

CITY OF AUSTIN, TEXAS

ORDINANCE 94-117-L

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This is the
Overall Site Development
Plan

AN ORDINANCE APPROVING A SITE PLAN FOR AUSTIN-BERGSTROM INTERNATIONAL AIRPORT; GRANTING VARIANCES TO SPECIFIC CODE PROVISIONS; REQUIRING PERIODIC REVIEW; ESTABLISHING AN AMENDMENT PROCESS; WAIVING THE REQUIREMENTS OF SECTION 2-2-3 OF THE AUSTIN CITY CODE OF 1992; WAIVING THE REQUIREMENTS OF SECTION 13-2-505 REGARDING GRANTING OF VARIANCES; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The site plan on file at the Planning and Development Department in File No. SP 94-0438C is hereby approved by the City Council as the site plan for Austin-Bergstrom International Airport.

PART 2. As part of the site plan for Austin-Bergstrom International Airport, the City Council hereby approves the following attachments to this Ordinance:

- Attachment A - Drainage and Grading Master Plan
- Attachment B - Land Use Master Plan, including
tree survey/mitigation and landscape master plan notes
- Attachment C - Demolition Master Plan
- Attachment D - Water Quality, Erosion and Sedimentation Control and
Spoil Storage Master Plan

PART 3. Development of Austin-Bergstrom International Airport under the site plan approved by this Ordinance shall require periodic administrative review and approval at milestone events as set forth in Attachment E, which is hereby approved.

PART 4. Approval of the site plan for Austin-Bergstrom International Airport by this Ordinance constitutes the granting of variances to the following Land Development Code provisions:

- (1) Section 13-6-3(a)(6) to allow construction of the following facilities without requiring the natural and traditional character of the land and waterway be preserved:
 - the East Runway Service Road
 - the East Runway and its South overrun
 - the South Access Road
 - Navigational aids at the south end of the East Runway and their access roads
- (2) Section 13-7-16, to allow fill to exceed four feet of depth, up to a maximum depth of 15 feet, and to allow cut on the land to exceed four feet, up to a maximum of 25 feet.
- (3) Section 13-7-21 to allow construction within 150 feet of a critical environmental feature of:

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- the East Runway Service Road
- the East Runway and its South overrun

(4) Section 13-7-23(e) to allow construction in the critical water quality zone of:

- the East Runway Service Road
- the East Runway and its South overrun
- the South Access Road
- Navigational aids at the south end of the East Runway and their access roads

PART 5. Amendment of the site plan for Austin-Bergstrom International Airport, or any of the Attachments to said site plan shall be considered and approved administratively upon concurrence by both the Department of Planning and Development and the Environmental and Conservation Services Department, provided the City Council is advised of such amendments.

PART 6. The site plan for Austin-Bergstrom International Airport shall apply solely to work done by or on behalf of the City of Austin in order to construct Austin-Bergstrom International Airport. Other facilities to be constructed at Austin-Bergstrom International Airport shall require separate site plans.

PART 7. The requirements imposed by Section 2-2-3 of the Austin City Code of 1992, as amended, that this Ordinance be read on three (3) separate days shall be waived by the affirmative vote of five (5) members of the City Council to pass this Ordinance through more than one reading on a single vote.

PART 8. The requirements imposed by Section 13-2-505 of the Austin City Code of 1992, as amended, regarding the processing and granting of variances, is hereby waived.

PART 9. This Ordinance shall be effective upon the expiration of ten (10) days following the date of its passage, as provided by the Charter of the City of Austin.

PASSED AND APPROVED:

November 17, 1994

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Bruce Todd
Mayor

APPROVED:


Michael J. Cosentino
Acting City Attorney

ATTEST:


James E. Aldridge
City Clerk

MC/ra

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ORDINANCE NO.

AN ORDINANCE APPROVING A MASTER DEVELOPMENT PLAN FOR AUSTIN-BERGSTROM INTERNATIONAL AIRPORT; GRANTING VARIANCES TO SPECIFIC CODE PROVISIONS; ESTABLISHING A REVIEW AND AMENDMENT PROCESS; AND REPEALING ORDINANCE 94-1117-L.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. City Council hereby approves the Master Development Plan ("MDP"), which includes the near term and ultimate build out of the Austin-Bergstrom International Airport. The MDP includes improvements associated with the original site plan for the airport approved under site plan SP-94-0438C, and U.S. Air Force improvements which existed at the time of approval of SP-94-0438C. The MDP is attached to this Ordinance as Attachment A and on file at the Planning and Development Review Department as file number SP-2012-1000C.

PART 2. As part of the MDP approved by this Ordinance, the City Council hereby approves the following attachments:

Attachment A-1: Original Site Plan for the airport, with all subsequent revisions.

Attachment A-2: Water Quality Plan

Attachment A-3: Overall Impervious Cover and Onion Creek Regional Stormwater Management Program Tracking Tables

Attachment A-4: Demolition Plan

PART 3. The MDP shall apply to all facilities to be constructed at the Austin-Bergstrom International Airport, whether by or on behalf of the City of Austin, or by third parties providing facilities and infrastructure to support the operation of the airport.

PART 4. Development within an area covered by the MDP will require submittal of a site plan for the area to be developed, and will be processed under the terms of this Ordinance. In addition, ongoing and future development of the Austin-Bergstrom International Airport under the MDP shall require administrative review and approval at least every 10 years.

PART 5. Revision or amendment of the MDP, or any of the attachments to this Ordinance shall be considered and approved administratively upon concurrence by the Department of Watershed Protection, the Planning and Development Review

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Department, and the Department of Aviation or other departments designated by the City Manager. The Department of Aviation shall advise City Council of any revision or amendment of the MDP.

PART 6. Approval of the MDP by this Ordinance constitutes the granting of variances to the following provisions of the City Code:

(A) Section 25-5-81 (*Site Plan Expiration*) and Chapter 25-1, Article 12 (*Project Duration*) to allow the MDP to have no expiration date, provided it receives periodic review and approval under Part 4 of this Ordinance.

(B) Section 25-7-61 (A) (5) (*Criteria for Approval of Plats, Construction Plans, and Site Plans*), to allow construction of the following facilities without preserving the natural and traditional character of the land and waterways:

- (1) New terminal facilities south of mid-field crossing taxiways;
- (2) Additional runway and taxiway infrastructure;
- (3) South campus facilities, including but not limited to: terminal, parking, and general aviation facilities;
- (4) West side air cargo terminal and aprons; and
- (5) East side general aviation and related aeronautical development.

(C) Subsection (B) (2) of Section 25-8-213 (*Water Quality Control Standards*), to limit capture volume to the first half inch of runoff for the Constrained Development Area, identified on Attachment A-2 (*Water Quality Plan*).

(D) Section 25-8-392 (*Critical Water Quality Zone*), to allow in the critical water quality zone: (1) water quality controls, (2) construction of facilities, and (3) construction of improvements necessary to serve the facilities such as roads, sidewalks, and utilities; provided the total impervious cover in the critical water quality zone may not exceed 40 acres, and the facilities are limited to the following:

- (1) West side air cargo terminal and aprons; and
- (2) On-site drainage channel improvements.

(F) Section 25-8-393 (*Water Quality Transition Zone*), to allow impervious cover of up to 30% based on gross site area.

(G) Section 25-8-341 (*Cut Requirements*), to allow cuts to exceed four feet but not to exceed 25 feet of depth for all development under the MDP including, but not limited

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Attachment A
Master Development Plan
Austin-Bergstrom International Airport

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Attachment A-1:

Original Site Plan for Austin-Bergstrom International Airport

Including all subsequent revisions

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Attachment A-2

Water Quality Plan

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Attachment A-3

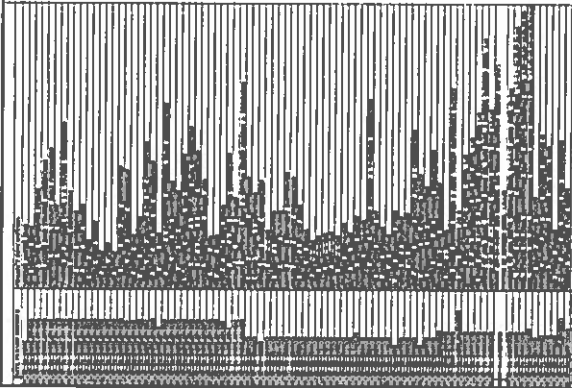
Tracking Tables for
Overall Impervious Cover and
Onion Creek Regional Stormwater Management Program

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Attachment A-4

Demolition Plan



SCALE 1" = 1500'

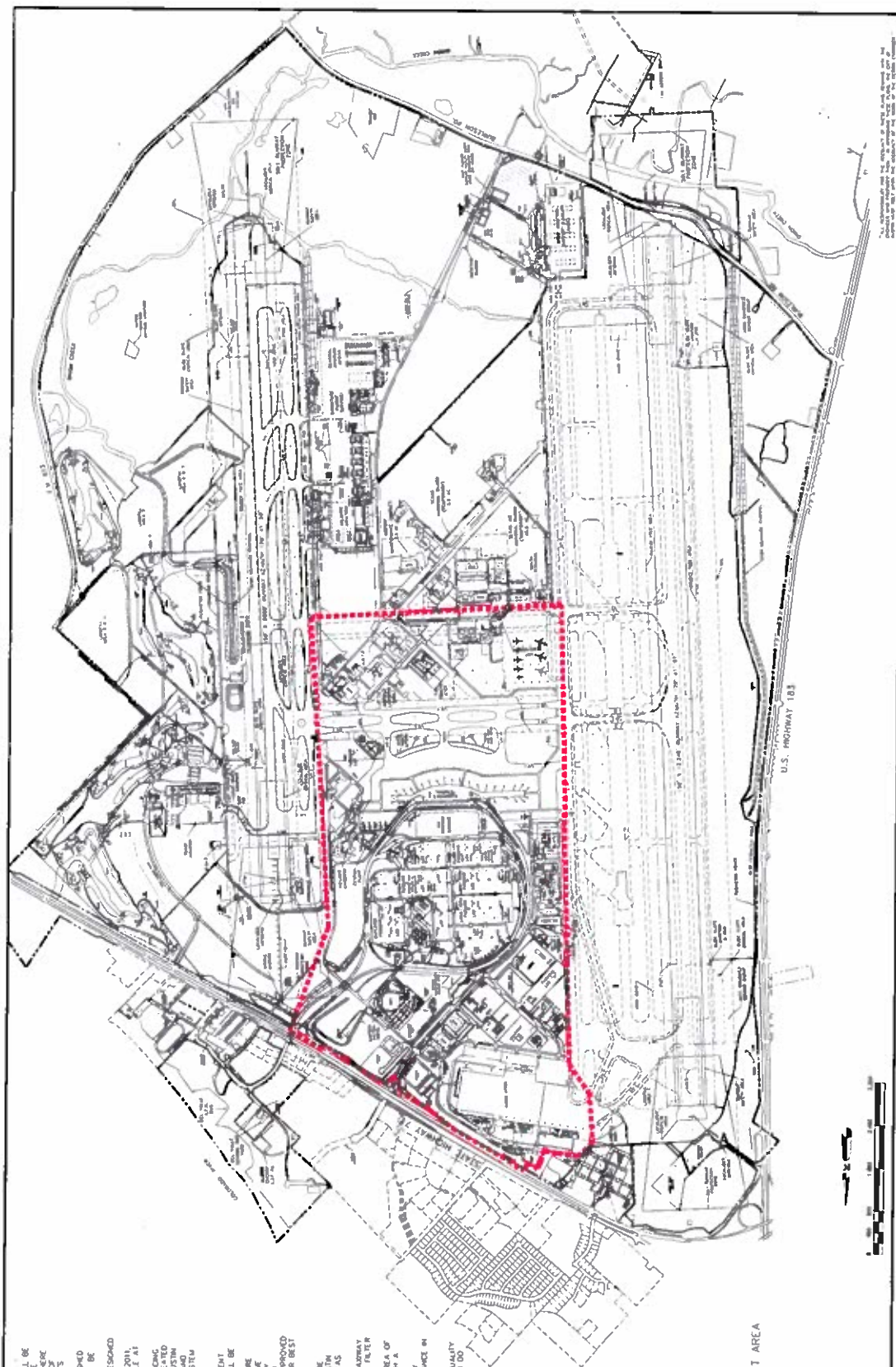


PLANNING & ENGINEERING
CITY OF AUSTIN
DEPARTMENT OF TRANSPORTATION

AUSTIN-BERGSTRÖM INTERNATIONAL AIRPORT
ORIGINAL SITE PLAN

NO.	DESCRIPTION	DATE	BY	CHKD.
1	REVISION			
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
9	REVISION			
10	REVISION			
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29	REVISION			
30	REVISION			

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- 1 DRAINAGE FACILITIES FOR THE ENTIRE SITE WILL BE DESIGNED TO MEET THE REQUIREMENTS OF THE AUSTIN STORMWATER MANAGEMENT MANUAL, CHAPTER 5. THE AUSTIN STORMWATER MASTER PLAN, APRIL 2000, AND THE AUSTIN REQUIREMENTS COMPLY WITH THE AUSTIN REQUIREMENTS. THE SUBURBAN ATTACHED SITE IS LOCATED IN A SUBURBAN ATTACHED EXISTING ADJACENT WATER QUALITY ZONES WILL BE CARRYING AND PROPERLY MAINTAINED.
- 2 FUTURE WATER QUALITY CONTROLS WILL BE DESIGNED TO MEET THE REQUIREMENTS OF THE AUSTIN STORMWATER MANAGEMENT MASTER PLAN, APRIL 2000, AND THE AUSTIN REQUIREMENTS. THE SUBURBAN ATTACHED SITE IS LOCATED IN A SUBURBAN ATTACHED EXISTING ADJACENT WATER QUALITY ZONES WILL BE CARRYING AND PROPERLY MAINTAINED.
- 3 STORMWATER TREATMENT FROM AREAS WHERE DRAINAGE ACTIVITIES OCCUR WILL BE CAPTURED AND TREATED TO MEET THE REQUIREMENTS OF THE AUSTIN STORMWATER MANAGEMENT MASTER PLAN, APRIL 2000, AND THE AUSTIN REQUIREMENTS. THE SUBURBAN ATTACHED SITE IS LOCATED IN A SUBURBAN ATTACHED EXISTING ADJACENT WATER QUALITY ZONES WILL BE CARRYING AND PROPERLY MAINTAINED.
- 4 THE SUBURBAN ATTACHED SITE IS LOCATED IN A SUBURBAN ATTACHED EXISTING ADJACENT WATER QUALITY ZONES WILL BE CARRYING AND PROPERLY MAINTAINED.
- 5 THE SUBURBAN ATTACHED SITE IS LOCATED IN A SUBURBAN ATTACHED EXISTING ADJACENT WATER QUALITY ZONES WILL BE CARRYING AND PROPERLY MAINTAINED.
- 6 THE SUBURBAN ATTACHED SITE IS LOCATED IN A SUBURBAN ATTACHED EXISTING ADJACENT WATER QUALITY ZONES WILL BE CARRYING AND PROPERLY MAINTAINED.
- 7 THE SUBURBAN ATTACHED SITE IS LOCATED IN A SUBURBAN ATTACHED EXISTING ADJACENT WATER QUALITY ZONES WILL BE CARRYING AND PROPERLY MAINTAINED.
- 8 THE SUBURBAN ATTACHED SITE IS LOCATED IN A SUBURBAN ATTACHED EXISTING ADJACENT WATER QUALITY ZONES WILL BE CARRYING AND PROPERLY MAINTAINED.
- 9 THE SUBURBAN ATTACHED SITE IS LOCATED IN A SUBURBAN ATTACHED EXISTING ADJACENT WATER QUALITY ZONES WILL BE CARRYING AND PROPERLY MAINTAINED.
- 10 THE SUBURBAN ATTACHED SITE IS LOCATED IN A SUBURBAN ATTACHED EXISTING ADJACENT WATER QUALITY ZONES WILL BE CARRYING AND PROPERLY MAINTAINED.

LEGEND
..... CONSTRAINED DEVELOPMENT AREA

CDM
 Chief Designer & Motion Inc.
 P.O. Box 100000, Suite 1000
 Austin, TX 78777
 Tel: (512) 346-1500
 Telex: 150000
 Fax: (512) 346-1500
 E-mail: cdm@cdm.com



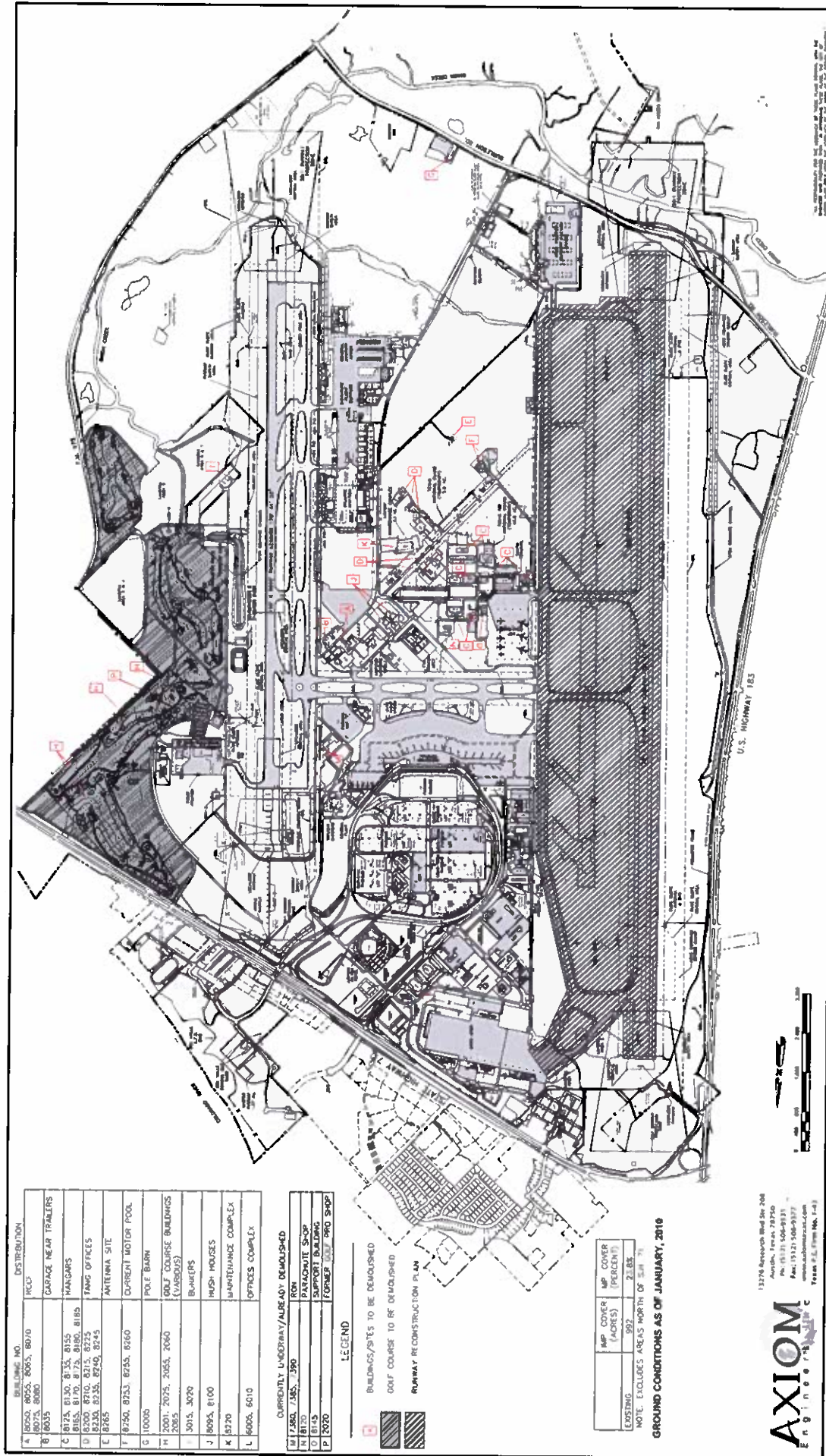
AUSTIN-BERGSTROM INTERNATIONAL AIRPORT
DEVELOPMENT ORDINANCE
WATER QUALITY PLAN

ATTACHMENT A-2

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AUSTIN-BERGSTROM INTERNATIONAL AIRPORT OVERALL IMPERVIOUS COVER AND ONION CREEK RSMP TRACKING TABLE

PROJECT NAME APPROVED BY DOT PROJECT NUMBER	CAN NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	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BUILDING NO.	DISTRIBUTION
A 8050, 8055, 8065, 8070	RECP
B 8075, 8080	GARAGE NEAR TRAILERS
C 8125, 8130, 8135, 8145	HANGARS
D 8155, 8160, 8175, 8180, 8185	TANG OFFICES
E 8200, 8210, 8215, 8225	ANTENNA SITE
F 8230, 8235, 8240, 8245	CURRENT MOTOR POOL
G 8265	POLE BARN
H 10000	GOLF COURSE BUILDINGS
I 2001, 2025, 2055, 2060	(VARIOUS)
J 3015, 3020	BAHRS
K 8095, 8100	HIGH HOUSES
L 8570	MAINTENANCE COMPLEX
M 8005, 8010	OFFICES COMPLEX

LEGEND
■ BUILDINGS/SITES TO BE DEMOLISHED ■ GOLF COURSE TO BE DEMOLISHED ■ RUNWAY RECONSTRUCTION PLAN ■ CURRENTLY UNDERWAY/ALREADY DEMOLISHED ■ RON ■ PARAGUATE SHOP ■ SUPPORT BUILDING ■ FORMER GOLF PRO SHOP

13276 Reynolds Blvd Ste 208
Austin, Texas 78756
Tel: (512) 454-1111
Fax: (512) 546-9127
www.axiominc.com
Taxes: P.E. Form 990, 1-43

AXIOM
INCORPORATED

13276 Reynolds Blvd Ste 208
Austin, Texas 78756
Tel: (512) 454-1111
Fax: (512) 546-9127
www.axiominc.com
Taxes: P.E. Form 990, 1-43

13276 Reynolds Blvd Ste 208
Austin, Texas 78756
Tel: (512) 454-1111
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Taxes: P.E. Form 990, 1-43

CDM Chief Designer & Architect 12000 N. Loop West, Suite 210 Houston, TX 77027 Tel: (281) 466-1100 Fax: (281) 466-1101 www.cdm.com		 Austin-Bergstrom International Airport Department of Aviation		AUSTIN-BERGSTROM INTERNATIONAL AIRPORT DEVELOPMENT ORDINANCE DEMOLITION PLAN		13276 Reynolds Blvd Ste 208 Austin, Texas 78756 Tel: (512) 454-1111 Fax: (512) 546-9127 www.axiominc.com Taxes: P.E. Form 990, 1-43	
13276 Reynolds Blvd Ste 208 Austin, Texas 78756 Tel: (512) 454-1111 Fax: (512) 546-9127 www.axiominc.com Taxes: P.E. Form 990, 1-43		13276 Reynolds Blvd Ste 208 Austin, Texas 78756 Tel: (512) 454-1111 Fax: (512) 546-9127 www.axiominc.com Taxes: P.E. Form 990, 1-43		13276 Reynolds Blvd Ste 208 Austin, Texas 78756 Tel: (512) 454-1111 Fax: (512) 546-9127 www.axiominc.com Taxes: P.E. Form 990, 1-43		13276 Reynolds Blvd Ste 208 Austin, Texas 78756 Tel: (512) 454-1111 Fax: (512) 546-9127 www.axiominc.com Taxes: P.E. Form 990, 1-43	

C3/15

ABIA Site Development Ordinance Briefing



City of Austin
Planning Commission Briefing
June 12, 2012

C3
16

Drainage Master Plan Team

- CDM
 - Crespo Consulting, Inc.
 - Axiom Engineers, Inc.
- Watershed Protection Department
- Planning and Development Review Dept.
- Law Department
- Public Works Department
- Aviation Department



C3
2/4

History

- 1995 – First Drainage Master Plan – “Opening Day” conditions
- Converted the Air Force Base to commercial airport
- Included the passenger terminal, public parking lots and garage, the east runway system, and mid-field cross taxiways



C3/
3/18

History

- 2003 – Second Drainage Master Plan – provided the airport with complete hydrologic calculations for the entire campus
- Provided airport with baseline data needed for future development
- Opportunity to participate in RSMP and concept of on-site remote detention.



C3
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Purpose of Today's Presentation

- Present the need for a new site development ordinance for Austin-Bergstrom International Airport (ABIA)
- Provide an overview of key environmental provisions of the proposed new ordinance with explanation of Variance requests
- Receive Planning Commission support for approval recommendation



C3
20
5

Background

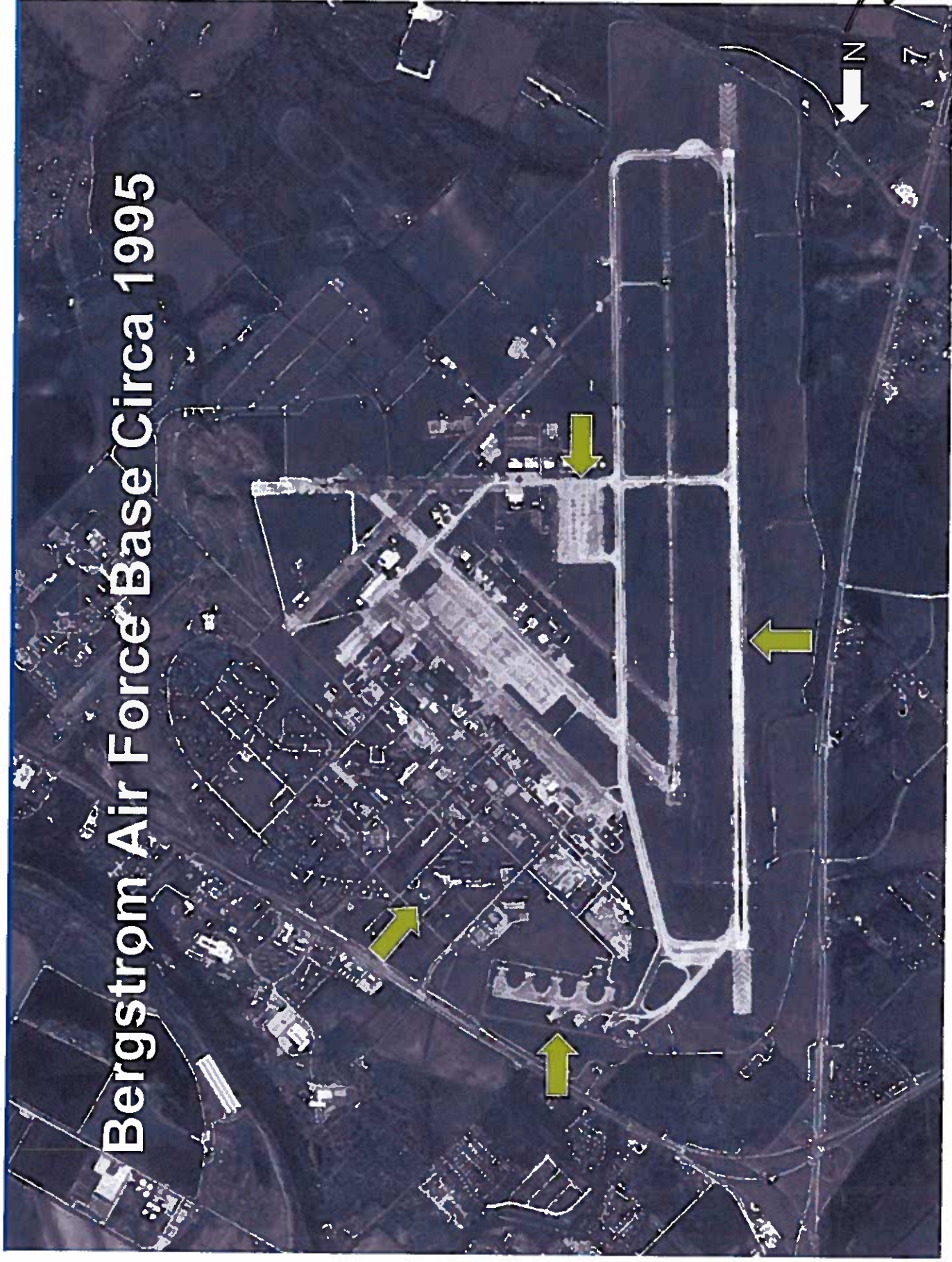
- Construction of ABIA was governed by Ordinance 94-1117-L
 - All facilities included in Ordinance 94-1117-L have been constructed
- A new ordinance is needed to establish future permitting and development requirements for ABIA



C3
2/20

C3/22

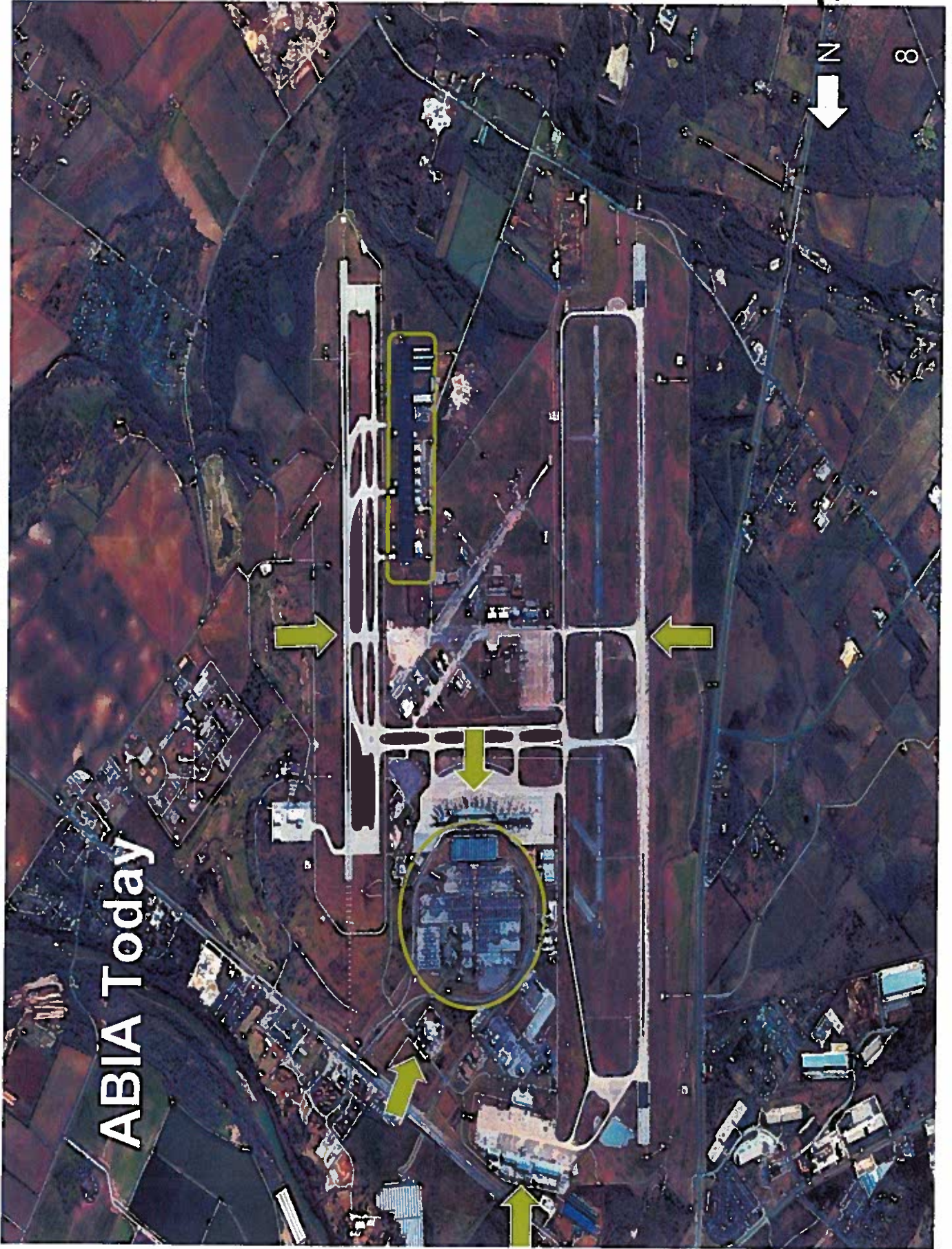
Bergstrom Air Force Base Circa 1995



C2/23

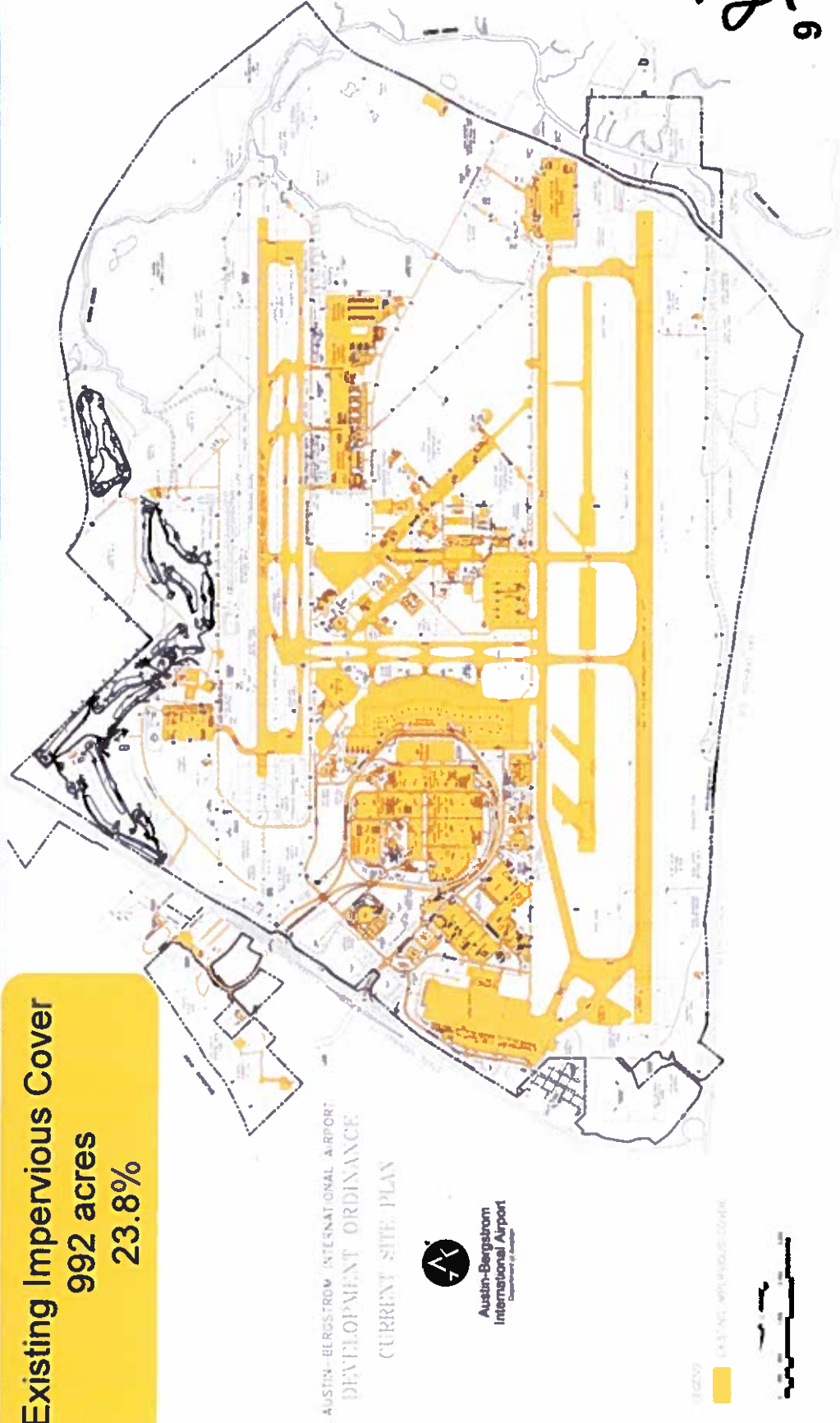


ABIA Today



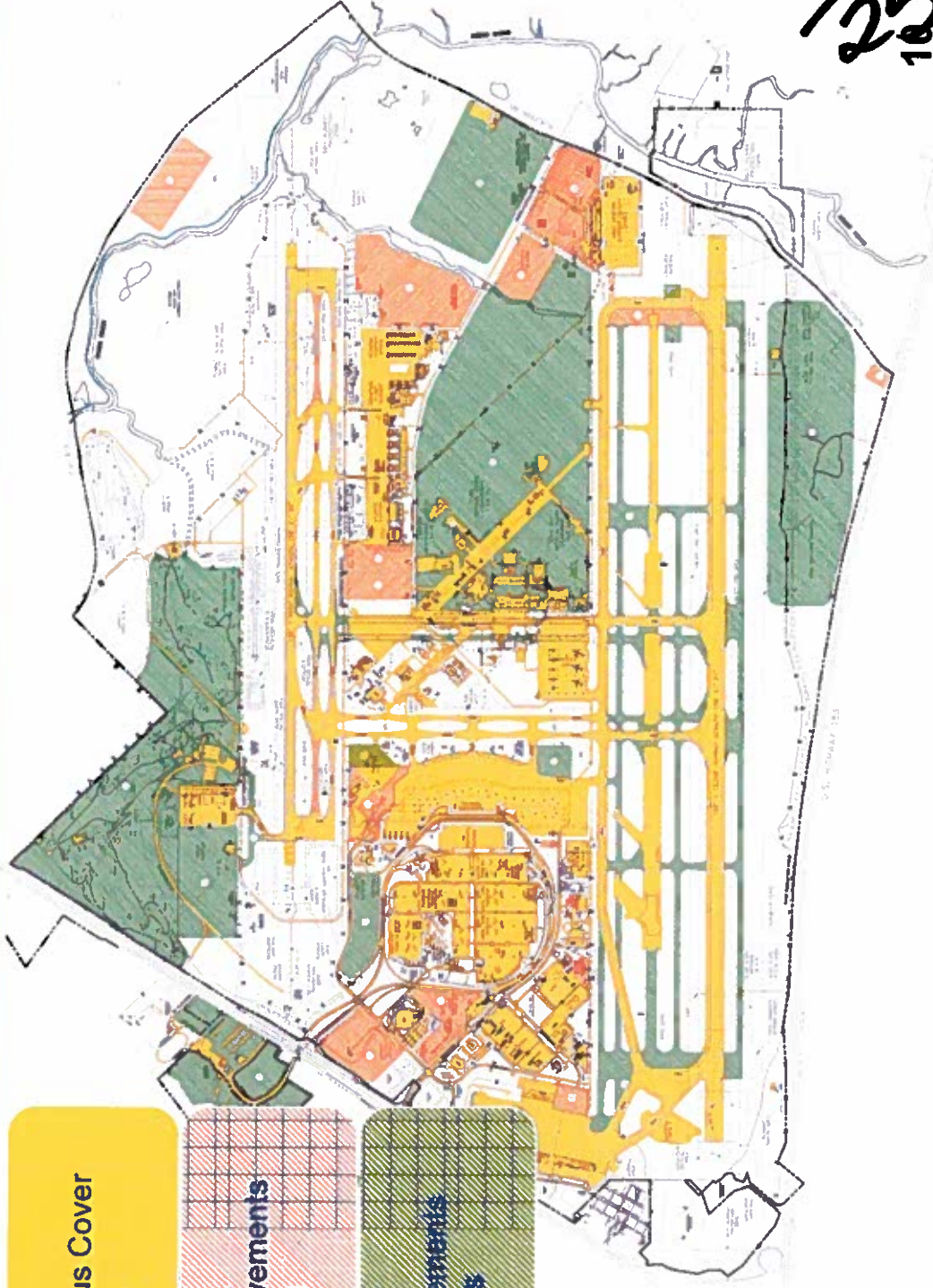
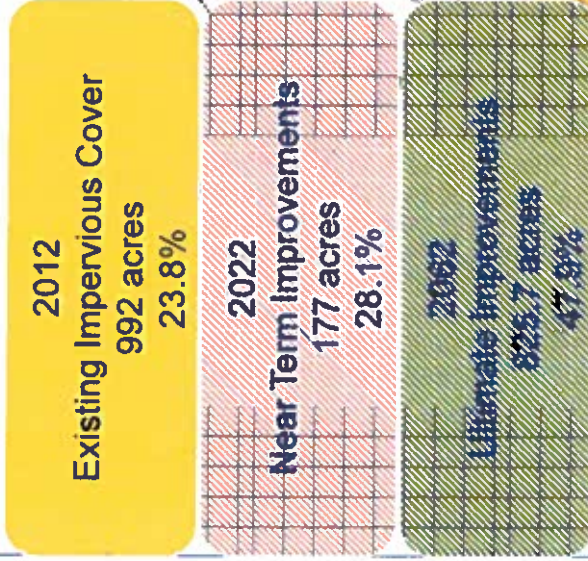
Existing Site Plan

Existing Impervious Cover
992 acres
23.8%



C3/24⁹

Master Development Site Plan



Austin-Bergstrom
International Airport
Department of Aviation

LEGEND

- EXISTING IMPERVIOUS COVER
- NEAR TERM IMPROVEMENTS
- ULTIMATE IMPROVEMENTS



C3
25
10

Storm Water Master Plan Update

- Create an updated framework and processes for development of Storm water facilities at ABIA, that:
 - Protects the Environment
 - Improves the efficiency of ABIA Permitting and Development Process
 - Maximizes the Beneficial Use of Developable Property at ABIA
- Develop technical basis for revisions to the ABIA Site Development Ordinance



C3/26

Key Results of the Storm Water Master Plan Update

- Participating in City of Austin Regional Storm Water Management Program (RSMP) for up to 300 acres of new impervious cover at ABIA
- Created a Campus-wide Water Quality Plan that Exceeds Water Quality Requirements
- Involve key City Stakeholders throughout project life cycle



C3/27
12

Water Quality versus Stormwater Detention Ponds

- Water Quality Ponds capture the “first flush” of runoff which carries the highest pollutant concentration, then remove pollutants through settling (sedimentation) and filtration processes
- Stormwater Detention ponds are large ponds designed to minimize the impact of off-site flooding by holding large volumes of water on-site prior to release into the receiving water



Pond System Close-up



C3/29

Key ABIA Ordinance Environmental Provisions

- Commitment to Enhanced Water Quality Treatment
- Extension of Environmental Variances previously granted in the original ordinance to certain future development shown in the Master Development Plan, related to:
 - Section 25-5-81 (*Site Plan Expiration*) and Chapter 25-1, Article 12 (*Project Duration*)
 - Section 25-7-61 (A) (5) (*Criteria for Approval of Plats, Construction Plans, and Site Plans*)



Key ABIA Ordinance Environmental Provisions

- Section 25-8-392 (*Critical Water Quality Zone*)
- Section 25-8-393 (*Water Quality Transition Zone*)
- Section 25-8-341 (*Cut Requirements*)
- Section 25-8-342 (*Fill Requirements*)
- Addition of the Constrained Development Area 1/2-inch capture provision
- Subsection (B) (2) of Section 25-8-213 (*Water Quality Control Standards*)



Discussion Of Requested Variances



#1 - Site Plan Expiration and Project Duration

- DOA requests that the Master Development Plan have no expiration
- Ordinance requires periodic review and approval every 10 years
- Allows for a long-term planning horizon which is needed for the effective and economical development of the airport campus

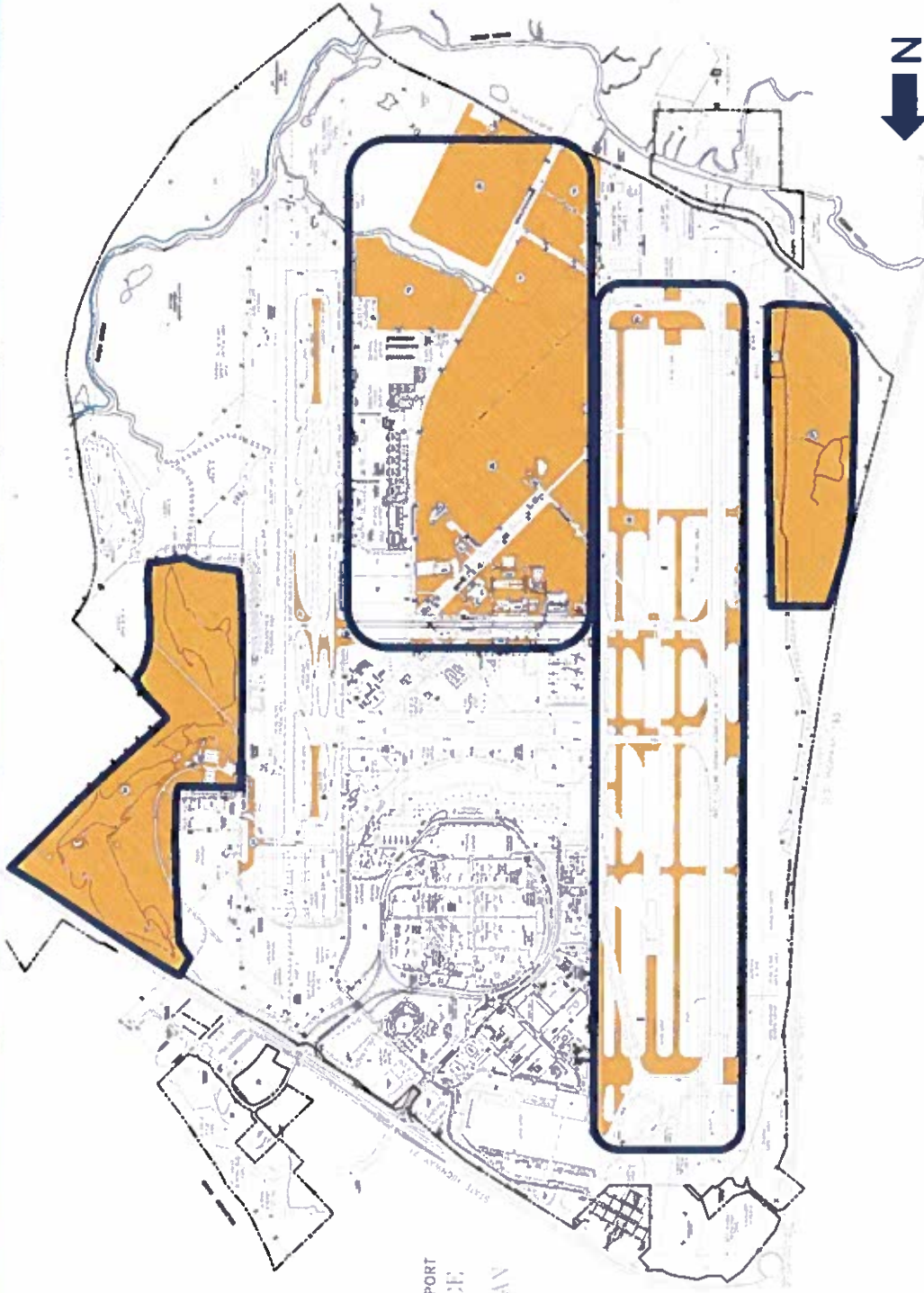


#2 – Construction of Facilities without Preserving the Natural Character of the Land

- New terminal facilities south of the mid-field taxiway
- Additional runway/taxiway infrastructure
- South campus facilities including terminal, parking, and general aviation facilities
- West side air cargo terminal and aprons
- East side general aviation



C3/34



AUSTIN-BERGSTROM INTERNATIONAL AIRPORT
DEVELOPMENT ORDINANCE
MASTER DEVELOPMENT PLAN



Austin-Bergstrom
International Airport
Department of Aviation

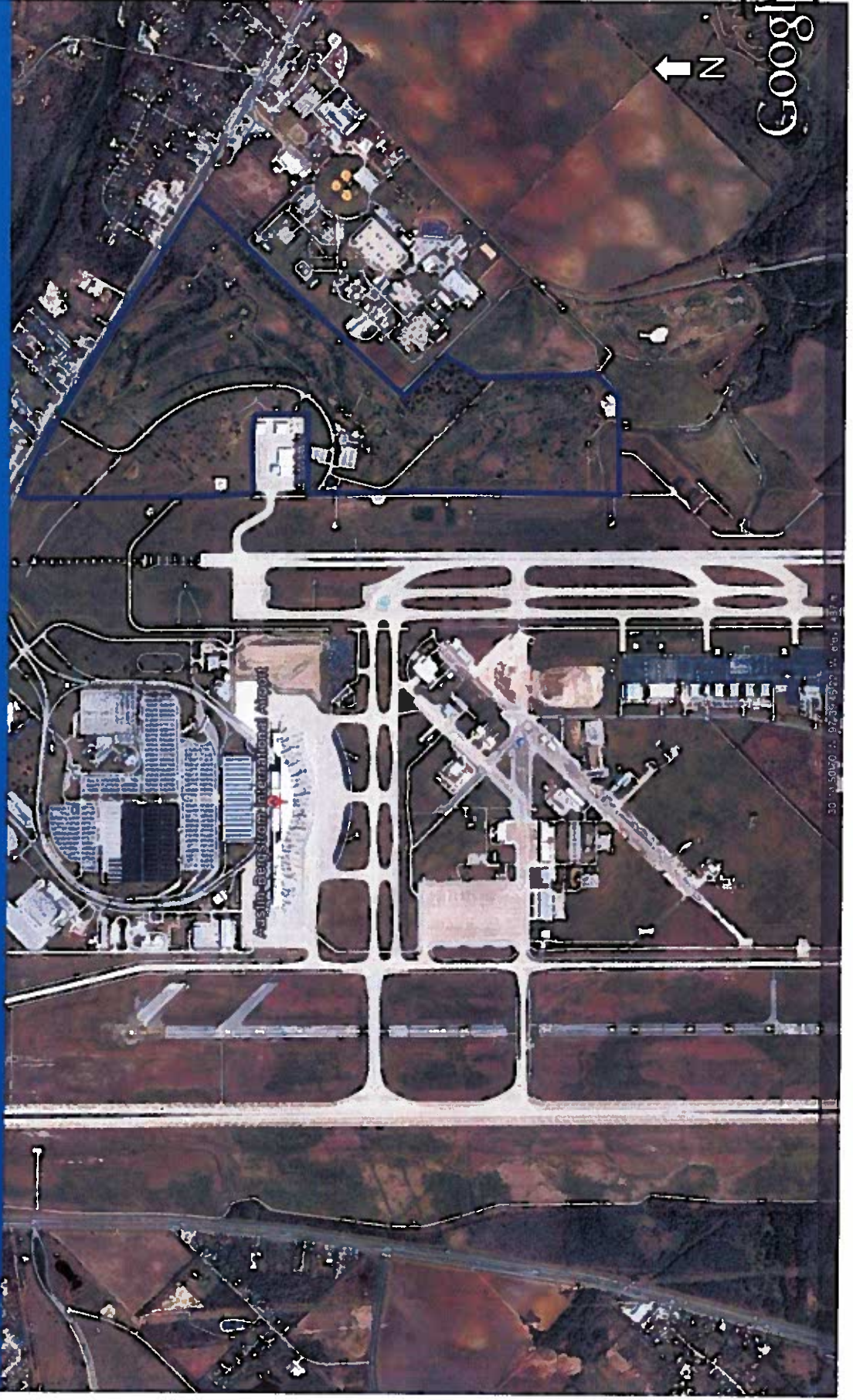
LEGEND
CONSTRUCTION WITHOUT PRESERVING
NATURAL CHARACTER OF LAND



West Cargo and South Campus



East Side Development

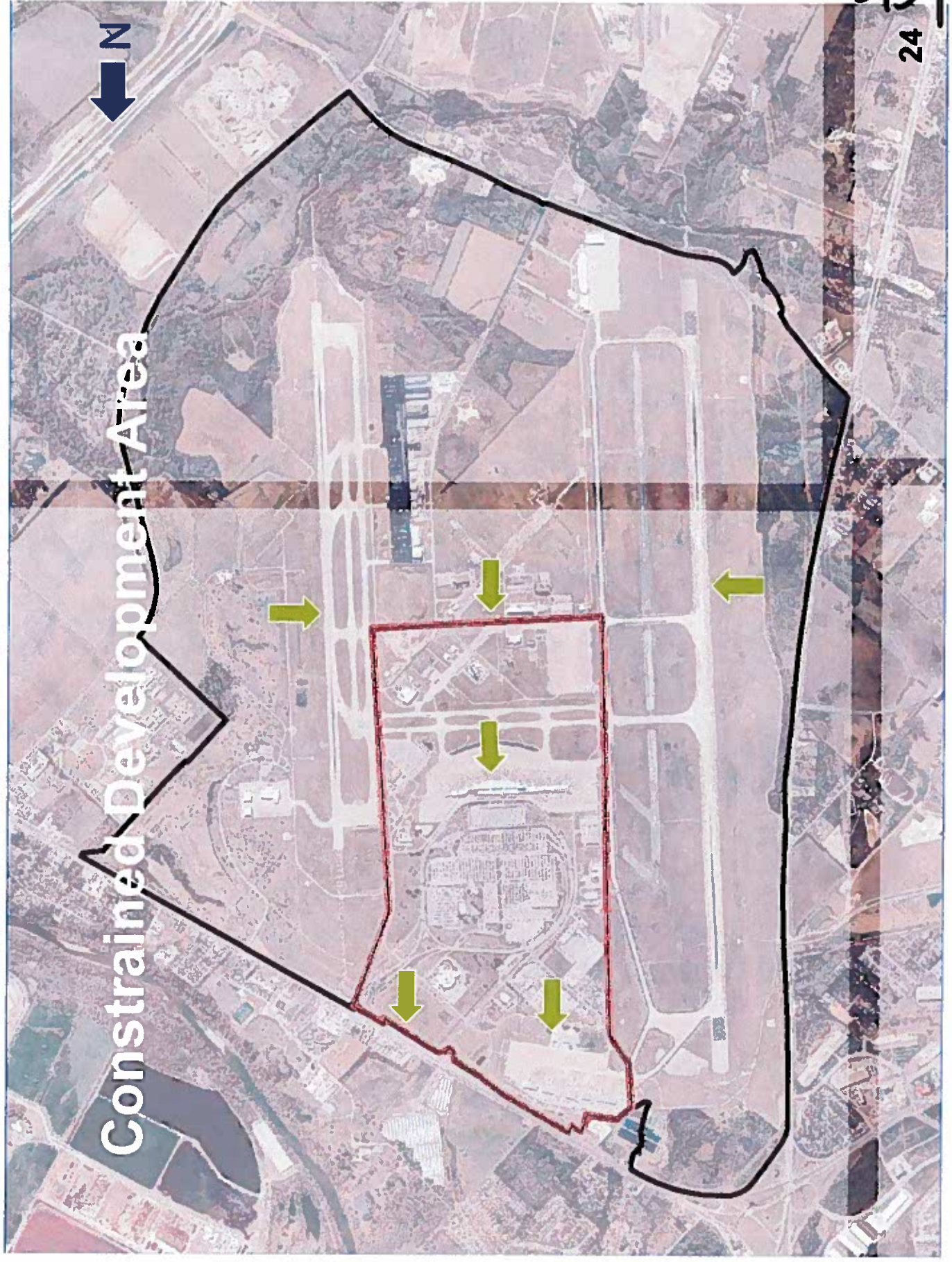


#3 – Water Quality Control Standards

- Limit capture volume within the Constrained Development Area (CDA) to the first half inch of runoff



C3/38



Constrained Development Area

C3/40

Vegetative Filter Strip

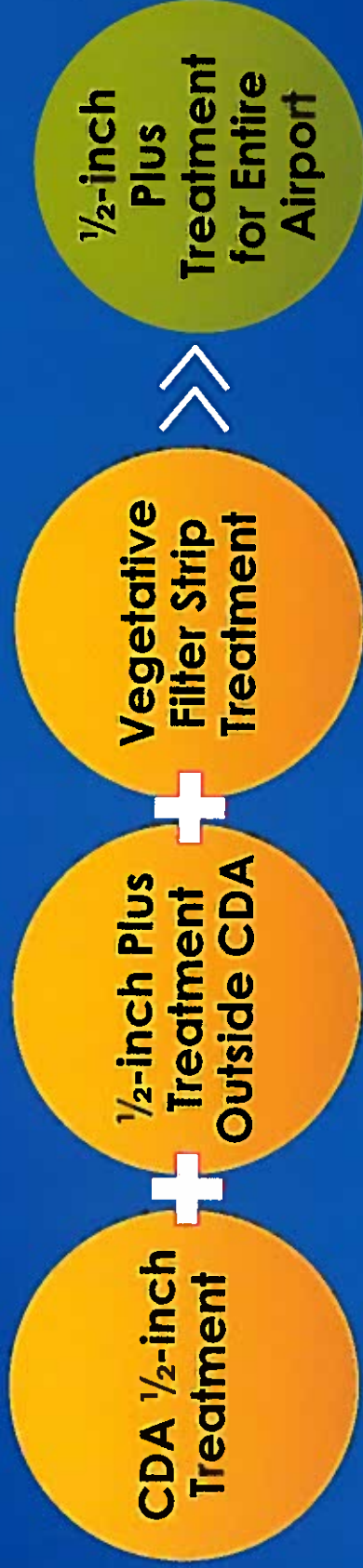


Comparison of Load Removal



C3/41

Water Quality Plan Exceeds Treatment Requirements



Proposed Water Quality Plan

- ½-Inch Treatment in CDA
- ½-Inch Plus Treatment Outside of CDA
- Vegetative Filter Strips for Air Field (Runway, Taxiway, Aprons)
- Commitment to Commercial Landscape Ordinance



C3/43

Commitment to Commercial Landscape Ordinance



From <http://waterlandia.org/green-streets/images>



From http://h2o.enr.state.nc.us/www/images/swimages/swale_stories.htm



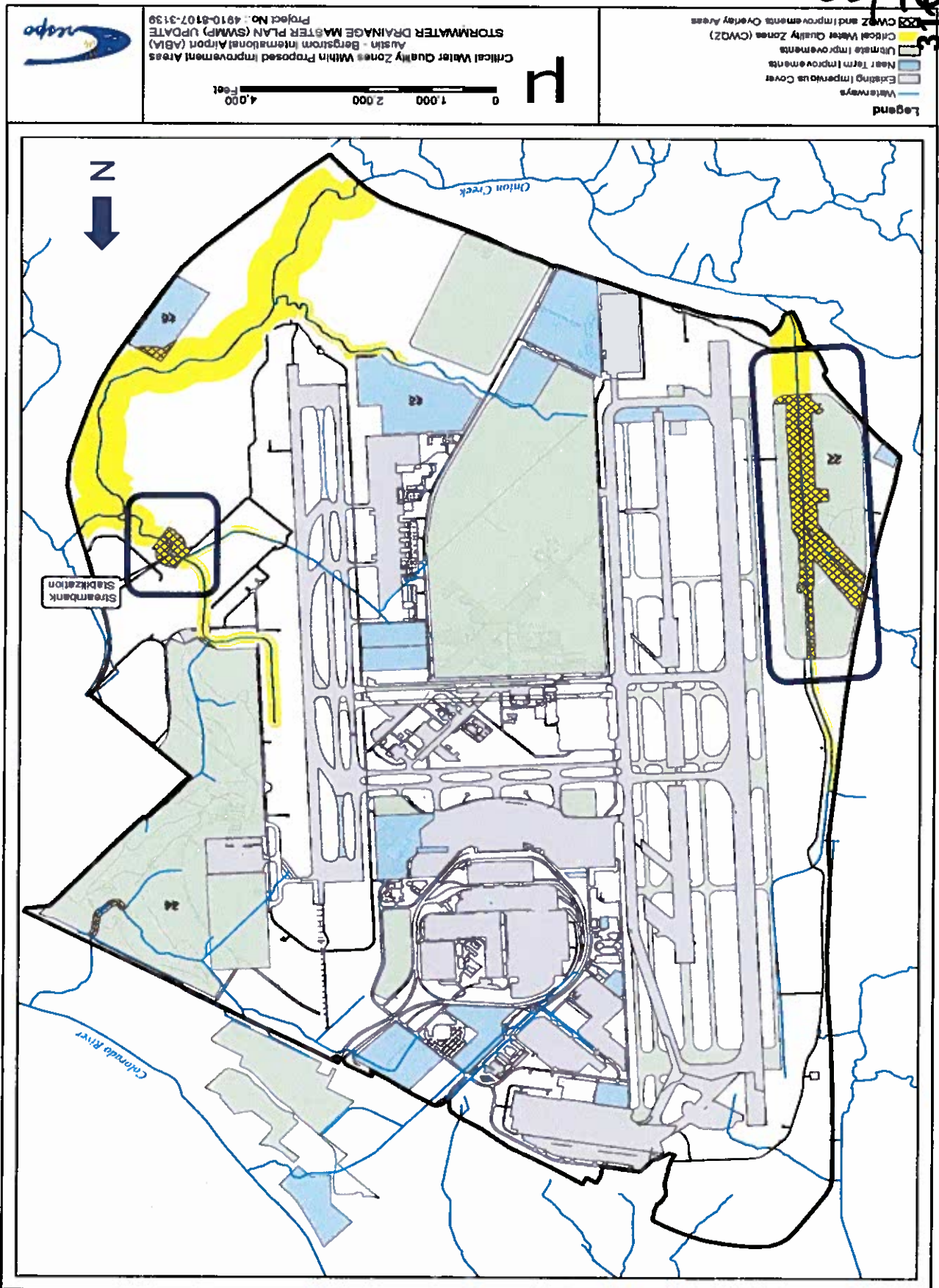
C3/44

#4 – Allow for Construction within the Critical Water quality Zone

- Requesting up to 40 acres of impervious cover
- Two areas:
 - West Side Air Cargo
 - On-site drainage channel improvements



C346



West Cargo and South Campus



Outfall 16 Aerial



#5 – Water Quality Transition Zone

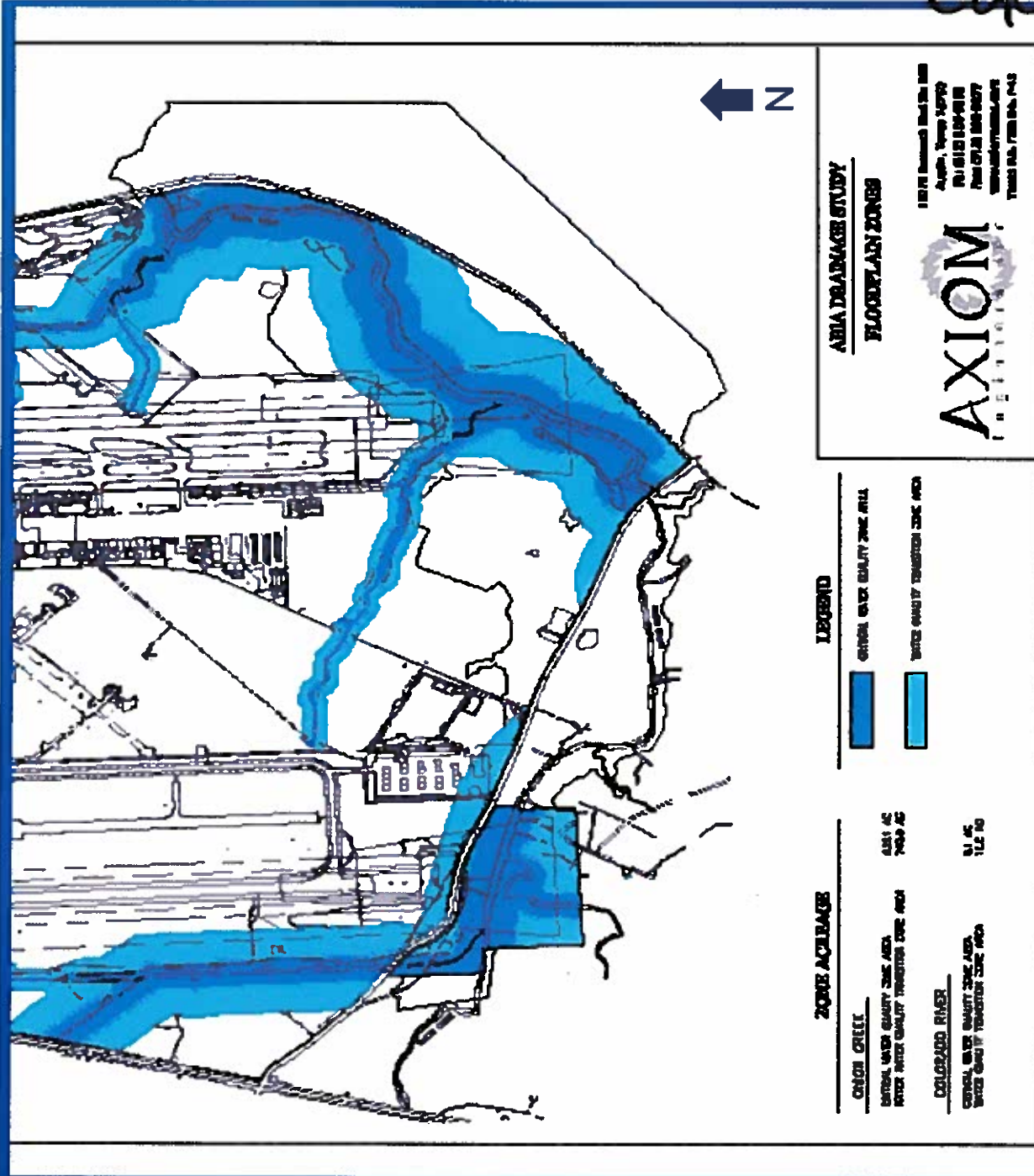
- Allow impervious cover of up to 30% based on gross site area



C3/49

Critical
Water
Quality
Zones

Water
Quality
Transition
Zones



C3/50

#6 – Cut and Fill

- DOA seeks variance to allow cuts to exceed four feet (but not to exceed 25 ft) and fill to exceed four feet (but not to exceed 15 ft) for:
 - Air field development
 - Onsite drainage ditch improvements
 - Sidewalks and fire lanes



C3/51

C3/52

Legend

Basins

Colorado River Basin

Colorado River

Onion Creek Basin

Onion Creek

Carson Creek Basin

Carson Creek

ABIA

State Highway 22

U.S. Highway 183

800 - 850

550 - 800

520 - 550

515 - 520

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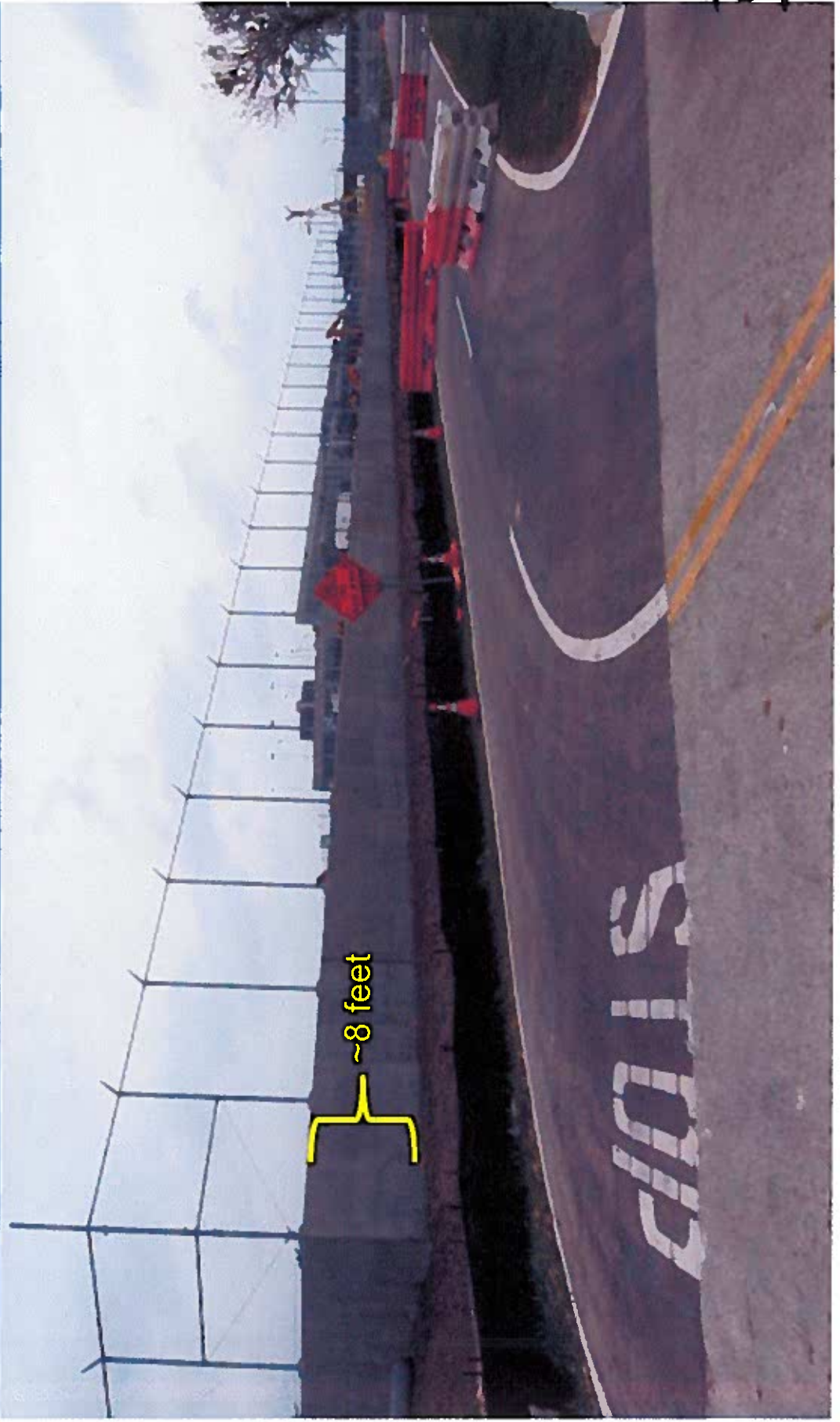
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Figure 2-1
Area Topography
Austin-Bergstrom International Airport (ABIA)
Stormwater Drainage Master Plan (SWMP) Update
Project No.: 4910-8107-3139

Example of “level” airfield



Example of Fill Requirement – RON Project



C3/54

Another example of fill requirement



Tree Surveys

- DOA is not requesting a variance and will submit a tree survey/plan with each proposed development



Proposed Schedule

Activity	Date
Interdepartmental Review	Done
Environmental Board Briefing	Done
Environmental Board	Done
Planning Commission Codes & Ordinances Sub-committee Briefing	May 15
Planning Commission	May 22
Council Action	June



Questions and Discussion

