CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) WORKSHOP
Wednesday, January 7, 2026 at 12:00 PM

Notice is hereby given that the Zoning and Planning Commission (ZAPCO) of the City of West Lake Hills, Texas, will hold a Workshop on the 7th day of January 2026 at 12:00 p.m. (noon), in the Council Chamber, Municipal Building, 4010 Bee Cave Road, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

1. Call to Order. Chairman Robert Meisel.

2. Citizen Communications The Commission welcomes public comments at this point on any issue. If the issue is listed on the agenda, the speaker may choose to comment during the Public Comment period or when the specific agenda item is taken up by the Commission later in the meeting. The Commission cannot respond to or discuss matters not listed on the agenda. The Commission may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to five (5) minutes each.

3. Administration Discussion regarding the City's Drainage and Erosion Control Design Manual and related provisions related to drainage, stormwater management, and the prevention of floods.

4. Adjournment. Chairman Robert Meisel.

_____
Approved by: Robert Meisel, Chair

Certificate

I certify that the above Notice of the January 7, 2026 Zoning & Planning Commission Workshop was posted on the bulletin board at the Municipal Building, 4010 Bee Cave Road, West Lake Hills, Texas on Wednesday, December 31, 2025 at 5:00 pm. and will remain posted continuously until said meeting is convened.

Signed by Jennifer C. Bills, Director of Building & Development Services

The City of West Lake Hills is committed to compliance with the Americans with Disabilities Act. Reasonable accommodations and equal access to communications will be provided upon request.

All items on the agenda are for discussion and/or action. ZAPCO reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development).

City *of* West Lake Hills
Zoning and Planning Commission
AGENDA REPORT

Meeting Date:	January 7, 2026	**Item Number:**	3
Department:	Building & Development		
Prepared By:	Jennifer C. Bills	**Cost / Budget:**	None
Exhibits:	See Attached	**Source of Funds:**	N/A

Subject

Discussion regarding the City's Drainage and Erosion Control Design Manual (DECDM) and related provisions related to drainage, stormwater management, and the prevention of floods.

Recommendation

Receive presentation and provide direction as necessary.

Discussion

The drainage focus group was designated by Mayor Vaughan in 2024 to review and make recommendations for revisions to the adopted Drainage and Erosion Control Design Manual. The DECDM was first adopted in 2018. Previously, the city had site plans and site disturbance requirements scattered throughout the Code of Ordinances for residential and adopted the City of Austin standards for commercial projects. The DECDM was amended in 2020 to adopt the FEMA Atlas 14 rainfall data and increase the size of the project that qualified for a Residential Type I drainage review. The amount of added impervious cover increased from 400 sf to 1,000 sf to qualify for Type I, which does not require a drainage study.

Colliers Engineering was contracted in June to fulfill the role of City Engineer. In this capacity, Colliers is responsible for assisting the city with development reviews, especially those with drainage and detention requirements established within the City Code and the City's DECDM.

Among the first task orders delegated to Colliers was to review and provide recommendations regarding improvements that should be considered related to drainage and detention requirements. They presented high level recommendations to the drainage focus group and at a City Council Workshop on October 1, 2025. The regulation of impervious cover is also integral to these matters and was also discussed by the architectural committee. With the direction provided, Colliers started the draft revisions, which are attached for ZAPCO review and discussion. While changes to the DECDM do not require formal review and recommendation by ZAPCO, certain aspects of the code revisions impact the development codes. Formal review of the final proposed changes is anticipated this spring.

Attachments:
Colliers Drainage Response Comments
Drainage and Erosion Control Design Manual First Draft – Track Changes Version
Drainage and Erosion Control Design Manual First Draft – Clean Version
Impervious Cover Definitions – Code of Ordinance Conflicts

3421 Paesanos Parkway San Antonio Texas 78231
Main: 877 627 3772

TBPLS Reg. 10194550 • TBPE Reg. F-14909 • TBPG 50617

Colliers Engineering & Design

December 17, 2025

Attn: Trey Fletcher, AICP, ICMA-CM
City Administrator
4010 Bee Cave Road
West Lake Hills, TX 78746

Re: Drainage and Erosion Control Design Manual Comments

Colliers Engineering & Design has completed reviewing City of West Lake Hills' comments and has the following responses to offer:

Drainage Comments:

1. Type I should be last 5 years rather than 10 years so recording keeping isn't a pain in the neck.
   Response: Timeframe has been updated to 5 years.
2. The threshold for type II should exclude percentage of impervious cover. We are throwing our small lots into type II for any work done as all of them are over 20% impervious cover.
   Response: The 20% threshold is included as a trigger for Type II, to ensure water quality regulations are being met, as required by TCEQ guidelines. Anything over 20% could require rainwater harvesting, permanent BMPs or similar mitigation, if they exceed the impervious threshold.

Impervious Cover Recommendations:

1. Three tables:
   - WLH Building/Drainage Rules
     - Crushed granite (or any loose landscaping stone) – you can add a list, doesn't count if on less than a 2 inch cut, no compacted road base, with appropriate siding. **Response:** Please see Table 2.1.6, verbiage revised to washed/unwashed aggregate, listed as "0% Impervious – Manmade areas of washed aggregate to be used as landscaping features that: Do not have a compacted base; and Are not used for the conveyance or storage of vehicles, machinery or equipment; and Are sufficiently contained by edging to prevent erosion during a rain event" and "100% impervious - Any other manmade areas of asphalt or unwashed aggregate, impermeable concrete, compacted base material, hardscape, pavers or other impervious material."
     - Masonry retaining walls with up to a 12" width excluded from impervious cover calculations. **Response:** A 12" with masonry wall around a small 60x40 lot, would add approximately 200-sqft of impervious cover, which could be a

Colliers Engineering & Design

significant area to account in impervious cover calculations for larger lots. Hence, we would not recommend excluding.
    - Pervious/permeable pavers installed correctly not for vehicular traffic 0% impervious cover. **Response:** Please see Table 2.1.6, listed as "0% Impervious - Permeable concrete or pavement/pavers WITH a proper underdrain and outside the Edwards Recharge Zone."
    - Pool with 6-inch freeboard. **Response:** Please see Table 2.1.6, listed as "100% impervious - Infinity pools or pools with less than 6" of freeboard."
- TCEQ Water Quality Edwards Aquifer Contributing Zone
- TCEQ Water Quality Edwards Aquifer Recharge Zone

Response: We suggest keeping one table by combining all for simplicity. The only difference between the Contributing Zone and Recharge Zone is that pervious concrete is allowed in the Contributing Zone and not allowed in the Recharge Zone. This will be differentiated in Table 2.1.6, "Permeable concrete or pavement/pavers WITHOUT a proper underdrain. Permeable concrete or pavement/pavers with underdrain and within the Edwards Aquifer Recharge Zone."

2. One thing left unmentioned here – what's the verdict on artificial turf?
Response: Based on EPA guidelines, Artificial Turf is considered to be 100% impervious. The code will be updated to reflect this.
Reference: https://www.epa.gov/system/files/documents/2024-10/appendix-e-determining-impervious-cover-acreage.pdf

3. Make it clear that applicants must provide two impervious cover calculations on their submittals – one to comply with our building regulations/the other applied to TCEQ.
Response: We recommend utilizing the 1000-sqft development trigger for developmental compliance and using the 20% rule for water quality compliance (as required by TCEQ). This change will provide simplicity in calculations and clarity in regulatory criteria needed for development.

   Not all applicants would need two tables; only single-family residential developments would be required to provide calculations when their development exceeds the 20% impervious cover threshold and propose a rainwater harvesting system to reduce their effective impervious cover. If they exceed the 20% threshold and do not propose a rainwater harvesting system, in the application review process, we will require backup TCEQ approval for permanent BMPs. Please see Chapter 8 - *Water Quality Controls, Section 8.4 Rainwater Harvesting System*: "Applicants proposing a rainwater harvesting system at a minimum need to provide two impervious cover calculations, one to comply with building regulations and the other to comply with TCEQ."

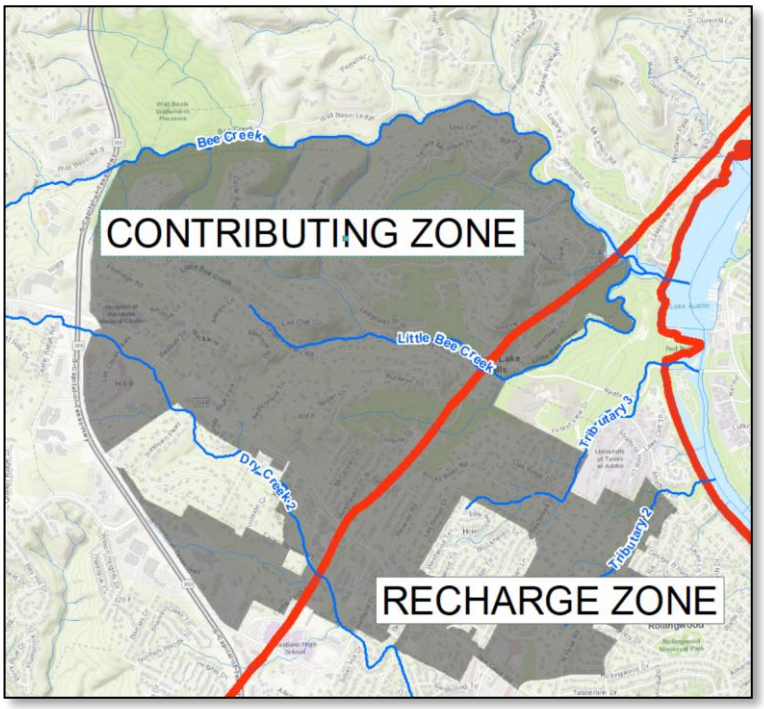
4. Label each table clearly:
    - Impervious Cover for Building Rules and Drainage Mitigation
    - Impervious Cover for Water Quality Edwards Aquifer Contributing Zone (TCEQ)
    - Impervious Cover for Water Quality Edwards Aquifer Recharge Zone (TCEQ)

Colliers Engineering & Design

Response: As mentioned above, we suggest keeping one impervious cover table based on the 20% impervious rule. For water quality limitations we will defer to the latest version of the TCEQ Report Publication RG-348. This publication provides guidance on what is allowed in each zone. We have added the following verbiage in Subsection 2.1.6:

> "The table below outlines impervious cover restrictions for Building Rules and Drainage Mitigation. For water quality purposes, permeable concrete and pavers are treated as impervious surfaces when calculating Total Suspended Solids (TSS) load reduction and sizing Best Management Practices. Permeable concrete is permitted within the contributing zone; however, its use in the recharge zone is not currently authorized. For additional guidance on impervious cover limitations, consult the most recent edition of TCEQ Report Publication RG 348."

5. Include a map of the recharge zones
   Response: Map insert will be prepared with second draft, similar to the graphic below.



No Adverse Impact:

1. Update Section 2.4 – you write "proving no adverse impact through detailed analysis." What detailed analysis will you be asking for? What proves this to you? Be clear here. You've got a good list in the section later on.
   Response: Please refer to proposed Chapter 7 – *Adverse Impact Analysis*. "A detailed hydrologic analysis is defined as a computer model based on rainfall-runoff methodology

using a software similar to HEC-HMS. A detailed hydraulic analysis is defined as a computer model that calculates water surface elevations using a step-backwater method; such as HEC-RAS. Two-Dimensional models that can dynamically integrate hydrology and hydraulics, such as XP-SWMM, ICM or HECRAS 2D, can also be used for detailed analysis submittal. The purpose of the detailed analysis is to demonstrate no increases to the 5-yr, 25-yr and 100-year water surface elevations at a point just downstream of the site and at a zone of influence point established based on the 10% drainage area rule."

2. Fee-in-lieu – before embarking on this section of the re-write, make some proposals. I want to make sure the money earned will exceed the dollars spent both on you and Charlie as well as the annoyance to applicants. If it's meaningful (i.e. 5k per house) maybe it buys us a drainage easement annually? Could these funds be used to pay for an overall stormwater/drainage master plan? I have no idea but I believe we get 30-40 new builds annually – so we don't have the volume for a small number to get us anywhere.
   Response: For the current code update, we recommend excluding the FILO section as this requires coordination with legal, accounting, city manager, banking etc. We recommend pushing this effort to a later date.
   Reference: Please see attached City of San Antonio's FILO program as an example reference on how our FILO program could potentially look like. The links below can be used to access the City of San Antonio's Ordinance 2013-01-31-0074, Regional Stormwater Management Participation Form, and Review Flow Charts. For now, we will omit any reference to FILO in the DECDM until further discussion.

   COSA RSWMP Ordinance:
   https://webapp9.sanantonio.gov/ArchiveSearch/Viewer2.aspx?Id={54BBE539-C26E-43EE-90B2-EA17BE2BBC6F}&DocTitle=Ordinance%202013-01-31-0074&PageNo=&TotalPages=&MimeType=application/pdf&RelatedDocs=Ordinance%208671 1

   COSA Reference Form:
   https://docsonline.sanantonio.gov/FileUploads/dsd/Stormwater_Participation_Form.pdf

   COSA FILO Process/Review Flow Charts:
   https://www.sa.gov/files/assets/main/v/1/pwd/documents/stormwater/filoflowchart.pdf

Chapter 5 Detention facilities:

1. You write we could provide separate new chapters for mitigation options and adverse impact analysis. Do that.
   Response: Agreed. The updates are reflected in proposed Chapter 6 - *Mitigation Options* and Chapter 7 - *Adverse Impact Analysis*. Chapter numbers have been updated to accommodate the new additions.
2. You write: Improving off-site drainage infrastructure
   - Swales
   - Channels

- Storm Drain installation or upsizing
- Culverts
- Clearing of underbrush
- No-Objection Certificate from adjacent property owners receiving runoff
- Low Impact Development
- Include an example diagram of each and a few examples of the typical benefit. I.e. a foot of swale reduces up to 100GPM (I obviously have no idea about the calculations – but assume the readers are dumb and want to build a detention pond come hell or high water).
- Include a form no-objection certificate

Response: Please refer to Chapter 6 – *Mitigation Options*. This chapter pertains to water quantity and not water quality. The purpose of this section is for the user to identify downstream infrastructure impacted from the increase in runoff (due to the proposed development).

  - The user may simply provide detention and mitigate the increase in flow, so there is no longer an impact to the downstream infrastructure.
  - Alternatively, the user may evaluate opportunities to not provide detention and directly consider improving impacted infrastructure. The options listed above are some potential opportunities of consideration.

Example: If the user has a reasonable explanation to not provide detention, they may consider the following:

- If there is any storm drainage infrastructure such as storm-inlets, culverts, etc: Then the user may consider upsizing the culverts by including additional pipes or boxes; may consider upsizing the inlet capacity to a larger inlet size and further replace underground storm pipes to accommodate the excess flow.
- If the flow goes through other properties, the user may consider channeling it to keep the flow extents same as existing conditions. This can be done using engineering channels such as grass-lined or concrete lined (which need maintenance) or can be done using vegetated swales which need less maintenance.
- For minor increases in flow, the user may consider clearing existing underbrush on the downstream side, to be able to reduce the manning's roughness coefficients, which can achieve a reduction in water surface elevations.
- Also, for minor increases in flow, a LID feature may be included which could potentially help with mitigating both water quantity and quality.
- Lastly, the user may obtain no objection certificate from adjacent property owners that are impacted from the increase in flows. The signed letter should provide acknowledgement and agreement from the adjacent property owners and should accept the increase in flow, without any current or future concerns.

Response: A draft of the no objection certificate will be included in the second draft. We may need to initiate a review from the City's legal counsel before providing the template to users.At a minimum we will need to require acknowledgement from property owner and

exhibits and tables showing what they are acknowledging/agreeing to. This will be further discussed in the second draft.

3. Approval of a Detention Pond will require demonstrating that none of the alternatives were suitable for the site.
   Response: Onsite detention is typically a better option as it pertains to the property owner and does not involve other property owners. Hence, we recommend detention as a first option, unless the pond's design or placement impacts other critical elements such as tree preservation, or if the site's slope is not suitable for the placement of the pond, or if there is not enough space on the site to place a pond, or other similar reasons.
4. Street Discharge – we can require the drainage easement, but I doubt we'd ever do anything with it per our conversation in the workshop. It's a start though.
   Response: This section pertains for streets that do not have any existing drainage infrastructure in place. This code recommendation provides us an opportunity for future storm drainage installation without the need for struggling for easement or property acquisitions.

   For streets that already have existing storm drainage infrastructure in place, the user will need to ensure the existing system has adequate capacity to accommodate the increase in flow. If the existing system is already deficient, or if it is unable to accommodate the additional flow, then the use could consider detention or coordinate with the city for improvements to the storm drainage system.

Chapter 7 Erosion Control

5. General Cut and Fill Rules –

   - We've touched on this – the architecture committee took a stab at it, but we'd like to defer to engineering.
   - Currently the rules are as follows:
     - **0–15% slope** → Open cut/fill: **3 ft**; Closed cut: **20 ft**; Closed fill: **6 ft**.
     - **15–25% slope** → Open cut/fill: **1 ft**; Closed cut: **15 ft**; Closed fill: **6 ft**.
     - **25–35% slope** → Open cut/fill: **0 ft**; Closed cut: **10 ft**; Closed fill: **6 ft**.
     - **>35% slope** → **No** cut or fill (open or closed).
   - **Question:** What should they be? The immediate problem is >35% slope. On some of our lots we get a small portion of the foundation hitting a >35% slope, then the variance process is triggered. The applicant typically gets their variance. We are also seeing sites with closed cuts of 20 feet to expand size of house. Not ideal.
     - Cut/fill rules for comparable hilly, affluent cities can be found here: https://chatgpt.com/share/68dffe78-34e8-8011-a548-0d66ae18d53e
     - We seem to be an outlier as we don't have geometry controls and most cities set the maximum slope for cut and fill at 30%.

Response: We believe the section adequately covers the cut/fill limits and its corresponding impacts to controlling erosion. In order to provide some relief with the slope-defined criteria, we recommend slope calculations to be based on an average of 5 contours as opposed to calculating slope between two subsequent contours.

Waters of the US

1. Review the changes to Water of US regulations and if needed update the code to reflect.
   Response: As requested, we have reviewed regulatory changes to Waters of the US and found that City of West Lake Hills was not impacted by the changes. Hence, there are no updates needed.

Other Deliverables

1. Identify conflicts between City of West Lake Hills' Code of Ordinance and Colliers Engineering and Design's proposed revisions to the Drainage and Erosion Control Design Manual.
   Response: The following codes in the City of West Lake Hills' Code of Ordinance were identified as conflicting with our proposed revisions in the Drainage and Erosion Control Design Manual:

   - § 1.01.003Definitions and rules of construction.
   - § 22.03.001 Definitions.
   - § 28.03.005 Definitions.
   - § 36.01.003Definitions.

   We recommend removing and referring to the Drainage and Erosion Control Design Manual **Section 2.1.5 Impervious Cover**.

   Reference: Please see attached compiled pdf, "Impervious Cover Definitions - Code of Ordinance Conflicts", which includes each code and pertinent highlighted section that is in conflict with proposed revision.

2. Preparation of flowchart for a handout.
   Response: Flow Chart to be provided as part of the second draft.
3. Preparation of applicable submittal checklist after revision.
   Response: Submittal Checklists to be provided as part of the second draft.

City of West Lake Hills

Drainage and Erosion Control Design Manual

~~May 2020~~
December 2025

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CHAPTER 1 INTRODUCTION

The purpose of the Drainage and Erosion Control Design Manual is to establish standard principles and practices for the planning, design, construction, maintenance, and management of stormwater drainage, erosion control, and water quality facilities within the City of West Lake Hills and its ETJ. The policy statements of Chapter 2 provide the underlying principles by which all drainage facilities shall be designed. The application of the policy is facilitated by the technical criteria contained in the remainder of the manual.

1.1 Purpose and Scope

The design factors, formulas, graphs, and procedures described in this manual are intended to serve as guidelines for the design of drainage improvements and projects involving the volume, rate of flow, method of collection, storage, conveyance, treatment, and disposal of stormwater and erosion protection from stormwater flows. Responsibility for actual design remains with the design engineer.

This manual and the City of West Lake Hills Code of Ordinances (City Code) contain requirements for the design of infrastructure related to storm drainage, flood protection, water quality, and erosion control facilities. Where there is any conflict between this manual and the current City Code, the more restrictive shall take precedence. The design engineer is responsible for complying with the latest version of this manual and code adopted by the City.

If conflicts occur between City policy and criteria in this manual versus other regulatory authorities with jurisdiction in the same area, such as TCEQ, FEMA, or TxDOT, then the more stringent requirement will apply.

1.2 Applicability

Stormwater policy and criteria in this manual shall apply to all drainage improvements and projects that may impact drainage or water quality, both publicly and privately funded, within the City and within its ETJ. Definitions, methods, criteria, procedures, and data in this manual have been developed to support the stormwater policy outlined in Chapter 2.

1.3 Waivers

The City Administrator, when petitioned for a waiver, may approve the waiver, deny the waiver, or make an initial determination and refer the matter to City Council for a variance. If the City Administrator approves the waiver, no approval by the City Council is required.

1.4 Amending the Manual

Amendments may be recommended by City Staff and approved, denied, or sent to City Council by the City Administrator. Notification and explanation shall be given to the City Council of all administratively approved amendments. Any member of the City Council may request that the administratively approved amendment be placed on a City Council meeting agenda for discussion and review. If a request for an administratively approved amendment to be placed on a City Council agenda is not received within ten days, the administratively approved amendment will immediately take effect.

1.5 References and Definition of Terms

At certain points in the text, the reader will encounter numbers enclosed in brackets, for example [1]. These numbers correspond to the references listed in Appendix A. Definitions of common terms used in this manual are provided in Appendix B. A list of abbreviations commonly used within this manual is in Table 1-1. For unfamiliar abbreviations not included in Table 1-1, the City of West Lake Hills may be contacted for the appropriate full, formal name associated with the abbreviation.

Table 1-1: List of Abbreviations

Abbreviation	Definition
AASHTO	American Association of State Highway and Transportation Officials
BMP	Best Management Practice
City	City of West Lake Hills
ETJ	Extraterritorial Jurisdiction
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Association
NRCS	Natural Resources Conservation Service
ROW	Right-of-way
TCEQ	Texas Commission on Environmental Quality
TPDES	Texas Pollutant Discharge Elimination System
TxDOT	Texas Department of Transportation
USACE	US Army Corps of Engineers

CHAPTER 2 DRAINAGE CRITERIA

This manual represents the application of accepted principles of surface drainage engineering and is a working supplement to information obtainable from standard drainage design handbooks, other publications on drainage design, and the City Code. The policy statements of this section provide the underlying principles by which all drainage improvements shall be designed. The application of the policy is facilitated by the technical criteria contained in the remainder of the manual.

2.1 Permit Submittal Components

The submittal components to be provided by the property owner, or agent, are determined by the requirements of this manual. Applications are also located on the City's website.

The development category shall be based on the type of development, impervious cover, and disturbed area of the development as shown in Table 2-1 and Table 2-2. The development category for an application shall be determined by the least restrictive category where all the criteria are met.

Table 2-1: Residential Development Categories

Category	Criteria
Residential Type I Development	~~No Variances/Special Use Permits; and~~ No work within ~~drainage~~ public easements; and >100-feet from a ~~No work within~~ FEMA Floodplain; and <20% total site impervious cover; and < 1,000 SF of additional impervious cover within the past 5 years ~~to include current application~~
~~Residential Type II Development~~	~~≤ 20% total site impervious cover; or~~ ~~≤ 1/3 ac disturbed area~~
Residential Type II~~-III~~ Development	≥ 1,000 SF of additional impervious cover; and ~~>~~ ≥ 20% total site impervious cover; or ~~> 1/3 ac disturbed area; or~~ Development within 100-feet of a FEMA designated Special Flood Hazard Area

Table 2-2: Non-Residential Development Categories

Category	Criteria
Non-Residential Type I Development	No Variances/Special Use Permits; and No work within easement; and < 400 SF of additional impervious cover
Non-Residential Type II Development	< 1,000 SF of additional impervious cover; and ≤ 30% total impervious cover; or ≤ 1/8 ac disturbed area
Non-Residential Type III Development	> 30% total impervious cover; or > 1/8 ac disturbed area; or Development within FEMA designated Special Flood Hazard Area

If any existing onsite or offsite stormwater infrastructure related to the development is known to be at or above design capacity, the development will be considered a Type III Development.

The submittal and drainage report requirements are outlined below. Submittal requirements are included

on the applications available from the City.

2.1.1 PRELIMINARY DRAINAGE PLAN

A Preliminary Drainage Plan of the drainage system is required with preliminary and final plats. A Preliminary Drainage Plan may be required with a zoning, rezoning, special use permit or planned

development plan applications. The Preliminary Drainage Plan shall show locations of channels, storm sewers, detention structures, floodplain, floodway, and associated drainage easements at a minimum and shall provide sufficient calculations to verify sizing of facilities.

2.1.2 TYPE I DEVELOPMENT SUBMITTAL FOR RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT

A Type I Development is for use with small-scale residential and non-residential improvements including remodeling, renovations, or minor additions. Criteria for Type I ~~1~~ application is illustrated in Section 2.~~1~~.1. The submittal shall include all items on a complete application.

2.1.2.1 Type I Drainage Memo~~Report~~

A Type I Drainage Report shall be prepared by the property owner or its agent and provide, at a minimum, the following information:

- Applicant contact information (e.g. name, address, phone number, and email address)
- Site location map
- Description of the existing drainage patterns and description of proposed alterations; and
- ~~Temporary erosion control plan~~
-

2.1.3 TYPE II DEVELOPMENT SUBMITTAL FOR NON-RESIDENTIAL DEVELOPMENT

A Type II Development is for use with ~~standard residential and~~ small-scale non-residential projects. The submittal shall include all items on a complete application.

2.1.3.1 Type II Drainage Report

A Type II Drainage Report shall be prepared, signed and sealed by a professional engineer licensed in the State of Texas, experienced in civil engineering, and having a thorough knowledge of hydraulic analysis and design.

The report shall contain, at a minimum, the following information:

- Description of the existing drainage patterns and description of proposed alterations;
- Hydrologic calculations for each condition analyzed for the ~~2-, 10-~~5-, 25-, and 100-year storm events; and
- Description and required calculations for hydrologic or hydraulic mitigation.

2.1.4 TYPE II~~I~~ DEVELOPMENT SUBMITTAL FOR RESIDENTIAL DEVELOPMENT

~~2.1.4~~

A Type II~~I~~ Development is for use with standard and large-scale residential ~~and standard non-residential~~ improvements. The submittal shall include all items on a complete application and shall be prepared by the agent.

2.1.4.1 Type II~~I~~ Drainage and Water Quality Report

A Type II~~I~~ Drainage and Water Quality Report shall be prepared, signed and sealed by a professional engineer licensed in the State of Texas, experienced in civil engineering~~, and having a thorough knowledge of hydraulic analysis and design.~~

The Type-II drainage report at the minimum should include verbiage regarding the ~~The~~ planning and design of drainage systems and should ensure that the project does not impact properties upstream and downstream of the subject property. ~~problems are not transferred from one location to another. Grading and other construction activities may not change the terrain in such a way to cause damage to public or private property from drainage or flood problems, increased runoff, or increased erosion or sediment movement.~~Construction activities such as on-site grading, should ensure the proposed improvements are

constructed with minimal impacts to the existing grade and should avoid sediment movement and erosion. The proposed improvements should not exacerbate flooding downstream, and excess runoff shall be mitigated on site.

Property owners are responsible for resolving drainage concerns within developed lots.~~Existing drainage between developed lots will remain the responsibility of the affected property owners~~. The developer shall be responsible for pre-development and post-development flow conditions, with-in and adjacent to the subject property, including pre-existing drainage concerns. The developer shall protect/conserve natural flow courses and ensure unobstructed conveyance of storm water entering and leaving the site. ~~the conveyance of all storm drainage flowing through or abutting the subject property, including drainage directed to the property by prior development as well as that~~

~~naturally flowing by reason of topography. Therefore,~~As part of a Type ~~-~~II submittal package, ~~-~~drainage computations shall be provided to verify no adverse impact upstream or downstream, which is further illustrated in Chapter 7 *Adverse Impact Analysis*.~~Section ____.~~

Proposed improvements, such as on-site grading and/or addition or removal of impervious areas shall ensure that post-development flows are equal to or less than pre-development flows. ~~Proposed construction, platting or other development where the proposed activity or change in the land shall not result in post-development discharge from the site exceeding discharge under pre-developed conditions (for new development) or existing conditions (for re-development).~~ Downstream capacity shall typically not be exceeded as a result of development. However, in cases where the capacity exceeds, the developer shall upgrade the current drainage infrastructure to ensure system has adequate capacity to handle the increase in flows. Additional drainage improvements are not required if the current drainage system ~~improvements have been provided for~~ has adequate capacity for the fully developed condition; as long as the assumptions made (for the proposed site) in the fully developed calculations, matches with the current ~~, which includes the~~ proposed development.

The report should contain, at a minimum, the following information:

- Description of project's geographic location, with respect to the watershed, streets, political boundaries, and other adjacent landmarks.
- At a minimum include a location exhibit and a USGS exhibit, indicating the site's location.
- ~~including indication of~~ FEMA defined floodplain ~~zone~~information adjacent to the site, including but not limited to: name of the flooding source, Flood Insurance Rate Map Panel Number, type of floodplain designation (Zone A, AE, X, etc), approximate date of the flood study, approximate date of topographic data used for the flood study and flood mapping; distance from the FEMA Effective Floodplain, type of software used to develop the Effective flood models, methodology used to develop the Effective flood models, peak flows used in the models, etc. Additionally, show the site boundary overlaid on a FEMA firmette or FIRM panel.
- If best available data such as topography, rainfall, and/or other significant Hydrologic or Hydraulic (H&H) parameters supersedes the data used in the Effective models; then the H&H models will need to be ~~updated~~updated, and the drainage report shall be updated with the resulting floodplain mapping. ~~and~~
- Edwards Aquifer zone designation. ~~A copy of the current FEMA floodplain should be provided with the project location indicated;~~
- Description of the existing drainage patterns and description of proposed ~~alterations;~~alterations.
- Description of all proposed improvements including buildings, roadways, and drainage ~~infrastructure;~~infrastructure.
- Drainage Area maps with a minimum of 2-foot contours, with associated labels. Maps should also include ~~flowpath~~flow path delineations with associated ~~flowpath~~flow path classification. The map shall identify the point downstream of the site as "Point of Analysis 1" ~~and also~~and identify the zone of influence point based on the 10% drainage rule, as "Point of Analysis 2". Identify centroids of the sub-basins if needed for the analysis.
- Description and calculation of impervious cover, including a comparison between existing/pre-development and post-development ~~conditions;~~conditions.
- For larger watershed, use the best available aerial imagery to delineate and categorize developed areas to calculate an area-weighted average for each sub-basin.
- Soil classification maps, with appropriate soil parameters such as curve numbers or similar.
- ~~Drainage area maps for all conditions analyzed;~~
- Provide a table showing the rainfall data used for the study, along with the source of the data

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- Provide a hydrologic summary as input and output tables ~~and also~~and include ~~H~~hydrologic calculations for all conditions analyzed for the ~~2 , 10~~ 5-, 25-, and 100-year storm ~~events;~~events.
- Hydraulic calculations for all existing and proposed natural and engineered conveyance systems shall be performed using a recent version of HEC-RAS; and

- Provide a hydraulic summary table with the flow, ~~waer~~water surface elevation and velocity associated with each of the cross sections used in the hydraulic models and provide comparison tables between existing, proposed and any other relevant scenarios.
- Description and calculations for hydrologic or hydraulic mitigation.
- For FEMA applications, include all items required by FEMA, such as MT-2 forms, Annotated FIRM, Endangered Species Assessment (for CLOMRs), draft property owner notifications, as-built field survey (for LOMRs) ~~etc~~etc.

2.1.5 TYPE III DEVELOPMENT SUBMITTAL FOR NON-RESIDENTIAL DEVELOPMENT

A Type III Development is for use with large-scale residential and standard non-residential improvements. The submittal shall include all items on a complete application and shall be prepared by the agent.

2.1.5.1 Type III Drainage and Water Quality Report

A Type III Drainage and Water Quality Report shall be prepared, signed and sealed by a professional engineer licensed in the State of Texas, experienced in civil engineering, and having a thorough knowledge of hydraulic analysis and design.

The planning and design of drainage systems should ensure that problems are not transferred from one location to another. Grading and other construction activities may not change the terrain in such a way to cause damage to public or private property from drainage or flood problems, increased runoff, or increased erosion or sediment movement.

Existing drainage between developed lots will remain the responsibility of the affected property owners. The developer shall be responsible for the conveyance of all storm drainage flowing through or abutting the subject property, including drainage directed to the property by prior development as well as that

naturally flowing by reason of topography. Therefore, drainage computations shall be provided to verify no adverse impact upstream or downstream.

Proposed construction, platting or other development where the proposed activity or change in the land shall not result in post development discharge from the site exceeding discharge under pre-developed conditions (for new development) or existing conditions (for re-development). Downstream capacity shall not be exceeded as a result of development. Additional drainage improvements are not required if drainage improvements have been provided for the fully developed condition, which includes the proposed development.

The report should contain, at a minimum, the following information:

- Description of project location including indication of FEMA defined floodplain zone and Edwards Aquifer zone designation. A copy of the current FEMA floodplain should be provided with the project location indicated;
- Description of the existing drainage patterns and description of proposed alterations;
- Description of all proposed improvements including buildings, roadways, and drainage infrastructure;
- Description and calculation of impervious cover, including a comparison between existing/pre-development and post-development conditions;
- Drainage area maps for all conditions analyzed;
- Hydrologic calculations for all conditions analyzed for the 5-, 25-, and 100-year storm events;
- Hydraulic calculations for all existing and proposed conveyance systems; and
- Description and calculations for hydrologic or hydraulic mitigation.

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2.1.6 *IMPERVIOUS COVER*

The table below outlines impervious cover restrictions for Building Rules and Drainage Mitigation. For water quality purposes, permeable concrete and pavers are treated as impervious surfaces when calculating Total Suspended Solids (TSS) load reduction and sizing Best Management Practices. Permeable concrete is permitted within the contributing zone; however, its use in the recharge zone is not currently authorized. For additional guidance on impervious cover limitations, consult the most recent edition of TCEQ Report Publication RG-348.

Table 2.1.6 Impervious Cover

Category	Criteria
100% Impervious	• Buildings and other Structures • Parking areas, roads, streets, driveways, and compacted road base. • Artificial turf • Any other manmade areas of asphalt or unwashed aggregate, impermeable concrete, compacted base material, hardscape, pavers or other impervious material. • Permeable concrete or pavement/pavers WITHOUT a proper underdrain. Permeable concrete or pavement/pavers with underdrain and within the Edwards Recharge Zone. • Wooden or composite decks • Infinity pools or pools with less than 6" of freeboard.

0% Impervious	• Permeable concrete or pavement/pavers WITH a proper underdrain and outside the Edwards Aquifer Recharge Zone. • Pools with at least 6" of freeboard on all sides • Manmade areas of washed aggregate to be used as landscaping features that: Do not have a compacted base; and Are not used for the conveyance or storage of vehicles, machinery or equipment; and Are sufficiently contained by edging to prevent erosion during a rain event.

2.2 Finished Floor Elevations

Buildings and structures shall have the lowest floor elevated to or above the base flood elevation as prescribed in the City Code Chapter 26. Finished grades shall be sloped to direct stormwater away from the structure. Developments adjacent to stormwater conveyance structures must be elevated above the 100-year water flow elevation (in the conveyance infrastructure) to the same elevation that a development adjacent to a 100-year floodplain would be required to meet.

2.3 Drainage Facility Design

Drainage patterns should be designed to prevent erosion, maintain filtration and recharge of local seeps and springs, and attenuate the harm of contaminants collected and transported by storm water. Overland sheet flow and natural drainage features and patterns shall be maintained to the greatest extent reasonably possible and the dispersion of runoff back to sheet flow shall be the primary objective of drainage design where possible, depending on volumes and velocities of runoff for the development, as opposed to concentrating flows in storm sewers and drainage ditches. The City requires preservation of the natural floodplains. The protection of existing trees and vegetation should be maximized during development of drainage plans.

Where new drainage improvements are required along the boundary of a site, the owner proposing development shall be responsible for designing and constructing all the required improvements at or before the time of development, including the dedication of all ROW or easements necessary to accommodate the improvements. Where the developer proposes to develop only a portion of the property, only the drainage improvements for the portion being developed shall be required to be installed, except as drainage improvements are necessary for proper drainage of the developed portion.

All drainage facilities shall be designed to intercept and transport runoff from a 25-year storm event. The drainage system shall be designed to convey those flows greater than a 25-year storm event, up to and including a 100-year storm event within defined ROW or drainage easements.

Computations to support all drainage designs shall be submitted to the City for review in an easy to follow format. Onsite pre-development stormwater runoff computations shall be based upon conditions representing the existing land conditions with respect to soil type, percentage cover, and cover type as indicated by current aerial imagery and supporting documentation. Design of structures shall use fully developed conditions for the prescribed design storms based on the zoning and/or land use

Modeling and calculations shall be included in drainage report submittals to ensure the specified criteria are met for all drainage infrastructure improvements. Infrastructure that is within TxDOT ROW and requires dual permitting from both the City and TxDOT shall be designed in compliance with the more conservative requirements.

2.3.1 Stream Bank Erosion Hazard Setbacks

Erosion hazard setback determination is necessary for the banks of streams in which the natural channel is to be preserved. The purpose of the setbacks is to reduce the amount of structural damage and stream degradation caused by the erosion of the bank. With the application of stream bank erosion hazard setbacks, an easement is dedicated to the City such that no structure can be located, constructed, or maintained in the area encompassing the erosion hazard setback. Stream bank erosion hazard setbacks are shown in Table 2-3.

The City allows for stream bank stabilization as an alternative to dedicating the erosion hazard setback zone as described in Section 7.4.2.

Table 2-3: Stream Bank Erosion Hazard Setbacks

Contributing Drainage Area (acres)	Setback Distance from Stream Centerline (feet)
0 – 320	0
320 - 640	25
640 or more	50

2.3.2 Temporary Erosion Control

Temporary water quality BMPs shall be required when disturbance could result in erosion that could transport or cause accumulation of sedimentation in dedicated streets, alleys, any waterway, or other private properties during construction activities. Temporary and permanent erosion control requirements are provided in Chapter 7.

2.3.3 Drainage Easements and Right-of-Way

Public drainage easements shall include all natural and manmade drainage ways at least to the limits of the 100-year flood as indicated on the floodplain maps or as determined on the basis of the Drainage and Erosion Control Design Manual and drainage infrastructure necessary to serve public right-of-way. Drainage easements are required for detention and water quality facilities for subdivision and joint detention basins. Easement boundaries shall contain the berms, inlet and outlet structures, access ramps, permanent erosion control facilities, the 100-year water surface, and any additional area needed for access and maintenance. The minimum easement shall be at least 25 feet wide. All drainage easements across private property shall contain the necessary language to permit the required unobstructed water flow, require maintenance of vegetation by the property owner(s), and permit the necessary access by city officials for inspection and repairs.

2.3.4 FREEBOARD

Freeboard is the vertical distance between the design water surface and the elevation of the drainage facility, such as the top of channel, ditch, or detention pond. Freeboard is intended to provide a factor of safety and prevent the fluctuation of the water surface from overflowing the drainage facility. Freeboard requirements are shown in Table 2-4.

Table 2-4: Freeboard Requirements

Drainage Facility	Frequency	Minimum Freeboard
Street ROW	100-year	None
Channels and creek improvements	25-year	0.5 ft
Detention ponds (see note 1)	100-year	1.0 ft
Detention ponds (privately maintained for one single-family lot)	100-year	None
Bridges and culverts	25-year	See note 2

1 Detention ponds maintained by the City, regional detention ponds, or any other detention pond designed for detention of more than one privately maintained single-family lot.

2 Bridge and culverts shall be analyzed to verify any adverse hydraulic impacts are created.

2.4 Stormwater Mitigation

All proposed construction/development shall be designed such that the project does not cause an adverse impact to adjacent properties, drainage infrastructure, or roadways downstream of the project. Methods to verify no adverse impact include: Mitigation through detention~~/retention~~ and other downstream drainage infrastructure improvements~~mitigation measures~~.

Mitigation through detention, retention, or some other technique must be designed, constructed, and maintained to reduce the post-development peak flow discharge rates to below that of pre-development/existing peak flow discharge rates for the ~~two (2), ten (10),~~ five (5), twenty-five (25), and one- hundred (100) year design storms.

Demonstration that no mitigation is in the best interest of the watershed shall be accomplished by showing no adverse impact due to any increased runoff from the proposed development for the design storms. The property owner, or his/her designee, shall meet with the City to discuss impacts and mitigation options prior to commencing the project.

For stormwater mitigation, the following development conditions shall be analyzed with each adverse impact analysis:

A. Pre-Developed Conditions. Refers to the development condition within the watershed prior to any development. This should be used as the baseline for assessing the impact of all new development.
B. Existing Conditions. Refers to current development conditions in the watershed and on site. This shall be used as the baseline for assessing the impact of redevelopment projects.
C. Proposed Conditions. Refers to existing conditions modified with the proposed project development. This shall be used to assess adverse impact to other properties or drainage systems.
D. Post-Developed Conditions. Refers to the proposed condition modified with mitigation. This shall be used to verify the sizing and method of mitigation for the proposed development.
E. Ultimate Conditions. Refers to the development conditions in which all property within the watershed boundaries are developed per maximum zoning requirements.

~~E.~~

2.5 Development in the Floodplain

It is the intent of the City Council that the requirements stated in the City Code Chapter 26 comply with federal requirements pertaining to the FEMA authority concerning flood hazards and the USACE jurisdiction over waters of the United States. A permit shall be required for any site located within 100 feet of a designated floodplain.

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No person, individual, partnership, firm, or corporation shall deepen, widen, fill, reclaim, reroute or change the course or location of any existing ditch, channel, stream or drainage way without first obtaining a permit from the City and any other applicable agencies having jurisdiction, such as FEMA or the USACE. The City may require preparation and submission of a FEMA study for a proposed development if there are concerns regarding storm drainage on the subject property or upstream or downstream from the subject property. The costs of such study, application, and/or permit, if required, shall be borne by the developer.

2.6 Permanent Water Quality Controls

Development and redevelopment located over the Edwards Aquifer regulatory zones shall comply with the latest TCEQ published rules and technical design guidance for the Edwards Aquifer in accordance with 30 TAC Chapter 213 (Edwards Aquifer Rules). Permanent water quality BMPs for development outside of the Edwards Aquifer regulated zones shall be designed to provide adequate treatment of the water quality volume in the City's jurisdiction as defined in Chapter 6.

2.7 Maintenance of Drainage Facilities

All drainage facilities located in the street ROW except driveway culverts, shall be maintained by the appropriate jurisdiction. The property owner shall maintain all drainage facilities located on private property including driveway culverts. Authorized inspectors of the City shall have the right of entry on the land or premises where property owners are required to maintain drainage facilities or detention facilities, at reasonable times and after notifying the property owner, for the purpose of inspection of the maintenance.

2.7.1 Maintenance Access

Access shall be provided to all ponds and channel maintained by the City, regional drainage facilities, or any other drainage facility designed for drainage of more than one privately maintained single-family lot as follows: ponds and channels shall provide a maintenance access with a width of at least 12 feet and have a vertical grade no steeper than 6H:1V. Access shall be provided within dedicated ROW or within the drainage easement and shall be clearly identified on plans.

Maintenance schedules and descriptions of maintenance practices for privately maintained single-family residential ponds and channels shall be provided within the plans or as a separate document. Adequate access shall be provided for the maintenance description provided.

CHAPTER 3 DETERMINATION OF STORM RUNOFF

3.1 General Requirements

The selection of the appropriate method for calculating runoff depends upon the size of the drainage area, time of concentration, and detention mitigation. Flows are to be analyzed for both existing and proposed conditions at all locations where runoff leaves a proposed project for the ~~2 , 10~~ 5-, 25-, and 100- year frequencies. Design discharges are to be calculated by either the Rational Method or the NRCS Unit Hydrograph Method.

The Rational Method is accepted as adequate for drainage areas totaling 200 acres or less with no detention or timing considerations. The National Resources Conservation Service hydrologic methods should be used for drainage areas larger than 200 acres but may also be used for drainage areas of any size. The method of analysis must remain consistent when drainage areas are combined and the method that applies to the largest combined drainage area should be used.

3.2 Design Rainfall

Rainfall, along with watershed characteristics, determines the storm runoff flows upon which storm drainage design is based.

3.2.1 RAINFALL INTENSITY DURATION FREQUENCY

Intensity-Duration-Frequency curves provide a summary of a site's rainfall characteristics by relating storm duration and storm frequency to rainfall intensity. The Intensity-Duration-Frequency curve parameters, included in Table 3-1, from the City of Austin DCM shall be used.

Table 3-1: Intensity Duration Frequency Parameters

Return Period	a	b	c
2	45.24	9.339	0.7399
10	61.25	8.352	0.7147
25	69.96	7.941	0.6954
100	77.31	6.832	.6524
500	77.48	4.967	0.5837

3.2.1 RAINFALL DEPTH DURATION FREQUENCY

The appropriate rainfall depths for calculations in the City are provided in Table 3-2. These are estimated from analysis performed for rainfall data available in the State of Texas. [1]

Table 3-2: Depth-Duration-Frequency (inches)

Duration	Return Period				
	2-year	10-year	25-year	100-year	500-year
5 min	0.53	0.80	0.98	1.28	1.68
15 min	1.06	1.60	1.96	2.54	3.34
30 min	1.49	2.25	2.75	3.54	4.69
1 hr	1.96	2.99	3.66	4.77	6.45
2 hr	2.42	3.82	4.81	6.57	9.27
3 hr	2.70	4.34	5.55	7.81	11.31
6 hr	3.17	5.21	6.78	9.79	14.48
12 hr	3.64	6.02	7.85	11.37	16.94
24 hr	4.14	6.84	8.90	12.80	19.05

3.3 The Rational Method

The Rational Method is appropriate for estimating peak discharge in basins that do not require detention or timing considerations. The method is based on the direct relationship between rainfall and runoff and is given by the following relationship (Equation 3-1):

$$Q=k(ciA) \qquad \text{(Equation 3-1)}$$

Where:

Q = peak runoff (cfs)
k = Antecedent Precipitation Coefficient (Table 3-3)
c = Runoff Coefficient (Table 3-4)
i = Average rainfall intensity (in/hr)
A= Drainage area (ac)

Table 3-3: Antecedent Precipitation Coefficient (k)

Frequency	k
2 year	1.00
10 year	1.00
25 year	1.10
100 year	1.25

The Rational Method equation is based on the following assumptions:

- Rainfall intensity is constant over the time it takes to drain the watershed (time of concentration)
- The runoff coefficient remains constant during the time of concentration
- The watershed area does not change
- The minimum time of concentration is not less than 10 minutes and does not exceed 3-hours

3.3.1 Runoff Coefficient

Suggested runoff coefficients (c) with respect to specific surface types are given in Table 3-4. The runoff coefficients include an antecedent precipitation factor to reflect the additional runoff that results from saturated ground conditions with less frequent recurrence intervals. The City must approve assumptions for fully developed conditions where maximum allowable impervious cover is not defined by City Code. Runoff coefficients for developed conditions should be based on composite values given by Equation 3-2.

$$c = \mathrm{I}c_{\mathrm{i}} + (1 - \mathrm{I})c_{\mathrm{p}} \qquad \text{(Equation 3-2)}$$

Where:

c = Composite runoff coefficient
I = Impervious cover (%)
c_i = Runoff coefficient for impervious cover
c_p = Runoff coefficient for pervious cover

Table 3-4: Runoff Coefficient (c)

Surface (Developed)			c	Area (Undeveloped)	c
Pavement				Cultivated	
Asphaltic			0.81	Flat, 0-2%	0.36
Concrete			0.83	Average, 2-7%	0.41
Grass (Lawn, Parks)				Steep, over 7%	0.44
Condition	Poor	Fair	Good	Pasture/Range	
Flat, 0-2%	0.37	0.30	0.25	Flat, 0-2%	0.30
Average, 2-7%	0.43	0.38	0.35	Average, 2-7%	0.38
Steep, over 7%	0.45	0.42	0.40	Steep, over 7%	0.42
"Poor" consists of less than 50 percent coverage.				Forest/Woodlands	
"Fair" consists of between 50 and 75 percent coverage.				Flat, 0-2%	0.28
"Good" consists of greater than 75 percent coverage.				Average, 2-7%	0.36
				Steep, over 7%	0.41

3.3.2 TIME OF CONCENTRATION

The time of concentration is the time for surface runoff to flow from the most hydraulically remote point in the drainage basin to the drainage point of interest. The most hydraulically remote point refers to the route requiring the longest drainage travel time and not necessarily the greatest linear distance. Furthermore, the most hydraulically remote point must be taken from a location that best represents the majority of the contributing area.

The preferred procedure for estimating time of concentration is the Natural Resources Conservation Services (NRCS) method as described in Technical Release 55 [2]. This method is outlined below. The time of concentration to any point in a storm drainage system is the sum of the sheet flow (overland), the shallow concentrated flow, and the channel flow, which may include storm drains. Note that there may be multiple shallow concentrated and channel segments depending on the nature of the flow path. The minimum time of concentration for any drainage area shall be 10 minutes.

Sheet Flow

Sheet flow is shallow flow over land surfaces, which usually occurs in the headwaters of streams. The engineer should realize that sheet flow occurs for only very short distances, especially in urbanized conditions. Sheet flow for both natural (undeveloped) and developed conditions should be limited to a maximum of 100 feet. Sheet flow for developed conditions should be based on the actual pavement or grass conditions for areas that are already developed and should be representative of the anticipated land use within the headwater area in the case of currently undeveloped areas. In a typical residential subdivision, sheet flow may be the distance from one end of the lot to the other or from the house to the edge of the lot. In some heavily urbanized drainage areas, sheet flow may not exist in the headwater area. The NRCS method employs Equation 3-3, which is a modified form kinematic wave equation, for the calculation of the sheet flow travel time.

$$T_t = \frac{0.42(nL)^{0.8}}{P_2^{0.5}\ s^{0.4}}$$ (Equation 3-

Where:

T_t = Travel time (min)
L = Length of the reach (ft)
n = Manning's coefficient (Table 3-5)
P_2 = 2-year, 24-hour rainfall (in) (Table 3-2)
s = Slope of the ground (ft/ft)

Overland flow

After a maximum of approximately 100 feet, sheet flow usually becomes shallow concentrated flow collecting in swales, small rills, and gullies. Shallow concentrated flow is assumed not to have a well-defined channel and has flow depths of 0.1 to 0.5 feet. The travel time for shallow concentrated flow can be computed by Equation 3-4.

$$T_t = \frac{Ln}{(60s^{0.5})} \quad \text{(Equation 3-3)}$$

Where:

T_t = Travel time (min)
L = Length of the reach (ft)
n = Manning's coefficient (Table 3-5)
s = Slope of the ground (ft/ft)

Table 3-5: Manning's Coefficients for Overland Flow

Surface Description	Manning's Coefficient (n)
Concrete (rough or smoothed finish)	0.015
Asphalt	0.016
Fallow (no residue)	0.050
Cultivated Soils:	
Residue Cover ≤ 20%	0.060
Residue Cover > 20%	0.170
Grass:	
Short-grass prairie	0.150
Dense grasses	0.240
Bermuda Grass	0.410
Range (natural)	0.130
Woods:	
Light Underbrush	0.400
Dense Underbrush	0.800
Source: City of Austin Drainage Criteria Manual [3]	

Channel flow

The velocity in an open channel or a storm drain not flowing full can be determined by using Manning's Equation. Channel velocities can also be determined by using backwater profiles. For open channel flow, average flow velocity is usually determined by assuming a bank-full condition. The channel flow component of the time of concentration may need to be divided into multiple segments in order to represent significant changes in channel characteristics. The details of using Manning's Equation and selecting Manning's coefficient for channels can be obtained from HEC-22. Manning's coefficients for channel flow are located in Table 4-3. For conveyance within storm drains, Manning's coefficients are included in Table 3-6.

Table 3-6: Manning's Coefficients for Closed Conduits

Material	Manning's Coefficient (n)
Asbestos-cement pipe	0.011-0.015
Concrete pipe	0.011-0.015
Concrete box	0.012-0.015
Corrugated metal pipe	0.018-0.026
Polyvinyl chloride (PVC) pipe	0.009-0.011
Source: TxDOT Hydraulic Design Manual [4]	

3.3.3 RAINFALL INTENSITY

Rainfall intensity (i) is the average rainfall rate in inches per hour, and is selected based on design rainfall duration and design frequency of occurrence. The design duration is equal to the time of concentration for the drainage area under consideration. The design frequency of occurrence is a statistical variable that is established by design standards or chosen by the engineer as a design parameter.

The rainfall intensity used in the rational method can be calculated the value of rainfall intensity from the parameters, Table 3-1, and Equation 3-6 with the known Tc value for the entire drainage area.

$$i = \frac{a}{(T_c+b)^c}$$ (Equation 3-6)

3.4 NRCS Unit Hydrograph

The preferred unit hydrograph in general is the NRCS Dimensionless Unit Hydrograph. The runoff curve number used in calculating the existing/pre-development condition and the post-development condition shall be documented. A fully developed drainage area shall be assumed for the post-development condition. Average antecedent moisture conditions II (AMC II) shall be assumed.

3.4.1 CURVE NUMBER

Rainfall infiltration losses depend primarily on soil characteristics and land use (surface cover). The NRCS method uses a combination of soil conditions and land use to assign runoff Curve Numbers. NRCS curve numbers are to be selected from Table 3-7. Note that Curve Numbers are whole numbers. For a watershed that has variability in land cover and soil type, a composite Curve Number is calculated and weighted by area.

Table 3-7: Runoff Curve Numbers

Cover Description	Curve Numbers for Hydrologic Soil Group			
	A	B	C	D
Developed Areas				
Streets and Roads	98	98	98	98
Commercial and business (85% IC)	89	92	94	95
Residential: 1/8 acre or less (65% IC)	77	85	90	92
Residential: 1/4 acre (38% IC)	61	75	83	87
Residential: 1/3 acre (30% IC)	57	72	81	86
Residential: 1/2 acre (25% IC)	54	70	80	85
Residential: 1 acre (20% IC)	51	68	79	84
Residential: 2 acre (12% IC)	46	65	77	82
Open Space: Poor Condition	68	79	86	89
Open Space: Fair Condition	49	69	79	84
Open Space: Good Condition	39	61	74	80
Undeveloped Areas				
Pasture, grass land or range: Poor Condition	68	79	86	89
Pasture, grass land or range: Fair Condition	49	69	79	84
Pasture, grass land or range: Good Condition	39	61	74	80
Meadow – continuous grass	30	58	71	78
Brush: Poor Condition	48	67	77	83
Brush: Fair Condition	35	56	70	77
Brush: Good Condition	30	48	65	73
Woods-grass combination: Poor Condition	57	73	82	86
Woods-grass combination: Fair Condition	43	65	76	82
Woods-grass combination: Good Condition	32	58	72	79
Woods: Poor Condition	45	66	77	83
Woods: Fair Condition	36	60	73	79
Woods: Good Condition	30	55	70	77
"Poor" consists of less than 50 percent coverage. "Fair" consists of between 50 and 75 percent coverage. "Good" consists of greater than 75 percent coverage.				

Curve numbers can be reduced by either using a climatic adjustment as described in the 2016 TxDOT Hydraulic Design Manual (HDM) [4] or calibrating to historical storms. If curve numbers are calibrated from historical storms, the Engineer must provide documented data for rainfall, stream flow data, or detention pond stage storage data used to determine the historical curve numbers.

3.4.1 LAG TIME

Time of concentration shall be computed using the same techniques as for the Rational Method. The lag time, defined as the time between the center of mass of excess rainfall to the runoff peak, is typically used in the Hydrologic Modeling System (HEC-HMS) implementation of the NRCS methodology. The lag time can be estimated with Equation 3-7.

$$T_l = 0.6T_c \qquad \text{(Equation 3-7)}$$

The NRCS Unit Hydrograph shall be analyzed using 24-hour rainfall depths provided in Table 3-2. The 24-hour rainfall depths are to be distributed temporally with the NRCS Type III rainfall distribution.

CHAPTER 4 DESIGN OF DRAINAGE INFRASTRUCTURE

4.1 General Requirements

The following sections apply to the design of improvements within existing or proposed public ROW to minimize the interference to traffic and the likelihood of stormwater damage to surrounding property.

4.2 Street Flow

Interference to traffic is regulated by design limits of the spread of water into traffic lanes. Runoff shall not enter private property from a street except in recorded drainage easements or ROW, or in historic watercourses where easements or ROW have not been obtained.

Driveways should be constructed to allow the runoff from a 25-year design storm to pass under the driveway in a culvert (18 inches minimum or equivalent) or over the driveway on a concrete apron where conveyance is parallel to the roadway. Concrete aprons or box culverts are preferred in areas of heavy sediment transport.

The side slope of a ditch or swale on the side adjacent to City roads shall be no steeper than 4H:1V. Roadways under TxDOT jurisdiction shall be designed in accordance with TxDOT requirements.

4.2.1 Flow at Intersections

As the stormwater flow approaches a street or tee intersection, an inlet is required. The inlet cannot be placed inside the curb return. Valley gutters can be useful in diminishing the deterioration of pavements, particularly at intersections where flows tend to concentrate. At the intersection of two (2) thoroughfare or arterial streets, a valley gutter cannot be used. At the intersection of two (2) collector streets or local streets, the valley gutter may be used. At an intersection of two (2) different types of streets, a valley gutter may be used across the smaller street only.

4.2.2 Permissible Spread of Water

The flow of water in gutters of typical streets during the 25-year storm shall be contained below the top of curb and shall maintain the clear width requirements listed in Table 4-1. The flow of water shall be limited to a maximum of 6-inches above the top of crown during the 100-year storm event and must be contained within the defined ROW and easements. These clear widths at the crown of the roadway or at the high point on a divided roadway are necessary to provide access for vehicles in the event of an emergency.

Table 4-1: Water Spread Limits for Roadways

Street Classification	25-year permissible water spread
Thoroughfare	All lanes must remain open
Arterial Street	One 11-foot traffic lane must remain open in each direction
Collector Streets	Clear width of 11-feet must remain open
Minor Streets	Maximum depth of 6-inches

4.2.3 Street Flow Calculations

Evaluation of street flow is based upon open channel hydraulics theory, with the Manning's Equation modified to allow direct solution, based on the street cross section. The methodology included in the *Hydraulic Engineering Circular 22: Urban Drainage Design Manual (HEC 22)* [5] should be followed for determining proposed roadway improvements.

4.3 Inlet Design

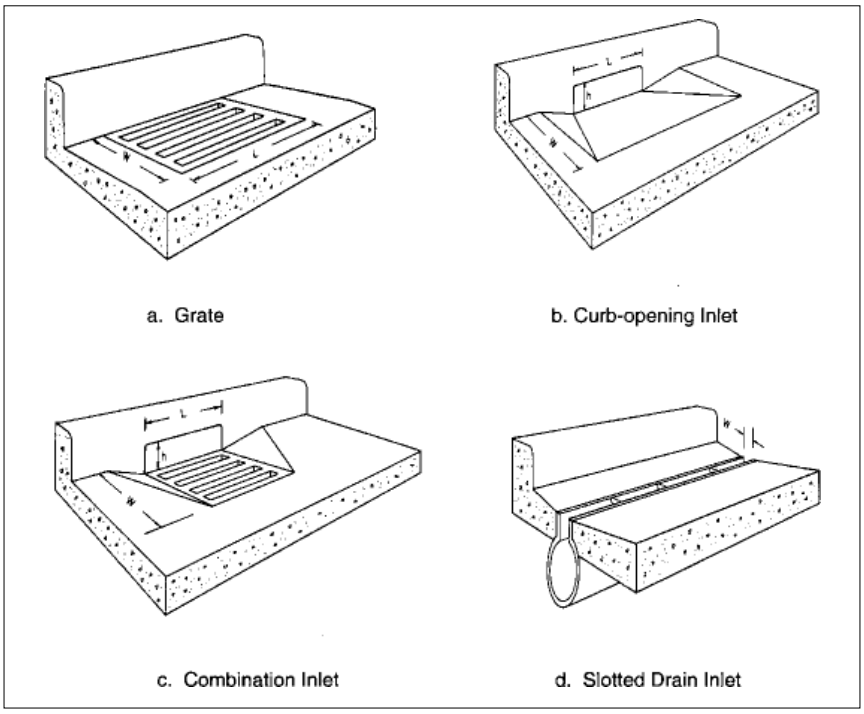
Inlets shall be located as necessary to remove the flow based on the 25-year storm and accommodate ponding widths in streets as defined in Table 4-1. The hydraulic efficiency of storm drain inlets varies with the amount of gutter flow, street grade, street crown, and the geometry of the inlet opening. No lowering of the standard height of street crown shall be allowed for the purposes of obtaining additional hydraulic capacity.

4.3.1 Inlet Types and Descriptions

Storm drain inlets are designed to collect and convey runoff to a storm drainage system. They are typically located at the street curb, paved medians, and in roadside and median ditches. The inlets are commonly divided into four categories:

a. Grate inlets
b. Curb-opening inlets
c. Combination inlets
d. Slotted drain inlets

Figure 4-1: Types of Storm Drainage Inlets



Source: HEC 22

4.3.1.1 Grate Inlets

Grate inlets are installed in the area of the roadway where the water is flowing and perform reasonably over a wide range of gutter grades. Some of the disadvantages are they lose capacity with increase in grade, may clog by debris, and pose a hazard to bicycle and wheelchair traffic. Therefore, these inlets must be configured to be safe for wheelchairs and bicycles.

4.3.1.2 Curb-Opening Inlets

Curb-opening inlets function effectively on flatter slopes or sags and where there is potential for a significant amount of debris in the gutter flow. They lose interception capacity as the gutter grade increases and therefore are recommended to be placed in grades no steeper than 3%.

4.3.1.3 Combination Inlets

Combination inlets have a high runoff interception capacity as they incorporate both the grate inlet and the curb opening inlet. If the curb opening is placed upstream of the grate inlet, it will act as a "sweeper" by intercepting floating debris in the early phase of a storm.

4.3.1.4 Slotted Drain Inlets

Linear inlets, slotted drains and trench drains, are placed in areas where runoff needs be intercepted over a wide section with low flows. The main disadvantage is they are very vulnerable to clogging from sediments and debris. Slotted drains may only be used with City permission. Trench drains are acceptable for use on driveways and low volume areas.

4.3.2 Inlet Capacity Calculations

The inlet capacity calculations shall be performed using the methodology contained in the TxDOT HDM.

4.3.2.1 Inlets On-Grade

The interception capacity of inlets on grade is dependent on the cross slope, longitudinal slope, total gutter flow, and pavement. The interception capacity of all inlet configurations increases with increasing flow rates, and inlet efficiency generally decreases with increasing flow rates. Designs must account for bypass flow.

4.3.2.2 Inlets in Sag Configurations

Inlets in a sag locations operate as weirs under low head conditions and as orifices at greater depths. Orifice flow begins at depths dependent on the grate size, the curb opening height, or the slot width of the inlet. At depths between those at which weir flow prevails and those at which orifice flow prevails, flow is in a transition stage. At these depths, control is ill defined and flow may fluctuate between weir and orifice control.

The efficiency of inlets in passing debris is critical in sag locations because all runoff which enters the sag must be passed through the inlet. Total or partial clogging of inlets in these locations can result in hazardous ponded conditions. Grate inlets alone are not recommended for use in sag locations because of the tendencies of grates to become clogged. Combination inlets or curb opening inlets are recommended for use in these locations.

4.4 Storm Drain Systems

The combined street system, including ditches, swales, and channels, directs flow into a collection structure, such as an inlet or grate, and deposits flow into the storm drain system. The objective is to provide safe passage of vehicle traffic by collecting stormwater from roadway surfaces and safely conveying it to an adequate receiving body.

4.4.1 General Requirements

The following shall be considered during the design of storm drain systems.

a. Storm drain pipe shall be reinforced concrete pipe (AASHTO M170 Class III). Corrugated metal pipe or plastic pipe shall not be permitted for storm drain systems in the public ROW.
b. Manholes or junction boxes must be used at all pipe size changes on trunk lines. For all pipe junctions, other than manholes and junction boxes, manufactured wye connections should be used, and the angle of intersection shall not be greater than 45 degrees. Laterals shall be connected to trunk lines using manholes or manufactured wye connections. Vertical curves in the conduit will not be permitted, and horizontal curves must meet manufacturer's requirements for offsetting of the joints.
c. The maximum manhole and junction box spacing for storm drain systems are shown in Table 4-2. Manholes or junction boxes shall also be placed at pick up points having three or more laterals; vertical alignment changes; and future collection points. The requirement for manholes may be waived if the pipe size allows direct access into the pipe by maintenance personnel and equipment.
d. The cover over the crown of circular pipe should be at least three feet and should be based on the type of pipe used, the expected loads, and the supporting strength of the pipe. Box sections should normally have a minimum of one foot of cover; however, box sections may be designed for direct traffic in special situations with approval.
e. Grates for drop inlets should be designed to facilitate removal for maintenance, but minimize vandalism. Design shall consider traffic loading, bicycle and pedestrian safety, and a means to secure the grate.
f. At no time shall bypass flow exceed the water spread limits for roadways as defined by Table 4-1. Inlets shall be located to prevent water convergence and/or excessive flows through intersections.
g. For arterial or collector streets with super-elevated sections, no more than 3 cubic feet per second of the 25-year flow will be allowed to cross from the higher elevation to the lower elevation.

Table 4-2: Maximum Manhole Spacing

Pipe Diameter (in)	Max. Spacing (ft)
24	400
27-39	800
42-60	1,000
Larger than 60	1,200

4.4.2 Design Criteria

The capacity of a storm drain network has several limiting factors, including the total incoming flow dependent on the severity of the storm, size, shape, and material of the network pipes, flow rate, and velocity, geometric changes causing energy losses, and exiting structure. To design a storm drain system, the following criteria will be used to create a system with the necessary capacity.

a. The design storm shall be the 25-year storm with provisions made for the 100-year storm. Design of storm drain systems shall follow the TxDOT HDM, utilizing Manning's Equation for closed conduits and step backwater methodology for open channels. For Manning's equation, the minimum roughness coefficient for a concrete storm pipe is 0.013.
b. Conduits within the storm drain system shall have a minimum velocity of 2 feet per second. This requirement shall protect the ability of the system to convey the design storm by limiting or preventing the accumulation of sediment within closed conduits.

c. Maximum conduit velocities for trunk lines and inlet laterals longer than 30 feet are 12 feet per second. A maximum velocity is required to prevent the erosion of the storm pipe material over time. The exiting velocity of a given storm drain system must be below the design velocity for the receiving channel or outfall structure. Erosion control measures are required for all outfalls into natural channels.
d. All energy losses, including entrance and exit losses, expansion losses, manhole and bend losses, junction losses, and minor head losses at points of turbulence, shall be included in calculations to determine the hydraulic gradient.
e. Storm lines discharging into open channels shall have flowlines higher or equal to those of the receiving open channel. The storm system is not allowed to be at sump with the channel.
f. Slope, along with larger diameter pipes located downstream, must be utilized such that the velocity of flow features a gradual increase, or at a minimum prevent large decreases at changes in geometry, including bends and inlets, to prevent sedimentation from occurring.
g. At connections of pipes with differing diameters, the pipe crowns (soffits) shall be matched, instead of matching the flow lines.

4.4.3 Calculation of the Hydraulic Grade Line

The hydraulic grade line (HGL) for a conduit system must be calculated with the inclusion of all energy losses and depicted in the system profile drawing. The hydraulic grade line must be computed and drawn for both the 25-year design storm and the 100-year storm. The methodology for calculating the hydraulic grade line is located in HEC 22.

4.4.3.1 Tailwater Conditions

The capacity of a system is dependent on the tailwater conditions, thus the tailwater conditions must be determined prior to designing storm drain systems. When calculating the hydraulic performance of a storm drain system discharging into an existing watercourse, tailwater elevation must be determined by the design engineer. However, the tailwater elevation must be greater than the existing water surface of the receiving channel and the minimum outlet water surface.

The design engineer must also determine the maximum outlet velocities of the storm drain network and include the "Normal Depth" outfall analysis. As a part of the analysis, the design engineer must solve the downstream boundary condition using Manning's equation for Normal Depth.

4.4.3.2 Head Loss

To design a conduit system, the head loss within the system must be computed. The head loss is the combined friction losses, minor losses, and junction losses for the system. The procedure for calculating head loss is included in the TxDOT HDM.

4.5 Open Channels

The general classifications for open channels are natural channels, which include all watercourses that have been carved by nature through erosion; and engineered channels, which are constructed or existing channels that have been significantly altered by human effort. No person shall place or cause to be placed any obstruction of any kind in any watercourse within the City and its ETJ. The owner of any property within the City, through which any watercourse may pass, shall keep the watercourse free from obstruction.

4.5.1 Design Criteria

The parameters that need to be considered in channel design include: flow capacity, permissible velocity, side slope, and freeboard.

- Flow Capacity: All channels shall be designed to convey the 100-year storm event with freeboard in accordance with Table 2-4;
- Permissible Velocity: The minimum permissible velocity is 2 fps for the 25-year storm. The maximum permissible velocity for the 100-year storm must be non-erosive; and
- Side Slopes: The channel slopes shall be 3H:1V or flatter.

4.5.2 ROUGHNESS COEFFICIENTS

The roughness coefficients describe the degree of resistance that natural or artificial channels have to flow conveyance. The recommended roughness coefficient values for use in open channel hydraulic analyses are presented in Table 4-3.

Table 4-3: Roughness Coefficients

Type of Channel and Description	Minimum	Normal	Maximum
LINED OR BUILT-UP CHANNELS			
Concrete-lined	0.012		0.025
Concrete rubble	0.017		0.030
UNLINED CHANNELS			
Earth, straight, and uniform	0.017		0.025
Winding and sluggish	0.022		0.030
Rocky beds, weeds on bank	0.025		0.040
Earth bottom, rubble sides	0.028		0.035
Rock cuts	0.025		0.045
NATURAL STREAMS			
Minor Streams (top width at flood stage<100 ft)			
Streams on plain			
clean, straight, full stage, no rifts or deep pools	0.025	0.030	0.033
clean and straight with more stones and weeds	0.030	0.035	0.040
clean, winding, some pools and shoals	0.033	0.040	0.045
clean and winding but some weeds and stones	0.035	0.045	0.050
same as above, lower stages, more ineffective slopes and sections	0.040	0.048	0.055
clean, winding, some pools and shoals with more stones	0.045	0.050	0.060
sluggish reaches, weedy, deep pools	0.050	0.070	0.080
very weedy reaches or floodways with heavy underbrush	0.075	0.100	0.150
Floodplains			
Pasture, no brush			
short grass	0.025	0.030	0.035
high grass	0.030	0.035	0.050
Brush			
scattered brush, heavy weeds	0.035	0.050	0.070
light brush and trees, in winter	0.035	0.050	0.060
light brush and trees, in summer	0.040	0.060	0.080
medium to dense brush, in winter	0.045	0.070	0.110
medium to dense brush, in summer	0.070	0.100	0.160
Trees			
dense willows, summer, straight	0.110	0.150	0.200
cleared land with tree stumps, no sprouts	0.030	0.040	0.050
cleared land with tree stumps with heavy growth of sprouts	0.050	0.060	0.080

Type of Channel and Description	Minimum	Normal	Maximum
heavy stand of timber and little undergrowth	0.080	0.100	0.120
same as above with flood stage reaching branches	0.100	0.120	0.160
Major Streams (top width at flood stage>100 ft)			
Regular section with no boulders or brush	0.025		0.060
Irregular and rough section	0.035		0.100

4.5.3 CHANNEL ANALYSIS

For the analysis and design of open channels the depth and velocity of flow are necessary. For the hydraulic analysis of open channels, the following two methods are commonly used:

- Slope Conveyance Method
- Standard Step Backwater Method

The above two methods of analysis are included in the TxDOT Hydraulic Design Manual.

4.5.4 SUPERCRITICAL FLOW

The Froude Number, Equation 4-1, provides a relationship between flow velocity and the hydraulic depth of flow, and gravitational action and shall be calculated for all channel improvement designs. Subcritical flow conditions occur when the Froude Number is less than 1.0 and supercritical flow conditions exist in lined channels when the Froude Number exceeds 1.0.

If the normal depth in a channel is supercritical, its alternate depth is a deeper subcritical depth. Obstructions that may enter a stream during a storm event may cause supercritical flows to experience a hydraulic jump and become subcritical flows. When it is calculated that supercritical conditions could occur for the design storm, the depth of the channel must be at least the alternate depth plus the required freeboard. Adequate protection of the channel must be provided to protect against supercritical flow.

Subcritical flow conditions are recommended for all channel designs, as supercritical flow tends to have high velocities and high potential for channel erosion. Supercritical flow conditions will not be allowed in channels with a vegetative lining. Subcritical flow conditions may be achieved by using energy dissipators in areas where the existing topography will not allow subcritical flow conditions to occur naturally. In all cases, the channel improvements shall be designed to avoid the unstable transitional flow conditions that occur when the Froude Number is between 0.9 and 1.1.

$$F = \frac{v}{\sqrt{gD}} \qquad \text{Equation 4-1}$$

Where:

F=Froude number (dimensionless)
v=average velocity (ft/s)
g=gravitational acceleration (32.3 ft/s^2)
D=hydraulic depth (ft)

4.5.5 SHEAR STRESS

Shear stress represents the component of stress that acts in the direction of the flow. Shear stress shall be computed for all open channels and adequate protection shall be provided based on the tractive force method described in HEC 15 [6] and the permissible shear stresses reported in the TxDOT HDM.

The shear stress at normal depth should be computed. The channel lining selected, Table 4-4, will determine the permissible shear stress, Table 4-5. If the computed shear stress is less than the permissible

stress, the lining is adequate. Otherwise, consider the following options: choose a more resistant lining, decrease channel slope, decrease slope in combination with drop structures, or increase channel width or flatten side slopes. Non-native plants are prohibited for use within channels.

Table 4-4: Retardation Class for Lining Materials

Retardance Class	Cover	Condition
A	Weeping lovegrass	Excellent stand, tall (average 30 in. or 760 mm)
B	Native grass mixture little bluestem, bluestem, blue gamma, other short and long stem midwest grasses	Good stand, uncut
	Weeping lovegrass	Good Stand, tall (average 24 in. or 610 mm)
	Lespedeza sericea	Good stand, not woody, tall (average 19 in. or 480 mm)
	Alfalfa	Good stand, uncut (average 11 in or 280 mm)
	Weeping lovegrass	Good stand, uncut (average 13 in. or 330 mm)
	Blue gamma	Good stand, uncut (average 13 in. or 330 mm)
C	Crabgrass	Fair stand, uncut (10-to-48 in. or 55-to-1220 mm)
	Bermuda grass	Good stand, mowed (average 6 in. or 150 mm)
	Common lespedeza	Good stand, uncut (average 11 in. or 280 mm)
	Grass-legume mixture: summer (orchard grass redtop, Italian ryegrass, and common lespedeza)	Good stand, uncut (6-8 in. or 150-200 mm)
	Centipedegrass	Very dense cover (average 6 in. or 150 mm)
	Kentucky bluegrass	Good stand, headed (6-12 in. or 150-305 mm)
D	Bermuda grass	Good stand, cut to 2.5 in. or 65 mm
	Common lespedeza	Excellent stand, uncut (average 4.5 in. or 115 mm)
	Buffalo grass	Good stand, uncut (3-6 in. or 75-150 mm)
	Grass-legume mixture: fall, spring (orchard grass Italian ryegrass, and common lespedeza	Good Stand, uncut (4-5 in. or 100-125 mm)
	Lespedeza sericea	After cutting to 2 in. or 50 mm (very good before cutting)
E	Bermuda grass	Good stand, cut to 1.5 in. or 40 mm
	Bermuda grass	Burned stubble
Source: TxDOT HDM		

Table 4-5: Permissible Shear Stress for various linings

Protective Cover	(lb/sf)
Retardance Class A Vegetation	3.70
Retardance Class B Vegetation	2.10
Retardance Class C Vegetation	1.00
Retardance Class D Vegetation	0.60
Retardance Class E Vegetation	0.35
Woven Paper	0.15
Jute Net	0.45
Single Fiberglass	0.60
Double Fiberglass	0.85
Straw W/Net	1.45
Curled Wood Mat	1.55
Synthetic Mat	2.00
Gravel, D50 = 1 in. or 25 mm	0.40
Gravel, D50 = 2 in. or 50 mm	0.80
Rock, D50 = 6 in. or 150 mm	2.50
Rock, D50 = 12 in. or 300 mm	5.00
6-in. or 50-mm Gabions	35.00
4-in. or 100-mm Geoweb	10.00
Soil Cement (8% cement)	>45
Dycel w/out Grass	>7
Petraflex w/out Grass	>32
Armorflex w/out Grass	12-20
Erikamat w/3-in or 75-mm Asphalt	13-16
Erikamat w/1-in. or 25 mm Asphalt	<5
Armorflex Class 30 with longitudinal and lateral	>34
Dycel 100, longitudinal cables, cells filled with mortar	<12
Concrete construction blocks, granular filter	>20
Wedge-shaped blocks with drainage slot	>25
Source: TxDOT HDM	

4.5.6 ENERGY DISSIPATORS

Energy dissipators are commonly used for culverts and channels in order to prevent erosion problems by dissipating the flow energy at specific locations prior to discharging downstream. Design methodology for these structures is presented in HEC-14 [7].

The energy dissipators fall under different categories including:

- Internal Dissipators
- Stilling Basins
- Streambed Level Dissipators
- Riprap Basins and Aprons
- Drop Structures
- Stilling Wells

4.6 Bridges and Culverts

A bridge is defined as a structure, including supports, erected over a depression or having a roadway for carrying traffic or other moving loads, and having an opening measured along the center of the roadway of more than 20 feet between faces of abutments, spring lines of arches, or extreme ends of openings for multiple box culverts. Culverts convey surface water through a roadway embankment away from the roadway ROW or into a channel along the ROW.

4.6.1 General Requirements

All proposed bridges and culverts must meet the following criteria:

a. All culverts shall be a minimum size of a 18-inch circular pipe or equivalent for alternate shapes. Reinforced concrete shall be the material of choice. Other materials must be approved by the City.
b. Allowance shall be made for conveyance of the 100-year runoff across the road and into the downstream channel without damage to the road or adjacent property.
c. Temporary crossings shall be designed to safely pass the 2-year design storm runoff.
d. The backwater created by a culvert or bridge during the 100-year design storm runoff shall not cause damage to public or private property.
e. Culvert outlets shall be designed to minimize damage caused by erosion.
f. Culverts and bridges shall be aligned with natural drainage ways in grade and direction whenever practical. Culverts shall have a minimum design storm velocity of 2.5 feet per second to reduce sediment accumulation.
g. Larger culvert sizes, bridges, box culverts, and/or smooth-walled pipes are recommended for crossings where heavy debris or sediment accumulations are anticipated. Trash racks may be required.
h. All headwalls shall be constructed of reinforced concrete.

4.6.2 Bridge Design Criteria

Additional design criteria from that stated above will be on a case-by case basis as determined by the City Engineer.

4.6.3 Culvert Design Criteria

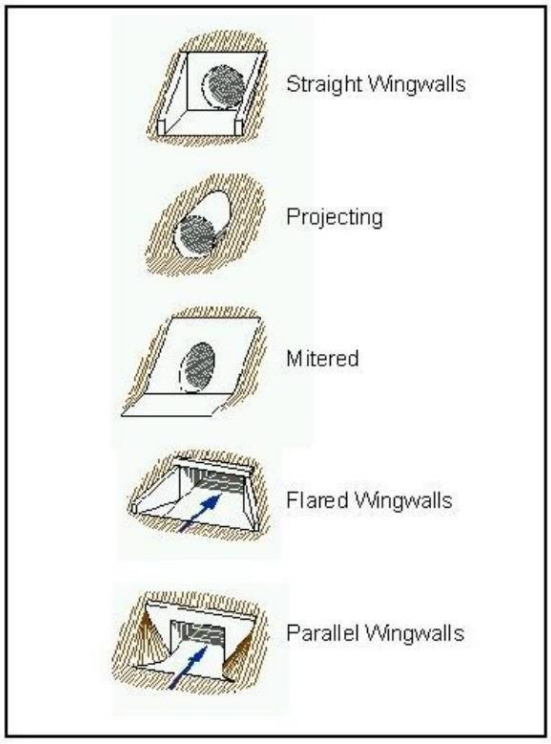
All proposed culverts shall be designed to meet the following criteria:

a. Headwalls and necessary erosion protection shall be provided at all culverts and shall comply with TxDOT standard details. All culverts and bridges are to be analyzed at both the design flow and 100-year check flow.
b. Alignment, location, and grade of proposed culverts must be consistent with planned development of the drainage system for that watershed. In the event the particular watershed or waterway is not covered by a planned storm drainage system, the designer should proceed with the design from the nearest downstream control and design the proposed drainage system improvements anticipating future system expansion due to fully developed watershed conditions.
c. Wingwalls, if used, may be either straight parallel, flared, or tapered. Approach and discharge aprons shall be provided for all culvert headwall designs. Precast headwalls and end walls may be used if all other criteria are satisfied.

4.6.4 CULVERT END TREATMENTS

End Treatment of a culvert is to create safer conditions surrounding the culvert without interfering with the hydraulics of the culvert design. There are a multitude of end treatments available for culverts. The TxDOT Bridge Division maintains standard details of culvert end treatments. Typical end treatments are depicted in Figure 4-2. Safety end treatments (SET), such as those used with driveway and other small diameter culverts, may be more hydraulically efficient by providing both tapered wingwalls and a beveled edge instead of using a mitered section. For larger culverts that are not protected by a railing or guard fence, pipe runners arranged either horizontally or vertically shall be used on all SET installations.

Figure 4-2: Typical Culvert End Treatments



Source: TxDOT HDM [4]

The pipe of pipe runner SETs have been proven to be within the tolerance of the entrance loss equation. Therefore, the entrance should be evaluated solely for its shape and the effect of the pipes on the entrance loss equation should be ignored.

4.6.5 CULVERT HYDRAULICS

The hydraulic design of culverts shall be based upon design guidelines set forth by TxDOT, the U.S. Department of Transportation, or other suitable material as approved by the City. Computer programs such as FHWA's "HY-8" may be used, provided that the design engineer provides output tables showing models results and input data.

Values of entrance loss coefficients (Ce) are shown in Table 4-6 based on culvert shape and entrance condition.

Table 4-6: Entrance Loss Coefficients

Entrance Configuration	Ce
CONCRETE PIPE	
Projecting from fill, socket end (groove end)	0.2
Projecting from fill, square cut end	0.5
Headwall or headwall and wingwalls:	-
Socket end of pipe (groove end)	0.2
Square-edge	0.5
Rounded (radius 1/12 D)	0.2
Mitered to conform to fill slope	0.7
End section conforming to fill slope	0.5
Beveled edges, 33.7º or 45º bevels	0.2
Side- or slope-tapered inlet	0.2
CORRUGATED METAL PIPE OR PIPE ARCH	-
Projecting from fill (no headwall)	0.9
Headwall or headwall and wingwalls square-edge	0.5
Mitered to conform to fill slope, paved or unpaved slope	0.7
End section conforming to fill slope	0.5
Beveled edges, 33.7º or 45º bevels	0.2
Side- or slope-tapered inlet	0.2
REINFORCED CONCRETE BOX	-
Headwall parallel to embankment (no wingwalls):	-
Square-edged on 3 edges	0.5
Rounded on 3 edges to radius of 1/12 barrel dimension, or beveled edges on 3 sides	0.2
Wingwalls at 30º to 75º to barrel:	-
Square-edged at crown	0.4
Crown edge rounded to radius of 1/12 barrel dimension, or beveled top edge	0.2
Wingwall at 10º to 25º to barrel: square-edged at crown	0.5
Wingwalls parallel (extension of sides): square-edged at crown	0.7
Side- or slope-tapered inlet	0.2
Source: TxDOT HDM [4]	

There are two categories of flow through culverts: inlet control and outlet control.

a. Inlet Control: The flow is controlled by the cross-sectional area of the culvert, inlet configuration, and headwater depth. Slope, roughness, and length of culvert are of no importance. Nomographs are available for inlet control estimations as proved in Hydraulic Design of Highway Culverts [8].
b. Outlet control: The flow is controlled by the cross-section area of the culvert, inlet configuration, and headwater depth and, slope, roughness and length of culvert. Culverts will be outlet controlled if the culvert slope is relatively flat, the tailwater sufficiently deep, or the culvert is quite long. It is also possible, where the water enters the culvert under inlet control, but the culvert slope, or tailwater conditions cause a hydraulic jump near the outlet. This situation should be avoided because damage can occur to the culvert pipe. Unstable conditions are most likely when the culvert is placed at a near-critical slope.

The design engineer shall calculate both outlet and inlet control conditions and use the more conservative of the two as the design condition.

4.6.6 CULVERT OUTLET PROTECTION

High discharge velocities from culverts can cause eddies or other turbulence, which could damage unprotected downstream channel banks and roadway embankments. To prevent damage from scour and erosion in these conditions, culvert outlet protection is needed. The outlet protection should extend downstream to a point where non-erosive channel velocities or shear stress are established in accordance with Section 4.5.5 of this manual. The outlet protection should be placed sufficiently high on the adjacent banks to extend 1 foot above the design water surface elevation. All outlet protection shall be designed with an appropriate toe depth. All toes shall be no less than twenty-four inches.

4.6.7 ENERGY DISSIPATION

Design of riprap stone protection shall be done in accordance to *HEC 22*. Design of concrete baffles and stilling basins shall be done in accordance with *HEC 14*.

CHAPTER 5 DETENTION FACILITIES

Detention is the storage of runoff for a controlled release during or immediately following a design storm. The detention facility shall be appropriate to the type of development, topography, and amount of control needed.

5.1 General Requirements

All proposed detention facilities must achieve the following requirements:

a. The method(s) of detention shall be appropriate to the type of development, topography, and amount of control needed. Examples of methods include, but are not limited to, the following:
    a. Basins or swales – single or multiple
    b. Check dams in gullies to slow runoff and trap sediment
    c. Contour terracing, improved vegetation cover
b. Parking areas may be used as detention facilities provided that maximum depths of ponding do not exceed eight inches and ponding is in the areas most remotely situated from structures.
c. Stormwater infiltration systems are not permitted for mitigation in any development where there is a potential for pollutants to adversely affect ground water quality (e.g. Edwards Aquifer Recharge Zone).
d. No detention basin shall retain standing water longer than 36 hours unless it is designed and constructed to be a permanent pond with appropriate health, safety and water quality measures. Permanent ponds must comply with all applicable water rights requirements for such a body of water.
e. Detention basins to be excavated shall provide positive drainage through the pond. Consideration should be given to pond slope and erosion protection.
f. Finished floors of adjacent structures should be a minimum of 1 foot above the 100-year water surface in the facility. Facilities should preferably be located such that the invert of the outlet structure is above the 100-year water surface level in the receiving body; but in all cases, facilities shall be designed to function properly during conditions where the outlet is submerged by the tailwater of the receiving stream.
g. Detention facilities shall be designed with one or more outlet structures to allow safe passage of the 100-year post-development design storm runoff. Emergency overflow weirs shall also be required. Overflow weirs shall consider where overflow is directed and where feasible, direct overflows to easements and ROW but shall in no case adversely impact adjacent properties or streams.
h. Weirs, spillways, and outlets shall be protected from erosion with riprap, grouted riprap, or other method of erosion control to protect the structure and downstream channel. Outflows shall be conveyed within proposed property limits or easement to an appropriate receiving drainage facility in a manner such that roadways, private property, buildings, etc. are not damaged.
i. Best management practices shall be used in the event a detention facility empties into another storage facility downstream. The timing of the hydrograph from the detention facility shall be checked against the timing of the receiving storage facility to prevent any increase in the flow rate from the downstream facility.
j. Side slopes of earthen embankments shall be designed for stability and safety, with side slopes of earthen banks shall be 3H:1V or flatter. All constructed stormwater structures of earthen material shall be re-vegetated to mature growth.
k. Maximum water depths over 6 feet shall not be allowed without prior approval from the City. Any detention facility that is classified as a dam by the TCEQ shall conform to the more stringent of rules listed in this manual or the dam safety rules adopted by TCEQ.

l. Earthen embankments of a height greater than 3 feet used to impound a required detention volume must have a minimum top-width of 4 feet, shall contain a non-permeable core, and shall be based on a geotechnical investigation for the site. Compaction of all earthen drainage structures shall be to 90% standard proctor.

m. A maintenance ramp shall be provided for access in detention basin design for periodic desilting and debris removal. Access shall be provided to all ponds and channel maintained by the City, regional drainage facilities, or any other drainage facility designed for drainage of more than one privately maintained single-family lot as follows: ponds and channels shall provide a maintenance access with a width of at least 12 feet and have a vertical grade no steeper than 6H:1V. Access shall be provided within dedicated ROW or within the drainage easement and shall be clearly identified on plans.

   Maintenance schedules and descriptions of maintenance practices for privately maintained single-family residential ponds and channels shall be provided within the plans or as a separate document. Adequate access shall be provided for the maintenance description provided.

n. Basins with permanent storage must include dewatering facilities to provide for maintenance.

o. The design of detention facilities shall include provisions for collecting and removing sediment deposited after collecting and releasing stormwater.

p. Detention ponds and reservoirs shall provide freeboard based on Table 2-4 of this manual for the 100-year storm event measured from top of berm to the 100-year water surface elevationof the pond.

5.2 Design Criteria

The purpose of a stormwater detention basin is to temporarily impound (detain) excess stormwater, thereby reducing peak discharge rates. Therefore, all detention ponds are to be designed to prevent an increase in flow to the existing ~~2, 10~~5, 25, and 100-year peak runoff leaving a proposed site. The design engineer must use the NRCS unit hydrograph as outlined in Section 3.4 of this manual.

5.3 Outlet Structure Design

To reduce the ~~2, 10~~5, 25, and 100-year post-developed design storm flows to pre-development levels, a multi-level outlet structure may be required. The required documentation for the design of any detention structures include design hydrographs, calculations of stage-storage-discharge tables, drawings of the basin, spillway, weir and outlet size and location along with necessary erosion control measures. For further guidance for design and construction of outlet structures, the design engineer should reference the Stormwater Detention Outlet Control Structures [9].

5.3.1 ORIFICES

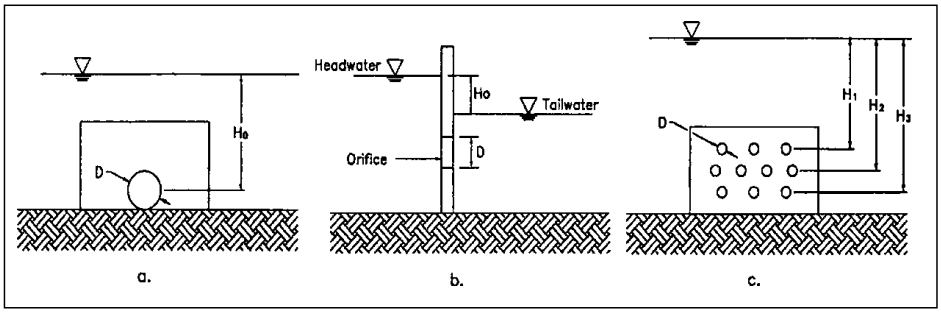
The orifice flow for a single orifice, depicted in Figure 5-1, can be calculated from Equation 5-1.

$$Q = C_0 A_0 (2gH_0)^{0.5} \qquad \text{(Equation 5-1)}$$

Where:

Q= Orifice flow rate (cfs)
C_0= Discharge coefficient 0.40-0.60
A_0= Area of orifice (sf)
H_0= Effective head on the orifice measured from the centroid of the opening (ft)
g = Gravitational acceleration = 32.2 ft/s^2

Figure 5-1: Definition Sketch for Orifice Flow



Source: HEC 22 [5]

For orifices discharging as a free outfall, the effective head is measured from the centerline of the orifice to the water surface elevation. For submerged orifices, the effective head is the difference in elevation between the upstream and downstream water surface elevations. A submerged orifice can be seen in Figure 5-1(b).

The discharge coefficient for orifices depend on the entrance conditions and shape of the orifice. For a square-edged orifice with uniform entrance conditions, the discharge coefficient should be 0.6. However, for ragged edged orifices, such as occurring when using an acetylene torch to cut the orifice opening into a corrugate pipe, 0.4 should be used for the discharge coefficient.

Design engineers may analyze pipes with a diameter of 1 foot or less as a submerged orifice as long as H_0/D is greater than 1.5. If the diameter of the pipe is greater than 1 foot, it must be analyzed as a discharge pipe and the design engineer must take into account both headwater and tailwater effects.

When dealing with flow through multiple orifices, as seen in Figure 5-1(c), the sum of the flow through each individual orifice is the total flow through them all. For multiple orifices of the same size and operating under the same effective head, the flow through one orifice can be multiplied by the number of openings to find the total flow.

5.3.2 WEIRS

Weirs are typically one of four types: sharp crested, broad-crested, V-notch, or proportional. The following section provides the required relationships for each type of weir. Design procedures are provided in HEC 22.

5.3.2.1 Sharp Crested Weirs

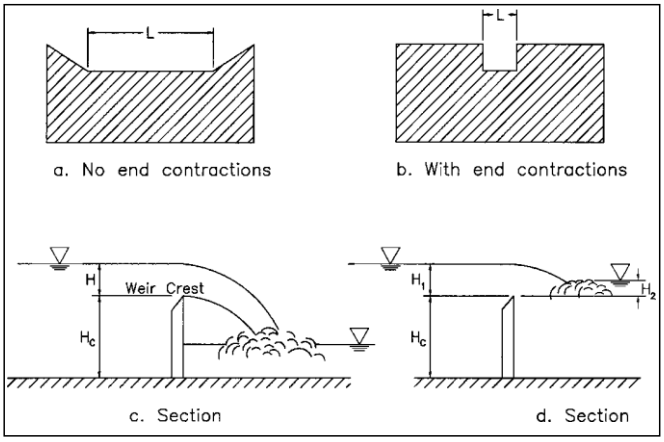
Typical sharp crested weirs are shown in Figure 5-2.

When a sharp crested weir has an end contraction, as shown in Figure 5-2(b), the equation changes, as follows:

$$Q = C_{SCW}(L - 0.2H)H^{1.5} \qquad \text{(Equation 5-4)}$$

The Sharp Crested Weir coefficient varies linearly with the ratio H/H_c and is typically set equal to 3.33 (English units) when the ratio of H/H_c is less than 0.3.

Figure 5-2: Sharp Crested Weirs



Source: HEC 22 [5]

5.3.2.2 Broad-Crested Weir

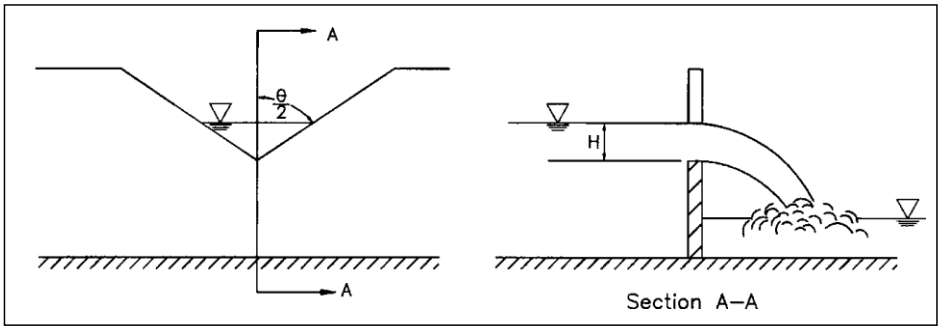
The broad crested weir coefficient is dependent on the breadth of crest of weir and head. Several commonly used broad crested weir coefficients are used for specific cases.

- If the upstream edge of a broad-crested weir is so rounded as to prevent contraction and if the slope of the crest is as great as the loss of head due to friction, flow will pass through critical depth at the weir crest; this gives the maximum C value of 3.09.
- For sharp corners on the broad crested weir, a minimum value of 2.62 should be used.

5.3.2.3 V- Notch Weir

Typical sections for a V-notch weir can be seen in Figure 5-3.

Figure 5-3: V-Notch Weir



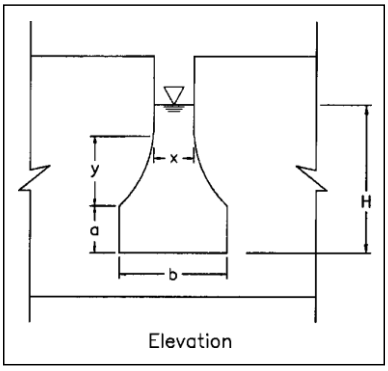
Source: *HEC 22* [5]

5.3.2.4 Proportional Weir

Although more complex to design and construct, a proportional weir has the potential to significantly reduce the required storage volume for a given site. Unlike the other three types of weirs, the proportional

weir has a linear head-discharge relationship. The linear relationship evolves from allowing the discharge area to vary non-linearly with head. Dimensions for a proportional weir are shown in Figure 5-4.

Figure 5-4: Proportional Weir Dimensions



Source: *HEC 22* [5]

5.3.3 DISCHARGE PIPES

Discharge pipes may be used as outlet structures for detention basins. An outlet structure utilizing discharge pipes can be designed one of two ways, either as a single or multistage discharge.

A single discharge system consists of a single discharge pipe or culvert. The single discharge system is designed as a simple culvert would be. As in Section 4.6.3 of this manual, the downstream boundary conditions would be applied in the same manner. The end computations would be a stage-discharge curve developed for the full range of flows that the single system may experience. The single pipe does not include a system to carry emergency flows.

A multistage discharge system does include a control structure at the inlet end of the pipe. This inlet control structure must be designed with the full range of flows under consideration. As with the single discharge system, a stage-discharge curve would be developed for all potential flows the system may experience. The design flows will typically be orifice flow through whatever shape the designer has chosen while the higher flows will typically be weir flow over the top of the control structure.

Orifices can be designed as outlined in Section 5.3.1 and weirs can be designed as shown in Section 5.3.2. The pipe must be designed to carry all flows considered in the design of the control structure.

In designing a multistage structure, the designer would first develop peak discharges that must be passed through the facility. The second step would be to select a pipe that will pass the peak flow within the allowable headwater and develop a performance curve for the pipe. Thirdly, the designer would develop a stage-discharge curve for the inlet control structure, recognizing that the headwater for the discharge pipe will be the tailwater that needs to be considered in designing the inlet structure. Last, the designer would use the stage-discharge curve in the basin routing procedure.

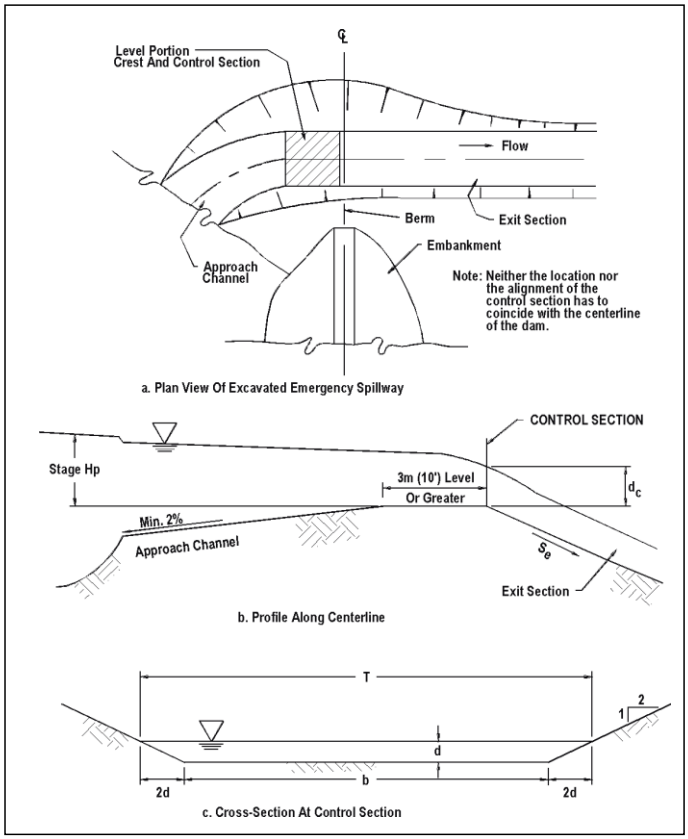
5.3.4 EMERGENCY OVERFLOW WEIRS

When storms occur, resulting in storm flows exceeding the design discharge of the detention basin, emergency overflow weirs allow a controlled relief of the excess water. Typically, an emergency overflow weir has a trapezoidal cross-section design for its constructability. For small ponds with outfall structures comprising of pipe-systems, an emergency weir will need to be designed to carry the full 100-year storm, assuming all pipes are blocked. For larger ponds with outfall structures comprising of box culverts or graduated weirs, the emergency weir will be

designed to carry the 500-year storm event. The typical emergency overflow weir is

shown in Figure 5-5. Emergency overflow weirs that do not incorporate a spillway should be treated as a broad-crested weir.

Figure 5-5: Emergency Spillway Design Schematic



Source: *HEC 22* [5]

The discharge coefficient varies as a function of the bottom width of the spillway and the effective head on the spillway. Design parameters for the relationship are included in HEC 22.

The critical slopes are based upon an assumed Manning's coefficient of 0.040 for turf cover of the spillway. For a paved spillway the Manning's coefficient should be 0.015. The Manning's coefficient is dependent on the spillway material and must be adjusted according to the design developed by the design engineer.

CHAPTER 6 MITIGATION OPTIONS

Mitigation options other than detention would include constructing improvements, or other measures that mitigate or otherwise improve the water course's ability to handle increased runoff from the site without causing adverse impact to adjacent or downstream properties.

Examples could include:

- Improving off-site drainage infrastructure
- Swales
- Channels
- Storm Drain installation or upsizing
- Culverts
- Clearing of underbrush
- No-Objection Certificate from adjacent property owners receiving runoff
- Low Impact Development

It should be noted that some of these options may require drainage easements from adjacent property owners or at a minimum written permission from these property owners to access the property.

The user may simply provide detention and mitigate the increase in flow, so there is no longer an impact to the downstream infrastructure. Alternatively, the user may evaluate opportunities to not provide detention and directly consider improving impacted infrastructure. The options listed above are some potential opportunities of consideration.

If the user has a reasonable explanation for not providing detention, they may consider the following:

- If there is any storm drainage infrastructure such as storm-inlets, culverts, etc: Then the user may consider upsizing the culverts by including additional pipes or boxes; may consider upsizing the inlet capacity to a larger inlet size and further replace underground storm pipes to accommodate the excess flow.
- If the flow goes through other properties, the user may consider channeling it to keep the flow extents same as existing conditions. This can be done using engineering channels such as grass-lined or concrete lined (which need maintenance) or can be done using vegetated swales which need less maintenance.
- For minor increases in flow, the user may consider clearing existing underbrush on the downstream side, to be able to reduce the manning's roughness coefficients, which can achieve a reduction in water surface elevations.
- Also, for minor increases in flow, a LID feature may be included which could potentially help with mitigating both water quantity and quality.
- Lastly, the user may obtain no objection certificate from adjacent property owners that are impacted from the increase in flows. The signed letter should provide acknowledgement and agreement from the adjacent property owners and should accept the increase in flow, without any current or future concerns.

6.1 Low Impact Development (LID) Features

Low Impact Development (LID) Features as an alternative to traditional detention can often be incorporated into landscaping to provide aesthetics without requiring additional disturbance or requiring off-site improvements. Reference Travis County Low Impact Development standards for further guidance.

Examples could include:

- Biofiltration ponds
- Rain gardens
- Rainwater harvesting
- Irrigation & Infiltration fields
- Sedimentation filtration ponds
- Vegetated filter strips
- Wet ponds
- Vegetated rooftops
- Permeable pavement
- Bioswales
- Planter Boxes

CHAPTER 7 ADVERSE IMPACT ANALYSIS

In many cases the proposed development will not cause an adverse impact on adjacent properties, or detention may cause increased impact.

Examples include:

- Discharge directly into a natural or manmade waterway with adequate capacity
- Point discharge from detention basins
- Timing of hydrographs
- Increase onsite flow path length and incidental storage

Methods to verify no adverse impact include: Mitigation through detention and other downstream drainage infrastructure improvements. Engineer of Record to provide analysis and supporting data that verify No-Adverse Impact. A detailed hydrologic analysis is defined as a computer model based on rainfall-runoff methodology using software similar to HEC-HMS. A detailed hydraulic analysis is defined as a computer model that calculates water surface elevations using a step-backwater method; such as HEC-RAS. Two-Dimensional models that can dynamically integrate hydrology and hydraulics, such as XP-SWMM, ICM or HECRAS 2D, can also be used for detailed analysis submittal. The purpose of the detailed analysis is to demonstrate no increases to the 5-yr, 25-yr and 100-year water surface elevations at a point just downstream of the site and at a zone of influence point established based on the 10% drainage area rule.

10% Zone of Influence Rule

Engineer to analyze the watershed to a point where the site represents 10% of the total watershed. IE: If a site is 2 acres. The engineer will study the flow path to a point where the watershed is a total of 20-acres or greater. The engineer must show through analysis and data that the proposed development of the 2 acres site will not cause an adverse impact within this 20-acre watershed. If there is an adverse impact, then mitigation will be required.

Commented [DC4]: Provide as guideline?

Natural Water Courses

Water courses with drainage areas in excess of 100 acres will require detailed hydrology and hydraulic analysis to determine the flood inundation area within the property. The flood inundation area must be dedicated as a public drainage easement to allow for future maintenance and preservation of the natural water course.

Drainage Easements

PLACEHOLDER, TO FURTHER DISCUSS IF TO INCLUDE: West Lake Hills has very few drainage easements which inhibit the City's ability to construct drainage improvements and perform maintenance of water courses. We recommend adding a section to the DECDM that would address this and require on-site easements to be dedicated where appropriate.

Street Discharge

When a site discharges directly into the existing streets which do not have existing stormwater infrastructure in place (regardless of drainage area) the property owner must dedicate a drainage easement at least 15' wide across the frontage of the property to allow for the construction and maintenance of drainage facilities.

Point Discharge

Concentration of runoff from a sheet flow condition into a point discharge will require an easement from the receiving property. This easement must be adequate to contain the received runoff during a ~~25-~~100-year design storm event. Alternatively, the point discharge must be returned to a sheet flow condition using a level spreader or other method sufficiently upstream of the property line to allow runoff to fully return to a sheet flow condition before reaching the property line.

CHAPTER ~~6~~8 WATER QUALITY CONTROLS

Stormwater can have a significant impact on water quality in creeks and rivers within and downstream of the City. To maintain the integrity of the natural environment, the City requires controls to remove suspended particulate matter and associated constituents such as bacteria, nutrients, and metals from stormwater discharges.

~~6.1~~8.1 Applicability

Permanent water quality controls for all developments within the City shall comply with the latest TCEQ published rules and technical design guidance. The selected BMP or combination of BMPs must reduce the increase in total suspended solids (TSS) load associated with development by at least 80 percent. ~~Single-family residential developments with less than 20% impervious cover are not required to treat stormwater discharges. For developments within the Edwards Aquifer Recharge Zone, TCEQ approval is required.~~ All single-family residential developments with impervious cover above 20% must provide water quality treatment for both the Recharge and Contributing Zones.

~~6.2~~8.2 Design Criteria

Permanent water quality BMPs shall be designed to provide adequate treatment of impervious cover in the City's Jurisdiction. The selection and sizing of BMPs shall follow the procedures outlined in the latest version of the TCEQ Report Publication RG-348 [10], as amended. All BMPs included in the errata sheet and addendums are accepted for use.

8.3 Maintenance

The maintenance requirements for BMPs as defined by TCEQ must be followed for all BMPs and is the responsibility of the property owner. A copy of the recorded maintenance plan, as required by TCEQ, shall be provided to the City. Documentation of annual inspections required by the City or TCEQ shall be submitted to the City each year. Changes in the ownership and responsibility provided to TCEQ shall also be provided to the City.

8.4 Rainwater Harvesting System

For water quality determination, roof areas connected to a rainwater harvesting system do not count towards impervious cover for low density single-family residential developments. Applicants proposing a

rainwater harvesting system at a minimum need to provide two impervious cover calculations, one to comply with building regulations and the other to comply with TCEQ.

If sized per the provided guidelines, developments can be exempt from the Edwards Aquifer protection plan application requirements by reducing the effective impervious cover below 20%. The volume of the rainwater collection system must be sufficient to retain the runoff from a 1.5-inch rainfall for all impervious cover above 20%. The rainwater harvesting container is to be sized for the entire roof area draining to the rainwater harvesting system if that area is larger than the area needed to bring the total impervious cover below 20%. The system should be managed so that it is emptied at least weekly to provide storage for subsequent storms. This guidance is provided for reference only, applicants are advised to periodically check for updates to TCEQ guidelines, as TCEQ regulations take precedence.

Commented [VK5]: Refer TCEQ guidelines/sections etc and add verbiage to direct them to TCEQ for periodic updates.

Formulas:

Required Water Quality (%) = ((Impervious Cover (ft2) / Area of property (ft2)) - 0.2) (100)

Minimum Rooftop Collection Area (ft2) = Impervious Cover (ft2) - (Area of property (ft2) / 5)

*Minimum Tank Size (gallons) = ((Minimum Rooftop Collection Area (ft2) * 144 in2/ft2) (1.5 in)) / 231 in3/gal

~~6.3~~ *Round up to the nearest gallon

~~The maintenance requirements for BMPs as defined by TCEQ must be followed for all BMPs and is the responsibility of the property owner. A copy of the recorded maintenance plan, as required by TCEQ, shall be provided to the City. Documentation of annual inspections required by the City or TCEQ shall be submitted to the City each year. Changes in the ownership and responsibility provided to TCEQ shall also be provided to the City.~~

CHAPTER ~~7~~9 EROSION CONTROL MEASURES

Private property owners, developers, or builders shall be accountable for erosion of their property or construction site which results in measurable accumulation of sedimentation in dedicated streets, alleys, waterways, or other properties. Sediment carried by stormwater runoff shall be prevented from entering storm drain systems and natural watercourses.

~~7.1~~9.1 General Requirements

a. Maximum use shall be made of vegetation to minimize soil loss. Vegetation measures should begin as soon as possible during construction in order to allow for establishment at construction termination.
b. Natural vegetation should be retained wherever possible including trees. Where inadequate natural vegetation exists or where it becomes necessary to remove existing natural vegetation, temporary controls should be installed promptly to minimize soil loss and ensure that erosion and sedimentation does not occur.
c. During construction, erosion controls shall be used to slow drainage flow rate and prevent downstream sedimentation.
d. Erosion control elements should be implemented as soon as practical in the development process.
e. Waste or disposal areas and construction roads should be located and constructed in a manner that will minimize the amount of sediment entering streams.
f. Frequent fording of live streams will not be permitted; therefore, temporary bridges or other structures shall be used wherever an appreciable number of crossings of a stream are necessary.
g. When work areas or material sources are located in or adjacent to live streams, such areas shall be separated from the stream by a dike or other barrier to keep sediment from entering a flowing stream. Care shall be taken during the construction and removal of such barriers to minimize the sediment transport into a stream.
h. Should preventative measures fail to function effectively, the applicant shall act immediately to bring the erosion and/or siltation under control by whatever additional means are necessary.
i. Erosion control devices shall be placed to trap any losses from stockpiled topsoil. Some acceptable forms of site erosion control devices include, but are not limited to, silt fences, silt traps, and geotextiles. Hay bales are not permitted.
j. The selection and timing of the installation of erosion controls shall be based upon weather and seasonal conditions that could make certain controls not practicable.
k. Vegetation used for vegetative cover shall be suitable for local soil and weather conditions. Ground cover plants shall comply with listings from the Texas Agricultural Extension Service.
l. Stripping of vegetation from project sites shall be phased so as to expose the minimum amount of area to soil erosion for the shortest possible period of time. Phasing shall also consider the varying requirements of an erosion control plan at different stages of construction and shall include the establishment of new vegetation or permanent erosion control measures.
m. SWPPP shall follow TCEQ rules.

~~7.2~~9.2 Edwards Aquifer

Development and redevelopment located over the Edwards Aquifer regulatory zones shall comply with the latest TCEQ published rules and technical design guidance for the Edwards Aquifer in accordance with 30 TAC Chapter 213 (Edwards Aquifer Rule) in addition to the provisions and requirements of TPDES General Permit Number TXR150000.

~~7.3~~9.3 Temporary Erosion Control Measures (used during construction)

Erosion control and restoration measures shall be designed in conformance with the methods established by the TPDES General Permit Number TXR150000 regardless of disturbed acreage. TCEQ Report Publication RG-348 outlines the selection and design of temporary erosion control and sediment control measures.

~~7.3.1 Maintenance and Monitoring~~

~~Required temporary erosion control measures are to be installed prior to commencing construction and shall remain in place until vegetation is established and the construction area is stabilized. During the course of construction, the property owner is responsible for maintaining the integrity of all temporary erosion control measures. Maintenance requirements for the BMPs are included in TCEQ RG-348. In general, the site and vicinity shall be clear of debris and sediment. The property owner is responsible for cleaning and removing all sediment discharged from the site during the construction at the direction of the City.~~

9.3.1 Maintenance and Monitoring

Required temporary erosion control measures are to be installed prior to commencing construction and shall remain in place until vegetation is established and the construction area is stabilized. During the course of construction, the property owner is responsible for maintaining the integrity of all temporary erosion control measures. Maintenance requirements for the BMPs are included in TCEQ RG-348. In general, the site and vicinity shall be clear of debris and sediment. The property owner is responsible for cleaning and removing all sediment discharged from the site during the construction at the direction of the City.

~~7.3.2~~9.3.2 Final Acceptance

All site related items must be complete in accordance with this Drainage and Erosion Control Design Manual prior to occupancy of the last building on a site. A Letter of Concurrence is required from the Engineer certifying completion of all stormwater detention and water quality management facilities prior to final acceptance.

~~7.4~~9.4 Permanent Erosion Control Measures

Natural drainage patterns shall be preserved whenever possible. Drainage patterns should be designed to prevent erosion, maintain filtration and recharge of local seeps and springs, and attenuate the harm of contaminants collected and transported by storm water.

~~7.4.1~~9.4.1 Cut/Fill Limits

In order to reduce stormwater runoff, resulting in erosion, sedimentation and conveyance of nonpoint source pollutants, the layout of the street network, lots and building sites shall, to the greatest extent possible, be sited and aligned along natural contour lines, and shall minimize the amount of cut and fill on slopes in order to minimize the amount of land area disturbed during construction. To determine average slope a total of up to five (5) continuous 1' contours can be used in the analysis. The maximum cut and fill limits are shown in Table 7-1. Structures utilizing piers or cantilever structures over area left natural are not subject to cut / fill limits.

Table 9~~7~~-1: Maximum Cut and Fill Limits

Slope	Open Cuts and Fills	Closed Cuts	Closed Fill
0 - 15%	3 feet	20 feet	6 feet
15 - 25%	1 foot	15 feet	6 feet

25% - 35%	0 feet	10 feet	6 feet
> 35%	0 feet	0 feet	0 feet

~~7.4.2~~9.4.2 STREAM BANK EROSION

Erosion control will be provided along streams and drainage channels. Where bank stabilization or other erosion protection measures are required to protect streams and channels, mitigation measures shall be detailed and calculations provided.

Appendix A: References

[1] W. Asquith, "Depth-Duration-Frequency of Precipitiation for Texas," US Geological Survey Water Resources Investigations Report 98-4044, Austin,TX, 1998.

[2] "Urban Hydrology for Small Watersheds - Technical Release 55," Natural Resources Conservation Services, Washington, D.C., 1986.

[3] City of Austin, Drainage Criteria Manual, Austin, 2014.

[4] Texas Department of Transportation, "Hydraulic Design Manual," Austin, TX, 2016.

[5] US Department of Transportation, Federal Highway Adminstration, "Urban Drainage Design Manual, Hydraulic Engineering Circular No. 22," 3rd Edition, Washington, D.C, 2009.

[6] US Department of Transportation, Federal Highway Adminstration, "Design of Roadway Channels with Flexible Linings, Hydraulic Engineering Circular No. 15," 3rd Edition, Washington, D.C., 2005.

[7] US Department of Transportation, Federal Highway Administration, "Hydraulic Design of Energy Dissipaters for Culverts and Channels, Hydraulic Engineering Circular No. 14," 3rd Edition, Washington, D.C., 2006.

[8] US Department of Transportation, Federal Highway Adminstration, "Hydraulic Design of Highway Culverts, Hydraulic Design Series No 5," 3rd Edition, Washington, D.C., 2012.

[9] J. Jones, "Stormwater Detention Outlet Control Structures," *Great Works on Urban Water Resources,* Vols. 1962-2001, pp. 857-887, 2006.

[10] TCEQ, "Complying with Edwards Aquifer Rules Technical Guidance on Best Management Practices," Austin, Texas, July 2005.

Appendix B: Definition of Terms

100- year Event: Event (rainfall or flood) that statistically has a one percent chance of being equaled or exceeded in any given year.

Abutment: A wall supporting the end of a bridge or span, and sustaining the pressure of the abutting earth.

Apron: A floor or lining of concrete, timber, or other suitable material at the toe of a dam, entrance or discharge side of spillway, a chute, or other discharge structure, to protect the waterway from erosion from falling water or turbulent flow.

Backwater: The rise of the water level upstream due to an obstruction or constriction in the channel.

Baffles: Deflector vanes, guides, grids, gratings, or similar devices constructed or placed in flowing water to: (a) check or effect a more uniform distribution of velocities; (b) absorb energy; (c) divert, guide, or agitate the liquids; and (d) check eddy currents.

Calibration: Process of checking, adjusting, or standardizing operating characteristics of instruments and model appurtenances on a physical model or coefficients in a mathematical model. The process of evaluating the scale readings of an instrument in terms of the physical quantity to be measured.

Channel: Any path of concentrated flow that conveys storm runoff from a drainage area greater than 128 acres.

Channel stability: A condition in which a channel neither degrades to the degree that structures, utilities or private property are endangered, nor aggrades to the degree that flow capacity is significantly diminished as a result of one or more storm runoff events or moves laterally to the degree that adjacent property is endangered.

Closed cut: Excavations that prevent erosion by some permanent erosion control structure such as a reinforced concrete retaining wall, dry stacked stone, or other permanent erosion control device.

Closed fill: Embankments that prevent erosion by some permanent erosion control structure such as a reinforced concrete retaining wall, dry stacked stone, or other permanent erosion control device, including exposed foundations.

Conduit: Any open or closed device for conveying flowing water.

Critical Flow: The state of flow for a given discharge at which the specific energy is a minimum with response to the bottom of the conduit.

Crown: (a) The highest point on a transverse section of conduit; (b) the highest point of a roadway cross section.

Culvert: Large pipe or other conduit through which a stormwater flows under a road or street.

Curb Inlet: A vertical opening in a curb through which the gutter flow passes. The gutter may be undepressed or depressed in the area of the curb opening.

Degradation: The progressive general lowering of a stream channel by erosion.

Depression Storage: Collection and storage of rainfall in natural depressions (small puddles) after exceeding infiltration capacity of the soil.

Design Storm. The storm which is used as the basis for design, i.e., against which the structure is designed to provide a stated degree of protection or other specified result.

Detention: The storage of storm runoff for a controlled release during or immediately following the design storm.

a. **Off-site detention:** A detention pond located outside the boundary of the area it serves.

b. **On-site detention:** A detention pond which is located within and serves only a specific site or subdivision.

c. **On-stream detention:** Detention facilities provided to control excess runoff based on a watershed wide hydrologic analysis.

Developed land: Any lot or parcel of land occupied by any structure intended for human occupation, including structures intended for commercial or industrial enterprise.

Developer: Any individual, estate, trust, receiver, cooperative association, club, corporation, company, firm, partnership, joint venture, syndicate or other entity engaging in platting, subdivision, filling, grading, excavating, or construction of structures.

Disturbed area: Area impacted by construction including all vehicle access, material storage, building construction, pavement, and necessary workspace for construction

Downstream capacity: The ability of downstream drainage facilities to accept and safely convey runoff generated upstream.

Drainage basin: The storm water catchment area above a point on a channel to which waters drain and collect. Watershed has the same meaning.

Drainage easement: A platted area reserved for the primary purpose of stormwater drainage and maintenance.

Drainage System: Drainage systems shall include streets, alleys, storm drains, drainage channels, culverts, bridges, overflow swales, and any other facility through which or over which storm water flows.

Drop Inlet: A storm drain intake structure typically located in unpaved areas. The inlet may extend above the ground level with openings on one or more sides or it may be flush with the ground with a grated cover.

Entrance Head: The head required to cause flow into a conduit or other structure; it includes both entrance loss and velocity head.

Entrance Loss: Head lost in eddies or friction at the inlet to a conduit, headwall or structure.

Erosion control: Treatment measures for the prevention of damages due to soil movement and to deposition.

Excavation: Digging and removal of earth by mechanical means.

Fill: The placement of material such as soil or rock to replace existing material, or to create an elevated embankment. Fill also refers to the material which is placed.

Flood or Flooding: A general and temporary condition of inundation of normally dry land areas by surface runoff. The 100-year flood is the flow rate with a 1% probability of being equaled or exceeded in any one year.

Flood Hazard Area: Area subject to flooding by 100-year frequency floods.

Floodplain: Geographically the entire area subject to flooding. In usual practice, it is the area subject to flooding by the 100-year frequency flood. In this manual, the "100-year floodplain" refers to the floodplain resulting from a 100-year flood based on ultimate watershed development conditions. The "FEMA floodplain" shall refer to the area subject to flooding resulting from the 100-year flood for current watershed development conditions.

Freeboard: The distance between the normal operating level and the top of the side of an open conduit left to allow for wave action, floating debris, or any other condition or emergency without overtopping the structure.

Frequency: Average recurrence interval of a given storm event over long periods of time.

Froude Number: A flow parameter which is a measure of the extent to which gravitational action affects the flow. A Froude number greater than one indicates supercritical flow and a value less than one indicates subcritical flow.

Fully developed watershed: A hydrologic condition in which all areas upstream and downstream of a point in question are assumed completely developed, including any undeveloped areas, which are assumed to be developed in accordance with development densities established by the City

Gabion: A wire basket containing earth or stones, deposited with others to provide protection against erosion.

Grade: (a) The inclination or slope of a channel, canal, conduit, etc., or natural ground surface, usually expressed in terms of the percentage of number of units of vertical rise (or fall) per unit of horizontal distance. (b) The elevation of the bottom of a conduit, canal, culvert, sewer, etc. (c) The finished surface of a canal bed, road bed, top of an embankment, or bottom of excavation.

Grading: Any movement of soil, rock, or vegetation by artificial means, to include any or all of the following acts: clearing, grubbing, excavating, placement of fill material, or grading of land.

Grate Inlet: An opening in the gutter covered by one or more grates through which the water falls. As with all inlets, grated inlets may be either depressed or undepressed and may be located either on a continuous grade of in a sump.

Gutter: A generally shallow waterway adjacent to a curb, used or suitable for drainage of water.

Headwater: (a) The upper reaches of a stream near its sources; (b) the region where ground waters emerge to form a surface stream; (c) the water upstream from a structure.

Hydraulic Control: The hydraulic characteristic which determines the stage discharge relationship in a flowing stream or conduit. The control is usually critical depth, tailwater depth or uniform depth.

Hydraulic Grade Line: A line representing the pressure head available and elevation head at any given point within the system.

Impervious: A term applied to a material through which water cannot pass, or through which water passes with great difficulty.

Infiltration: (a) The entering of water through the interstices or pores of a soil or other porous medium; (b) the quantity of groundwater which leaks into a sanitary or combined sewer or drain through defective joints, breaks or porous walls; (c) The absorption of water by soil, either as it falls as precipitation or from a stream flowing over the surface.

Inlet: (a) An opening into a storm sewer system for the entrance of surface storm runoff, more completely described as a storm sewer inlet; (b) a structure at the diversion end of a conduit; (c) the upstream connection between the surface of the ground and a drain or sewer, for the admission of surface or storm water.

Interception: As applied to hydrology, refers to the process by which precipitation is caught and held by foliage, twigs, and branches of trees, shrubs and buildings, never reaching the surface of the ground, and then lost by evaporation.

Invert: The floor, bottom, or lowest portion of the internal cross-section of a conduit. Used particularly with reference to storm drains, sewers, tunnels, channels and swales.

Lag Time: In hydrograph analysis lag time is the time from the centroid of the mass of excess rainfall to the peak of the runoff hydrograph. See Time of Concentration.

Lining: The material placed on the sides and/or bottom of a ditch, a channel, and/or a reservoir to prevent or reduce seepage of water through the sides and bottom and/or to prevent erosion.

Maintenance: The cleaning, shaping, grading, repair, and minor replacement of drainage, flood control and erosion facilities, but not including the cost of power consumed in the normal operation of pump stations.

Manning's Coefficient: The coefficient of friction used in the Manning Equation to describe the surface roughness characteristics of a channel, floodplain, or sheet flow surface.

Manning's Equation: A uniform flow equation used to relate velocity, hydraulic radius and the energy gradient.

NRCS Runoff Curve Number: Index number used by the Soil Conservation Service as a measure of the tendency of rainfall to run off into streams rather than evaporate or infiltrate.

Open Channel: The general term for a conduit in which water flows with a free surface.

Open cut: Excavations that will not contain any form of permanent erosion control other than planting of ground cover.

Open fill. Embankments that will not contain any form of permanent erosion control other than planting of ground cover.

Orifice: (a) An opening with closed perimeter and regular form in a plate, wall, or partition, through which water may flow; (b) the end of a small tube, such as a Pitot tube, piezometer, etc.

Peak Flow: The maximum rate of runoff during a given runoff event.

Permeability: The property of a material which permits movement of water through it when saturated and actuated by hydrostatic pressure.

Pervious: Applied to a material through which water passes relatively freely.

Post development: The condition of the given site and drainage area after the anticipated development has taken place.

Precipitation: Any moisture that falls from the atmosphere, including snow, sleet, rain and hail.

Preliminary Drainage Plan: A schematic layout of the drainage system required for platting. The Preliminary Drainage Plan shall show locations of channels, storm sewers, detention structures, floodplain, floodway, and associated drainage easements at a minimum.

Pre-development: The condition of the given site and drainage area prior to development.

Rainfall Duration: The length of time over which a single rainfall event occurs.

Rainfall Intensity: The rate of rainfall, usually in inches or millimeters per hour.

Rational Formula: A traditional means of relating runoff from a drainage basin to the intensity of the storm rainfall, the size of the basin, and the characteristics of the basin (such as land use, impervious cover).

Reach: Any length of river or channel. Normally refers to sections which are uniform with respect to discharge, depth, area or slope, or sections between gagging stations.

Return Period: The average interval of time within which a given event is statistically predicted to be equaled or exceeded once.

Riprap (Revetment). Forms of bank channel protection, usually using rock or concrete. Riprap is a term sometimes applied to stone which is dumped rather than placed more carefully.

Right-of-way (ROW). A strip of land dedicated for public streets and/or related facilities, including utilities, drainage systems and other transportation uses.

Runoff: That part of the precipitation that exceeds the precipitation lost to evaporation, transpiration, interception, depression storage, and infiltration and reaches a stream or storm drain.

Runoff Coefficient: A decimal number used in the Rational Formula, which defines the runoff characteristics (i.e., land use impervious cover) of the drainage area under consideration. It may be applied to an entire drainage basin as a composite representation or it may be applied to a small individual area such as one residential lot.

Scour: The erosive action of running water, in streams or channels, in excavating and carrying away material from the bed and banks.

Sediment: Material of soil and rock origin transported, carried, or deposited by flowing water.

Sidewalk: A paved area within the street right-of-way specifically designed for pedestrians and/or bicyclists.

Soffit: The top of the inside of a pipe. In a pipe, the uppermost point on the inside of the structure.

Spillway: A waterway in or about a dam or other hydraulic structure for the escape of excess water.

Stilling Basin: Pool of water conventionally used, as part of a drop structure or other structure, to dissipate energy.

Subcritical Flow: Relatively deep, tranquil flow with low flow velocities. The Froude Number is less than 1.0 for subcritical flow conditions.

Supercritical Flow: Relatively shallow, turbulent flow with high velocities. The Froude Number is greater than 1.0 for supercritical flow conditions.

Tailwater: The depth of flow in the stream directly downstream of a drainage facility or other man made control structure.

Time of Concentration: The estimated time in minutes required for runoff to flow from the most hydraulically remote section of the drainage area to the point at which the flow is to be determined. Hydraulically remote refer to the travel path with the longest flow travel time, not necessarily the longest linear distance.

Ultimate Development: The condition of the watershed after the entire watershed has undergone development.

Unit Hydrograph: The direct runoff hydrograph resulting from one inch of precipitation excess, distributed uniformly over a watershed for a specified duration.

Watershed: The area contributing storm runoff to a stream or drainage system. Other terms are drainage area, drainage basin, and catchment area.

City of West Lake Hills

Drainage and Erosion Control Design Manual

December 2025

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CHAPTER 1 INTRODUCTION

The purpose of the Drainage and Erosion Control Design Manual is to establish standard principles and practices for the planning, design, construction, maintenance, and management of stormwater drainage, erosion control, and water quality facilities within the City of West Lake Hills and its ETJ. The policy statements of Chapter 2 provide the underlying principles by which all drainage facilities shall be designed. The application of the policy is facilitated by the technical criteria contained in the remainder of the manual.

1.1 Purpose and Scope

The design factors, formulas, graphs, and procedures described in this manual are intended to serve as guidelines for the design of drainage improvements and projects involving the volume, rate of flow, method of collection, storage, conveyance, treatment, and disposal of stormwater and erosion protection from stormwater flows. Responsibility for actual design remains with the design engineer.

This manual and the City of West Lake Hills Code of Ordinances (City Code) contain requirements for the design of infrastructure related to storm drainage, flood protection, water quality, and erosion control facilities. Where there is any conflict between this manual and the current City Code, the more restrictive shall take precedence. The design engineer is responsible for complying with the latest version of this manual and code adopted by the City.

If conflicts occur between City policy and criteria in this manual versus other regulatory authorities with jurisdiction in the same area, such as TCEQ, FEMA, or TxDOT, then the more stringent requirement will apply.

1.2 Applicability

Stormwater policy and criteria in this manual shall apply to all drainage improvements and projects that may impact drainage or water quality, both publicly and privately funded, within the City and within its ETJ. Definitions, methods, criteria, procedures, and data in this manual have been developed to support the stormwater policy outlined in Chapter 2.

1.3 Waivers

The City Administrator, when petitioned for a waiver, may approve the waiver, deny the waiver, or make an initial determination and refer the matter to City Council for a variance. If the City Administrator approves the waiver, no approval by the City Council is required.

1.4 Amending the Manual

Amendments may be recommended by City Staff and approved, denied, or sent to City Council by the City Administrator. Notification and explanation shall be given to the City Council of all administratively approved amendments. Any member of the City Council may request that the administratively approved amendment be placed on a City Council meeting agenda for discussion and review. If a request for an administratively approved amendment to be placed on a City Council agenda is not received within ten days, the administratively approved amendment will immediately take effect.

1.5 References and Definition of Terms

At certain points in the text, the reader will encounter numbers enclosed in brackets, for example [1]. These numbers correspond to the references listed in Appendix A. Definitions of common terms used in this manual are provided in Appendix B. A list of abbreviations commonly used within this manual is in Table 1-1. For unfamiliar abbreviations not included in Table 1-1, the City of West Lake Hills may be contacted for the appropriate full, formal name associated with the abbreviation.

Table 1-1: List of Abbreviations

Abbreviation	Definition
AASHTO	American Association of State Highway and Transportation Officials
BMP	Best Management Practice
City	City of West Lake Hills
ETJ	Extraterritorial Jurisdiction
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Association
NRCS	Natural Resources Conservation Service
ROW	Right-of-way
TCEQ	Texas Commission on Environmental Quality
TPDES	Texas Pollutant Discharge Elimination System
TxDOT	Texas Department of Transportation
USACE	US Army Corps of Engineers

CHAPTER 2 DRAINAGE CRITERIA

This manual represents the application of accepted principles of surface drainage engineering and is a working supplement to information obtainable from standard drainage design handbooks, other publications on drainage design, and the City Code. The policy statements of this section provide the underlying principles by which all drainage improvements shall be designed. The application of the policy is facilitated by the technical criteria contained in the remainder of the manual.

2.1 Permit Submittal Components

The submittal components to be provided by the property owner, or agent, are determined by the requirements of this manual. Applications are also located on the City's website.

The development category shall be based on the type of development, impervious cover, and disturbed area of the development as shown in Table 2-1 and Table 2-2. The development category for an application shall be determined by the least restrictive category where all the criteria are met.

Table 2-1: Residential Development Categories

Category	Criteria
Residential Type I Development	No work within public easements; and >100-feet from a FEMA Floodplain; and <20% total site impervious cover; and < 1,000 SF of additional impervious cover within the past 5 years
Residential Type II Development	≥ 1,000 SF of additional impervious cover; and ≥ 20% total site impervious cover; or Development within 100-feet of a FEMA designated Special Flood Hazard Area

Table 2-2: Non-Residential Development Categories

Category	Criteria
Non-Residential Type I Development	No Variances/Special Use Permits; and No work within easement; and < 400 SF of additional impervious cover
Non-Residential Type II Development	< 1,000 SF of additional impervious cover; and ≤ 30% total impervious cover; or ≤ 1/8 ac disturbed area
Non-Residential Type III Development	> 30% total impervious cover; or > 1/8 ac disturbed area; or Development within FEMA designated Special Flood Hazard Area

If any existing onsite or offsite stormwater infrastructure related to the development is known to be at or above design capacity, the development will be considered a Type III Development.

The submittal and drainage report requirements are outlined below. Submittal requirements are included on the applications available from the City.

2.1.1 PRELIMINARY DRAINAGE PLAN

A Preliminary Drainage Plan of the drainage system is required with preliminary and final plats. A Preliminary Drainage Plan may be required with a zoning, rezoning, special use permit or planneddevelopment plan applications. The Preliminary Drainage Plan shall show locations of channels, storm sewers, detention structures, floodplain, floodway, and associated drainage easements at a minimum and shall provide

sufficient calculations to verify sizing of facilities.

2.1.2 TYPE I DEVELOPMENT SUBMITTAL FOR RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT

A Type I Development is for use with small-scale residential and non-residential improvements including remodeling, renovations, or minor additions. Criteria for Type I application is illustrated in Section 2.1. The submittal shall include all items on a complete application.

2.1.2.1 Type I Drainage Memo

A Type I Drainage Report shall be prepared by the property owner or its agent and provide, at a minimum, the following information:

- Applicant contact information (e.g. name, address, phone number, and email address)
- Site location map
- Description of the existing drainage patterns and description of proposed alterations; and
- Temporary erosion control plan

2.1.3 TYPE II DEVELOPMENT SUBMITTAL FOR NON-RESIDENTIAL DEVELOPMENT

A Type II Development is for use with small-scale non-residential projects. The submittal shall include all items on a complete application.

2.1.3.1 Type II Drainage Report

A Type II Drainage Report shall be prepared, signed and sealed by a professional engineer licensed in the State of Texas, experienced in civil engineering, and having a thorough knowledge of hydraulic analysis and design.

The report shall contain, at a minimum, the following information:

- Description of the existing drainage patterns and description of proposed alterations;
- Hydrologic calculations for each condition analyzed for the5-, 25-, and 100-year storm events; and
- Description and required calculations for hydrologic or hydraulic mitigation.

2.1.4 TYPE II DEVELOPMENT SUBMITTAL FOR RESIDENTIAL DEVELOPMENT

A Type II Development is for use with standard and large-scale residential improvements. The submittal shall include all items on a complete application and shall be prepared by the agent.

2.1.4.1 Type II Drainage and Water Quality Report

A Type II Drainage and Water Quality Report shall be prepared, signed and sealed by a professional engineer licensed in the State of Texas, experienced in civil engineering.

The Type-II drainage report at the minimum should include verbiage regarding the planning and design of drainage systems and should ensure that the project does not impact properties upstream and downstream of the subject property. Construction activities such as on-site grading, should ensure the proposed improvements are constructed with minimal impacts to the existing grade and should avoid sediment movement and erosion. The proposed improvements should not exacerbate flooding downstream, and excess runoff shall be mitigated on site.

Property owners are responsible for resolving drainage concerns within developed lots.. The developer shall be responsible for pre-development and post-development flow conditions, with-in and adjacent to the subject property, including pre-existing drainage concerns. The developer shall protect/conserve natural flow courses and ensure unobstructed conveyance of storm water entering and leaving the site.

As part of a Type II submittal package, drainage computations shall be provided to verify no adverse impact upstream or downstream, which is further illustrated in Chapter 7 *Adverse Impact Analysis*.

Proposed improvements, such as on-site grading and/or addition or removal of impervious areas shall ensure that post-development flows are equal to or less than pre-development flows. Downstream capacity shall typically not be exceeded as a result of development. However, in cases where the capacity exceeds, the developer shall upgrade the current drainage infrastructure to ensure system has adequate capacity to handle the increase in flows. Additional drainage improvements are not required if the current drainage system has adequate capacity for the fully developed condition; as long as the assumptions made (for the proposed site) in the fully developed calculations, matches with the current proposed development.

The report should contain, at a minimum, the following information:

- Description of project's geographic location, with respect to the watershed, streets, political boundaries, and other adjacent landmarks.
- At a minimum include a location exhibit and a USGS exhibit, indicating the site's location.
- FEMA defined floodplain information adjacent to the site, including but not limited to: name of the flooding source, Flood Insurance Rate Map Panel Number, type of floodplain designation (Zone A, AE, X, etc), approximate date of the flood study, approximate date of topographic data used for the flood study and flood mapping; distance from the FEMA Effective Floodplain, type of software used to develop the Effective flood models, methodology used to develop the Effective flood models, peak flows used in the models, etc. Additionally, show the site boundary overlaid on a FEMA firmette or FIRM panel.
- If best available data such as topography, rainfall, and/or other significant Hydrologic or Hydraulic (H&H) parameters supersedes the data used in the Effective models; then the H&H models will need to be updated, and the drainage report shall be updated with the resulting floodplain mapping.
- Edwards Aquifer zone designation.
- Description of the existing drainage patterns and description of proposed alterations.
- Description of all proposed improvements including buildings, roadways, and drainage infrastructure.
- Drainage Area maps with a minimum of 2-foot contours, with associated labels. Maps should also include flow path delineations with associated flow path classification. The map shall identify the point downstream of the site as "Point of Analysis 1" and identify the zone of influence point based on the 10% drainage rule, as "Point of Analysis 2". Identify centroids of the sub-basins if needed for the analysis.
- Description and calculation of impervious cover, including a comparison between existing/pre-development and post-development conditions.
- For larger watershed, use the best available aerial imagery to delineate and categorize developed areas to calculate an area-weighted average for each sub-basin.
- Soil classification maps, with appropriate soil parameters such as curve numbers or similar.
- Provide a table showing the rainfall data used for the study, along with the source of the data
- Provide a hydrologic summary as input and output tables and include hydrologic calculations for all conditions analyzed for the5-, 25-, and 100-year storm events.
- Hydraulic calculations for all existing and proposed natural and engineered conveyance systems shall be performed using a recent version of HEC-RAS; and

- Provide a hydraulic summary table with the flow, water surface elevation and velocity associated with each of the cross sections used in the hydraulic models and provide comparison tables between existing, proposed and any other relevant scenarios.
- Description and calculations for hydrologic or hydraulic mitigation.
- For FEMA applications, include all items required by FEMA, such as MT-2 forms, Annotated FIRM, Endangered Species Assessment (for CLOMRs), draft property owner notifications, as-built field survey (for LOMRs) etc.

2.1.5 TYPE III DEVELOPMENT SUBMITTAL FOR NON-RESIDENTIAL DEVELOPMENT

A Type III Development is for use with large-scale residential and standard non-residential improvements. The submittal shall include all items on a complete application and shall be prepared by the agent.

2.1.5.1 Type III Drainage and Water Quality Report

A Type III Drainage and Water Quality Report shall be prepared, signed and sealed by a professional engineer licensed in the State of Texas, experienced in civil engineering, and having a thorough knowledge of hydraulic analysis and design.

The planning and design of drainage systems should ensure that problems are not transferred from one location to another. Grading and other construction activities may not change the terrain in such a way to cause damage to public or private property from drainage or flood problems, increased runoff, or increased erosion or sediment movement.

Existing drainage between developed lots will remain the responsibility of the affected property owners. The developer shall be responsible for the conveyance of all storm drainage flowing through or abutting the subject property, including drainage directed to the property by prior development as well as that

naturally flowing by reason of topography. Therefore, drainage computations shall be provided to verify no adverse impact upstream or downstream.

Proposed construction, platting or other development where the proposed activity or change in the land shall not result in post development discharge from the site exceeding discharge under pre-developed conditions (for new development) or existing conditions (for re-development). Downstream capacity shall not be exceeded as a result of development. Additional drainage improvements are not required if drainage improvements have been provided for the fully developed condition, which includes the proposed development.

The report should contain, at a minimum, the following information:

- Description of project location including indication of FEMA defined floodplain zone and Edwards Aquifer zone designation. A copy of the current FEMA floodplain should be provided with the project location indicated;
- Description of the existing drainage patterns and description of proposed alterations;
- Description of all proposed improvements including buildings, roadways, and drainage infrastructure;
- Description and calculation of impervious cover, including a comparison between existing/pre-development and post-development conditions;
- Drainage area maps for all conditions analyzed;
- Hydrologic calculations for all conditions analyzed for the 5-, 25-, and 100-year storm events;
- Hydraulic calculations for all existing and proposed conveyance systems; and
- Description and calculations for hydrologic or hydraulic mitigation.

2.1.6 IMPERVIOUS COVER

The table below outlines impervious cover restrictions for Building Rules and Drainage Mitigation. For water quality purposes, permeable concrete and pavers are treated as impervious surfaces when calculating Total Suspended Solids (TSS) load reduction and sizing Best Management Practices. Permeable concrete is permitted within the contributing zone; however, its use in the recharge zone is not currently authorized. For additional guidance on impervious cover limitations, consult the most recent edition of TCEQ Report Publication RG-348.

Table 2.1.6 Impervious Cover

Category	Criteria
100% Impervious	• Buildings and other Structures • Parking areas, roads, streets, driveways, and compacted road base. • Artificial turf • Any other manmade areas of asphalt or unwashed aggregate, impermeable concrete, compacted base material, hardscape, pavers or other impervious material. • Permeable concrete or pavement/pavers WITHOUT a proper underdrain. Permeable concrete or pavement/pavers with underdrain and within the Edwards Recharge Zone. • Wooden or composite decks • Infinity pools or pools with less than 6” of freeboard.

0% Impervious	• Permeable concrete or pavement/pavers WITH a proper underdrain and outside the Edwards Aquifer Recharge Zone. • Pools with at least 6” of freeboard on all sides • Manmade areas of washed aggregate to be used as landscaping features that: Do not have a compacted base; and Are not used for the conveyance or storage of vehicles, machinery or equipment; and Are sufficiently contained by edging to prevent erosion during a rain event.

2.2 Finished Floor Elevations

Buildings and structures shall have the lowest floor elevated to or above the base flood elevation as prescribed in the City Code Chapter 26. Finished grades shall be sloped to direct stormwater away from the structure. Developments adjacent to stormwater conveyance structures must be elevated above the 100-year water flow elevation (in the conveyance infrastructure) to the same elevation that a development adjacent to a 100-year floodplain would be required to meet.

2.3 Drainage Facility Design

Drainage patterns should be designed to prevent erosion, maintain filtration and recharge of local seeps and springs, and attenuate the harm of contaminants collected and transported by storm water. Overland sheet flow and natural drainage features and patterns shall be maintained to the greatest extent reasonably possible and the dispersion of runoff back to sheet flow shall be the primary objective of drainage design where possible, depending on volumes and velocities of runoff for the development, as opposed to concentrating flows in storm sewers and drainage ditches. The City requires preservation of the natural floodplains. The protection of existing trees and vegetation should be maximized during development of drainage plans.

Where new drainage improvements are required along the boundary of a site, the owner proposing development shall be responsible for designing and constructing all the required improvements at or before the time of development, including the dedication of all ROW or easements necessary to accommodate the improvements. Where the developer proposes to develop only a portion of the property, only the drainage improvements for the portion being developed shall be required to be installed, except as drainage improvements are necessary for proper drainage of the developed portion.

All drainage facilities shall be designed to intercept and transport runoff from a 25-year storm event. The drainage system shall be designed to convey those flows greater than a 25-year storm event, up to and including a 100-year storm event within defined ROW or drainage easements.

Computations to support all drainage designs shall be submitted to the City for review in an easy to follow format. Onsite pre-development stormwater runoff computations shall be based upon conditions representing the existing land conditions with respect to soil type, percentage cover, and cover type as indicated by current aerial imagery and supporting documentation. Design of structures shall use fully developed conditions for the prescribed design storms based on the zoning and/or land use

Modeling and calculations shall be included in drainage report submittals to ensure the specified criteria are met for all drainage infrastructure improvements. Infrastructure that is within TxDOT ROW and requires dual permitting from both the City and TxDOT shall be designed in compliance with the more conservative requirements.

2.3.1 Stream Bank Erosion Hazard Setbacks

Erosion hazard setback determination is necessary for the banks of streams in which the natural channel is to be preserved. The purpose of the setbacks is to reduce the amount of structural damage and stream degradation caused by the erosion of the bank. With the application of stream bank erosion hazard setbacks, an easement is dedicated to the City such that no structure can be located, constructed, or maintained in the area encompassing the erosion hazard setback. Stream bank erosion hazard setbacks are shown in Table 2-3.

The City allows for stream bank stabilization as an alternative to dedicating the erosion hazard setback zone as described in Section 7.4.2.

Table 2-3: Stream Bank Erosion Hazard Setbacks

Contributing Drainage Area (acres)	Setback Distance from Stream Centerline (feet)
0 – 320	0
320 - 640	25
640 or more	50

2.3.2 Temporary Erosion Control

Temporary water quality BMPs shall be required when disturbance could result in erosion that could transport or cause accumulation of sedimentation in dedicated streets, alleys, any waterway, or other private properties during construction activities. Temporary and permanent erosion control requirements are provided in Chapter 7.

2.3.3 Drainage Easements and Right-of-Way

Public drainage easements shall include all natural and manmade drainage ways at least to the limits of the 100-year flood as indicated on the floodplain maps or as determined on the basis of the Drainage and Erosion Control Design Manual and drainage infrastructure necessary to serve public right-of-way. Drainage easements are required for detention and water quality facilities for subdivision and joint detention basins. Easement boundaries shall contain the berms, inlet and outlet structures, access ramps, permanent erosion control facilities, the 100-year water surface, and any additional area needed for access and maintenance. The minimum easement shall be at least 25 feet wide. All drainage easements across private property shall contain the necessary language to permit the required unobstructed water flow, require maintenance of vegetation by the property owner(s), and permit the necessary access by city officials for inspection and repairs.

2.3.4 FREEBOARD

Freeboard is the vertical distance between the design water surface and the elevation of the drainage facility, such as the top of channel, ditch, or detention pond. Freeboard is intended to provide a factor of safety and prevent the fluctuation of the water surface from overflowing the drainage facility. Freeboard requirements are shown in Table 2-4.

Table 2-4: Freeboard Requirements

Drainage Facility	Frequency	Minimum Freeboard
Street ROW	100-year	None
Channels and creek improvements	25-year	0.5 ft
Detention ponds (see note 1)	100-year	1.0 ft
Detention ponds (privately maintained for one single-family lot)	100-year	None
Bridges and culverts	25-year	See note 2

1 Detention ponds maintained by the City, regional detention ponds, or any other detention pond designed for detention of more than one privately maintained single-family lot.

2 Bridge and culverts shall be analyzed to verify any adverse hydraulic impacts are created.

2.4 Stormwater Mitigation

All proposed construction/development shall be designed such that the project does not cause an adverse impact to adjacent properties, drainage infrastructure, or roadways downstream of the project. Methods to verify no adverse impact include: Mitigation through detention and other downstream drainage infrastructure improvements.

Mitigation through detention, retention, or some other technique must be designed, constructed, and maintained to reduce the post-development peak flow discharge rates to below that of pre-development/existing peak flow discharge rates for the five (5), twenty-five (25), and one- hundred (100) year design storms.

Demonstration that no mitigation is in the best interest of the watershed shall be accomplished by showing no adverse impact due to any increased runoff from the proposed development for the design storms. The property owner, or his/her designee, shall meet with the City to discuss impacts and mitigation options prior to commencing the project.

For stormwater mitigation, the following development conditions shall be analyzed with each adverse impact analysis:

A. Pre-Developed Conditions. Refers to the development condition within the watershed prior to any development. This should be used as the baseline for assessing the impact of all new development.
B. Existing Conditions. Refers to current development conditions in the watershed and on site. This shall be used as the baseline for assessing the impact of redevelopment projects.
C. Proposed Conditions. Refers to existing conditions modified with the proposed project development. This shall be used to assess adverse impact to other properties or drainage systems.
D. Post-Developed Conditions. Refers to the proposed condition modified with mitigation. This shall be used to verify the sizing and method of mitigation for the proposed development.
E. Ultimate Conditions. Refers to the development conditions in which all property within the watershed boundaries are developed per maximum zoning requirements.

2.5 Development in the Floodplain

It is the intent of the City Council that the requirements stated in the City Code Chapter 26 comply with federal requirements pertaining to the FEMA authority concerning flood hazards and the USACE jurisdiction over waters of the United States. A permit shall be required for any site located within 100 feet of a designated floodplain.No person, individual, partnership, firm, or corporation shall deepen, widen, fill, reclaim, reroute or change the course or location of any existing ditch, channel, stream or drainage way without first obtaining a permit from the City and any other applicable agencies having jurisdiction, such as FEMA or the USACE. The City may require preparation and submission of a FEMA study for a proposed development if there are concerns regarding storm drainage on the subject property or upstream or downstream from the subject property. The costs of such study, application, and/or permit, if required, shall be borne by the developer.

2.6 Permanent Water Quality Controls

Development and redevelopment located over the Edwards Aquifer regulatory zones shall comply with the latest TCEQ published rules and technical design guidance for the Edwards Aquifer in accordance with 30 TAC Chapter 213 (Edwards Aquifer Rules). Permanent water quality BMPs for development outside of the Edwards Aquifer regulated zones shall be designed to provide adequate treatment of the water quality volume in the City's jurisdiction as defined in Chapter 6.

2.7 Maintenance of Drainage Facilities

All drainage facilities located in the street ROW except driveway culverts, shall be maintained by the appropriate jurisdiction. The property owner shall maintain all drainage facilities located on private property including driveway culverts. Authorized inspectors of the City shall have the right of entry on the land or premises where property owners are required to maintain drainage facilities or detention facilities, at reasonable times and after notifying the property owner, for the purpose of inspection of the maintenance.

2.7.1 Maintenance Access

Access shall be provided to all ponds and channel maintained by the City, regional drainage facilities, or any other drainage facility designed for drainage of more than one privately maintained single-family lot as follows: ponds and channels shall provide a maintenance access with a width of at least 12 feet and have a vertical grade no steeper than 6H:1V. Access shall be provided within dedicated ROW or within the drainage easement and shall be clearly identified on plans.

Maintenance schedules and descriptions of maintenance practices for privately maintained single-family residential ponds and channels shall be provided within the plans or as a separate document. Adequate access shall be provided for the maintenance description provided.

CHAPTER 3 DETERMINATION OF STORM RUNOFF

3.1 General Requirements

The selection of the appropriate method for calculating runoff depends upon the size of the drainage area, time of concentration, and detention mitigation. Flows are to be analyzed for both existing and proposed conditions at all locations where runoff leaves a proposed project for the5-, 25-, and 100- year frequencies. Design discharges are to be calculated by either the Rational Method or the NRCS Unit Hydrograph Method.

The Rational Method is accepted as adequate for drainage areas totaling 200 acres or less with no detention or timing considerations. The National Resources Conservation Service hydrologic methods should be used for drainage areas larger than 200 acres but may also be used for drainage areas of any size. The method of analysis must remain consistent when drainage areas are combined and the method that applies to the largest combined drainage area should be used.

3.2 Design Rainfall

Rainfall, along with watershed characteristics, determines the storm runoff flows upon which storm drainage design is based.

3.2.1 RAINFALL INTENSITY DURATION FREQUENCY

Intensity-Duration-Frequency curves provide a summary of a site's rainfall characteristics by relating storm duration and storm frequency to rainfall intensity. The Intensity-Duration-Frequency curve parameters, included in Table 3-1, from the City of Austin DCM shall be used.

Table 3-1: Intensity Duration Frequency Parameters

Return Period	a	b	c
2	45.24	9.339	0.7399
10	61.25	8.352	0.7147
25	69.96	7.941	0.6954
100	77.31	6.832	.6524
500	77.48	4.967	0.5837

3.2.1 RAINFALL DEPTH DURATION FREQUENCY

The appropriate rainfall depths for calculations in the City are provided in Table 3-2. These are estimated from analysis performed for rainfall data available in the State of Texas. [1]

Table 3-2: Depth-Duration-Frequency (inches)

Duration	Return Period				
	2-year	10-year	25-year	100-year	500-year
5 min	0.53	0.80	0.98	1.28	1.68
15 min	1.06	1.60	1.96	2.54	3.34
30 min	1.49	2.25	2.75	3.54	4.69
1 hr	1.96	2.99	3.66	4.77	6.45
2 hr	2.42	3.82	4.81	6.57	9.27
3 hr	2.70	4.34	5.55	7.81	11.31
6 hr	3.17	5.21	6.78	9.79	14.48
12 hr	3.64	6.02	7.85	11.37	16.94
24 hr	4.14	6.84	8.90	12.80	19.05

3.3 The Rational Method

The Rational Method is appropriate for estimating peak discharge in basins that do not require detention or timing considerations. The method is based on the direct relationship between rainfall and runoff and is given by the following relationship (Equation 3-1):

$$Q=k(ciA) \qquad \text{(Equation 3-1)}$$

Where:

Q = peak runoff (cfs)
k = Antecedent Precipitation Coefficient (Table 3-3)
c = Runoff Coefficient (Table 3-4)
i = Average rainfall intensity (in/hr)
A= Drainage area (ac)

Table 3-3: Antecedent Precipitation Coefficient (k)

Frequency	k
2 year	1.00
10 year	1.00
25 year	1.10
100 year	1.25

The Rational Method equation is based on the following assumptions:

- Rainfall intensity is constant over the time it takes to drain the watershed (time of concentration)
- The runoff coefficient remains constant during the time of concentration
- The watershed area does not change
- The minimum time of concentration is not less than 10 minutes and does not exceed 3-hours

3.3.1 Runoff Coefficient

Suggested runoff coefficients (c) with respect to specific surface types are given in Table 3-4. The runoff coefficients include an antecedent precipitation factor to reflect the additional runoff that results from saturated ground conditions with less frequent recurrence intervals. The City must approve assumptions for fully developed conditions where maximum allowable impervious cover is not defined by City Code. Runoff coefficients for developed conditions should be based on composite values given by Equation 3-2.

$$c = \mathrm{I}c_{\mathrm{i}} + (1 - \mathrm{I})c_{\mathrm{p}} \qquad \text{(Equation 3-2)}$$

Where:

c = Composite runoff coefficient
I = Impervious cover (%)
c_i = Runoff coefficient for impervious cover
c_p = Runoff coefficient for pervious cover

Table 3-4: Runoff Coefficient (c)

Surface (Developed)			c	Area (Undeveloped)	c
Pavement				Cultivated	
Asphaltic			0.81	Flat, 0-2%	0.36
Concrete			0.83	Average, 2-7%	0.41
Grass (Lawn, Parks)				Steep, over 7%	0.44
Condition	Poor	Fair	Good	Pasture/Range	
Flat, 0-2%	0.37	0.30	0.25	Flat, 0-2%	0.30
Average, 2-7%	0.43	0.38	0.35	Average, 2-7%	0.38
Steep, over 7%	0.45	0.42	0.40	Steep, over 7%	0.42
"Poor" consists of less than 50 percent coverage.				Forest/Woodlands	
"Fair" consists of between 50 and 75 percent coverage.				Flat, 0-2%	0.28
"Good" consists of greater than 75 percent coverage.				Average, 2-7%	0.36
				Steep, over 7%	0.41

3.3.2 TIME OF CONCENTRATION

The time of concentration is the time for surface runoff to flow from the most hydraulically remote point in the drainage basin to the drainage point of interest. The most hydraulically remote point refers to the route requiring the longest drainage travel time and not necessarily the greatest linear distance. Furthermore, the most hydraulically remote point must be taken from a location that best represents the majority of the contributing area.

The preferred procedure for estimating time of concentration is the Natural Resources Conservation Services (NRCS) method as described in Technical Release 55 [2]. This method is outlined below. The time of concentration to any point in a storm drainage system is the sum of the sheet flow (overland), the shallow concentrated flow, and the channel flow, which may include storm drains. Note that there may be multiple shallow concentrated and channel segments depending on the nature of the flow path. The minimum time of concentration for any drainage area shall be 10 minutes.

Sheet Flow

Sheet flow is shallow flow over land surfaces, which usually occurs in the headwaters of streams. The engineer should realize that sheet flow occurs for only very short distances, especially in urbanized conditions. Sheet flow for both natural (undeveloped) and developed conditions should be limited to a maximum of 100 feet. Sheet flow for developed conditions should be based on the actual pavement or grass conditions for areas that are already developed and should be representative of the anticipated land use within the headwater area in the case of currently undeveloped areas. In a typical residential subdivision, sheet flow may be the distance from one end of the lot to the other or from the house to the edge of the lot. In some heavily urbanized drainage areas, sheet flow may not exist in the headwater area. The NRCS method employs Equation 3-3, which is a modified form kinematic wave equation, for the calculation of the sheet flow travel time.

$$T_t = \frac{0.42(nL)^{0.8}}{P_2^{0.5}\, s^{0.4}}$$ (Equation 3-

Where:

T_t = Travel time (min)
L = Length of the reach (ft)
n = Manning's coefficient (Table 3-5)
P_2 = 2-year, 24-hour rainfall (in) (Table 3-2)
s = Slope of the ground (ft/ft)

Overland flow

After a maximum of approximately 100 feet, sheet flow usually becomes shallow concentrated flow collecting in swales, small rills, and gullies. Shallow concentrated flow is assumed not to have a well-defined channel and has flow depths of 0.1 to 0.5 feet. The travel time for shallow concentrated flow can be computed by Equation 3-4.

$$T_t = \frac{Ln}{(60s^{0.5})} \quad \text{(Equation 3-3)}$$

Where:

T_t = Travel time (min)
L = Length of the reach (ft)
n = Manning's coefficient (Table 3-5)
s = Slope of the ground (ft/ft)

Table 3-5: Manning's Coefficients for Overland Flow

Surface Description	Manning's Coefficient (n)
Concrete (rough or smoothed finish)	0.015
Asphalt	0.016
Fallow (no residue)	0.050
Cultivated Soils:	
Residue Cover ≤ 20%	0.060
Residue Cover > 20%	0.170
Grass:	
Short-grass prairie	0.150
Dense grasses	0.240
Bermuda Grass	0.410
Range (natural)	0.130
Woods:	
Light Underbrush	0.400
Dense Underbrush	0.800
Source: City of Austin Drainage Criteria Manual [3]	

Channel flow

The velocity in an open channel or a storm drain not flowing full can be determined by using Manning's Equation. Channel velocities can also be determined by using backwater profiles. For open channel flow, average flow velocity is usually determined by assuming a bank-full condition. The channel flow component of the time of concentration may need to be divided into multiple segments in order to represent significant changes in channel characteristics. The details of using Manning's Equation and selecting Manning's coefficient for channels can be obtained from HEC-22. Manning's coefficients for channel flow are located in Table 4-3. For conveyance within storm drains, Manning's coefficients are included in Table 3-6.

Table 3-6: Manning's Coefficients for Closed Conduits

Material	Manning's Coefficient (n)
Asbestos-cement pipe	0.011-0.015
Concrete pipe	0.011-0.015
Concrete box	0.012-0.015
Corrugated metal pipe	0.018-0.026
Polyvinyl chloride (PVC) pipe	0.009-0.011
Source: TxDOT Hydraulic Design Manual [4]	

3.3.3 RAINFALL INTENSITY

Rainfall intensity (i) is the average rainfall rate in inches per hour, and is selected based on design rainfall duration and design frequency of occurrence. The design duration is equal to the time of concentration for the drainage area under consideration. The design frequency of occurrence is a statistical variable that is established by design standards or chosen by the engineer as a design parameter.

The rainfall intensity used in the rational method can be calculated the value of rainfall intensity from the parameters, Table 3-1, and Equation 3-6 with the known Tc value for the entire drainage area.

$$i = \frac{a}{(T_c+b)^c} \quad \text{(Equation 3-6)}$$

3.4 NRCS Unit Hydrograph

The preferred unit hydrograph in general is the NRCS Dimensionless Unit Hydrograph. The runoff curve number used in calculating the existing/pre-development condition and the post-development condition shall be documented. A fully developed drainage area shall be assumed for the post-development condition. Average antecedent moisture conditions II (AMC II) shall be assumed.

3.4.1 CURVE NUMBER

Rainfall infiltration losses depend primarily on soil characteristics and land use (surface cover). The NRCS method uses a combination of soil conditions and land use to assign runoff Curve Numbers. NRCS curve numbers are to be selected from Table 3-7. Note that Curve Numbers are whole numbers. For a watershed that has variability in land cover and soil type, a composite Curve Number is calculated and weighted by area.

Table 3-7: Runoff Curve Numbers

Cover Description	Curve Numbers for Hydrologic Soil Group			
	A	B	C	D
Developed Areas				
Streets and Roads	98	98	98	98
Commercial and business (85% IC)	89	92	94	95
Residential: 1/8 acre or less (65% IC)	77	85	90	92
Residential: 1/4 acre (38% IC)	61	75	83	87
Residential: 1/3 acre (30% IC)	57	72	81	86
Residential: 1/2 acre (25% IC)	54	70	80	85
Residential: 1 acre (20% IC)	51	68	79	84
Residential: 2 acre (12% IC)	46	65	77	82
Open Space: Poor Condition	68	79	86	89
Open Space: Fair Condition	49	69	79	84
Open Space: Good Condition	39	61	74	80
Undeveloped Areas				
Pasture, grass land or range: Poor Condition	68	79	86	89
Pasture, grass land or range: Fair Condition	49	69	79	84
Pasture, grass land or range: Good Condition	39	61	74	80
Meadow – continuous grass	30	58	71	78
Brush: Poor Condition	48	67	77	83
Brush: Fair Condition	35	56	70	77
Brush: Good Condition	30	48	65	73
Woods-grass combination: Poor Condition	57	73	82	86
Woods-grass combination: Fair Condition	43	65	76	82
Woods-grass combination: Good Condition	32	58	72	79
Woods: Poor Condition	45	66	77	83
Woods: Fair Condition	36	60	73	79
Woods: Good Condition	30	55	70	77
"Poor" consists of less than 50 percent coverage. "Fair" consists of between 50 and 75 percent coverage. "Good" consists of greater than 75 percent coverage.				

Curve numbers can be reduced by either using a climatic adjustment as described in the 2016 TxDOT Hydraulic Design Manual (HDM) [4] or calibrating to historical storms. If curve numbers are calibrated from historical storms, the Engineer must provide documented data for rainfall, stream flow data, or detention pond stage storage data used to determine the historical curve numbers.

3.4.1 LAG TIME

Time of concentration shall be computed using the same techniques as for the Rational Method. The lag time, defined as the time between the center of mass of excess rainfall to the runoff peak, is typically used in the Hydrologic Modeling System (HEC-HMS) implementation of the NRCS methodology. The lag time can be estimated with Equation 3-7.

$$T_l = 0.6T_c \qquad \text{(Equation 3-7)}$$

The NRCS Unit Hydrograph shall be analyzed using 24-hour rainfall depths provided in Table 3-2. The 24-hour rainfall depths are to be distributed temporally with the NRCS Type III rainfall distribution.

CHAPTER 4 DESIGN OF DRAINAGE INFRASTRUCTURE

4.1 General Requirements

The following sections apply to the design of improvements within existing or proposed public ROW to minimize the interference to traffic and the likelihood of stormwater damage to surrounding property.

4.2 Street Flow

Interference to traffic is regulated by design limits of the spread of water into traffic lanes. Runoff shall not enter private property from a street except in recorded drainage easements or ROW, or in historic watercourses where easements or ROW have not been obtained.

Driveways should be constructed to allow the runoff from a 25-year design storm to pass under the driveway in a culvert (18 inches minimum or equivalent) or over the driveway on a concrete apron where conveyance is parallel to the roadway. Concrete aprons or box culverts are preferred in areas of heavy sediment transport.

The side slope of a ditch or swale on the side adjacent to City roads shall be no steeper than 4H:1V. Roadways under TxDOT jurisdiction shall be designed in accordance with TxDOT requirements.

4.2.1 Flow at Intersections

As the stormwater flow approaches a street or tee intersection, an inlet is required. The inlet cannot be placed inside the curb return. Valley gutters can be useful in diminishing the deterioration of pavements, particularly at intersections where flows tend to concentrate. At the intersection of two (2) thoroughfare or arterial streets, a valley gutter cannot be used. At the intersection of two (2) collector streets or local streets, the valley gutter may be used. At an intersection of two (2) different types of streets, a valley gutter may be used across the smaller street only.

4.2.2 Permissible Spread of Water

The flow of water in gutters of typical streets during the 25-year storm shall be contained below the top of curb and shall maintain the clear width requirements listed in Table 4-1. The flow of water shall be limited to a maximum of 6-inches above the top of crown during the 100-year storm event and must be contained within the defined ROW and easements. These clear widths at the crown of the roadway or at the high point on a divided roadway are necessary to provide access for vehicles in the event of an emergency.

Table 4-1: Water Spread Limits for Roadways

Street Classification	25-year permissible water spread
Thoroughfare	All lanes must remain open
Arterial Street	One 11-foot traffic lane must remain open in each direction
Collector Streets	Clear width of 11-feet must remain open
Minor Streets	Maximum depth of 6-inches

4.2.3 Street Flow Calculations

Evaluation of street flow is based upon open channel hydraulics theory, with the Manning's Equation modified to allow direct solution, based on the street cross section. The methodology included in the *Hydraulic Engineering Circular 22: Urban Drainage Design Manual (HEC 22)* [5] should be followed for determining proposed roadway improvements.

4.3 Inlet Design

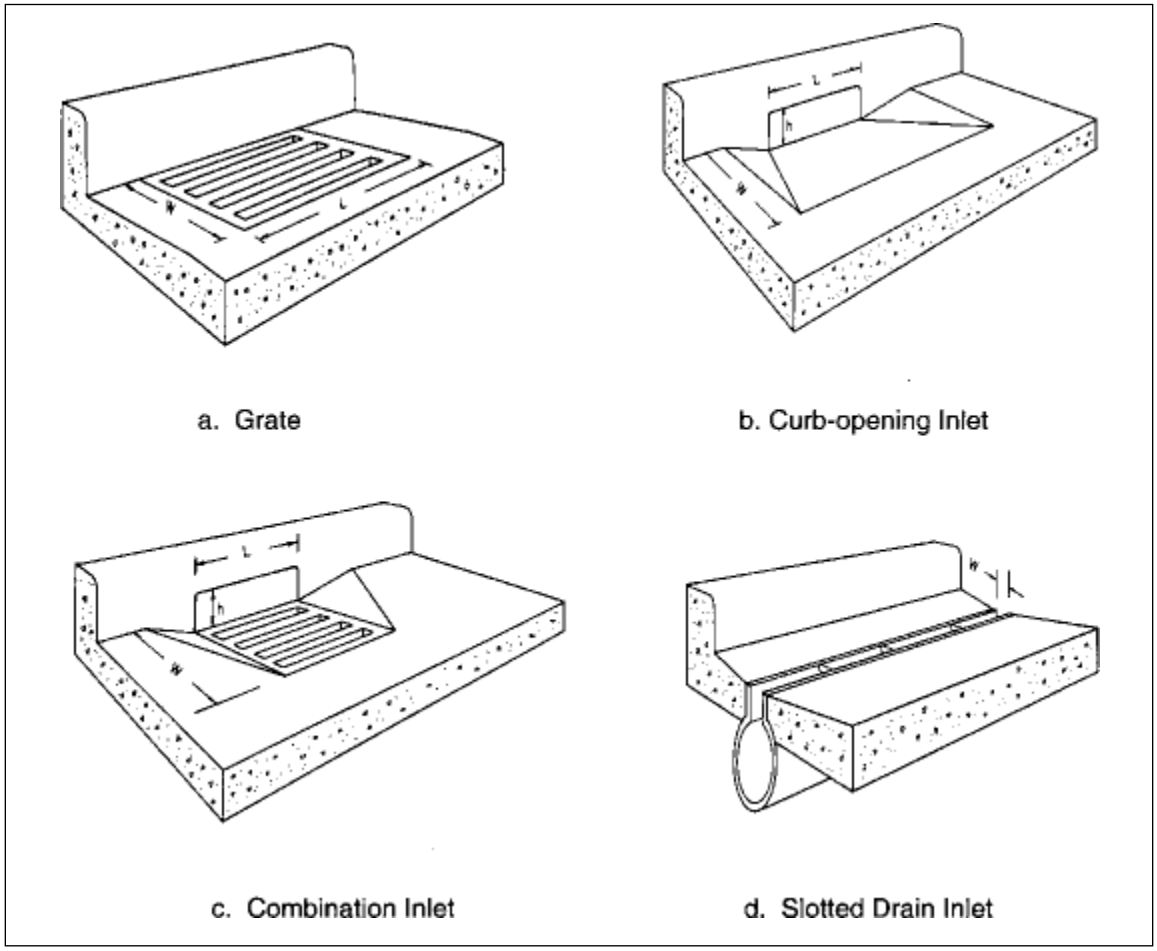
Inlets shall be located as necessary to remove the flow based on the 25-year storm and accommodate ponding widths in streets as defined in Table 4-1. The hydraulic efficiency of storm drain inlets varies with the amount of gutter flow, street grade, street crown, and the geometry of the inlet opening. No lowering of the standard height of street crown shall be allowed for the purposes of obtaining additional hydraulic capacity.

4.3.1 Inlet Types and Descriptions

Storm drain inlets are designed to collect and convey runoff to a storm drainage system. They are typically located at the street curb, paved medians, and in roadside and median ditches. The inlets are commonly divided into four categories:

a. Grate inlets
b. Curb-opening inlets
c. Combination inlets
d. Slotted drain inlets

Figure 4-1: Types of Storm Drainage Inlets



Source: HEC 22

4.3.1.1 Grate Inlets

Grate inlets are installed in the area of the roadway where the water is flowing and perform reasonably over a wide range of gutter grades. Some of the disadvantages are they lose capacity with increase in grade, may clog by debris, and pose a hazard to bicycle and wheelchair traffic. Therefore, these inlets must be configured to be safe for wheelchairs and bicycles.

4.3.1.2 Curb-Opening Inlets

Curb-opening inlets function effectively on flatter slopes or sags and where there is potential for a significant amount of debris in the gutter flow. They lose interception capacity as the gutter grade increases and therefore are recommended to be placed in grades no steeper than 3%.

4.3.1.3 Combination Inlets

Combination inlets have a high runoff interception capacity as they incorporate both the grate inlet and the curb opening inlet. If the curb opening is placed upstream of the grate inlet, it will act as a "sweeper" by intercepting floating debris in the early phase of a storm.

4.3.1.4 Slotted Drain Inlets

Linear inlets, slotted drains and trench drains, are placed in areas where runoff needs be intercepted over a wide section with low flows. The main disadvantage is they are very vulnerable to clogging from sediments and debris. Slotted drains may only be used with City permission. Trench drains are acceptable for use on driveways and low volume areas.

4.3.2 Inlet Capacity Calculations

The inlet capacity calculations shall be performed using the methodology contained in the TxDOT HDM.

4.3.2.1 Inlets On-Grade

The interception capacity of inlets on grade is dependent on the cross slope, longitudinal slope, total gutter flow, and pavement. The interception capacity of all inlet configurations increases with increasing flow rates, and inlet efficiency generally decreases with increasing flow rates. Designs must account for bypass flow.

4.3.2.2 Inlets in Sag Configurations

Inlets in a sag locations operate as weirs under low head conditions and as orifices at greater depths. Orifice flow begins at depths dependent on the grate size, the curb opening height, or the slot width of the inlet. At depths between those at which weir flow prevails and those at which orifice flow prevails, flow is in a transition stage. At these depths, control is ill defined and flow may fluctuate between weir and orifice control.

The efficiency of inlets in passing debris is critical in sag locations because all runoff which enters the sag must be passed through the inlet. Total or partial clogging of inlets in these locations can result in hazardous ponded conditions. Grate inlets alone are not recommended for use in sag locations because of the tendencies of grates to become clogged. Combination inlets or curb opening inlets are recommended for use in these locations.

4.4 Storm Drain Systems

The combined street system, including ditches, swales, and channels, directs flow into a collection structure, such as an inlet or grate, and deposits flow into the storm drain system. The objective is to provide safe passage of vehicle traffic by collecting stormwater from roadway surfaces and safely conveying it to an adequate receiving body.

4.4.1 General Requirements

The following shall be considered during the design of storm drain systems.

a. Storm drain pipe shall be reinforced concrete pipe (AASHTO M170 Class III). Corrugated metal pipe or plastic pipe shall not be permitted for storm drain systems in the public ROW.
b. Manholes or junction boxes must be used at all pipe size changes on trunk lines. For all pipe junctions, other than manholes and junction boxes, manufactured wye connections should be used, and the angle of intersection shall not be greater than 45 degrees. Laterals shall be connected to trunk lines using manholes or manufactured wye connections. Vertical curves in the conduit will not be permitted, and horizontal curves must meet manufacturer's requirements for offsetting of the joints.
c. The maximum manhole and junction box spacing for storm drain systems are shown in Table 4-2. Manholes or junction boxes shall also be placed at pick up points having three or more laterals; vertical alignment changes; and future collection points. The requirement for manholes may be waived if the pipe size allows direct access into the pipe by maintenance personnel and equipment.
d. The cover over the crown of circular pipe should be at least three feet and should be based on the type of pipe used, the expected loads, and the supporting strength of the pipe. Box sections should normally have a minimum of one foot of cover; however, box sections may be designed for direct traffic in special situations with approval.
e. Grates for drop inlets should be designed to facilitate removal for maintenance, but minimize vandalism. Design shall consider traffic loading, bicycle and pedestrian safety, and a means to secure the grate.
f. At no time shall bypass flow exceed the water spread limits for roadways as defined by Table 4-1. Inlets shall be located to prevent water convergence and/or excessive flows through intersections.
g. For arterial or collector streets with super-elevated sections, no more than 3 cubic feet per second of the 25-year flow will be allowed to cross from the higher elevation to the lower elevation.

Table 4-2: Maximum Manhole Spacing

Pipe Diameter (in)	Max. Spacing (ft)
24	400
27-39	800
42-60	1,000
Larger than 60	1,200

4.4.2 Design Criteria

The capacity of a storm drain network has several limiting factors, including the total incoming flow dependent on the severity of the storm, size, shape, and material of the network pipes, flow rate, and velocity, geometric changes causing energy losses, and exiting structure. To design a storm drain system, the following criteria will be used to create a system with the necessary capacity.

a. The design storm shall be the 25-year storm with provisions made for the 100-year storm. Design of storm drain systems shall follow the TxDOT HDM, utilizing Manning's Equation for closed conduits and step backwater methodology for open channels. For Manning's equation, the minimum roughness coefficient for a concrete storm pipe is 0.013.
b. Conduits within the storm drain system shall have a minimum velocity of 2 feet per second. This requirement shall protect the ability of the system to convey the design storm by limiting or preventing the accumulation of sediment within closed conduits.

c. Maximum conduit velocities for trunk lines and inlet laterals longer than 30 feet are 12 feet per second. A maximum velocity is required to prevent the erosion of the storm pipe material over time. The exiting velocity of a given storm drain system must be below the design velocity for the receiving channel or outfall structure. Erosion control measures are required for all outfalls into natural channels.
d. All energy losses, including entrance and exit losses, expansion losses, manhole and bend losses, junction losses, and minor head losses at points of turbulence, shall be included in calculations to determine the hydraulic gradient.
e. Storm lines discharging into open channels shall have flowlines higher or equal to those of the receiving open channel. The storm system is not allowed to be at sump with the channel.
f. Slope, along with larger diameter pipes located downstream, must be utilized such that the velocity of flow features a gradual increase, or at a minimum prevent large decreases at changes in geometry, including bends and inlets, to prevent sedimentation from occurring.
g. At connections of pipes with differing diameters, the pipe crowns (soffits) shall be matched, instead of matching the flow lines.

4.4.3 Calculation of the Hydraulic Grade Line

The hydraulic grade line (HGL) for a conduit system must be calculated with the inclusion of all energy losses and depicted in the system profile drawing. The hydraulic grade line must be computed and drawn for both the 25-year design storm and the 100-year storm. The methodology for calculating the hydraulic grade line is located in HEC 22.

4.4.3.1 Tailwater Conditions

The capacity of a system is dependent on the tailwater conditions, thus the tailwater conditions must be determined prior to designing storm drain systems. When calculating the hydraulic performance of a storm drain system discharging into an existing watercourse, tailwater elevation must be determined by the design engineer. However, the tailwater elevation must be greater than the existing water surface of the receiving channel and the minimum outlet water surface.

The design engineer must also determine the maximum outlet velocities of the storm drain network and include the “Normal Depth” outfall analysis. As a part of the analysis, the design engineer must solve the downstream boundary condition using Manning’s equation for Normal Depth.

4.4.3.2 Head Loss

To design a conduit system, the head loss within the system must be computed. The head loss is the combined friction losses, minor losses, and junction losses for the system. The procedure for calculating head loss is included in the TxDOT HDM.

4.5 Open Channels

The general classifications for open channels are natural channels, which include all watercourses that have been carved by nature through erosion; and engineered channels, which are constructed or existing channels that have been significantly altered by human effort. No person shall place or cause to be placed any obstruction of any kind in any watercourse within the City and its ETJ. The owner of any property within the City, through which any watercourse may pass, shall keep the watercourse free from obstruction.

4.5.1 Design Criteria

The parameters that need to be considered in channel design include: flow capacity, permissible velocity, side slope, and freeboard.

- Flow Capacity: All channels shall be designed to convey the 100-year storm event with freeboard in accordance with Table 2-4;
- Permissible Velocity: The minimum permissible velocity is 2 fps for the 25-year storm. The maximum permissible velocity for the 100-year storm must be non-erosive; and
- Side Slopes: The channel slopes shall be 3H:1V or flatter.

4.5.2 Roughness Coefficients

The roughness coefficients describe the degree of resistance that natural or artificial channels have to flow conveyance. The recommended roughness coefficient values for use in open channel hydraulic analyses are presented in Table 4-3.

Table 4-3: Roughness Coefficients

Type of Channel and Description	Minimum	Normal	Maximum
LINED OR BUILT-UP CHANNELS			
Concrete-lined	0.012		0.025
Concrete rubble	0.017		0.030
UNLINED CHANNELS			
Earth, straight, and uniform	0.017		0.025
Winding and sluggish	0.022		0.030
Rocky beds, weeds on bank	0.025		0.040
Earth bottom, rubble sides	0.028		0.035
Rock cuts	0.025		0.045
NATURAL STREAMS			
Minor Streams (top width at flood stage<100 ft)			
Streams on plain			
clean, straight, full stage, no rifts or deep pools	0.025	0.030	0.033
clean and straight with more stones and weeds	0.030	0.035	0.040
clean, winding, some pools and shoals	0.033	0.040	0.045
clean and winding but some weeds and stones	0.035	0.045	0.050
same as above, lower stages, more ineffective slopes and sections	0.040	0.048	0.055
clean, winding, some pools and shoals with more stones	0.045	0.050	0.060
sluggish reaches, weedy, deep pools	0.050	0.070	0.080
very weedy reaches or floodways with heavy underbrush	0.075	0.100	0.150
Floodplains			
Pasture, no brush			
short grass	0.025	0.030	0.035
high grass	0.030	0.035	0.050
Brush			
scattered brush, heavy weeds	0.035	0.050	0.070
light brush and trees, in winter	0.035	0.050	0.060
light brush and trees, in summer	0.040	0.060	0.080
medium to dense brush, in winter	0.045	0.070	0.110
medium to dense brush, in summer	0.070	0.100	0.160
Trees			
dense willows, summer, straight	0.110	0.150	0.200
cleared land with tree stumps, no sprouts	0.030	0.040	0.050
cleared land with tree stumps with heavy growth of sprouts	0.050	0.060	0.080

Type of Channel and Description	Minimum	Normal	Maximum
heavy stand of timber and little undergrowth	0.080	0.100	0.120
same as above with flood stage reaching branches	0.100	0.120	0.160
Major Streams (top width at flood stage>100 ft)			
Regular section with no boulders or brush	0.025		0.060
Irregular and rough section	0.035		0.100

4.5.3 CHANNEL ANALYSIS

For the analysis and design of open channels the depth and velocity of flow are necessary. For the hydraulic analysis of open channels, the following two methods are commonly used:

- Slope Conveyance Method
- Standard Step Backwater Method

The above two methods of analysis are included in the TxDOT Hydraulic Design Manual.

4.5.4 SUPERCRITICAL FLOW

The Froude Number, Equation 4-1, provides a relationship between flow velocity and the hydraulic depth of flow, and gravitational action and shall be calculated for all channel improvement designs. Subcritical flow conditions occur when the Froude Number is less than 1.0 and supercritical flow conditions exist in lined channels when the Froude Number exceeds 1.0.

If the normal depth in a channel is supercritical, its alternate depth is a deeper subcritical depth. Obstructions that may enter a stream during a storm event may cause supercritical flows to experience a hydraulic jump and become subcritical flows. When it is calculated that supercritical conditions could occur for the design storm, the depth of the channel must be at least the alternate depth plus the required freeboard. Adequate protection of the channel must be provided to protect against supercritical flow.

Subcritical flow conditions are recommended for all channel designs, as supercritical flow tends to have high velocities and high potential for channel erosion. Supercritical flow conditions will not be allowed in channels with a vegetative lining. Subcritical flow conditions may be achieved by using energy dissipators in areas where the existing topography will not allow subcritical flow conditions to occur naturally. In all cases, the channel improvements shall be designed to avoid the unstable transitional flow conditions that occur when the Froude Number is between 0.9 and 1.1.

$$F = \frac{v}{\sqrt{gD}} \qquad \text{Equation 4-1}$$

Where:

F=Froude number (dimensionless)
v=average velocity (ft/s)
g=gravitational acceleration (32.3 ft/s^2)
D=hydraulic depth (ft)

4.5.5 SHEAR STRESS

Shear stress represents the component of stress that acts in the direction of the flow. Shear stress shall be computed for all open channels and adequate protection shall be provided based on the tractive force method described in HEC 15 [6] and the permissible shear stresses reported in the TxDOT HDM.

The shear stress at normal depth should be computed. The channel lining selected, Table 4-4, will determine the permissible shear stress, Table 4-5. If the computed shear stress is less than the permissible

stress, the lining is adequate. Otherwise, consider the following options: choose a more resistant lining, decrease channel slope, decrease slope in combination with drop structures, or increase channel width or flatten side slopes. Non-native plants are prohibited for use within channels.

Table 4-4: Retardation Class for Lining Materials

Retardance Class	Cover	Condition
A	Weeping lovegrass	Excellent stand, tall (average 30 in. or 760 mm)
B	Native grass mixture little bluestem, bluestem, blue gamma, other short and long stem midwest grasses	Good stand, uncut
	Weeping lovegrass	Good Stand, tall (average 24 in. or 610 mm)
	Lespedeza sericea	Good stand, not woody, tall (average 19 in. or 480 mm)
	Alfalfa	Good stand, uncut (average 11 in or 280 mm)
	Weeping lovegrass	Good stand, uncut (average 13 in. or 330 mm)
	Blue gamma	Good stand, uncut (average 13 in. or 330 mm)
C	Crabgrass	Fair stand, uncut (10-to-48 in. or 55-to-1220 mm)
	Bermuda grass	Good stand, mowed (average 6 in. or 150 mm)
	Common lespedeza	Good stand, uncut (average 11 in. or 280 mm)
	Grass-legume mixture: summer (orchard grass redtop, Italian ryegrass, and common lespedeza)	Good stand, uncut (6-8 in. or 150-200 mm)
	Centipedegrass	Very dense cover (average 6 in. or 150 mm)
	Kentucky bluegrass	Good stand, headed (6-12 in. or 150-305 mm)
D	Bermuda grass	Good stand, cut to 2.5 in. or 65 mm
	Common lespedeza	Excellent stand, uncut (average 4.5 in. or 115 mm)
	Buffalo grass	Good stand, uncut (3-6 in. or 75-150 mm)
	Grass-legume mixture: fall, spring (orchard grass Italian ryegrass, and common lespedeza	Good Stand, uncut (4-5 in. or 100-125 mm)
	Lespedeza sericea	After cutting to 2 in. or 50 mm (very good before cutting)
E	Bermuda grass	Good stand, cut to 1.5 in. or 40 mm
	Bermuda grass	Burned stubble
Source: TxDOT HDM		

Table 4-5: Permissible Shear Stress for various linings

Protective Cover	(lb/sf)
Retardance Class A Vegetation	3.70
Retardance Class B Vegetation	2.10
Retardance Class C Vegetation	1.00
Retardance Class D Vegetation	0.60
Retardance Class E Vegetation	0.35
Woven Paper	0.15
Jute Net	0.45
Single Fiberglass	0.60
Double Fiberglass	0.85
Straw W/Net	1.45
Curled Wood Mat	1.55
Synthetic Mat	2.00
Gravel, D50 = 1 in. or 25 mm	0.40
Gravel, D50 = 2 in. or 50 mm	0.80
Rock, D50 = 6 in. or 150 mm	2.50
Rock, D50 = 12 in. or 300 mm	5.00
6-in. or 50-mm Gabions	35.00
4-in. or 100-mm Geoweb	10.00
Soil Cement (8% cement)	>45
Dycel w/out Grass	>7
Petraflex w/out Grass	>32
Armorflex w/out Grass	12-20
Erikamat w/3-in or 75-mm Asphalt	13-16
Erikamat w/1-in. or 25 mm Asphalt	<5
Armorflex Class 30 with longitudinal and lateral	>34
Dycel 100, longitudinal cables, cells filled with mortar	<12
Concrete construction blocks, granular filter	>20
Wedge-shaped blocks with drainage slot	>25
Source: TxDOT HDM	

4.5.6 ENERGY DISSIPATORS

Energy dissipators are commonly used for culverts and channels in order to prevent erosion problems by dissipating the flow energy at specific locations prior to discharging downstream. Design methodology for these structures is presented in HEC-14 [7].

The energy dissipators fall under different categories including:

- Internal Dissipators
- Stilling Basins
- Streambed Level Dissipators
- Riprap Basins and Aprons
- Drop Structures
- Stilling Wells

4.6 Bridges and Culverts

A bridge is defined as a structure, including supports, erected over a depression or having a roadway for carrying traffic or other moving loads, and having an opening measured along the center of the roadway of more than 20 feet between faces of abutments, spring lines of arches, or extreme ends of openings for multiple box culverts. Culverts convey surface water through a roadway embankment away from the roadway ROW or into a channel along the ROW.

4.6.1 General Requirements

All proposed bridges and culverts must meet the following criteria:

a. All culverts shall be a minimum size of a 18-inch circular pipe or equivalent for alternate shapes. Reinforced concrete shall be the material of choice. Other materials must be approved by the City.
b. Allowance shall be made for conveyance of the 100-year runoff across the road and into the downstream channel without damage to the road or adjacent property.
c. Temporary crossings shall be designed to safely pass the 2-year design storm runoff.
d. The backwater created by a culvert or bridge during the 100-year design storm runoff shall not cause damage to public or private property.
e. Culvert outlets shall be designed to minimize damage caused by erosion.
f. Culverts and bridges shall be aligned with natural drainage ways in grade and direction whenever practical. Culverts shall have a minimum design storm velocity of 2.5 feet per second to reduce sediment accumulation.
g. Larger culvert sizes, bridges, box culverts, and/or smooth-walled pipes are recommended for crossings where heavy debris or sediment accumulations are anticipated. Trash racks may be required.
h. All headwalls shall be constructed of reinforced concrete.

4.6.2 Bridge Design Criteria

Additional design criteria from that stated above will be on a case-by case basis as determined by the City Engineer.

4.6.3 Culvert Design Criteria

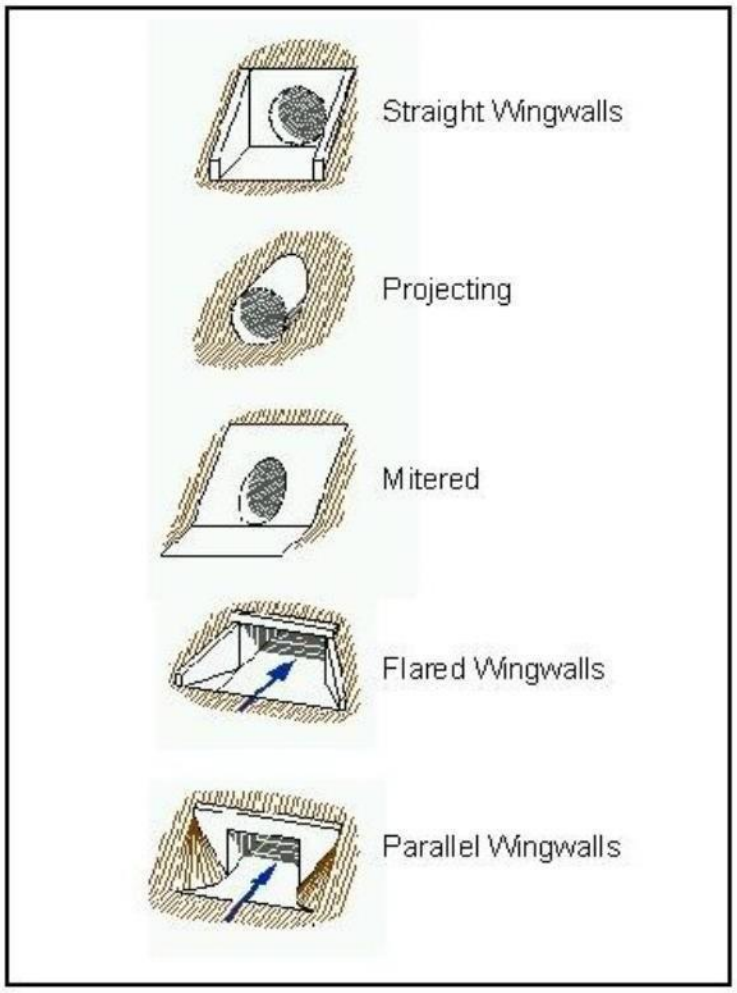
All proposed culverts shall be designed to meet the following criteria:

a. Headwalls and necessary erosion protection shall be provided at all culverts and shall comply with TxDOT standard details. All culverts and bridges are to be analyzed at both the design flow and 100-year check flow.
b. Alignment, location, and grade of proposed culverts must be consistent with planned development of the drainage system for that watershed. In the event the particular watershed or waterway is not covered by a planned storm drainage system, the designer should proceed with the design from the nearest downstream control and design the proposed drainage system improvements anticipating future system expansion due to fully developed watershed conditions.
c. Wingwalls, if used, may be either straight parallel, flared, or tapered. Approach and discharge aprons shall be provided for all culvert headwall designs. Precast headwalls and end walls may be used if all other criteria are satisfied.

4.6.4 CULVERT END TREATMENTS

End Treatment of a culvert is to create safer conditions surrounding the culvert without interfering with the hydraulics of the culvert design. There are a multitude of end treatments available for culverts. The TxDOT Bridge Division maintains standard details of culvert end treatments. Typical end treatments are depicted in Figure 4-2. Safety end treatments (SET), such as those used with driveway and other small diameter culverts, may be more hydraulically efficient by providing both tapered wingwalls and a beveled edge instead of using a mitered section. For larger culverts that are not protected by a railing or guard fence, pipe runners arranged either horizontally or vertically shall be used on all SET installations.

Figure 4-2: Typical Culvert End Treatments



Source: TxDOT HDM [4]

The pipe of pipe runner SETs have been proven to be within the tolerance of the entrance loss equation. Therefore, the entrance should be evaluated solely for its shape and the effect of the pipes on the entrance loss equation should be ignored.

4.6.5 CULVERT HYDRAULICS

The hydraulic design of culverts shall be based upon design guidelines set forth by TxDOT, the U.S. Department of Transportation, or other suitable material as approved by the City. Computer programs such as FHWA's "HY-8" may be used, provided that the design engineer provides output tables showing models results and input data.

Values of entrance loss coefficients (Ce) are shown in Table 4-6 based on culvert shape and entrance condition.

Table 4-6: Entrance Loss Coefficients

Entrance Configuration	Ce
CONCRETE PIPE	
Projecting from fill, socket end (groove end)	0.2
Projecting from fill, square cut end	0.5
Headwall or headwall and wingwalls:	-
Socket end of pipe (groove end)	0.2
Square-edge	0.5
Rounded (radius 1/12 D)	0.2
Mitered to conform to fill slope	0.7
End section conforming to fill slope	0.5
Beveled edges, 33.7º or 45º bevels	0.2
Side- or slope-tapered inlet	0.2
CORRUGATED METAL PIPE OR PIPE ARCH	-
Projecting from fill (no headwall)	0.9
Headwall or headwall and wingwalls square-edge	0.5
Mitered to conform to fill slope, paved or unpaved slope	0.7
End section conforming to fill slope	0.5
Beveled edges, 33.7º or 45º bevels	0.2
Side- or slope-tapered inlet	0.2
REINFORCED CONCRETE BOX	-
Headwall parallel to embankment (no wingwalls):	-
Square-edged on 3 edges	0.5
Rounded on 3 edges to radius of 1/12 barrel dimension, or beveled edges on 3 sides	0.2
Wingwalls at 30º to 75º to barrel:	-
Square-edged at crown	0.4
Crown edge rounded to radius of 1/12 barrel dimension, or beveled top edge	0.2
Wingwall at 10º to 25º to barrel: square-edged at crown	0.5
Wingwalls parallel (extension of sides): square-edged at crown	0.7
Side- or slope-tapered inlet	0.2
Source: TxDOT HDM [4]	

There are two categories of flow through culverts: inlet control and outlet control.

a. Inlet Control: The flow is controlled by the cross-sectional area of the culvert, inlet configuration, and headwater depth. Slope, roughness, and length of culvert are of no importance. Nomographs are available for inlet control estimations as proved in Hydraulic Design of Highway Culverts [8].
b. Outlet control: The flow is controlled by the cross-section area of the culvert, inlet configuration, and headwater depth and, slope, roughness and length of culvert. Culverts will be outlet controlled if the culvert slope is relatively flat, the tailwater sufficiently deep, or the culvert is quite long. It is also possible, where the water enters the culvert under inlet control, but the culvert slope, or tailwater conditions cause a hydraulic jump near the outlet. This situation should be avoided because damage can occur to the culvert pipe. Unstable conditions are most likely when the culvert is placed at a near-critical slope.

The design engineer shall calculate both outlet and inlet control conditions and use the more conservative of the two as the design condition.

4.6.6 Culvert Outlet Protection

High discharge velocities from culverts can cause eddies or other turbulence, which could damage unprotected downstream channel banks and roadway embankments. To prevent damage from scour and erosion in these conditions, culvert outlet protection is needed. The outlet protection should extend downstream to a point where non-erosive channel velocities or shear stress are established in accordance with Section 4.5.5 of this manual. The outlet protection should be placed sufficiently high on the adjacent banks to extend 1 foot above the design water surface elevation. All outlet protection shall be designed with an appropriate toe depth. All toes shall be no less than twenty-four inches.

4.6.7 Energy Dissipation

Design of riprap stone protection shall be done in accordance to *HEC 22*. Design of concrete baffles and stilling basins shall be done in accordance with *HEC 14*.

CHAPTER 5 DETENTION FACILITIES

Detention is the storage of runoff for a controlled release during or immediately following a design storm. The detention facility shall be appropriate to the type of development, topography, and amount of control needed.

5.1 General Requirements

All proposed detention facilities must achieve the following requirements:

a. The method(s) of detention shall be appropriate to the type of development, topography, and amount of control needed. Examples of methods include, but are not limited to, the following:
    a. Basins or swales – single or multiple
    b. Check dams in gullies to slow runoff and trap sediment
    c. Contour terracing, improved vegetation cover
b. Parking areas may be used as detention facilities provided that maximum depths of ponding do not exceed eight inches and ponding is in the areas most remotely situated from structures.
c. Stormwater infiltration systems are not permitted for mitigation in any development where there is a potential for pollutants to adversely affect ground water quality (e.g. Edwards Aquifer Recharge Zone).
d. No detention basin shall retain standing water longer than 36 hours unless it is designed and constructed to be a permanent pond with appropriate health, safety and water quality measures. Permanent ponds must comply with all applicable water rights requirements for such a body of water.
e. Detention basins to be excavated shall provide positive drainage through the pond. Consideration should be given to pond slope and erosion protection.
f. Finished floors of adjacent structures should be a minimum of 1 foot above the 100-year water surface in the facility. Facilities should preferably be located such that the invert of the outlet structure is above the 100-year water surface level in the receiving body; but in all cases, facilities shall be designed to function properly during conditions where the outlet is submerged by the tailwater of the receiving stream.
g. Detention facilities shall be designed with one or more outlet structures to allow safe passage of the 100-year post-development design storm runoff. Emergency overflow weirs shall also be required. Overflow weirs shall consider where overflow is directed and where feasible, direct overflows to easements and ROW but shall in no case adversely impact adjacent properties or streams.
h. Weirs, spillways, and outlets shall be protected from erosion with riprap, grouted riprap, or other

method of erosion control to protect the structure and downstream channel. Outflows shall be conveyed within proposed property limits or easement to an appropriate receiving drainage facility in a manner such that roadways, private property, buildings, etc. are not damaged.

i. Best management practices shall be used in the event a detention facility empties into another storage facility downstream. The timing of the hydrograph from the detention facility shall be checked against the timing of the receiving storage facility to prevent any increase in the flow rate from the downstream facility.

j. Side slopes of earthen embankments shall be designed for stability and safety, with side slopes of earthen banks shall be 3H:1V or flatter. All constructed stormwater structures of earthen material shall be re-vegetated to mature growth.

k. Maximum water depths over 6 feet shall not be allowed without prior approval from the City. Any detention facility that is classified as a dam by the TCEQ shall conform to the more stringent of rules listed in this manual or the dam safety rules adopted by TCEQ.

l. Earthen embankments of a height greater than 3 feet used to impound a required detention volume must have a minimum top-width of 4 feet, shall contain a non-permeable core, and shall be based on a geotechnical investigation for the site. Compaction of all earthen drainage structures shall be to 90% standard proctor.

m. A maintenance ramp shall be provided for access in detention basin design for periodic desilting and debris removal. Access shall be provided to all ponds and channel maintained by the City, regional drainage facilities, or any other drainage facility designed for drainage of more than one privately maintained single-family lot as follows: ponds and channels shall provide a maintenance access with a width of at least 12 feet and have a vertical grade no steeper than 6H:1V. Access shall be provided within dedicated ROW or within the drainage easement and shall be clearly identified on plans.

   Maintenance schedules and descriptions of maintenance practices for privately maintained single-family residential ponds and channels shall be provided within the plans or as a separate document. Adequate access shall be provided for the maintenance description provided.

n. Basins with permanent storage must include dewatering facilities to provide for maintenance.

o. The design of detention facilities shall include provisions for collecting and removing sediment deposited after collecting and releasing stormwater.

p. Detention ponds and reservoirs shall provide freeboard based on Table 2-4 of this manual for the 100-year storm event measured from top of berm to the 100-year water surface elevation of the pond.

5.2 Design Criteria

The purpose of a stormwater detention basin is to temporarily impound (detain) excess stormwater, thereby reducing peak discharge rates. Therefore, all detention ponds are to be designed to prevent an increase in flow to the existing5, 25, and 100-year peak runoff leaving a proposed site. The design engineer must use the NRCS unit hydrograph as outlined in Section 3.4 of this manual.

5.3 Outlet Structure Design

To reduce the5, 25, and 100-year post-developed design storm flows to pre-development levels, a multi-level outlet structure may be required. The required documentation for the design of any detention structures include design hydrographs, calculations of stage-storage-discharge tables, drawings of the basin, spillway, weir and outlet size and location along with necessary erosion control measures. For further guidance for design and construction of outlet structures, the design engineer should reference the Stormwater Detention Outlet Control Structures [9].

5.3.1 Orifices

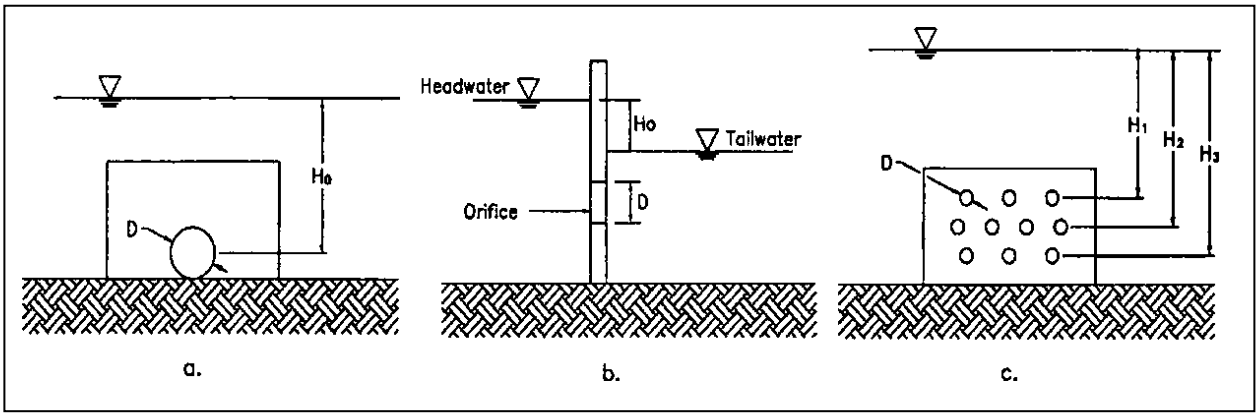
The orifice flow for a single orifice, depicted in Figure 5-1, can be calculated from Equation 5-1.

$$Q = C_0 A_0 (2gH_0)^{0.5} \qquad \text{(Equation 5-1)}$$

Where:

Q= Orifice flow rate (cfs)
C_0= Discharge coefficient 0.40-0.60
A_0= Area of orifice (sf)
H_0= Effective head on the orifice measured from the centroid of the opening (ft)
g = Gravitational acceleration = 32.2 ft/s^2

Figure 5-1: Definition Sketch for Orifice Flow



Source: HEC 22 [5]

For orifices discharging as a free outfall, the effective head is measured from the centerline of the orifice to the water surface elevation. For submerged orifices, the effective head is the difference in elevation between the upstream and downstream water surface elevations. A submerged orifice can be seen in Figure 5-1(b).

The discharge coefficient for orifices depend on the entrance conditions and shape of the orifice. For a square-edged orifice with uniform entrance conditions, the discharge coefficient should be 0.6. However, for ragged edged orifices, such as occurring when using an acetylene torch to cut the orifice opening into a corrugate pipe, 0.4 should be used for the discharge coefficient.

Design engineers may analyze pipes with a diameter of 1 foot or less as a submerged orifice as long as H_0/D is greater than 1.5. If the diameter of the pipe is greater than 1 foot, it must be analyzed as a discharge pipe and the design engineer must take into account both headwater and tailwater effects.

When dealing with flow through multiple orifices, as seen in Figure 5-1(c), the sum of the flow through each individual orifice is the total flow through them all. For multiple orifices of the same size and operating under the same effective head, the flow through one orifice can be multiplied by the number of openings to find the total flow.

5.3.2 WEIRS

Weirs are typically one of four types: sharp crested, broad-crested, V-notch, or proportional. The following section provides the required relationships for each type of weir. Design procedures are provided in HEC 22.

5.3.2.1 Sharp Crested Weirs

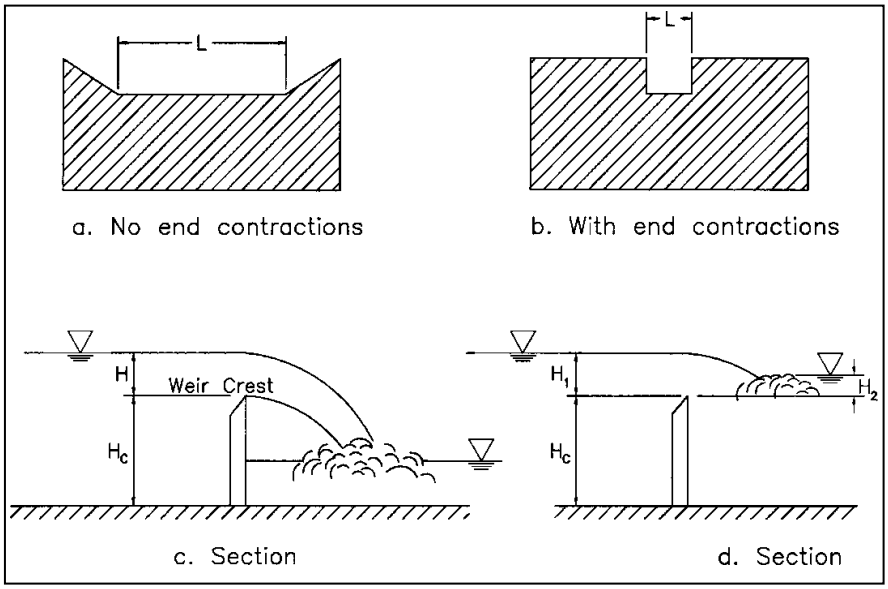
Typical sharp crested weirs are shown in Figure 5-2.

When a sharp crested weir has an end contraction, as shown in Figure 5-2(b), the equation changes, as follows:

$$Q = C_{SCW}(L - 0.2H)H^{1.5} \qquad \text{(Equation 5-4)}$$

The Sharp Crested Weir coefficient varies linearly with the ratio H/H_c and is typically set equal to 3.33 (English units) when the ratio of H/H_c is less than 0.3.

Figure 5-2: Sharp Crested Weirs



Source: HEC 22 [5]

5.3.2.2 Broad-Crested Weir

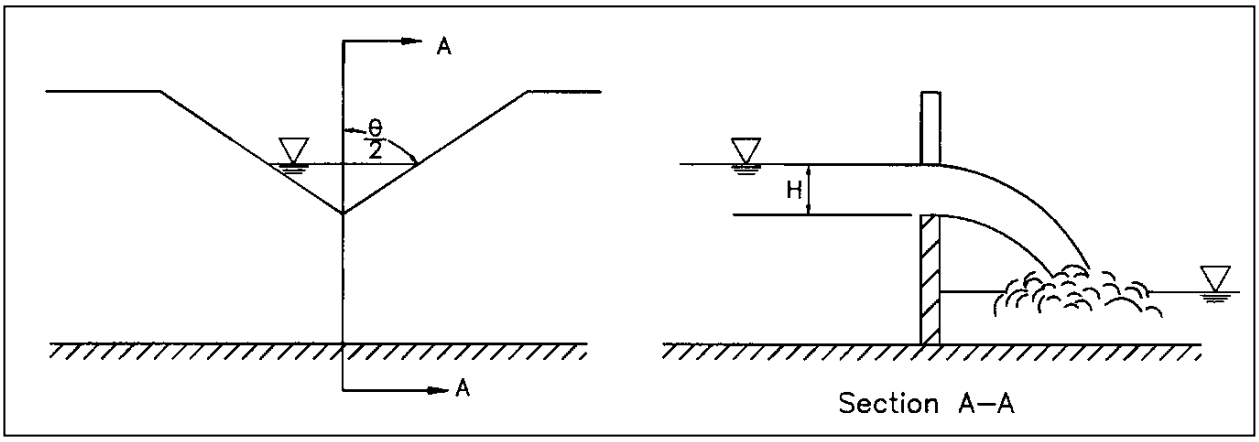
The broad crested weir coefficient is dependent on the breadth of crest of weir and head. Several commonly used broad crested weir coefficients are used for specific cases.

- If the upstream edge of a broad-crested weir is so rounded as to prevent contraction and if the slope of the crest is as great as the loss of head due to friction, flow will pass through critical depth at the weir crest; this gives the maximum C value of 3.09.
- For sharp corners on the broad crested weir, a minimum value of 2.62 should be used.

5.3.2.3 V- Notch Weir

Typical sections for a V-notch weir can be seen in Figure 5-3.

Figure 5-3: V-Notch Weir



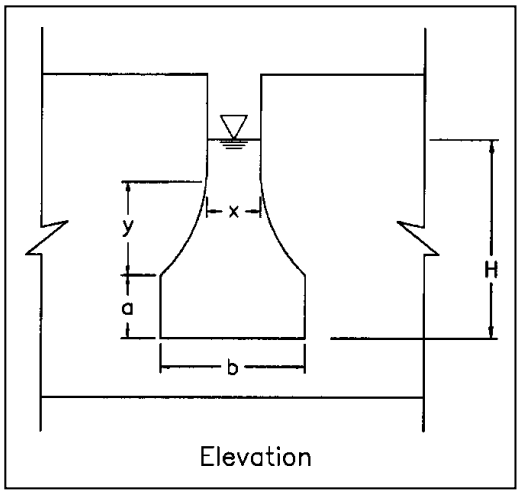
Source: *HEC 22* [5]

5.3.2.4 Proportional Weir

Although more complex to design and construct, a proportional weir has the potential to significantly reduce the required storage volume for a given site. Unlike the other three types of weirs, the proportional

weir has a linear head-discharge relationship. The linear relationship evolves from allowing the discharge area to vary non-linearly with head. Dimensions for a proportional weir are shown in Figure 5-4.

Figure 5-4: Proportional Weir Dimensions



Source: *HEC 22* [5]

5.3.3 Discharge Pipes

Discharge pipes may be used as outlet structures for detention basins. An outlet structure utilizing discharge pipes can be designed one of two ways, either as a single or multistage discharge.

A single discharge system consists of a single discharge pipe or culvert. The single discharge system is designed as a simple culvert would be. As in Section 4.6.3 of this manual, the downstream boundary conditions would be applied in the same manner. The end computations would be a stage-discharge curve developed for the full range of flows that the single system may experience. The single pipe does not include a system to carry emergency flows.

A multistage discharge system does include a control structure at the inlet end of the pipe. This inlet control structure must be designed with the full range of flows under consideration. As with the single discharge system, a stage-discharge curve would be developed for all potential flows the system may experience. The design flows will typically be orifice flow through whatever shape the designer has chosen while the higher flows will typically be weir flow over the top of the control structure.

Orifices can be designed as outlined in Section 5.3.1 and weirs can be designed as shown in Section 5.3.2. The pipe must be designed to carry all flows considered in the design of the control structure.

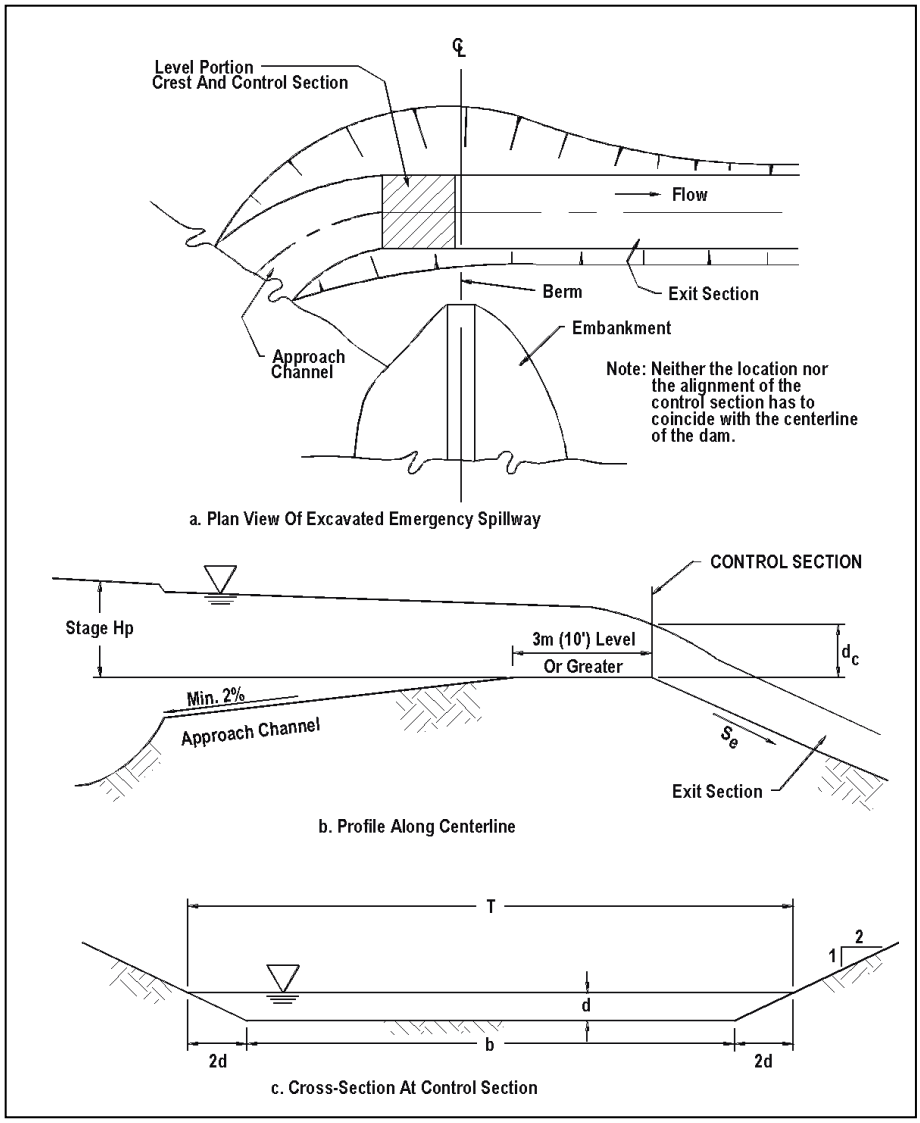
In designing a multistage structure, the designer would first develop peak discharges that must be passed through the facility. The second step would be to select a pipe that will pass the peak flow within the allowable headwater and develop a performance curve for the pipe. Thirdly, the designer would develop a stage-discharge curve for the inlet control structure, recognizing that the headwater for the discharge pipe will be the tailwater that needs to be considered in designing the inlet structure. Last, the designer would use the stage-discharge curve in the basin routing procedure.

5.3.4 Emergency Overflow Weirs

When storms occur, resulting in storm flows exceeding the design discharge of the detention basin, emergency overflow weirs allow a controlled relief of the excess water. Typically, an emergency overflow weir has a trapezoidal cross-section design for its constructability. For small ponds with outfall structures comprising of pipe-systems, an emergency weir will need to be designed to carry the full 100-year storm, assuming all pipes are blocked. For larger ponds with outfall structures comprising of box culverts or graduated weirs, the emergency weir will be designed to carry the 500-year storm event. The typical emergency overflow weir is shown in Figure 5-5.

Emergency overflow weirs that do not incorporate a spillway should be treated as a broad-crested weir.

Figure 5-5: Emergency Spillway Design Schematic



Source: *HEC 22* [5]

The discharge coefficient varies as a function of the bottom width of the spillway and the effective head on the spillway. Design parameters for the relationship are included in HEC 22.

The critical slopes are based upon an assumed Manning's coefficient of 0.040 for turf cover of the spillway. For a paved spillway the Manning's coefficient should be 0.015. The Manning's coefficient is dependent on the spillway material and must be adjusted according to the design developed by the design engineer.

CHAPTER 6 MITIGATION OPTIONS

Mitigation options other than detention would include constructing improvements, or other measures that mitigate or otherwise improve the water course's ability to handle increased runoff from the site without causing adverse impact to adjacent or downstream properties.

Examples could include:

- Improving off-site drainage infrastructure
- Swales
- Channels
- Storm Drain installation or upsizing
- Culverts
- Clearing of underbrush
- No-Objection Certificate from adjacent property owners receiving runoff
- Low Impact Development

It should be noted that some of these options may require drainage easements from adjacent property owners or at a minimum written permission from these property owners to access the property.

The user may simply provide detention and mitigate the increase in flow, so there is no longer an impact to the downstream infrastructure. Alternatively, the user may evaluate opportunities to not provide detention and directly consider improving impacted infrastructure. The options listed above are some potential opportunities of consideration.

If the user has a reasonable explanation for not providing detention, they may consider the following:

- If there is any storm drainage infrastructure such as storm-inlets, culverts, etc: Then the user may consider upsizing the culverts by including additional pipes or boxes; may consider upsizing the inlet capacity to a larger inlet size and further replace underground storm pipes to accommodate the excess flow.
- If the flow goes through other properties, the user may consider channeling it to keep the flow extents same as existing conditions. This can be done using engineering channels such as grass-lined or concrete lined (which need maintenance) or can be done using vegetated swales which need less maintenance.
- For minor increases in flow, the user may consider clearing existing underbrush on the downstream side, to be able to reduce the manning's roughness coefficients, which can achieve a reduction in water surface elevations.
- Also, for minor increases in flow, a LID feature may be included which could potentially help with mitigating both water quantity and quality.
- Lastly, the user may obtain no objection certificate from adjacent property owners that are impacted from the increase in flows. The signed letter should provide acknowledgement and agreement from the adjacent property owners and should accept the increase in flow, without any current or future concerns.

6.1 Low Impact Development (LID) Features

Low Impact Development (LID) Features as an alternative to traditional detention can often be incorporated into landscaping to provide aesthetics without requiring additional disturbance or requiring off-site improvements. Reference Travis County Low Impact Development standards for further guidance.

Examples could include:

- Biofiltration ponds
- Rain gardens
- Rainwater harvesting
- Irrigation & Infiltration fields
- Sedimentation filtration ponds
- Vegetated filter strips
- Wet ponds
- Vegetated rooftops
- Permeable pavement
- Bioswales
- Planter Boxes

CHAPTER 7 ADVERSE IMPACT ANALYSIS

In many cases the proposed development will not cause an adverse impact on adjacent properties, or detention may cause increased impact.

Examples include:

- Discharge directly into a natural or manmade waterway with adequate capacity
- Point discharge from detention basins
- Timing of hydrographs
- Increase onsite flow path length and incidental storage

Methods to verify no adverse impact include: Mitigation through detention and other downstream drainage infrastructure improvements. Engineer of Record to provide analysis and supporting data that verify No-Adverse Impact. A detailed hydrologic analysis is defined as a computer model based on rainfall-runoff methodology using software similar to HEC-HMS. A detailed hydraulic analysis is defined as a computer model that calculates water surface elevations using a step-backwater method; such as HEC-RAS. Two-Dimensional models that can dynamically integrate hydrology and hydraulics, such as XP-SWMM, ICM or HECRAS 2D, can also be used for detailed analysis submittal. The purpose of the detailed analysis is to demonstrate no increases to the 5-yr, 25-yr and 100-year water surface elevations at a point just downstream of the site and at a zone of influence point established based on the 10% drainage area rule.

10% Zone of Influence Rule
Engineer to analyze the watershed to a point where the site represents 10% of the total watershed. IE: If a site is 2 acres. The engineer will study the flow path to a point where the watershed is a total of 20-acres or greater. The engineer must show through analysis and data that the proposed development of the 2 acres site will not cause an adverse impact within this 20-acre watershed. If there is an adverse impact, then mitigation will be required.

Natural Water Courses
Water courses with drainage areas in excess of 100 acres will require detailed hydrology and hydraulic analysis to determine the flood inundation area within the property. The flood inundation area must be dedicated as a public drainage easement to allow for future maintenance and preservation of the natural water course.

Drainage Easements

PLACEHOLDER, TO FURTHER DISCUSS IF TO INCLUDE: West Lake Hills has very few drainage easements which inhibit the City's ability to construct drainage improvements and perform maintenance of water courses. We recommend adding a section to the DECDM that would address this and require on-site easements to be dedicated where appropriate.

Street Discharge

When a site discharges directly into the existing streets which do not have existing stormwater infrastructure in place (regardless of drainage area) the property owner must dedicate a drainage easement at least 15' wide across the frontage of the property to allow for the construction and maintenance of drainage facilities.

Point Discharge

Concentration of runoff from a sheet flow condition into a point discharge will require an easement from the receiving property. This easement must be adequate to contain the received runoff during a 100-year design storm event. Alternatively, the point discharge must be returned to a sheet flow condition using a level spreader or other method sufficiently upstream of the property line to allow runoff to fully return to a sheet flow condition before reaching the property line.

CHAPTER 8 WATER QUALITY CONTROLS

Stormwater can have a significant impact on water quality in creeks and rivers within and downstream of the City. To maintain the integrity of the natural environment, the City requires controls to remove suspended particulate matter and associated constituents such as bacteria, nutrients, and metals from stormwater discharges.

8.1 Applicability

Permanent water quality controls for all developments within the City shall comply with the latest TCEQ published rules and technical design guidance. The selected BMP or combination of BMPs must reduce the increase in total suspended solids (TSS) load associated with development by at least 80 percent. All single-family residential developments with impervious cover above 20% must provide water quality treatment for both the Recharge and Contributing Zones.

8.2 Design Criteria

Permanent water quality BMPs shall be designed to provide adequate treatment of impervious cover in the City's Jurisdiction. The selection and sizing of BMPs shall follow the procedures outlined in the latest version of the TCEQ Report Publication RG-348 [10], as amended. All BMPs included in the errata sheet and addendums are accepted for use.

8.3 Maintenance

The maintenance requirements for BMPs as defined by TCEQ must be followed for all BMPs and is the responsibility of the property owner. A copy of the recorded maintenance plan, as required by TCEQ, shall be provided to the City. Documentation of annual inspections required by the City or TCEQ shall be submitted to the City each year. Changes in the ownership and responsibility provided to TCEQ shall also be provided to the City.

8.4 Rainwater Harvesting System

For water quality determination, roof areas connected to a rainwater harvesting system do not count towards impervious cover for low density single-family residential developments. Applicants proposing a rainwater harvesting system at a minimum need to provide two impervious cover calculations, one to comply with building regulations and the other to comply with TCEQ.

If sized per the provided guidelines, developments can be exempt from the Edwards Aquifer protection plan application requirements by reducing the effective impervious cover below 20%. The volume of the rainwater collection system must be sufficient to retain the runoff from a 1.5-inch rainfall for all impervious cover above 20%. The rainwater harvesting container is to be sized for the entire roof area draining to the rainwater harvesting system if that area is larger than the area needed to bring the total impervious cover below 20%. The system should be managed so that it is emptied at least weekly to provide storage for subsequent storms. This guidance is provided for reference only, applicants are advised to periodically check for updates to TCEQ guidelines, as TCEQ regulations take precedence.

Formulas:

Required Water Quality (%) = ((Impervious Cover (ft2) / Area of property (ft2)) - 0.2) (100)

Minimum Rooftop Collection Area (ft2) = Impervious Cover (ft2) - (Area of property (ft2) / 5)

*Minimum Tank Size (gallons) = ((Minimum Rooftop Collection Area (ft2) * 144 in2/ft2) (1.5 in)) / 231 in3/gal

*Round up to the nearest gallon

CHAPTER 9 EROSION CONTROL MEASURES

Private property owners, developers, or builders shall be accountable for erosion of their property or construction site which results in measurable accumulation of sedimentation in dedicated streets, alleys, waterways, or other properties. Sediment carried by stormwater runoff shall be prevented from entering storm drain systems and natural watercourses.

9.1 General Requirements

a. Maximum use shall be made of vegetation to minimize soil loss. Vegetation measures should begin as soon as possible during construction in order to allow for establishment at construction termination.
b. Natural vegetation should be retained wherever possible including trees. Where inadequate natural vegetation exists or where it becomes necessary to remove existing natural vegetation, temporary controls should be installed promptly to minimize soil loss and ensure that erosion and sedimentation does not occur.
c. During construction, erosion controls shall be used to slow drainage flow rate and prevent downstream sedimentation.
d. Erosion control elements should be implemented as soon as practical in the development process.
e. Waste or disposal areas and construction roads should be located and constructed in a manner that will minimize the amount of sediment entering streams.
f. Frequent fording of live streams will not be permitted; therefore, temporary bridges or other structures shall be used wherever an appreciable number of crossings of a stream are necessary.
g. When work areas or material sources are located in or adjacent to live streams, such areas shall be separated from the stream by a dike or other barrier to keep sediment from entering a flowing stream. Care shall be taken during the construction and removal of such barriers to minimize the sediment transport into a stream.
h. Should preventative measures fail to function effectively, the applicant shall act immediately to bring the erosion and/or siltation under control by whatever additional means are necessary.
i. Erosion control devices shall be placed to trap any losses from stockpiled topsoil. Some acceptable forms of site erosion control devices include, but are not limited to, silt fences, silt traps, and geotextiles. Hay bales are not permitted.
j. The selection and timing of the installation of erosion controls shall be based upon weather and seasonal conditions that could make certain controls not practicable.
k. Vegetation used for vegetative cover shall be suitable for local soil and weather conditions. Ground cover plants shall comply with listings from the Texas Agricultural Extension Service.
l. Stripping of vegetation from project sites shall be phased so as to expose the minimum amount of area to soil erosion for the shortest possible period of time. Phasing shall also consider the varying requirements of an erosion control plan at different stages of construction and shall include the establishment of new vegetation or permanent erosion control measures.
m. SWPPP shall follow TCEQ rules.

9.2 Edwards Aquifer

Development and redevelopment located over the Edwards Aquifer regulatory zones shall comply with the latest TCEQ published rules and technical design guidance for the Edwards Aquifer in accordance with 30 TAC Chapter 213 (Edwards Aquifer Rule) in addition to the provisions and requirements of TPDES General Permit Number TXR150000.

9.3 Temporary Erosion Control Measures (used during construction)

Erosion control and restoration measures shall be designed in conformance with the methods established by the TPDES General Permit Number TXR150000 regardless of disturbed acreage. TCEQ Report Publication RG-348 outlines the selection and design of temporary erosion control and sediment control measures.

9.3.1 Maintenance and Monitoring

Required temporary erosion control measures are to be installed prior to commencing construction and shall remain in place until vegetation is established and the construction area is stabilized. During the course of construction, the property owner is responsible for maintaining the integrity of all temporary erosion control measures. Maintenance requirements for the BMPs are included in TCEQ RG-348. In general, the site and vicinity shall be clear of debris and sediment. The property owner is responsible for cleaning and removing all sediment discharged from the site during the construction at the direction of the City.

9.3.2 Final Acceptance

All site related items must be complete in accordance with this Drainage and Erosion Control Design Manual prior to occupancy of the last building on a site. A Letter of Concurrence is required from the Engineer certifying completion of all stormwater detention and water quality management facilities prior to final acceptance.

9.4 Permanent Erosion Control Measures

Natural drainage patterns shall be preserved whenever possible. Drainage patterns should be designed to prevent erosion, maintain filtration and recharge of local seeps and springs, and attenuate the harm of contaminants collected and transported by storm water.

9.4.1 Cut/Fill Limits

In order to reduce stormwater runoff, resulting in erosion, sedimentation and conveyance of nonpoint source pollutants, the layout of the street network, lots and building sites shall, to the greatest extent possible, be sited and aligned along natural contour lines, and shall minimize the amount of cut and fill on slopes in order to minimize the amount of land area disturbed during construction. To determine average slope a total of up to five (5) continuous 1’ contours can be used in the analysis. The maximum cut and fill limits are shown in Table 7-1. Structures utilizing piers or cantilever structures over area left natural are not subject to cut / fill limits.

Table 9-1: Maximum Cut and Fill Limits

Slope	Open Cuts and Fills	Closed Cuts	Closed Fill
0 - 15%	3 feet	20 feet	6 feet
15 - 25%	1 foot	15 feet	6 feet
25% - 35%	0 feet	10 feet	6 feet
> 35%	0 feet	0 feet	0 feet

9.4.2 Stream Bank Erosion

Erosion control will be provided along streams and drainage channels. Where bank stabilization or other erosion protection measures are required to protect streams and channels, mitigation measures shall be detailed and calculations provided.

Appendix A: References

[1] W. Asquith, "Depth-Duration-Frequency of Precipitiation for Texas," US Geological Survey Water Resources Investigations Report 98-4044, Austin,TX, 1998.

[2] "Urban Hydrology for Small Watersheds - Technical Release 55," Natural Resources Conservation Services, Washington, D.C., 1986.

[3] City of Austin, Drainage Criteria Manual, Austin, 2014.

[4] Texas Department of Transportation, "Hydraulic Design Manual," Austin, TX, 2016.

[5] US Department of Transportation, Federal Highway Adminstration, "Urban Drainage Design Manual, Hydraulic Engineering Circular No. 22," 3rd Edition, Washington, D.C, 2009.

[6] US Department of Transportation, Federal Highway Adminstration, "Design of Roadway Channels with Flexible Linings, Hydraulic Engineering Circular No. 15," 3rd Edition, Washington, D.C., 2005.

[7] US Department of Transportation, Federal Highway Administration, "Hydraulic Design of Energy Dissipaters for Culverts and Channels, Hydraulic Engineering Circular No. 14," 3rd Edition, Washington, D.C., 2006.

[8] US Department of Transportation, Federal Highway Adminstration, "Hydraulic Design of Highway Culverts, Hydraulic Design Series No 5," 3rd Edition, Washington, D.C., 2012.

[9] J. Jones, "Stormwater Detention Outlet Control Structures," *Great Works on Urban Water Resources,* Vols. 1962-2001, pp. 857-887, 2006.

[10] TCEQ, "Complying with Edwards Aquifer Rules Technical Guidance on Best Management Practices," Austin, Texas, July 2005.

Appendix B: Definition of Terms

100- year Event: Event (rainfall or flood) that statistically has a one percent chance of being equaled or exceeded in any given year.

Abutment: A wall supporting the end of a bridge or span, and sustaining the pressure of the abutting earth.

Apron: A floor or lining of concrete, timber, or other suitable material at the toe of a dam, entrance or discharge side of spillway, a chute, or other discharge structure, to protect the waterway from erosion from falling water or turbulent flow.

Backwater: The rise of the water level upstream due to an obstruction or constriction in the channel.

Baffles: Deflector vanes, guides, grids, gratings, or similar devices constructed or placed in flowing water to: (a) check or effect a more uniform distribution of velocities; (b) absorb energy; (c) divert, guide, or agitate the liquids; and (d) check eddy currents.

Calibration: Process of checking, adjusting, or standardizing operating characteristics of instruments and model appurtenances on a physical model or coefficients in a mathematical model. The process of evaluating the scale readings of an instrument in terms of the physical quantity to be measured.

Channel: Any path of concentrated flow that conveys storm runoff from a drainage area greater than 128 acres.

Channel stability: A condition in which a channel neither degrades to the degree that structures, utilities or private property are endangered, nor aggrades to the degree that flow capacity is significantly diminished as a result of one or more storm runoff events or moves laterally to the degree that adjacent property is endangered.

Closed cut: Excavations that prevent erosion by some permanent erosion control structure such as a reinforced concrete retaining wall, dry stacked stone, or other permanent erosion control device.

Closed fill: Embankments that prevent erosion by some permanent erosion control structure such as a reinforced concrete retaining wall, dry stacked stone, or other permanent erosion control device, including exposed foundations.

Conduit: Any open or closed device for conveying flowing water.

Critical Flow: The state of flow for a given discharge at which the specific energy is a minimum with response to the bottom of the conduit.

Crown: (a) The highest point on a transverse section of conduit; (b) the highest point of a roadway cross section.

Culvert: Large pipe or other conduit through which a stormwater flows under a road or street.

Curb Inlet: A vertical opening in a curb through which the gutter flow passes. The gutter may be undepressed or depressed in the area of the curb opening.

Degradation: The progressive general lowering of a stream channel by erosion.

Depression Storage: Collection and storage of rainfall in natural depressions (small puddles) after exceeding infiltration capacity of the soil.

Design Storm. The storm which is used as the basis for design, i.e., against which the structure is designed to provide a stated degree of protection or other specified result.

Detention: The storage of storm runoff for a controlled release during or immediately following the design storm.

a. **Off-site detention:** A detention pond located outside the boundary of the area it serves.

b. **On-site detention:** A detention pond which is located within and serves only a specific site or subdivision.

c. **On-stream detention:** Detention facilities provided to control excess runoff based on a watershed wide hydrologic analysis.

Developed land: Any lot or parcel of land occupied by any structure intended for human occupation, including structures intended for commercial or industrial enterprise.

Developer: Any individual, estate, trust, receiver, cooperative association, club, corporation, company, firm, partnership, joint venture, syndicate or other entity engaging in platting, subdivision, filling, grading, excavating, or construction of structures.

Disturbed area: Area impacted by construction including all vehicle access, material storage, building construction, pavement, and necessary workspace for construction

Downstream capacity: The ability of downstream drainage facilities to accept and safely convey runoff generated upstream.

Drainage basin: The storm water catchment area above a point on a channel to which waters drain and collect. Watershed has the same meaning.

Drainage easement: A platted area reserved for the primary purpose of stormwater drainage and maintenance.

Drainage System: Drainage systems shall include streets, alleys, storm drains, drainage channels, culverts, bridges, overflow swales, and any other facility through which or over which storm water flows.

Drop Inlet: A storm drain intake structure typically located in unpaved areas. The inlet may extend above the ground level with openings on one or more sides or it may be flush with the ground with a grated cover.

Entrance Head: The head required to cause flow into a conduit or other structure; it includes both entrance loss and velocity head.

Entrance Loss: Head lost in eddies or friction at the inlet to a conduit, headwall or structure.

Erosion control: Treatment measures for the prevention of damages due to soil movement and to deposition.

Excavation: Digging and removal of earth by mechanical means.

Fill: The placement of material such as soil or rock to replace existing material, or to create an elevated embankment. Fill also refers to the material which is placed.

Flood or Flooding: A general and temporary condition of inundation of normally dry land areas by surface runoff. The 100-year flood is the flow rate with a 1% probability of being equaled or exceeded in any one year.

Flood Hazard Area: Area subject to flooding by 100-year frequency floods.

Floodplain: Geographically the entire area subject to flooding. In usual practice, it is the area subject to flooding by the 100-year frequency flood. In this manual, the "100-year floodplain" refers to the floodplain resulting from a 100-year flood based on ultimate watershed development conditions. The "FEMA floodplain" shall refer to the area subject to flooding resulting from the 100-year flood for current watershed development conditions.

Freeboard: The distance between the normal operating level and the top of the side of an open conduit left to allow for wave action, floating debris, or any other condition or emergency without overtopping the structure.

Frequency: Average recurrence interval of a given storm event over long periods of time.

Froude Number: A flow parameter which is a measure of the extent to which gravitational action affects the flow. A Froude number greater than one indicates supercritical flow and a value less than one indicates subcritical flow.

Fully developed watershed: A hydrologic condition in which all areas upstream and downstream of a point in question are assumed completely developed, including any undeveloped areas, which are assumed to be developed in accordance with development densities established by the City

Gabion: A wire basket containing earth or stones, deposited with others to provide protection against erosion.

Grade: (a) The inclination or slope of a channel, canal, conduit, etc., or natural ground surface, usually expressed in terms of the percentage of number of units of vertical rise (or fall) per unit of horizontal distance. (b) The elevation of the bottom of a conduit, canal, culvert, sewer, etc. (c) The finished surface of a canal bed, road bed, top of an embankment, or bottom of excavation.

Grading: Any movement of soil, rock, or vegetation by artificial means, to include any or all of the following acts: clearing, grubbing, excavating, placement of fill material, or grading of land.

Grate Inlet: An opening in the gutter covered by one or more grates through which the water falls. As with all inlets, grated inlets may be either depressed or undepressed and may be located either on a continuous grade of in a sump.

Gutter: A generally shallow waterway adjacent to a curb, used or suitable for drainage of water.

Headwater: (a) The upper reaches of a stream near its sources; (b) the region where ground waters emerge to form a surface stream; (c) the water upstream from a structure.

Hydraulic Control: The hydraulic characteristic which determines the stage discharge relationship in a flowing stream or conduit. The control is usually critical depth, tailwater depth or uniform depth.

Hydraulic Grade Line: A line representing the pressure head available and elevation head at any given point within the system.

Impervious: A term applied to a material through which water cannot pass, or through which water passes with great difficulty.

Infiltration: (a) The entering of water through the interstices or pores of a soil or other porous medium; (b) the quantity of groundwater which leaks into a sanitary or combined sewer or drain through defective joints, breaks or porous walls; (c) The absorption of water by soil, either as it falls as precipitation or from a stream flowing over the surface.

Inlet: (a) An opening into a storm sewer system for the entrance of surface storm runoff, more completely described as a storm sewer inlet; (b) a structure at the diversion end of a conduit; (c) the upstream connection between the surface of the ground and a drain or sewer, for the admission of surface or storm water.

Interception: As applied to hydrology, refers to the process by which precipitation is caught and held by foliage, twigs, and branches of trees, shrubs and buildings, never reaching the surface of the ground, and then lost by evaporation.

Invert: The floor, bottom, or lowest portion of the internal cross-section of a conduit. Used particularly with reference to storm drains, sewers, tunnels, channels and swales.

Lag Time: In hydrograph analysis lag time is the time from the centroid of the mass of excess rainfall to the peak of the runoff hydrograph. See Time of Concentration.

Lining: The material placed on the sides and/or bottom of a ditch, a channel, and/or a reservoir to prevent or reduce seepage of water through the sides and bottom and/or to prevent erosion.

Maintenance: The cleaning, shaping, grading, repair, and minor replacement of drainage, flood control and erosion facilities, but not including the cost of power consumed in the normal operation of pump stations.

Manning's Coefficient: The coefficient of friction used in the Manning Equation to describe the surface roughness characteristics of a channel, floodplain, or sheet flow surface.

Manning's Equation: A uniform flow equation used to relate velocity, hydraulic radius and the energy gradient.

NRCS Runoff Curve Number: Index number used by the Soil Conservation Service as a measure of the tendency of rainfall to run off into streams rather than evaporate or infiltrate.

Open Channel: The general term for a conduit in which water flows with a free surface.

Open cut: Excavations that will not contain any form of permanent erosion control other than planting of ground cover.

Open fill. Embankments that will not contain any form of permanent erosion control other than planting of ground cover.

Orifice: (a) An opening with closed perimeter and regular form in a plate, wall, or partition, through which water may flow; (b) the end of a small tube, such as a Pitot tube, piezometer, etc.

Peak Flow: The maximum rate of runoff during a given runoff event.

Permeability: The property of a material which permits movement of water through it when saturated and actuated by hydrostatic pressure.

Pervious: Applied to a material through which water passes relatively freely.

Post development: The condition of the given site and drainage area after the anticipated development has taken place.

Precipitation: Any moisture that falls from the atmosphere, including snow, sleet, rain and hail.

Preliminary Drainage Plan: A schematic layout of the drainage system required for platting. The Preliminary Drainage Plan shall show locations of channels, storm sewers, detention structures, floodplain, floodway, and associated drainage easements at a minimum.

Pre-development: The condition of the given site and drainage area prior to development.

Rainfall Duration: The length of time over which a single rainfall event occurs.

Rainfall Intensity: The rate of rainfall, usually in inches or millimeters per hour.

Rational Formula: A traditional means of relating runoff from a drainage basin to the intensity of the storm rainfall, the size of the basin, and the characteristics of the basin (such as land use, impervious cover).

Reach: Any length of river or channel. Normally refers to sections which are uniform with respect to discharge, depth, area or slope, or sections between gagging stations.

Return Period: The average interval of time within which a given event is statistically predicted to be equaled or exceeded once.

Riprap (Revetment). Forms of bank channel protection, usually using rock or concrete. Riprap is a term sometimes applied to stone which is dumped rather than placed more carefully.

Right-of-way (ROW). A strip of land dedicated for public streets and/or related facilities, including utilities, drainage systems and other transportation uses.

Runoff: That part of the precipitation that exceeds the precipitation lost to evaporation, transpiration, interception, depression storage, and infiltration and reaches a stream or storm drain.

Runoff Coefficient: A decimal number used in the Rational Formula, which defines the runoff characteristics (i.e., land use impervious cover) of the drainage area under consideration. It may be applied to an entire drainage basin as a composite representation or it may be applied to a small individual area such as one residential lot.

Scour: The erosive action of running water, in streams or channels, in excavating and carrying away material from the bed and banks.

Sediment: Material of soil and rock origin transported, carried, or deposited by flowing water.

Sidewalk: A paved area within the street right-of-way specifically designed for pedestrians and/or bicyclists.

Soffit: The top of the inside of a pipe. In a pipe, the uppermost point on the inside of the structure.

Spillway: A waterway in or about a dam or other hydraulic structure for the escape of excess water.

Stilling Basin: Pool of water conventionally used, as part of a drop structure or other structure, to dissipate energy.

Subcritical Flow: Relatively deep, tranquil flow with low flow velocities. The Froude Number is less than 1.0 for subcritical flow conditions.

Supercritical Flow: Relatively shallow, turbulent flow with high velocities. The Froude Number is greater than 1.0 for supercritical flow conditions.

Tailwater: The depth of flow in the stream directly downstream of a drainage facility or other man made control structure.

Time of Concentration: The estimated time in minutes required for runoff to flow from the most hydraulically remote section of the drainage area to the point at which the flow is to be determined. Hydraulically remote refer to the travel path with the longest flow travel time, not necessarily the longest linear distance.

Ultimate Development: The condition of the watershed after the entire watershed has undergone development.

Unit Hydrograph: The direct runoff hydrograph resulting from one inch of precipitation excess, distributed uniformly over a watershed for a specified duration.

Watershed: The area contributing storm runoff to a stream or drainage system. Other terms are drainage area, drainage basin, and catchment area.

Chapter 1. General Provisions

ARTICLE 1.01. CODE OF ORDINANCES

§ 1.01.003. Definitions and rules of construction.

In the construction of this code and of all ordinances passed by the city council, the following definitions and rules of construction shall be observed, unless such construction would be inconsistent with the manifest intent of the council. Words used in this code and not defined in this section shall have their ordinarily accepted meaning.

Generally. Words shall be construed in their common and usual significance unless the contrary is clearly indicated.

Accessory building or accessory structure. A building or structure, the activity or function of which is clearly integral to, or customarily incidental and subordinate to, the permitted use of the main or principal building/structure on the same lot, such as an air-conditioning and heating unit; cabana; carport; domestic quarters; a wall used as a front-yard fence; garage; greenhouse; guesthouse; sports court; swimming pool; tool shed; wood shed; workshop; and the like. (See also the definition of structure in this section).

Accessory use. A use customarily incidental and subordinate to the primary use of the main building or to the primary use of the premises.

Aircraft. Any device that is used or intended to be used for flight in the air, including but not limited to planes, gliders, ultralight airplanes, hot-air balloons, helicopters, and parachutes.

Alcoholic beverage. Any beverage containing more than one-half of one percent alcohol by volume, which is capable of use for beverage purposes, either alone or when diluted.

Amusement center or parlor. Any establishment containing one or more pool or billiard tables, pinball and electronic games offered for hire to the public.

Applicant. A person or entity who submits an application for an approval required by the city. The term shall be restricted to include only property owner(s), or a duly authorized agent and representative of the property owner, as demonstrated in writing to the city in the form of a notarized agency letter or power of attorney.

Authority of public body. A grant of authority to three or more persons as a public body confers the authority on a majority of the total membership fixed by ordinance.

Automobile service station. An establishment selling fuel for motor vehicles or performing any of the following services on motor vehicles:

(1) Lubrication and oil change;

(2) Installing parts and accessories, including but not limited to radios, telephones, tires, batteries, brakes, mufflers;

(3) Tune-ups; and

(4) Any minor repair or adjustment work.

Bedroom. An area of a dwelling intended primarily as sleeping quarters. The term does not include a kitchen, dining room, bathroom, living room, utility room, or closet or storage area of a dwelling.

Board of adjustment. The words “board of adjustment” and “board” mean the Board of Adjustment of the City of West Lake Hills, Texas.

Building. Any structure, either temporary or permanent, having a roof or other covering, and designed or used for the shelter or enclosure of any person, animal or property of any kind, including tents, awnings or vehicles situated

on private property and used for purposes of a building.

Building, main or principal. A building in which is conducted the principal use of the lot on which it is situated.

Camper. A structure designed to be mounted on a motor vehicle and to provide facilities for human habitation.

Child day care facility. Any facility that provides care, training, education, custody, treatment, or supervision for one or more children who are not related by blood, marriage, or adoption to the owner or operator of the facility, for all or part of the 24-hour day, whether or not the facility is operated for profit or charges for the services it offers.

Church. A place of worship and religious training of a recognized religion where persons regularly assemble for worship.

City. The word “city” means the City of West Lake Hills, Travis County, Texas.

City administrator, city manager, city secretary, chief of police or other city officers. The term “city administrator,” “city manager,” “city secretary,” “chief of police” or other city officer or department shall be construed to mean the city administrator, city manager, city secretary, chief of police or such other municipal officer or department, respectively, of the City of West Lake Hills, Texas.

City council, council. Whenever the term “city council” or “council” is used, it is construed to mean the city council of the City of West Lake Hills, Texas.

Code. Whenever the term “Code” or “this Code” is referred to, without further qualification, it shall mean the Code of Ordinances, City of West Lake Hills, Texas, as designated in section **1.01.002**.

Commercial trailer. A vehicle, with or without motive power, occupied as an office or for a similar permitted construction use, on a temporary basis during and for the purpose of supervising building construction. The occupancy of a commercial coach requires a special use permit.

Comprehensive plan. The plan required by Texas Local Government Code, chapter 211. The comprehensive plan is an independent, long-term plan for use and development of land within the city and in the city’s extraterritorial jurisdiction. The city’s comprehensive plan is the Master Plan for the City of West Lake Hills adopted in January, 1979, as amended.

Computation of time. Whenever a notice is required to be given or an act to be done a certain length of time before any proceeding shall be had, the first day is excluded and the last day is included. If the last day of any period is a Saturday, Sunday, or legal holiday, the period is extended to include the next day that is not a Saturday, Sunday, or legal holiday.

Contour map. A map or plat prepared by a registered engineer, architect or land surveyor which accurately reflects the surface of the area surveyed with contour intervals of two feet within the building site area and in all areas where the slope exceeds 15 percent.

County. The words “the county” and “this county” mean Travis County, Texas.

Delegation of authority. Whenever a provision of this Code of Ordinances requires or authorizes an officer or employee of the city to do some act or perform some duty, it shall be construed to authorize such officer or employee to designate, delegate and authorize subordinates to perform the act or duty unless the terms of the provision specifically designate otherwise.

Designated representative. An individual duly authorized by a short-term rental property owner to act in their place.

Development. A “development” is any buildings, roads, and other structures, construction, and excavation, dredging, grading, filling and clearing or removing of vegetation.

Distilled spirits. Any alcohol, spirits of wine, whiskey, rum, brandy, gin, or any liquor procured in whole or in part by the process of distillation, including all dilutions or mixtures of them.

Domestic employee quarters. An accessory dwelling located on the same lot as the principal dwelling and used for habitation of a person fully employed in domestic duties on the dwelling premises. Such accessory dwelling shall not be permitted on lots of less than one acre. The domestic quarters shall not exceed 600 square feet in size or as approved by the city council and shall contain only one bedroom.

Drive-in service. Serving a patron while in a motor vehicle or permitting consumption of food or drink while in a motor vehicle parked on the premises of an eating establishment.

Drive-through service. Providing for the sale and pickup of merchandise, food or drink orders which are not intended to be consumed on the premises of an eating or retail sales establishment by patrons situated in a motor vehicle.

Dwelling, one-family. A detached building designed and having facilities for year-round human habitation by one family only.

Dwelling, two-family. A detached building designed and having facilities for year-round human habitation by two families each in a separate dwelling unit.

Dwelling unit. A single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.

Family. An individual, or two or more persons related by blood, marriage, or adoption, or a group of not to exceed three persons not all related by blood, marriage, or adoption, occupying the premises and living as a single nonprofit housekeeping unit.

Floor area, nonresidential. The sum of the horizontal areas of each story of the building measured from the exterior faces of the exterior structural walls for the purpose of computing the maximum allowable floor area in a building unit.

Floor area, residential. The sum of the horizontal areas of each story of the building measured from the exterior faces of the exterior structural walls for the purpose of computing the minimum allowable floor area in a building unit. The floor area measurement is exclusive of areas of basements, unfinished attics, attached garages, breezeways and enclosed porches.

Gender. Words of one gender include the other genders.

Guesthouse. An accessory seasonal dwelling located on the same lot as the principal building and used occasionally for habitation for guests but not for remuneration. Such accessory dwelling shall not be permitted on lots of less than one acre. The guest quarters shall not exceed 800 square feet in size and shall contain only one bedroom.

Height of structures. See section **22.03.279**.

Highway or street. The width between the boundary lines of a publicly maintained way any part of which is open to the public for vehicular travel.

Home occupation. The term “home occupation” means an activity, business, profession, or occupation customarily carried on for gain in a dwelling unit, or in an accessory structure (other than a carport) to a dwelling unit, by a bona fide resident of the premises, which occupation is clearly incidental and secondary to the use of the premises for residential purposes. Home occupations must meet the criteria contained in sections **38.04.033** and **38.04.034**.

Homestead. A homestead as used in this chapter includes any property for which a residential homestead application has been filed with the county appraisal district.

Hospital. The term “hospital” mea use for more than 24 hours for two or more unrelate injury, deformity, abnormality, or pregnancy, and re agnostic X-ray services, treatment facilities inclu dical or surgical treatment of similar extent.

Refer to the *Drainage and Erosion Control Design Manual, Section 2.1.6 Impervious Cover* for pervious and impervious surface definitions.

Impervious cover. ~~Manmade or constructed coverage of the natural ground with any structure or surface that impedes, inhibits or does not permit the absorption or passage of water into the ground or which results in the conveyance of excess water to the surrounding properties.~~

(1) ~~Items that are considered to be 100% impervious include, but are not limited to:~~

(A) ~~Buildings and other structures;~~

(B) ~~Parking areas, roads, streets and driveways; and~~

(C) ~~Any other manmade areas of asphalt, impermeable concrete, compacted base material, pavers or other impervious material.~~

(2) ~~Items that are considered to be 75% impervious include, but are not limited to: permeable concrete or pavement that is demonstrated by a certified engineer to minimize water runoff to adjacent areas and maximize absorption and filtration through the permeable material. Property owners wishing to use items which the property owner wishes to be calculated as 75% impervious cover shall apply for and receive approval from the city administrator prior to installation.~~

(3) ~~Items that are considered to be 50% impervious include, but are not limited to:~~

(A) ~~Wooden or composite decks with gaps between the plants to allow the passage of water to the natural, permeable ground surface below the deck;~~

(B) ~~Manmade areas of loose rock or stone to be used as landscaping features that:~~

(i) ~~Do not have a compacted base;~~

(ii) ~~Are not used for the conveyance or storage of vehicles, machinery or equipment;~~

(iii) ~~Are not located in the setbacks; and~~

(iv) ~~Are sufficiently contained by edging to prevent erosion during a rain event.~~

(4) ~~Items that are not considered to be impervious include overhangs and eaves which are over two (2) feet above the natural grade and projecting from the building no more than two (2) feet.~~

Industrial uses. The term “industrial uses” means those activities which are primarily devoted to manufacturing, fabricating and processing functions or other activities likely to become objectionable because of odors, noises, fumes or waste.

Joint authority. Words purporting to give authority to three (3) or more officers or other persons shall be construed as giving such authority to a majority of such officers or other persons, unless it is otherwise declared.

Kennel, commercial. The term “commercial kennel” means any premises on which dogs are kept for sale or are boarded, trained or bred for remuneration. See section **38.04.034(d)**.

Kitchen. The word “kitchen” means a room or place having equipment for the preparation, cooking and service of food.

Lighting source. The term “lighting source” means any device which creates artificial illumination through the use of combustion, incandescence, or electrical discharge.

Liquor store. The term “liquor store” means a store selling distilled spirits for off-premises consumption only.

Lot. The word “lot” means a parcel of land occupied, or intended to be occupied, by a main building or a group of such buildings and accessory buildings, or utilized for the principal use and uses accessory thereto, together with such open spaces as are required under the provisions of this code. A lot may or may not be specifically designated as such on public records. Prior to connection of utilities, an unplatted lot must be platted.

Massage therapist. The term “massage therapist” means an individual who is registered pursuant to the terms of Texas Occupations Code, chapter 455, as amended, as a massage therapist and who practices or administers massage therapy to a person of either gender for compensation.

Massage therapy. The term “massage therapy” means the manipulation of soft tissue. The term includes, but is not limited to, effleurage (stroking), petrissage (kneading), tapotement (percussion), compression, vibration, friction, nerve strokes, and Swedish gymnastics, either by hand or with mechanical or electrical apparatus for the purpose of body massage. Massage therapy may include the use of oil, salt glows, heat lamps, hot and cold packs, or tub, shower, or cabinet baths. Equivalent terms for massage therapy are massage, therapeutic massage, massage technology, myo-therapy, body massage, body rub, or any derivation of those terms. Massage therapy is a health care service when the massage is for therapeutic purposes. The terms “therapy” and “therapeutic” do not include diagnosis, the treatment of illness or disease, or any service or procedure for which a license to practice medicine, chiropractic, physical therapy, or podiatry is required by law. Massage therapy does not constitute the practice of chiropractic.

Massage therapy clinic. The term “massage therapy clinic” means a place of business that offers massage therapy as a service which is performed by a massage therapist who is registered pursuant to Texas Occupations Code, chapter 455, as amended.

Massage therapy school. The term “massage therapy school” means an entity or organization with at least two registered instructors that teaches, at a minimum, the course of instruction required for registration as a massage therapist and which is registered with the department of state health services in accordance with Texas Occupations Code, chapter 455, as amended.

May. The word “may” is permissive.

Mobile home. The term “mobile home” means a structure designed for, or used as, semipermanent habitation and which is transportable on its own chassis in one or more sections and which is capable of being used without a permanent foundation.

Mobile home or recreational vehicle park. The term “mobile home or recreational vehicle park” means any area or tract of land where one or more mobile home or recreational vehicle lots or spaces are rented or held for rent.

Month. The word “month” means a calendar month.

Must and shall. Each is mandatory.

Nonconforming use. The term “nonconforming use” means an activity that was lawful and existing at a specific location prior to the adoption, revision or amendment of the zoning ordinance which fails to conform to the present requirements of the zoning ordinance.

Nuisance factor. The term “nuisance factor” means any offensive or unpleasant thing which annoys or disturbs a person of ordinary sensibility in the free use, possession, or enjoyment of his property or which endangers one’s health or life or property, such as:

(1) Noise.

(2) Dust.

(3) Smoke.

(4) Fumes.

(5) Odor.

(6) Glare.

(7) Flashes.

(8) Heat.

(9) Electronic or atomic radiation.

(10) Effluent.

(11) Vibration.

(12) Shock waves.

(13) Gases.

(14) Vicious, mischievous, and barking dog(s); see chapter **4**.

(15) Unlawful diversion of drainage onto adjacent property.

(16) Unshielded yard or building lighting.

(17) Electrical or magnetic interference.

Number. The singular includes the plural and the plural includes the singular.

Oath. The word “oath” includes affirmation.

Officers, agencies. The words “city secretary,” “chief of police” or other designations of officers, employees, departments, boards, commissions and other agencies mean the secretary, chief of police or such other officers, employees, departments, boards, commissions and agencies, respectively, of the City of West Lake Hills, Texas.

Official time standard. Whenever certain hours are named in this code, they shall mean standard time or daylight saving time, as may be in current use in the city.

Open-air commercial amusements. The term “open-air commercial amusements” means any land, building, structure, devices or activities for amusement and profit perceptible from a public right-of-way, such as drive-in theaters, miniature golf courses, water slides, motor vehicle courses or tracts, and similar enterprises.

Or, and. The term “or” may be read “and,” and the term “and” may be read “or,” if the sense requires it.

Owner. The word “owner,” applied to a building or land, includes any part owner, joint owner, tenant in common, tenant in partnership, joint tenant or tenant by the entirety, of the whole or of a part of such building or land.

Parking lot. The term “parking lot” means an area which contains three or more off-street parking spaces.

Parking space. The term “parking space” means an area designated for the parking of one motor vehicle which meets the requirements of the off-street parking requirements of this code.

Person. The word “person” includes an individual, firm, company, corporation, organization, society, government or governmental subdivision or agency, business trust, estate, trust, partnership, association, executor, receiver, trustee, lessee and any other legal entity.

Preceding, following. The words “preceding” and “following” mean next before and next after, respectively.

Private sewage facility. The term “private sewage facility” means a facility for the disposal of wastewater licensed by the city under the provisions of article **18.03**, division 3.

Property. The word “property” shall mean and include real and personal property.

Quarrying. The word “quarrying” means the removal from the earth of stone, sand, gravel, caliche, minerals, topsoil or other natural material for the purpose of sale or any other commercial purpose, other than such as may be incidental to excavating or regrading in connection with or in anticipation of building development or landscaping on the site.

Real property. The term “real property” shall mean and include lands, tenements and hereditaments.

Recouping investment. The term “recouping investment” means to recover an expenditure made to acquire property or other assets.

Recreational vehicle. The term “recreational vehicle” means a vehicle designed for human habitation for recreational purposes and capable of being used on a highway. Recreational vehicles shall include a motor home, travel trailer, truck camper and camping trailer, but shall not include a mobile home.

Rehabilitation/wellness center. The term “rehabilitation/wellness center” means a part of the hospital which provides medical rehabilitation services that are designed to improve or minimize a person’s physical disabilities, maximize a person’s functional ability, or restore a person’s lost functional capacity through close coordination of services.

Restaurant, fast-food. The term “fast-food restaurant” means an eating establishment, freestanding or within a larger structure, at which food is sold for consumption on premises or for take-out. No drive-in service facilities are permitted.

Restaurant, general. The term “general restaurant” means an eating establishment, freestanding or within a larger structure, at which food is sold exclusively for consumption on premises at tables with table service.

Riding stable. The term “riding stable” means any premises on which horses are boarded or kept for training, renting or for giving riding instructions.

Roadway. The word “roadway” means the portion of a highway, other than the berm or shoulder, that is improved, designed, or ordinarily used for vehicular travel. If a highway includes at least two separate roadways, the term applies to each roadway separately.

Setback distance. The term “setback distance” means the minimum distance required between a structure and the front, side or rear boundary line of the parcel of land on which the structure is located.

Sexually-oriented business. The term “sexually-oriented business” means a massage parlor, nude studio, modeling studio, love parlor, adult bookstore, adult movie theater, adult video arcade, adult movie arcade, adult video store, adult motel, or other commercial enterprise the primary business of which is the offering of a service or the selling, renting, or exhibiting of devices or any other items intended to provide sexual stimulation or sexual gratification to the customer.

Shall. The word “shall” is mandatory.

Short-term rental. Renting or leasing a dwelling or a portion of a dwelling owned by a resident of the city to a residential guest(s) by the property’s owner(s) for a period of thirty (30) consecutive days or less. Short-term rentals must meet the criteria contained in section **6.04.002** of the city code and cannot include rental of a guesthouse as defined above.

Sidewalk. The word “sidewalk” means the portion of a street that is:

(1) Between a curb or lateral line of a roadway and the adjacent property line; and

(2) Intended for pedestrian use.

Signature, subscription. The word “signature” or “subscription” includes any symbol executed or adopted by a person with present intention to authenticate a writing.

Site plan/final site plan. The term “site plan/final site plan” means a development plan of one or more lots showing existing and proposed infrastructure and/or improvements. Any site plan which is approved by the city council becomes a part of the permit application or zoning change request and the applicant is bound by said plan unless a modification is approved by the council.

Special use. The term “special use” means a use that may be authorized by the city council if the applicant can show, to the satisfaction of the city council, that the use requested meets all applicable conditions and standards contained herein. See section **38.04.031** et seq.

State. The words “the state” or “this state” mean the State of Texas.

Street. The word “street” shall have its commonly accepted meaning and shall include highways, sidewalks, alleys, avenues, recessed parking areas and other public rights-of-way, including the entire right-of-way.

Structure. The word “structure” means anything constructed, assembled, or erected, the use of which requires location on the ground or attachment to something having location on or in the ground.

Tense. Words used in the past or present tense include the future, as well as the past and present.

Time computations. In computing a period of days, the first day is excluded and the last day is included. If the last day of any period is a Saturday, Sunday or legal holiday, the period is extended to include the next day that is not a Saturday, Sunday or legal holiday.

Time standard. Whenever certain hours are named in this code they shall mean central standard time or central daylight saving time, as the case may be.

Trailer. The word “trailer” means every vehicle designed for carrying persons or property and for being drawn by a motor vehicle on the highway.

Travel trailer. The term “travel trailer” means a vehicle, other than a motor vehicle, which is designed for human habitation for recreational purposes and which may be moved upon a public highway without a special permit or chauffeur’s license, or both, without violating any provision of the vehicle code.

Vehicle. The word “vehicle” means every device by which any person or property may be propelled, moved or drawn upon a highway.

V.T.C.S., V.T.P.C., V.T.C.C.P., V.T.C.A. Such abbreviations refer to the divisions of Vernon’s Texas Statutes Annotated.

Withdrawal or to withdraw. Is an applicant’s, petitioner’s, or requestor’s voluntary recall/removal/retraction of any application, appeal, proposal, etc. from the city’s decision process. Withdrawal results in the forfeiture of any fees paid, waives and negates any right/requirement for further action by the city, and constitutes final action on an item. Withdrawal has the same effect as if an item had never been submitted.

Written or in writing. The words “written” and “in writing” include any representation of words, letters, symbols or figures, whether by writing, printing or otherwise.

Year. The word “year” means 12 consecutive months.

Zoning and planning commission. The words “zoning and planning commission” and “commission” mean the Zoning and Planning Commission of the City of West Lake Hills, Texas.

(1996 Code, sec. 1-2; Ordinance adopting Code; Ordinance 334 adopted 10/26/16; Ordinance 361 adopted 3/28/18; Ordinance 2021-013, att. C, adopted 12/8/21; Ordinance 2024-016 adopted 10/9/2024)

Chapter 22. Building Regulations

ARTICLE 22.03. CONSTRUCTION CODE

Division 1. Generally

§ 22.03.001. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. Terms not defined in this section shall have the meaning customarily assigned to them.

Accessory building or accessory structure. A building or structure, the activity or function of which is clearly integral to, or customarily incidental and subordinate to, the permitted use of the main or principal building/structure on the same lot, such as an air-conditioning and heating unit; cabana; carport; domestic quarters; a wall used as a front-yard fence; garage; greenhouse; guesthouse; sports court; swimming pool; tool shed; wood shed; workshop; and the like. This definition does not include propane tanks. (See also the definition of structure in this section).

Alterations. Any change, addition or modification in construction, any change in the structural members of a building, such as walls or partitions, columns, beams or girders, the consummated act of which may be referred to herein as "altered" or "reconstructed."

Approved. Having the approval of the city inspector as the result of an investigation and tests conducted by him or by reason of accepted principles or tests by national authorities, technical or scientific organizations; or having the approval of the appropriate enforcement official of the city as being in compliance with the standards and requirements of any code or ordinance of the city which applies specifically to the item in question; or other customary approvals reserved to the city by state law or city ordinance.

Building. Any structure, either temporary or permanent, having a roof or other covering, and designed or used for the shelter or enclosure of any person, animal or property of any kind, including tents, awnings or vehicles situated on private property and used for purposes of a building.

Building line. A line formed by the face of the building, and for the purposes of this article, a front building line is the same as a front setback line.

Certificate of completion. Issued by the city to the contractor for successful completion of work proposed and submitted all necessary document as required by the city.

Certificate of occupancy. A certificate issued by the city inspector upon the satisfactory completion of operations authorized by the city's building permit.

City inspector. The city official, also referred to as the building inspector, appointed by the city council with the duty of processing all building permit applications, including inspections of construction, the duty of sanitary inspection in accordance with article **18.03**, division 3, and such other duties as may be assigned.

Commercial building. Any building or structure used or designed to be used, in whole or in part, for retail or wholesale business, industrial, manufacturing, storage, religious, educational, amusement or entertainment, health, professional, scientific, office or other business purposes. Nonresidential buildings include "commercial buildings."

Commission. The zoning and planning commission of the city.

Construction. Any clearing of land, excavation, or other action that would adversely affect the natural environment of the site but does not include uses in securing survey or geological data including necessary borings to ascertain subsurface conditions.

Design professional. An architect, landscape architect or interior designer registered with the state.

Destroy. To ruin the structure or condition of a thing; to demolish or injure beyond the possibility of its intended use or purpose.

Dwelling. Any building or any portion thereof which is not an "apartment house," or "lodginghouse," which contains one or more "dwelling units" or "guestrooms," used, intended, or designed to be built, used, rented, leased, let, or hired out to be occupied, or which are occupied for living purposes.

Dwelling unit. A single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.

Enclosure device. A continuously joined structure which is constructed so as not to have any openings, holes or gaps larger than four inches in any dimension except for doors and gates, including but not limited to fences, walls, buildings, or similar constructions.

Engineer. Professional engineer licensed with the state.

Erected. Built, constructed, altered, reconstructed, poured, laid, moved upon or any physical operations on the premises which are required for construction. Excavation, site clearance, land fill and the like shall be considered a part of erection.

Erosion. The process by which the ground surface is worn away by the action of wind or water and material therefrom is carried, or is likely to be carried, across any property line in significant quantities.

Excavation. Any breaking of ground, digging, scooping or other method of removing earth materials, except common household gardening and ground care.

Family. An individual, or two or more persons related by blood, marriage, or adoption, or a group not to exceed three persons not all related by blood, marriage, or adoption, occupying the premises and living as a single, nonprofit housekeeping unit.

Fence. An artificially constructed barrier of any material or combination of materials erected to enclose, screen or separate areas. This term does not include retaining walls.

Filling. Any depositing or stockpiling of earth materials.

Fire flow. The flow rate of a water supply, measured at 20 pounds per square inch (psi) (138 kPa) residual pressure, that is available for firefighting, as defined by appendix **B** of the 2012 International Fire Code ("IFC"). The city has properly adopted the IFC and appendix **B** of the IFC.

Floor area. The sum of the horizontal areas of each story of the building measured from the exterior faces of the exterior structural walls for the purpose of computing the minimum allowable floor area in a structure. The floor area measurement is inclusive of outdoor areas covered by a roof projection attached to the main structure and is exclusive of areas of basements, unfinished attics, attached garages, breezeways and enclosed porches.

Garage or carport, private. An accessory building for parking or storage of not more than that number of vehicles as may be required in connection with the permitted use of the principal building.

Grade. A ground elevation established for the purpose of regulating the number of stories and the height of the building. The ground grade shall be the level of the ground adjacent to the walls of the building if the natural grade is level. If the ground is not entirely level, the grade shall be finished ground grade as it existed after construction, excavation or grading.

Grading. Any act by which soil, rock, or mineral matter is cut into, dug, quarried, uncovered, removed, displaced or relocated and includes the removal of vegetative cover, excavation and land balancing.

Habitable building. Any room meeting the requirements of this article for sleeping, living, cooking or eating purposes, excluding such enclosed places as closets, pantries, bath or toilet rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms and similar spaces.

Height. The vertical distance measured from the calculated average natural grade (see section **22.03.279**) for any separate and distinct structure to the highest point on that structure, excluding any functional roof appurtenances (see section 22.03.279(e)).

Horizontal infrastructure. Any improvement necessary for a site, besides the construction or erection buildings. Examples of horizontal infrastructure may involve, but are not limited to, roads, sidewalks, utilities, retaining walls over four (4) feet in length and drainage improvements.

Hot water. Water at a temperature of not less than 120 degrees Fahrenheit.

Impervious cover. See section **1.01.003**.

In the city. All territory over which the city now has, or shall hereafter acquire, jurisdiction for the exercise of its police, regulatory and other powers.

Infestation. The presence, within or contiguous to a dwelling, dwelling unit, roominghouse, rooming unit, or premises, of insects, rodents, vermin, or other pests.

Kitchen. A room used or designed to be used for the preparation of food.

Litter. Any quantity of paper, metal, plastic, glass or miscellaneous solid waste which may be classified as trash, debris, rubbish, refuse, garbage or junk not placed in a solid waste container.

Lot. A parcel of land occupied, or intended to be occupied, by a main building or a group of such buildings and accessory buildings, or utilized for the principal use and uses accessory thereto, together with such open spaces as are required under the provisions of this article. A lot may or may not be specifically designated as such on public records. Prior to connection of utilities, an unplatted lot must be platted.

Lot area. The total horizontal area within the lot lines of a lot.

Lot coverage. That part or percent of the lot occupied by buildings, including accessory buildings, and other impervious cover.

Lot depth. The horizontal distance between the front and rear lot line measured along the median between the side lot lines.

Main building. A building in which is conducted the principal use of the lot upon which it is situated.

Minimum open space. The percentage of lot area or tract area which must be maintained in living vegetation.

Mirrored glass. Is glass having a reflectivity factor of 20 percent or greater.

Mobile home. A structure designed or used for residential occupancy built upon or having a frame or chassis to which wheels may be attached by which it may be moved upon a highway, whether or not such structure actually has, at any given time, such wheels attached, or jacked up or skirted.

Natural grade or natural ground grade. The elevation of the natural, existing and undisturbed surface of the ground as indicated on a field topographical survey showing one foot contour lines as determined by a surveyor or engineer registered in this state.

Nonconforming structure. Any structure which does not conform to the provisions of this article but which was lawfully erected prior to December 9, 1992.

Nuisance. The following shall be defined as nuisances:

(1) Any public nuisance known at common law or in equity.

(2) Any attractive nuisance which may prove detrimental to children whether in a building, on the premises of a building or upon an occupied lot. This includes, but is not limited to, any abandoned wells, shafts, cellars, basements or excavations, abandoned refrigerators and motor vehicles, or lumber, trash, fences, debris, or vegetation which may prove a hazard for inquisitive minors.

(3) Whatever is dangerous to human life or is detrimental to health.

(4) Overcrowding or occupancy in violation of this article.

(5) Insufficient ventilation or illumination.

(6) Inadequate or unsanitary sewerage or plumbing facilities.

(7) Uncleanliness.

(8) Whatever renders air, food or drink unwholesome or detrimental to the health of human beings.

(9) Divergence of runoff to other private or public property.

Off-street parking lot. A facility other than for single-family dwellings providing vehicular parking spaces along with adequate drives and aisles, for maneuvering, so as to provide access for entrance and exit for the parking of more than three vehicles.

Owner. Any part owner, joint owner, tenant in common, tenant in partnership, joint tenant or tenant by the entirety of the whole or a part of a structure, building or land.

Parking space. An area of definite length and width; such area shall be exclusive of drives, aisles or entrances giving access thereto, and shall be fully accessible for the storage or parking of permitted vehicles.

Permit. The term as defined by Texas Local Government Code chapter 245, as may be amended.

Person. An individual, proprietorship, partnership, joint venture, private or public corporation, association, firm, public service company, cooperative, political subdivision, municipal corporation, government agency, public utility district, or any other entity, public or private, however organized.

Personal property. Every species of property, except real property as defined in this section.

Preconstructed or used structure or part thereof. A preconstructed or used building or other used structure is defined as a building 50 percent of the square feet of which, excluding porches, garages, or carport, consists of preexisting structural or used components.

Private property. Includes, but is not limited to, the following locations owned by persons: structures, yards, grounds, driveways, entranceways, passageways, parking areas, working areas, storage areas, vacant lots and recreation facilities.

Private residential pool. Any swimming pool, wading pool or soaking-hot tub, situated on any premises as an appurtenance to a dwelling for the use of the residents or guests of the residents of such dwelling.

Property. Real and personal property.

Public pool.

(1) Any swimming or wading pool owned or operated by the city, county, state, United States, or any public agency; or

(2) Any privately owned swimming pool, wading pool or soaking-hot tub serving a private club, motel, hotel, apartment building, duplex, or other similar structure or organization, the use of which is limited to members or residents and their guests.

Public property. Includes, but is not limited to, the following locations: structures, streets, street medians, roads, road medians, catchbasins, sidewalks, strips between streets and sidewalks, lanes, alleys, public rights-of-way, public parking lots, schoolgrounds, municipal vacant lots, and municipal waterways.

Real property. Lands, tenements and hereditaments.

Repair. The reconstruction, renovation or renewal of any part of an existing building for the purpose of its maintenance. Such term shall not apply to any change or construction, alteration, or additions to a building other than for the purpose of reconstruction, renovation or renewal.

Roadway. That portion of a highway improved, designed, or ordinarily used for vehicular travel. Roadway includes “street.”

Rubbish. All combustible and noncombustible waste, except garbage.

Setback. The distance required to obtain the front, side or rear yard open space provisions of this article or other ordinances.

Site plan. See section **1.01.003**.

Site plan elements. Includes building location; building sizes; architectural character; parking plan; lighting plan; landscape plan; traffic flow plan; impervious cover; tree survey; signage; stormwater drainage; sedimentation and filtration plan; effluent disposal system; fire flow (in gallons per minute); and site disturbance.

Solid waste containers. Any city-approved metal, heavy-duty paper or plastic receptacles used for the disposal and storage of solid waste, including litter, rubbish and garbage.

Start of construction. Construction is deemed to have commenced once forms for the slab have been installed, per city-approved plans.

Stop-work order. See section **22.03.046**.

Structure. Anything constructed or erected, the use of which requires location on or in the ground or attachment to something having location on the ground.

Substantially ceased. No inspections have been completed and minimal progress has been made to reach the next inspection requirement, as determined by the building official, within 180 days from the last required inspection.

Swimming pool. Any artificial structure or excavation, either indoors or outdoors, used or suitable to be used for bathing or swimming purposes, together with buildings, equipment and appurtenances used in connection therewith.

Temporary storage unit. A container utilized for portable moving and self-storage, including containers commonly known as PODS®, U-PACK Moving®, Mobile Mini®, and Smart Box®. This term does not include roll-off containers.

Temporary use or building. A use or building permitted by the city to exist during periods of construction of the main building or for special events.

Traffic impact analysis. An analysis of the impact a proposed development may have on the adjacent roadway network. A traffic impact analysis will be required if the peak hour trips exceed 200 vehicles. City of Austin submittal requirements as outlined in section 2 of the Transportation Criteria Manual shall be followed.

Trailer coach. Any vehicle designed, used or so constructed as to permit its being used as a conveyance upon the public streets or highways and duly licensable as such, and constructed in such a manner as will permit occupancy thereof as a dwelling or sleeping place for one or more persons.

Transmission or distribution line. A conductor of electrical energy or water or gas, or communication service and associated facilities including telephone transmission or distribution lines.

Uniform building code or building code. Any applicable state, national, or International Building Code to the extent adopted by the city.

Used structure. A structure which has been previously used as a building at a different site.

Variance. A form of approval granted by the board of adjustment (BOA) or city council to modify the literal application of regulations, or waiving all or certain provisions of this code. It is an adjustment in the application of the specific regulations to a particular parcel of property which is necessary to prevent the property from being deprived of certain rights and privileges, because of special conditions or circumstances of hardship peculiar to the particular parcel.

Window. A glazed opening, including glazed doors, which open upon a yard, court or recess from a court, or a vent shaft open and unobstructed to the sky.

Written or in writing. Any representation of words, letters, or figures, whether by printing or otherwise.

Yard. The open space on the same lot with a main building, unoccupied and unobstructed by structures from the ground upward, except as otherwise provided in this article and as defined herein.

(1) *Front yard.* An open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest line of the main building.

(2) *Rear yard.* An open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and the nearest line of the main building.

(3) *Side yard.* An open space between any building and the side lot line, extending from the front yard to the rear yard, the width of which is the horizontal distance from the nearest point of the main building.

(Ordinance 361 adopted 3/28/18; Ordinance 2020-005 adopted 5/13/20; Ordinance 2024-017 adopted 10/23/2024)

Chapter 22. Building Regulations

ARTICLE 22.03. CONSTRUCTION CODE

Division 1. Generally

§ 22.03.001. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. Terms not defined in this section shall have the meaning customarily assigned to them.

Accessory building or accessory structure. A building or structure, the activity or function of which is clearly integral to, or customarily incidental and subordinate to, the permitted use of the main or principal building/structure on the same lot, such as an air-conditioning and heating unit; cabana; carport; domestic quarters; a wall used as a front-yard fence; garage; greenhouse; guesthouse; sports court; swimming pool; tool shed; wood shed; workshop; and the like. This definition does not include propane tanks. (See also the definition of structure in this section).

Alterations. Any change, addition or modification in construction, any change in the structural members of a building, such as walls or partitions, columns, beams or girders, the consummated act of which may be referred to herein as “altered” or “reconstructed.”

Approved. Having the approval of the city inspector as the result of an investigation and tests conducted by him or by reason of accepted principles or tests by national authorities, technical or scientific organizations; or having the approval of the appropriate enforcement official of the city as being in compliance with the standards and requirements of any code or ordinance of the city which applies specifically to the item in question; or other customary approvals reserved to the city by state law or city ordinance.

Building. Any structure, either temporary or permanent, having a roof or other covering, and designed or used for the shelter or enclosure of any person, animal or property of any kind, including tents, awnings or vehicles situated on private property and used for purposes of a building.

Building line. A line formed by the face of the building, and for the purposes of this article, a front building line is the same as a front setback line.

Certificate of completion. Issued by the city to the contractor for successful completion of work proposed and submitted all necessary document as required by the city.

Certificate of occupancy. A certificate issued by the city inspector upon the satisfactory completion of operations authorized by the city’s building permit.

City inspector. The city official, also referred to as the building inspector, appointed by the city council with the duty of processing all building permit applications, including inspections of construction, the duty of sanitary inspection in accordance with article **18.03**, division 3, and such other duties as may be assigned.

Commercial building. Any building or structure used or designed to be used, in whole or in part, for retail or wholesale business, industrial, manufacturing, storage, religious, educational, amusement or entertainment, health, professional, scientific, office or other business purposes. Nonresidential buildings include “commercial buildings.”

Commission. The zoning and planning commission of the city.

Construction. Any clearing of land, excavation, or other action that would adversely affect the natural environment of the site but does not include uses in securing survey or geological data including necessary borings to ascertain subsurface conditions.

Design professional. An architect, landscape architect or interior designer registered with the state.

Destroy. To ruin the structure or condition of a thing; to demolish or injure beyond the possibility of its intended use or purpose.

Dwelling. Any building or any portion thereof which is not an “apartment house,” or “lodginghouse,” which contains one or more “dwelling units” or “guestrooms,” used, intended, or designed to be built, used, rented, leased, let, or hired out to be occupied, or which are occupied for living purposes.

Dwelling unit. A single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.

Enclosure device. A continuously joined structure which is constructed so as not to have any openings, holes or gaps larger than four inches in any dimension except for doors and gates, including but not limited to fences, walls, buildings, or similar constructions.

Engineer. Professional engineer licensed with the state.

Erected. Built, constructed, altered, reconstructed, poured, laid, moved upon or any physical operations on the premises which are required for construction. Excavation, site clearance, land fill and the like shall be considered a part of erection.

Erosion. The process by which the ground surface is worn away by the action of wind or water and material therefrom is carried, or is likely to be carried, across any property line in significant quantities.

Excavation. Any breaking of ground, digging, scooping or other method of removing earth materials, except common household gardening and ground care.

Family. An individual, or two or more persons related by blood, marriage, or adoption, or a group not to exceed three persons not all related by blood, marriage, or adoption, occupying the premises and living as a single, nonprofit housekeeping unit.

Fence. An artificially constructed barrier of any material or combination of materials erected to enclose, screen or separate areas. This term does not include retaining walls.

Filling. Any depositing or stockpiling of earth materials.

Fire flow. The flow rate of a water supply, measured at 20 pounds per square inch (psi) (138 kPa) residual pressure, that is available for firefighting, as defined by appendix **B** of the 2012 International Fire Code (“IFC”). The city has properly adopted the IFC and appendix **B** of the IFC.

Floor area. The sum of the horizontal areas of each story of the building measured from the exterior faces of the exterior structural walls for the purpose of computing the minimum allowable floor area in a structure. The floor area measurement is inclusive of outdoor areas covered by a roof projection attached to the main structure and is exclusive of areas of basements, unfinished attics, attached garages, breezeways and enclosed porches.

Garage or carport, private. An accessory building for parking or storage of not more than that number of vehicles as may be required in connection with the permitted use of the principal building.

Grade. A ground elevation established for the purpose of regulating the number of stories and the height of the building. The ground grade shall be the level of the ground adjacent to the walls of the building if the natural grade is level. If the ground is not entirely level, the grade shall be finished ground grade as it existed after construction, excavation or grading.

Grading. Any act by which soil, rock, or mineral matter is cut into, dug, quarried, uncovered, removed, displaced or relocated and includes the removal of vegetative cover, excavation and land balancing.

Habitable building. Any room meeting the requirements of this article for sleeping, living, cooking or eating purposes, excluding such enclosed places as closets, pantries, bath or toilet rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms and similar spaces.

Height. The vertical distance measured from the calculated average natural grade (see section **22.03.279**) for any separate and distinct structure to the highest point on that structure, excluding any functional roof appurtenances (see section 22.03.279(e)).

Horizontal infrastructure. Any improvement necessary for a site, besides the construction or erection buildings. Examples of horizontal infrastructure may involve, but are not limited to, roads, sidewalks, utilities, retaining walls over four (4) feet in length and drainage improvements.

Hot water. Water at a temperature of not less than 120 degrees Fahrenheit.

Impervious cover. See section **1.01.003**.

In the city. All territory over which the city now has, or shall hereafter acquire, jurisdiction for the exercise of its police, regulatory and other powers.

Infestation. The presence, within or contiguous to a dwelling, dwelling unit, roominghouse, rooming unit, or premises, of insects, rodents, vermin, or other pests.

Kitchen. A room used or designed to be used for the preparation of food.

Litter. Any quantity of paper, metal, plastic, glass or miscellaneous solid waste which may be classified as trash, debris, rubbish, refuse, garbage or junk not placed in a solid waste container.

Lot. A parcel of land occupied, or intended to be occupied, by a main building or a group of such buildings and accessory buildings, or utilized for the principal use and uses accessory thereto, together with such open spaces as are required under the provisions of this article. A lot may or may not be specifically designated as such on public records. Prior to connection of utilities, an unplatted lot must be platted.

Lot area. The total horizontal area within the lot lines of a lot.

Lot coverage. That part or percent of the lot occupied by buildings, including accessory buildings, and other impervious cover.

Lot depth. The horizontal distance between the front and rear lot line measured along the median between the side lot lines.

Main building. A building in which is conducted the principal use of the lot upon which it is situated.

Minimum open space. The percentage of lot area or tract area which must be maintained in living vegetation.

Mirrored glass. Is glass having a reflectivity factor of 20 percent or greater.

Mobile home. A structure designed or used for residential occupancy built upon or having a frame or chassis to which wheels may be attached by which it may be moved upon a highway, whether or not such structure actually has, at any given time, such wheels attached, or jacked up or skirted.

Natural grade or natural ground grade. The elevation of the natural, existing and undisturbed surface of the ground as indicated on a field topographical survey showing one foot contour lines as determined by a surveyor or engineer registered in this state.

Nonconforming structure. Any structure which does not conform to the provisions of this article but which was lawfully erected prior to December 9, 1992.

Nuisance. The following shall be defined as nuisances:

(1) Any public nuisance known at common law or in equity.

(2) Any attractive nuisance which may prove detrimental to children whether in a building, on the premises of a building or upon an occupied lot. This includes, but is not limited to, any abandoned wells, shafts, cellars, basements or excavations, abandoned refrigerators and motor vehicles, or lumber, trash, fences, debris, or vegetation which may prove a hazard for inquisitive minors.

(3) Whatever is dangerous to human life or is detrimental to health.

(4) Overcrowding or occupancy in violation of this article.

(5) Insufficient ventilation or illumination.

(6) Inadequate or unsanitary sewerage or plumbing facilities.

(7) Uncleanliness.

(8) Whatever renders air, food or drink unwholesome or detrimental to the health of human beings.

(9) Divergence of runoff to other private or public property.

Off-street parking lot. A facility other than for single-family dwellings providing vehicular parking spaces along with adequate drives and aisles, for maneuvering, so as to provide access for entrance and exit for the parking of more than three vehicles.

Owner. Any part owner, joint owner, tenant in common, tenant in partnership, joint tenant or tenant by the entirety of the whole or a part of a structure, building or land.

Parking space. An area of definite length and width; such area shall be exclusive of drives, aisles or entrances giving access thereto, and shall be fully accessible for the storage or parking of permitted vehicles.

Permit. The term as defined by Texas Local Government Code chapter 245, as may be amended.

Person. An individual, proprietorship, partnership, joint venture, private or public corporation, association, firm, public service company, cooperative, political subdivision, municipal corporation, government agency, public utility district, or any other entity, public or private, however organized.

Personal property. Every species of property, except real property as defined in this section.

Preconstructed or used structure or part thereof. A preconstructed or used building or other used structure is defined as a building 50 percent of the square feet of which, excluding porches, garages, or carport, consists of preexisting structural or used components.

Private property. Includes, but is not limited to, the following locations owned by persons: structures, yards, grounds, driveways, entranceways, passageways, parking areas, working areas, storage areas, vacant lots and recreation facilities.

Private residential pool. Any swimming pool, wading pool or soaking-hot tub, situated on any premises as an appurtenance to a dwelling for the use of the residents or guests of the residents of such dwelling.

Property. Real and personal property.

Public pool.

(1) Any swimming or wading pool owned or operated by the city, county, state, United States, or any public agency; or

(2) Any privately owned swimming pool, wading pool or soaking-hot tub serving a private club, motel, hotel, apartment building, duplex, or other similar structure or organization, the use of which is limited to members or residents and their guests.

Public property. Includes, but is not limited to, the following locations: structures, streets, street medians, roads, road medians, catchbasins, sidewalks, strips between streets and sidewalks, lanes, alleys, public rights-of-way, public parking lots, schoolgrounds, municipal vacant lots, and municipal waterways.

Real property. Lands, tenements and hereditaments.

Repair. The reconstruction, renovation or renewal of any part of an existing building for the purpose of its maintenance. Such term shall not apply to any change or construction, alteration, or additions to a building other than for the purpose of reconstruction, renovation or renewal.

Roadway. That portion of a highway improved, designed, or ordinarily used for vehicular travel. Roadway includes “street.”

Rubbish. All combustible and noncombustible waste, except garbage.

Setback. The distance required to obtain the front, side or rear yard open space provisions of this article or other ordinances.

Site plan. See section **1.01.003**.

Site plan elements. Includes building location; building sizes; architectural character; parking plan; lighting plan; landscape plan; traffic flow plan; impervious cover; tree survey; signage; stormwater drainage; sedimentation and filtration plan; effluent disposal system; fire flow (in gallons per minute); and site disturbance.

Solid waste containers. Any city-approved metal, heavy-duty paper or plastic receptacles used for the disposal and storage of solid waste, including litter, rubbish and garbage.

Start of construction. Construction is deemed to have commenced once forms for the slab have been installed, per city-approved plans.

Stop-work order. See section **22.03.046**.

Structure. Anything constructed or erected, the use of which requires location on or in the ground or attachment to something having location on the ground.

Substantially ceased. No inspections have been completed and minimal progress has been made to reach the next inspection requirement, as determined by the building official, within 180 days from the last required inspection.

Swimming pool. Any artificial structure or excavation, either indoors or outdoors, used or suitable to be used for bathing or swimming purposes, together with buildings, equipment and appurtenances used in connection therewith.

Temporary storage unit. A container utilized for portable moving and self-storage, including containers commonly known as PODS®, U-PACK Moving®, Mobile Mini®, and Smart Box®. This term does not include roll-off containers.

Temporary use or building. A use or building permitted by the city to exist during periods of construction of the main building or for special events.

Traffic impact analysis. An analysis of the impact a proposed development may have on the adjacent roadway network. A traffic impact analysis will be required if the peak hour trips exceed 200 vehicles. City of Austin submittal requirements as outlined in section 2 of the Transportation Criteria Manual shall be followed.

Trailer coach. Any vehicle designed, used or so constructed as to permit its being used as a conveyance upon the public streets or highways and duly licensable as such, and constructed in such a manner as will permit occupancy thereof as a dwelling or sleeping place for one or more persons.

Transmission or distribution line. A conductor of electrical energy or water or gas, or communication service and associated facilities including telephone transmission or distribution lines.

Uniform building code or building code. Any applicable state, national, or International Building Code to the extent adopted by the city.

Used structure. A structure which has been previously used as a building at a different site.

Variance. A form of approval granted by the board of adjustment (BOA) or city council to modify the literal application of regulations, or waiving all or certain provisions of this code. It is an adjustment in the application of the specific regulations to a particular parcel of property which is necessary to prevent the property from being deprived of certain rights and privileges, because of special conditions or circumstances of hardship peculiar to the particular parcel.

Window. A glazed opening, including glazed doors, which open upon a yard, court or recess from a court, or a vent shaft open and unobstructed to the sky.

Written or in writing. Any representation of words, letters, or figures, whether by printing or otherwise.

Yard. The open space on the same lot with a main building, unoccupied and unobstructed by structures from the ground upward, except as otherwise provided in this article and as defined herein.

(1) *Front yard.* An open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest line of the main building.

(2) *Rear yard.* An open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and the nearest line of the main building.

(3) *Side yard.* An open space between any building and the side lot line, extending from the front yard to the rear yard, the width of which is the horizontal distance from the nearest point of the main building.

(Ordinance 361 adopted 3/28/18; Ordinance 2020-005 adopted 5/13/20; Ordinance 2024-017 adopted 10/23/2024)

Chapter 28. Planning and General Development

ARTICLE 28.03. SITE PLANS IN ETJ

Division 1. Generally

§ 28.03.005. Definitions.

Words and phrases used in this article shall have the meanings set forth in this section. Terms that are not defined below, but are defined elsewhere in this code, shall be given the meanings set forth in this code. Words and phrases not defined in this code shall be given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense; words in the plural number shall include the singular number (and vice versa); and words in the masculine gender shall include the feminine gender (and vice versa). The word “shall” is always mandatory, while the word “may” is merely directory. Headings and captions are for reference purposes only.

Applicant. A person or entity who submits to the city an application for approval of a site plan required by this article. To be qualified as an applicant under this article, the person or entity must have sufficiently documented legal authority or proprietary interests in the land to commence and maintain proceedings under this article. The term shall be restricted to include only the property owner(s), or a duly authorized agent and representative of the property owner. In other jurisdictions, the term is sometimes referred to as the “developer,” “subdivider,” “builder,” or other similar title.

Application. A written request to the city for an approval required by this chapter that contains all information required by this chapter and that has been deemed administratively complete by the city.

Application package. The application given to the city on the date of submission, site plan, three (3)full-sized copies, and all required attachments and as deemed administratively complete by the City. These materials shall be addressed to the city administrator.

Board of adjustment or BOA. The body appointed by the city council to grant variances, waivers, or special exceptions, as allowed by ordinance.

Certificate of completeness. Certification provided by the city to an applicant when a submission has been deemed administratively complete and the written request becomes a filed application.

Code. The Code of Ordinances for the City of West Lake Hills, as may be amended.

City administrator. The city’s chief administrative officer, as appointed by the city council. The term also includes the city administrator’s designee.

Condominium. A form of real property with portions of the real property designated for separate ownership or occupancy, and the remainder of the real property designated for common ownership or occupancy solely by the owners of those portions. Real property is a condominium only if one or more of the common elements are directly owned in undivided interests by the unit owners. Real property is not a condominium if all of the common elements are owned by a legal entity separate from the unit owners, such as a corporation, even if the separate legal entity is owned by the unit owners. Condominiums are established in accordance with the requirements of the Texas Uniform Condominium Act codified in chapter 82 of the Texas Property Code. A condominium is a form of ownership and not a specific building type or style.

Condominium association. An association, organized pursuant to section 82.101 of the Texas Property Code, whose members consist of owners of units in a condominium, which administers and maintains the common property and common elements of a condominium.

Development. The erection of buildings, roads, utilities, drainage improvements, or other structures. The term includes construction, demolition, excavation, dredging, grading, filling, and clearing or removing vegetation. Pruning, or other forms of general or regular maintenance of vegetation on developed property, shall not be considered development for purposes of this article.

Engineer. A person duly authorized under the provisions of the Texas Engineering Registration Act, as heretofore or hereafter amended, to practice the profession of engineering.

ETJ. The extraterritorial jurisdiction of the city, being that land not within the city limits, but land over which the city has jurisdiction by virtue of chapter 42 of the Local Government Code, as amended, and other applicable law.

Filing. The date on which either:

(1) An administratively complete application package for a plan, plat, or permit is submitted to the city and determined to be administratively complete by the city administrator; or

(2) The tenth (10th) business day after a submission has been submitted to the city if the city administrator has not yet acted on the submission.

Impervious cover. ~~Includes all roads, driveways, parking areas, buildings, decking, rooftop landscapes and other impermeable construction covering the natural land surface. Swimming pool surface water area for pools which discharge to the storm drainage system shall also be included. Water quality and detention basins, swales, and other conveyances for drainage purposes only shall not be calculated as impervious cover.~~

Lot. An undivided tract or parcel of land having frontage on a street and which is, or in the future may be, sold, conveyed, transferred, or improved; which is designated as a distinct and separate tract or parcel, and which is identified by a tract or lot number or symbol, or by metes and bounds.

Owner. Any person or firm, association, syndicate, general or limited partnership, c
entity, or any agent thereof, that has sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under this article. In any event, the term “property owner” shall be restricted to include only the owner(s) or authorized agent(s) of such owner(s), such as a developer, of land sought to be subdivided.

See section **1.01.003.**

Person. Any human individual, association, firm, corporation, governmental agency, trust or political subdivision.

Plan. For purposes of compliance with this article, the term refers to a site plan, as may be applicable.

Right-of-way. Any travel-way open to the general public for travel or land dedicated for eventual travel by the public. Dedicated right-of-way may, in addition to travel by the public, be used for installation of utilities or other public purposes.

Site. The lot(s) occupied or proposed to be occupied by a structure.

Site plan. Detailed line drawings and accompanying text clearly describing the intended development, as specified by this article.

Street. An area open to the use of the public, serving as a pathway for vehicular traffic within a business or residential area and serving more than one tract or parcel of land.

Structure. Anything constructed or erected, the use of which requires location on or in the ground or attachment to something having location on the ground.

Subdivider. Any person or any agent thereof dividing or proposing to divide land so as to constitute a subdivision as that term is defined herein. In any event, the term “subdivider” shall be restricted to include only the owner, equitable owner or authorized agent of such owner or equitable owner, of land sought to be subdivided.

Subdivision. Shall be defined as is set forth in city subdivision ordinance, as it appears in the code, as may be amended.

Submission. A written request for a site plan or variance.

Surveyor. A registered state land surveyor or a registered professional land surveyor, as authorized by the state statutes, to practice the profession of surveying.

Tract. A defined area of land.

Utility easement. An interest in land granted to the city, county, to the public generally, and/or to a private utility corporation, which authorizes the installation or maintenance of a utility across, over, or under land, and which authorizes ingress and egress thereon with machinery and vehicles necessary for the maintenance of said utilities.

ZAPCO. The zoning and planning commission of the city.

(Ordinance 377 adopted 9/11/19)

Chapter 36. Subdivisions

ARTICLE 36.01. GENERAL PROVISIONS

§ 36.01.003. Definitions.

(a) The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Alley. A minor public right-of-way, not intended to provide the primary means of access to abutting lots, which is used primarily for vehicular service access to the back or sides of properties otherwise abutting on a street.

Application. A written request to the city for an approval required by this chapter that contains all information required by this chapter and that has been deemed administratively complete by the city.

Application package. The letter given to the city on the date of submission, original plat, three (3) full-sized copies, and all required attachments and as deemed administratively complete by the city. These materials shall be addressed to the zoning and planning commission or city administrator depending on review authority.

Applicant. A person or entity who submits to the city an application for an approval required by this chapter. To be qualified as an applicant under this chapter, the person or entity must have sufficient legal authority or proprietary interests in the land to commence and maintain proceedings under this chapter. The term shall be restricted to include only the property owner(s), or a duly authorized agent and representative of the property owner.

Block. A combination of two or more lots into a unit within a subdivision.

Building. Any structure, either temporary or permanent, having a roof or other covering, and designed or used for the shelter or enclosure of any person, animal or property of any kind, including tents, awnings or vehicles situated on private property and used for purposes of a building.

Certificate of completeness. Certification provided by the city to an applicant when a submission has been deemed administratively complete and the written request becomes a filed application.

City administrator. The city's chief administrative officer, as appointed by the city council. The term also includes the city administrator, or the city administrator's designee.

Commission. The zoning and planning commission ("ZAPCO") of the city.

Commercial overlay district plan. The overlay plan that supplements the city's master plan and comprehensive plan and affects the city's commercial corridor along Bee Caves Road.

Comprehensive plan and master plan. The plan required by Texas Local Government Code section 211.004. The comprehensive plan is an independent, long range plan for use and development of land within the city and in the city's extraterritorial jurisdiction. The city's comprehensive plan is entitled "The Master Plan for the City of West Lake Hills, Texas," adopted in January 1979, as amended.

Condominium. A form of real property with portions of the real property designated for separate ownership or occupancy, and the remainder of the real property designated for common ownership or occupancy solely by the owners of those portions. Real property is a condominium only if one or more of the common elements are

directly owned in undivided interests by the unit owners. Real property is not a condominium if all of the common elements are owned by a legal entity separate from the unit owners, such as a corporation, even if the separate legal entity is owned by the unit owners. Condominiums are established in accordance with the requirements of the Texas Uniform Condominium Act codified in chapter 82 of the Texas Property Code. A condominium is a form of ownership and not a specific building type or style.

Condominium association. An association, organized pursuant to section 82.101 of the Texas Property Code, whose members consist of owners of Units in a condominium, which administers and maintains the common property and common elements of a condominium.

Construction. Any clearing of land, excavation or other action that would adversely affect the natural environment of the site but does not include uses in securing survey or geological data, including necessary borings to ascertain subsurface conditions.

Control points (monuments). Those that control or are used to relocate lost or obliterated property corners. Control points (monuments) are placed where they are least likely to be destroyed and where they can be conveniently used.

Cul-de-sac. A street having but one outlet to another street and terminated on the opposite end by a vehicular turnaround.

Dead-end street. A street, other than a cul-de-sac, with only one outlet.

Density. A measure of the degree, extent, or magnitude of land development for single-family dwellings, computed by dividing the number of lots in a proposed residential subdivision by the total acreage of the tract to be subdivided, and expressed as a decimal, fraction, percentage, or ratio.

Engineer. A person duly authorized under the provisions of the Texas Engineering Practice Act, V.T.C.A., Occupations Code, chapter 1001, as amended, to practice the profession of engineering.

Erected. Built, constructed, altered, reconstructed, poured, laid, moved upon or any physical operations on the premises which are required for construction. Excavation, site clearance, landfill and the like shall be considered a part of erection.

Extraterritorial jurisdiction. That land not within the corporate limits of the city, but land over which the city has jurisdiction by virtue of V.T.C.A., Local Government Code chapter 42.

Filing. The date on which either:

(1) An administratively complete application package for a plan, plat, or permit is submitted to the city and determined to be administratively complete by the city administrator; or

(2) The tenth (10th) business day after a submission has been submitted to the city if the city administrator has not yet acted on the submission.

Front. The area that generally runs between the property lines facing or abutting any public or private streets, and through the point(s) on the house/structure closest to the street(s).

Impervious cover. ~~Manmade or constructed coverage of the natural ground with any structure or surface that impedes, inhibits or does not permit the absorption or passage of water. Impervious cover includes, but is not limited to, buildings, parking areas, roads, streets, driveways, sidewalks, swimming pools, impermeable concrete, asphalt paving, compacted base material, and brick pavers on compacted base. Permeable pavement, pavers and manmade areas of compacted or uncompacted rock or stone shall be considered 100 percent impervious cover regardless of how much water they allow to pass through to natural ground. Decks that allow the passage of water to natural ground shall be considered 50 percent impervious cover. Roof overhangs/eaves are not considered impervious cover.~~

See section **1.01.003.**

Lot. An undivided tract or parcel of land having access to a public street and which is, or in the future may be, offered for sale, conveyance, transfer or improvement, which is designated as a distinct and separate tract, and which is identified by a tract or lot number or symbol in a duly approved subdivision plat which has been properly filed for record.

Multifamily structure. A structure containing three or more dwelling units.

Officer. Any officer referred to in this article by title means the person employed or appointed by the city in that position, or their duly authorized representative.

Organized disposal system. Any public or private system for the collection, treatment and disposal of sewage operated in accordance with the terms and conditions of a permit from the Texas Commission on Environmental Quality.

Pavement width. The portion of a street available for vehicular traffic. Where curbs are laid, it is the portion between the face of the curbs.

Person. Any individual, association, firm, corporation, governmental agency or political subdivision.

Plat. A document, prepared by a registered land surveyor or professional engineer, that depicts the subdivision of land into lots and blocks (and sometimes the combination of land) for the purpose of identifying property. For the purposes of these regulations, the following definitions are included:

(1) *Amending plat.* A subdivision plat which includes a plat revision to correct errors or make minor changes to a recorded plat.

(2) *Final plat.* The official and authentic map of any given subdivision of land prepared from actual field measurement and staking of all identifiable points by a surveyor or engineer, with the subdivision location referenced to a survey corner, and with all boundaries, corners, curves of the land division sufficiently described so that they can be reproduced without additional references. The final plat of any lot, tract or parcel of land shall be recorded in the land records of Travis County, Texas.

(3) *Minor plat.* A subdivision resulting in four or fewer lots, provided that the plat does not require the creation of new streets or the extension of any municipal facilities to serve any lot within the subdivision. Any property to be subdivided using a minor plat shall already be served or be able to be served by all required city utilities and services, and all lots will have access from a public street that has already been improved to city standards.

(4) *Major plat.* All plats not classified as a minor plat, including, but not limited to subdivisions of more than four lots, or any plat that requires the construction a new street (or portion thereof) or the extension of a municipal facility as required by these regulations or any other city ordinance. Major plat approval shall be in accordance with state law.

(5) *Preliminary plat.* A subdivision plat which is the graphic expression of the proposed overall plan for subdividing, improving and developing a parcel proposed for development, showing the proposed street and lot layout, easements, dedications and other pertinent features, with such notations as are sufficient to substantially identify the general scope and detail of the parcel proposed for development.

(6) *Replat.* A subdivision plat which involves the resubdivision of any part or all of a block or blocks of a previously platted subdivision, addition, lot, or tract.

Plat vacation. Plat vacation means an instrument that declares that a plat and its dedication is vacated or cancelled and that the land be converted to acreage.

Private sewage facility. Any septic system or method for the storage, treatment or disposal of sewage other than an organized disposal system operated in accordance with the terms and conditions of a permit from the city.

Right-of-way. Any travel way open to the general public for travel or land dedicated for eventual travel by the public. A dedicated right-of-way may, in addition to travel by the public, be used for installation of utilities or other public purposes.

Septic system. A private sewage facility for disposing of sewage through soil absorption and includes as components the line from the building to the septic tank, the septic tank (with one or more compartments), and the soil absorption system or evapotranspiration beds.

Setback distance. The minimum distance required between a structure and the front, side or rear boundary line of the parcel of land on which the structure is located.

Street. The entire width of a right-of-way between the boundary lines of every way publicly maintained when any part thereof is open to the use of the public for purposes of vehicular travel.

(1) *Arterial street.* An arterial street is a street that primarily provides vehicular circulation to various sections of the city, such as Redbud Trail.

(2) *Collector street.* A collector street is a street that primarily provides circulation within neighborhoods, to carry traffic from minor streets to arterial streets, or to carry traffic through or adjacent to commercial or industrial areas, such as Yaupon Valley Road.

(3) *Minor street.* A minor street is a street used primarily for access to abutting residential property, such as Flintridge Road.

(4) *Private street (access easement).* A private street (access easement) is a street which is not a public street or a public right-of-way, primarily for access to residential property.

Structure. Anything constructed or erected, the use of which requires location on or in the ground or attachment to something having a location on the ground.

Subdivider. Any person or any authorized agent thereof, dividing or proposing to divide land so as to constitute a subdivision as that term is defined in this section. In any event, the term “subdivider” shall be restricted to include only the owner, equitable owner or authorized agent of such owner or equitable owner of land sought to be subdivided.

Subdivision.

(1) Subdivision means a division of any parcel of land situated within the corporate limits or the extraterritorial jurisdiction, in two or more parts for the purpose of laying out any subdivision of any tract of land or any addition to the city, or for laying out of suburban lots or building lots, or any lots, and streets, alleys or parks or other portions intended for public use, or the use of purchasers or owners of lots fronting thereon or adjacent thereto.

(2) Subdivision of any lot, tract or parcel of land into two or more lots, units or sites, for the purpose of sale or of building development, whether immediate or future, and the vacation and resubdivision of land, lots or units, shall be subject to the prior approval of the city council or other approval authority in accordance with the terms of this article and applicable state law. The terms “subdivision” and “resubdivision” shall not include the conveyance or dedication to, any governmental entity of a portion of any lot, unit, tract or parcel of land for additional right-of-way for any existing public street or highway, whether by purchase or condemnation, provided that such government acquisition does not bisect the original tract into two or more lots, tracts or parcels, and provided in case of conveyance or dedication that such division be by metes and bounds description and not by plat and not be pursuant to or in connection with any division or redivision of any part of the unacquired portion of the tract that is not so acquired by or dedicated to the governmental entity. A division of a tract includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, a condominium declaration, or by using any other method. A division of land under this definition does not include a division of land into parts greater than five acres, where each party has access and no public improvement is being dedicated.

Subdivision gross area. The total area (in acres) of the land located within the boundary of a tract of land to be subdivided or joined into one or more lots.

Subdivision net area. The area (in acres) of the land located within the boundary of a tract of land to be subdivided or joined into one or more lots after subtracting the area (in acres) of all public right-of-way(s) that are located within the boundaries of the land to be subdivided.

Submission. A written request for a plat, replat, plan, or variance.

Surveyor. A licensed state land surveyor or a registered public surveyor, as authorized by the state statutes to practice the profession of surveying.

Tract of origin. The parcel(s) of land in existence prior to being subdivided.

Unit. A physical portion of a condominium designated for separate ownership or occupancy, the boundaries of which are described by the condominium declaration.

Utility easement. An interest in land granted to the city, or to the public generally, or to a private utility corporation, for installing or maintaining utilities across, over or under private land, together with the right to enter thereon with machinery and vehicles necessary for the maintenance of such utilities.

Yard. The open area between building setback lines and lot lines.

(b) Definitions not expressly prescribed in this section are to be construed in accordance with customary usage in municipal planning and engineering practices.

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