

ENVIRONMENTAL VARIANCE REQUEST REVIEW SHEET

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CASE: SP-2010-0004C(R1)

ZAP COMMISSION DATE: August 3, 2010

PROJECT NAME: ABIA Remain Overnight Apron Expansion

APPLICANT: City of Austin Public Works Department (Contact: Tony Krauss, PE – 974-7138)

OWNER: City of Austin Aviation Department (Contact: Shane Harbinson – 530-6652)

ADDRESS OF SITE: 10300 Hotel Drive

COUNTY: Travis

AREA: 4,150 acres (LOC 87,100 sq yd)

WATERSHED: Onion Creek (Suburban Watershed)

JURISDICTION: Full-Purpose

EXISTING ZONING: AV – Aviation Services

PROPOSED DEVELOPMENT: The applicant is proposing to expand the apron pavement facilities on the East Concourse end of the Terminal Apron facilities, demolish the existing Commuter Apron asphalt pavements and reconstruct with Portland cement concrete (PCC), demolish several existing buildings and associated utilities, and relocate the trash compactor.

DESCRIPTION OF VARIANCE:

1. The applicant is requesting approval of an environmental variance from LDC 25-8-342 – to allow fill up to 10 feet in order to accommodate expansion of the existing Terminal Apron pavements for Remain Overnight aircraft use.

STAFF RECOMMENDATION:

Staff recommends approval of this variance without conditions. The findings of fact have been met (see attached).

ENVIRONMENTAL BOARD ACTION:

July 21, 2010: The Environmental Board recommends approval of the variance request from LDC 25-8-342 – to allow fill up to 10 feet for the ABIA Remain Overnight Apron Expansion – SP-2010-0004C(R1).

ZONING & PLATTING COMMISSION ACTION:

ENVIRONMENTAL REVIEW STAFF: Michael Clay

Michael.Clay@ci.austin.tx.us

PHONE: 974-2296

CASE MANAGER: Sarah Graham

Sarah.Graham@ci.austin.tx.us

PHONE: 974-2826



Exhibit 2

Austin-Bergstrom International Airport
R.O.N. APRON EXPANSION PHASE 1

RON APRON LIMITS

AECOM



Austin-Bergstrom
International Airport
Department of Aviation

1001 West 10th Street
Austin, Texas 78703-1001

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PROJECT LIMITS
LIMITS OF FILL FROM 0 TO 4 FOOT DEPTH
LIMITS OF FILL FROM 4 TO 8 FOOT DEPTH
LIMITS OF FILL FROM 8 TO 10 FOOT DEPTH

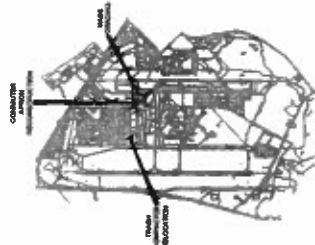
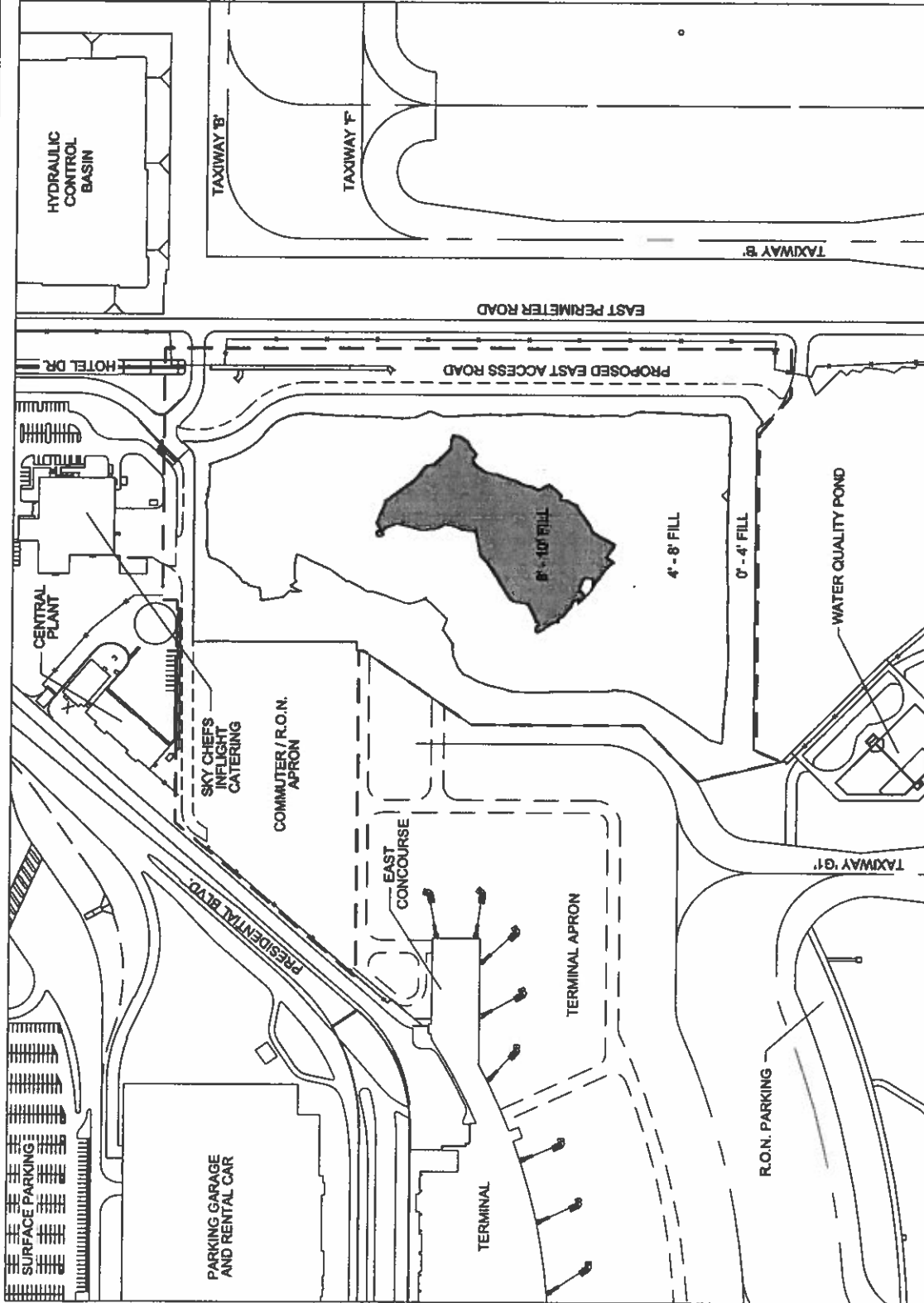


Exhibit 1

Austin-Bergstrom International Airport
R.O.N. APRON EXPANSION-PHASE 1

DEPTHS OF FILL

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AECOM
5141 Westpark Drive
Suite 200
Austin, TX 78739

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci-austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SP-2010-0004C(R1)

Contact: Sarah Graham, 512-974-2826 or

Michelle Casillas, 512-974-2024

Public Hearing: Zoning and Planning Commission, Aug 3, 2010

JOSEPH MEDICI

Your Name (please print)

3600 PRESIDENTIAL BLVD.
2716 SPIRIT OF TEXAS DR. AUSTIN TX 78719

Your address(es) affected by this application

Joseph M. Medici

Signature

Date

7.28.10

Daytime Telephone: 512-530-6563

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review - 4th floor

Sarah Graham

P. O. Box 1088

Austin, TX 78767-8810

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ITEM FOR ENVIRONMENTAL BOARD AGENDA

**BOARD MEETING
DATE REQUESTED:** JULY 21, 2010

**NAME & NUMBER
OF PROJECT:** ABIA REMAIN OVERNIGHT APRON EXPANSION
SP-2010-0004C(R1)

**NAME OF APPLICANT
OR ORGANIZATION:** City of Austin Public Works Department
(CONTACT: TONY KRAUSS, PE 974-7138)

LOCATION: 10300 HOTEL DRIVE

PROJECT FILING DATE: January 08, 2010

**WPDR/ENVIRONMENTAL
STAFF:** MICHAEL CLAY, 974-2296
MICHAEL.CLAY@CI.AUSTIN.TX.US

**WPDR/
CASE MANAGER:** SARAH GRAHAM, 974-2826
SARAH.GRAHAM@CI.AUSTIN.TX.US

WATERSHED: COLORADO RIVER & ONION CREEK WATERSHEDS
(SUBURBAN) DESIRED DEVELOPMENT ZONE

ORDINANCE: COMPREHENSIVE WATERSHED ORDINANCE (CURRENT CODE)

REQUEST: VARIANCE REQUEST IS AS FOLLOWS:
1. TO ALLOW FILL UP TO A MAXIMUM OF 10 FEET (LDC
SECTION 25-8-342)

STAFF RECOMMENDATION: RECOMMENDED FOR CONSENT APPROVAL.

**REASONS FOR
RECOMMENDATION:** FINDINGS OF FACT HAVE BEEN MET.



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MEMORANDUM

TO: Betty Baker, Chairperson
Members of the Zoning & Platting Commission

FROM: Michael Clay, Environmental Review Specialist Senior
Planning and Development Review Department

DATE: July 21, 2010

SUBJECT: ABIA Remain Overnight Apron Phase 1 –
SP-2010-0004C(R1)

Variance Requests: Variance from LDC 25-8-342 – To allow fill up to 10 feet.

Project Area Description

The proposed development is located on 4,150 acres, and is an addition to the existing Austin-Bergstrom International Airport (ABIA). The site is within the City of Austin full purpose jurisdiction. The project is located within both the Colorado River and Onion Creek watersheds, which are Suburban watersheds, located in the Desired Development Zone.

The ABIA Remain Overnight Apron (RON) Phase 1 project is an expansion to Austin-Bergstrom International Airport. The proposed project will generally consist of the following:

- expansion of the apron pavement facilities on the East Concourse end of the Terminal Apron facilities
- demolition of the existing Commuter Apron asphalt pavements, located on the northeast end of the Terminal Apron, and reconstruct with Portland cement concrete (PCC)
- demolition of several existing buildings and associated utilities
- relocation of trash compactor

The maximum allowable impervious cover for this watershed is 80%, or 3,320 acres. A total of 992 acres of impervious cover (or 29.9% net site area) currently exists onsite. An additional 5.5 acres of impervious cover is proposed with this project, for a total of 30.0% impervious cover (net site area).

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The runoff from the completed project will be treated by an existing water quality and detention pond.

Vegetation, CEFs, and Slopes

There will be significant change in existing slope in order to construct the embankment of the aircraft apron. A depth of 4-10 feet of fill will be placed over approximately 19 acres (~35,000 cubic yards). The size of the existing borrow stockpile will be reduced more than half in order to construct the embankment. No CEF's are present on site. There are no slopes on site greater than 15%.

Waterways

N/A

Variance Request

The variance being requested for this site plan is as follows:

Variance from LDC 25-8-342 to allow fill up to 10 feet.

Recommendations

The findings of fact have been met. Staff recommends consent approval of this variance without conditions.

Similar Cases

Bird's Nest Airport – SP-2009-0153D

- To allow fill up to a maximum of 20 feet (LDC 25-8-342)
- Recommended by consent approval by EV Board February 17, 2010 by vote of 7-0, with no conditions

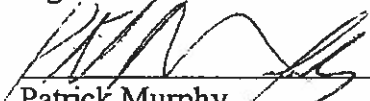
If you need further details, please feel free to contact me at 974-2296.

Michael Clay, Environmental Review Specialist Senior
Planning and Development Review Department

Environmental Program Coordinator:


Ingrid McDonald

Environmental Officer:


Patrick Murphy



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Planning & Development Review Department
Staff Recommendations Concerning Required Findings
Of Fact

Application Name:	ABIA Remain Overnight Apron
Application Case No:	SP-2010-0004C(R1)
Code Reference:	Land Development Code Section 25-8-342 Fill Requirements
Variance Request:	To allow fill up to 10 feet to construct a remain overnight apron

A. Land Use Commission variance determinations from Chapter 25-8, Subchapter A – Water Quality of the City Code:

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

Yes. The variance is necessary to construct the remain overnight apron due to FAA regulations.

2. The variance:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

Yes. The development is not based on a condition caused by the method chosen by the applicant to develop the property, and is due to FAA regulations.

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

Yes. The proposed apron is the minimum required to meet FAA regulations. Thereby, the fill up to 10 feet in necessary.

- c) Does not create a significant probability of harmful environmental consequences; and

Yes. This variance does not create a significant probability of harmful environmental consequences.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes. The proposed airport apron will result in water quality that is at least equal to the water quality achievable without the variance.

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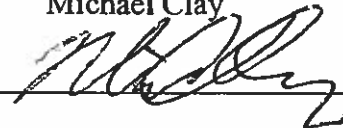
B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The above criteria for granting a variance are met;
N/A
2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and
N/A
3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.
N/A

Reviewer Name:

Michael Clay

Reviewer Signature:



Date: June 22, 2010

Staff may recommend approval of a variance after answering all applicable determinations in the affirmative (YES).

AECOM
5757 Woodway Dr., Suite 101W, Houston, Texas 77057-1599
T 713.267.3200 F 713.267.3278 www.aecom.com

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June 14, 2010

City of Austin
Watershed Protection and Development Review
One Texas Center
505 Barton Springs Road, 4th Floor
Austin, TX 78704

**Re: AUSTIN-BERGSTROM INTERNATIONAL AIRPORT
Remain Over Night (RON) Apron – Phase 1 – Rebid
CIP 4910-8107-3127 (CIP ID# 6000.044, IFB # 6100-CLMC039A, DOA # A3127)
CASE NUMBER: SP-2010-0004C (R1)
Request for Land-Use Commission Variance**

Mr. Michael Clay or To Whom It May Concern:

On behalf of the City of Austin-Department of Aviation, AECOM is submitting this request for an Land-Use Commission Variance from the following City of Austin Land Development Code section:

COA Land Dev. Code	Variance
25-8-342	Fill in excess of four (4) feet of depth.

This request is part of a Site Plan Revision Application for the City of Austin's Remain Over Night (RON) Apron-Phase 1-Rebid project at Austin-Bergstrom International Airport (ABIA). This project is located within the Onion Creek Watershed (suburban watershed). The proposed project includes construction of a soil embankment (fill) with a surface area approximately 87,100 square yards in size. This embankment is to be built to accommodate expansion of the existing Terminal Apron pavements for RON aircraft use, in a subsequent, separate project. Since the pavement gradients for the apron expansion must be designed to meet Federal Aviation Administration (FAA) design standards as stipulated in FAA Advisory Circular (AC) 150/5300-13, *Airport Design*, the proposed fill for this pavement will generally exceed four (4) feet in depth, with some locations exceeding eight (8) feet in depth, measured from the surveyed existing ground. The maximum depth of fill will be approximately ten (10) feet.

The following explanations are provided to support the ECM, Appendix U, Findings of Fact,

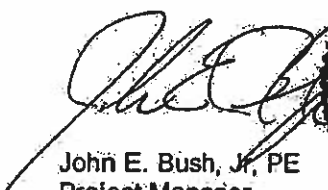
1. There are special circumstances applicable to the property involved. The pavement gradients for the anticipated apron expansion must be designed to meet FAA design standards as stipulated in FAA Advisory Circular (AC) 150/5300-13, *Airport Design*, for safe operation of aircraft. As a result, the required fill construction for this pavement will generally exceed four (4) feet in depth, with some locations exceeding eight (8) feet in depth, measured from the surveyed existing ground. The maximum depth of fill will be approximately ten (10) feet.
2. The proposed project demonstrates minimum departures from the terms of the ordinance necessary to facilitate a reasonable use for airfield pavement construction, and which will not create probabilities of harmful environmental consequences.
3. The proposed variance does not provide special privileges and is not based on a special or unique condition created by the subdivision of the property. The proposed project is located entirely within airport property boundaries.

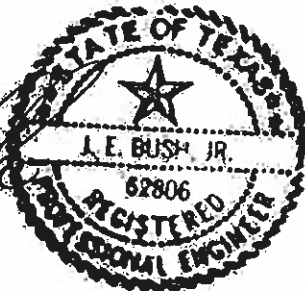
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Watershed Protection and Development Review
June 14, 2010
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Your consideration of this request is appreciated. If you have any questions, please contact me at (713) 267-2876, or Guo-Pin Fuan, PE at (713) 267-2866. The City's Project Manager for the Public Works Department is Tony Krauss, who can be reached at (512) 974-7138. Should you need to contact the Department of Aviation, please contact Dale Thompson at (512) 530-5544.

Sincerely, P.E. Seal:


John E. Bush, Jr., PE
Project Manager



AECOM USA Group, Inc F-3082

Cc: PMD: Tony Krauss, PE
DOA: Dale Thompson

SP-2010-0004C(R1)



ABIA Remain Overnight Apron
SP-2010-0004C(R1)
Driving Directions

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Beginning at 505 Barton Springs Road:

Go west on South 1st Street
Turn left (south) on Ben White
Continue on HWY 71 east
Exit Spirit of Texas Drive

NOTE:

The LOC for this proposed project is located on the east side of ABIA.



Search

Find

Options

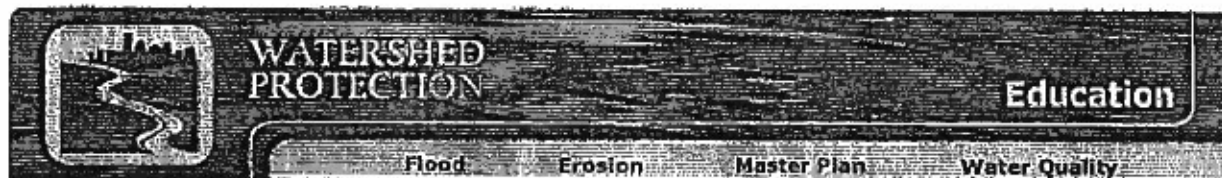
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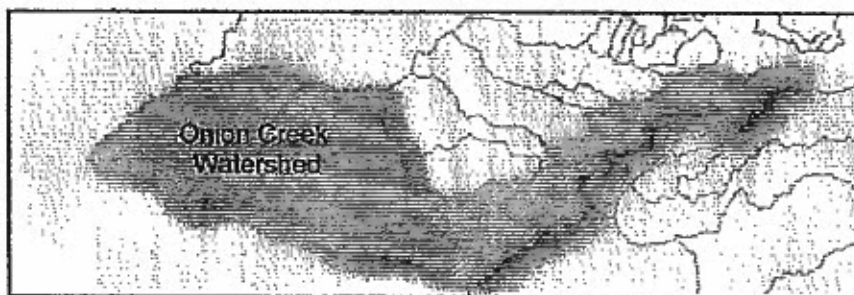
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Austin's Watersheds



[Fast Facts](#)

[Photo Gallery](#)

[Environmental Creek Assessments](#)

Fast Facts

Population	2000: 32,955 2030:
Creek Length	79 miles
Drainage Area	211 square miles
Drains To	Colorado River east of Austin

Well Known Sites

Sites Pilot Knob Volcano, Onion Creek Wildlife Sanctuary, Onion Creek Metropolitan Park, Onion Creek Sports Complex, Roy Kiser/Jimmy Clay Golf Course (built over an old wastewater treatment plant), Onion Creek Preserve, Bergstrom International Airport, Bergstrom Municipal Golf Course, McKinney Falls State Park

Land Use

Residential	4%
Business	1%
Civic	0%
Parks	1%
Roadways	3%
Undeveloped	91%

CS
16**Watershed Facts**

- Onion Creek flows throughout the year with the creek beginning north of Dripping Springs and emptying into the Colorado River approximately eight miles downstream of Town Lake.
- The Onion Creek watershed passes through the environmentally sensitive Edwards Aquifer Recharge Zone where water travels through caves and sinkholes to "recharge" the aquifer.
- Onion Creek watershed is coming under increasing development pressure in both the upper and lower watershed. The upper end is primarily residential/rural based, while the lower end is associated with Austin/Bergstrom International Airport.
- Onion Creek watershed is estimated to recharge nearly half of all water entering the aquifer and its recharge benefits all aquifer users between Onion Creek and Barton Springs.
- The City of Austin has purchased tracts that are responsible for almost one-third of Onion Creek Recharge in order to better protect the aquifer.
- Antioch Cave, located in the watershed, may have the greatest capacity to recharge water into the aquifer than any other known recharge feature.
- Dye tracing indicates that water moves at different rates through the aquifer depending on water levels. Dyes from Onion Creek have reached Barton Springs in as little as three days or as long as three weeks.
- In response to citizen calls, investigators find an average of 16 spills each year; the most common spill type is petroleum, followed by trash, then sewage.
- "Sea Monster found on Onion Creek by two UT Geology students" headlines in newspaper in 1935, was actually the "Mosasaurus" currently residing in the Texas Memorial Museum.
- Severe flooding is possible, especially in the lower end of the watershed.

[Return to Top](#)**Creek Assessments****Environmental**

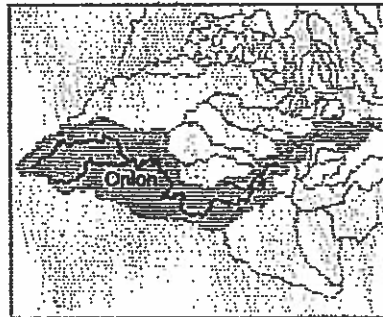
Index	Score	Category	Notes
Overall Score	77	Very Good	Onion ranks 4 out of 46 watersheds in overall quality
Water Chemistry	64	Good	Water quality is above average, ammonia is high
Sediment Quality	88	Excellent	PAHs are very low, herbicides/pesticides are very low, metals are very low
Recreation	87	Very Good	During dry weather conditions, bacteria is not a threat
Aesthetics	94	Excellent	Litter is not a problem, no odor

Habitat	61	Fair	Some sediment deposition
Aquatic Life	70	Good	Benthic macroinvertebrate community is good, diatom community is good

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- Benthic macroinvertebrate data indicate that Onion Creek is of high aquatic life use by state evaluation methods; presence of pollution-intolerant diatom species suggest healthy community.
- Lower portion of watershed threatened by erosion due to development pressure beyond City of Austin jurisdiction.
- Portions of Onion Creek are listed on the State 303(d) List of Impaired Waterbodies for depressed Dissolved Oxygen.
- The US Corps of Engineers is planning projects for flood and ecosystem restoration; this may result in federal funding for projects that improve water quality and aquatic life.

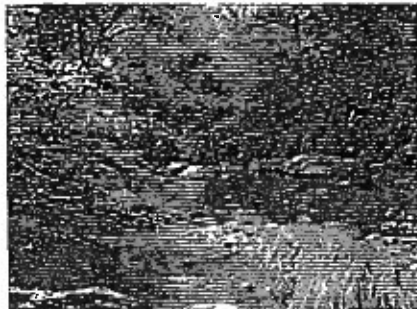
[Learn More](#)



Environmental scores are based on a full range of chemical, biological, and physical assessments.

Water Quality			
Monitoring Sites	Excellent	Very Good	Good
Fair	Marginal	Poor	Bad
	Very Bad	No Score	

Photo Gallery



Onion Creek at McKinney Falls
below lower falls



Onion Creek at Sky Ranch

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Onion Creek at South Austin Regional
wastewater treatment plant



Onion creek above IH35



Onion Creek near Driftwood, Hwy 150

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