



## MEMORANDUM

**TO:** Kevin Ramberg, Chair and Commissioners  
Environmental Commission

**FROM:** Katie Coyne, Environmental Officer  
Watershed Protection

**DATE:** June 26, 2023

**SUBJECT:** SOS and Other Code Amendments for the Barton Springs Bathhouse Rehabilitation Project C20-2023-022

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On the July 5th, 2023, Environmental Commission agenda is a proposed amendment to the City's Save Our Springs ordinance and related variances to Chapter 25-8 of the Land Development Code. The ordinance is being brought forward to enable the Transportation and Public Works Department (TPW) in partnership with the Parks and Recreation Department to update the existing 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.

### **Project Description and Background**

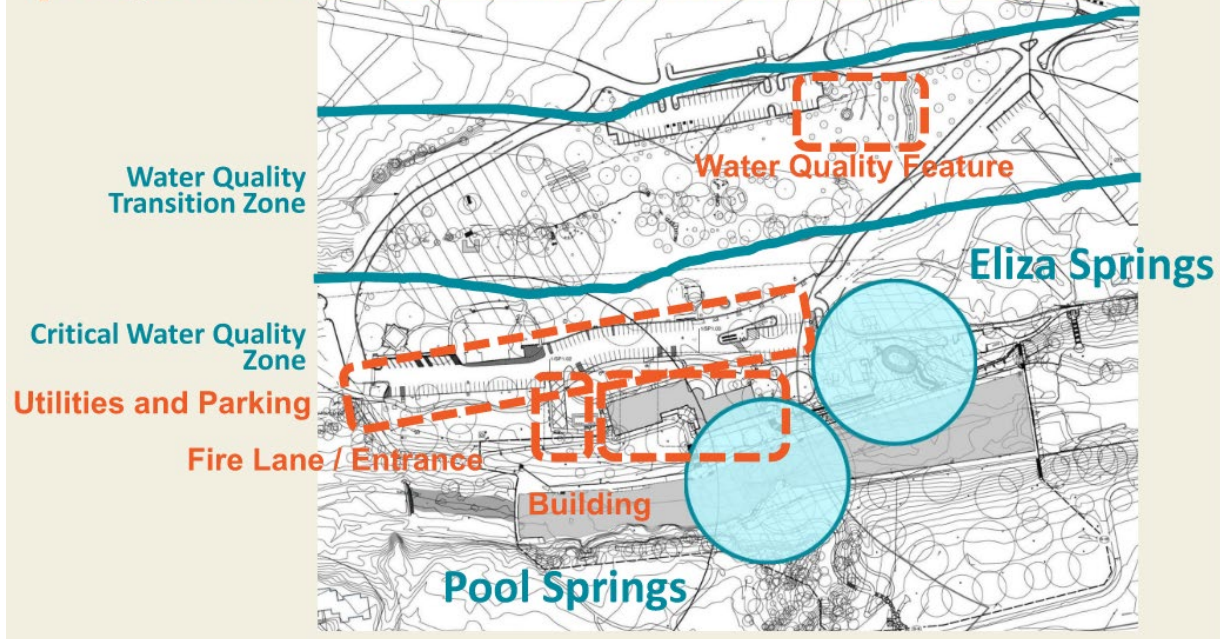
The Barton Springs Bathhouse Rehabilitation is a major component identified in the 2009 Council-approved Barton Springs Pool Master Plan and further outlined in the Zilker Park Bathhouse Zone Feasibility Study (completed in 2016). Major elements of work will include accessibility and life safety improvements, 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 include: a safer public facility, an improved public facility that meets current Texas Accessibility Standards, 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.

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

## Project Scope and Critical Water Quality Zones



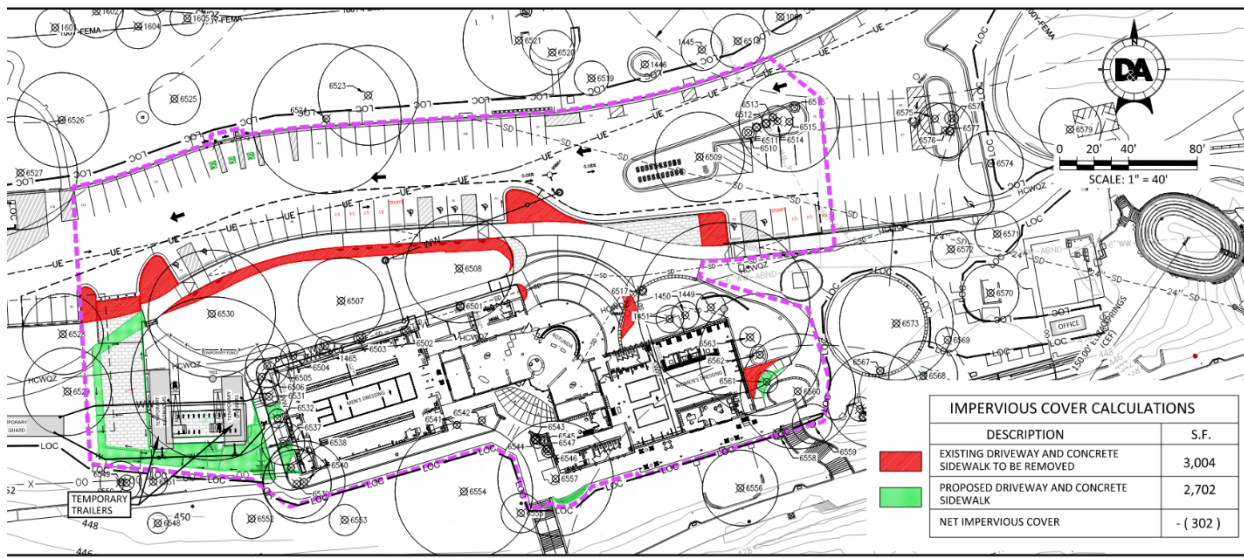
### Summary of Code Amendment

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 proposes to reduce the total impervious cover by 302 sq. ft. (Exhibit 2). Also, because 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 Barton Springs Bathhouse Rehabilitation Project.

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

1. 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
2. Underground water and wastewater service to support the bathhouse structure with adequate fire flow and replacing aged wastewater lines.
3. Construction of a fire lane on the west side of the bathhouse for adequate firefighting access around the structure
4. Landscaping around the restroom building and on the south side of William Barton Drive to improve the quality of existing vegetation.

## Exhibit 2. Impervious Cover



IMPERVIOUS COVER MAP

SCALE: 1" = 40'

## Project Review

TPW is the project sponsor and has developed the design in partnership with PARD. TPW is pursuing development of the Barton Springs Bathhouse Rehabilitation Project under an approved site plan permit revision. Staff from Development Services and other City of Austin departments have completed three rounds of review of the site plan application.

## 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