

AGENDA



Recommendation for Council Action

AUSTIN CITY COUNCIL

Regular Meeting: November 9, 2017

Item Number: 087

Public Hearing and Possible Action

Conduct a public hearing and consider an ordinance authorizing execution of an agreement with Austin Independent School District establishing site development standards and allowing transfers of impervious cover for redevelopment of school campuses within the Barton Springs Zone (This action concerns land located within the Barton Springs Zone).

Lead Department	Development Services and Watershed Protection
Fiscal Note	There is no financial impact for this item.
Prior Council Action	On June 22, 2017, City Council approved an agreement with AISD establishing site development standards and an impervious cover transfer process for redevelopment of Bowie High School.
For More Information	Andrew Linseisen, Development Services Department, 512-974-2239 and Chuck Lesniak, Watershed Protection Department, 512-974-2699.
Council Committee, Boards and Commission Action	<p>October 18, 2017 - Recommended for approval by the Environmental Commission on a 7-0 vote with Commissioners Istvan, Kitchin, Perales, and Thompson absent.</p> <p>October 24, 2017 - Recommended for approval by the Planning Commission on a 10-0 vote with Commissioners Kazi and Schissler recused and Commissioner Anderson absent.</p>

Additional Backup Information:

On June 22, 2017, the City Council approved an agreement with the Austin Independent School District (AISD) establishing site development standards and an impervious cover transfer process for redevelopment of Bowie High School. The agreement states that AISD's undeveloped Travis Country site will be permanently protected and its impervious cover entitlement (approximately 6.225 acres) may be used for redevelopment of the Bowie campus. The agreement also states: "Impervious cover from the Transferring Tract not used for redevelopment of the Bowie Site may be used only for redevelopment of other AISD school campuses as specified in a separate agreement between the City and AISD."

Council directed staff to work with AISD to prepare a second agreement that would allow impervious cover from the Travis Country site to be transferred to other school campuses within the Barton Springs Zone (BSZ).

This agreement would apply to all school campuses within the BSZ, except for Bowie H.S. In order to redevelop, a campus would need to comply with the impervious cover limit specified in the existing development agreement with AISD, which is 25% of net site area (NSA) for all campuses within the BSZ except for four sites that vary from 31% to 50% NSA. However, campuses where the existing or proposed conditions exceed the impervious cover limit would be allowed to comply by using an impervious cover transfer from the Travis Country site.

Consistent with the existing agreement, the redeveloped campus would also need to provide non-degradation water quality controls for all existing, new, and redeveloped areas on the site. Water quality treatment would need to be provided on-site to the maximum extent feasible, as determined by the Watershed Protection Department (WPD). However, if WPD determined that water quality requirements cannot be fully met using on-site controls, treatment of an equivalent off-site area would be allowed. Most determinations about the feasibility of on-site controls would be made when AISD submits a site plan for the proposed project. However, AISD has prepared conceptual plans for redevelopment of three campuses and WPD reviewed the campuses for the feasibility of on-site controls. The minimum amount of on-site water quality treatment required for those campuses is therefore specified in the agreement.