



Barton Spring Bathhouse Rehabilitation Site-Specific SOS Amendment 2201 Barton Springs Rd

C20-2022-022

Leslie Lilly

Environmental Program Coordinator

Watershed Protection

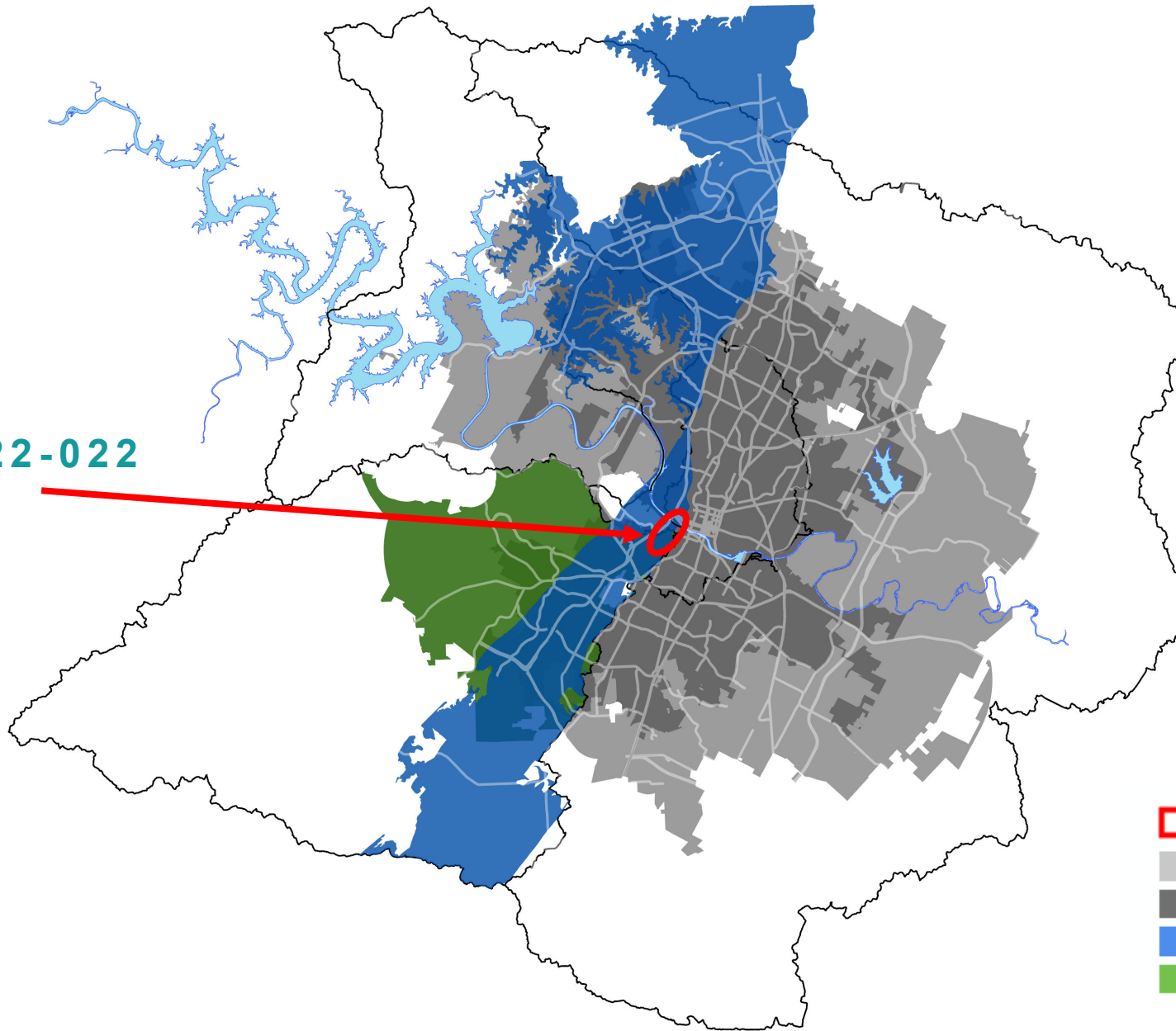







Barton Springs Bathhouse Rehab

- Bathhouse constructed in 1947 (before SOS)
- Rehabilitation of the Bathhouse is a major component of 2009 Council-approved Barton Springs Pool Master Plan
- Funding provided by 2012 and 2018 General Obligation Bonds, Historic Preservation Fund, Barton Springs Conservancy, Watershed Protection Department, and Austin Water Department
- Requires SOS amendment to impervious cover limits and construction in the CWQZ
- Code amendment initiated by Planning Commission on June 27th, 2023



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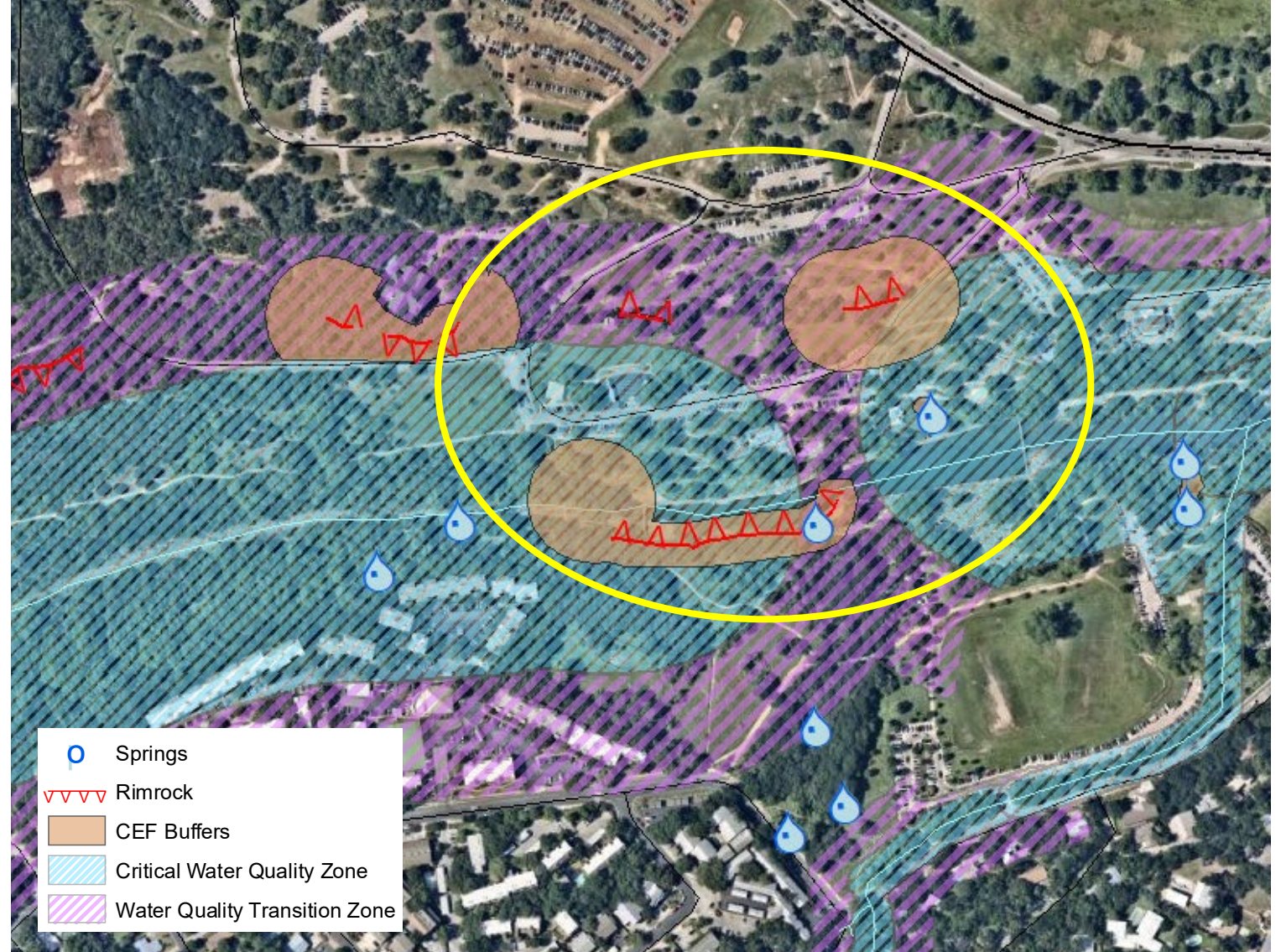


-  Site Location
-  Austin ETJ
-  Austin City Limits
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone



Environmental Features

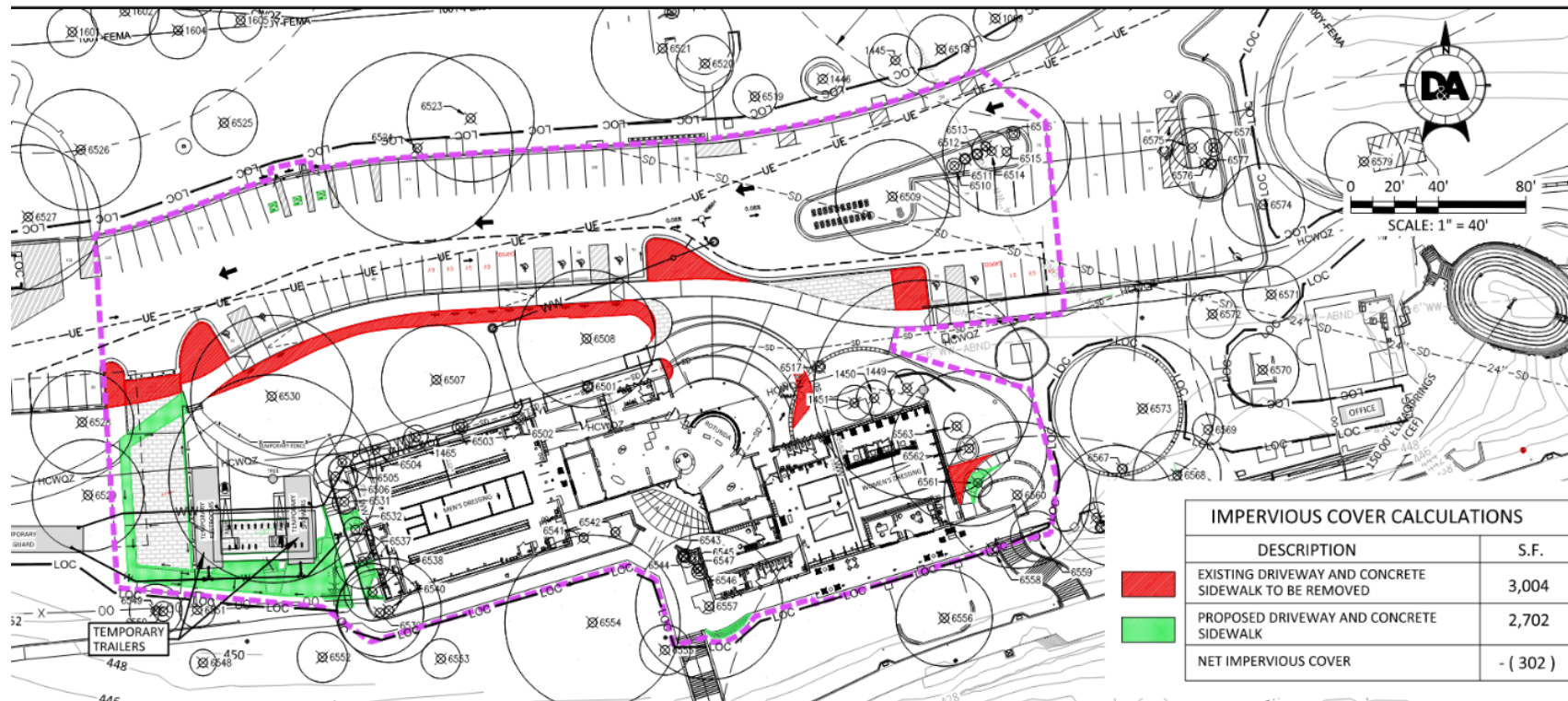
- Barton Creek Watershed
- Barton Springs Zone
- Edward Aquifer Recharge
- ~44% Impervious Cover in the Barton Creek Watershed in the recharge zone
- CWQZ and WQTZ
- CEF Features include springs (Eliza Springs and Pool Springs) and rimrock features





SOS Amendment

- **Section A of 25-8-514 (Pollution Prevention Required)** shall be modified to allow impervious cover in excess of 15%.



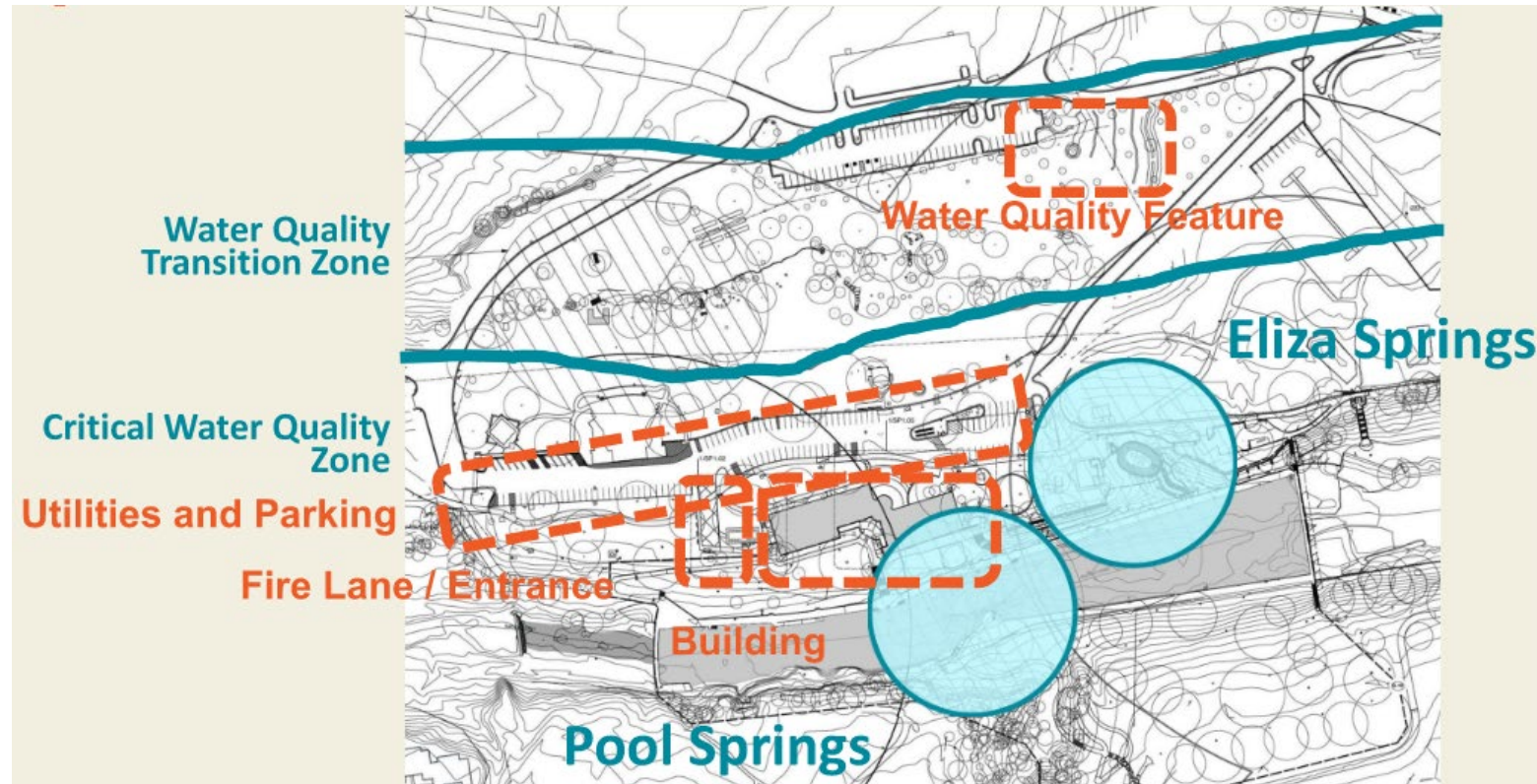
IMPERVIOUS COVER MAP

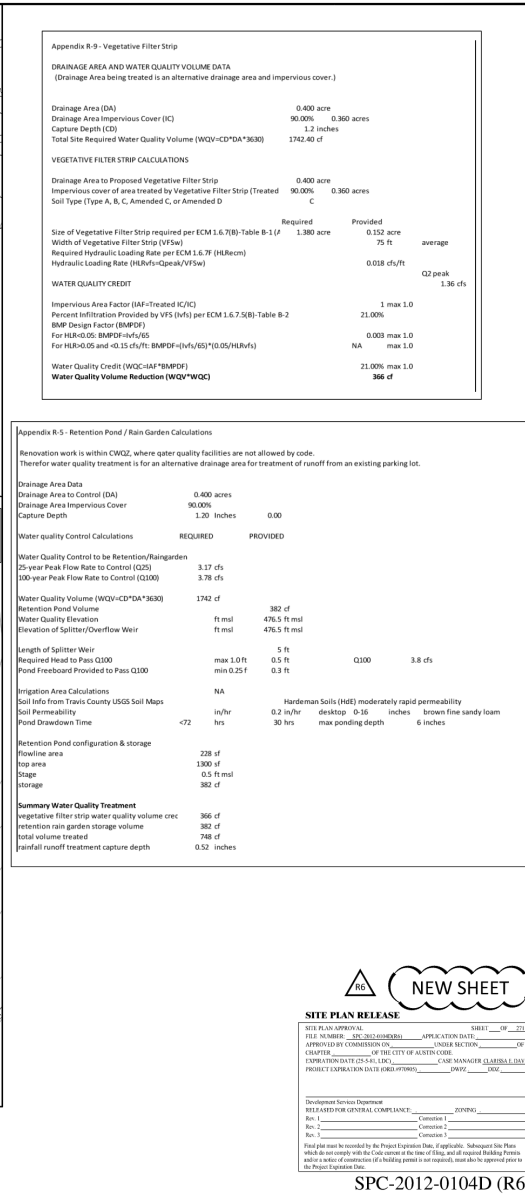
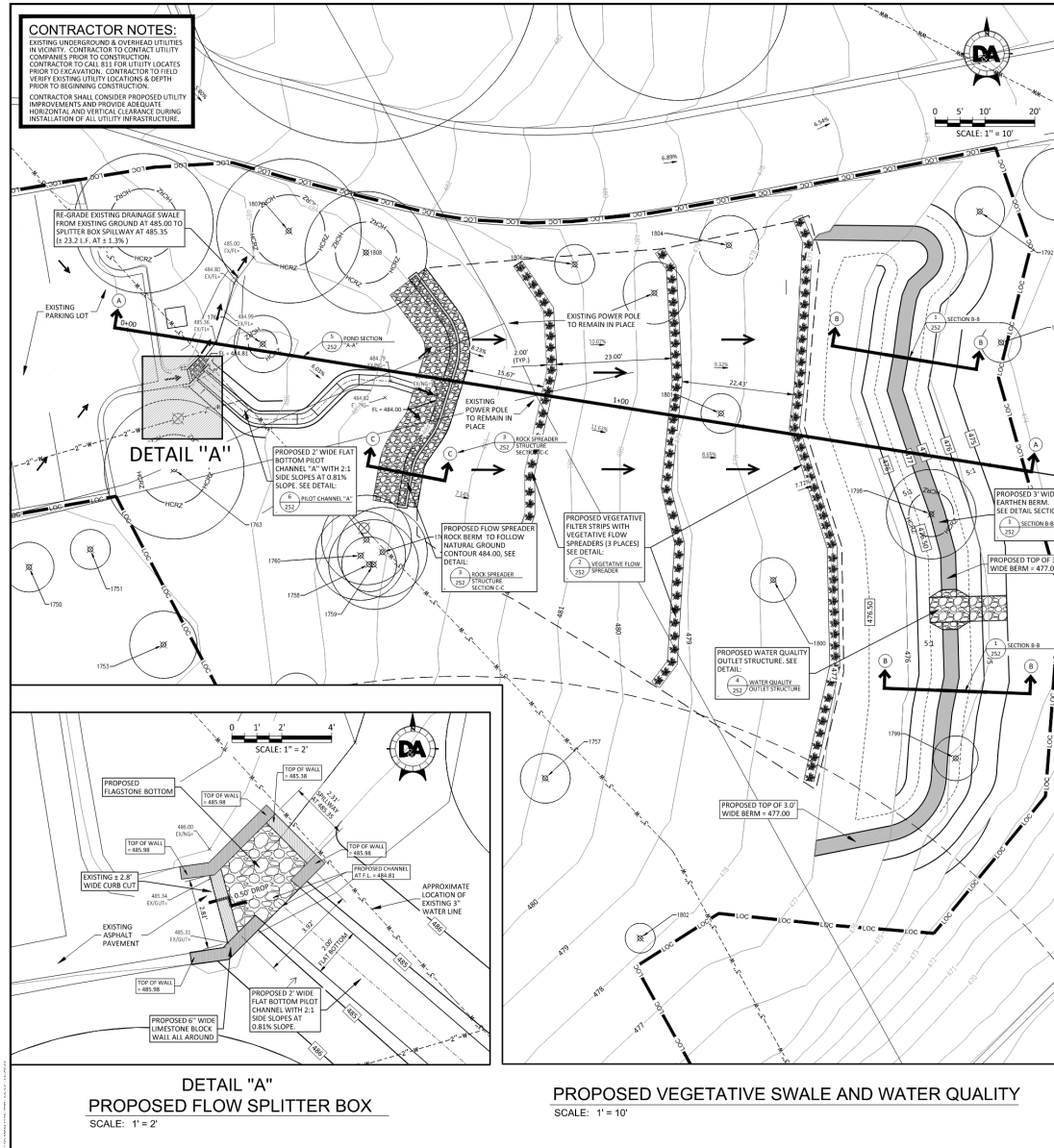
SCALE: 1" = 40'



SOS Amendment

- **Section B of 25-8-514 (Pollution Prevention Required)** shall be modified to allow a development in the CWQZ as described in (SPC-2012-0104D(R6))





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Firm Registration Number 3937

ZILKER METRO - BARTON SPRINGS BATHHOUSE REHABILITATION IMPROVEMENTS

STORM WATER TREATMENT PLAN

3/15/2023

DESIGNED: TFC
DRAWN: ZD RT
REVIEWED: TFC
DATE: 11/15/2023

SHEET 251

Project No.: (P) 1563-004



Staff Recommendation

Staff recommends approval of the proposed site-specific SOS amendments with the following conditions:

- 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



Questions?

Contact Information:

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