



Recommendation for Action

File #: 23-3244, **Agenda Item #:** 2.

11/9/2023

Posting Language

Approve an ordinance amending Ordinance No. 20210930-117 to defer the effective date for onsite water reuse system requirements for large development projects.

Lead Department

Austin Water.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

November 29, 2018 - City Council approved the Water Forward Plan on a 10-0 vote.

December 11, 2019 - City Council approved an ordinance on first reading adopting a comprehensive revision to the Land Development Code on a 7-4 vote.

February 13, 2020 - City Council approved an ordinance on second reading adopting a comprehensive revision to the Land Development Code on a 7-4 vote.

December 10, 2020 - City Council approved an ordinance establishing City Code Chapter 15-13 relating to treatment, monitoring, and reporting regulations for Onsite Water Reuse Systems on a 10-0 vote.

May 20, 2021 - City Council adopted a resolution directing staff to prepare an ordinance amending City Code Chapter 25-9 (Water and Wastewater) to establish water benchmarking, expand reclaimed water connection requirements, and add onsite reuse requirements on an 11-0 vote.

June 10, 2021 - City Council adopted an ordinance waiving Planning Commission review of Land Development Code amendments in order to expedite implementation of water conservation strategies in the Water Forward Plan.

September 30, 2021 - City Council adopted an ordinance amending City Code Chapter 25-9 (Water and Wastewater) establishing new requirements for water conservation in the implementation of the Water Forward Plan, including expansion of the reclaimed water connection requirement, water benchmarking, and mandatory onsite water reuse for certain new developments and requiring an affordability report, on a 10-1 vote.

For More Information:

Inquiries should be directed to Blanca Madriz, Austin Water Program Coordinator at 512-972-0115 or blanca.madriz@austintexas.gov.

Council Committee, Boards and Commission Action:

November 12, 2019 - Planning Commission adopted Planning Commission Land Development Code amendments.

Additional Backup Information:**Onsite Water Reuse Requirements**

In December 2020, Council adopted the onsite water reuse systems ordinance to regulate the collection, treatment, and use of alternative water sources for non-potable uses in multi-family and commercial buildings. Onsite water sources include rainwater, condensate from heating/air conditioning systems, foundation drain water and graywater from certain sinks, bathing, and laundry. In September 2021, Council adopted an ordinance to require an onsite water reuse system for all new commercial, multi-family and mixed-use site plan applications submitted on or after December 1, 2023, for development projects with a gross floor area of 250,000 square feet or greater.

The proposed ordinance amendment will defer the effective date for mandatory onsite reuse requirements for large development projects to April 1, 2024, in order to allow more time to consider further Code changes related to both on-site water reuse systems and connecting to Austin Water's reclaimed water system and to establish exemptions to the requirements for certain affordable housing projects. By March 7, 2024, additional ordinance changes will be submitted for Council consideration to further refine onsite water reuse requirements and exemptions for certain affordable housing units.