Edwards Aquifer recharge zone.

PART 2. City Code Section 25-2-1008 (*Irrigation Requirements*) is amended to read:

§ 25-2-1008 IRRIGATION REQUIREMENTS.

~~[(A) An area equal to at least 50% of the total required landscaped area on a project must:~~

~~(1) be undisturbed natural area(s) or undisturbed existing trees with no potable irrigation; or~~

~~(2) be irrigated by stormwater runoff conveyed from impervious surfaces on the site using one or more of the following methods:~~

~~(a) overland flow;~~

~~(b) storm drains;~~

~~(c) downspouts;~~

~~(d) rainwater harvesting;~~

~~(e) retention irrigation; or~~

~~(f) other methods of conveyance as prescribed by rule.~~

~~(B) The drainage area used to irrigate under Subsection (A) must be calculated to provide sufficient water for the landscaped area, as prescribed by rule.~~

~~(C) Unless the landscaped area under Subsection (A) is being designed as a water quality control under Section 25-8-211, the drainage area used to irrigate the landscaped area:~~

~~(1) may not include impervious areas on which the land use or activities may generate highly contaminated runoff, as prescribed by rule; and~~

~~(2) may not include impervious areas used for parking or driving of vehicles if located within the Edwards Aquifer Recharge Zone as defined in Section 25-8-2.]~~

(A)~~[(D)]~~ No permanent irrigation is required for all or a portion of a required landscaped area that consists of:

(1) undisturbed natural area; or

(2) undisturbed existing trees;

(B)~~(E)~~ [In addition to irrigation meeting the requirements of
Subsection (A), supplemental] Supplemental irrigation using
irrigation methods described in Subsection (C)~~(F)~~ is required:

(1) for the first two growing seasons for all or a portion of a newly
planted required landscaped area without permanent irrigation;

(2) permanently for all newly planted trees in a required landscape
area; and

(3) as prescribed by rule for all newly planted required landscaping
located in medians, islands, or peninsulas.

(C)~~(F)~~ Irrigation required under Subsection (B) [subsection ~~(E)~~] may
be provided only by one or more of the methods described below:

(1) an automatic irrigation system;

(2) a hose attachment, if:

(a) the hose attachment is within 100 feet of the landscaped
area or plant; and

(b) there is not a road or parking pavement between the hose
attachment and the landscaped area or plan; or

(3) a temporary, above ground automatic irrigation system, if the
system complies with the water conservation requirements in
the Environmental Criteria Manual.

(D)~~(G)~~ An irrigation method must:

(1) provide a moisture level adequate to sustain growth of the plant
materials on a permanent basis;

(2) unless fiscal security is provided to the City for the installation
of the system, be operational at the time of the final landscape
inspection; and

(3) be maintained and kept operational.

86 (E)~~(H)~~ A site plan must show:

- 87 (1) the drainage area(s) used to irrigate under Subsection (B)~~(A)~~,
88 including notation of the land uses on impervious areas within
89 the drainage area(s);
- 90 (2) the nature and location of an irrigation system; and
- 91 (3) that there is no disturbance to the critical root zone of an
92 existing tree.

93 (F)~~(H)~~ The director may grant an administrative variance to the
94 requirements in this section ~~[Section]~~. An applicant for a variance
95 must demonstrate that:

- 96 (1) strict compliance with this section ~~[Section]~~ is infeasible due to
97 unique site conditions including but not limited to topography,
98 size, shape, and location of existing features such as trees or
99 previous development; and
- 100 (2) the proposed irrigation plan is the minimal departure from the
101 requirements of this section ~~[Section]~~.

102 **PART 3.** Subsection (B) of City Code Section 25-2-1179 (*Environmental*
103 *Protection*) is repealed. The remaining subsections are renumbered accordingly.

104 **PART 4.** Subsection (A) of City Code Section 25-7-32 (*Director Authorized to*
105 *Require Erosion Hazard Zone Analysis*) is amended to read:

106 (A) The director may require the owner of real property to provide, at the
107 owner's expense and as a condition for development application
108 approval, an analysis to establish the erosion hazard zone if the
109 proposed development is:

- 110 (1) within 100 feet of the centerline of a waterway with a drainage
111 area of 64 acres or greater; or
- 112 (2) within 400 ~~[100]~~ feet of the ordinary high water mark of the
113 Colorado River downstream from Longhorn Dam, as defined
114 by Code of Federal Regulations Title 33, Section 328.3
115 (*Definitions*); or

- (3) located where significant erosion is present as determined by the director.

PART 5. The definition of DIRECTOR in City Code Section 25-8-1 (*Definitions*) is amended to read:

- (7) DIRECTOR, when used without a qualifier, means the director of the Watershed Protection ~~[Planning and Development Review]~~ Department, or the director's designee.

PART 6. Subsections (A), (B), and (C) of City Code Section 25-8-2 (*Descriptions of Regulated Areas*) are amended to read:

- (A) This section describes the watersheds, aquifers, and other water quality protection zones that are regulated by this subchapter. A map of these areas is maintained by the Watershed Protection Department and made available for reference online and [inspection] at the offices of the Development Services ~~[Planning and Development Review]~~ Department.
- (B) The director ~~[of the Watershed Protection Department]~~ shall determine the boundaries of the areas described in Subsection (D).
- (C) The director ~~[of the Watershed Protection Department]~~ may require an applicant to verify the boundary of an area described in Subsection (D). For property within 1,500 feet of an Edwards Aquifer recharge zone boundary, the director ~~[of the Watershed Protection Department]~~ may require that an applicant provide a certified report from a geologist or hydrologist verifying the boundary location.

PART 7. City Code Section 25-8-25 (*Redevelopment Exception in Urban and Suburban Watersheds*) is amended to read:

§ 25-8-25 REDEVELOPMENT EXCEPTION IN URBAN AND SUBURBAN WATERSHEDS.

- (A) This section applies to property located in an urban or suburban watershed that has existing development if:
- (1) any development constructed without a permit after January 1, 1992, will be removed from the site and the area restored to

pre-development conditions; ~~[no unpermitted development occurred on the site after January 1, 1992,]~~ and

- (2) the applicant files a site plan application or concurrent subdivision and site plan applications and elects ~~[the property owner files a site plan application and an election for the property]~~ to be governed by this section.

~~[(B) The requirements of this subchapter do not apply to the subdivision of property if at the time of redevelopment under this section subdivision and site plan applications are filed concurrently.]~~

(B) ~~[(C)]~~ The requirements of this subchapter do not apply to the redevelopment of the property if the redevelopment:

- (1) does not increase the existing amount of impervious cover on the site;
- (2) removes existing impervious cover from within 50 feet of a classified waterway, 50 feet from the shoreline of a lake, or 100 feet from the ordinary high water mark of the Colorado River; and revegetates the area as prescribed by the Environmental Criteria Manual;
- (3)~~(2)~~ provides the level of water quality treatment prescribed by current regulations for the redeveloped area or an equivalent area on the site;
- ~~[(3) does not generate more than 2,000 vehicle trips a day above the estimated traffic level based on the most recent authorized use on the property;~~
- ~~(4) is consistent with the neighborhood plan adopted by council, if any;~~
- (4)~~(5)~~ does not increase non-compliance, if any, with Article 7, Division 1 (*Critical Water Quality Zone Restrictions*), Section 25-8-281 (*Critical Environmental Features*), or Section 25-8-282 (*Wetland Protection*);
- (5) complies with Article 3 (*Environmental Resource Inventory; Pollutant Attenuation Plan*) and all construction phase

179 environmental standards in effect at the time of construction,
180 including Article 5 (*Erosion and Sedimentation Control*;
181 *Overland Flow*); and

- 182 (6) does not place redevelopment within the Erosion Hazard Zone,
183 unless protective works are provided as prescribed in the
184 Drainage Criteria Manual.

185 ~~[(D) The redevelopment must comply with Section 25-8-121~~
186 ~~(*Environmental Resource Inventory Requirement*) and all construction~~
187 ~~phase environmental requirements in effect at the time of~~
188 ~~construction, including Chapter 25-8, Article 5 (*Erosion and*~~
189 ~~*Sedimentation Control; Overland Flow*).~~]

190 **PART 8.** Subsections (C) and (E) of City Code Section 25-8-26 (*Redevelopment*
191 *Exception in the Barton Springs Zone*) are amended to read:

192 (C) In this section:

193 (1) STANDARD POND [~~SEDIMENTATION/FILTRATION~~
194 ~~POND~~] means water quality controls that comply with Section
195 25-8-213 (*Water Quality Control Standards*) or are approved
196 under Section 25-8-151 (*Innovative Management Practices*);
197 and

198 (2) SOS POND means water quality controls that comply with all
199 requirements of Section 25-8-213 (*Water Quality Control*
200 *Standards*) and the pollutant removal requirements of Section
201 25-8-514(A) (*Pollution Prevention Required*).

202 (E) The requirements of this subchapter do not apply to the
203 redevelopment of property if the redevelopment meets all of the
204 following conditions:

205 (1) The redevelopment may not increase the existing amount of
206 impervious cover on the site.

207 (2) The redevelopment may not increase non-compliance, if any,
208 with Article 7, Division 1 (*Critical Water Quality Zone*
209 *Restrictions*), Section 25-8-281 (*Critical Environmental*
210 *Features*), Section 25-8-282 (*Wetland Protection*), or Section
211 25-8-482 (*Water Quality Transition Zone*).

- (3) The redevelopment must comply with Section 25-8-121 (*Environmental Resource Inventory Requirement*) and all construction phase environmental requirements in effect at the time of construction, including Chapter 25-8, Article 5 (*Erosion and Sedimentation Control; Overland Flow*) and Section 25-8-234 (*Fiscal Security in the Barton Springs Zone*).
- (4) The water quality controls on the redevelopment site must provide a level of water quality treatment that is equal to or greater than that which was previously provided.
- (5) For a commercial or multifamily redevelopment, the owner or operator must obtain a permit under Section 25-8-233 (*Barton Springs Zone Operating Permit*) for both standard [~~sedimentation/filtration~~] ponds and SOS ponds.
- (6) For a site with more than 40 percent net site area impervious cover, the redevelopment must have:
- (a) standard [~~sedimentation/filtration~~] ponds for the entire site; or
- (b) SOS ponds for a portion of the site, and standard [~~sedimentation/filtration~~] ponds for the remainder of the redeveloped site.
- (7) For a site with 40 percent or less net site area impervious cover, the redevelopment must have SOS ponds for the entire site.
- (8) The property owner must mitigate the effects of the redevelopment, if required by and in accordance with Subsection (H).
- (9) Redevelopment may not be located within the Erosion Hazard Zone, unless protective works are provided as prescribed in the Drainage Criteria Manual.

PART 9. City Code Section 25-8-27 (*Redevelopment Exception in the Water Supply Rural and Water Supply Suburban Watersheds*) is amended to read:

§ 25-8-27 REDEVELOPMENT EXCEPTION IN THE WATER SUPPLY RURAL AND WATER SUPPLY SUBURBAN WATERSHEDS.

(A) This section applies to property located in a water supply rural or water supply suburban watershed that has existing commercial development or existing residential development with greater than two dwelling units per lot if:

(1) any development constructed without a permit after January 1, 1992, will be removed from the site and the area restored to pre-development conditions; [no unpermitted development occurred on the site after January 1, 1992,] and

(2) the applicant files a site plan application or concurrent subdivision and site plan applications and elects [the property owner files a site plan application and an election for the property] to be governed by this section.

(B) In this section, STANDARD ~~[SEDIMENTATION/ FILTRATION]~~ POND means water quality controls that comply with Section 25-8-213 (*Water Quality Control Standards*) or are approved under Section 25-8-151 (*Innovative Management Practices*).

~~[(C) The requirements of this subchapter do not apply to the subdivision of property if at the time of redevelopment under this section subdivision and site plan applications are filed concurrently.]~~

(C)~~(D)~~ The requirements of this subchapter do not apply to the redevelopment of property if the redevelopment meets all of the following conditions:

(1) The redevelopment may not increase the existing amount of impervious cover on the site.

(2) The redevelopment may not increase non-compliance, if any, with Article 7, Division 1 (*Critical Water Quality Zone Restrictions*), Section 25-8-281 (*Critical Environmental Features*), Section 25-8-282 (*Wetland Protection*), Section 25-8-422 (*Water Quality Transition Zone*), or Section 25-8-452 (*Water Quality Transition Zone*).

(3) The redevelopment must remove any existing impervious cover from within 50 feet of the centerline of a classified waterway or 50 feet from the shoreline of a lake, unless necessary for allowable shoreline access, boat dock, or shoreline

modification, and revegetate the area as prescribed in the
Environmental Criteria Manual.

(4)[(3)] The redevelopment must comply with Article 3
(*Environmental Resource Inventory; Pollutant Attenuation*
Plan) [~~Section 25-8-121 (*Environmental Resource Inventory*~~
~~*Requirement*)~~] and all construction phase environmental
requirements in effect at the time of construction, including
Chapter 25-8, Article 5 (*Erosion and Sedimentation Control;*
Overland Flow).

(5)[(4)] The water quality controls for the redeveloped areas or an
equivalent area on the site must provide a level of water quality
treatment that is equal to or greater than that which was
previously provided. At a minimum, the site must provide
standard [~~sedimentation/filtration~~] ponds for the redeveloped
area or an equivalent area on the site.

(6)[(5)] The applicant [~~property owner~~] must mitigate the effects
of the redevelopment, if required by and in accordance with
Subsection (D)[~~(G)~~].

(7)[(6)] Redevelopment may not be located within the Erosion
Hazard Zone, unless protective works are provided as
prescribed in the Drainage Criteria Manual.

[(E)] ~~City Council approval of a redevelopment in accordance with
Subsection (F) is required if the redevelopment:~~

(1) ~~includes more than 25 additional dwelling units;~~

(2) ~~is located outside the City's zoning jurisdiction;~~

(3) ~~is proposed on property with an existing industrial use;~~

(4) ~~is inconsistent with a neighborhood plan; or~~

(5) ~~will generate more than 2,000 vehicle trips a day above the
estimated traffic level based on the most recent authorized use
on the property.~~

[(F)] ~~City Council shall consider the following factors in determining
whether to approve a proposed redevelopment:~~

- 310 (1) ~~benefits of the redevelopment to the community;~~
311 (2) ~~whether the proposed mitigation or manner of development~~
312 ~~offsets the potential environmental impact of the~~
313 ~~redevelopment;~~
314 (3) ~~the effects of off-site infrastructure requirements of the~~
315 ~~redevelopment; and~~
316 (4) ~~compatibility with the City's comprehensive plan.]~~

317 (D)~~(G)~~ Redevelopment of property under this section requires the
318 purchase or restriction of mitigation land.

- 319 (1) The combined impervious cover of the mitigation land and the
320 portion of the redevelopment treated by sedimentation/filtration
321 ponds may not exceed 20 percent of gross site area if in a water
322 supply rural watershed or 40 percent of gross site area if in a
323 water supply suburban watershed.
- 324 (2) The mitigation requirement may be satisfied by:
- 325 (a) paying into the Water Supply Mitigation Fund a
326 nonrefundable amount established by ordinance;
- 327 (b) transferring to the City in accordance with Paragraph (3)
328 mitigation land approved by the director ~~[of the~~
329 ~~Watershed Protection Department]~~ within a water supply
330 rural or water supply suburban watershed, either inside or
331 outside the City's jurisdiction;
- 332 (c) placing restrictions in accordance with Paragraph (3) on
333 mitigation land approved by the director ~~[of the~~
334 ~~Watershed Protection Department]~~ within a water supply
335 rural or water supply suburban watershed, either inside or
336 outside the City's jurisdiction; or
- 337 (d) a combination of the mitigation methods described in
338 Subparagraphs (a) - (c), if approved by the director ~~[of~~
339 ~~the Watershed Protection Department]~~.

(3) An applicant ~~[A person]~~ redeveloping under this section shall pay all costs of restricting the mitigation land or transferring the mitigation land to the City, including the costs of:

- (a) an environmental site assessment without any recommendations for further clean-up, certified to the City not earlier than the 120th day before the closing date transferring land to the City;
- (b) a category 1(a) land title survey, certified to the City and the title company not earlier than the 120th day before the closing date transferring land to the City;
- (c) a title commitment with copies of all Schedule B and C documents, and an owner's title policy;
- (d) a fee simple deed, or, for a restriction, a restrictive covenant approved as to form by the City Attorney;
- (e) taxes prorated to the closing date;
- (f) recording fees; and
- (g) charges or fees collected by the title company.

(H) The Watershed Protection Department shall adopt rules to identify criteria ~~[for director approval]~~ under this section to ensure that the proposed mitigation, manner of development, and water quality controls offset the potential environmental impact of the redevelopment.

PART 10. Section 25-8-42 (*Administrative Variances*) is amended to read:

§ 25-8-42 ADMINISTRATIVE VARIANCES.

(A) A variance under this section may not vary the requirements of Article 13 (*Save Our Springs Initiative*) ~~[and may not be granted for development of a property if any portion of the property abuts or is within 500 feet of the shoreline of Lake Austin, measured horizontally].~~

(B) The director ~~[of the Watershed Protection Department]~~ may grant a variance from a requirement of:

(1) Subsection 25-8-213(C) (Water Quality Control Standards);

~~(2)[(4)]~~ Section 25-8-261 (*Critical Water Quality Zone Development*), only if:

- (a) necessary to protect public health and safety, or if the type of development requiring the variance directly contributes to ~~[it would provide]~~ a significant, demonstrable environmental benefit, as determined by a functional assessment of floodplain health as prescribed by the Environmental Criteria Manual; ~~[-]~~
- (b) necessary to allow an athletic field in existence on October 28, 2013, to be maintained, improved, or replaced; ~~[-]~~
- (c) necessary to allow an athletic field to be located in an area not otherwise allowed under Subsection ~~[Section]~~ 25-8-261(B)(5); ~~[-, or]~~
- (d) necessary to allow a hard surfaced trail to be located in an area not otherwise allowed under Subsection ~~[Section]~~ 25-8-261(B)(3);
- (e) necessary to allow the specified green stormwater infrastructure to be located in an area not otherwise allowed under Subsection 25-8-261(H); or
- (f) except in the Barton Springs Zone, necessary to allow a private driveway or private street to cross a critical water quality zone if the crossing is necessary to provide primary access to the right-of-way or the crossing is required to comply with public health and safety requirements.

~~(3)[(2)]~~ Section 25-8-261 (*Critical Water Quality Zone Development*), for development within an urban watershed, only if the proposed development:

- 401 (a) is located not less than 25 feet from the centerline of a
402 waterway;[;]
- 403 (b) is located outside the erosion hazard zone, unless
404 protective works are provided as prescribed in the
405 Drainage Criteria Manual;[;]
- 406 (c) does not increase non-compliance, if any, with Article 7,
407 Division 1 (*Critical Water Quality Zone Restrictions*),
408 Section 25-8-281 (*Critical Environmental Features*) or
409 Section 25-8-282 (*Wetland Protection*);[;] and
- 410 (d) restores native vegetation and soils if development is
411 removed from the Critical Water Quality Zone;
- 412 (4)[~~(3)~~] Subsection 25-8-262(B) (*Critical Water Quality Zone*
413 *Street Crossings*), only outside the Barton Springs Zone;
- 414 (5)[~~(4)~~] Section 25-8-281 (*Critical Environmental Features*);
- 415 (6)[~~(5)~~] Section 25-8-322 (*Clearing for a Roadway*);
- 416 (7)[~~(6)~~] Section 25-8-341 (*Cut Requirements*) or Section 25-8-
417 342 (*Fill Requirements*), for a cut or fill of not more than eight
418 feet;
- 419 (a) in the desired development zone; or[~~and~~];
- 420 (b) for a public primary or secondary educational facility[;
421 ~~within the desired development zone or the drinking~~
422 ~~water protection zone~~];
- 423 (8)[~~(7)~~] Subsection 25-8-343(A) (*Spoil Disposal*);
- 424 (9)[~~(8)~~] Section 25-8-365 (*Interbasin Diversion*); or
- 425 (10)[~~(9)~~] Subsection 25-8-392(B)(6) (*Uplands Zone*), Subsection
426 25-8-392(C)(6) (*Uplands Zone*), Subsection 25-8-423(D)
427 (*Uplands Zone*), or Subsection 25-8-453(E) (*Uplands Zone*).
- 428 (C) It is the applicant's burden to establish that the findings described in
429 this section [~~Section~~] have been met.

(D) The director ~~[of the Watershed Protection Department]~~ may grant a variance described in Subsection (B) only after determining that development in accordance with the variance meets the objective of the requirement for which the variance is requested and:

(1) for property in the Barton Springs Zone, the variance will result in water quality that is at least equal to the water quality achievable without the variance;

(2) for a variance from Subsection 25-8-213(C), that the proposed water quality control is necessitated by unique site conditions, excluding any potential loss of impervious cover entitlements resulting from full compliance;

(3) for a variance from Section 25-8-261, that the development is necessary to allow a private driveway or private street to cross a critical water quality zone; The applicant must also demonstrate compliance with the following:

(a) The crossing must span the active channel or use open bottom culverts as determined by the director.

(b) In suburban watersheds, critical water quality zone buffer averaging must be applied to the extent feasible in order to minimize the area of the private driveway within the critical water quality zone impacted by the crossing.

(c) The location of the crossing must minimize impacts to critical environmental features, protected and heritage trees, and slopes greater than 15%, and must minimize the amount of cut or fill necessary for construction.

(d) The construction is not located in the Barton Springs Zone.

~~(4)~~(2) for a variance from Subsection ~~[Section]~~ 25-8-261(B)(5), that the proposed work on or placement of the athletic field will have no adverse environmental impacts;

(5) for a variance from Subsection 25-8-261(H), that the green stormwater infrastructure is:

- 462 (a) not required for regulatory compliance with 25-8-211
463 (Water Quality Control Requirement);
- 464 (b) designed to capture runoff from existing, untreated
465 impervious cover; and
- 466 (c) proposed in a location that is the minimum necessary
467 departure from the code requirement;
- 468 (6)[(3)] for a variance from Section 25-8-281, that the proposed
469 measures preserve all characteristics of the critical
470 environmental feature;
- 471 (7)[(4)] for a variance from Section 25-8-341 or Section 25-8-
472 342, the cut or fill is not located on a slope with a gradient of
473 more than 15 percent or within 100 feet of a classified
474 waterway;
- 475 (8)[(5)] for a variance from Subsection [Section] 25-8-343(A),
476 use of the spoil provides a necessary public benefit. Necessary
477 public benefits include:
- 478 (a) roadways;
- 479 (b) stormwater detention facilities;
- 480 (c) public or private park sites; and
- 481 (d) building sites that comply with Section 25-8-341 (*Cut*
482 *Requirements*), Section 25-8-342 (*Fill Requirements*),
483 and Chapter 25-7 (*Drainage*); [and]
- 484 (9)[(6)] for a variance from Section 25-8-365, there are no
485 adverse environmental or drainage impacts; or
- 486 (10)[(7)] for a variance from Subsection 25-8-392(B)(6),
487 Subsection 25-8-392(C)(6), Subsection 25-8-423(D), or
488 Subsection 25-8-453(E), the variance:
- 489 (a) is the minimum deviation needed to provide necessary
490 improvements for a public mobility project in the right-
491 of-way; and

492 (b) does not create significant adverse environmental
493 impacts.

494 (E) The [~~Watershed Protection Department~~] director shall prepare written
495 findings to support the grant or denial of a variance request under this
496 section.

497 **PART 11.** Subsection (A) of City Code Section 25-8-62 (*Net Site Area*) is
498 amended to read:

499 (A) Net site area includes only the portions of a site that lie in an uplands
500 zone and have not been designated for surface or subsurface
501 wastewater irrigation.

502 **PART 12.** Subsection (C) of Section 25-8-63 (*Impervious Cover Calculations*) is
503 amended to read:

504 (C) Impervious cover calculations exclude:

- 505 (1) sidewalks in a public right-of-way or public easement;
- 506 (2) multi-use trails open to the public and located on public land or
507 in a public easement;
- 508 (3) water quality controls, excluding subsurface water quality
509 controls;
- 510 (4) detention basins, excluding subsurface detention basins;
- 511 (5) ground level rainwater harvesting cisterns, excluding
512 subsurface cisterns;
- 513 (6)[(5)] drainage swales and conveyances;
- 514 (7)[(6)] the water surface area of ground level pools, fountains,
515 and ponds;
- 516 (8)[(7)] areas with gravel placed over pervious surfaces that are
517 used only for landscaping or by pedestrians and are not
518 constructed with compacted base;
- 519 (9)[(8)] porous pavement designed in accordance with the
520 Environmental Criteria Manual, limited to only pedestrian

521 walkways and multi-use trails, and located outside the Edwards
522 Aquifer Recharge Zone;

523 (10)[(9)] fire lanes designed as prescribed by the Environmental
524 Criteria Manual, that consist of interlocking pavers, and are
525 restricted from routine vehicle access;

526 (11)[(10)] an access ramp for an existing single-family and duplex
527 residential unit if:

528 (a) a person with a disability requires access to a dwelling
529 entrance that meets the requirements of the Residential
530 Code, Section R320.6 (*Visitable dwelling entrance*);

531 (b) the building official determines that the ramp will not
532 pose a threat to public health and safety;

533 (c) the ramp:

534 (i) is no wider than 48 inches, except that any portion
535 of a landing for the ramp required for turns may be
536 no wider than 60 inches; and

537 (ii) may have a hand railing, but may not have a roof
538 or walls; and

539 (d) the ramp is located in a manner that utilizes existing
540 impervious cover to the greatest extent possible if:

541 (i) impervious cover on the property is at or above the
542 maximum amount of impervious cover allowed by
543 this title; or

544 (ii) if placement of the ramp would result in the
545 property exceeding the maximum amount of
546 impervious cover allowed by this title; and

547 (12)[(11)] a subsurface portion of a parking structure if the director
548 [of the Watershed Protection Department] determines that:

549 (a) the subsurface portion of the structure:

550 (i) is located within an urban or suburban watershed;

- 551 (ii) is below the grade of the land that existed before
552 construction of the structure;
- 553 (iii) is covered by soil with a minimum depth of two
554 feet and an average depth of not less than four feet;
555 and
- 556 (iv) has an area not greater than fifteen percent of the
557 site;
- 558 (b) the structure is not associated with a use regulated by
559 Section 1.2.2 of Subchapter F of Chapter 25-2
560 (*Residential Design and Compatibility Standards*);
- 561 (c) the applicant submits an assessment of the presence and
562 depth of groundwater at the site sufficient to determine
563 whether groundwater will need to be discharged or
564 impounded; ~~and~~
- 565 (d) the applicant submits documentation that the discharge or
566 impoundment of groundwater from the structure, if any,
567 will be managed to avoid adverse effects on public health
568 and safety, the environment, and adjacent property; and
- 569 (13) for purposes of residential building permit review only, no
570 more than two feet of elevated, projecting elements such as
571 eaves, overhangs, cantilevered portions of structures, balconies,
572 awnings, and bay windows. This exemption does not apply to
573 site plans or the calculation of the drainage charge under
574 Section 15-2-5 (*Impervious Cover Calculation*).

575 **PART 13.** City Code Section 25-8-64 (*Impervious Cover Assumptions*) is amended
576 to add a new Subsection (E) to read:

- 577 (E) The applicant must demonstrate that all proposed one- and two-unit
578 residential lots have usable lot area that can reasonably accommodate
579 the assumed square footage of impervious cover established by
580 Subsection (B). The usable lot area must account for all applicable
581 waterway setbacks, floodplains, steep slopes, critical environmental
582 features, protected trees, on-site sewage facilities, and other relevant
583 code restrictions.

PART 14. Subsections (A), (B), (C), and (F) of City Code Section 25-8-92
(*Critical Water Quality Zones Established*) are amended to read:

(A) In the water supply rural watersheds, water supply suburban watersheds, and Barton Springs Zone, a critical water quality zone is established along each waterway classified under Section 25-8-91 (*Waterway Classifications*).

(1) The boundaries of a critical water quality zone coincide with the boundaries of the 100-year flood plain as determined under Section 25-7-6 (*Determination of the 100-Year Floodplain*), except:

(a) for a minor waterway, the boundaries of the critical water quality zone are located not less than 50 feet and not more than 100 feet from the centerline of the waterway;

(b) for an intermediate waterway, the boundaries of the critical water quality zone are located not less than 100 feet and not more than 200 feet from the centerline of the waterway;

(c) for a major waterway, the boundaries of the critical water quality zone are located not less than 200 feet and not more than 400 feet from the centerline of the waterway; and

(d) for the main channel of Barton Creek, the boundaries of the critical water quality zone are located 400 feet from the centerline of the creek.

(2) Notwithstanding the provisions of Subsections (A)(1)(a), (b), and (c), a critical water quality zone does not apply to a drainage ditch located parallel and adjacent to [previously modified drainage feature serving] a railroad or public roadway right-of-way if the ditch: [that does not possess any natural and traditional character and cannot reasonably be restored to a natural condition, as prescribed in the Environmental Criteria Manual.]

(a) was designed and constructed primarily to serve the adjacent railroad or public roadway;

618 (b) is not a segment or modification of a natural waterway;

619 (c) does not possess any natural and traditional character;
620 and

621 (d) cannot reasonably be restored to a natural condition due
622 to existing site constraints.

623 (B) In the suburban watersheds, a critical water quality zone is established
624 along each waterway classified under Section 25-8-91 (*Waterway*
625 *Classifications*).

626 (1) For [for] a minor waterway, the boundaries of the critical water
627 quality zone are located 100 feet from the centerline of the
628 waterway.[;]

629 (2) For [for] an intermediate waterway, the boundaries of the
630 critical water quality zone are located 200 feet from the
631 centerline of the waterway.[;]

632 (3) For [for] a major waterway, the boundaries of the critical water
633 quality zone are located 300 feet from the centerline of the
634 waterway.[;]

635 (4) The [the] critical water quality zone boundaries may be reduced
636 to not less than 50 feet from the centerline of a minor waterway,
637 100 feet from the centerline of an intermediate waterway, [and]
638 150 feet from the centerline of a major waterway, and 200 feet
639 from the ordinary high water mark of the Colorado River
640 downstream of the Longhorn Dam if the overall surface area of
641 the critical water quality zone is the same or greater than the
642 surface area that would be provided without the reduction, as
643 prescribed in the Environmental Criteria Manual.[; and]

644 (5) Notwithstanding [notwithstanding] the provisions of
645 Subsections (B)(1), (2), and (3), a critical water quality zone
646 does not apply to a drainage ditch located parallel and adjacent
647 to [previously modified drainage feature serving] a railroad or
648 public roadway right-of-way if the ditch: [that does not possess
649 any natural and traditional character and cannot reasonably be
650 restored to a natural condition.]

- 651 (a) was designed and constructed primarily to serve the
652 adjacent railroad or public roadway;
- 653 (b) is not a segment or modification of a natural waterway;
- 654 (c) does not possess any natural and traditional character;
655 and
- 656 (d) cannot reasonably be restored to a natural condition due
657 to existing site constraints.

658 (C) In an urban watershed, a critical water quality zone is established
659 along each waterway with a drainage area of at least 64 acres. This
660 does not apply in the area bounded by IH-35, Riverside Drive, Barton
661 Springs Road, Lamar Boulevard, and 15th Street.

662 (1) The boundaries of the critical water quality zone coincide with
663 the boundaries of the 100-year floodplain as determined under
664 Section 25-7-6 (*Determination of the 100-Year Floodplain*),
665 provided that the boundary is not less than 50 feet and not more
666 than 400 feet from the centerline of the waterway.

667 (2) Notwithstanding the provisions of Subsection (C)(1), a critical
668 water quality zone does not apply to a drainage ditch located
669 parallel and adjacent to [~~previously modified drainage feature~~
670 serving] a railroad or public roadway right-of-way if the ditch:
671 [~~that does not possess any natural and traditional character and~~
672 ~~cannot reasonably be restored to a natural condition.~~]

673 (a) was designed and constructed primarily to serve the
674 adjacent railroad or public roadway;

675 (b) is not a segment or modification of a natural waterway;

676 (c) does not possess any natural and traditional character;
677 and

678 (d) cannot reasonably be restored to a natural condition due
679 to existing site constraints.

680 (F) Critical water quality zones are established along and parallel to the
681 shorelines of the Colorado River downstream of Lady Bird Lake.

(1) The shoreline boundary of a critical water quality zone coincides with the river's ordinary high water mark, as defined by Code of Federal Regulations Title 33, Section 328.3 (*Definitions*).

(2) The width of a critical water quality zone, measured horizontally inland, is 400 feet. [~~The inland boundary of a critical water quality zone coincides with the boundary of the 100-year floodplain as determined under Section 25-7-6 (*Determination of the 100-Year Floodplain*) except that the width of the critical water quality zone, measured horizontally inland, is not less than 200 feet and not more than 400 feet.~~]

PART 15. Subsection (A) of City Code Section 25-8-121 (*Environmental Resource Inventory Requirement*) is amended to read:

(A) An applicant shall file an environmental resource inventory with the director for proposed development located on a tract:

(1) within the Edwards Aquifer recharge [~~or contributing~~] zone;

~~[(2) within the Drinking Water Protection Zone;~~

~~[(3) containing a water quality transition zone;]~~

~~[(2)]~~[(4)] containing a critical water quality zone; [~~or~~]

~~[(3)]~~[(5)] with a gradient of more than 15 percent; or

[(4) containing, or within 150 feet of, a potential or verified wetland feature as identified in a map maintained by the Watershed Protection Department and made available for reference online and at the offices of the Development Services Department.]

PART 16. Subsection (A) of City Code Section 25-8-182 (*Development Completion*) is amended to read:

(A) Development is not completed until:

(1) permanent revegetation is established; and

(2) the director [~~Planning and Development Review Department~~]:

- 711 (a) receives the engineer's concurrence letter; and
712 (b) certifies installation of the vegetation for acceptance.

713 **PART 17.** Subsections (B) and (C) of City Code Section 25-8-184 (*Additional*
714 *Erosion and Sedimentation Control Requirements in the Barton Springs Zone*) are
715 amended to read:

716 (B) A temporary erosion and sedimentation control plan and a water
717 quality plan certified by a registered professional engineer and
718 approved by the director [~~Planning and Development Review~~
719 ~~Department~~] is required.

720 (1) The plans must describe the temporary structural controls, site
721 management practices, or other approved methods that will be
722 used to control of off-site sedimentation until permanent
723 revegetation is certified as completed under Section 25-8-182
724 (*Development Completion*).

725 (2) The temporary erosion control plan must be phased to be
726 effective at all stages of construction. Each temporary erosion
727 control method must be adjusted, maintained, and repaired as
728 necessary.

729 (C) The director [~~Planning and Development Review Department~~] may
730 require a modification of the temporary erosion control plan after
731 determining that the plan does not adequately control off-site
732 sedimentation from the development. Approval by the director
733 [~~Planning and Development Review Department~~] and the engineer
734 who certified the plan is required for a major modification of the plan.

735 **PART 18.** Subsection (A) of City Code Section 25-8-185 (*Overland Flow*) is
736 amended to read:

737 (A) Drainage patterns must be designed to:

738 (1) prevent erosion;

739 (2) maintain infiltration and recharge of local seeps, ~~and~~ springs,
740 and waterways;

741 (3) attenuate the harm of contaminants collected and transported by
742 stormwater; ~~and~~

(4) where feasible [~~possible~~], maintain and restore overland sheet flow, maintain natural drainage features and patterns, and disperse runoff back to sheet flow; and

(5) where feasible, direct stormwater to landscape areas including islands, medians, peninsulas, and other similar areas.

Exceptions to this requirement include:

(a) perimeter landscape areas that are not required to drain to a stormwater control measure;

(b) impervious areas on which the land use or activity may generate highly contaminated runoff, as prescribed by the Environmental Criteria Manual; and

(c) impervious areas used for parking or driving of vehicles if located within the Edwards Aquifer recharge zone.

PART 19. City Code Section 25-8-213 (*Water Quality Control Standards*) is amended to read:

§ 25-8-213 WATER QUALITY CONTROL STANDARDS.

(A) A water quality control must be designed in accordance with the Environmental Criteria Manual.

(1) The control must provide at least the treatment level of a sedimentation/filtration system under the Environmental Criteria Manual.

(2) An impervious liner is required for structural water quality controls over the Edwards Aquifer recharge zone [~~in an area where there is surface runoff to groundwater conductivity~~]. If a liner is required and there are multiple controls [~~are located~~] in series, liners are only required for the first control in the series [~~not required for the second or later in the series following sedimentation, extended detention, or sedimentation/filtration~~].

(3) The control must be accessible for maintenance and inspection as prescribed in the Environmental Criteria Manual.

(B) A water quality control must capture and treat the water draining to the control from the contributing area. The required capture volume is:

(1) the first one-half inch of runoff; and

(2) for each 10 percent increase in impervious cover over 20 percent of gross site area, an additional one-tenth of an inch of runoff.

(C) The required water quality treatment must be provided using green stormwater control measures, as prescribed in the Environmental Criteria Manual.

(D) Notwithstanding Subsection (C), all or part of the required water quality treatment may be provided using other water quality controls for:

(1) areas with land uses or activities that may generate highly contaminated runoff, as described in the Environmental Criteria Manual;

(2) a project that provides water quality treatment for currently untreated, developed off-site areas of at least ten acres in size;
or

(3) sites with impervious cover of greater than 90 percent gross site area.

~~(E)~~[(C)] The location of a water quality control:

(1) must avoid recharge features to the greatest extent possible;

(2) must be shown on the slope map, preliminary plan, site plan, or subdivision construction plan, as applicable; and

(3) in a water supply rural watershed, may not be in the 40 percent buffer zone, unless the control disturbs less than 50% of the buffer, and is located to maximize overland flow and recharge in the undisturbed remainder of the 40 percent buffer zone.

~~(F)~~[(D)] This subsection provides additional requirements for the Barton Springs Zone.

- 804 (1) Approval by the Watershed Protection Department is required
805 for a proposed water quality control that is not described in the
806 Environmental Criteria Manual. The applicant must substantiate
807 the pollutant removal efficiency of the proposed control with
808 published literature or a verifiable engineering study.
- 809 (2) Water quality controls must be placed in sequence if necessary
810 to remove the required amount of pollutant. The sequence of
811 controls must be:
- 812 (a) based on the Environmental Criteria Manual or generally
813 accepted engineering principles; and
- 814 (b) designed to minimize maintenance requirements.

815 **PART 20.** Subsection (A) of City Code Section 25-8-214 (*Optional Payment*
816 *Instead of Structural Controls in Urban Watersheds*) is amended to read as
817 follows:

- 818 (A) The director [~~of the Watershed Protection Department~~] shall identify
819 and prioritize water quality control facilities for the urban watersheds
820 in an Urban Watersheds Structural Control Plan. The Environmental
821 Commission [~~Board~~] shall review the plan annually [~~in January of~~
822 ~~each year~~].

823 **PART 21.** Subsection (B) of City Code Section 25-8-232 (*Dedicated Fund*) is
824 amended to read:

- 825 (B) An applicant shall pay the required fee into the fund:
- 826 (1) for development that does not require a site plan, when the
827 applicant posts fiscal security for the subdivision or requests
828 that the director of the Development Services Department
829 record the subdivision plat, whichever occurs first; or
- 830 (2) for development that requires a site plan, when the site plan is
831 approved.

832 **PART 22.** City Code Section 25-8-233 (*Barton Springs Zone Operating Permit*) is
833 amended to read:

834 **§ 25-8-233 BARTON SPRINGS ZONE OPERATING PERMIT.**

- 835 (A) In the Barton Springs Zone, the owner or operator of a commercial or
836 multifamily development is required to obtain an annual operating
837 permit for the required water quality controls.
- 838 (B) To obtain an annual operating permit, an applicant must:
- 839 (1) provide the director [~~Planning and Development Review~~
840 ~~Department~~] with:
- 841 (a) a maintenance plan; and
- 842 (b) the information necessary to verify that the water quality
843 controls are in proper operating condition; and
- 844 (2) pay the required, nonrefundable fee.
- 845 (C) The director [~~Planning and Development Review Department~~] may
846 verify that a water quality control is in proper operating condition by
847 either inspecting the water quality control or accepting a report from a
848 registered engineer.
- 849 (D) The director [~~Planning and Development Review Department~~] shall
850 issue an operating permit after determining that:
- 851 (1) the applicant has complied with the requirements of Subsection
852 (B); and
- 853 (2) the water quality controls are in proper operating condition.
- 854 (E) The director [~~Planning and Development Review Department~~] shall
855 transfer an operating permit to a new owner or operator if, not later
856 than 30 days after a change in ownership or operation, the new owner
857 or operator:
- 858 (1) signs the operating permit;
- 859 (2) accepts responsibility for the water quality controls; and
- 860 (3) documents the transfer on a form provided by the director
861 [~~Planning and Development Review Department~~].

862 **Part 23.** Chapter 25-8, Article 7, Division 1 (*Critical Water Quality Zone*
863 *Restrictions*) is renamed to read:

Division 1. Waterway and Floodplain Protection.

PART 24. City Code Section 25-8-261 (*Critical Water Quality Zone Development*) is amended to read:

§ 25-8-261 CRITICAL WATER QUALITY ZONE DEVELOPMENT.

In all watersheds, development is prohibited in a critical water quality zone except as provided in this Division. Development allowed in the critical water quality zone under this Division shall be revegetated and restored within the limits of construction as prescribed by the Environmental Criteria Manual.

(A) A fence that does not obstruct flood flows is permitted in a critical water quality zone.

(B) Open space is permitted in a critical water quality zone if a program of fertilizer, pesticide, and herbicide use is approved by the Watershed Protection Department, subject to the conditions in this Subsection.

(1) In a water supply rural watershed, water supply suburban, or the Barton Springs Zone, open space is limited to sustainable urban agriculture or a community garden if the requirements in subsection (B)(4) are met, multi-use trails, picnic facilities, and outdoor facilities, excluding stables, corrals for animals and athletic fields.

(2) A ~~[master-planned]~~ park with a council-adopted plan ~~[that is approved by the council]~~ may include recreational development other than that described in Subsection (B)(1).

(3) A hard surfaced trail may cross the critical water quality zone pursuant to Section 25-8-262 (*Critical Water Quality Zone Street Crossings*). A hard surfaced trail that does not cross the critical water quality zone may be located within the critical water quality zone only if:

(a) designed in accordance with the Environmental Criteria Manual;

- 896 (b) located outside the erosion hazard zone unless
897 protective works are provided as prescribed in the
898 Drainage Criteria Manual;
- 899 (c) limited to 12 feet in width plus one-foot compacted
900 sub-grade shoulders, unless a wider trail is
901 designated in a Council-adopted plan;
- 902 (d) located not less than 25 feet from the centerline of
903 a waterway if within an urban watershed;
- 904 (e) located not less than 50 feet from the centerline of
905 a minor waterway, 100 feet from the centerline of
906 an intermediate waterway, and 150 feet from the
907 centerline of a major waterway if within a
908 watershed other than an urban watershed;
- 909 (f) located not less than 50 feet from the shoreline of
910 Lake Travis, Lake Austin, Lady Bird Lake, and
911 Lake Walter E. Long, as defined in Section 25-8-
912 92; and
- 913 (g) located not less than 200 [~~100~~] feet from the
914 ordinary high water mark of the Colorado River
915 downstream from Longhorn Dam.
- 916 (4) Open space may include sustainable urban agriculture or
917 a community garden only if:
- 918 (a) in an urban watershed and located not less than 25
919 feet from the centerline of a waterway, or in a
920 watershed other than an urban watershed and
921 located not less than 50 feet from the centerline of
922 a minor waterway, 100 feet from the centerline of
923 an intermediate waterway, and 150 feet from the
924 centerline of a major waterway;
- 925 (b) located not less than 50 feet from the shoreline of
926 Lake Travis, Lake Austin, Lady Bird Lake, and
927 Lake Walter E. Long, as defined in Section 25-8-
928 92;

- 929 (c) located not less than 200 [~~100~~] feet from the
930 ordinary high water mark of the Colorado River
931 downstream from Longhorn Dam;
- 932 (d) designed in accordance with the Environmental
933 Criteria Manual; and
- 934 (e) limited to garden plots and paths, with no storage
935 facilities or other structures over 500 square feet.
- 936 (5) In a suburban or urban watershed, open space may
937 include an athletic field only if:
- 938 (a) in an urban watershed and located not less than 25
939 feet from the centerline of a waterway, or in a
940 suburban watershed and located not less than 50
941 feet from the centerline of a minor waterway, 100
942 feet from the centerline of an intermediate
943 waterway, and 150 feet from the centerline of a
944 major waterway;
- 945 (b) located not less than 50 feet from the shoreline of
946 Lady Bird Lake and Lake Walter E. Long, as
947 defined in Section 25-8-92;
- 948 (c) located not less than 200 [~~100~~] feet from the
949 ordinary high water mark of the Colorado River
950 downstream from Longhorn Dam; and
- 951 (d) the owner of the athletic field submits to the
952 Watershed Protection Department a maintenance
953 plan to keep the athletic field well vegetated and
954 minimize compaction, as prescribed in the
955 Environmental Criteria Manual.
- 956 (C) The requirements of this subsection apply along Lake Travis,
957 Lake Austin, Lake Walter E. Long, and [~~or~~] Lady Bird Lake.
- 958 (1) A dock, public boat ramp, bulkhead or marina, and
959 necessary access and appurtenances, are permitted in a
960 critical water quality zone subject to compliance with

Chapter 25-2, Subchapter C, Article 12 (*Docks, Bulkheads, and Shoreline Access*). For a single-family residential use, necessary access may not exceed the minimum area of land disturbance required to construct a single means of access from the shoreline to a dock.

(2) Disturbed areas must be restored in accordance with the Environmental Criteria Manual and the following requirements:

(a) Within a lakefront critical water quality zone, or an equivalent area within 25 feet of a shoreline, restoration must include:

(i) at least one native shade tree and one native understory tree, per 500 square feet of disturbed area; and

(ii) one native shrub per 150 square feet of disturbed area; and

(b) Remaining disturbed areas must be restored per standard specifications for native restoration.

(3) Within the shoreline setback area defined by Section 25-2-551 (*Lake Austin (LA) District Regulations*) and within the overlay established by Section 25-2-180 (*Lake Austin (LA) Overlay District*), no more than 30 percent of the total number of shade trees of 8 inches or greater, as designated in the Environmental Criteria Manual, may be removed.

(4) Before a building permit may be issued or a site plan released, approval by the Watershed Protection Department is required for chemicals used to treat building materials that will be submerged in water.

(5) Bank erosion above the 100-year-flood plain may be stabilized within a lakefront critical water quality zone if the restoration meets the requirements of Subsection (B) (2) of this section.

994 (6) A retaining wall, bulkhead, or other erosion protection
995 device must be designed and constructed to minimize
996 wave return and wave action in compliance with the
997 Environmental Criteria Manual. A shoreline modification
998 within the wave action zone with a greater than 45 degree
999 vertical slope for any portion greater than one foot in
1000 height is not allowed on or adjacent to the shoreline of a
1001 lake, unless the shoreline modification is located within
1002 an existing man-made channel.

1003 (7) A retaining wall, bulkhead, or other erosion protection
1004 device may not capture or recapture land from a lake
1005 unless doing so is required to restore the shoreline to
1006 whichever of the following boundaries would encroach
1007 the least into the lake:

1008 (a) the shoreline as it existed 10 years before the date
1009 of application, with documentation as prescribed
1010 by the Environmental Criteria Manual; or

1011 (b) the lakeside boundary of the subdivided lot line.

1012 (8) A bulkhead may be replaced in front of an existing
1013 bulkhead once, if:

1014 (a) the existing bulkhead was legally constructed;

1015 (b) construction of the replacement bulkhead does not
1016 change the location of the shoreline by more than 6
1017 inches; and

1018 (c) the director determines that there is no reasonable
1019 alternative to replacement of the bulkhead in the
1020 location of the existing bulkhead.

1021 (9) Dredging is prohibited unless:

1022 (a) the area of dredging is less than 25 cubic yards;
1023 and

1024 (b) the dredging is necessary for navigation safety.

(D) A utility line, including a storm drain, is prohibited in the critical water quality zone, except as provided in subsection (E) or for a necessary crossing. A necessary utility crossing may cross into or through a critical water quality zone only if:

(1) the utility line follows the most direct path into or across the critical water quality zone to minimize disturbance, unless boring or tunneling is the proposed method of installation for the entire crossing and all bore pits are located outside of the critical water quality zone;

(2) the depth of the utility line and location of associated access shafts are not located within an erosion hazard zone, unless protective works are provided as prescribed in the Drainage Criteria Manual;

(3) stormwater outfalls minimize disturbance to the bank of the Colorado River by locating outfalls in upstream drainages where feasible; and

~~(4)~~[(3)] in the Barton Springs Zone, the crossing is approved by the director [of the Watershed Protection Department].

(E) In the urban and suburban watersheds, a utility line may be located parallel to and within the critical water quality zone if:

(1) in an urban watershed and located not less than 50 feet from the centerline of a waterway, or in a watershed other than urban and located not less than 50 feet from the centerline of a minor waterway, 100 feet from the centerline of an intermediate waterway, and 150 feet from the centerline of a major waterway;

(2) located not less than 50 feet from the shoreline of Lady Bird Lake and Lake Walter E. Long, as defined in Section 25-8-92;

(3) located not less than 200 ~~[100]~~ feet from the ordinary high water mark of the Colorado River downstream from Longhorn Dam;

- 1058 (4) designed in accordance with the Environmental Criteria
1059 Manual;
- 1060 (5) located outside the erosion hazard zone, unless protective
1061 works are provided as prescribed in the Drainage Criteria
1062 Manual; and
- 1063 (6) the project includes either riparian restoration of an area
1064 within the critical water quality zone equal in size to the
1065 area of disturbance in accordance with the Environmental
1066 Criteria Manual, or payment into the Riparian Zone
1067 Mitigation Fund of a non-refundable amount established
1068 by ordinance.

1069 (F) In-channel detention basins and in-channel wet ponds are
1070 allowed in the critical water quality zone only if:

- 1071 (1) proposed as part of a public capital improvement project
1072 or public private partnership;
- 1073 (2) no alternative location is feasible; and
- 1074 (3) designed in accordance with the Environmental Criteria
1075 Manual.

1076 (G) Floodplain modification is [~~modifications are~~] prohibited in the
1077 critical water quality zone unless the modification proposed:

- 1078 (1) is [~~the floodplain modifications proposed are~~] necessary
1079 to address an existing threat to public health and safety,
1080 as determined by the director [~~of the Watershed~~
1081 ~~Protection Department~~];
- 1082 (2) is designed solely to improve floodplain health [~~the~~
1083 ~~floodplain modifications proposed would provide a~~
1084 ~~significant, demonstrable environmental benefit,~~] as
1085 determined by a functional assessment of floodplain
1086 health as prescribed by the Environmental Criteria
1087 Manual; or
- 1088 (3) is the minimum [~~the floodplain modifications proposed~~
1089 ~~are~~] necessary for development allowed in the critical

water quality zone under Section 25-8-261 (*Critical Water Quality Zone Development*), Section 25-8-262 (*Critical Water Quality Zone Street Crossings*), or Section 25-8-367 (*Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long*) as prescribed by the Environmental Criteria Manual.

(H) In the urban and suburban watersheds, vegetative filter strips, rain gardens, biofiltration ponds, areas used for irrigation or infiltration of stormwater, or other controls as prescribed by rule are allowed in the critical water quality zone if:

- (1) in an urban watershed and located not less than 50 feet from the centerline of a waterway, or in a watershed other than urban and located no less than 50 feet from the centerline of a minor waterway, no less than 100 feet from the centerline of an intermediate waterway, and no less than 150 feet from the centerline of a major waterway;
- (2) located not less than 50 feet from the shoreline of Lady Bird Lake and Lake Walter E. Long, as defined in Section 25-8-92;
- (3) located not less than 200 [~~100~~] feet from the ordinary high water mark of the Colorado River downstream from Longhorn Dam;
- (4) located outside the 100-year floodplain; and
- (5) located outside the erosion hazard zone, unless protective works are provided as prescribed in the Drainage Criteria Manual.

(I) Development associated with power generation, transmission, or distribution at the Decker Creek Power Station is allowed in the critical water quality zone.

(J) A residential lot that is 5,750 square feet or less in size may not include any portion of a critical water quality zone.

PART 25. Subsections (B) and (C) of City Code Section 25-8-262 (*Critical Water Quality Zone Mobility Crossings*) are amended to read:

(B) This subsection applies in a watershed other than an urban watershed.

(1) A major waterway critical water quality zone may be crossed by a Level 3, 4, or 5 [~~an arterial~~] street or rail line identified in the Transportation Plan.

(2) An intermediate waterway critical water quality zone may be crossed by a Level 2, 3, 4, or 5 [~~an arterial street, collector~~] street or rail line, except:

(a) a Level 2 [~~collector~~] street crossing must be at least 2,500 feet, measured along the centerline of the waterway, from a Level 2, 3, 4, or 5 [~~collector or arterial~~] street crossing on the same waterway; or

(b) in a water supply suburban or water supply rural watershed, or the Barton Springs Zone, a Level 2 [~~collector~~] street crossing must be at least one mile, measured along the centerline of the waterway, from a Level 2, 3, 4, or 5 [~~collector or arterial~~] street crossing on the same waterway.

(3) A minor waterway critical water quality zone may be crossed by a Level 2, 3, 4, or 5 [~~an arterial street, collector~~] street[,] or rail line, except:

(a) a Level 2 [~~collector~~] street crossing must be at least 900 feet, measured along the centerline of the waterway, from a Level 2, 3, 4, or 5 [~~collector or arterial~~] street crossing on the same waterway; or

(b) in a water supply suburban or water supply rural watershed, or the Barton Springs Zone, a Level 2 [~~collector~~] street crossing must be at least 2,000 feet, measured along the centerline of the waterway, from a Level 2, 3, 4, or 5 [~~collector or arterial~~] street crossing on the same waterway.

(4) A minor waterway critical water quality zone may be crossed by a Level 1 or 2 [~~residential or commercial~~] street if necessary to provide access to property that cannot otherwise be safely accessed.

(C) In all watersheds, multi-use trails may cross a critical water quality zone of any waterway if:

(1) designed in compliance with the Environmental Criteria Manual; and

(2) the development demonstrates no additional adverse impact from flood or erosion potential.

Part 26. City Code Chapter 25-8 (*Environment*) is amended to add a new Section 25-8-263 to read:

§ 25-8-263 FLOODPLAIN MODIFICATION.

(A) All floodplain modifications must:

(1) be designed to accommodate existing and fully-vegetated hydraulic conditions;

(2) apply sound engineering and ecological practices, prevent and reduce degradation of water quality, and demonstrate the stability and integrity of floodplains and waterways, as prescribed in the Environmental Criteria Manual;

(3) restore floodplain health, or provide mitigation if restoration is infeasible, to support natural functions and processes as prescribed in the floodplain modification criteria in the Environmental Criteria Manual; and

(4) comply with the requirements of Chapter 25-7 (*Drainage*), the Drainage Criteria Manual, and the Environmental Criteria Manual.

(B) Floodplain modification within a critical water quality zone is prohibited except as allowed under Section 25-8-261 (*Critical Water Quality Zone Development*).

- 1185 (C) Floodplain modification outside a critical water quality zone is
1186 allowed only if the modification proposed:
- 1187 (1) is necessary to protect public health and safety by addressing an
1188 existing threat, as determined by the director;
 - 1189 (2) is designed solely to improve floodplain health, as determined
1190 by a functional assessment of floodplain health as prescribed by
1191 the Environmental Criteria Manual;
 - 1192 (3) is located within a floodplain area classified as in fair or poor
1193 condition, as determined by a functional assessment of
1194 floodplain health, and provides restoration or mitigation in
1195 accordance with the ratios and specifications prescribed in the
1196 Environmental Criteria Manual; or
 - 1197 (4) is the minimum modification necessary for development
1198 allowed under Section 25-8-261 (*Critical Water Quality*
1199 *Development*) or 25-8-262 (*Critical Water Quality Zone*
1200 *Mobility Crossings*).
- 1201 (D) If on-site restoration, as prescribed in the Environmental Criteria
1202 Manual, is infeasible and mitigation is required under this section, it
1203 may be satisfied by:
- 1204 (1) paying into the Riparian Zone Mitigation Fund a nonrefundable
1205 amount established by ordinance;
 - 1206 (2) transferring in fee simple or placing restrictions on mitigation
1207 land approved by the director and meeting the following
1208 conditions:
 - 1209 (a) located within the same watershed classification;
 - 1210 (b) in accordance with the procedures in Subsection (H)(3)
1211 of Section 25-8-26 (*Redevelopment Exception in the*
1212 *Barton Springs Zone*);
 - 1213 (c) dedicated to or restricted for the benefit of the City, or
1214 another entity approved by the director, and which the
1215 City or other approved entity accepts; and

(d) an amount proportionate to the amount of area within the existing floodplain that is proposed to be modified, as prescribed in the Environmental Criteria Manual; or

(3) a combination of the mitigation methods described in Subsections (D)(1) and (D)(2), if approved by the director.

PART 27. Subsections (B) and (C) of City Code Section 25-8-281 (*Critical Environmental Features*) are amended to read:

(B) A residential lot may not include a critical environmental feature or a critical environmental feature buffer zone and may not be located within 50 feet of a critical environmental feature.

(C) This subsection prescribes the requirements for critical environmental feature buffer zones.

(1) A buffer zone is established around each critical environmental feature described in this subchapter.

(a) Except as provided in Subsection (C)(1)(b), the width of the buffer zone is 150 feet from the edge of the critical environmental feature.

(b) For a point recharge feature, the buffer zone coincides with the topographically defined catchment basin, except that the width of the buffer zone from the edge of the critical environmental feature is:

(i) not less than 150 feet;

(ii) not more than 300 feet; and

(iii) calculated in accordance with the Environmental Criteria Manual.

(2) Within a buffer zone described in this subsection:

(a) the natural vegetative cover must be retained to the maximum extent practicable;

(b) construction is prohibited; and

(c) wastewater disposal or irrigation is prohibited.

(3) If located at least 50 feet from the edge of the critical environmental feature, the prohibition of Subsection (C)(2)(b) does not apply to:

(a) a [~~yard or~~] hiking trail; [~~or~~]

(b) a recharge basin approved under Section 25-8-213 (*Water Quality Control Standards*) that discharges to a point recharge feature; or[-]

(c) an innovative runoff management practice approved under Section 25-8-151 (*Innovative Management Practices*) that is designed to address the standards of this section, enhance the recharge of groundwater and the discharge of springs, and maintain the function of critical environmental features.

(4) Perimeter fencing with not less than one access gate must be installed at the outer edge of the buffer zone for all point recharge features. The fencing must comply with the Standard Specifications Manual.

(5) The owner must maintain the buffer zone in accordance with standards in the Environmental Criteria Manual to preserve the water quality function of the buffer.

(6) All critical environmental feature locations and required setbacks must be shown on preliminary subdivision plans, site plans, and other permits as determined by the director.

(7) All critical environmental feature locations must be shown on final plats.

PART 28. City Code Section 25-8-282 (*Wetland Protection*) is amended to read:

§ 25-8-282 WETLAND PROTECTION.

(A) Wetlands must be protected in all watersheds except for wetlands located within the area [in the] bounded by Interstate 35, Riverside Drive, Barton Springs Road, Lamar Boulevard, and 15th Street that

are not associated with the critical water quality zone of Lady Bird Lake.

(B) Protection methods for wetlands require the approval of the director, and may include:

(1) appropriate setbacks that preserve the wetlands or wetland functions;

(2) wetland mitigation, including wetland replacement; or

(3) wetland restoration or enhancement[; ~~or~~]

~~[(4) use of a wetlands for water quality controls].~~

~~[(C) The director of the Watershed Protection Department may approve:~~

~~(1) the removal and replacement of a wetland; or~~

~~(2) the elimination of setbacks from a wetland that is proposed to be used as a water quality control.]~~

PART 29. City Code Section 25-8-323 (*Temporary Storage Areas; Topsoil Protection*) is amended to add a new Subsection (C) to read:

(C) For areas on the site that are to remain pervious after development, any soils that are compacted during site grading and construction operations must be decompacted in compliance with the Environmental Criteria Manual and the Standard Specifications Manual.

PART 30. City Code Section 25-8-341 (*Cut Requirements*) is amended to read:

§ 25-8-341 CUT REQUIREMENTS.

(A) Cuts on a tract of land may not exceed four feet of depth, except:

(1) in an urban watershed;

(2) in a roadway right-of-way;

(3) for construction of a building foundation or swimming pool;

- (4) for construction of a water quality control or detention facility and appurtenances for conveyance such as swales, drainage ditches, and diversion berms, if:
- (a) the design and location of the facility within the site minimize the amount of cut over four feet;
 - (b) the cut is the minimum necessary for the appropriate functioning of the facility; and
 - (c) the cut is not located on a slope with a gradient of more than 15 percent or within 100 feet of a classified waterway;
- (5) for utility construction or a wastewater drain field, if the area is restored to natural grade;
- (6) in a state-permitted sanitary landfill or a sand or gravel excavation located in the extraterritorial jurisdiction, if:
- (a) the cut is not in a critical water quality zone;
 - (b) the cut does not alter a 100-year floodplain;
 - (c) the landfill or excavation has an erosion and restoration plan approved by the City; and
 - (d) all other applicable City Code provisions are met.
- (7) for any cut associated with construction of a multi-use trail, if:
- (a) the cut is not located on a slope with a gradient of more than 15 percent or within 100 feet of a classified waterway;
 - (b) the cut is limited to no more than eight feet in depth;
 - (c) the cut is located in a public right-of-way or public easement; and
 - (d) the trail is designed in accordance with the Environmental Criteria Manual; or

- 1330 (8) for construction of a street or driveway necessary to provide
1331 primary access if:
- 1332 (a) the construction complies with Division 3 (*Construction*
1333 on Slopes) of this article;
- 1334 (b) the cut is not within a critical water quality zone;
- 1335 (c) the cut is limited to no more than eight feet in depth;
- 1336 (d) the cut over four feet is the minimum amount necessary
1337 to comply with safety access requirements and the
1338 horizontal and vertical curve requirements of the
1339 Transportation Criteria Manual; and
- 1340 (e) there is no other feasible alternative for the street or
1341 driveway location.

1342 **PART 31.** Subsection (A) of City Code Section 25-8-342 (*Fill Requirements*) is
1343 amended to read:

- 1344 (A) Fill on a tract of land may not exceed four feet of depth, except:
- 1345 (1) in an urban watershed;
- 1346 (2) in a roadway right-of-way;
- 1347 (3) under a foundation with sides perpendicular to the ground, or
1348 with pier and beam construction;
- 1349 (4) for construction of a water quality control or detention facility
1350 and appurtenances for conveyance such as swales, drainage
1351 ditches, and diversion berms, if:
- 1352 (a) the design and location of the facility within the site
1353 minimize the amount of fill over four feet;
- 1354 (b) the fill is the minimum necessary for the appropriate
1355 functioning of the facility; and
- 1356 (c) the fill is not located on a slope with a gradient of more
1357 than 15 percent or within 100 feet of a classified
1358 waterway;

- (5) for utility construction or a wastewater drain field;
- (6) in a state-permitted sanitary landfill located in the extraterritorial jurisdiction, if:
- (a) the fill is derived from the landfill operation;
 - (b) the fill is not placed in a critical water quality zone or a 100-year floodplain;
 - (c) the landfill operation has an erosion and restoration plan approved by the City; and
 - (d) all other applicable City Code provisions are met; [Ø]
- (7) for fill associated with construction of a multi-use trail, if:
- (a) the fill is not located on a slope with a gradient of more than 15 percent or within 100 feet of a classified waterway;
 - (b) the fill is limited to no more than eight feet in depth;
 - (c) the fill is located in a public right-of-way or public easement; and
 - (d) the trail is designed in accordance with the Environmental Criteria Manual; or[-]
- (8) for construction of a street or driveway necessary to provide primary access if:
- (a) the construction complies with Division 3 (*Construction on Slopes*) of this article;
 - (b) the fill is not within a critical water quality zone;
 - (c) the fill is limited to no more than eight feet in depth;
 - (d) the fill over four feet is the minimum amount necessary to comply with safety access requirements and the horizontal and vertical curve requirements of the Transportation Criteria Manual; and

- (e) there is no other feasible alternative for the street or driveway location.

PART 32. City Code § 25-8-364 (*Floodplain Modification*) is repealed.

PART 33. City Code § 25-8-367 (*Relocation of Shoreline Between Tom Miller Dam and Longhorn Dam*) is repealed.

PART 34. City Code § 25-8-368 (*Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long*) is repealed.

PART 35. Subsection (A) of City Code Section 25-8-422 (*Water Quality Transition Zone*) is amended to read:

(A) Development is prohibited in a water quality transition zone that lies over the South Edwards Aquifer recharge zone, except for:

- (1) development described in Article 7, Division 1 (*Critical Water Quality Zone Restrictions*); and
- (2) minor drainage facilities or water quality controls that comply with Section 25-8-263 [~~25-8-364~~] (*Floodplain Modification*) and the floodplain modification criteria in the Environmental Criteria Manual.

PART 36. City Code Section 25-8-452 (*Water Quality Transition Zone*) is amended to read:

§ 25-8-452 WATER QUALITY TRANSITION ZONE.

(A) Development is prohibited in a water quality transition zone that lies over the South Edwards Aquifer recharge zone, except for:

- (1) development described in Article 7, Division 1 (*Critical Water Quality Zone Restrictions*); and
- (2) minor drainage facilities or water quality controls that comply with Section 25-8-263 [~~25-8-364~~] (*Floodplain Modification*) and the floodplain modification criteria in the Environmental Criteria Manual.

(B) Development is prohibited in a water quality transition zone that lies outside the South Edwards Aquifer recharge zone, except for:

- 1417 (1) development described in Article 7, Division 1 (*Critical Water*
1418 *Quality Zone Restrictions*);
- 1419 (2) streets;
- 1420 (3) minor drainage facilities or water quality controls that comply
1421 with Section 25-8-263 [~~25-8-364~~] (*Floodplain Modification*) and
1422 the floodplain modification guidelines of the Environmental
1423 Criteria Manual; and
- 1424 (4) duplex or single-family residential development with a minimum
1425 lot size of two acres and a density of not more than one unit for
1426 each three acres, excluding acreage in the 100 year flood plain.
- 1427 (C) A lot that lies within a critical water quality zone must also include at
1428 least two acres in a water quality transition zone or uplands zone.

1429 **PART 37.** City Code Section 25-8-482 (*Water Quality Transition Zone*) is
1430 amended to read:

1431 **§ 25-8-482 WATER QUALITY TRANSITION ZONE.**

- 1432 (A) Development is prohibited in a water quality transition zone that lies
1433 over the Edwards Aquifer recharge zone, except for:
- 1434 (1) development described in Article 7, Division 1 (*Critical Water*
1435 *Quality Zone Restrictions*); and
- 1436 (2) minor drainage facilities or water quality controls that comply
1437 with Section 25-8-263 [~~25-8-364~~] (*Floodplain Modification*) and
1438 the floodplain modification criteria of the Environmental Criteria
1439 Manual.
- 1440 (B) Development is prohibited in a water quality transition zone that lies
1441 outside the Edwards Aquifer recharge zone, except for:
- 1442 (1) development described in Article 7, Division 1 (*Critical Water*
1443 *Quality Zone Restrictions*);
- 1444 (2) minor drainage facilities or water quality controls that comply
1445 with Section 25-8-263 [~~25-8-364~~] (*Floodplain Modification*) and
1446 the floodplain modification guidelines of the Environmental
1447 Criteria Manual;

(3) streets; and

(4) duplex or single-family residential housing with a minimum lot size of two acres and a density of not more than one unit for each three acres, excluding acreage in the 100-year floodplain.

Part 38. City Code Chapter 25-8, Subchapter B, Article 2 (*Endangered Species*) is repealed and replaced as follows:

ARTICLE 2. THREATENED OR ENDANGERED SPECIES NOTIFICATION

§ 25-8-691 THREATENED OR ENDANGERED SPECIES NOTIFICATION.

(A) This section applies in areas of the planning jurisdiction that may contain habitat for federally listed threatened or endangered species identified in the map maintained by the City online or available for inspection in the office of the Development Services Department.

(B) On submission of an application for a subdivision or site plan in an area described in Subsection (A), the applicant must give notice of the application to the appropriate authority, including:

(1) United States Fish and Wildlife Service;

(2) Balcones Canyonlands Conservation Plan Coordinating Committee Secretary; and

(3) Hays, Travis, or Williamson County, as applicable depending on project location.

(C) The notice must include a statement that the development could cause the loss of threatened or endangered species habitat.

PART 39. This ordinance takes effect on _____.

PASSED AND APPROVED

_____, 2022 § _____

Steve Adler
Mayor

APPROVED: _____

Anne L. Morgan
City Attorney

ATTEST: _____

Myrna Rios
City Clerk