

May 1, 2016

## Zilker Park NW Parking Improvements

### Scope, Issues and Goals discussion

#### 1) Issues

- a) ACL wants to use the area for material staging and support for their festival. They provided a preferred plan for the layout of their activities to be in this area.
- b) The site incorporates a closed land fill.
- c) Both the Nature Center and Zilker Gardens have access to Stratford Drive.
- d) Both need additional/safer parking
- e) The cross walk to the Nature Center can be impacted by the sun/shadow from the MOPAC bridges, questioning it safety and ability of drivers to see pedestrians.
- f) Stratford Drive is not a public road, it has no ROW.
- g) The area is covered by the City Waterfront overlay zone
- h) There are no sidewalks in the area along Stratford to access the Gardens or Nature Center
- i) The area under and near the MOPAC bridges is already paved/impervious and is not striped so somewhat random inefficient use.
- j) There exists 2 handicapped spaces and bus drop off zone on Stratford for the Nature Center
- k) The Lady Bird Lake Trail access path comes up the west side of MOPAC bridges, crosses under them on the south side of Stratford and proceeds up the hill on the east side of MOPAC.
- l) It is possible the Zilker Zephyr could be extended closer to the nature center in the future.
  - i) Both Facilities have group bus traffic.
- m) No detailed information on topo, survey is available so analysis will be done with available information.
- n) Located on the Edwards Aquifer

#### 2) Goals

- a) Some parking on south side of Stratford to minimize the crossing of Stratford and therefore safer.
- b) Improved location of cross walk near MOPAC bridges to avoid shadows and glare.
- c) Creating an organized overflow parking area for events.
- d) Compliance with City development ordinances, impervious cover, water quality controls.
- e) Minimum amount of paved parking, meet code
- f) New entry to the gardens from new parking

#### 3) Scope

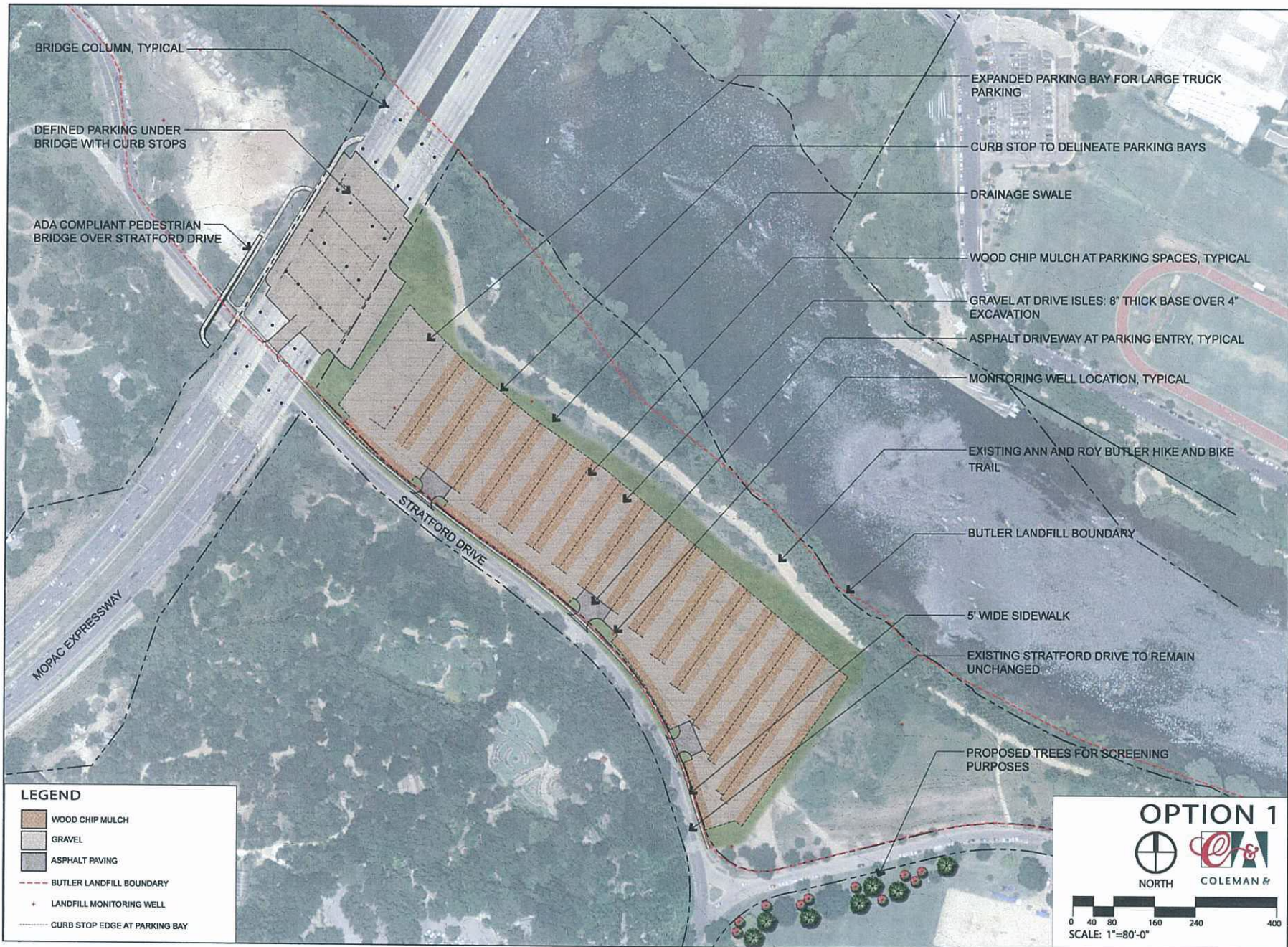
- a) Create options to address issues and goals and probable cost
- b) Determine what can be done on the land fill cap.

- c) Consider existing tank at east side of area for water quality mitigation improvements.
  - d) Consider realigning Stratford Drive to accomplish goals.
  - e) Propose low impact parking lot alternatives for the event parking.
  - f) Identify Permitting hurdles, waivers, variances.
  - g) Provide area for event truck parking.
- 4) Research
- a) City
    - i) In Waterfront overlay zone - project compliant, not in primary setback. All within secondary setback - parking allowed greater than 100' from lake, Parking to be pervious, 30% Impervious cover Limit - To be resolved as bigger park issue. Could be issue for individual parcel. Screened Parking, assume existing waterfront vegetation sufficient. More trees to be planted to screen parkland
    - ii) Water Supply Suburban Watershed - Water Quality Treatment Required for new impervious cover. Unique project as it is on an impervious landfill cap and cannot dig into the cap. Alternative compliance with vegetated swales and existing sediment trap prior to lake discharge
    - iii) Town Lake Park Area
    - iv) Outside CWQZ and Flood Plain
    - v) Zoned P - Mostly Compatible - compliance with Town Lake Plan may need adjustment.
    - vi) East of MOPAC seems to have a ROW which could require some special regulations, and swap with parkland.
    - vii) In Barton Hills Neighborhood Plan
    - viii) Scenic Roadway Overlay for MOPAC
    - ix) Capital View from MOPAC not surface
    - x) Stratford east of MOPAC appears to be in a ROW so the movement of the road may require some abandonment and dedication of new ROW. If no new ROW is required, then that would avoid the issues with road use of existing park land.
  - b) State
    - i) MOPAC is State ROW - improvements below bridges
    - ii) MOPAC Expansion could cover entire ROW -Assume matching column locations, option not determined yet.
    - iii) In Edwards Aquifer Recharge Zone - WPAP required, same WQ controls as for City
    - iv) Closed Landfill - Butler- All disturbance to cap to be permitted by TCEQ. Minimal required.
  - c) Federal
    - i) National Register of Historic District - a process to get approval but should be acceptable.
- 5) Option Descriptions
- a) Option 1- No Changes to Stratford
    - i) Add overpass of Stratford just west of MOPAC
    - ii) Add sidewalk for parking area along Stratford to keep pedestrians out of the street.

- iii) Provide asphalt entrance locations, Stone parking aisles and Wood Chip parking areas delineated with wheel stops. Stone to be on geotextile and open graded material.
    - iv) Add wheel stops to increase parking spaces under MOPAC bridges on existing paves area.
    - v) Least cost, maximizes parking, uses Bridge to improve pedestrian safety, unbound material could be maintenance issue.
  - b) Option 2 - Minor Reroute of Stratford
    - i) Create Asphalt typical parking lot south of Stratford, east of MOPAC with sidewalks to Nature Center entrance.
    - ii) Keep bus drop off area west of MOPAC
    - iii) Create parking area of Gravel PAV and Grass PAV or similar material to stabilize traffic aisles and parking areas. Wheel stops to keep cars out of the swale drainage and planting areas. Use asphalt pavements for turning areas and entrances.
    - iv) Add sidewalk to north side of new Stratford. ( could be widened to accommodate bikes)
    - v) Middle cost, significantly reduced parking area, parking area on south side of Stratford to reduce street crossings, all stabilized surface but would need to get grass to grow.
  - c) Option 3 - Relocate Stratford east and west of MOPAC, divided
    - i) Create a divided roadway with bike lanes and treed median with left turn lanes for entrances.
    - ii) Using existing pavement for parking on south side. Asphalt parking lot on south side with sidewalk east and west. Keep bus drop off as is but now it is off traffic roadway.
    - iii) Create north side parking with asphalt entrances to permeable concrete block aisles and gravel PAV parking areas divided by many shallow swales. Use wheel stops to keep cars out of swales and plantings.
    - iv) Highest cost, best appearance, added bike lanes, parking on south side of Stratford to reduce street crossings, All stabilized surfaces, does not require grass, reduced parking, broken up parking area
  - d) Recommended Option
    - i) The 3 options presented represent various levels of investment, disturbance, and solutions. The intent of the options is to present a complete solution but also to allow components of any option to be mixed and matched to meet budgetary constraints and project goals.
- 6) Constraints/ Opportunities
  - a) All areas outside of Stratford Pavement is on a land fill cap. This is basically impervious. Trees are not allowed on cap. Minimal to no excavation is allowed on cap. New pavements will be built up above existing elevations so swale flowlines are on top of cap.
  - b) Multiple monitoring wells should be maintained.
  - c) Existing site drains to a depression in the cap and into Lady Bird Lake. All future scenarios maintain this concept. Concepts do not have specific water quality controls per the city or TCEQ criteria manual. All concepts use permeable pavements, swale drainage system with plantings and sedimentation in the existing

depression prior to lake discharge. Detention is not required. Conversations with both entities recommended prior to initiation of design.

- d) West end of eastern parking is for event truck parking
- e) Hill and trees prevent creating a parking lot on the south side of existing Stratford.
- f) MOPAC improvements are expected to fill the gap between the current lanes but not require more ROW.
- g) Trees can be added to the south side parking lot per landscape ordinance requirements, other trees would violate the land fill cap. The median trees are to be on a mound with root barrier on cap.
- h) All options maintain and widen the existing drainage swale and berms to the hike and bike trail. The possible Zephyr line could be between the swale and the berms.
- i) Structuring Parking under MOPAC could increase number of available spaces without increasing impervious cover.
- j) TCEQ landfill cap do not allow ponding of water. The cap prevents excavation on the site so traditional water quality ponds cannot be created on the site. Pervious pavements and swale drainage system are proposed to improve water quality.
- k) Existing water line in Stratford to remain in place since the existing pavement above it will remain for parking, or without excavation.
- l) The existing bud drop off area remains in all scenarios.
- m) Cross walks will require ADA ramps/warnings
- n) New drainage structures for road crossings will be at minimal depth, trench type drains.
- o) No lighting is proposed for streets or parking



BRIDGE COLUMN, TYPICAL

DEFINED PARKING UNDER BRIDGE WITH CURB STOPS

ADA COMPLIANT PEDESTRIAN BRIDGE OVER STRATFORD DRIVE

MOPAC EXPRESSWAY

STRATFORD DRIVE

EXPANDED PARKING BAY FOR LARGE TRUCK PARKING

CURB STOP TO DELINEATE PARKING BAYS

DRAINAGE SWALE

WOOD CHIP MULCH AT PARKING SPACES, TYPICAL

GRAVEL AT DRIVE ISLES: 8" THICK BASE OVER 4" EXCAVATION

ASPHALT DRIVEWAY AT PARKING ENTRY, TYPICAL

MONITORING WELL LOCATION, TYPICAL

EXISTING ANN AND ROY BUTLER HIKE AND BIKE TRAIL

BUTLER LANDFILL BOUNDARY

5" WIDE SIDEWALK


EXISTING STRATFORD DRIVE TO REMAIN UNCHANGED

PROPOSED TREES FOR SCREENING PURPOSES


**LEGEND**

-  WOOD CHIP MULCH
-  GRAVEL
-  ASPHALT PAVING
-  BUTLER LANDFILL BOUNDARY
-  LANDFILL MONITORING WELL
-  CURB STOP EDGE AT PARKING BAY

**OPTION 1**



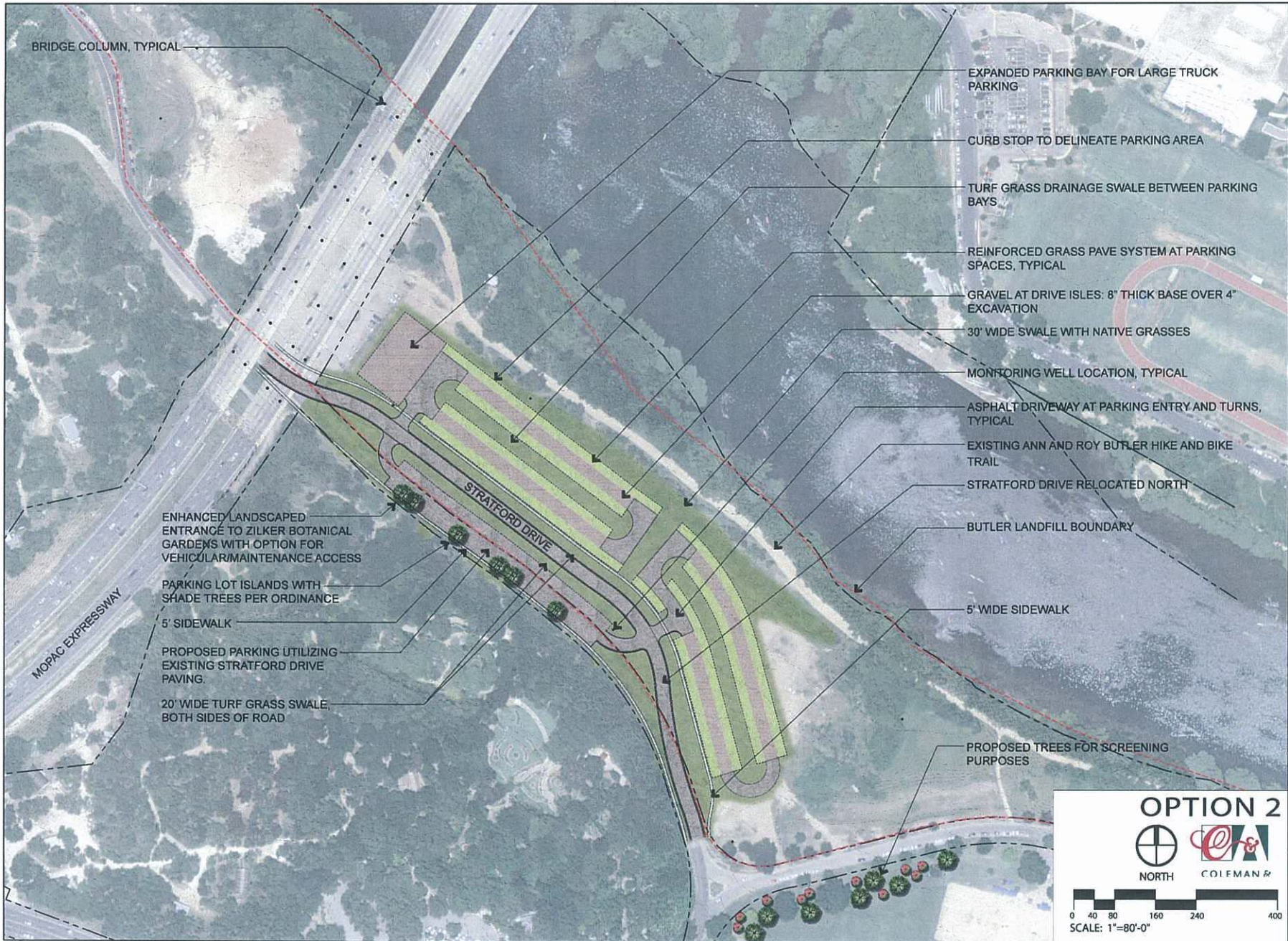
NORTH COLEMAN



0 40 80 160 240 400

SCALE: 1"=80'-0"

DESIGNED BY: ATKINS / C&A	APPROVED BY: _____	DATE: _____
DRAWN BY: NLA	CHECKED BY: _____	DATE: _____
<b>ATKINS</b>		
<small>5500 BRIDGE FORT PLY, SUITE 200          AUSTIN, TEXAS 78746          TEL: 512.377.6800          FAX: 512.377.6801</small>		
Zilker Park Parking Lot		
Austin, Texas		
SHEET NO. 01 OF 04 SHEETS		
FILE NO. PROJECT NO. 150049-28		



NO.	REVISION	BY	DATE

DESIGNED BY:	ATKINS / C&C
DRAWN BY:	RCA
CHECKED BY:	
APPROVED BY:	
DATE:	

**ATKINS**  
 6000 BRIDGE FORTY FIFTH STREET, SUITE 200  
 DALLAS, TEXAS 75244

1/29/2014

Zilker Park Parking Lot  
 Austin, Texas

SHEET NO.	02
OF	04 SHEETS
FILE NO.	
PROJECT NO.	100000000

**OPTION 2**

NORTH COLEMAN & COLEMAN, INC.

SCALE: 1"=80'-0"



ACCESS TO EXISTING DRIVE  
 PROPOSED CULVERT FOR STORM DRAINAGE  
 PEDESTRIAN CROSSING

EXPANDED PARKING BAY FOR LARGE TRUCK PARKING  
 DIVIDED STRATFORD DRIVE WITH TREE LINED MEDIAN AND DEDICATED BIKE LANES EACH DIRECTION  
 TURF GRASS SWALE BETWEEN PARKING ISLES, TYPICAL

REINFORCED GRASS PAVE SYSTEM AT PARKING SPACES, TYPICAL  
 GRAVEL AT DRIVE ISLES: 8" THICK BASE OVER 4" EXCAVATION  
 DRAINAGE SWALE WITH NATIVE GRASSES  
 MONITORING WELL LOCATION, TYPICAL

5' WIDE SIDEWALK  
 EXISTING ANN AND ROY BUTLER HIKE AND BIKE TRAIL  
 CURB STOP TO DELINEATE PARKING AREA  
 BUTLER LANDFILL BOUNDARY

ENHANCED LANDSCAPED ENTRANCE TO ZILKER BOTANICAL GARDENS WITH OPTION FOR VEHICULAR MAINTENANCE ACCESS  
 PARKING LOT ISLANDS WITH SHADE TREES PER ORDINANCE  
 5' SIDEWALK  
 PROPOSED PARKING UTILIZING EXISTING STRATFORD DRIVE PAVING  
 TURF GRASS SWALE WITH NO CURB  
 28' WIDE MEDIAN WITH LANDSCAPE BERM, 6" CURB AND ROOT BARRIER BENEATH SHADE TREES

ASPHALT DRIVEWAY AT PARKING ENTRY AND TURNS, TYPICAL  
 PROPOSED TREES FOR SCREENING PURPOSES

**OPTION 3**

NORTH

COLEMAN & CO.

0 40 80 160 240 400

SCALE: 1"=80'-0"

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DRAWN BY:	RLA		
CHECKED BY:			
APPROVED BY:			
DATE:			

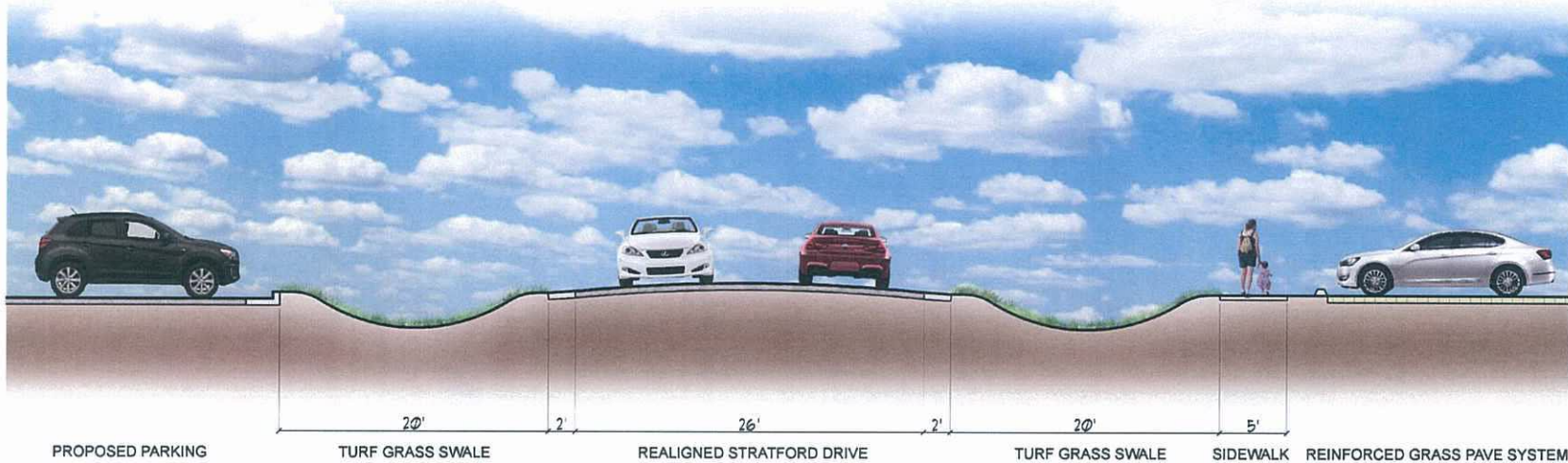
**ATKINS**

1000 BRIDGE STREET, SUITE 200  
 AUSTIN, TEXAS 78701  
 TEL: 512.377.6600  
 FAX: 512.377.6601

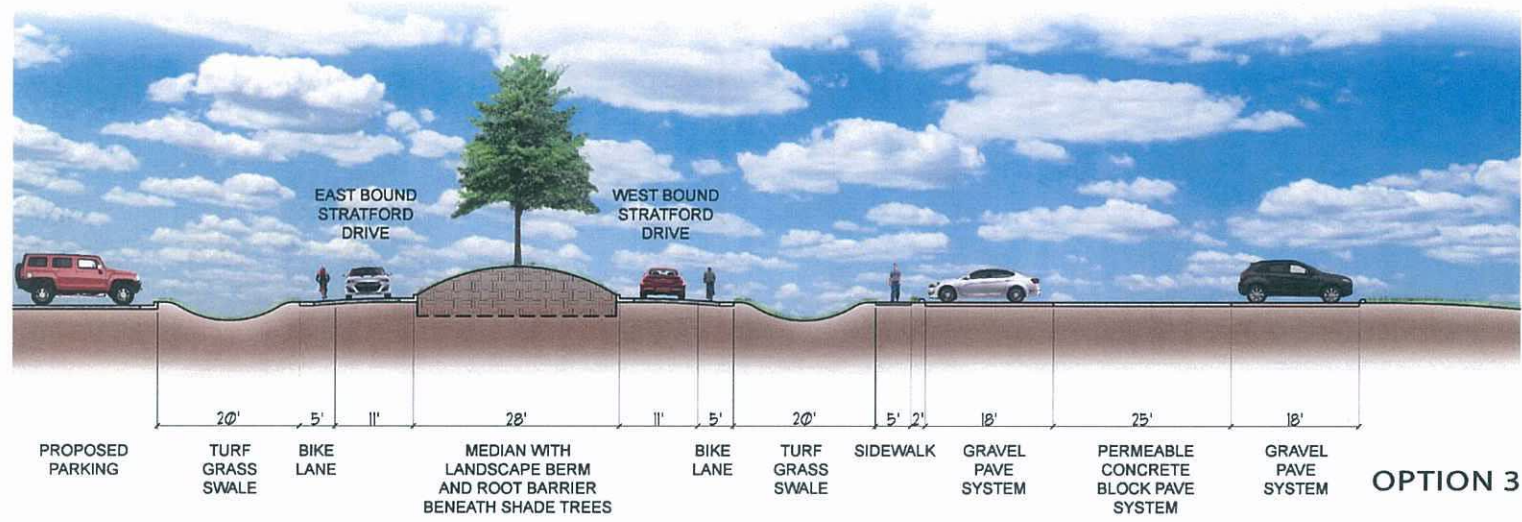
8/29/2014

Zilker Park Parking Lot  
 Austin, Texas

SHEET NO.	03
OF SHEETS	04
FILE NO.	
PROJECT NO.	130049-2-08



**OPTION 2 SECTION VIEW**  
SCALE: 1/4"=1'-0"



**OPTION 3 SECTION VIEW**  
SCALE: 1/8"=1'-0"

DESIGNED BY: ATKINS / C&A	NO.	BY DATE
DRAWN BY: JCA	REVISION	
CHECKED BY:		
APPROVED BY:		
DATE:		

**ATKINS**  
1000 W. BRIDGES BLVD. SUITE 200  
 AUSTIN, TEXAS 78746-1300  
 WWW.ATKINS-COA.COM

Zilker Park Parking Lot  
 Austin, Texas

COLEMAN & ASSOCIATES

SHEET NO. 04  
 OF 04 SHEETS

FILE NO.  
 PROJECT NO. 100049720



**Zilker Park Parking Improvements**  
**Preliminary Construction Cost Estimate - Options 1, 2, & 3**  
**6/14/2016**

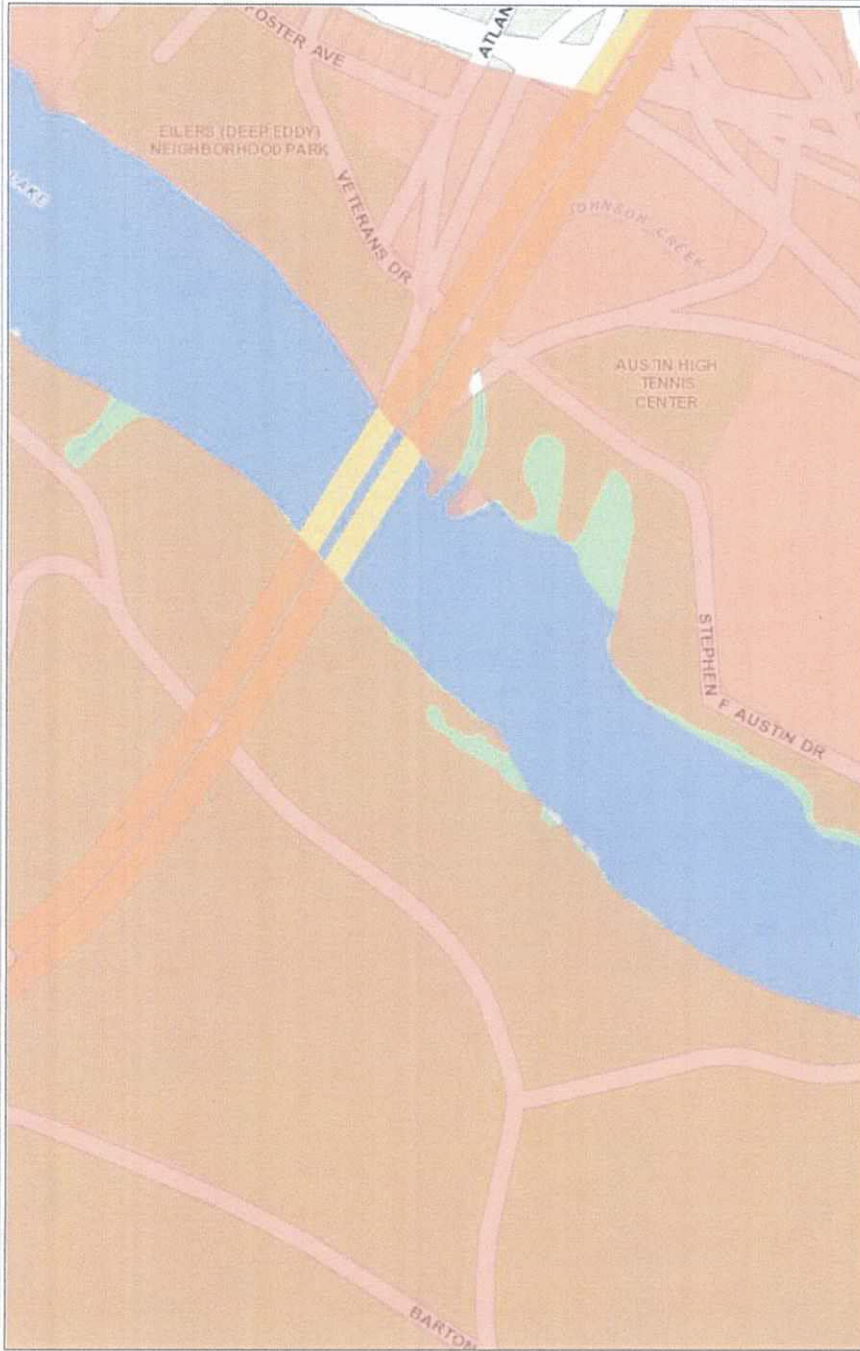
Item Number	Item Description	Unit	Unit Cost	Option 1		Option 2		Option 3	
				Quantity	Cost	Quantity	Cost	Quantity	Cost
1	Asphalt Road - 26'paved section (3" HMAc + 2-2'stone shoulders + 12" base)	LF	110.16	0	\$ -	1120	\$ 123,379.20	0	\$ -
2	Asphalt Road - 36'paved section (3" HMAc + 12" base)	LF	151	0	\$ -	0	\$ -	500	\$ 75,500.00
3	Asphalt Road - 16'paved section (3" HMAc + 2' stone shoulder + 12" base)	LF	71.04	0	\$ -	0	\$ -	3100	\$ 220,224.00
4	Asphalt Parking Lot - 2"HMAc + 8" base	SY	23.5	1206	\$ 28,341.00	4197	\$ 98,629.50	7129	\$ 167,531.50
5	Concrete Curb and Gutter - 24" x6"	LF	14	0	\$ -	1550	\$ 21,700.00	4650	\$ 65,100.00
6	Concrete Precast Wheel Stop	EA	27	1043	\$ 28,161.00	496	\$ 13,392.00	667	\$ 18,009.00
7	Concrete Sidewalk 5' x 4" (Permeable)	LF	25	1831	\$ 45,775.00	1685	\$ 42,125.00	3578	\$ 89,450.00
8	Pedestrian Bridge 100' including ramps one end w/ retaining walls.	EA	410000	1	\$ 410,000.00	0	\$ -	0	\$ -
9	Stone Road 20' x 6" with Fabric	LF	11.37	5300	\$ 60,261.00	0	\$ -	0	\$ -
10	Wood Chippings (6" thick layer)	CY	3	3334	\$ 10,002.00	0	\$ -	0	\$ -
11	Strip Topsoil 4-6", compact subgrade	SY	4.05	31873	\$ 129,085.65	18382	\$ 74,447.10	31783	\$ 128,721.15
12	Drainage Swale, grading, grass, plantings	LF	8	0	\$ -	3645	\$ 29,160.00	3940	\$ 31,520.00
13	40' Driveway Culvert, headwalls, pipe 18"	EA	1800	0	\$ -	6	\$ 10,800.00	2	\$ 3,600.00
14	100' Roadway Culvert, head walls, pipe, 24"	EA	5250	0	\$ -	1	\$ 5,250.00	0	\$ -
15	100' Culvert, 30" Junction box, Headwall	EA	6911	0	\$ -	0	\$ -	2	\$ 13,822.00
16	Gravel Pavement (base material+stone+6"fill)	SY	48.95	0	\$ -	6028	\$ 295,070.60	6966	\$ 340,985.70
17	Grass Pavement (base material+grass+6"fill)	SY	28.82	0	\$ -	4424	\$ 127,499.68	0	\$ -
18	Trees	EA	375	0	\$ -	7	\$ 2,625.00	59	\$ 22,125.00
19	Pedestrian Cross walk	EA	4980	2	\$ 9,960.00	2	\$ 9,960.00	3	\$ 14,940.00
20	Pedestrian Cross Walk w/ Beacons	EA	44980	0	\$ -	0	\$ -	1	\$ 44,980.00
21	Median Mound Soil with Fabric	LF	5.26	0	\$ -	0	\$ -	2325	\$ 12,229.50
22	Precast Concrete Grass Crete Block pavement , w/ base	SY	77.25	0	\$ -	0	\$ -	8434	\$ 651,526.50
23	Silt Fence	LF	3	2240	\$ 6,720.00	2000	\$ 6,000.00	2500	\$ 7,500.00

**Subtotal Option 1 = \$ 728,305.65**  
**Contingencies (20%) = \$ 145,661.13**  
**Soft Costs (25%) = \$ 218,491.70**  
**Grand Total Option 1 = \$ 1,092,458.48**

**Subtotal Option 2 = \$ 860,038.08**  
**Contingencies (20%) = \$ 172,007.62**  
**Soft Costs (25%) = \$ 258,011.42**  
**Grand Total Option 2 = \$ 1,290,057.12**

**Subtotal Option 3 = \$ 1,907,764.35**  
**Contingencies (20%) = \$ 381,552.87**  
**Soft Costs (25%) = \$ 572,329.31**  
**Grand Total Option 3 = \$ 2,861,646.53**

# WATERFRONT OVERLAY



## Legend

- Lot Lines
- Streets
- Building Footprints
- Named Creeks
- Lakes and Rivers
- Parks
- County
- Waterfront Overlay

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

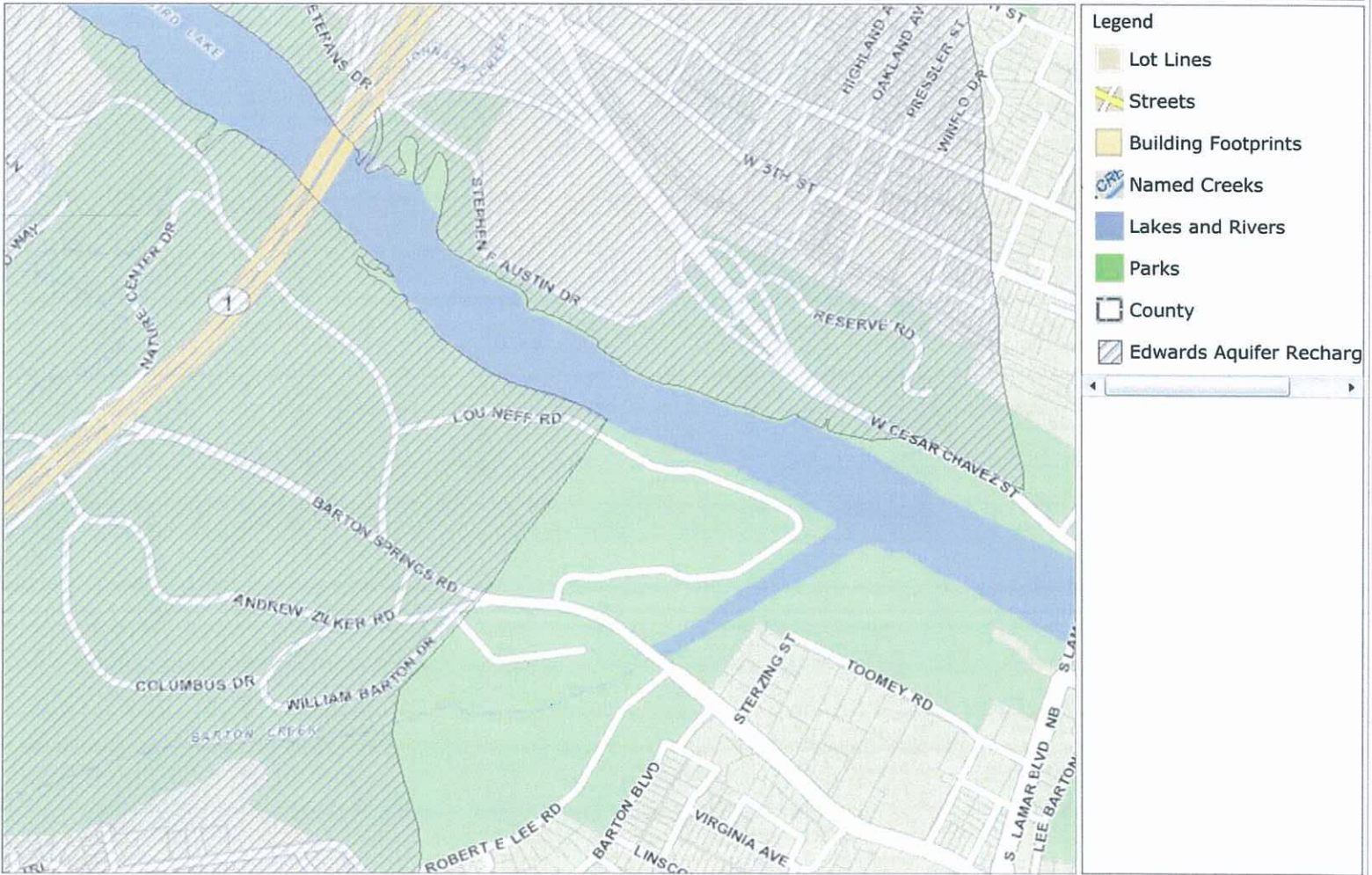
**City of Austin Watershed Protection Ordinance Regulations Summary Table**  
Effective: October 28, 2013

Red Text = Change from Previous Requirements

REGULATORY CATEGORY	ZONE	DESIRED DEVELOPMENT ZONE			DRINKING WATER PROTECTION ZONE		
		Urban	Suburban City Limits	Suburban N. Edwards / ETJ	Water Supply Suburban	Water Supply Rural	Barton Springs Zone
Impervious Cover (IC)	Calculation Basis	Gross Site Area	Gross Site Area	Gross Site Area	Net Site Area	Net Site Area	Net Site Area
	Transfers Allowed	No	Yes	Yes	Yes	Yes	No
	Uplands: Max Pct IC	Max Pct	Max Pct	Max Pct	Max Pct	Max Pct	Max Pct
	Single-Family Res. (Lot > 5750 ft <sup>2</sup> )	No Watershed IC Limit: Zoning Limits only	50% / 60%	45% / 50%	30% / 40%	1 unit per 1 ac. / 1 unit per 2 ac.*	R / BC / C**
	Single-Family Res. (Lot < 5750 ft <sup>2</sup> )		55% / 60%	50% / 60%			15% / 20% / 25% for all uses
	Multi-Family Residential Max Pct		60% / 70%	60% / 60%			
	Commercial Max Pct		80% / 90%	65% / 70%	40% / 50%	20% / 25%	
	WQ Transition Zone: Max Pct IC (outside floodplain)	Not Applicable	Not Applicable	Not Applicable	18%	1 SF unit / 3 acres	1 SF unit / 3 acres
Critical WQ Zone: Max Pct IC	None (except road crossings)	None (except limited road crossings)	None (except limited road crossings)	None (except limited road crossings)	None (except limited road crossings)	None (except limited road crossings)	
Critical Environmental Feature (CEF) Max Pct IC	None within 150 to 300 ft radius	None within 150 to 300 ft radius	None within 150 to 300 ft radius	None within 150 to 300 ft radius	None within 150 to 300 ft radius	None within 150 to 300 ft radius	
Waterway Classifications	Minor		64 – 320 acres	64 – 320 acres	64 – 320 acres	64 – 320 acres	64 – 320 acres
	Intermediate	64 acres	320 – 640 acres	320 – 640 acres	320 – 640 acres	320 – 640 acres	320 – 640 acres
	Major		over 640 acres	over 640 acres	over 640 acres	over 640 acres	over 640 acres
	Notes	Urban creeks not classified					
Waterway Setbacks	Critical Water Quality Zone						
	Minor		100 ft.	100 ft.	50 – 100 ft.	50 – 100 ft.	50 – 100 ft.
	Intermediate	50 – 400 ft.	200 ft.	300 ft.	100 – 200 ft.	100 – 200 ft.	100 – 200 ft.
	Major		300 ft.	300 ft.	200 – 400 ft.	200 – 400 ft.	200 – 400 ft.
	Notes	Between min and max width, coincides with the 100-year fully-developed floodplain	"Buffer averaging" allows site to reduce width of buffers by up to one-half if the overall amount protected remains the same			Between min and max width, coincides with the 100-year fully-developed floodplain	(Barton Springs 400 ft.)
	Water Quality Transition Zone						
	Minor	Not Required	Not Required	Not Required	100 ft.	100 ft.	100 ft.
	Intermediate				200 ft.	200 ft.	200 ft.
Major				300 ft.	300 ft.	300 ft.	
Variances from Buffers	Administrative under certain conditions	Must apply for Land Use Commission variance		Must apply for Land Use Commission variance			
Water Quality Controls	Treatment Standard	Sedimentation/ Filtration	Sedimentation/ Filtration	Sedimentation/ Filtration	Sedimentation/ Filtration	Sedimentation/ Filtration	Non-Degradation
	When Required	All new/redeveloped if IC > 8,000 sq. ft.	All new/redeveloped if IC > 8,000 sq. ft.	All new/redeveloped if IC > 8,000 sq. ft.	All new/redeveloped if IC > 8,000 sq. ft.; all IC in WQTZ	All new/redeveloped if IC > 8,000 sq. ft.; all IC in WQTZ	All development
	Allowed in Creek Buffer	CWQZ = Yes per ECM WQTZ = N/A	CWQZ = Yes per ECM WQTZ = N/A	CWQZ = Yes per ECM WQTZ = N/A	CWQZ = No WQTZ = Yes per ECM	CWQZ = No WQTZ = Yes per ECM	CWQZ = No WQTZ = Yes per ECM
	Alternative Strategies Allowed	Yes	Yes	Yes	Yes	Yes	No
	Optional Payment-in-Lieu	Yes	No	No	No	No	No

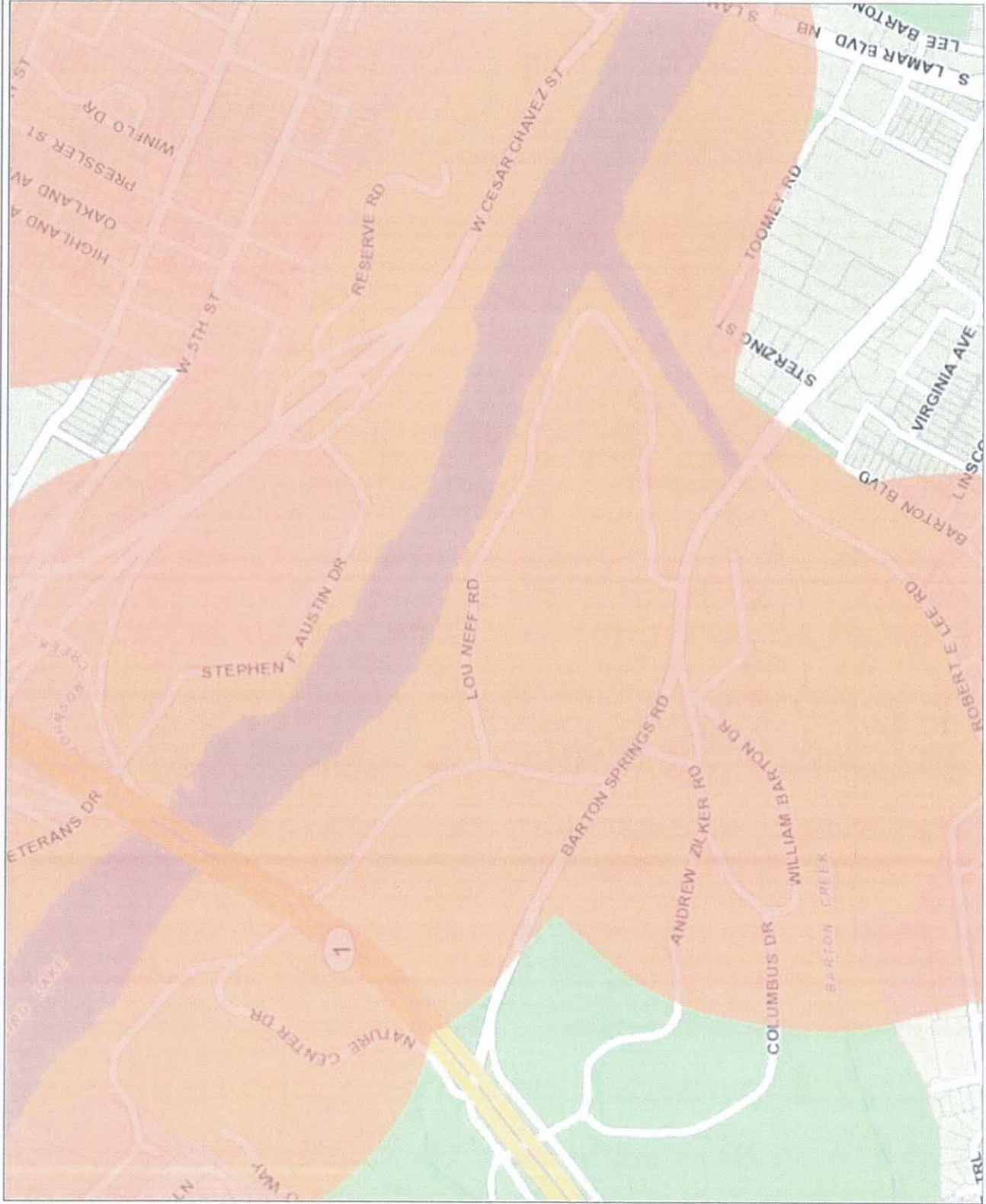
Key: CWQZ = Critical Water Quality Zone; ETJ = Extra-Territorial Jurisdiction; IC = Impervious Cover; SF = Single-Family Residential; WQ = Water Quality; WQTZ = Water Quality Transition Zone

## EA AQUIFER RECHARGE MAP



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# EA AQUIFER RECHARGE VERIFICATION MAP

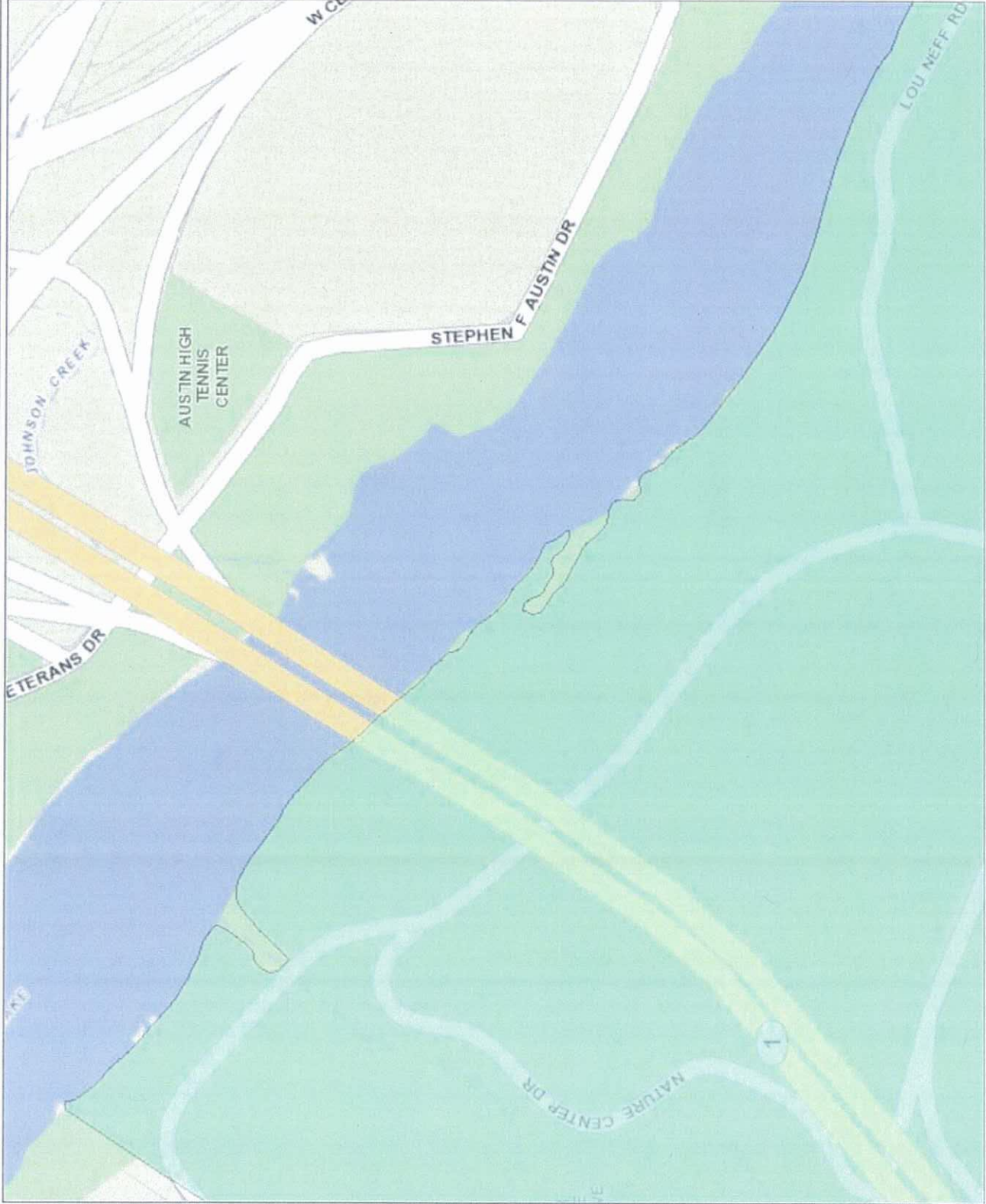


**Legend**

- Lot Lines
- Streets
- Building Footprints
- Named Creeks
- Lakes and Rivers
- Parks
- County
- Edwards Aquifer Recharge

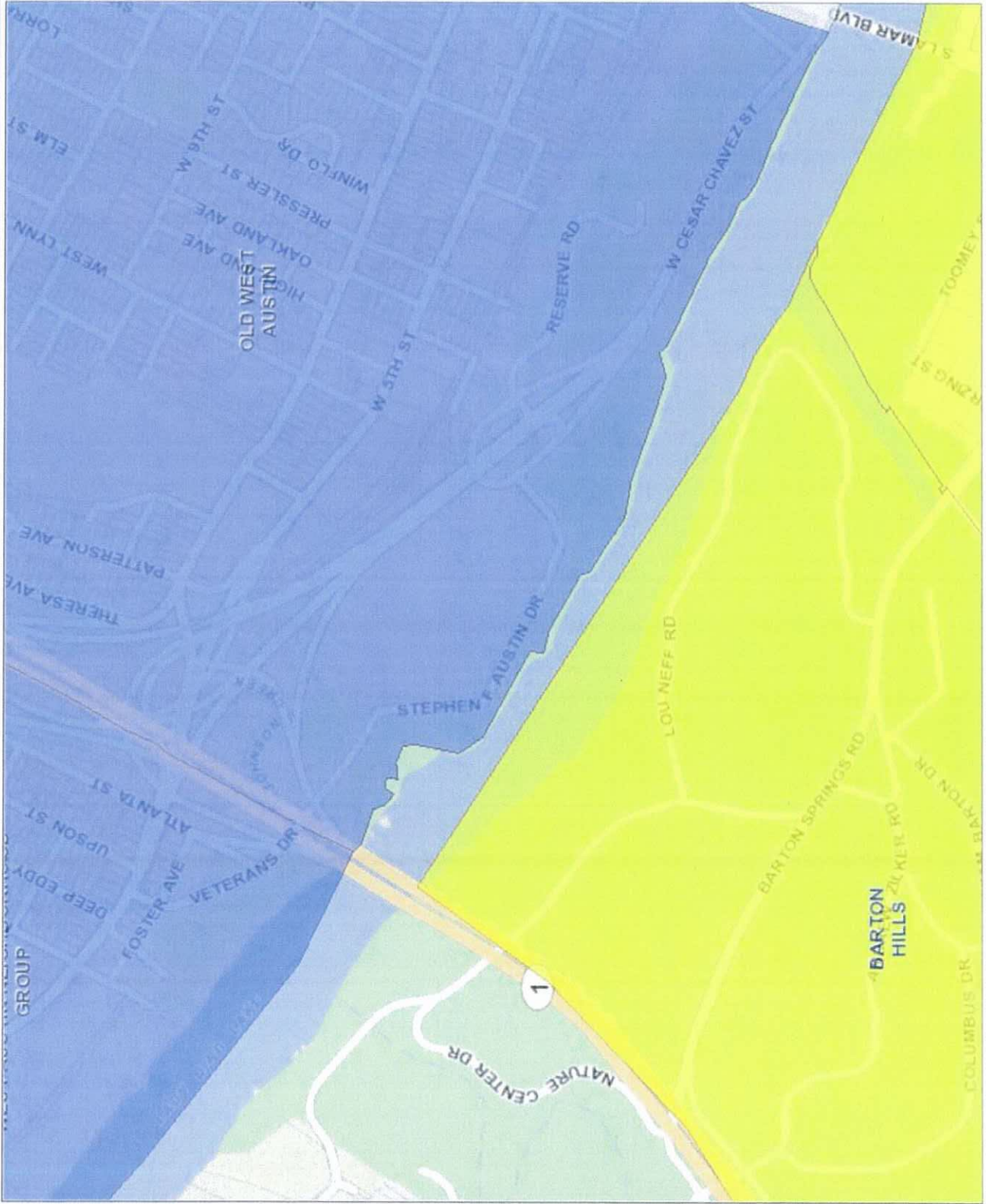
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# NATIONAL REGISTER OF HISTORIC DISTRICTS



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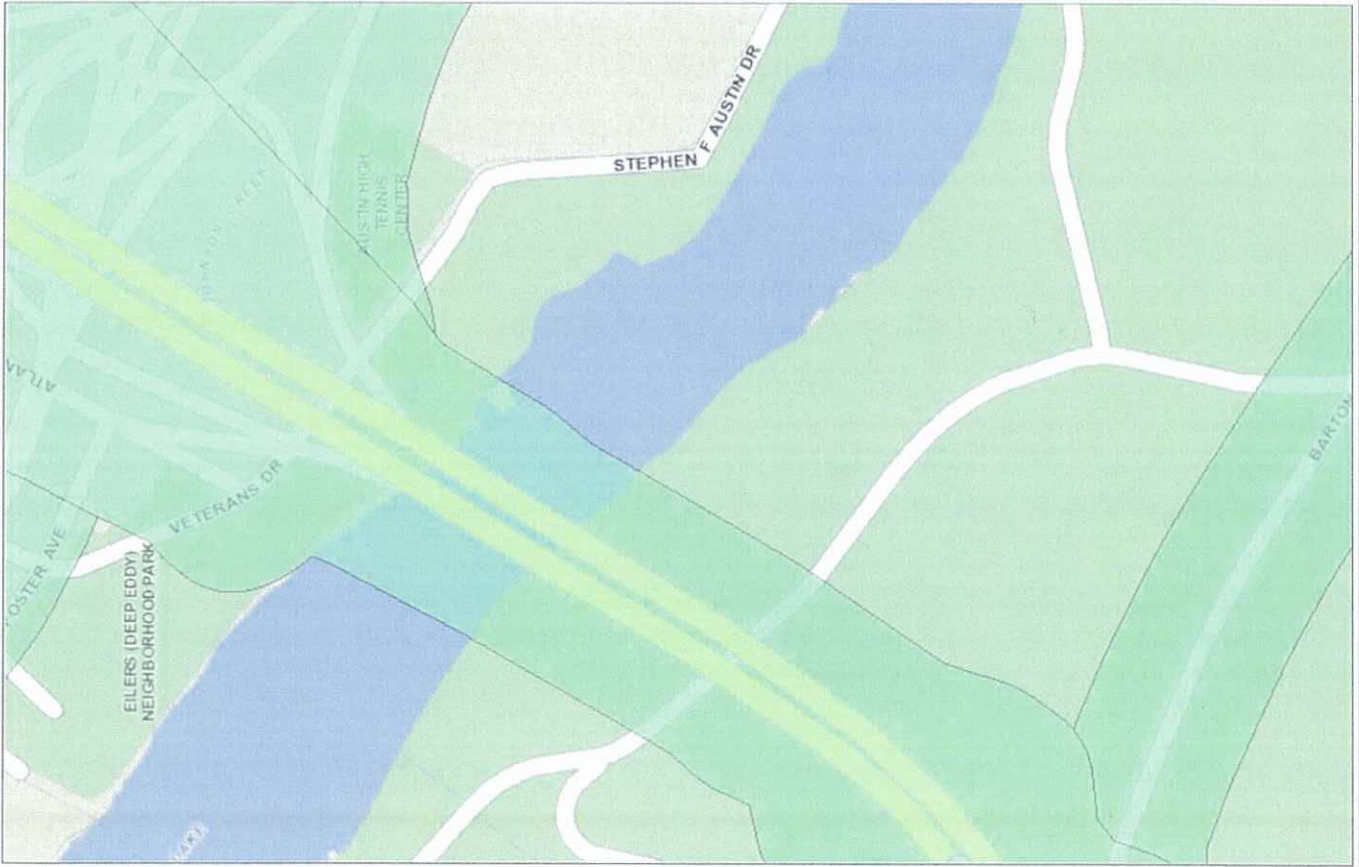
# NEIGHBORHOOD PLAN STATUS MAP



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# SCENIC ROADWAY OVERLAY

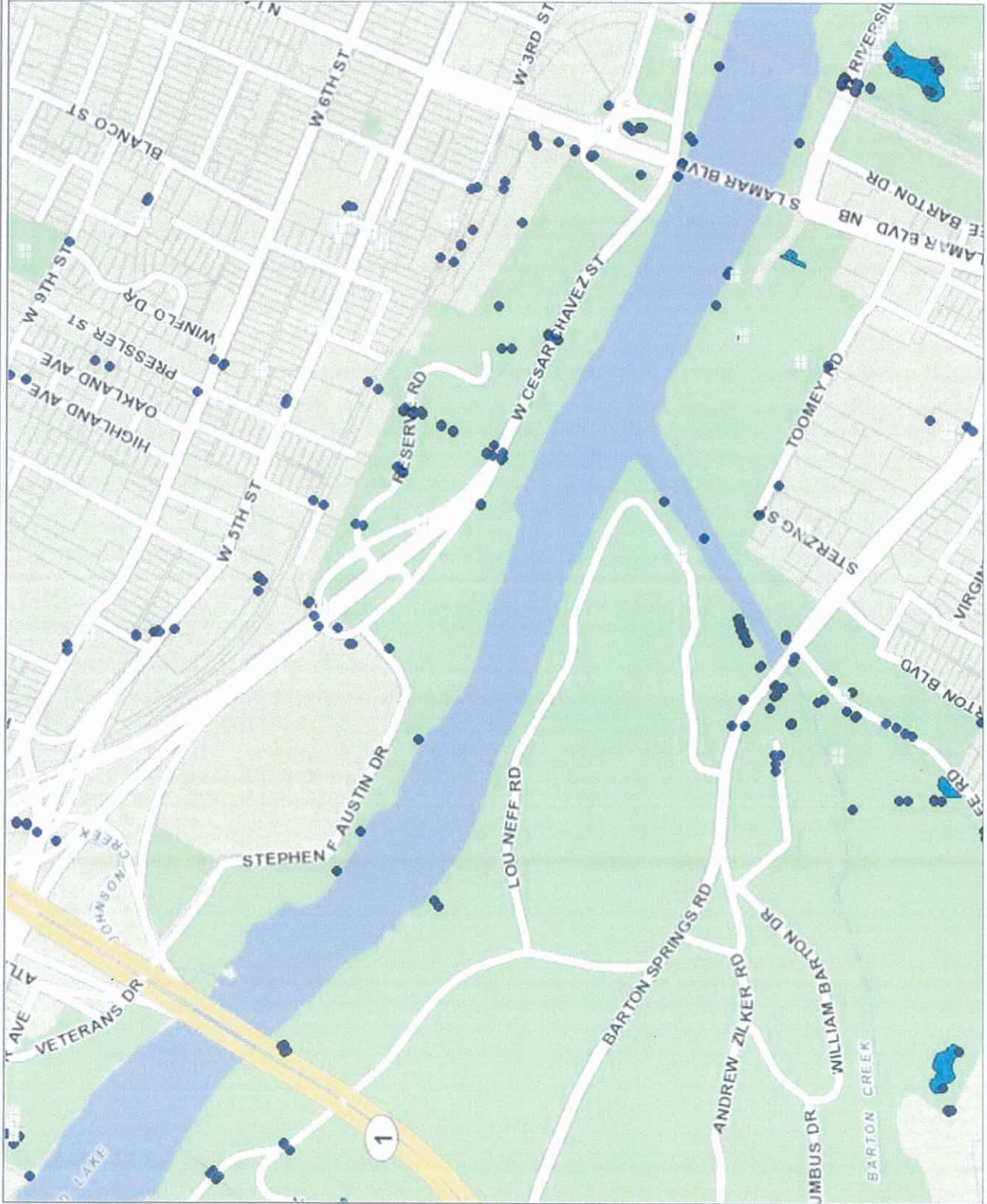
- Legend
- Lot Lines
  - Streets
  - Building Footprints
  - Named Creeks
  - Lakes and Rivers
  - Parks
  - County
  - Scenic Roadways Overlay



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# STORMWATER INFRASTRUCTURE MAP



**Legend**

Lot Lines

Streets

Building Footprints

Named Creeks

Lakes and Rivers

Parks

County

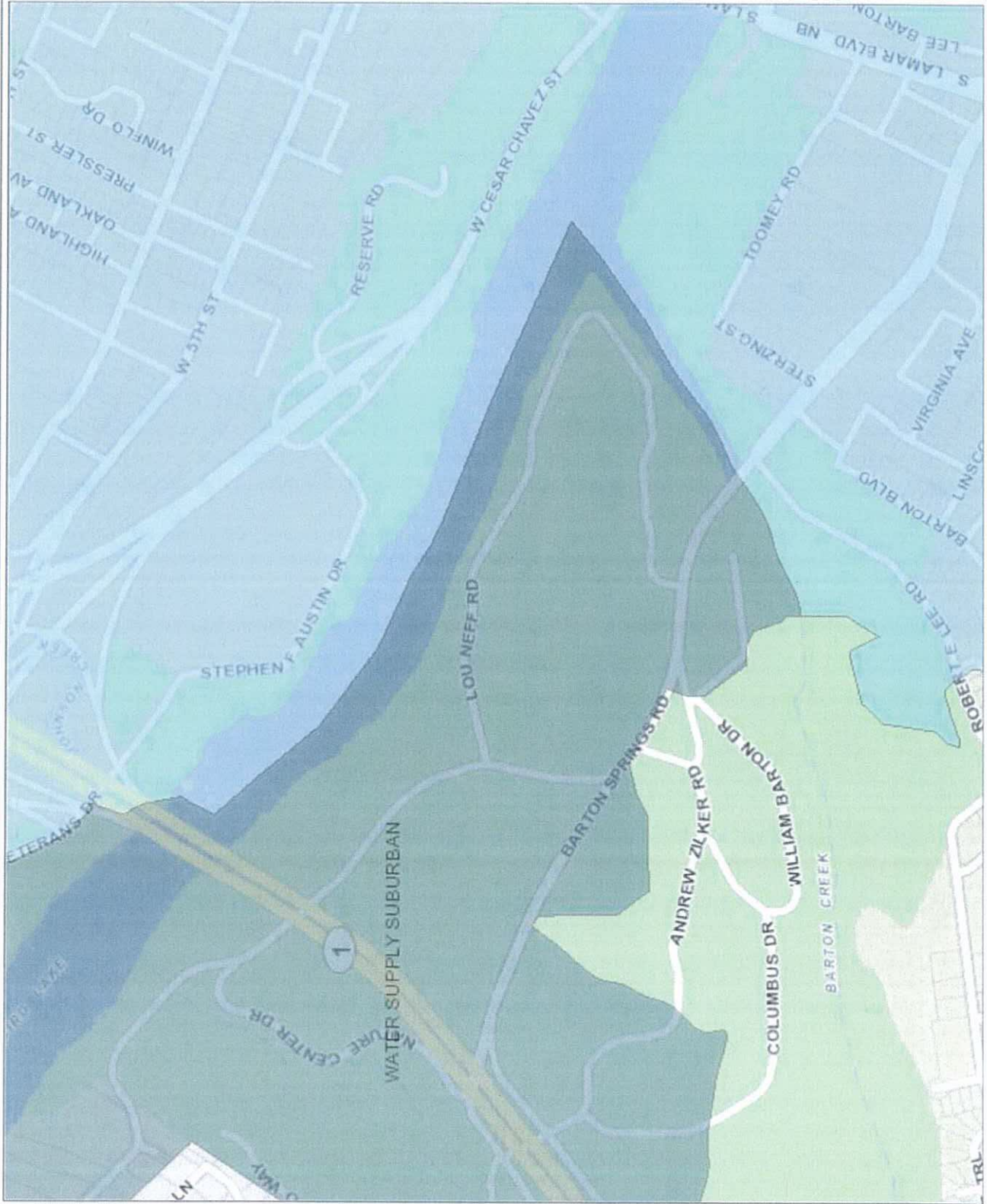
Grate Inlet

Header

City of Austin Maintained

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# WATERSHED REGULATION MAP



**Legend**

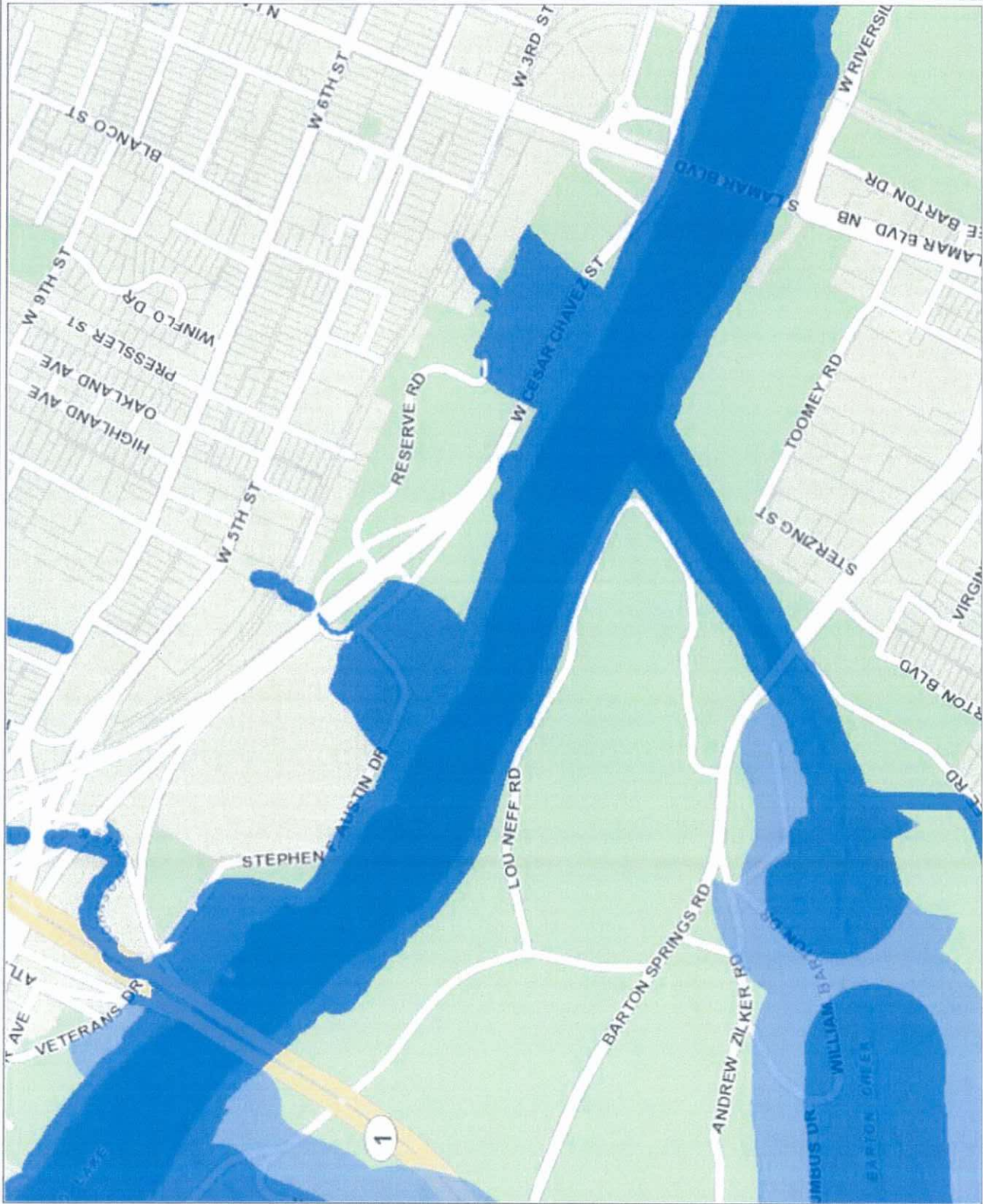
- Lot Lines
- Streets
- Building Footprints
- Named Creeks
- Lakes and Rivers
- Parks
- County

**Austin Watershed Regulator**

- BARTON SPRINGS ZO
- SUBURBAN
- URBAN
- WATER SUPPLY RURA
- WATER SUPPLY SUBU

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# WATERWAY SETBACKS MAP



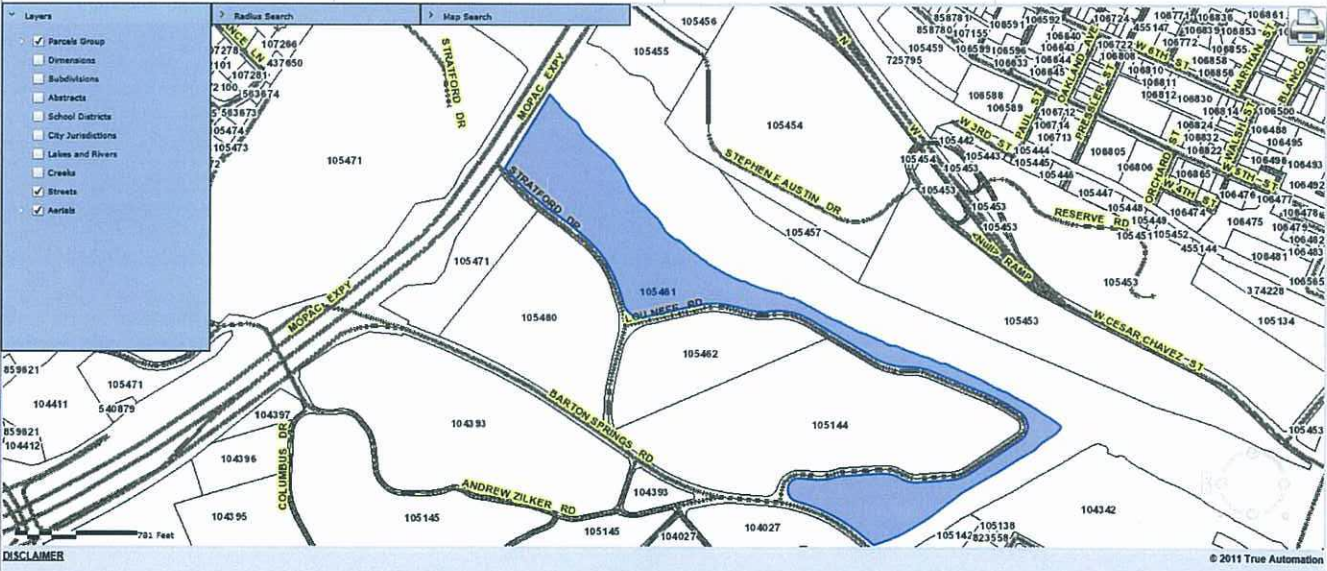
- Legend**
- Lot Lines
  - Streets
  - Building Footprints
  - Named Creeks
  - Lakes and Rivers
  - Parks
  - County
- Waterway Setbacks**
- <all other values>
  - Critical Water Quality
  - Water Quality Transiti

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- Development
- Easement Documents
- Environmental
- FIRE DEPARTMENT
- Floodplain Development
- GIS Mapping
  - ★ City of Austin - GIS Disclal...
  - ★ City of Austin GIS Data Sets
  - ★ GIS and Maps AustinTexas...
  - ★ Planning Maps Planning M...
- Inspections
- Neighborhood Planning & Zo...
- Parks and Recreation
- Public Information
  - Public Information Office
  - Public Records Access - Or...
- Purchasing Office
- Real Estate Services
- Signs
- Stormwater Management
- Transportation
- Watershed
- Zoning
  - ★ Austin Fire Department
  - ★ City of Austin - Office of the Cl...
  - City of Bastrop
  - City of Belton
  - City of Brownsville
  - City of Buda
  - City of Bulverde

**Property Search Results > Property ID 105461 CITY OF AUSTIN for Year 2016**

<b>Account</b> Property ID: 105461 Geo. ID: 0127060201 Type: Residential Legal Description: ABS 14 SUR 21 HILL H P ACR 11.12	<b>Location</b> Site Address: STRATFORD DR TX 78746 Neighborhood: FORMERLY LEXHP Mapcode: 564Y Jurisdictions: 01, 03, 0A, 23, 68, 02	<b>Owner</b> Owner Name: CITY OF AUSTIN Mailing Address: PO BOX 1088, AUSTIN, TX 78767-1088	<b>Property</b> Appraised Value: N/A
--	--	---	---



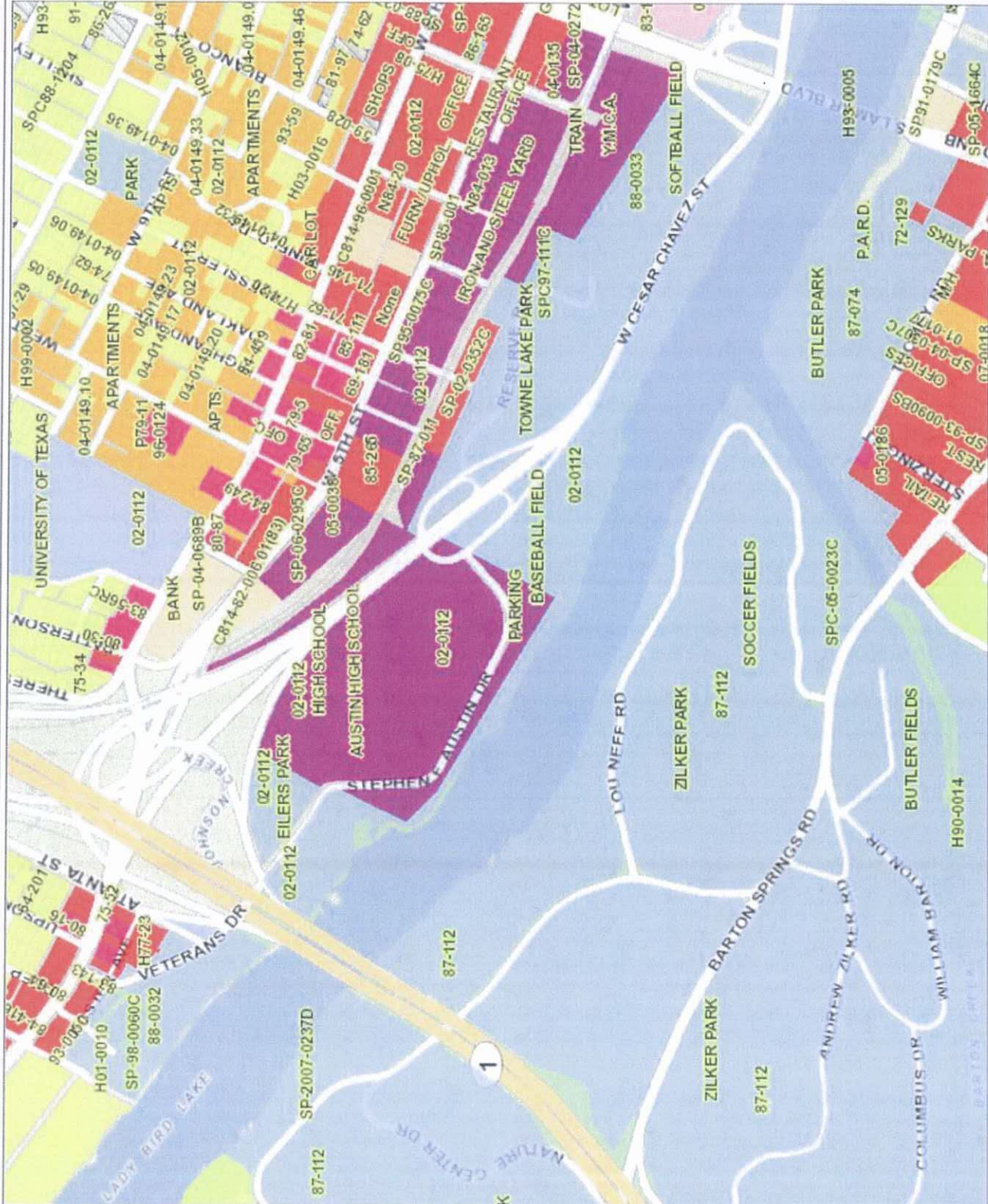
# ZONING MAP

## Legend

- Lot Lines
- Streets
- Building Footprints
- Named Creeks
- Lakes and Rivers
- Parks
- County

## Zoning (Small Map Scale)

- Not Classified
- Single Family (SF)
- Multi-family (MF)
- Mobile Home (MH)
- AG, DR, RR, LA
- CBD, DMU
- Commercial (CH, CS)
- Office (GO, LO, NO)
- Industrial (IP, MI, LI)
- TOD, NBG
- PDA, PUD, TND
- AV, P, UNZ



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**austintexas.gov** the official website of the City of Austin **Zoning Profile Report**

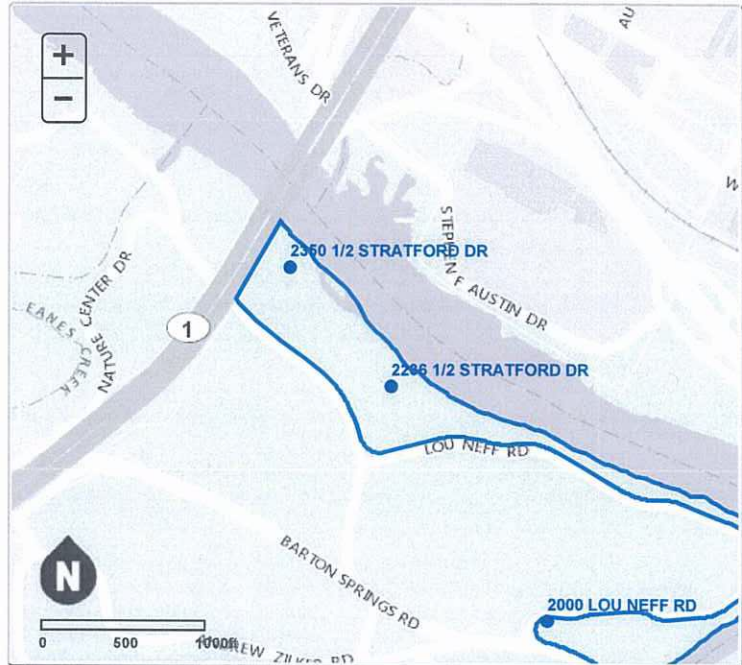
Questions? [Click here for help and contact information.](#)

**Disclaimer**

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For official verification of the zoning of a property, please order a Zoning Verification Letter at 512-974-6370.

<b>Location:</b>	(3,105,519.75, 10,071,502.08)
<b>Grid:</b>	H22 G22
<b>Future Land Use (FLUM):</b>	
<b>Regulating Plan:</b>	
<b>Zoning:</b>	P
<b>Zoning Case:</b>	
<b>Zoning Ordinance (Mostly after 2000):</b>	99-0225-70(b)
<b>Zoning Overlays:</b>	<ul style="list-style-type: none"> <li>NEIGHBORHOOD PLANNING AREA                             <ul style="list-style-type: none"> <li>■ BARTON HILLS</li> <li>■ South Lamar Combined NPA</li> </ul> </li> <li>CAPITOL VIEW CORRIDORS                             <ul style="list-style-type: none"> <li>■ BARTON CREEK PEDESTRIAN BRIDGE</li> </ul> </li> <li>CAPITOL VIEW CORRIDORS                             <ul style="list-style-type: none"> <li>■ MOPAC BRIDGE - SDCC</li> </ul> </li> <li>CAPITOL VIEW CORRIDORS                             <ul style="list-style-type: none"> <li>■ BARTON CREEK PEDESTRIAN BRIDGE - SDCC</li> </ul> </li> <li>RESIDENTIAL DESIGN STANDARDS</li> <li>SCENIC ROADWAYS                             <ul style="list-style-type: none"> <li>■ BARTON SPRINGS ROAD</li> </ul> </li> <li>SCENIC ROADWAYS                             <ul style="list-style-type: none"> <li>■ LOOP 1</li> </ul> </li> <li>WATERFRONT                             <ul style="list-style-type: none"> <li>■ ZILKER PARK</li> </ul> </li> </ul>



**Zoning Guide**

The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Development Assistance Center](#) provides general zoning assistance and can advise you on the type of development allowed on a property. General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning. Visit [Zoning](#) for the description of each Base Zoning District.

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# Zoning Profile Report

Address Search



Questions? [Click here for help and contact information.](#)

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**Location:** (3,104,636.42, 10,072,464.58)

**Grid:** G23  
G22

**Future Land Use (FLUM):**

**Regulating Plan:**

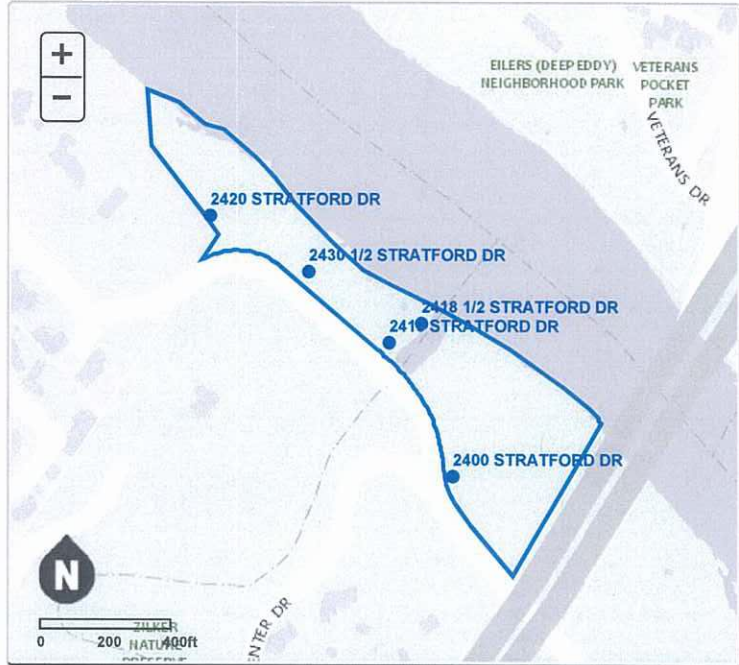
**Zoning:** P  
SF-3

**Zoning Case:**

**Zoning Ordinance (Mostly after 2000):** 99-0225-70(b)

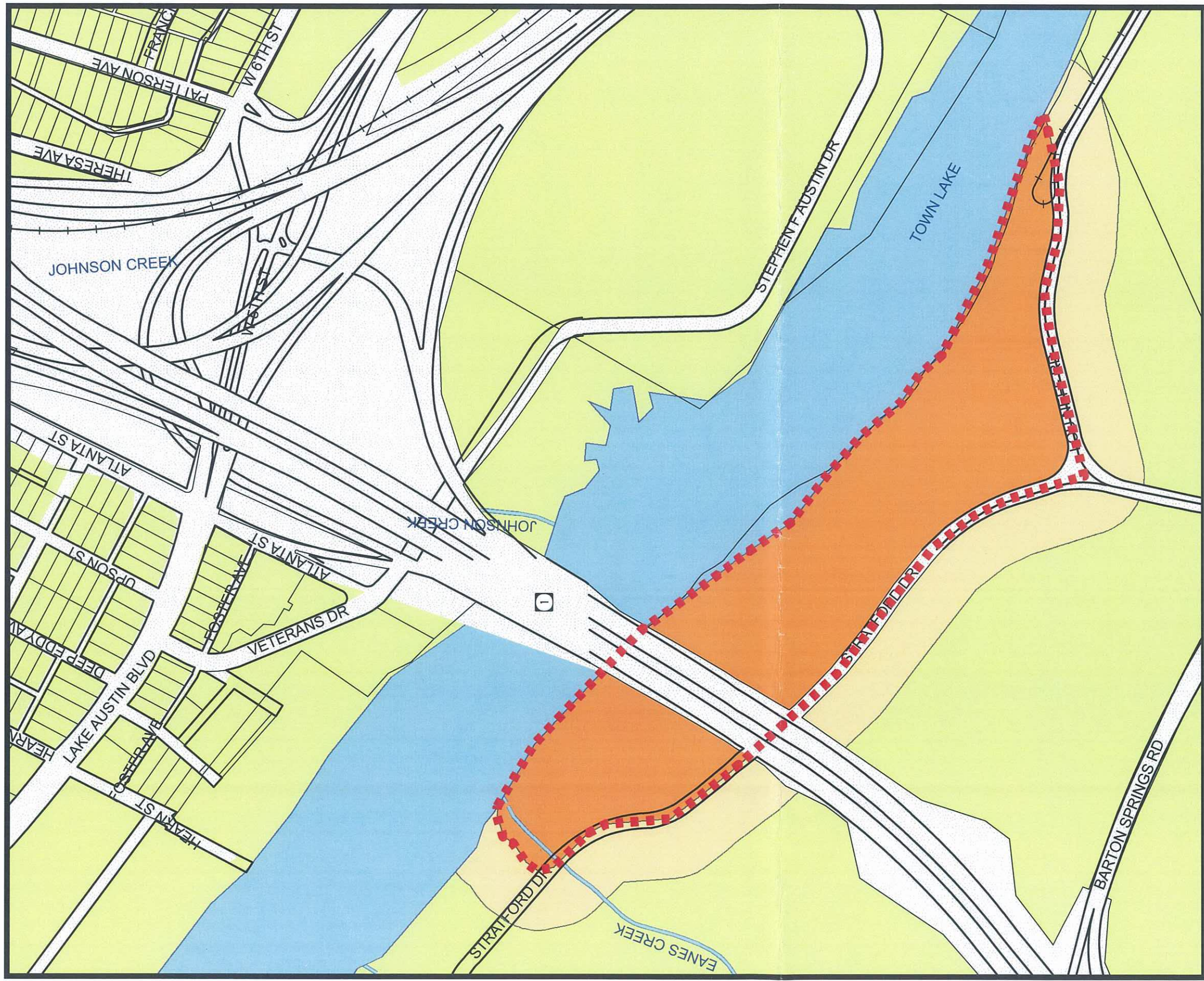
**Zoning Overlays:**

- CAPITOL VIEW CORRIDORS
- ZILKER CLUBHOUSE
- SCENIC ROADWAYS
- LOOP 1
- WATERFRONT
- ZILKER PARK



### Zoning Guide

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# #7. Butler



## Watershed Protection Development Review

- |  |   |   |  |
|--|---|---|--|
| <b>Landfill Features</b>   | <b>City of Austin Jurisdiction</b>  | <b>Lot Lines</b>  | <b>Water features</b>  |
| <ul style="list-style-type: none"> <li>Estimated Landfill Boundary</li> <li>Landfill</li> <li>Landfill Buffer</li> </ul> | <ul style="list-style-type: none"> <li>FULL</li> <li>LTD</li> <li>2 MILE</li> <li>5 MILE</li> </ul> | <ul style="list-style-type: none"> <li>Roads</li> </ul> | <ul style="list-style-type: none"> <li>Water features</li> </ul> |

Watershed Protection & Development Review Department,  
The City of Austin produced this map for the sole purpose of  
use as a work resource and as an estimated boundary of  
landfills in & around Austin. The City of Austin does not  
warrant the map &/or information regarding its accuracy or  
completeness.  
Reproduction is not permitted without permission from the  
City of Austin-Watershed Protection & Development Review  
Department.

Date: 09.20.2006



### 3.7 #7, BUTLER

**Location:** The Butler landfill is owned by the City of Austin and is located in south Austin along the shore of Town Lake and the MoPac bridge.

**Prior Use:** Stockpiles of fill material and four 55-gallon drums of what appeared to be monitoring well purge water were stored in the area west of the bridge. No evidence of illegal dumping was evident.

**Groundwater:** Since 1984, the COA has conducted field investigations and a risk assessment for groundwater. Three monitoring wells have been installed; 2 east of the MoPac bridge, 1 west of the MoPac bridge.

**Remediation:** Design of erosion control improvements and remediation of the exposed landfill waste at Eanes Creek occurred in 2004, with construction scheduled to begin in 2005.

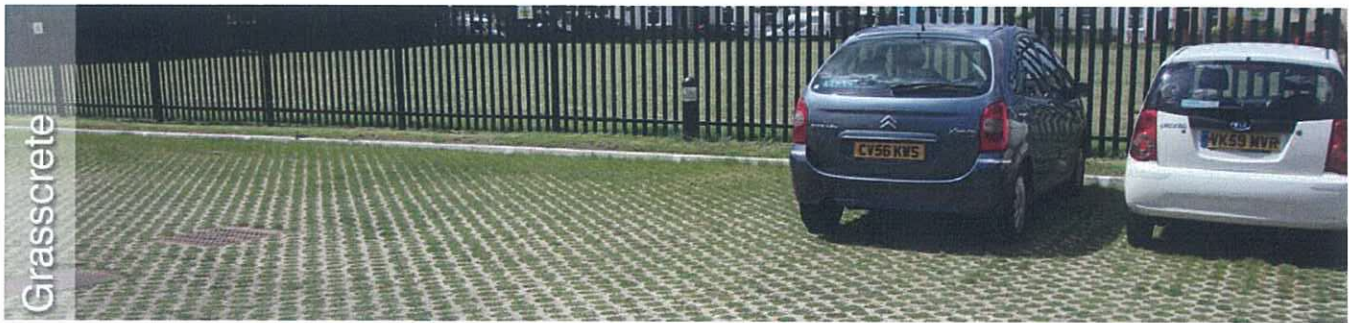
**Current Conditions:** Current conditions associated with this site may pose a current or future concern to human health or the environment, based on the following factors:

- proximity of recreational uses to landfill,
- exposed landfill materials due to erosion at the stream and river banks,
- unrestricted public access.

Based on the actions already being undertaken by the COA at this site, no additional actions have been recommended.

**Reference:** Information in this fact sheet comes from the following:

1. Geomatrix Consultants. November 2004. *2004 Supplemental Assessment to Landfills in the Vicinity of Austin, TX*. Prepared for City of Austin Public Works Department.
2. Underground Resource Management, Inc. November 1984. *Landfills in the Vicinity of Austin, TX*. Prepared for the City of Austin.



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[contacts \(../contactRecaptcha/index.php\)](#)

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[Home \(../index.html\)](#) [Products](#) [Paving \(index.html\)](#) [Grassblock](#)

## Paving

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[Introduction \(index.html\)](#) [Grasscrete \(grasscrete.html\)](#) [Grassblock \(grassblock.html\)](#)

[Grassroad \(grassroad.html\)](#) [Grasskerb \(grasskerb.html\)](#) [View Galleries \(grasscreteGallery.html\)](#)

## Grassblock

### Grass reinforcement

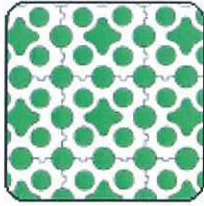
Grassblock was designed to overcome some of the difficulties associated with early pre-cast systems. A level upper surface provides a safer walking platform and a lower level of traffic vibration than is often associated with studded blocks. The interconnecting lugs help to form a tight interaction with neighbouring blocks to limit movement. A further benefit comes from the continuous concrete surround to each soil pocket. This feature makes Grassblock ideal for slope protection works helping to prevent soil from being washed down the slope.

Grassblock can be complemented by use of our dry-fix Grasskerb edge restraints; providing a low cost and visually sympathetic solution.

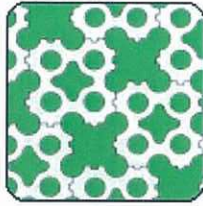
Available in depths:  
83mm | 103mm | 125mm

For:  
CAR PARKS

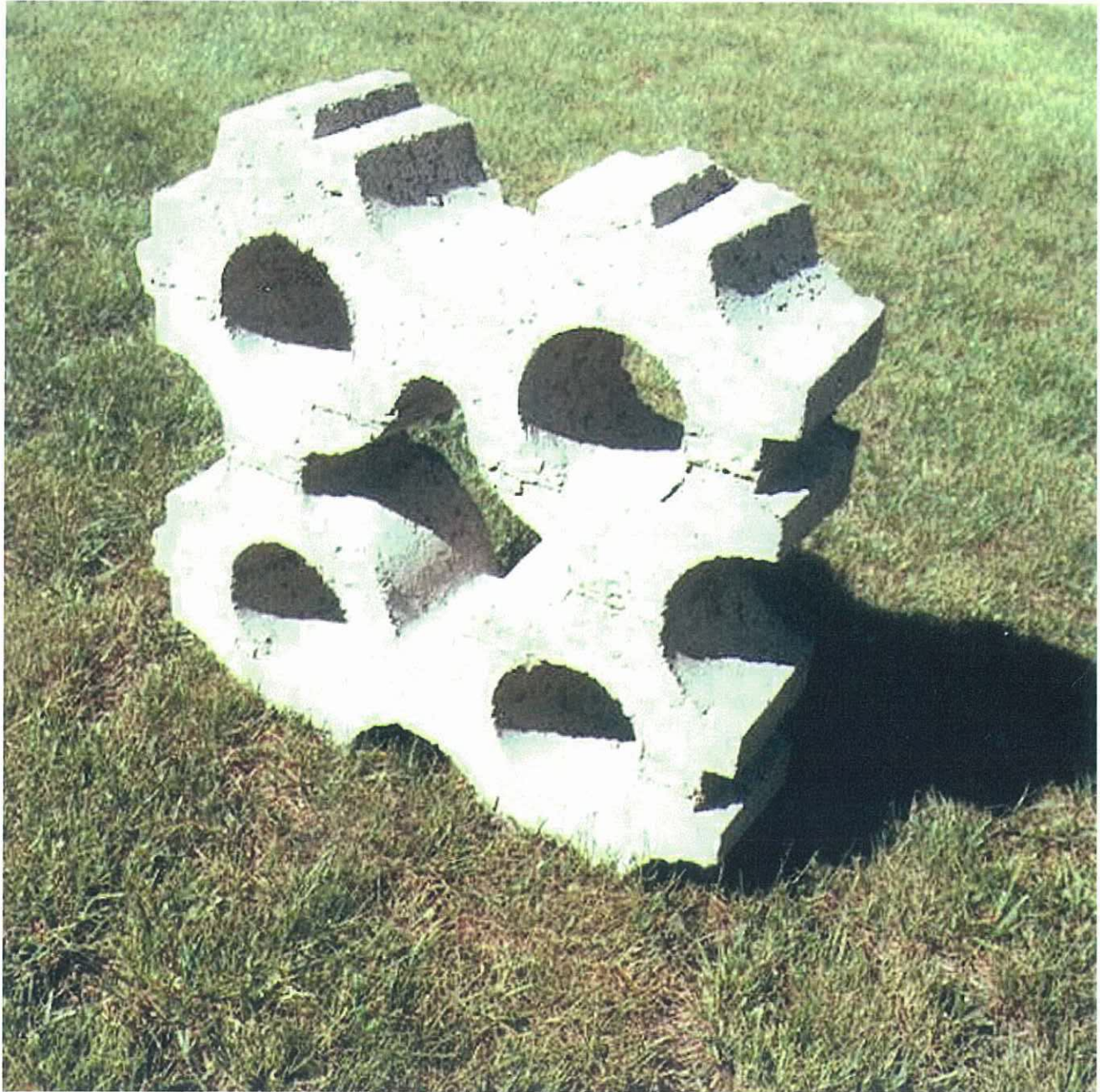
EMBANKMENTS  
AMENITY AREAS



Method 1  
(normal for traffic)



Method 2  
(for slope protection)



Grasscrete (grasscrete.html) - Grassblock (grassblock.html) - Grassroad (grassroad.html) - Grasskerb (grasskerb.html) - Grassroof (../greenroof/index.html) - Beto floor (../walls/betoflor.html) - Betoplus (../walls/betoplus.html) - Betoatlas (../walls/betoatlas.html) - Betotitan (../walls/betotitan.html) - Leromur (../walls/leromur.html) - Binwall (../walls/binwall.html)

## § 25-2-6 - CIVIC USES DESCRIBED.

- (A) Civic uses include the performance of utility, educational, recreational, cultural, medical, protective, and governmental functions, and other uses that are strongly vested with public or social importance.
- (B) Civic use classifications are described as follows:
- (1) ADMINISTRATIVE SERVICES use is the use of a site for provision of offices or administrative, clerical, or public contact services, together with incidental storage and maintenance of necessary vehicles. This use includes federal, state, county, and city offices.
  - (2) AVIATION FACILITIES use is the use of a site for provision of landing fields, aircraft parking and service facilities, and related facilities for operation, service, fueling, repair, storage, charter, sales, or rental of aircraft, including activities directly associated with the operation and maintenance of airport facilities.
  - (3) CAMP use is the use of a site for provision of indoor or outdoor activities for children, including sports, arts and crafts, entertainment, recreation, educational activities, swimming, fishing, horseback riding, and incidental food service. If incidental to the camp use, camp facilities may be used to provide meeting, recreation, or social facilities for a private association or group.
  - (4) CEMETERY is the use of land that is dedicated for cemetery purposes for the burial of the dead, including columbariums, crematoriums, mausoleums, and mortuaries.
  - (5) CLUB OR LODGE use is the use of a site for provision of meeting, recreational, or social facilities by a private or nonprofit association, primarily for use by members and guests. This use includes private social clubs and fraternal organizations.
  - (6) COLLEGE AND UNIVERSITY FACILITIES use is the use of a site as an educational institution of higher learning that offers a course of study designed to culminate in the issuance of a degree in accordance with the Texas Education Code.
  - (7) COMMUNICATION SERVICE FACILITIES use is the use of a site for the transmission, transfer, or distribution of telephone service and related activities.
  - (8) COMMUNITY EVENTS use is a use described in Local Government Code Chapter 334 as permitted for an "approved venue project", except for a hotel, zoological park, museum, or aquarium. The use includes the sale of alcoholic beverages. (amended)
  - (9) COMMUNITY RECREATION (PRIVATE) use is the use of a site for the provision of an indoor or outdoor recreational facility for use by residents or guests of a residential development, planned unit development, church, private primary or secondary educational facility, club or lodge, or non-profit organization.
  - (10) COMMUNITY RECREATION (PUBLIC) use is the use of a site for the provision of an indoor or outdoor recreational facility for use by the general public, but not for economic gain.
  - (11) CONGREGATE LIVING use is the use of a site for the provision of 24 hour supervision and assisted living for more than 15 residents not needing regular medical attention. This use includes personal care homes for the physically impaired, mentally retarded, developmentally disabled, or persons 60 years of age or older, basic child care homes, maternity homes, and emergency shelters for victims of crime, abuse, or neglect.

- (12) CONVALESCENT SERVICES use is the use of a site for the provision of bed care and in-patient services for persons requiring regular medical attention. This use excludes the provision of surgical or emergency medical services and the provision of care for alcoholism, drug addiction, mental disease, or communicable disease.
- (13) CONVENTION CENTER use is the use of a site for the provision of space or facilities owned or managed by the City for conventions, meetings, exhibitions, shows, gatherings, presentations, or celebrations, including related incidental facilities for office and administrative use, food and beverage preparation and service, and on-site and off-site parking facilities.
- (14) COUNSELING SERVICES use is the use of a site for the provision of daytime counseling to neglected or abused children, 15 years of age or younger, or their managing conservators, who are referred by a governmental entity or other counseling service providers.
- (15) CULTURAL SERVICES use is the use of a site for a library, museum, or similar facility.
- (16) DAY CARE SERVICES (COMMERCIAL) use is the use of a site for the provision of daytime care for more than 20 persons. This use includes nursery schools, preschools, day care centers for children or adults, and similar uses, and excludes public and private primary or secondary educational facilities.
- (17) DAY CARE SERVICES (GENERAL) use is the use of a site for the provision of daytime care for more than 6 but not more than 20 persons. This use includes nursery schools, pre-schools, day care centers for children or adults, and similar uses, and excludes public and private primary or secondary educational facilities.
- (18) DAY CARE SERVICES (LIMITED) use is the use of a site for the provision of daytime care for six persons or less. This use includes nursery schools, preschools, day care centers for children or adults, and similar uses, and excludes public and private primary or secondary educational facilities.
- (19) DETENTION FACILITIES use is the use of a site for the provision by a public agency of housing and care for legally confined individuals.
- (20) EMPLOYEE RECREATION use is the use of a site for the provision of an indoor or outdoor recreational facility for use by employees of a business engaged in basic industry, commercial services, manufacturing, administrative activities, or research and development services, that is located on property reserved by the business for future expansion.
- (21) FAMILY HOME use is the use of a site for the provision of a family-based facility providing 24 hour care in a protected living arrangement with not more than two supervisory personnel and not more than six residents who are suffering from orthopedic, visual, speech, or hearing impairments, Alzheimer's disease, pre-senile dementia, cerebral palsy, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, mental retardation, autism, or emotional illness.
- (22) GROUP HOME, CLASS I (GENERAL) use is the use of a site for the provision of a family-based facility providing 24 hour care in a protected living arrangement for more than 6 but not more than 15 residents and not more than 3 supervisory personnel. This use includes foster homes, homes for the physically and mentally impaired, homes for the developmentally disabled, congregate living facilities for persons 60 years of age or older, maternity homes, emergency shelters for victims of crime, abuse, or neglect, and residential rehabilitation facilities for alcohol and chemical dependence.

- (23) GROUP HOME, CLASS I (LIMITED) use is the use of a site for the provision of a family-based facility providing 24 hour care in a protected living arrangement for not more than 6 residents and 2 supervisory personnel. This use includes foster homes, congregate living facilities for persons 60 years of age or older, maternity homes, and homes for persons with physical or mental impairments not listed in the description of family home use. Persons with physical or mental impairments are persons whose impairments substantially limit one or more of the persons' major life activities, who have a record of the impairment, or who are regarded as having the impairment, as defined in the Americans with Disabilities Act.
- (24) GROUP HOME, CLASS II use is the use of a site for the provision of a family-based facility providing 24 hour care in a protected living arrangement for not more than 15 residents and not more than 3 supervisory personnel. This use includes homes for juvenile delinquents, halfway houses providing residence instead of institutional sentencing, and halfway houses providing residence to those needing correctional and mental institutionalization.
- (25) GUIDANCE SERVICES use is the use of a site for the provision of daytime counseling, guidance, recuperative, or similar services to persons requiring rehabilitation assistance as a result of mental illness, alcoholism, detention, drug addiction, or similar condition.
- (26) HOSPITAL SERVICES (GENERAL) use is the use of a site for the provision of medical, psychiatric, or surgical services on an in-patient basis, and includes ancillary facilities for out-patient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, and visitors.
- (27) HOSPITAL SERVICES (LIMITED) use is the use of a site for the provision of medical, psychiatric, or surgical services on an out-patient basis, and includes emergency treatment, diagnostic services, training, administration, and services to out-patients, employees, and visitors.
- (28) LOCAL UTILITY SERVICES use is the use of a site for the provision of services that are necessary to support the development in the area and involve only minor structures including lines and poles.
- (29) MAINTENANCE AND SERVICE FACILITIES use is the use of a site for the provision of maintenance, repair, vehicular or equipment servicing, material storage, or similar activities, and includes equipment service centers and similar uses having characteristics of commercial services, contracting, or industrial activities.
- (30) MAJOR UTILITY FACILITIES use is the use of a site for the provision of generating plants, electrical switching facilities or primary substations, refuse collection or disposal facilities, water or wastewater treatment plants, or similar facilities.
- (31) MILITARY INSTALLATIONS use is the use of a site for the provision of military facilities by the federal or state government.
- (32) PARKS AND RECREATION SERVICES (GENERAL) use is the use of a site for the provision of parks, playgrounds, recreation facilities, or open spaces available to the general public and under the management or control of a public agency.
- (33) PARK AND RECREATION SERVICES (SPECIAL) use is the use of a site for the sale of beer or wine in a building that is located in a park or recreation facility under the management or control of a public agency.
- (34) POSTAL FACILITIES use is the use of a site for the provision of postal services and includes post offices, bulk mail processing, and sorting centers operated by the United States Postal Service.

- (35) PRIVATE PRIMARY EDUCATIONAL FACILITIES use is the use of a site for a private or parochial school offering instruction at the elementary school level in the branches of learning and study required to be taught in the public schools of the state.
- (36) PRIVATE SECONDARY EDUCATIONAL FACILITIES use is the use of a site for a private or parochial school offering instruction at the junior and senior high school levels in the branches of learning and study required to be taught in the public schools of the state.
- (37) PUBLIC PRIMARY EDUCATIONAL FACILITIES use is the use of a site for a public school offering instruction at the elementary school level in the branches of learning and study required to be taught in the public schools of the state.
- (38) PUBLIC SECONDARY EDUCATIONAL FACILITIES use is the use of a site for a public school offering instruction at the junior and senior high school levels in the branches of learning and study required to be taught in the public schools of the state.
- (39) QUALIFIED COMMUNITY GARDEN use is a garden that complies with the requirements of Chapter 8-4 (Qualified Community Garden) of the City Code.
- (40) RAILROAD FACILITIES use is the use of a site for provision of railroad yards, equipment servicing facilities, or terminal facilities.
- (41) RELIGIOUS ASSEMBLY use is regular organized religious worship or religious education in a permanent or temporary building. The use excludes private primary or secondary educational facilities, community recreational facilities, day care facilities, and parking facilities. A property tax exemption is prima facie evidence of religious assembly use.
- (42) RESIDENTIAL TREATMENT use is 24 hour supervision, counseling, or treatment for more than 15 residents not needing regular medical attention. This use includes alcohol and chemical dependency rehabilitation facilities, facilities to which persons convicted of alcohol or drug-related offenses are ordered to remain under custodial supervision as a condition of probation or parole, and residential care facilities and halfway houses for the emotionally ill.
- (43) SAFETY SERVICES use is the use of a site for provision of public safety and emergency services, and includes police and fire protection services and emergency medical and ambulance services.
- (44) TELECOMMUNICATION TOWER use is the use of a site for provision of a structure built exclusively to support one or more antennae for receiving or transmitting electronic data or telephone communications.
- (45) TRANSITIONAL HOUSING use is the use of a site for the supervision or detention of more than 15 residents who are making the transition from institutional to community living. This use includes pre-parole detention facilities and halfway houses for juvenile delinquents and adult offenders, and overnight shelters for the homeless.
- (46) TRANSPORTATION TERMINAL use is the use of a site for the provision of a facility for the loading, unloading, or interchange of passengers, baggage, or incidental freight or package express between modes of transportation, and includes bus terminals, railroad stations, airport terminals, and public transit facilities.

Source: Section 13-2-5; Ord. 990225-70; Ord. 990902-57; Ord. 031211-11.

LOCAL GOVERNMENT CODE

TITLE 10. PARKS AND OTHER RECREATIONAL AND CULTURAL RESOURCES

SUBTITLE C. PARKS AND OTHER RECREATIONAL AND CULTURAL RESOURCES  
PROVISIONS APPLYING TO MORE THAN ONE TYPE OF LOCAL GOVERNMENT

CHAPTER 334. SPORTS AND COMMUNITY VENUES

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 334.001. DEFINITIONS. In this chapter:

(1) "Approved venue project" means a sports and community venue project that has been approved under this chapter by the voters of a municipality or county.

(2) "Governing body" means the governing body of a municipality or the commissioners court of a county.

(3) "Related infrastructure" includes any store, restaurant, on-site hotel, concession, automobile parking facility, area transportation facility, road, street, water or sewer facility, park, or other on-site or off-site improvement that relates to and enhances the use, value, or appeal of a venue, including areas adjacent to the venue, and any other expenditure reasonably necessary to construct, improve, renovate, or expand a venue, including an expenditure for environmental remediation.

(4) "Venue" means:

(A) an arena, coliseum, stadium, or other type of area or facility:

(i) that is used or is planned for use for one or more professional or amateur sports events, community events, or other sports events, including rodeos, livestock shows, agricultural expositions, promotional events, and other civic or charitable events; and

(ii) for which a fee for admission to the events is charged or is planned to be charged;

(B) a convention center, convention center facility as defined by Section 351.001(2) or 352.001(2), Tax Code, or related improvement such as a civic center hotel, theater, opera house, music



Division 6. - Waterfront Overlay District Requirements for Town Lake Park.

§ 25-2-671 - TOWN LAKE PARK TERMS.

In Section 25-2-672 (Town Lake Park Regulations):

- (1) **COMMUNITY PARK** means a portion of Town Lake Park that is intended for city wide use and designed to accommodate large numbers of people involved in a variety of activities. The following areas in Town Lake Park are community parks:
  - (a) tracts S-1, S-2, S-3A, S-4, S-6, S-7, S-8, S-9, N-1, N-2, N-3, N-4, N-5A, N-6, N-7, N-8, N-9, N-10, N-11, N-15, N-16A, and N-17A on the park classification map;
  - (b) park land in the area bounded on the north by the Colorado River, on the west by Pleasant Valley Road, on the south by the proposed extension of Lakeshore Boulevard, and on the east by the crest of the bluff of Country Club Creek;
  - (c) park land in the area bounded on the north by Lake Austin Boulevard, on the south by Town Lake, on the east by the MoPac Freeway, and on the west by the extension of the western boundary of Eilers Park;
  - (d) the Holly Street Power Plant, when its current use ceases and it is dedicated as park land; and
  - (e) park land within 50 feet of the shoreline of Town Lake.
- (2) **CULTURAL PARK** means a portion of Town Lake Park that is intended for cultural facilities, including museums, botanical gardens, and performance areas. The following areas in Town Lake Park are cultural parks:
  - (a) tracts S-2D, S-3, S-4A, S-5, S-5A, S-5B, and S-5C on the park classification map;
  - (b) park land in the area bounded on the east by Dawson Road, on the west by Lamar Boulevard, on the south by Barton Springs Road, and on the north by Riverside Drive;
  - (c) park land in the area bounded on the north by Town Lake, on the south by Barton Springs Road, Barton Boulevard, and the westward extension of Linscomb Avenue, on the east by Lamar Boulevard, and on the west by Robert E. Lee Road and the hike and bike trail;
  - (d) park land north of the intersection of River Street and Bierce Street, known as the City of Austin Street and Bridge Yard; and
  - (e) the Seaholm Power Plant and the Green Water Treatment Plant, including the water intake structures, when the current uses cease and the plants are dedicated as park land.
- (3) **NEIGHBORHOOD PARK** means a portion of Town Lake Park that is small, informal, is less intensely used than the developed areas of Town Lake Park, and serves adjacent neighborhoods. The following areas in Town Lake Park are neighborhood parks:
  - (a) tracts S-2A, S-10, N-5, N-16, and N-17 on the Park Classification Map;
  - (b) park land in the area bounded on the north by Town Lake, on the west by East Bouldin Creek, on the east by Blunn Creek, and on the south by Riverside Drive; and
  - (c) park land in the area bounded on the north by the Colorado River, on the east by Montopolis Drive, on the south by the extension of Grove Boulevard, and on the west by the crest of the bluff of Country Club Creek.
- (4) **PARK CLASSIFICATION MAP** means the map that is on file with the Parks and Recreation Department and that is Exhibit "B" to Ordinance No. 890126-P.

- (5) NATURAL AREA means that portion of Town Lake Park that is preserved as a natural environment with limited human activity. The following areas in Town Lake Park are natural areas:
  - (a) tracts W-1, S-2B, S-2C, N-3A, and N-18 on the Park Classification Map;
  - (b) park land located between the Colorado River shoreline and the crest of the bluff north of the Colorado River, from Longhorn Dam to U.S. 183 (Montopolis Bridge); and
  - (c) park land northeast of Town Lake from Tom Miller Dam to the west boundary of Eilers Park and southwest of Town Lake from Tom Miller Dam to the Austin Nature Center.
- (6) TOWN LAKE PARK PLAN means the Town Lake Park Plan adopted by Ordinance No. 890126-P.
- (7) TOWN LAKE PARK means all the dedicated park land in the waterfront overlay zoning district.
- (8) URBAN WATERFRONT means that portion of Town Lake Park that is adjacent to high-density urban development. Tracts N-12, N-13, and N-14 on the park classification map are urban waterfront areas.

Source: Section 13-2-228.1; Ord. 990225-70; Ord. 031211-11.

§ 25-2-672 - TOWN LAKE PARK REGULATIONS.

- (A) Development of a natural area described in Section 25-2-671 (Town Lake Park Terms) is limited to:
  - (1) nature trails with interpretive signs and facilities;
  - (2) surface parking with pervious material;
  - (3) maintenance and improvement of environmental quality, including fencing and wildlife and vegetation management; and
  - (4) general park support and maintenance.
- (B) Development of a neighborhood park described in Section 25-2-671 (Town Lake Park Terms) is limited to:
  - (1) walking, exercise, and bicycle trails;
  - (2) surface parking and access roads;
  - (3) picnic facilities;
  - (4) general neighborhood park uses, including playing fields, ball courts, swimming pools, and playscapes;
  - (5) concessions primarily serving an adjacent neighborhood, including food vending, bicycle rentals, and sports equipment rentals;
  - (6) cultural facilities primarily serving an adjacent neighborhood;
  - (7) maintenance and improvement of environmental quality, including stream bank stabilization, fencing, and wildlife and vegetation management; and
  - (8) general park support and maintenance.
- (C) Development of a community park described in Section 25-2-671 (Town Lake Park Terms) is limited to:
  - (1) development permitted in a neighborhood park;
  - (2) municipal swimming pools and associated facilities;
  - (3) concessions designed to attract individuals from throughout the city, including boat rentals, food vending, dining facilities, special sports facilities, and special recreational facilities;

- (4) surface parking and parking structures;
  - (5) performance and special events facilities;
  - (6) specialized facilities, including facilities that serve the handicapped, private nonprofit recreational facilities that serve the general public, and private park enhancement facilities;
  - (7) an internal park road system, with grade-separated intersections if required;
  - (8) athletic facilities, including multipurpose sports fields and exercise courses;
  - (9) maintenance and improvement of environmental quality, including stream bank stabilization, fencing, and wildlife and vegetation management; and
  - (10) general park support and maintenance.
- (D) Development of a cultural park described in Section 25-2-671 (Town Lake Park Terms) is limited to:
- (1) cultural facilities and special event and performance areas;
  - (2) parking structures and limited surface parking;
  - (3) concessions that are designed to attract people from throughout the city, that are mobile, temporary, or located in a building described in the Town Lake Park Plan, and that require a small amount of space, including pushcarts selling food or flowers, temporary vending stands for special events, and museum gift shops;
  - (4) walking, exercise, and bicycle paths;
  - (5) an internal park transportation system;
  - (6) maintenance and improvement of environmental quality, including stream bank stabilization, fencing, and wildlife and vegetation management; and
  - (7) general park support and maintenance.
- (E) Development of an urban waterfront described in Section 25-2-671 (Town Lake Park Terms) is limited to:
- (1) plazas for performances and special events;
  - (2) wide sidewalks for walking, exercising, and bicycle riding;
  - (3) concessions that are designed to attract people from throughout the city, are mobile, temporary, or located in a building described in the Town Lake Park Plan, and require a small amount of space, including pushcarts selling food or flowers, temporary vending stands for special events, and museum gift shops;
  - (4) rowing facilities, boathouses, and similar water-related activities;
  - (5) maintenance and improvement of environmental quality, including stream bank stabilization, fencing, and wildlife and vegetation management; and
  - (6) general park support and maintenance.
- (F) Development of an area of Town Lake Park not included in a natural area, neighborhood park, community park, cultural park, or urban waterfront described in Section 25-2-671 (Town Lake Park Terms) is limited to:
- (1) walking, exercise, and bicycle trails;
  - (2) picnic facilities;
  - (3) surface parking of pervious material and park access roads; and
  - (4) general park support and maintenance.
- (G) This section does not apply to a community events use.

Source: Section 13-2-228.1; Ord. 990225-70; Ord. 990902-57; Ord. 031211-11.

Division 7. - Waterfront Overlay District and Subdistrict Uses.

§ 25-2-691 - WATERFRONT OVERLAY (WO) DISTRICT USES.

- (A) This section applies to the waterfront overlay (WO) district, except for a community events use.
- (B) A residential use that is permitted in an MF-6 or more restrictive base district is also permitted in an NO or less restrictive base district.
- (C) A pedestrian-oriented use is a use that serves the public by providing goods or services and includes:
  - (1) art gallery;
  - (2) art workshop;
  - (3) cocktail lounge;
  - (4) consumer convenience services;
  - (5) cultural services;
  - (6) day care services (limited, general, or commercial);
  - (7) food sales;
  - (8) general retail sales (convenience or general);
  - (9) park and recreation services;
  - (10) residential uses;
  - (11) restaurant (limited or general) without drive-in service; and
  - (12) other uses as determined by the Land Use Commission.
- (D) Pedestrian oriented uses in an MF-1 or less restrictive base district:
  - (1) are permitted on the ground floor of a structure; and
  - (2) may be permitted by the Land Use Commission above the ground floor of a structure.
- (E) A determination by the Land Use Commission under Subsection (D)(1) may be appealed to the council. For the City Hall subdistrict, a determination by the Land Use Commission under Subsection (C)(11) may be appealed to council.

Source: Section 13-2-228; Ord. 990225-70; Ord. 990715-115; Ord. 990902-57; Ord. 010607-8; Ord. 031211-11; Ord. 031211-41; Ord. 040617-Z-1.

§ 25-2-692 - WATERFRONT OVERLAY (WO) SUBDISTRICT USES.

- (A) This subsection applies to the University/Deep Eddy subdistrict.
  - (1) The following uses are prohibited:
    - (a) automotive rentals;
    - (b) automotive repair services;
    - (c) automotive sales;
    - (d) automotive washing;

- (e) commercial off-street parking; and
  - (f) a use with a drive-in service.
- (2) The following are conditional uses:
- (a) hotel-motel;
  - (b) service station;
  - (c) local utility services.
- (B) In the North Shore Central subdistrict, not less than 50 percent of the net usable floor area of the ground level of a structure adjacent to Town Lake must be used for pedestrian-oriented uses. The Land Use Commission may allow an applicant up to five years from the date a certificate of occupancy is issued to comply with this requirement.
- (C) This subsection applies to the Red Bluff subdistrict.
- (1) The following uses are prohibited:
- (a) light manufacturing;
  - (b) basic industry;
  - (c) stockyards;
  - (d) laundry services; and
  - (e) resource extraction.
- (2) The following are conditional uses:
- (a) automotive rentals;
  - (b) automotive repair services;
  - (c) automotive sales;
  - (d) automotive washing;
  - (e) commercial off-street parking;
  - (f) a use with a drive-in service; and
  - (g) warehousing and distribution.
- (D) This subsection applies to the East Riverside subdistrict.
- (1) The following uses are prohibited:
- (a) automotive rentals;
  - (b) automotive repair services;
  - (c) automotive sales;
  - (d) automotive washing;
  - (e) basic industry;
  - (f) commercial off-street parking;
  - (g) a use with a drive-in service;
  - (h) laundry services;
  - (i) light manufacturing;
  - (j) stockyards; and
  - (k) warehousing and distribution.

- (2) The following are conditional uses:
  - (a) hotel-motel;
  - (b) service station; and
  - (c) local utility service.
- (E) This subsection applies to the Travis Heights subdistrict.
  - (1) The following uses are prohibited:
    - (a) automotive rentals;
    - (b) automotive repair services;
    - (c) automotive sales;
    - (d) automotive washing;
    - (e) basic industry;
    - (f) commercial off-street parking;
    - (g) laundry services;
    - (h) light manufacturing;
    - (i) stockyards; and
    - (j) warehousing and distribution.
  - (2) The following are conditional uses:
    - (a) hotel-motel;
    - (b) service station; and
    - (c) local utility service.
- (F) In the South Shore Central subdistrict, not less than 50 percent of the net usable floor area of the ground level of a structure adjacent to Town Lake must be used for pedestrian-oriented uses. The Land Use Commission may allow an applicant up to five years from the date a certificate of occupancy is issued to comply with this requirement.
- (G) This subsection applies to the Auditorium Shores subdistrict, except for a community events use.
  - (1) Not less than 50 percent of the net usable floor area of the ground level of a structure adjacent to Town Lake must be used for pedestrian-oriented uses. The Land Use Commission may allow an applicant up to five years from the date a certificate of occupancy is issued to comply with this requirement.
  - (2) Use of the area between the primary setback line and the secondary setback line is limited to:
    - (a) cultural services;
    - (b) day care services;
    - (c) park and recreation services;
    - (d) food sales; and
    - (e) restaurant (limited) without drive-in service.
- (H) In the Butler Shores subdistrict, not less than 50 percent of the net usable floor area of the ground level of a structure adjacent to Town Lake must be used for pedestrian-oriented uses. The Land Use Commission may allow an applicant up to five years from the date a certificate of occupancy is issued to comply with this requirement.
- (I) Use of the Zilker Park subdistrict is limited to park-related structures.

- (J) In the City Hall subdistrict, at least 50 percent of the net usable floor area of the ground level of a structure adjacent to Town Lake must be used for pedestrian-oriented uses. The Land Use Commission may allow an applicant up to five years from the date a certificate of occupancy is issued to comply with this requirement. This requirement does not apply to a building used by the City for a governmental function.
- (K) Cocktail lounge is a conditional use within the Rainey Street subdistrict.

Source: Section 13-2-229; Ord. 990225-70; Ord. 990715-115; Ord. 990902-57; Ord. 010607-8; Ord. 031211-11; Ord. 031211-41; Ord. 20130228-076.

Division 8. - Waterfront Overlay District and Subdistrict Development Regulations.

Subpart A. - General Provisions.

#### § 25-2-710 - GOALS AND POLICIES.

Decisions by the accountable official and city boards regarding implementation of this Division shall be guided at all stages by the goals and policies of the Town Lake Corridor Study, including but not limited to the following:

- (A) Ensure that zoning decisions in the Colorado River corridor achieve the highest degree of land use compatibility by:
  - 1. eliminating industrial uses from the confluence of Longhorn Dam;
  - 2. phasing out resource extraction;
  - 3. providing the public visual and physical access to the Colorado River.
- (B) Protect, enhance, and interpret natural values and environmentally sensitive areas of the Colorado River Corridor through:
  - 1. appropriate mitigation for new development affecting identified landforms; and
  - 2. maintenance of natural shorelines and bluffs along the waterfront, except where otherwise required by subdistrict regulations or for necessary stabilization.
- (C) Recognize the potential of the waterfront as an open space connector, form-shaper of urban development, and focal point for lively pedestrian-oriented mixed uses as defined by the subdistrict goals of the Town Lake Corridor Study.

Source: Ord. 20090611-074.

#### § 25-2-711 - APPLICABILITY.

- (A) This division applies in the waterfront overlay (WO) combining district.
- (B) The requirements of this division do not apply to:
  - (1) a community events use; or
  - (2) the construction or reconstruction of existing or proposed development for which:
    - (a) a building permit was issued before July 18, 1986;
    - (b) a certificate of occupancy was issued before July 18, 1986;

- (c) a site plan was approved before July 17, 1986, including a phased project or a special permit site plan;
  - (d) a site plan was filed with the City before July 17, 1986 as a condition of zoning, and the site plan was previously approved by the council or Town Lake Task Force; or
  - (e) building plans were filed with the City before July 17, 1986.
- (C) The requirements of this division supersede the other provisions of this title, to the extent of conflict.

Source: Sections 13-2-700 and 13-2-701; Ord. 990225-70; Ord. 990902-57; Ord. 031211-11.

§ 25-2-712 - DEFINITIONS.

In this part:

- (1) BASEWALL means the vertical surface of a building beginning at the finished grade up to a level defined by a setback or an architectural treatment, including a cornice line or similar projection or demarcation, that visually separates the base of the building from the upper portion of the building.
- (2) BOARD means the Small Area Planning Joint Committee of the Planning Commission and the Zoning and Platting Commission.
- (3) PRIMARY SETBACK AREA means the area between a primary setback line and the centerline of an identified creek, the shoreline of Town Lake, the shoreline of the Colorado River, or the boundary of an identified street, as applicable.
- (4) PRIMARY SETBACK LINE means a line that is a prescribed distance from and parallel to the centerline of an identified creek, the shoreline of Town Lake, the shoreline of the Colorado River, or the boundary of an identified street, as applicable.
- (5) SECONDARY SETBACK AREA means the area between a primary setback line and a secondary setback line.
- (6) SECONDARY SETBACK LINE means a line that is a prescribed distance from and parallel to a primary setback line.
- (7) TOWN LAKE CORRIDOR STUDY means the planning document published by the City of Austin in 1985 and formally approved by City Council Resolution No. 851031-19.

Source: Section 13-2-1; Ord. 990225-70; Ord. 031211-11; Ord. 20090611-074; [Ord. No. 20141211-204, Pt. 25, 7-1-15.](#)

§ 25-2-713 - VARIANCES.

- (A) An applicant may submit a request for a variance from the following requirements to the Small Area Planning Joint Committee of the Planning Commission and the Zoning and Platting Commission for review:
  - (1) Section 25-2-692 (Waterfront Overlay (WO) Subdistrict Uses);
  - (2) Section 25-2-721 (Waterfront Overlay (WO) Combining District Regulations); or
  - (3) Subpart C (Subdistrict Regulations), except that no variance may be granted from restrictions on maximum height.
- (B) The board may recommend approval of the variance after determining that:
  - (1) the proposed project and variance are consistent with the goals and policies of the Town Lake Corridor Study, including environmental protection, aesthetic enhancement, and traffic; and
  - (2) the variance is the minimum required by the peculiarities of the tract.



- (C) The following requirements apply if the board recommends approval of a variance under Subsection (B) of this section:
  - (1) The director shall forward the board's recommendation to the Land Use Commission, which shall consider the recommendation and the variance application at the next regularly scheduled meeting for which notice can be timely provided.
  - (2) The Land Use Commission shall grant or deny the variance based on the criteria in Subsection (B) of this section.
  - (3) An interested party may appeal the Land Use Commission's grant or denial of a variance to the council under the requirements of Chapter 25-1, Article 7, Division 1 (Appeals).
- (D) The following requirements apply if the Board recommends denial of a variance under Subsection (B) of this section:
  - (1) The applicant may appeal the Board's recommendation to the city council under the requirements of Chapter 25-1, Article 7, Division 1 (Appeals). The council shall consider the Board's recommendation and the variance application at the next regularly scheduled meeting for which notice can be timely provided.
  - (2) The council shall grant or deny the variance based on the criteria in Subsection (B) of this section.

Source: Section 13-2-704; Ord. 990225-70; Ord. 990715-115; Ord. 010607-8; Ord. 031211-11; Ord. 20070607-096; Ord. 20090611-074; [Ord. No. 20141211-204, Pt. 25, 7-1-15.](#)

§ 25-2-714 - ADDITIONAL FLOOR AREA.

- (A) In the WO combining district, a structure may exceed the maximum floor area permitted in the base district as provided by this section.
  - (1) Additional floor area under Subsection (B) is limited to 60 percent of the base district maximum.
  - (2) Additional floor area under Subsection (C), (D), (E), (F), (G), (H), or (I) is limited to 20 percent of the base district maximum.
  - (3) Total additional floor area under this section is limited to 60 percent of the base district maximum.
- (B) For a structure in a neighborhood office (NO) or less restrictive base district, floor area for a residential use is permitted in addition to the maximum floor area otherwise permitted.
- (C) For a structure in a multifamily residence limited density (MF-1) or less restrictive base district, floor area for pedestrian-oriented uses is permitted in addition to the maximum floor area otherwise permitted, if the pedestrian-oriented uses are on the ground floor of the structure and have unimpeded public access from a public right-of-way or park land. The pedestrian-oriented uses required under Sections 25-2-692 (Waterfront Overlay (WO) Subdistrict Uses) and Subpart C (Subdistrict Regulations) are excluded from the additional floor area permitted under this subsection.
- (D) Except in the North Shore Central subdistrict:
  - (1) an additional one-half square foot of gross floor area is permitted for each one square foot of gross floor area of a parking structure that is above grade; and
  - (2) an additional one square foot of gross floor area is permitted for each one square foot of a parking structure that is below grade.
- (E) Additional gross floor area is permitted for each existing Category A tree, as determined by the Watershed Protection and Development Review Department's tree evaluation system, that is either left undisturbed or transplanted under the supervision of the city arborist.

- (1) A tree is considered undisturbed under this subsection if the area within a circle centered on the trunk with a circumference equal to the largest horizontal circumference of the tree's crown is undisturbed.
  - (2) A tree may be transplanted off-site if the Land Use Commission determines that the character of the site is preserved and approves the transplanting.
  - (3) The permitted additional gross floor area is calculated by multiplying the undisturbed area described in Subsection (E)(1) by the base district height limitation and dividing the product by 12.
- (F) Additional gross floor area is permitted for land or an easement dedicated to the City for public access to Town Lake or the Colorado River. The additional gross floor area is calculated by multiplying the square footage of the access area by the height limitation applicable to the property and dividing the product by 12.
- (G) Additional gross floor area is permitted for land that is restricted to create a side yard or restricted public access to Town Lake, the Colorado River, or a creek. The additional gross floor area is calculated by multiplying the square footage of the restricted area by the height limitation applicable to the property and dividing the product by 12.
- (H) An additional one square foot of gross floor area is permitted for each one square foot of area restricted to create a scenic vista of Town Lake, the Colorado River, or a creek.
- (I) For a proposal to develop less than the maximum allowable impervious cover, an additional one square foot of gross floor area is permitted for each one square foot of impervious cover less than the allowable maximum.

Source: Section 13-2-703; Ord. 990225-70; Ord. 010329-18; Ord. 010607-8; Ord. 031211-11.

§ 25-2-715 - REVIEW AND RECOMMENDATION OF THE SMALL AREA PLANNING JOINT COMMITTEE OF THE PLANNING COMMISSION AND THE ZONING AND PLATTING COMMISSION.

- (A) The Small Area Planning Joint Committee of the Planning Commission and the Zoning and Platting Commission shall provide a recommendation to the Land Use Commission regarding each of the following approvals required for a proposed development within the Waterfront Overlay combining district:
- (1) a site plan under Subsection 25-2-721(A) (Waterfront Overlay (WO) Combining District Regulations) or 25-5-142(1) (Land Use Commission Approval);
  - (2) a zoning or rezoning application under Section 25-2-282 (Land Use Commission Public Hearing and Recommendation);
  - (3) a proposed amendment to Title 25 that directly impacts the Waterfront Overlay combining district; and
  - (4) a proposed amendment to the comprehensive plan that directly impacts the Waterfront Overlay combining district.
- (B) The board shall consider a request for review and recommendation under Subsection (A) at the earliest meeting for which notice can be timely provided and shall base its recommendation on the goals and policies of the Town Lake Corridor Study.
- (C) Copies of administrative site plans submitted within the Waterfront Overlay shall be provided to the board to assist in maintaining a comprehensive understanding of all development activity affecting the waterfront. Review and recommendation under Subsection (A) is not required for administrative site plans.
- (D) The board shall review a request for a variance from regulations applicable to the Waterfront Overlay combining district as required under Section 25-2-713 (Variances).

Source: Ord. 20090611-074; [Ord. No. 20141211-204, Pt. 25, 7-1-15.](#)

Subpart B. - District Regulations; Special Regulations.

§ 25-2-721 - WATERFRONT OVERLAY (WO) COMBINING DISTRICT REGULATIONS.

(A) This subsection provides requirements for review and approval of site plans.

- (1) Approval of a site plan by the Land Use Commission is required if an applicant requests a waiver from a requirement of this part under Section 25-2-713 (Variances).
- (2) Review of a site plan by the director of the **Parks and Recreation Department** is required before the site plan may be approved. The director of the Parks and Recreation Department shall determine:
  - (a) whether the site plan is compatible with adopted park design guidelines; and
  - (b) if significant historic, cultural, or archaeological sites are located on the property.
- (3) The **Land Use Commission** shall request a recommendation from the Small Area Planning Joint Committee of the Planning Commission and the Zoning and Platting Commission before approving or denying a site plan within the Waterfront Overlay combining district and shall consider the recommendation provided by the board. If the board fails to make a recommendation as required under Section 25-2-715 (Review and Recommendation of the Small Area Planning Joint Committee of the Planning Commission and the Zoning and Platting Commission), the Land Use Commission may approve or deny the site plan without a recommendation.
- (4) The Land Use Commission shall request a recommendation from the **Environmental Board** before approving or denying a site plan within the Waterfront Overlay combining district and shall consider the recommendation provided by the board. If the Environmental Board fails to make a recommendation, the Land Use Commission may approve or deny the site plan without a recommendation.

(B) In a primary setback area: **(100' Landward from Town Lake) See 25-2-745**  
(1) **except as otherwise provided in this subsection, parking areas and structures are prohibited;** and  
(2) park facilities, including picnic tables, observation decks, trails, gazebos, and pavilions, are permitted if:

- (a) the park facilities are located on public park land; and
- (b) the impervious cover does not exceed 15 percent.

(C) In a secondary setback area: **(100' Landward from primary setback) Sec. 25-2-745**  
(1) fountains, patios, terraces, outdoor restaurants, and similar uses are permitted; and

(2) **impervious cover may not exceed 30 percent.**

(D) This subsection provides requirements for parking areas.

(1) Surface parking:

- (a) must be placed **along roadways**, if practicable; and
- (b) **must be screened from views from Town Lake**, the Colorado River, park land, and the creeks named in this part.

(2) A parking structure that is above grade:

- (a) must be on a pedestrian scale and either architecturally integrated with the associated building or screened from views from Town Lake, the Colorado River, park land, and the creeks named in this part; and
  - (b) if it is adjacent to Town Lake, the Colorado River, park land, or a creek named in this part, it must incorporate pedestrian oriented uses at ground level.
- (3) Setback requirements do not apply to a parking structure that is completely below grade.
- (E) This subsection provides design standards for buildings.
- (1) Exterior mirrored glass and glare producing glass surface building materials are prohibited.
  - (2) Except in the City Hall subdistrict, a distinctive building top is required for a building that exceeds a height of 45 feet. Distinctive building tops include cornices, steeped parapets, hipped roofs, mansard roofs, stepped terraces, and domes. To the extent required to comply with the requirements of Chapter 13-1, Article 4 (Heliports and Helicopter Operations), a flat roof is permitted.
  - (3) Except in the City Hall subdistrict, a building basewall is required for a building that fronts on Town Lake, Shoal Creek, or Waller Creek, that adjoins public park land or Town Lake, or that is across a street from public park land. The basewall may not exceed a height of 45 feet.
  - (4) A building facade may not extend horizontally in an unbroken line for more than 160 feet.
- (F) Underground utility service is required, unless otherwise determined by the utility provider.
- (G) Trash receptacles, air conditioning or heating equipment, utility meters, loading areas, and external storage must be screened from public view.

Source: Section 13-2-700; Ord. 990225-70; Ord. 990715-115; Ord. 010607-8; Ord. 031211-11; Ord. 20090611-074; [Ord. No. 20141211-204, Pt. 25, 7-1-15.](#)

§ 25-2-722 - SPECIAL REGULATIONS FOR PUBLIC WORKS.

- (A) Development of public works in Town Lake Park, including utility construction, flood control channels, and bridge improvements, must be consistent with the Town Lake Park Plan.
- (B) The Watershed Protection and Development Review Department shall review an application for development of public works in Town Lake Park and shall work with the Parks and Recreation Department to implement applicable recommendations by the Comprehensive Watershed Ordinance Task Force that were approved by the council on May 22, 1986.
- (C) The Environmental Board shall review a project if the director determines that the project offers an opportunity for a major urban water quality retrofit. If Land Use Commission review is required, the Environmental Board shall forward its comments to the Land Use Commission.

Source: Section 13-2-700.1; Ord. 990225-70; Ord. 010329-18; Ord. 010607-8; Ord. 031211-11.

§ 25-2-723 - SPECIAL REGULATIONS FOR PUBLIC RIGHTS-OF-WAY.

- (A) For a right-of-way described in Subsection (B), development of the right-of-way, including street, sidewalk, and drainage construction, must be compatible with the development of adjacent park land and consistent with the Town Lake Park Plan. Factors to be considered in determining consistency with the Town Lake Park Plan include park land access, road alignment, utility placement, sidewalk design, railing design, sign design and placement, landscaping, and stormwater filtration.
- (B) Subsection (A) applies to:

- (1) public rights-of-way within or adjoining the boundaries of the WO combining district, including public rights-of-way for streets designated in the Transportation Plan;
  - (2) Trinity Street, from Cesar Chavez Street to Fifth Street; and
  - (3) Guadalupe Street and Lavaca Street, from Cesar Chavez Street to Fifth Street.
- (C) For a street described in Subsection (D), streetscape improvements that are consistent with the Town Lake Park Plan are required. A streetscape improvement is an improvement to a public right-of-way, and includes sidewalks, trees, light fixtures, signs, and furniture.
- (D) Subsection (C) applies to:
- (1) Barton Springs Road, from Congress Avenue to MoPac Freeway;
  - (2) Cesar Chavez Street, from MoPac Freeway to IH-35;
  - (3) Congress Avenue, from Riverside Drive to First Street;
  - (4) Grove Boulevard, from Pleasant Valley Road to Montopolis Drive;
  - (5) Guadalupe Street, from Cesar Chavez Street to Fifth Street;
  - (6) Lakeshore Boulevard, from Riverside Drive to Montopolis Drive;
  - (7) Lamar Boulevard, from the Union Pacific railroad overpass to Barton Springs Road;
  - (8) Lavaca Street, from Cesar Chavez Street to Fifth Street;
  - (9) South First Street, from Town Lake to Barton Springs Road; and
  - (10) Trinity Street, from Cesar Chavez Street to Fifth Street.

Source: Section 13-2-700.2; Ord. 990225-70; Ord. 031211-11.

Subpart C. - Subdistrict Regulations.

§ 25-2-731 - AUDITORIUM SHORES SUBDISTRICT REGULATIONS.

- (A) This section applies in the Auditorium Shores subdistrict of the WO combining district.
- (B) The primary setback line is located:
  - (1) 1,200 feet landward from the Town Lake shoreline for all properties located east of the Union Pacific Railroad; and
  - (2) for all property located west of the Union Pacific Railroad with frontage on Riverside Drive, the primary setback covers the entire property.
- (C) The secondary setback line is the northern boundary of public right-of-way of Barton Springs Road for all properties located east of the Union Pacific Railroad.
- (D) This subsection applies to a nonresidential use in a building adjacent to park land adjoining Town Lake.
  - (1) For a ground level wall that is visible from park land or a public right-of-way that adjoins park land, at least 60 percent of the wall area that is between 2 and 10 feet above grade must be constructed of clear or lightly tinted glass. The glass must allow pedestrians a view of the interior of the building.
  - (2) Entryways or architectural detailing is required to break the continuity of nontransparent basewalls.

- (E) The maximum gross floor area at ground level is:
  - (1) for a structure in the primary setback area, 2,000 square feet; and
  - (2) for a structure in the secondary setback area, 75,000 square feet.
- (F) The maximum height is:
  - (1) for structures located in the primary setback, the lower of 25 feet or the maximum height allowed in the base zoning district; and
  - (2) for structures located in the secondary setback, the lower of 60 feet or the maximum height allowed in the base zoning district.

Source: Section 13-2-702(l); Ord. 990225-70; Ord. 031211-11; Ord. 20090611-074; Ord. 20130425-103.

§ 25-2-732 - BALCONES ROCK CLIFF SUBDISTRICT REGULATIONS.

- (A) This section applies in the Balcones Rock Cliff subdistrict of the WO combining district.
- (B) The primary setback line is located:
  - (1) 75 feet landward from Town Lake shoreline; or
  - (2) 50 feet landward from the Town Lake shoreline, for a single-family lot platted before July 17, 1986 that is either zoned RR or at least 20,000 square feet in size.
- (C) For an area not included in a primary setback area or a secondary setback area, the maximum impervious cover is 30 percent.
- (D) For the exterior of a building visible from park land adjacent to Town Lake, natural building materials are required.
- (E) For the portion of a structure that is visible from the Town Lake shoreline, at least 75 percent of the structure at grade level must be screened with trees and shrubs native to the Balcones Cliff subdistrict and approved by the city arborist.
- (F) The maximum height is the lower of 35 feet or the maximum height allowed in the base zoning district.

Source: Section 13-2-702(o); Ord. 990225-70; Ord. 031211-11; Ord. 20090611-074.

§ 25-2-733 - BUTLER SHORES SUBDISTRICT REGULATIONS.

- (A) This section applies in the Butler Shores subdistrict of the WO combining district.
- (B) The primary setback lines are located:
  - (1) 100 feet landward from the Town Lake shoreline;
  - (2) 35 feet south of the southern boundary of Toomey Road;
  - (3) 35 feet south of the southern boundary of Barton Springs Road;
  - (4) 35 feet north of the northern boundary of Barton Springs Road; and
  - (5) 100 feet from the Barton Creek centerline.
- (C) The secondary setback line is located 100 feet from the primary setback line of Town Lake.
- (D) Impervious cover is prohibited on land with a gradient that exceeds 25 percent.
- (E) This subsection applies to a nonresidential use in a building adjacent to park land adjoining Town Lake.

- (1) For a ground level wall that is visible from park land or a public right-of-way that adjoins park land, at least 60 percent of the wall area that is between 2 and 10 feet above grade must be constructed of clear or lightly tinted glass. The glass must allow pedestrians a view of the interior of the building.
  - (2) Entryways or architectural detailing is required to break the continuity of nontransparent basewalls.
  - (3) Except for transparent glass required by this subsection, natural building materials are required for an exterior surface visible from park land adjacent to Town Lake.
- (F) For a structure on property adjacent to and oriented toward Barton Springs Road, a building base wall is required, with a maximum height of:
- (1) 45 feet, if north of Barton Springs Road; or
  - (2) 35 feet, if south of Barton Springs Road.
- (G) That portion of a structure built above the base wall and oriented towards Barton Springs Road must fit within an envelope delineated by a 70 degree angle starting at a line along the top of the base wall with the base of the angle being a horizontal plane extending from the line parallel to and away from the surface of Barton Springs Road.
- (H) The maximum height is:
- (1) for structures located north of Barton Springs Road, the lower of 96 feet or the maximum height allowed in the base zoning district; and
  - (2) for structures located south of Barton Springs Road, the lower of 60 feet or the maximum height allowed in the base zoning district.

Source: Section 13-2-702(m); Ord. 990225-70; Ord. 031211-11; Ord. 20090611-074.

§ 25-2-734 - EAST RIVERSIDE SUBDISTRICT REGULATIONS.

- (A) This section applies in the East Riverside subdistrict of the WO combining district.
- (B) The primary setback line is located 100 feet landward from the Town Lake shoreline.
- (C) For an area not included in a primary setback area or a secondary setback area, the maximum impervious cover is 50 percent.
- (D) The maximum height is the lower of 96 feet or the maximum height allowed in the base zoning district.

Source: Section 13-2-702(i); Ord. 990225-70; Ord. 031211-11; Ord. 20090611-074.

§ 25-2-735 - FESTIVAL BEACH SUBDISTRICT REGULATIONS.

- (A) This section applies in the Festival Beach subdistrict of the WO combining district.
- (B) The primary setback line is located 100 feet landward from the Town Lake shoreline.
- (C) The secondary setback line is located 50 feet landward from the primary setback line.
- (D) For an area not included in a primary setback area or a secondary setback area, the maximum impervious cover is 40 percent.
- (E) The maximum height is the lower of 60 feet or the maximum height allowed in the base zoning district.

Source: Section 13-2-702(e); Ord. 990225-70; Ord. 031211-11; Ord. 20090611-074.

§ 25-2-736 - LAMAR SUBDISTRICT REGULATIONS.

- (A) This section applies in the Lamar subdistrict of the WO combining district.
- (B) The primary setback lines are located:
  - (1) 100 feet landward from the Town Lake shoreline; and
  - (2) 90 feet from the Johnson Creek centerline.
- (C) The secondary setback line is located 100 feet landward from the primary setback line that is parallel to the Town Lake shoreline.
- (D) For a structure located within 140 feet of the Johnson Creek centerline, the maximum height is the lower of 35 feet or the maximum height allowed in the base zoning district. For all other structures, the maximum height is the lower of 60 feet or the maximum height allowed in the base zoning district.
- (E) Surface parking is prohibited, except for a parking area for buses, van pooling, the handicapped, or public access to park land.
- (F) A garage access point or curb cut is prohibited if the pattern or alignment of the surrounding, existing sidewalks would be disrupted.

Source: Section 13-2-702(b); Ord. 990225-70; Ord. 000309-39; Ord. 031211-11; Ord. 20090611-074.

§ 25-2-737 - MONTOPOLIS/RIVER TERRACE SUBDISTRICT REGULATIONS.

- (A) This section applies in the Montopolis/Riverside Terrace subdistrict of the WO combining district.
- (B) The primary setback line is located 150 feet landward from the 430 foot contour line along the Colorado River.
- (C) The secondary setback line is located 100 feet landward from the primary setback line.
- (D) The maximum height in the secondary setback is the lower of 60 feet or the maximum height allowed in the base zoning district.

Source: Section 13-2-702(g); Ord. 990225-70; Ord. 031211-11; Ord. 20090611-074.

§ 25-2-738 - NORTH SHORE CENTRAL SUBDISTRICT REGULATIONS.

- (A) This subsection applies in the North Shore Central subdistrict of the WO combining district.
- (B) The primary setback lines are located:
  - (1) 100 feet landward from the Town Lake shoreline;
  - (2) 60 feet from the Shoal Creek centerline; and
  - (3) 50 feet from the Waller Creek centerline.
- (C) Surface parking is prohibited, except for a parking area for buses, van pooling, taxis, delivery services, commercial loading, public transportation, the handicapped, or public access to park land.
- (D) The location of a garage access point or curb cut must minimize the disruption of pedestrian traffic on existing sidewalks.
- (E) A structure must fit within an envelope delineated by a 70 degree angle starting at a line 45 feet above the property boundary line nearest Town Lake, Shoal Creek, or Waller Creek, with the base of the angle being a horizontal plane extending from the line parallel to and away from the surface of Town Lake, Shoal Creek, or Waller Creek.



- (F) This subsection applies to a nonresidential use in a building adjacent to Town Lake.
- (1) For a ground level wall that is visible from park land or a public right-of-way that adjoins park land, at least 60 percent of the wall area that is between 2 and 10 feet above grade must be constructed of clear or lightly tinted glass. The glass must allow pedestrians a view of the interior of the building.
  - (2) Entry ways or architectural detailing is required to break the continuity of nontransparent basewalls.
  - (3) Except for transparent glass required by this subsection, natural building materials are required for an exterior surface visible from park land adjacent to Town Lake.
- (G) A building may not be constructed within 80 feet of the existing east curb line of Congress Avenue south of First Street.

Source: Section 13-2-702(c); Ord. 990225-70; Ord. 000309-39; Ord. 031211-11.

§ 25-2-739 - RAINEY STREET SUBDISTRICT REGULATIONS.

- (A) This section applies in the Rainey Street subdistrict of the WO combining district.
- (B) The primary setback lines are located:
- (1) 150 feet landward from the Town Lake shoreline; and
  - (2) 50 feet from the Waller Creek centerline.
- (C) This subsection applies to property in the Rainey Street Subdistrict zoned central business district (CBD) after April 17, 2005.
- (1) For a building located on Red River Street from Cesar Chavez Street to Driskill Street or River Street from I-35 to River Street's western terminus, the development must have sidewalks not less than ten feet wide along the street frontage.
  - (2) A use with a drive-in service is prohibited.
  - (3) Except as provided in Subsection (C)(4) below, for a residential or mixed-use building the maximum building height is forty (40) feet.
  - (4) An applicant may exceed the forty foot height limit and achieve a floor-to-area ratio of 8:1 if at least five percent of the square footage of dwelling units developed within that floor-to-area ratio of 8:1 is available to house persons whose household income is eighty percent or below the median family income in the Austin statistical metropolitan area, as determined by the director of the Neighborhood Housing and Community Development Office.
    - (a) In meeting the five percent requirement, mixed-use projects shall provide on-site affordable housing in proportion to the amount of floor area in the project that is devoted to residential uses.
    - (b) The affordability period for housing units shall be forty years for rental housing and ninety-nine years for on-site for sale housing. The affordability period begins on the date a certificate of occupancy is issued.
    - (c) On-site affordable housing units offered for sale shall be reserved, sold, and transferred to an income eligible buyer subject to a resale restricted, shared equity agreement approved by the director of Neighborhood Housing and Community Development.
    - (d) An applicant may not deny a prospective tenant affordable rental housing based solely on the prospective tenant's participation in the Housing Choice Voucher Program or in any other housing voucher program that provides rental assistance.

- (e) The bedroom count mix for the affordable units must be proportional to the overall bedroom count mix within an overall development.
  - (f) A unit is affordable for purchase or rental if, in addition to the other requirements of this section, the household is required to spend no more than 30 percent of its gross monthly income on mortgage or rental payments for the unit.
- (5) Development in the Rainey Street Subdistrict may participate in the Downtown Density Bonus Program as provided below.
- (a) In order to achieve bonus area exceeding the floor-to-area ratio of 8:1 in the Rainey Street Subdistrict, development must comply with the requirements of Section 25-2-586 (Downtown Density Bonus Program) of the City Code. The requirements of the Downtown Density Bonus Program apply only to that portion of development that exceeds a floor-to-area ratio of 8:1.
  - (b) The maximum height and maximum floor-to-area ratio that development in the Rainey Street Subdistrict may achieve by participating in the Downtown Density Bonus Program are shown on Figure 2 of Section 25-2-586 (Downtown Density Bonus Program) of the City Code.
  - (c) The Neighborhood Housing and Community Development Office will conduct compliance and monitoring of the affordability requirements of this ordinance. The director of Neighborhood Housing and Community Development shall establish compliance and monitoring rules and criteria for implementing the affordability requirements of this ordinance.

Source: Section 13-2-702(d); Ord. 990225-70; Ord. 031211-11; Ord. 20050407-063; Ord. 20130523-106; [Ord. 20140227-054, Pt. 2, 3-10-14.](#)

§ 25-2-740 - RED BLUFF SUBDISTRICT REGULATIONS.

- (A) This section applies in the Red Bluff subdistrict of the WO combining district.
- (B) The primary setback lines are located:
  - (1) 40 feet from the 450 foot contour line, from Pleasant Valley road to the extension of Shady Lane; and
  - (2) 40 feet from the 440 foot contour line from the extension of Shady Lane to US 183.
- (C) A secondary setback line is located 110 feet from the corresponding primary setback line.
- (D) For the exterior of a building adjacent to Town Lake, natural building materials are required on the exterior surface.
- (E) The maximum height within the secondary setback is the lower of 35 feet or the maximum height allowed in the base zoning district.

Source: Section 13-2-702(f); Ord. 990225-70; Ord. 031211-11; Ord. 20090611-074.

§ 25-2-741 - SOUTH LAKESHORE SUBDISTRICT REGULATIONS.

- (A) This section applies in the South Lakeshore subdistrict of the WO combining district.
- (B) The primary setback lines are located:
  - (1) 65 feet landward from the Town Lake shoreline; and
  - (2) 50 feet south of Lakeshore Boulevard.
- (C) The maximum height is the lower of 60 feet or the maximum height allowed in the base zoning district.

Source: Section 13-2-702(h); Ord. 990225-70; Ord. 031211-11; Ord. 20090611-074.

§ 25-2-742 - SOUTH SHORE CENTRAL SUBDISTRICT REGULATIONS.

- (A) This section applies in the South Shore Central subdistrict of the WO combining district.
- (B) The primary setback lines are located:
  - (1) 150 feet landward from the Town Lake shoreline;
  - (2) 80 feet from the East Bouldin Creek centerline; and
  - (3) 35 feet north of the northern public right-of-way boundary of Riverside Drive.
- (C) The secondary setback lines are located:
  - (1) 50 feet landward from the primary setback line parallel to the Town Lake shoreline; and
  - (2) 130 feet from the primary setback line parallel to the East Bouldin Creek centerline.
- (D) This subsection applies to a nonresidential use in a building adjacent to park land adjoining Town Lake.
  - (1) For a ground level wall that is visible from park land or a public right-of-way that adjoins park land, at least 60 percent of the wall area that is between 2 and 10 feet above grade must be constructed of clear or lightly tinted glass. The glass must allow pedestrians a view of the interior of the building.
  - (2) Entryways or architectural detailing is required to break the continuity of nontransparent basewalls.
  - (3) Except for transparent glass required by this subsection, natural building materials are required for an exterior surface visible from park land adjacent to Town Lake.
- (E) For a structure property adjacent to and oriented toward Riverside Drive, a building base wall is required, with a maximum height of:
  - (1) 45 feet, if north of Riverside Drive; or
  - (2) 35 feet, if south of Riverside Drive.
- (F) That portion of a structure built above the base wall and oriented toward Riverside Drive must fit within an envelope delineated by a 70 degree angle starting at a line along the top of the base wall with the base of the angle being a horizontal plane extending from the line parallel to and away from the surface of Riverside Drive.
- (G) The maximum height is:
  - (1) for structures located between the primary and secondary setback lines, the lower of 35 feet or the maximum height allowed in the base zoning district;
  - (2) for structures located south of Riverside Drive between South Congress Avenue and East Bouldin Creek, the lower of 45 feet or the maximum height allowed in the base zoning district;
  - (3) for structures located within 100 feet of the right-of-way of South Congress Avenue or South First Street, the lower of 60 feet or the maximum height allowed in the base zoning district; and
  - (4) for structures located in all other areas of the subdistrict, the lower of 96 feet or the maximum height allowed in the base zoning district.

Source: Section 13-2-702(k); Ord. 990225-70; Ord. 031211-11; Ord. 20090611-074.

§ 25-2-743 - TRAVIS HEIGHTS SUBDISTRICT REGULATIONS.

- (A) This section applies in the Travis Heights subdistrict of the WO combining district.
- (B) The primary setback lines are located:

- (1) 100 feet landward from the Town Lake shoreline;
  - (2) 80 feet from the East Bouldin Creek centerline; and
  - (3) 80 feet from the Blunn Creek centerline.
- (C) Section 25-2-714 (Additional Floor Area) applies only to structures located between Bouldin and Blunn Creeks.
- (D) For an area not included in a primary setback area or a secondary setback area, the maximum impervious cover is 50 percent.
- (E) The maximum height is:
- (1) for structures located between the shoreline of Lady Bird Lake and Riverside Drive, the lower of 45 feet or the maximum height allowed in the base zoning district; and
  - (2) for structures located elsewhere in the subdistrict, the lower of 60 feet or the maximum height allowed in the base zoning district.

Source: Section 13-2-702(j); Ord. 990225-70; Ord. 031211-11; Ord. 20090611-074.

§ 25-2-744 - UNIVERSITY/DEEP EDDY SUBDISTRICT REGULATIONS.

- (A) This section applies in the University/Deep Eddy subdistrict of the WO combining district.
- (B) The primary setback lines are located:
- (1) 200 feet landward from the Town Lake shoreline, between Tom Miller Dam and Red Bud Trail; and
  - (2) 300 feet landward from the Town Lake shoreline, between Red Bud Trail and MoPac Boulevard.
- (C) The secondary setback lines are located:
- (1) 50 feet landward from the primary setback line, between Tom Miller Dam and Red Bud Trail; and
  - (2) 100 feet landward from the primary setback line, between Red Bud Trail and MoPac Boulevard.
- (D) For a primary setback area, a secondary setback area, or an area within 50 feet of a secondary setback line:
- (1) the maximum building height is 35 feet; and
  - (2) the floor to area ratio may not be increased under Section 25-2-714 (Additional Floor Area).
- (E) For an area not included in a primary setback area or a secondary setback area, the maximum impervious cover is 40 percent.
- (F) The maximum height is the lower of 60 feet or the maximum height allowed in the base zoning district.

Source: Section 13-2-702(a); Ord. 990225-70; Ord. 031211-11; Ord. 20090611-074.

§ 25-2-745 - ZILKER PARK SUBDISTRICT REGULATIONS.

- (A) This section applies in the Zilker Park subdistrict of the WO combining district.
- (B) The primary setback line is located 100 feet landward from the Town Lake shoreline.
- (C) The secondary setback line is located 700 feet landward from the primary setback line.
- (D) For an area not included in a primary setback area or a secondary setback area, the maximum impervious cover is 40 percent.
- (E) (Reserved)

(F) The maximum height is the lower of 45 feet or the maximum height allowed in the base zoning district.

Source: Section 13-2-702(n); Ord. 990225-70; Ord. 031211-11; Ord. 20090611-074.

§ 25-2-746 - CITY HALL SUBDISTRICT REGULATIONS.

- (A) This section applies in the City Hall subdistrict of the WO combining district.
- (B) The primary setback line is located 100 feet landward from the Town Lake shoreline.
- (C) A surface parking area located at or above grade is prohibited, except for a parking area for buses, van pooling, taxis, delivery services, commercial loading, public transportation, the handicapped, or public access to park land.
- (D) The location of a garage access point or curb cut must minimize the disruption of pedestrian traffic on existing sidewalks.
- (E) A structure:
  - (1) must fit within an envelope delineated by a 70 degree angle starting at a line 45 feet above the property boundary line nearest Town Lake, with the base of the angle being a horizontal plane extending from the line parallel to and away from the surface of Town Lake; or
  - (2) may not exceed a height of 100 feet.
- (F) This subsection applies to a nonresidential use in a building adjacent to Town Lake.
  - (1) For a ground level wall that is visible from park land or a public right-of-way that adjoins park land, at least 60 percent of the wall area that is between 2 and 10 feet above grade must be constructed of clear or lightly tinted glass. The glass must allow pedestrians a view of the interior of the building.
  - (2) Entry ways or architectural detailing is required to break the continuity of nontransparent basewalls.
  - (3) Except for transparent glass required by this subsection, natural building materials are required for an exterior surface visible from park land adjacent to Town Lake.

Source: Ord. 990715-115; Ord. 031211-11.

§ 25-2-713 - VARIANCES.

- (A) An applicant may submit a request for a variance from the following requirements to the Small Area Planning Joint Committee of the Planning Commission and the Zoning and Platting Commission for review:
  - (1) Section 25-2-692 (Waterfront Overlay (WO) Subdistrict Uses);
  - (2) Section 25-2-721 (Waterfront Overlay (WO) Combining District Regulations); or
  - (3) Subpart C (Subdistrict Regulations), except that no variance may be granted from restrictions on maximum height.
- (B) The board may recommend approval of the variance after determining that:
  - (1) the proposed project and variance are consistent with the goals and policies of the Town Lake Corridor Study, including environmental protection, aesthetic enhancement, and traffic; and
  - (2) the variance is the minimum required by the peculiarities of the tract.
- (C) The following requirements apply if the board recommends approval of a variance under Subsection (B) of this section:
  - (1) The director shall forward the board's recommendation to the Land Use Commission, which shall consider the recommendation and the variance application at the next regularly scheduled meeting for which notice can be timely provided.
  - (2) The Land Use Commission shall grant or deny the variance based on the criteria in Subsection (B) of this section.
  - (3) An interested party may appeal the Land Use Commission's grant or denial of a variance to the council under the requirements of Chapter 25-1, Article 7, Division 1 (Appeals).
- (D) The following requirements apply if the Board recommends denial of a variance under Subsection (B) of this section:
  - (1) The applicant may appeal the Board's recommendation to the city council under the requirements of Chapter 25-1, Article 7, Division 1 (Appeals). The council shall consider the Board's recommendation and the variance application at the next regularly scheduled meeting for which notice can be timely provided.
  - (2) The council shall grant or deny the variance based on the criteria in Subsection (B) of this section.

Source: Section 13-2-704; Ord. 990225-70; Ord. 990715-115; Ord. 010607-8; Ord. 031211-11; Ord. 20070607-096; Ord. 20090611-074; [Ord. No. 20141211-204, Pt. 25, 7-1-15](#).

§ 15-5-2 - DEFINITIONS.

Words and phrases in this chapter have the same meaning they have in Chapter 366 (On-Site Sewage Disposal Systems) of the Texas Health and Safety Code and in Chapter 285 (On-Site Sewage Facilities) of Title 30 of the Texas Administrative Code. The following terms also are applicable to this chapter:

- (A) BARTON SPRINGS SEGMENT means all watersheds that contribute recharge to Barton Springs, including those portions of the Barton, Williamson, Slaughter, Onion, Bear and Little Bear Creek watershed located in the Edwards Aquifer recharge or contributing zones.
- (B) BARTON SPRINGS SEGMENT OF THE EDWARDS AQUIFER CONTRIBUTING ZONE means all land generally to the west and upstream of the Edwards Aquifer recharge zone that provides drainage into the Edwards Aquifer recharge zone.
- (C) CONTROL ELEVATION means the 492.8-foot mean sea level elevation contour around Lake Austin which constitutes the normal water level of the lake.
- (D) DESIGNER means the property owner, installer, professional engineer, or professional sanitarian who prepares the planning materials for an OSSF.
- (E) DIRECTOR means the director of Austin Water or their Designee.
- (F) EDWARDS AQUIFER CONTRIBUTING ZONE means all land generally to the west and upstream of the Edwards Aquifer recharge zone that provides drainage into the Edwards Aquifer recharge zone. The contributing zone is identified as a geographic area delineated on official maps located with the City.
- (G) EDWARDS AQUIFER RECHARGE ZONE means, in addition to the area defined in 30 TAC § 285.2, all land over the Edwards Aquifer that recharges the aquifer, as determined by the surface exposure of the geologic units comprising the Edwards Aquifer, including the areas overlain with quaternary terrace deposits. The recharge zone is identified as a geographic area delineated on official maps located with the City.
- (H) INDICATIONS OF GROUNDWATER means physical characteristics of the soil that are determined by the City to be evidence of a seasonally saturated zone (typically, the presence of gray redoximorphic depletions with contrasting masses, pore linings, or concretions), or observations of the water table.
- (I) LOW-PRESSURE DOSING means the pumping of effluent under low pressure into perforated piping in a drainfield to uniformly distribute the effluent within the drainfield.
- (J) NITROGEN REDUCTION SYSTEM means a treatment system to be used for nitrogen reduction that is verified through the Environmental Protection Agency/NSF International Environmental Technology Verification-Protocol, or a treatment system that can demonstrate (by actual data or established design criteria) total nitrogen effluent levels of equal to or less than 20 mg/L as an annual average.
- (K) OSSF means an on-site sewage facility or disposal system.
- (L) WATER SAVING DEVICES means plumbing fixtures that comply with ANSI A112.18-1 Plumbing Fixtures (Flow Capacity) or Chapter 372 of the Health and Safety Code of the State of Texas, whichever is more stringent.

Source: 1992 Code Section 12-4-2(A); Ord. 031204-14; Ord. 031211-11; Ord. 20131003-097.