

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 Barton Springs Bathhouse Rehabilitation Project.

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

June 21, 2023, Approved for initiation by the Codes and Ordinance Joint Committee 5-0-1 (Claire Hempel abstaining)

June 27, 2023, Initiated by Planning Commission 8-0-1 (Claire Hempel abstains)

July 5, 2023, Recommended for Approval by Environmental Commission 10-0

July 19, 2023, Recommended for Approval by Codes and Ordinances Joint Committee 6-0-1 (Claire Hempel abstains)

July 25, 2023.Recommended approval by Planning Commission 10-0-1(Claire Hempel abstains)

Council Action

Sept 14th, 2023: A public hearing will be scheduled.

Ordinance Number: TBD

City Staff: Leslie Lilly **Phone:** (512) 535-8914 **Email:** Leslie.lilly@austintexas.gov

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

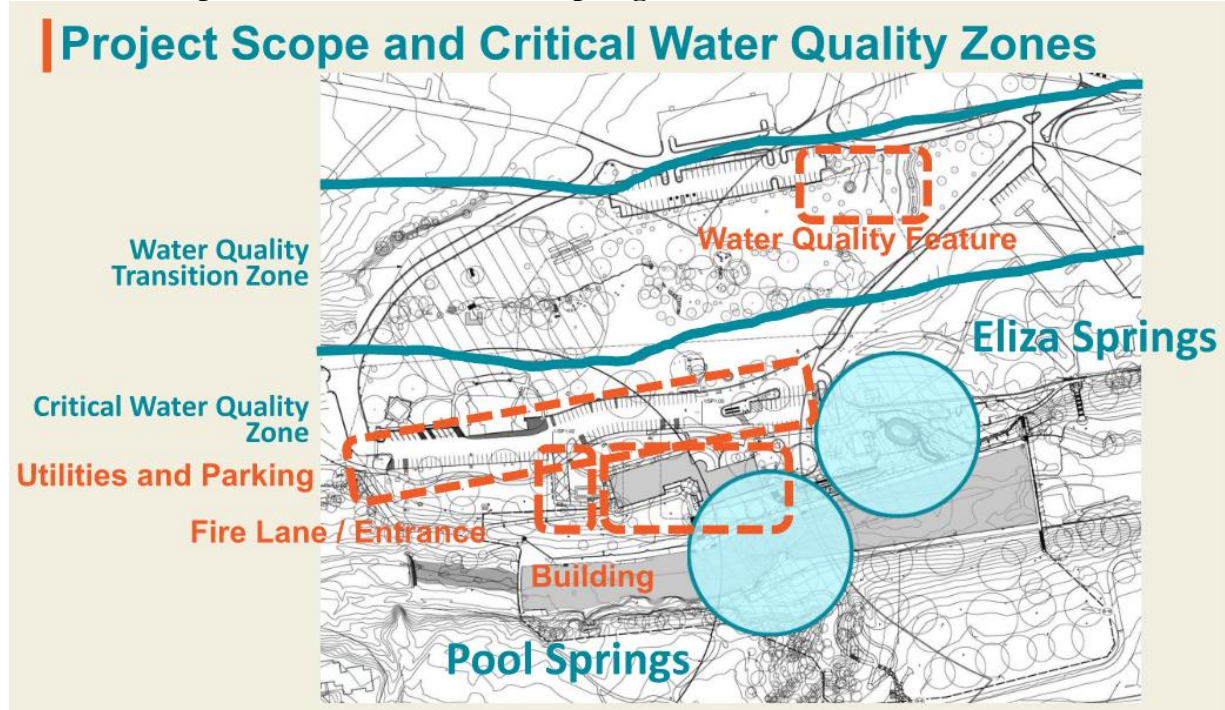
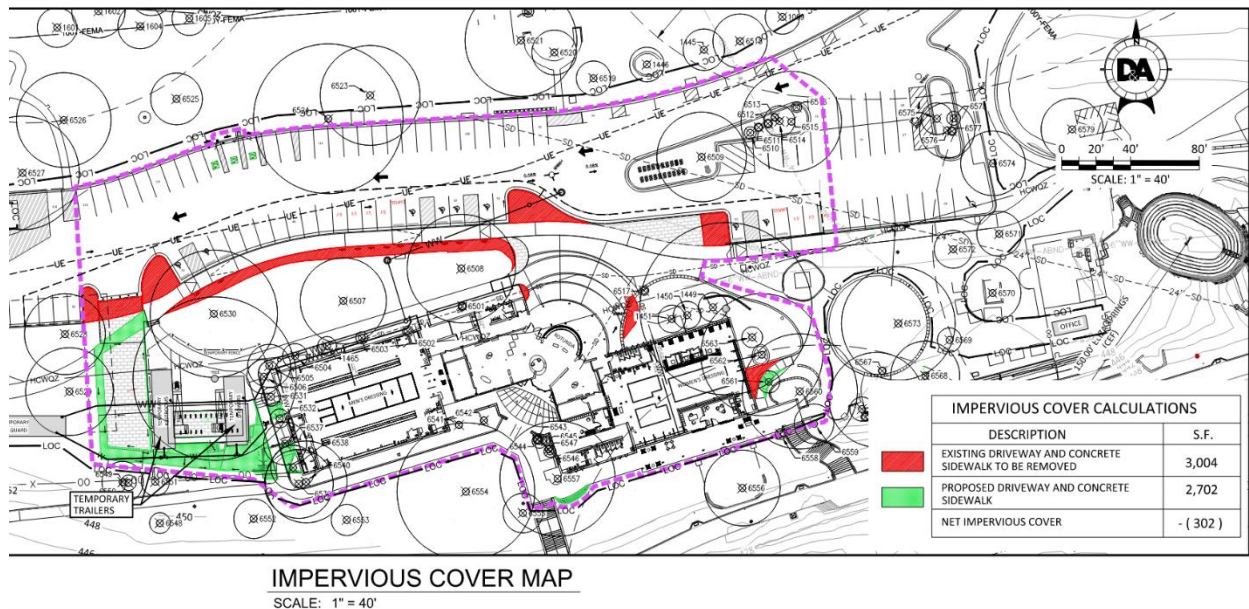


Exhibit 2. Impervious Cover





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

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.

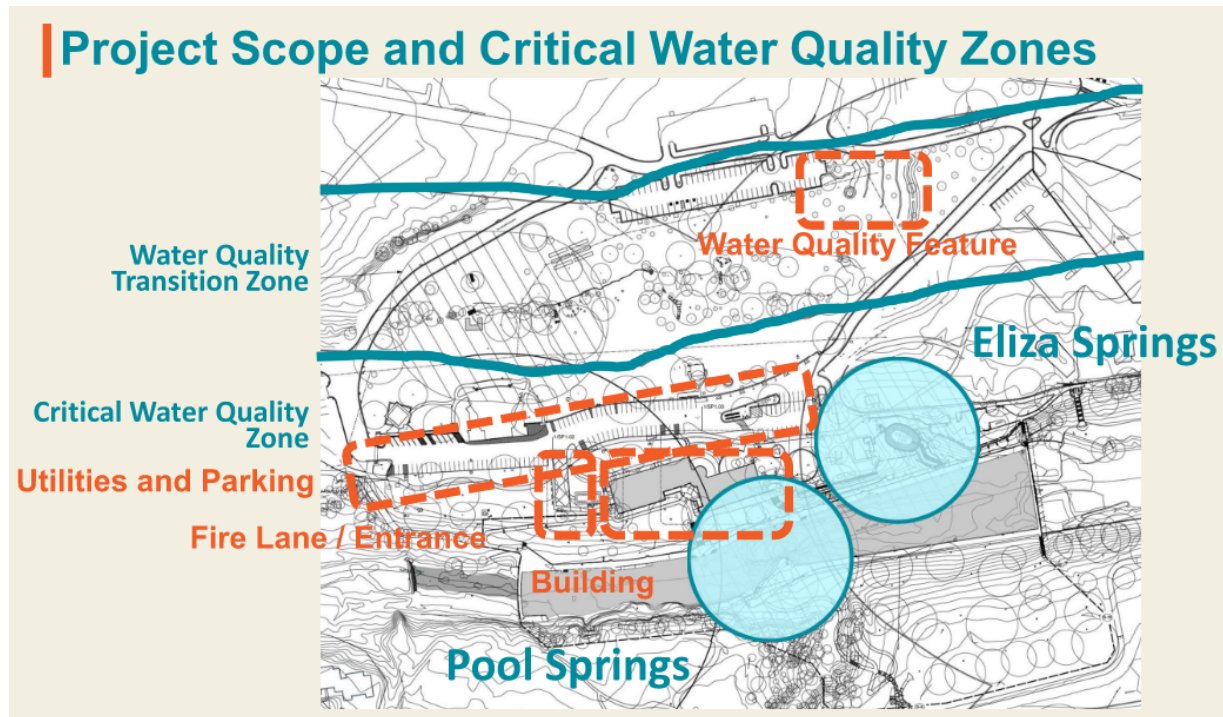
Project Description and Background

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



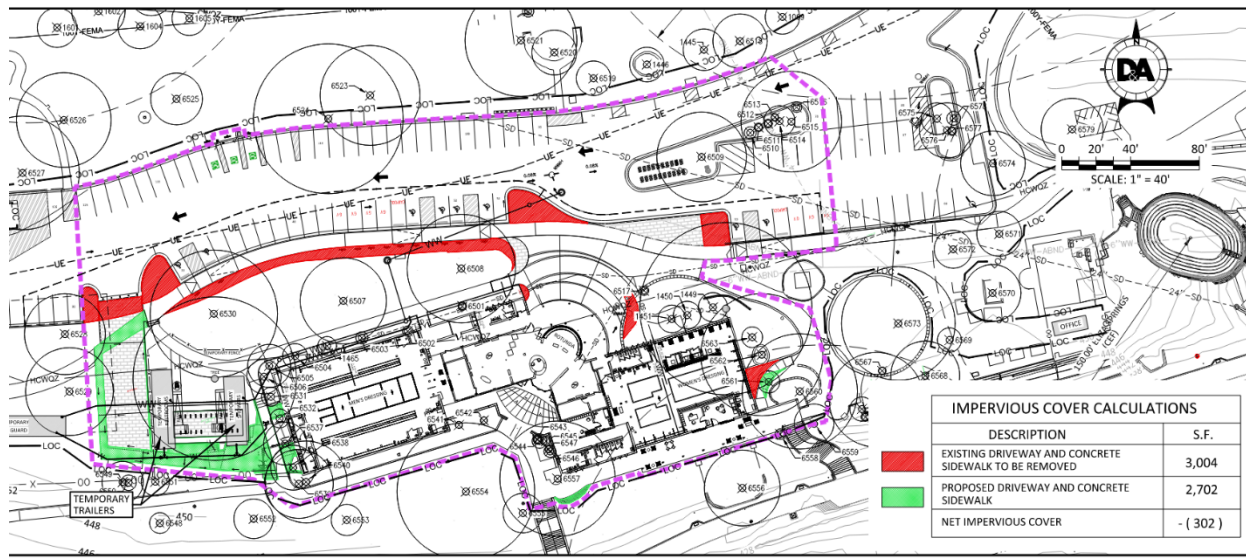
Summary of Code Amendment

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



ENVIRONMENTAL COMMISSION RECOMMENDATION 20230705-006

Date: July 5, 2023

Subject: Project C20-2023-022 - Barton Spring Bathhouse Rehabilitation Site Specific SOS Amendment

Motion by: Jennifer Bristol

Seconded by: Kevin Ramberg

WHEREAS, the Transportation and Public Works Department (TPW) in partnership with the City of Austin Parks and Recreation Department are requesting an amendment to the City's Save Our Springs ordinance and related variances to Chapter 25-8 of the Land Development Code. The amendment is to update the Bathhouse at the Barton Springs Swimming Pool.

WHEREAS, 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.

WHEREAS, the project is within the Edwards Aquifer Recharge Zone and the Colorado River Watershed.

WHEREAS, City staff is recommending the SOS amendment 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

THEREFORE, the Environmental Commission recommends the amendment with the following additional condition:

1. Include more endangered species and conservation educational opportunities around the rain garden and throughout the pool area in inclusive and various languages.

VOTE: 10-0

For: Kevin Ramberg, Perry Bedford, Jennifer Bristol, Richard Brimer, Hanna Cofer, Mariana Krueger, Colin Nickells, Haris Qureshi, Melinda Schiera, David Sullivan

Against: none
Abstain: none
Recuse: none
Absent: Peter Einhorn

Attest:

A handwritten signature in black ink that reads "KEVIN RAMBERG". The letters are written in a cursive, slightly slanted style. The "K" is large and prominent, and the "RAMBERG" part follows in a similar script.

Kevin Ramberg, Environmental Commission Chair


**HOUSING &
PLANNING**

Affordability Impact Statement

*Barton Springs Bathhouse Rehabilitation Project Site Specific SOS
Amendment Initiated by: Planning Commission on 6/17/2023
7/14/2023*

Proposed Regulation

Site-specific amendments to Title 25, including Chapter 25-8, Subchapter A, Article 13 (Save Our Springs Initiative), as necessary to construct the Barton Springs Bathhouse Rehabilitation Project, SPC-2012-0104D(R6). Capital improvements required for emergency response access, ADA access, and updating water and wastewater service to provide improved fire flow and replace aged wastewater service lines.

The Council approves site-specific amendments and amendments to Land Development code, including site-specific amendments to City Code Chapter 25-8, Subchapter A, Article 13 (Save Our Springs Initiative), as minimally required to allow for the construction of the Barton Springs Bathhouse Rehabilitation Project, SPC-2012-0104D(R6).

Amendments and variances include:

- A variance is granted Section 25-8-514 (Pollution Prevention Required) of the City Code is amended to allow construction in the critical water quality zone.
- Section 25-8-514 (Pollutant Prevention Required) is amended to allow impervious cover in excess of 15%

Land Use/Zoning Impacts on Housing Costs

☐ Positive ☐ Negative ☒ Neutral

The proposed amendments do not impact housing costs.

Impact on Development Cost

☐ Positive ☐ Negative ☒ Neutral

The proposed amendments do not impact development costs.

Impact on Affordable Housing

☐ Positive ☐ Negative ☒ Neutral

The proposed amendments do not impact affordable housing.

Manager's Signature Marla Torrado



Barton Spring Bathhouse Rehabilitation Site-Specific SOS Amendment

2201 Barton Springs Rd

C20-2022-022

Leslie Lilly

Environmental Program Coordinator

Watershed Protection

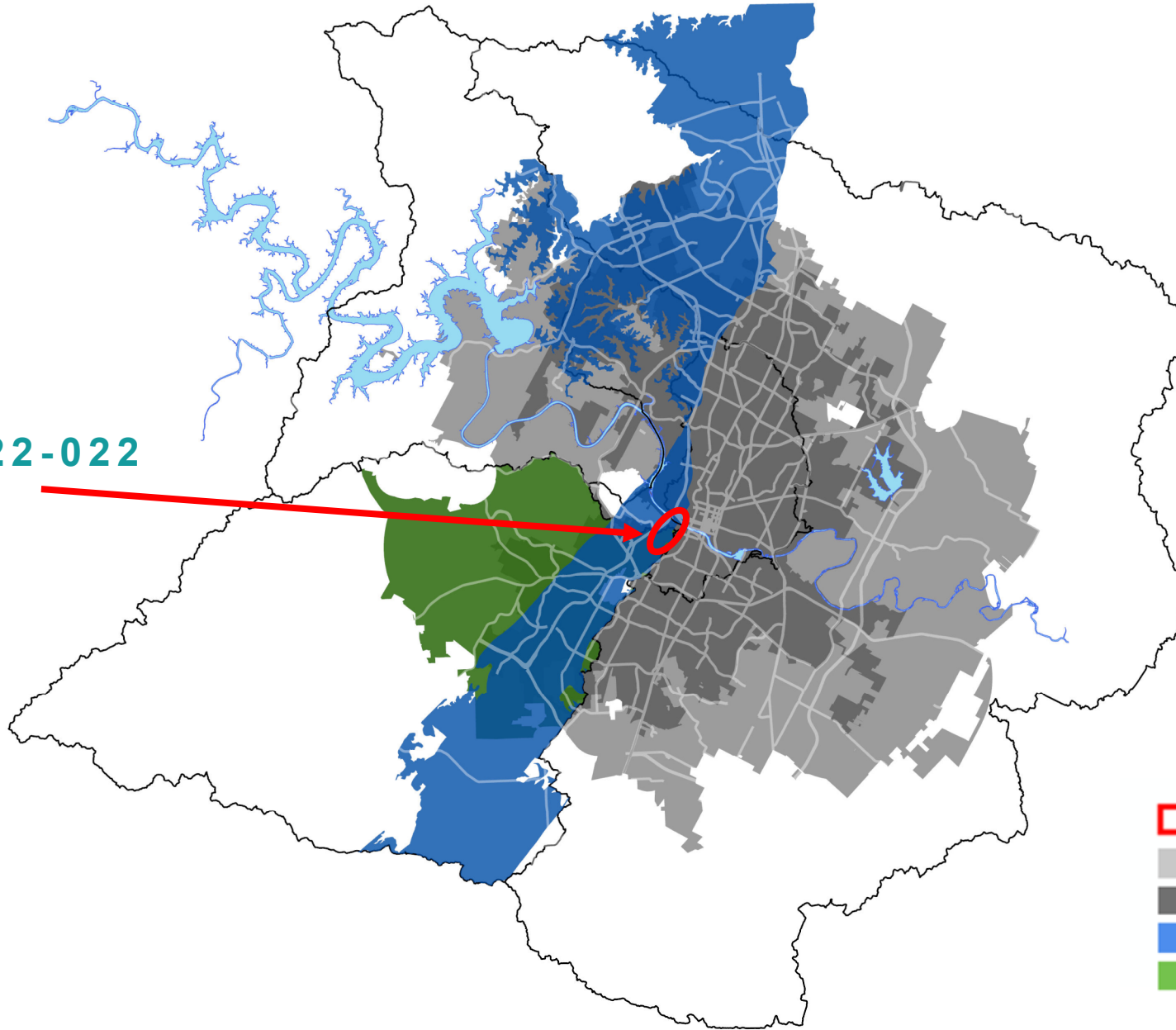


Barton Springs Bathhouse Rehab

- 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



C20-2022-022

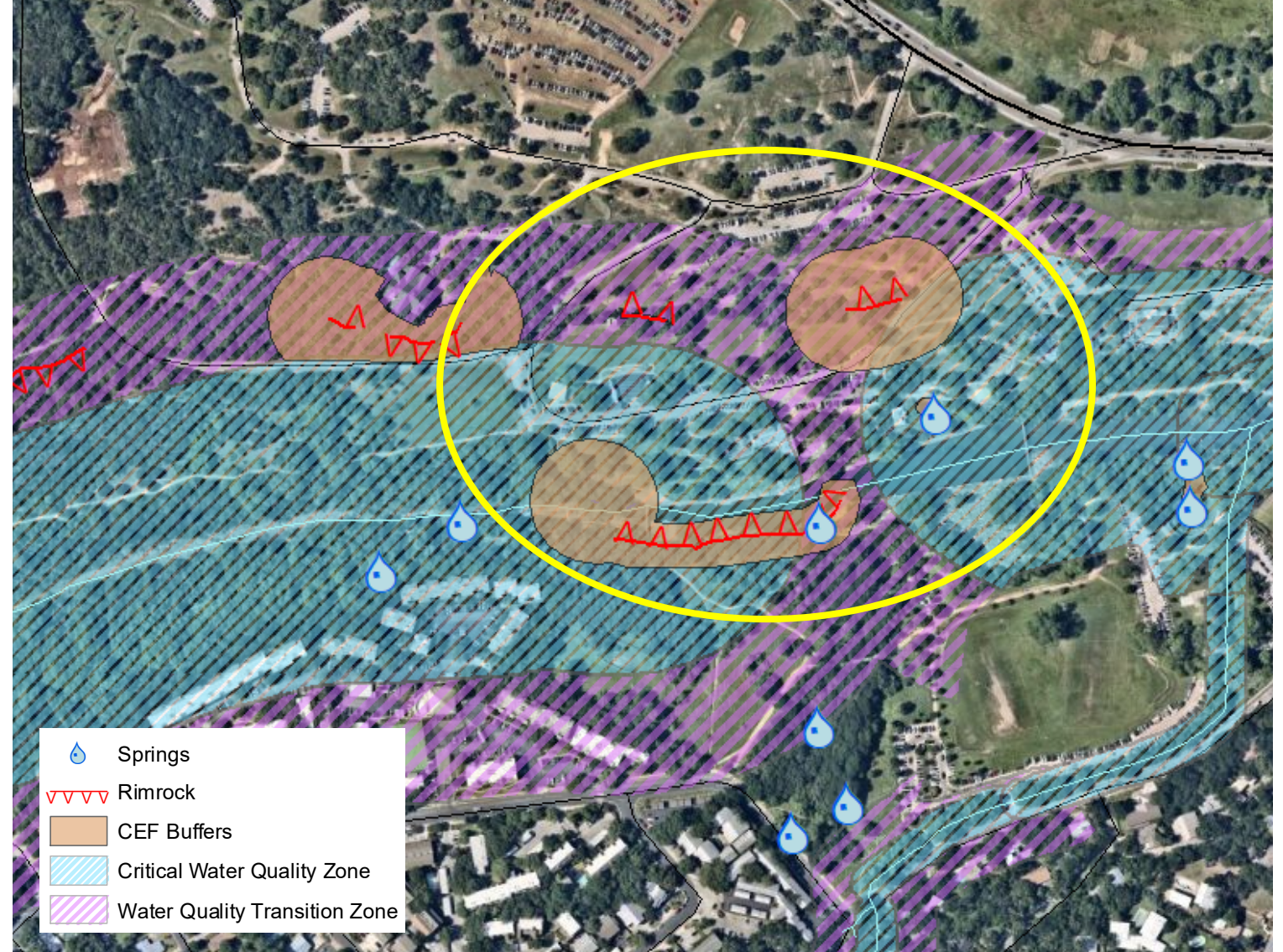


- Site Location
- Austin ETJ
- Austin City Limits
- Edwards Aquifer Recharge Zone
- Edwards Aquifer Contributing Zone



Environmental Features

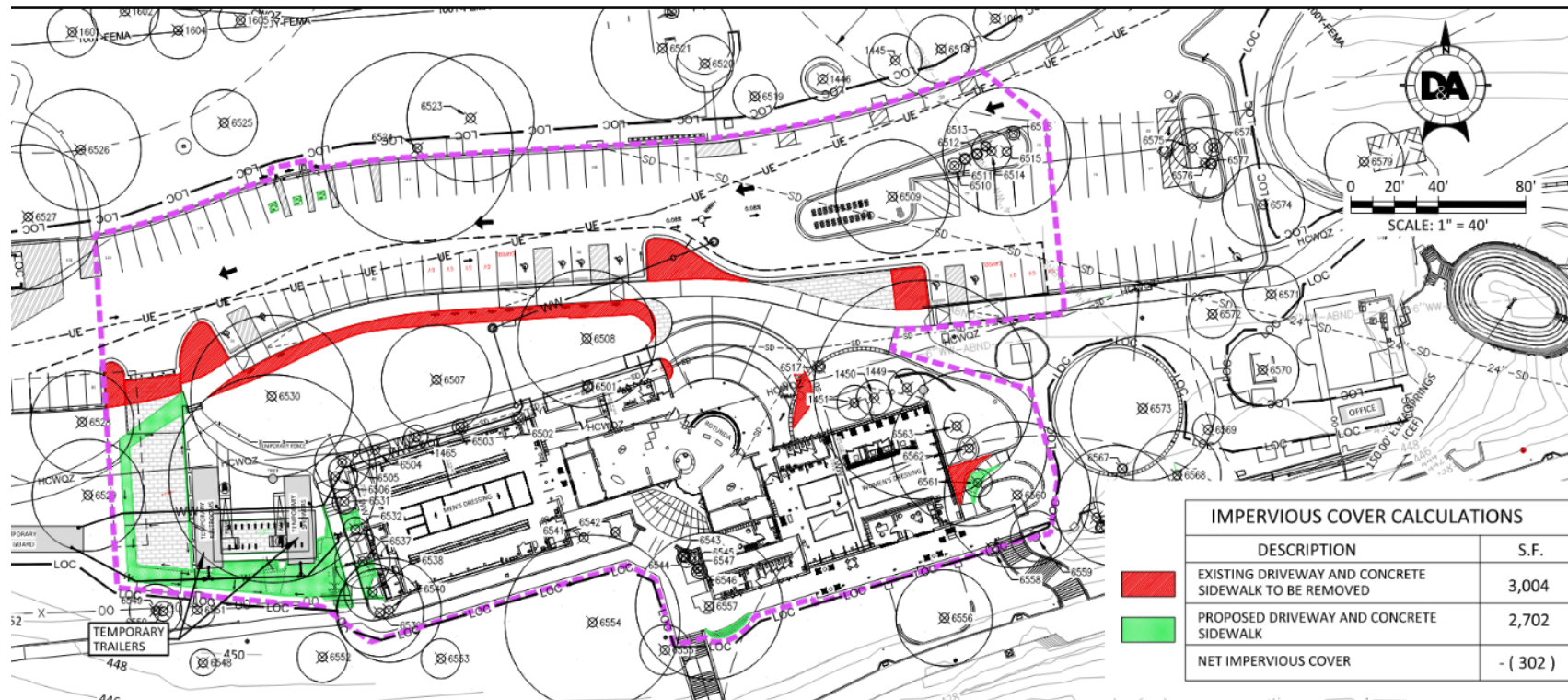
- Barton Creek Watershed
- Barton Springs Zone
- Edward Aquifer Recharge
- ~44% Impervious Cover in the Barton Creek Watershed in the recharge zone
- CWQZ and WQTZ
- CEF Features include springs (Eliza Springs and Pool Springs) and rimrock features





SOS Amendment

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



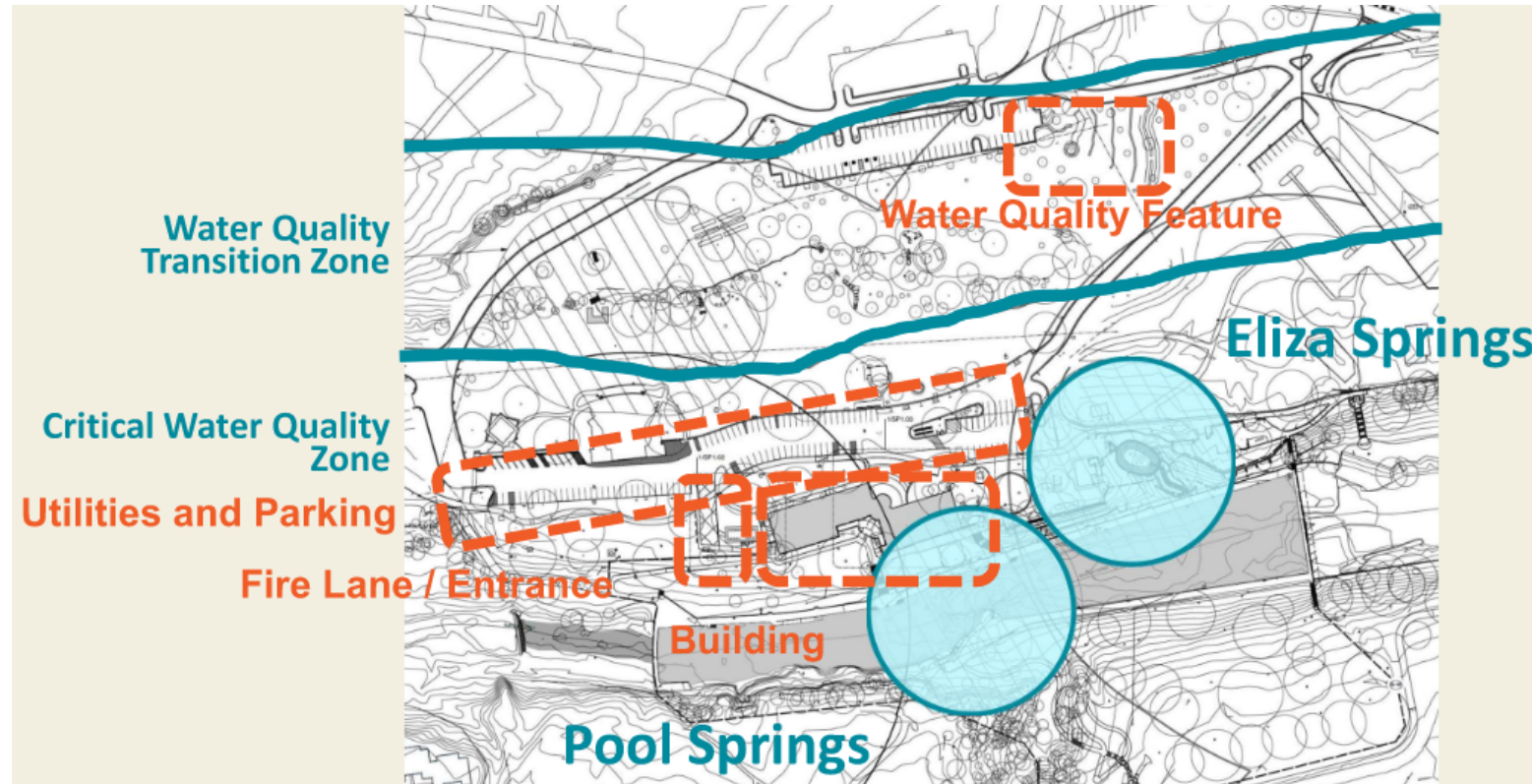
IMPERVIOUS COVER MAP

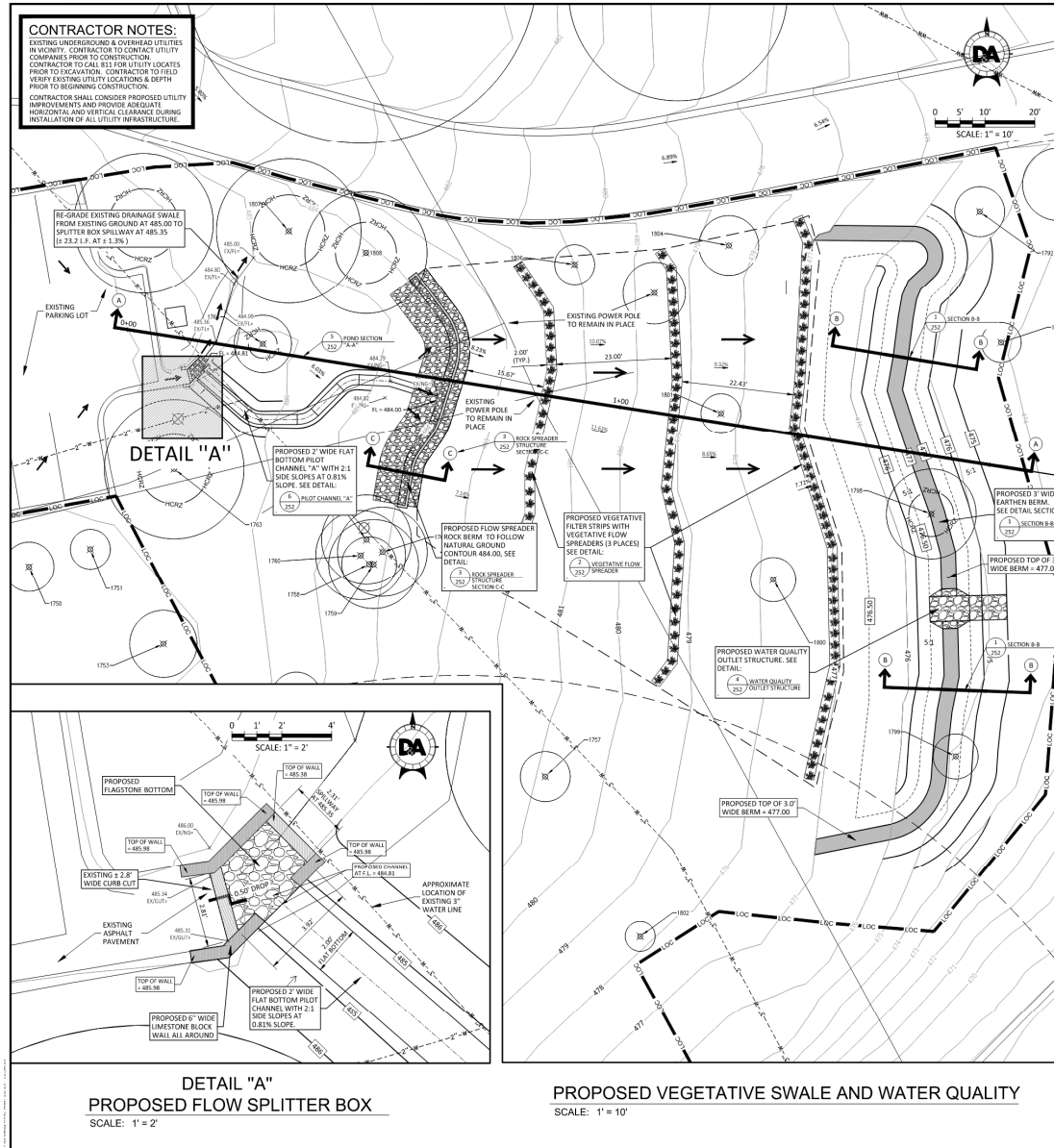
SCALE: 1" = 40'



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))





Appendix B-9: Vegetative Filter Strip

DRAINAGE AREA AND WATER QUALITY VOLUME DATA
(Drainage Area being treated is an alternative drainage area and impervious cover.)

Drainage Area (DA)	0.400 acre
Drainage Area Impervious Cover (IC)	90.00% 0.360 acres
Capture Depth (CD)	1.2 inches
Total Size Required Water Quality Volume (WQV=CD*DA*363R)	1742.40 cf

VEGETATIVE FILTER STRIP CALCULATIONS

Drainage Area to Proposed Vegetative Filter Strip	0.400 acre
Impervious cover of area treated by Vegetative Filter Strip (Treated Soil Type (Type A, B, C, Amended C, or Amended D)	90.00% 0.360 acres

Size of Vegetative Filter Strip required per ECM 1.6.7(B) Table 9-1 (F)

Required	Provided
1.380 acre	0.152 acre

Width of Vegetative Filter Strip (VFSw)

75 ft	average
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Required Hydraulic Loading Rate per ECM 1.6.7(F) (HLRecon)

0.018 cfs/ft	Q2 peak
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Hydraulic Loading Rate (HLRecon=Qpeak/VFSw)

1.36 cfs	
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WATER QUALITY CREDIT

Impervious Area Factor (IAF=1-treated IC/IC)	1 max 1.0
Percent Infiltration Provided by VFS (VFI) per ECM 1.6.7.5(B) Table 9-2	21.00%
BMP Design Factor (BMPDF)	NA
For HLRecon: BMPDF=1/VFI	max 1.0
For HLRecon: and <0.35 ft BMPDF=(VFI/65)/(0.05/HLRecon)	max 1.0
Water Quality Credit (WQC=IAF*BMPDF)	21.00% max 1.0
Water Quality Volume Reduction (WQV=WQC)	366 cf

Appendix B-5: Retention Pond / Rain Garden Calculations

Renovation work is within CWQ2, where water quality facilities are not allowed by code. Therefore water quality treatment is for an alternative drainage area for treatment of runoff from an existing parking lot.

Drainage Area Data

Drainage Area to Control (DA)	0.400 acres
Drainage Area Impervious Cover	90.00%
Capture Depth	1.20 inches 0.00

Water quality Control Calculations

REQUIRED	PROVIDED
Water Quality Control to be Retention/Rain Garden	
25-year Peak Flow Rate to Control (Q25)	3.17 cfs
100-year Peak Flow Rate to Control (Q100)	3.78 cfs

Water Quality Volume (WQV=CD*DA*363R)

1743 cf	382 cf
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Retention Pond Volume

ft msl	476.5 ft msl
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Water Quality Elevation

ft msl	476.5 ft msl
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Elevation of Splitter/Overflow Weir

5 ft	
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Length of Splitter Weir

Required Head to Pass Q100	max 1.0 ft
Pond Freeboard Provided to Pass Q100	min 0.25 ft

Irrigation Area Calculations

NA	Hardman Soils (HSE) moderately rapid permeability
0.2 in/hr	desktop 0-16 inches brown fine sandy loam
in/hr	max ponding depth 6 inches

Retention Pond configuration & storage

Flowline area	2.08 sf
Heap area	1800 sf
Stage	0.5 ft msl
Storage	382 cf

Summary Water Quality Treatment

vegetative filter strip water quality volume crec	366 cf
retention rain garden storage volume	382 cf
total volume treated	748 cf
rainfall runoff treatment capture depth	0.52 inches

DA DOUCET & ASSOCIATES
Civil Engineering - Surveying Mapping
4001 E. Highway 335, Suite 100
Austin, TX 78746
www.doucetengineers.com
P.E. Registration Number 3997

ZILKER METRO - BARTON SPRINGS BATHHOUSE REHABILITATION IMPROVEMENTS

STORM WATER TREATMENT PLAN

NEW SHEET

SITE PLAN RELEASE

SHEET _____ OF _____
FILE NUMBER: SPC-2012-0104D APPLICATION DATE: _____
APPROVED BY COMMISSIONER: _____ UNDER SECTION: _____
EXPIRATION DATE (25 SA 1 LDC): _____ CASE MANAGER (JL/ALISA L. 20215): _____
PROJECT EXPIRATION DATE (FILED APPROV): _____ DATE: _____

Designd: TFC
Drawn: ZD RT
Reviewed: TFC
Date: 3/15/2023

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:

Leslie Lilly (WPD)

leslie.lilly@austintexas.gov