

ORDINANCE AMENDMENT REVIEW SHEET

Amendment: C20-2023-022 Site Specific SOS amendment and related variances

Description: Amends Land Development Code (LDC) 25-8 Article 13 Save Our Springs Initiative and related variances to Chapter 25-8 Subchapters A (Water Quality) of the Land Development Code as necessary to construct the Barton Springs Bathhouse Rehabilitation Project, SPC-2012-0104D(R6).

Proposed Language: Consider an ordinance granting site-specific amendments to LDC 25-8-514 (Pollution Prevention Required) of the Save Our Springs Initiative as it relates to development in the Critical Water Quality Zone and impervious cover limits to allow construction of the Barton Springs Bathhouse Rehabilitation Project (C20-2023-0022). This project is located within the Barton Springs Zone.

Summary of proposed code amendment

The amendment under consideration is related to a rehabilitation project for the Barton Springs Bathhouse, a redevelopment project in Zilker Park (SPC-2012-0104D(R6)), adjacent to Barton Springs pool and within the recharge zone of the Edwards Aquifer. A portion of the work described in SPC-2012-0104D(R6) is located within the Critical Water Quality Zone (CWQZ) of the site. The SOS Ordinance prohibits development in the CWQZ for areas within the Barton Springs Zone and would not permit the rehabilitation of this facility. Additionally, The SOS Ordinance requires a maximum impervious cover limit of 15% for development within the Barton Springs Zone located within the Recharge Zone of the Edwards Aquifer. The Barton Springs Bathhouse was originally constructed before the adoption of the SOS ordinance and does not currently comply with impervious cover limits, but the rehabilitation project proposes to reduce the total impervious cover by 302 sq. ft. Also, because LDC 25-8-515 prohibits variances from the SOS Ordinance, a site-specific amendment to the SOS Ordinance approved by a supermajority of the City Council is necessary to allow construction of the Little Bear Creek Recharge Enhancement Facility.

A portion of the proposed diversion channel described in SP-2022-0462D is within the Critical Water Quality Zone (CWQZ) of the site. The SOS Ordinance prohibits development in the CWQZ for areas within the Barton Springs Zone and would not permit the construction of this facility.

Additionally, the SOS Ordinance requires non-degradation water quality treatment for all development within the Barton Springs Zone. WPD engineering staff are verifying whether any modification to the non-degradation water quality requirement will be needed to construct the project prior to Environmental Commission and Planning Commission.

Because LDC 25-8-515 prohibits variances from the SOS Ordinance, a site-specific amendment to the SOS Ordinance approved by a supermajority of the City Council is necessary to allow construction of the Little Bear Creek Recharge Enhancement Facility.

The proposed site-specific SOS amendments are being requested to allow the following improvements:

- Existing building rehabilitation on the south side of William Barton Drive, adjacent to the Barton Springs entrance turnstile on the north side of Barton Creek;
- Underground water and wastewater service to support the bathhouse structure with adequate fire flow and replacing aged wastewater lines;
- Construction of a fire lane on the west side of the bathhouse for adequate firefighting access around the structure;
- Landscaping around the restroom building and on the south side of William Barton Drive to improve the quality of existing vegetation.

Background: Initiated by Planning Commission on June 27th, 2023

On June 27th, 2023, Planning Commission initiated a site-specific amendment to the Land Development Code, specifically including amendments to Chapter 25-8, Subchapter A, Article 13 (Save Our Springs Initiative), as necessary to allow for the rehabilitation of the Barton Springs Bathhouse facility, a redevelopment project in Zilker Park (SPC-2012-0104D(R6)), adjacent to Barton Springs pool and within the recharge zone of the Edwards Aquifer.

The Barton Springs Bathhouse Rehabilitation is a major component identified in the 2009 Council-approved Barton Springs Pool Master Plan and further outlined in the Zilker Park Bathhouse Zone Feasibility Study (completed in 2016). Major elements of work will include accessibility and life safety improvements, replacement of the plumbing and HVAC systems, and structural repair and restoration of critical parts of the entry rotunda and the changing rooms. Improvements to the Aquatic facilities and the Sheffield Education Center are also a part of this project (Exhibit 1).

Anticipated community benefits are a safer public facility, an improved Texas Accessibility Standards accessible public facility meeting current compliance codes, increased pedestrian mobility, and enhanced park use.

Funding for this rehabilitation project is provided through 2012 and 2018 General Obligation Bond funds, the Historic Preservation Fund, and contributions from the Barton Springs Conservancy. Additional exhibit contributions are provided by the City's Watershed Protection Department and Austin Water Department.

Staff Recommendation:

Staff recommends approval of the proposed amendment and associated variances for the following reasons:

- The project will decrease total impervious cover on the site by 302 sq. ft.
- The project will improve water quality treatment by constructing a rain garden and vegetative filter strips to treat run off from 0.4 acres of previously untreated parking lot area.
- After renovation is complete, the project will repair impacted soils and revegetate and restore the site to conditions consistent with uses prior to construction.

- The project will use native plant species for all proposed plantings exterior to the buildings associated with the Barton Springs Bathhouse Rehabilitation Project

Board and Commission Actions

July 5th, 2023: A public hearing will be held by the Environmental Commission.

July 19th, 2023: A public hearing will be held by the Codes and Ordinances Joint Committee.

July 25th, 2023: A public hearing will be held by the Planning Commission.

Council Action

August 31st, 2023: A public hearing will be scheduled.

Ordinance Number: TBD

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Exhibit 1. Scope of work for the Barton Spring Bathhouse Rehabilitation

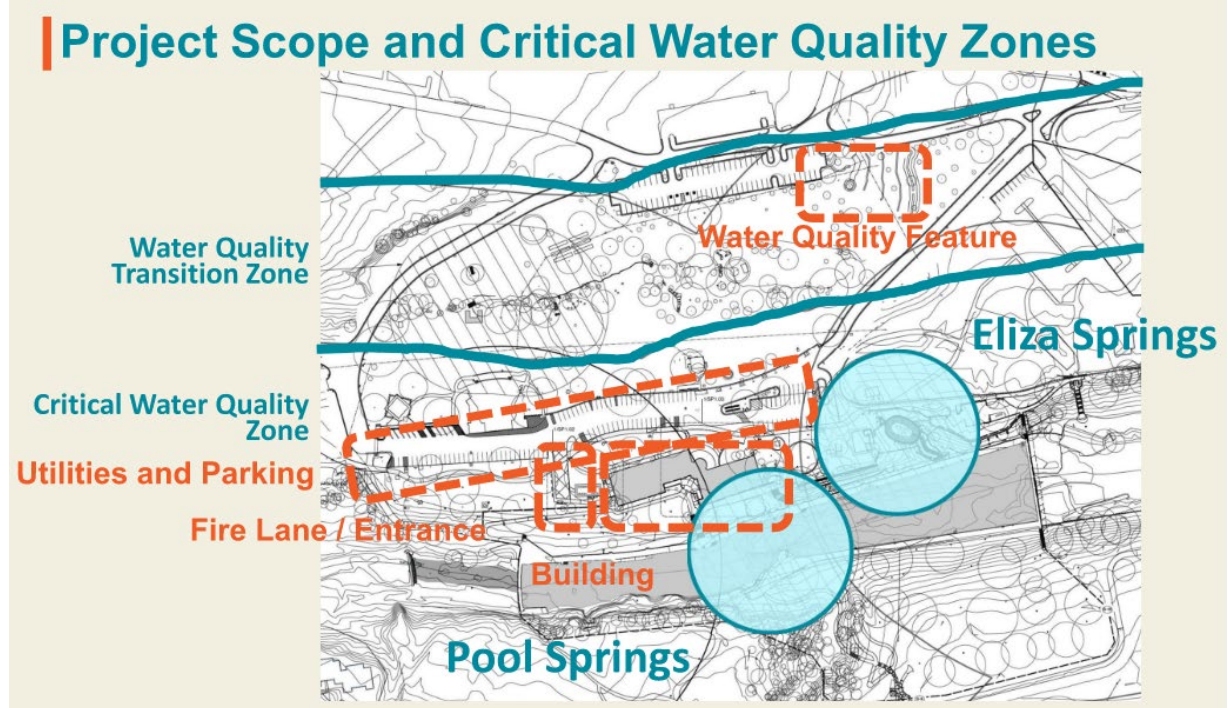


Exhibit 2. Impervious Cover

