



# Master Development Plan Ordinance Update

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# Airport Development and Expansion History

- Bergstrom Air Force Base decommissioned in 1993 and converted to Austin-Bergstrom International Airport as part of the Base Realignment and Closure Program.
- Original terminal constructed in 1999
  - \$585 million budget (\$1.04 billion in 2022 dollars)
  - 25 gates, 126 daily flights
  - Designed to serve 11 million annual passengers
- 2019 expansion
  - \$350 million budget
  - Added 175,000 square feet, 9 new gates – Total 34 gates
  - Designed to serve 15 million annual passengers
- 2022 Growth
  - 21.1 million annual passengers served
  - Designed to serve 15 million annual passengers



# Master Development Plan (MDP) Ordinance History

- 1994: Original Master Development Plan Ordinance is passed to serve as a blueprint for redevelopment of Bergstrom Air Force Base into Austin-Bergstrom International Airport.
  - Included pre-approved variances to Land Development Code necessary to construct an international airport and a Water Quality Compliance plan that governed drainage infrastructure development.
- 2012: Updated MDP Ordinance aligned master planning with future development needs and addressed changes in drainage planning requirements.
- 2023: Proposed update will guide the airport's future expansion efforts while abiding by the City's environmental and sustainability principles.

UPDATED

# MDP Ordinance Background

- Proposed update developed in concert among the departments of Aviation, Watershed Protection and Development Services.
- AUS Master Development Plan Ordinance serves as a regulatory framework to guide development within the defined airport boundary.
  - Enables the 4,200-acre airport to be governed under one site plan.
- Serves as an omnibus compilation of preapproved variances to city code.
- Establishes the airport campus as a singular site plan, providing clarity for city code reviewers.
- MDP Ordinance is subject to administrative review every 10 years. Current review was initiated in 2022.



Storm water sample 6/5/2023



# Why is the update necessary?

- Establishes consistent permitting requirements for the airport's long-term development.
- Provides pre-approved variances needed for the strategic progression of enabling projects as part of the comprehensive expansion and development program.
- Ensures the program advances in a timely order that meets airline and community commitments.
- Aligns future development with current city code.



Cargo Apron Water Quality Pond

# Proposed Variances to Current City Code Sections

- Section 25-2-2 (*Site Plan Exemptions*): Allows AUS to use the airport's Master Site Plan as the site plan to obtain a building demolition permit for Air Force structures over 10,000 square feet.
- Section 25-2 (*Design Standards and Mixed Use*): Allows AUS to exempt land within its boundaries from specific requirements; consistent with existing exemptions for land zoned for aviation.
- Section 25-5-44 (*Previously Approved Site Plan*): Allows for overlapping site plans under review, or for there to be new site plans established.

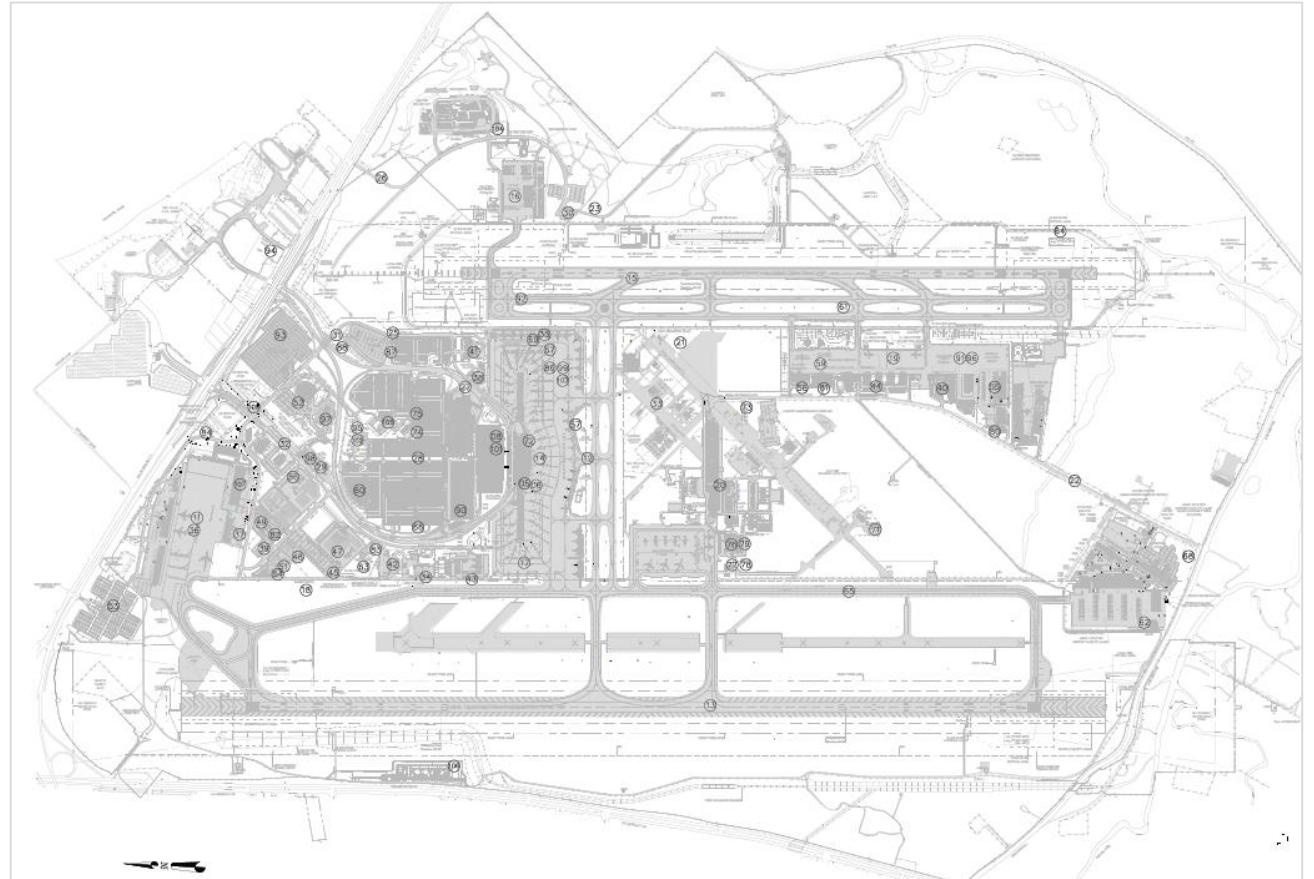


## AEDP Building Demolition Projects



# Proposed Variances to City Code Sections

- Section 25-5-81 (*Site Plan Expiration*): Allows AUS' Master Site Plan to be a living document, with a 10-year Master Development Plan review and individual project site plans submitted, in lieu of the Code requirement that site plans expire after three years.
- Section 25-7-152 (*Dedication of Easements and Right-of-Way*): Allows AUS to avoid having to grant itself (as a city entity) an easement, given that the airport is city-owned land.



Master Site Plan with more than 100 Individual Project Site Plans Incorporated

# Proposed Variances to City Code Sections

- Subsections (B)(3) and (C) of Section 25-8-211 (*Water Quality Control Requirement*): Allows new or redeveloped taxilanes to be exempt from water quality control requirements given that these areas are not high-pollutant areas; like Taxiways and Runways.
- Subsection (A) of Section 25-8-213 (*Water Quality Control Standards*): Allows AUS to leverage its large existing green spaces (via vegetative filter strips) to satisfy certain water quality pond requirements (this is consistent with FAA safety requirements).



Vegetative Filter Strip

UPDATED



# Proposed Variances to City Code Sections

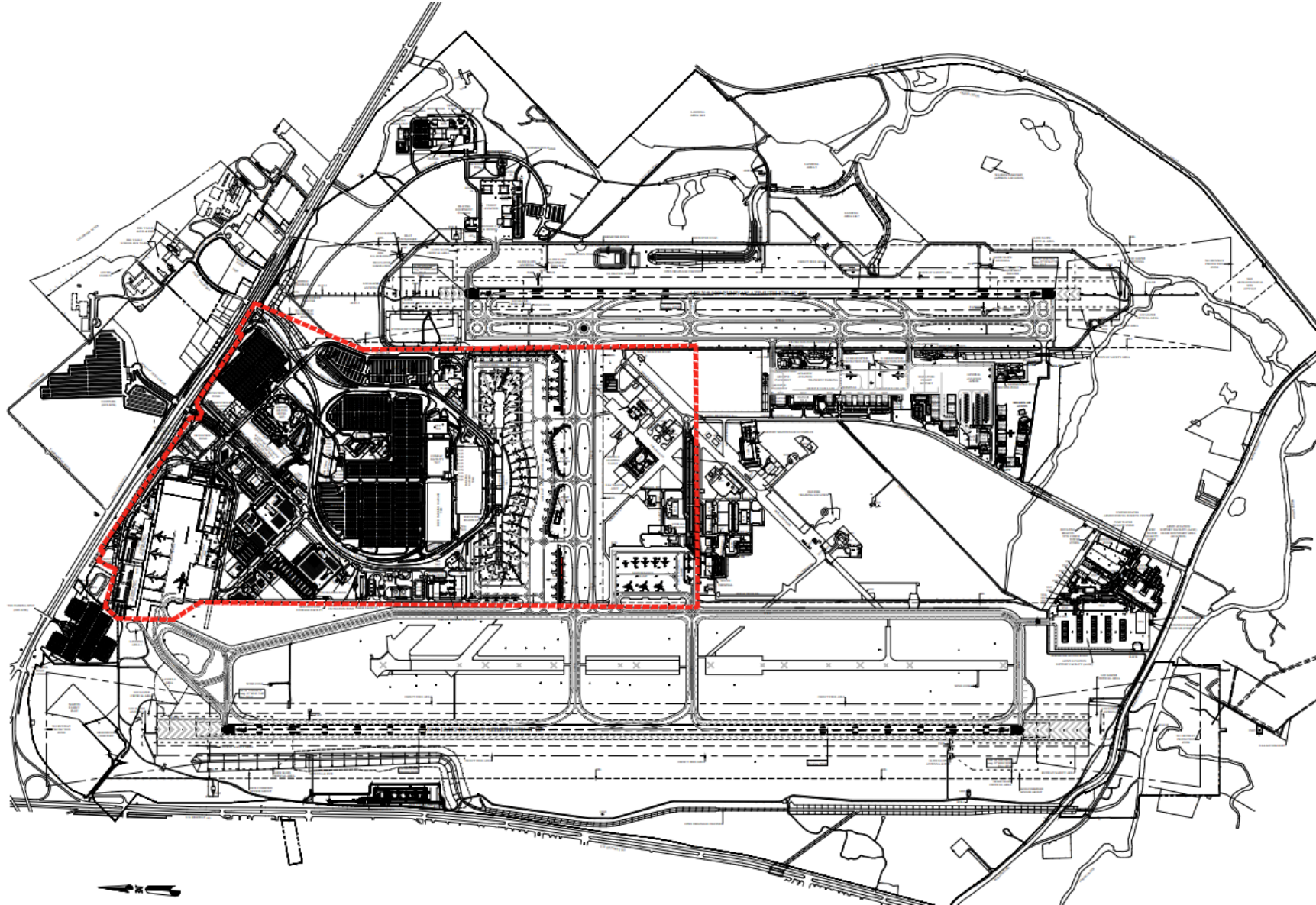
- Subsection (B)(2) of Section 25-8-213 (*Water Quality Control Standards*): Allows AUS to limit capture volume amount for runoff in the Constrained Development Area only, avoiding significant interruptions to airport operations.
- Campus Approach:
  - Water leaving the airport is good quality, with no downstream adverse effects.
  - Individual project areas/site plan submission are part of the larger development plan.
- “Constrained Development Area” (CDA)
  - Highly dense area that includes the concentrated operational areas of the airport: terminal circulation, parking, and aircraft staging and taxiing.
  - Focus for water quality capture is the high-pollutant areas of the CDA, which includes the gate areas where aircraft deicing activity occurs in the winter.
  - 0.5” capture is applied to the CDA, with compensatory treatment in areas outside the defined CDA, for overall water quality treatment.
  - Current, traditional water quality applied for areas outside the CDA, with future opportunities for rainwater harvesting and water conservation.



Outfall Inspection

UPDATED

# Constrained Development Area - CDA



NEW

# Proposed Variances to City Code Sections

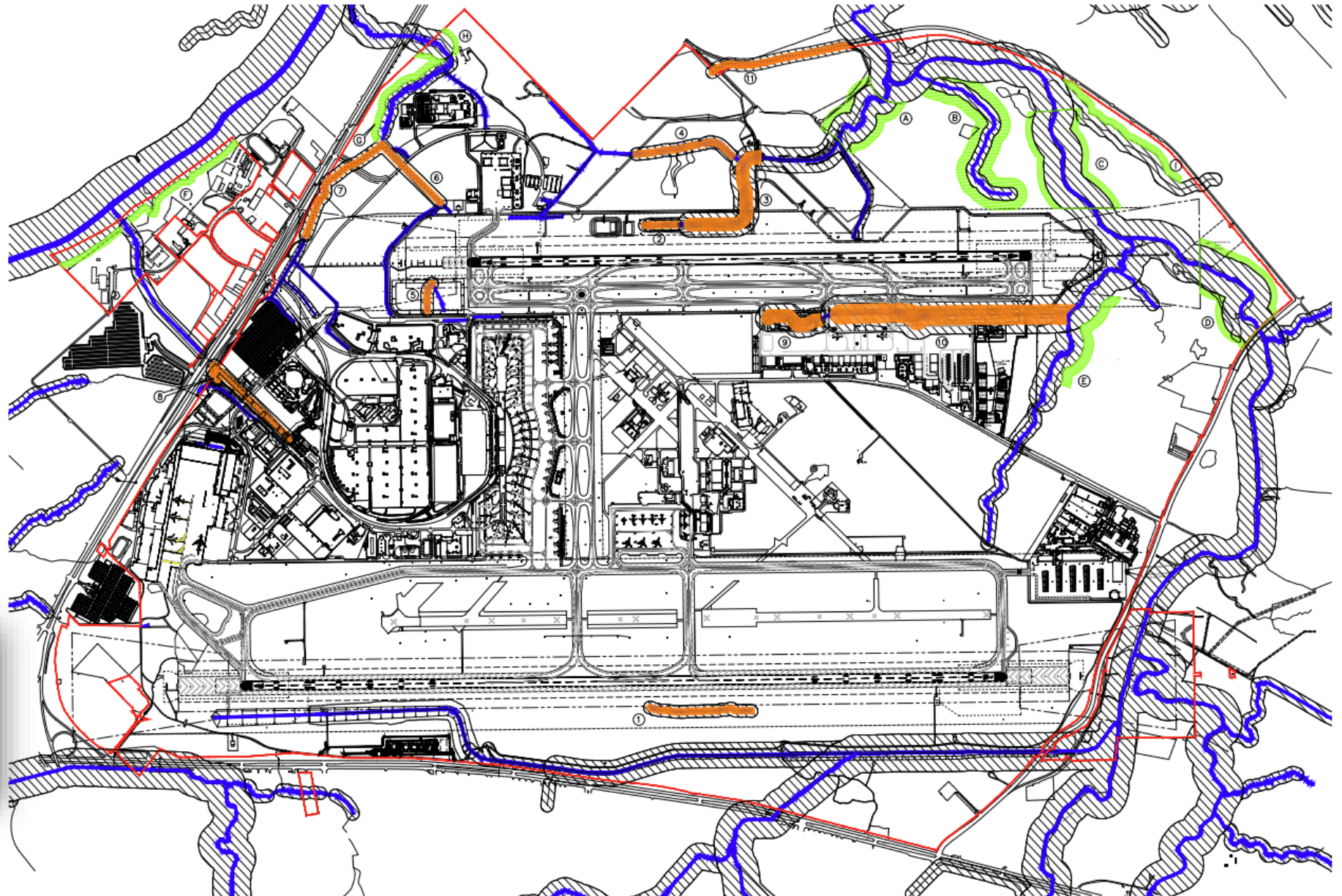
- Section 25-8-261 (*Critical Water Quality Zone Development*): Allows AUS development in segments of the Critical Water Quality Zone, based on certain conditions.



# Critical Water Quality Zone Setback

## LEGEND

- DRAINAGE CHANNEL
- APPROXIMATE CWQZ GIS BUFFER
- INNER HALF CWQZ PROPOSED FOR FOR REMOVAL AND MITIGATION
- PROPOSED EXPANDED CWQZ BUFFER
- AUS SITE BOUNDARY



UPDATED

# Proposed Variances to City Code Sections

- Section 25-8-341 (*Cut Requirements*) and 25-8-342 (*Fill Requirements*): Allows AUS to develop the airfield and surrounding support infrastructure in compliance with FAA height and site requirements (where City code is in conflict)
- Section 25-8-624 (*Approval Criteria*), Section 25-8-642 (*Administrative Variance*); Section 25-8-643 (*Land Use Commission Variance*): Allows AUS to comply with FAA protected airspace requirements, and to clarify that trees encroaching within protected air space that may create an aircraft safety hazard meet hazard requirements.
- Article 5 (*Additional Water Conservation Requirements*) of Chapter 25-9 (*Water and Wastewater*), Article 5, Chapter 25-9 of the City Code: Allows AUS to avoid invasive and negative operational impacts of the existing Barbara Jordan Terminal for water reuse requirements.



# AUS Commitments

- Water conservation measurements for the new concourse and other new developments will comply with Water Forward conservation requirements.
- Commitment of 1% of Capital Improvement Program, up to \$10 million during the lifecycle of the Ordinance (10 years), to water quality improvement projects.
- Continued commitment to storm water pollution reduction strategies, such as...
  - Continued Water Quality Testing



CIP Drainage Improvement Project (2018): Outfall 13 Erosion Repair and Stabilization Project (before and after photos)

UPDATED



# Community Outreach Activities

Since the July 5 Environmental Commission, AUS has:

- ✓ Provided detailed responses to questions and concerns from the community (also sent to Commissioners)
  - Reiterated what this ordinance update will and won't do
  - Provided assurances related to public safety, flooding, and water quality concerns
- ✓ Provided information to community and neighborhood groups with request to amplify information, including:
  - Southeast Combined Neighborhood Plan Contact Team (SCNPCT)
  - Del Valle Community Coalition
  - McCall Lane
  - Richland Estates
  - Colorado Crossing

NEW

# Community Outreach Activities

- ✓ Launched website for community:  
[publicinput.com/aus\\_mdp](https://publicinput.com/aus_mdp), which includes:
  - Overview of what is proposed
  - Breakdown of each variance
  - List of engagement opportunities through Sept.
  - Open-ended comment box for feedback

The screenshot displays a website interface for community outreach. At the top, there are navigation links: 'Overview' (highlighted in a blue box), 'Learn About Each Variance', and 'CLICK HERE to Tell Us What You Think!'. The main content area is divided into two columns. The left column features a 'History' section with a bulleted list of events from 1994 to 2023, and a 'What will the ordinance do?' section with a bulleted list of goals. The right column features an 'Outreach Timeline' section with three entries: a completed event on July 5 and two planned events on August 9 and August 14. Each entry includes the date, time, location, and a link to watch a recording or live stream.

**Overview** Learn About Each Variance CLICK HERE to Tell Us What You Think!

## History

- 1994: The first MDP Ordinance is created to guide redevelopment of Bergstrom Air Force Base into the Austin-Bergstrom International Airport.
- 2012: An updated MDP Ordinance is approved that aligned with future development needs and addressed drainage planning requirements.
- 2021: Watershed Protection, Development Services and Aviation staff begin working to update the MDP Ordinance to ensure environmental stewardship is upheld.
- 2023: The new MDP Ordinance is finalized and shared with the community, City Boards and Commissions, and City Council for approval.

## What will the ordinance do?

- Creates a consistent regulatory framework for upcoming expansion and development projects at AUS
- Provides clarity for City code reviewers when evaluating AUS expansion and development projects
- Upholds AUS's commitment to environmental sustainability
- Improves areas of the airport's existing natural water quality features
- Where possible, goes above and beyond existing code requirements for water quality

## Outreach Timeline

**COMPLETE**

**July 5: Environmental Commission Presentation**

6 p.m.  
Permitting and Development Center (PDC)  
Events Center Room 1405  
6310 Wilhelmina Delco Dr., Austin, TX 78752  
[Watch a recording of the meeting here.](#)

**PLANNED**

**Aug. 9: Airport Advisory Commission Presentation**

3 p.m.  
Permitting and Development Center (PDC)  
Events Center Room 1405  
6310 Wilhelmina Delco Dr., Austin, TX 78752  
[Watch it live here.](#)

**PLANNED**

**Aug. 14 - Southeast Combined Neighborhood Plan Contact Team (SCNPCT) Meeting**

UPDATED

# Community Outreach Activities

Overview

Learn About Each Variance

CLICK HERE to Tell Us What You Think!

## Variance A

Impacted Code Section: Section 25-2-2 (Site Plan Exemptions)

What this variance does	What this variance <u>doesn't</u> do	Why is it needed?	What else is AUS doing?
This just allows AUS to use its Master Site Plan to obtain a building demolition permit for old Air Force structures over 10,000 sf.	This doesn't allow AUS to avoid any code requirements for demolition – all other rules will be followed.	Current code requires a site plan to demolish a structure that is more than 10,000 square feet. This will save time by having one single site plan vs. multiple.	A site development permit will still be obtained by AUS from DSD.  All building demolition requirements will be followed and any development will still adhere to the LDC.

## Variance I

Impacted Code Section: Section 25-8-261 (Critical Water Quality Zone Development)

What this variance does	What this variance <u>doesn't</u> do	Why is it needed?	What else is AUS doing?
This only lets AUS to relocate critical water quality zones away from certain areas. For example man-made drainage ways near runways, taxiways, and some roadways, which is in line with FAA requirements.	This doesn't allow AUS to negatively impact flooding outside the airport.	Without this variance AUS wouldn't be able to develop its critical infrastructure—including taxiways, runways and roadways.	Additional buffers will be added to existing natural waterways at AUS, thus improving water quality compared to existing conditions.

Example of information provided on MDP community website

NEW



# Community Outreach Activities

- ✓ Notified 300+ residents and stakeholders of website and opportunity to comment
- ✓ Cross-promoted website and input opportunities with District 2 Council Office
- ✓ Promoted MDP site and input opportunities on AUS social media channels
- ✓ Offered in-person meetings to multiple neighborhood associations / community groups



**AUS and Watershed Protection staff will attend Aug. 14 meeting of the Southeast Combined Neighborhood Plan Contact Team (SCNPCT)**

NEW



# Questions