

1) Water Quality Measures

a) Impervious Cover Limits

- i) For the recharge zone and 1 mile upstream of the recharge boundary, impervious cover shall be limited to 15% of net site area**
- ii) For the contributing zone starting at 1 mile upstream from the recharge zone boundary, impervious cover shall be limited to 20% of net site area**
- iii) Net site area shall include all acreage except for creek setbacks and golf courses**

b) Stream Buffer Zones

- i) For streams draining greater than 640 acres the buffer shall be the larger of the 100 year flood plain or 300 feet on each side of the center line**
- ii) For streams draining from 320 to 640 acres the buffer shall be the greater of the 100 year flood plain or 200 feet on each side of the center line**
- iii) For streams draining from 128 to 320 acres the buffer shall be the greater of the 100 year flood plain or 100 feet on each side of the center line**
- iv) For streams draining from 40 to 128 acres the buffer shall be the greater of the 100 year flood plain or 75 feet on each side of the center line**
- v) For streams draining less than 40 acres (intentionally left blank)**

c) Use of Best Management Practices (BMP's)

- i) Within a project, in any drainage area that has greater than 10% impervious cover, a combination of BMP's shall be used to treat the storm water runoff to "non-degradation" standards defined as no increase in average annual loadings**
- ii) All BMP's shall be dedicated to a regional authority for monitoring and maintenance**

- d) Critical Environmental Features**
 - i) Features shall be located and measures taken to provide setbacks (this needs to be expanded)**
- 2) Regional Planning Assumptions**
 - a) Residential Density Limits**
 - i) Within the recharge zone and 1 mile upstream of the recharge zone residential density shall be limited to 1 unit per gross acre on a project by project basis**
 - ii) In the contributing zone farther than 1 mile upstream of the recharge zone residential density shall be limited to 1.25 units per gross acre on a project by project basis**
 - b) Commercial Density Limits**
 - i) There shall be no more than three large commercial centers in the aquifer region.**
 - ii) The most appropriate location of the commercial centers should be apparent after a roadway plan is developed.**
 - iii) Use limits should be placed on commercial activities that involve the potential of catastrophic pollution of the aquifer**
- 3) Open Space Planning and Management**
 - a) A broad brush open space plan should be developed keeping in mind existing land purchases, major creek setback corridors and the proposed "walk for a day trail"**
 - b) Cluster development should be encouraged**
 - i) To obtain a commitment for sewer service, 50% of the gross acreage should be set aside as open space**
 - ii) The open space should be planned so that open space on adjacent tracts is contiguous**
- 4) Infrastructure Planning and Financing**
 - a) Water Infrastructure Planning**
 - i) Based on the density limits contained in #2 above , a surface water system should be designed**

- ii) All pipe sizing should be limited to the allowed densities
- b) Sewer Infrastructure Planning
 - i) Based on the density limits contained in #2 above, a sewer system should be designed
 - ii) All pipe sizing should be limited to the allowed densities
 - iii) In the interim, until sewage can be disposed of east of the recharge zone, sewer irrigation of open space may be allowed provided the permit meets a 5-5-2 limit
- c) Transportation Planning
 - i) Using the density limits contained in #2 above, a roadway plan should be developed
 - ii) The major arterials must have storm water treatment to non-degradation standards
 - iii) The major arterials should be limited access to prevent commercial strip development
 - iv) Major arterials should have an extra 100 feet of ROW, protected by deed restrictions or conservation easements, on each side to prevent strip commercial and no driveway curb cuts should be allowed
 - v) New road-way standards for pavement materials and ROW width should be developed with the goal of minimizing impervious cover
 - vi) Take into consideration Hill Country Roadway Ordinance
- d) Utility Financing
 - i) A regional utility provider should finance and construct the major water and sewer infrastructure
 - ii) Because water quality standards would be in place on a regional basis politics should be removed from utility extensions
- e) Transportation Construction
 - i) Because water quality standards would be in place on a regional basis politics should be removed from roadway extensions

- ii) Major roadways should be built as growth demands**
- 5) Regional Aquifer Authority**
 - a) A regional aquifer authority should be established legislatively**
 - i) This authority should have the power of the existing BSEACD and HTGWCD**
 - ii) The obligation to monitor and maintain BMP's should be added as an authority and obligation and a funding mechanism for maintenance should be legislatively enacted, subject to voter approval**
 - iii) No land use controls should be allowed that are inconsistent with the land use and water quality measures contained above**
 - iv) Included in the authority should be a mechanism to purchase open space and a funding mechanism should be legislatively provided**