

July 21, 2022

LCRA Highland Lakes Watershed Ordinance Technical Manual Revegetation Options During Drought Conditions

This bulletin provides guidance regarding the LCRA Highland Lakes Watershed Ordinance Technical Manual (5th Edition, 2007) requirements for revegetation during drought conditions.

During drought and weather conditions in which establishment of perennial vegetation at required densities is not feasible, final stabilization with vegetation may be deferred, but the site must be temporarily stabilized. Some options include:

1. Defer placement of topsoil layer and place mulch on areas scheduled for revegetation¹.
2. Maintain/augment temporary Erosion and Sediment Controls² (ESCs); apply mulch and/or blankets/matting³ to exposed soil where appropriate/effective.
3. Place topsoil (and coordinate LCRA inspection of topsoil where required), perennial seed, and erosion control blankets/matting³ on all areas scheduled for revegetation¹.
4. Where sod is scheduled, place topsoil (coordinate LCRA inspection of topsoil where required) and blankets/matting or mulch on all areas scheduled for revegetation¹.
5. Non-vegetated permanent stabilization alternatives may be proposed for review and approval.

Silt fence or mulch logs should be placed below slopes, including the backs of curbs where sites slope toward the street. Depending on the length and pitch of the slope, silt fence or mulch logs may be required at intervals along the slope. Use j-hooks or check dams as necessary where controls are placed across topographic contours.

Transferring ownership before a site is finally stabilized: Builders who want to transfer ownership of a single-family residential (SFR) lot to a home buyer before the site reaches final stabilization due to drought conditions must temporarily stabilize the site as described above. The builder also must advise the homeowner of the final stabilization requirements and the entities with whom that effort must be coordinated (the developer/permit holder in subdivisions under construction and LCRA).

Transferring owner before a site is finally stabilized for projects authorized by LCRA under a no permit notification: The builder should advise LCRA of the property transfer and provide contact information for the individual/entity responsible for

completing site stabilization. LCRA will transfer the project authorization to the responsible party.

Projects authorized by LCRA via a development permit: Disturbed areas should be temporarily stabilized as described above or via alternate means approved by LCRA. LCRA will allow reductions in financial security upon request by the permittee. Requests for fiscal reductions should be accompanied by as-built drawings and a conditional concurrence letter identifying all outstanding work to be done, including approximate area for which revegetation is being deferred, and a cost estimate for project completion sealed by a Professional Engineer. However, LCRA will not close out permits for sites at which permanent stabilization has not been achieved.

Questions about revegetation should be sent to hlwo@lcra.org.

¹ *Complete seeding or sod placement with proper preparation upon onset of favorable growth conditions.*

² *Refer to LCRA Technical Manual Chapter 2, Section 2.5, Chapter 3, Sections 3.2.8 through 3.2.15, for criteria and guidance for temporary controls. Also see [SFR-ESC-Guide-pdf](#) for single family residential lot ESC planning and [ESC-Details-English](#) or [ESC-Details-Spanish](#) for ESC Details.*

³ See <https://www.txdot.gov/business/resources/erosion-control.html> for blanket/matting selection.

###