

ORDINANCE NO. 20230914-101

AN ORDINANCE APPROVING A MASTER DEVELOPMENT PLAN FOR AUSTIN-BERGSTROM INTERNATIONAL AIRPORT, GRANTING VARIANCES TO SPECIFIC PROVISIONS OF CITY CODE TITLE 25, AND WAIVING REQUIREMENTS OF CITY CODE SECTION 25-8-41.

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

PART 1. FINDINGS

- (A) Austin-Bergstrom International Airport (AUS) plays a crucial role in the continuing social, cultural, and economic health of the City of Austin.
- (B) AUS is a long-term, master-planned development, first approved by City Council in 1994 and subsequently replaced by Ordinance No. 20120628-014 in 2012.
- (C) Planning for the efficient and economic long-term expansion and continued compliance with Federal Aviation Administration and City of Austin requirements requires a consistent regulatory framework for planning and development.
- (D) Variances to specific provisions of City Code Title 25 (*Land Development*) are necessary to ensure the operational and development requirements of AUS are achievable.

PART 2. Council approves the Master Development Plan (MDP), attached to this ordinance as Attachment A. The MDP includes improvements associated with the original site plan for AUS; improvements approved under site plan SP-94-0438C; improvements approved under Ordinance 20120628-014; improvements approved under other site plans and site plan exemptions approved by the City of Austin; and U.S. Air Force improvements which existed at the time of approval of SP-94-0438C. The original site plan for AUS, with all subsequent revisions to date is attached as Attachment A-1, which has been previously adopted. The site plan associated with the MDP is on file at the Development Services Department as file number SP-2023-1000C.

PART 3. Council approves and adopts the following attachments as part of its approval of the MDP:

Attachment A:	Austin-Bergstrom International Airport Master Development Plan
Attachment A-2:	Conceptual Water Quality Plan
Attachment A-3:	Overall Impervious Cover and Onion Creek Regional Stormwater Management Program Tracking Tables
Attachment A-4:	Conceptual Demolition Plan
Attachment A-5A:	Critical Water Quality Zone – Drainage Conveyance Plan
Attachment A-5B:	Critical Water Quality Zone – Tracking Table

PART 4. This ordinance and the MDP shall apply to all facilities to be constructed at AUS, 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 5. Development within an area covered by the MDP requires submittal of a site plan application for the area to be developed and will be processed under the terms of this ordinance as follows:

- (A) Projects associated with the AUS Airport Expansion and Development Program (AEDP) shall be prioritized and permitted without delay and in accordance with the AEDP schedule.
- (B) The appropriate site plan mechanism (exemption, correction, general permit, revision, or new site plan) shall be determined by the Development Services Department.
- (C) Site plans issued after the effective date of this ordinance, shall use the base nomenclature SP-2023-1000C with a clarifying number and letter designation for each site plan submission, as determined by Department of Aviation and Development Services Department.
- (D) Demolition of structures depicted on Attachment A-4 will reference the MDP as the site plan for building demolition applications.

PART 6. Ongoing and future development of AUS under this ordinance and the MDP shall be reviewed by relevant city departments every 10 years.

PART 7. Approval of the MDP by this ordinance constitutes the granting of variances to the following provisions of City Code:

- (A) Chapter 25-2, Zoning, Subchapter E (*Design Standards and Mixed Use*), to exempt all land within AUS boundaries from the requirements of Chapter 25-2, Subchapter E.
- (B) Section 25-5-44 (*Previously Approved Site Plan*), to exempt development within the boundaries of AUS from this section. Multiple site plans may be filed, reviewed, and under construction simultaneously. New buildings (vertical structures) may be added with site plan revisions.
- (C) Section 25-5-81 (*Site Plan Expiration*) and Chapter 25-1, Article 12 (*Project Duration*), to allow the MDP to have no expiration date.
- (D) Section 25-7-152 (*Dedication of Easements and Right-of-Way*), to exempt all land within AUS boundaries from the requirement to dedicate easements for a drainage facility, open or enclosed, and stormwater flow to the limits of the 100-year floodplain, as prescribed in the Drainage Criteria Manual.
- (E) Subsections (B)(3) and (C) of Section 25-8-211 (*Water Quality Control Requirement*), to exempt new or redeveloped aircraft taxi lanes from the requirement to provide water quality controls, if the equivalent amount of existing impervious cover, that currently does not receive water quality treatment, is removed, decompacted, and restored.
- (F) Subsection (A) of Section 25-8-213 (*Water Quality Control Standards*), to allow vegetative filter strips as the water quality control for runway and taxiway pavement to be sized as noted in Attachment A-2 (Water Quality Plan).
- (G) 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).

- (H) Section 25-8-261 (*Waterway and Floodplain Protection*), to allow development in the Critical Water Quality Zone (CWQZ) and associated floodplain modification subject to the following criteria:
- (1) Outer half CWQZ: Expansion of existing CWQZs or extension of CWQZs to unclassified waterways for buffer averaging is allowed as shown on Attachment A-5A.
 - (2) Inner half CWQZ: Development within the inner half of a CWQZ is allowed if mitigation is provided at the ratios indicated in the table shown on Attachment A-5A. Mitigation will consist of either a) restoration of designated waterways as shown on Attachment A-5A or b) payment into the Riparian Zone Mitigation Fund.
- (I) Section 25-8-341 (*Cut Requirements*), to allow cuts, as minimally necessary, to exceed four feet but not to exceed 25 feet of depth for all development under the MDP.
- (J) Section 25-8-341 (*Cut Requirements*), to allow cuts, as minimally necessary, to exceed four feet but not to exceed 30 feet of depth for the reconstruction of Emma Browning Boulevard (including realignment) to allow it to pass under the proposed mid-field aircraft cross taxiway.
- (K) Section 25-8-342 (*Fill Requirements*), to allow fill, as minimally necessary, to exceed four feet but not to exceed 15 feet of depth for all airfield development under the MDP.
- (L) Section 25-8-342 (*Fill Requirements*), to allow fill to exceed four feet but not to exceed 20 feet of depth for the Departure Level Terminal Circulation Road north of the Barbara Jordan terminal, including roadway embankments.
- (M) Section 25-8-624 (*Approval Criteria*) and Section 25-8-643 (*Land Use Commission Variance*), to specify that trees may be trimmed or removed to comply with Title 14 of the Code of Federal Regulations, Part 77 – Safe, Efficient Use, and Preservation of the Navigable Airspace. Tree trimming and removal work done within a riparian and/or critical water quality zone will be performed using the least invasive means available, including limiting heavy equipment and access paths, tree trimming and removal by hand, and minimizing ground and understory disturbance. Mitigation measures will include annual tree plantings on airport property outside of aircraft safety areas and protected airspace.

PART 8. The following additional water quality improvements will be required under the MDP:

- (A) Continued implementation and expansion as feasible of the aircraft anti/de-icing recovery program currently in place at AUS.
- (B) Evaluation of innovative solutions to capture additional water quality benefits, where financially and technically feasible.
- (C) Continued storm water pollution prevention best practices at AUS will include:
 - (1) Apron, roadway and airfield sweeping;
 - (2) Runway rubber removal with process water recovery;
 - (3) Hazardous material interceptors (spill control and management);
 - (4) Stringent spill response and cleanup program; and
 - (5) Airport-wide Storm Water Pollution Prevention Plan (SWP3) compliance:
 - (a) Annual hazardous metals outfall monitoring;
 - (b) Quarterly water quality pond inspections;
 - (c) Storm water structural control maintenance programs;
 - (d) Annual inspection of storm water outfalls; and
 - (e) Quarterly and annual SWP3 facility compliance inspections.
- (D) The Department of Aviation commits to spending or dedicating one percent of its annual Capital Improvements Program funding per year to a maximum of \$10,000,000 over a 10-year period on additional projects campus wide to improve overall water quality at AUS and will coordinate with partner departments to identify the best projects, timing, benefits, and possible partnering on projects. Funds can accumulate or be combined over time for larger projects, not to exceed \$10,000,000 over the 10-year period. These projects will be located on AUS campus and delivered by the Department of Aviation.

- (E) The Department of Aviation commits to implementing City Code Chapter 25-9, Article 5 (*Additional Water Conservation Requirements*) at AUS to the extent feasible, ensuring implementation does not conflict with aircraft safety requirements administered by the Federal Aviation Administration and will determine, in coordination with relevant City departments, when water conservation requirements should be implemented using a campus-wide approach. Projects within the existing Barbara Jordan terminal are exempt from the requirements of Chapter 25-9, Article 5.

PART 9. Any project located within AUS for which the initial permit application is filed on or after the effective date of this ordinance shall comply with this ordinance. Any project located within AUS for which the initial permit application is filed before the effective date of this ordinance shall comply with Ordinance No. 20120628-014.

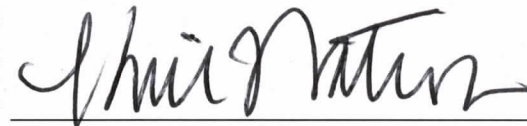
PART 10. Council waives the requirements of City Code Section 25-8-41 (*Land Use Commission Variances*) regarding the processing and granting of a variance for the variances granted in this ordinance.

PART 11. This ordinance takes effect on September 25, 2023.

PASSED AND APPROVED

_____, September 14, 2023

§
§
§



Kirk Watson
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Myrna Rios
City Clerk

ABIA NEAR TERM ANTICIPATED IMPROVEMENTS			
Number	Acres	Imp Cover (%)	Imp Cover (acres)
1	41.5	100	41.5
2	5.8	50	2.9
3	16.6	85	14.1
4	9.6	100	9.6
5	2.2	80	1.8
6	0.4	90	0.4
7	0.6	70	0.4
8	0.7	80	0.6
9	111.2	100	111.2
10	21.8	95	20.7
11	16.3	100	16.3
12	15.2	100	15.2
13	2.1	95	1.5
14	2.5	100	2.5
15	45.7	100	45.7
16	6.2	100	6.2
17	8.6	100	8.6
TOTAL	307.1		298.2

ABIA ULTIMATE ANTICIPATED IMPROVEMENTS			
Number	Acres	Imp Cover (%)	Imp Cover (acres)
18	93.5	100	93.5
19	76.0	100	76.0
20	17.0	95	16.1
21	24.0	50	12.0
22	148.5	100	148.5
23	75.6	95	71.8
24	138.4	100	138.4
25	50.2	100	50.2
26	35.3	90	31.8
27	129.9	100	129.9
28	1.1	100	1.1
29	58.2	100	58.2
30	4.6	100	4.6
31	111.0	80	88.8
TOTAL	1090.3		1050.7

*SEVERAL OF THESE DEVELOPMENTS INCLUDE EXISTING IMPERVIOUS COVER, SO THE NET IMPERVIOUS COVER SHOWN BELOW IS LESS THAN THE TOTAL IMPERVIOUS COVER SHOWN IN THIS TABLE

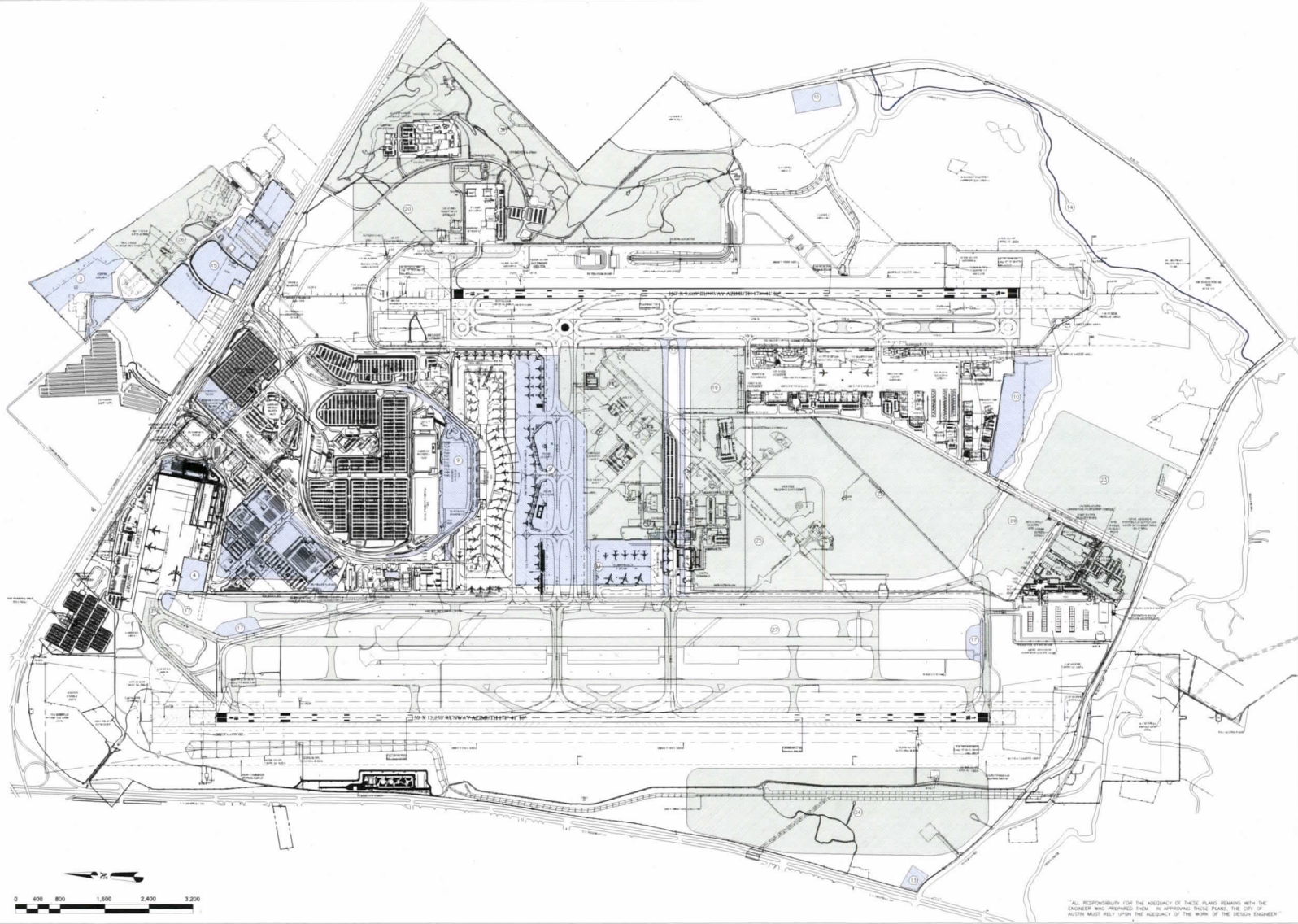
LEGEND

- (18) NEAR TERM IMPROVEMENTS
- (21) ULTIMATE IMPROVEMENTS

IMPERVIOUS COVER SUMMARY			
	** ADDITIONAL IMP COVER (ACRES)	IMP COVER (ACRES)	IMP COVER (PERCENT)
EXISTING	0.0	1,146.2	27.5%
NEAR TERM	92.0	1,238.2	29.7%
ULTIMATE FUTURE	739.5	1,977.7	47.4%

**NET IMPERVIOUS COVER ADDED

NOTE: EXCLUDES AREAS NORTH OF S.H. 71



"ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. NO WARRANTIES ARE MADE BY THE CITY OF AUSTIN NOR BY THE ENGINEER FOR THE WORK OF THE DESIGN ENGINEER."

CDM Smith

9430 RESEARCH BLVD., SUITE 1-200
Austin, TX 78759
Tel: (512) 346-1100
TYPE Firm Registration No. F-3043

THIS DOCUMENT WAS ISSUED FOR REVIEW ONLY ON 03-10-23 BY ALAN D. RHAMES, TEXAS LICENSED ENGINEER NO. 72089. THIS DOCUMENT IS NOT ISSUED FOR PERMITTING, BIDDING AND/OR CONSTRUCTION.



Austin-Bergstrom International Airport
Department of Aviation

AUSTIN-BERGSTROM INTERNATIONAL AIRPORT DEVELOPMENT ORDINANCE MASTER DEVELOPMENT PLAN

DRAINAGE MASTER PLAN UPDATE M3179

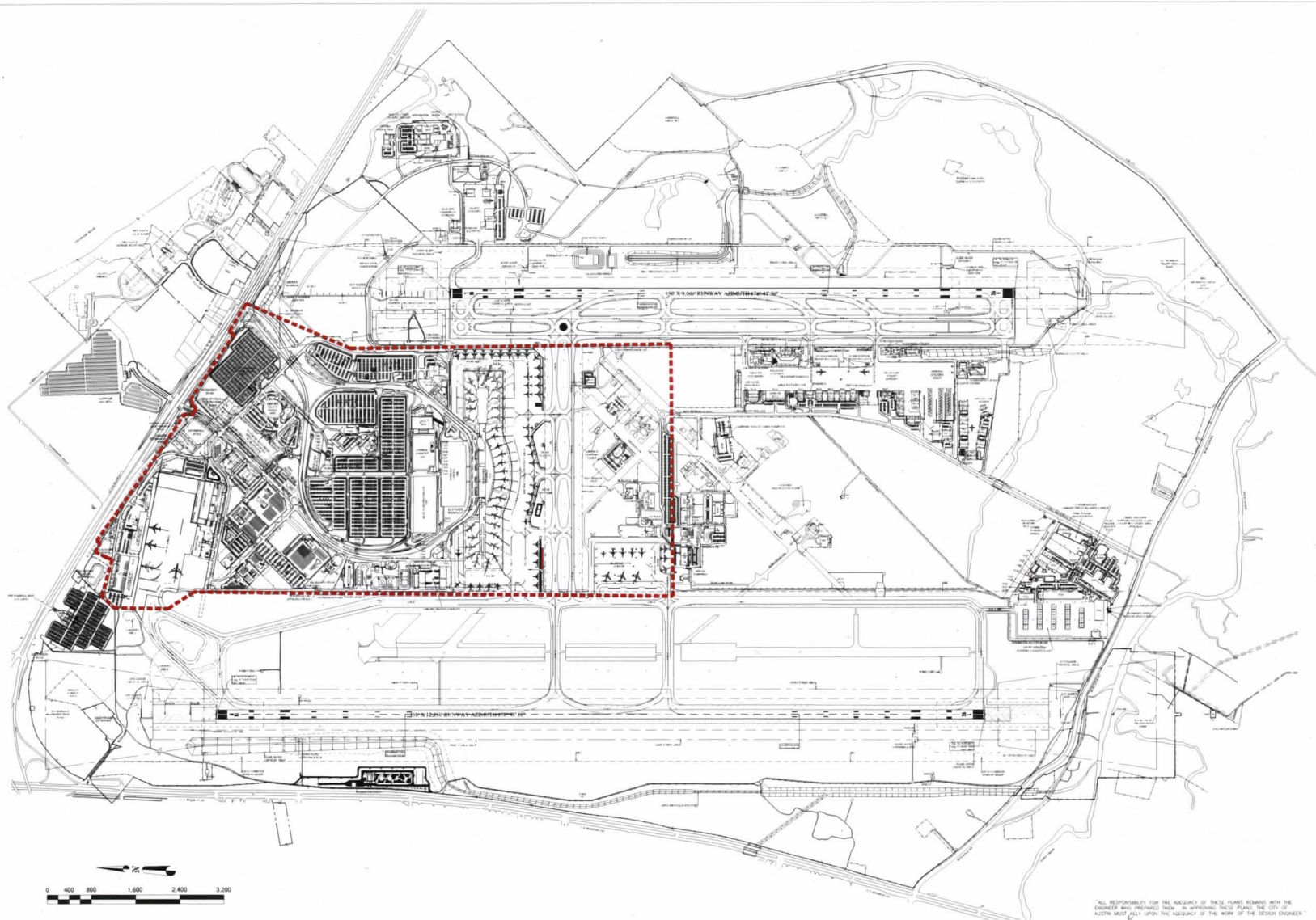
SITE PLAN APPROVAL		Sheet	1	of	1
FILE NO.	APPROVED BY COMMISSION ON	APPLICANT DATE			
CHAPTER	OF THE AUSTIN CITY CODE	ADOPTED DATE			
EXPIRATION DATE (12/31/11)	DATE	MANAGER			
PROJECT EXPIRATION DATE (03/01/2010)	DATE	DATE			
Director, Planning and Development Review Department					
APPROVED FOR ISSUING, COMPLIANCE		JONES			
Rev. 1	Correction 1				
Rev. 2	Correction 2				
Rev. 3	Correction 3				
Final plan must be recorded by the Project Engineering Department. Before plan is filed, it must be signed by the City Engineer and the City Manager. The City Engineer must also sign a copy of the plan and a copy of the plan must be filed with the City Engineer. The City Engineer must also sign a copy of the plan and a copy of the plan must be filed with the City Engineer.					
21	07/26/22	ISSUED AS ATTACHMENT TO ABIA SITE DEVELOPMENT ORDINANCE	ADR		
1	04/12/11	ISSUED AS ATTACHMENT TO ABIA SITE DEVELOPMENT ORDINANCE	ADR		
NO	DATE	ISSUE DESCRIPTION	BY		

JOB NO. KX
DRAWN BY: HBS
CHECKED BY: ADR
COURT CHECK: KX
FILE NAME: ABIA-MP-Attachment A
DATE: 07-26-2022
SCALE: 1" = 800'

EXHIBIT

ATTACHMENT A

3. DRAINAGE FACILITIES FOR THE ENTIRE SITE WILL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FEDERAL AVIATION ADMINISTRATION (FAA) WHERE APPLICABLE. REQUIREMENTS FOR THE CITY OF AUSTIN REQUIREMENTS, THE FAA REQUIREMENTS SHALL BE USED.
4. THE SITE IS LOCATED IN A SUBURBAN WATERSHED. EXISTING SURFACE WATER QUALITY PONDS WILL BE OPERATED AND PROPERLY MAINTAINED.
5. FUTURE WATER QUALITY CONTROLS WILL BE BASED ON CURRENT CITY OF AUSTIN WITH THE ABRA STORMWATER DRAINAGE MASTER PLAN, APRIL 2011, AND ITS UPDATES WHICH WILL BE KEPT ON THE PROJECT WEBSITE.
6. STORMWATER RUNOFF FROM AREAS WHERE DESIGN ACTIVITIES OCCUR WILL BE CAPTURED AND TREATED PER AUSTIN WATER UTILITY (AWU). CITY OF AUSTIN HAS A PROHIBITION ON DISCHARGING TO THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM (TPDES) REQUIREMENTS.
7. WATER QUALITY TREATMENT FOR FUTURE DEVELOPMENT IN THE CONSTRAINED DEVELOPMENT AREA (CDA) AS SHOWN ON THIS SHEET WILL BE IMPLEMENTED FOR THE FIRST ONE HALF INCH OF RAINFALL VOLUME. IF THE CITY OF AUSTIN PRACTICABLE, ADDITIONAL AND/OR ALTERNATIVE CONTROLS SHALL BE IMPLEMENTED, WHICH MAY INCLUDE ROUTING OF PARKING LOT RUNOFF TO A DRAINAGE AREA WITH AN EXISTING OR APPROVED MANUFACTURED TREATMENT DEVICES, OR OTHER BEST MANAGEMENT PRACTICES.
8. WATER QUALITY TREATMENT FOR FUTURE DEVELOPMENT AREAS OUTSIDE THE CDA WILL BE IMPLEMENTED ACCORDING TO THE CITY OF AUSTIN ONE HALF-INCH PLUS (10%) RULE, 25-8-213 AS APPLICABLE IN THE CITY OF AUSTIN CITY CODE.
9. WATER QUALITY TREATMENT IN THE RUNWAY/TAXIWAY AREA WILL BE IMPLEMENTED USING VEGETATIVE FILTER STRIPS (VFS). FOR EVERY SQUARE FOOT OF THE STRIP, THERE SHALL BE A VFS AREA OF 0.33 SQUARE FOOT WILL BE IMPLEMENTED, WITH A MINIMUM FLOW LENGTH OF 25 FEET.
10. OTHER THAN SPECIFIED ABOVE, WATER QUALITY CONTROL WILL BE DESIGNED FOLLOWING GUIDANCE IN THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA.



LEGEND

----- CONSTRAINED DEVELOPMENT AREA



¹¹ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

**CDM
Smith**

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ENGINEER NO. 72089. THIS
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**Austin-Bergstrom
International Airport**
Department of Aviation

AUSTIN-BERGSTROM INTERNATIONAL AIRPORT
DEVELOPMENT ORDINANCE
WATER QUALITY PLAN

DRAINAGE MASTER PLAN UPDATE

M3179

				SITE PLAN APPROVAL	Sheet # _____ OF _____	JOB NO.	KR
				FILE NO.	APPLICATION DATE	DRAWN BY	HKS
				APPROVED BY COMMISSION CODE	SECTION OF	CHECKED BY	AJR
				CHAPTER _____ OF THE AUTISTIC CITY CODE		COORDINATOR CHECK	
				EXPIRATION DATE (17-18 LUG)	DATE MAINTAINED	P.L.C. NAME	ABA-MP-Attachment A - 2
				PROJECT EXPIRATION DATE (REL TO YEAR) _____	EMPTY DET.	DATE	07-28-2022
						SCALE	1" = 600'
						EXHIBIT	
				Director, Planning and Development Review Department			
				(RECEIVED FOR PUBLIC COMPLAINEE) _____			
				Date: _____	Connection: _____		
				Date: _____	Connection: _____		
				Date: _____	Connection: _____		
2	07/28/22	ISSUED AS ATTACHMENT A TO ABA SITE DEVELOPMENT ORDINANCE	ACW				
1	04/12/21	ISSUED AS ATTACHMENT A TO ABA SITE DEVELOPMENT ORDINANCE	ACW				
NO	DATE	ISSUE DESCRIPTION	BY	<p>Please Print name as it would appear on the Project Expiration Date Certificate. Signature of the Public Planner must be a sworn or commissioned employee of a building agency or its equivalent. Permit shall be approved and the Public Planner's signature shall be required.</p> <p style="text-align: right;">ATTACHMENT A-2</p>			

ATTACHMENT A-2

AUSTIN BERGSTROM INTERNATIONAL AIRPORT OVERALL IMPERVIOUS COVER AND ONION CREEK RSMP TRACKING TABLE																	
* Use Permit Case Number when researching project in City's permit tracking system	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
PROJECT NAME	* PERMIT CASE NUMBER	REDEVELOPED IMPERVIOUS COVER THIS PROJECT	NEW IMPERVIOUS COVER THIS PROJECT	REMOVED IMPERVIOUS COVER THIS PROJECT	TOTAL IMPERVIOUS COVER THIS PROJECT	NET INCREASE IMPERVIOUS COVER THIS PROJECT	F + G ABOVE CAMPUS WIDE TOTAL IMPERVIOUS COVER ALL PROJECTS	TOTAL LAND AREA	G / H GROSS OVERALL IMPERVIOUS COVER	OVERALL NET SITE AREA	G / J CAMPUS WIDE IMPERVIOUS COVER ON NET SITE AREA	NET IMPERVIOUS COVER INCREASE ONION CREEK	NET IMPERVIOUS COVER INCREASE PARTICIPATING IN ONION CREEK RSMP	PRIOR IMPERVIOUS COVER IN ONION CREEK RSMP	TOTAL IMPERVIOUS COVER USED IN ONION CREEK RSMP	TOTAL ALLOWABLE RSMP IMPERVIOUS COVER	REMAINING ALLOWABLE RSMP IMPERVIOUS COVER
APPROVAL DATE	Reference File Name	(ACRES)	(ACRES)	(ACRES)	(ACRES)	(ACRES)	(ACRES)	(ACRES)	(%)	(ACRES)	(%)	(ACRES)	(ACRES)	(ACRES)	(ACRES)	(ACRES)	(ACRES)
DOA ABIA PROJECT NUMBER																	
APPROVED AND GRANDFATHERED IMPERVIOUS COVER AS OF APRIL 1, 2011	SP-94-0438C	0.00	0.00	0.00	0.00	0.00	992.00	4167.95	23.80%	2699.28	36.75%	0.00	0.00	0.00	0.00	300.00	300.00
ABIA TERMINAL APRON EXPANSION (RON) Ph. 2	2011-105599 SP	3.62	7.59	3.40	11.21	4.19	996.19	4167.95	23.90%	2699.28	36.91%	4.19	4.19	0.00	4.19	300.00	295.81
	5/19/2011 L3156 SP-94-0438C.0912(A/R2)																
New Employee Parking Lot	2012-017049 SP	7.30	15.16	0.00	22.46	15.16	1011.35	4167.95	24.26%	2699.28	37.47%	14.26	14.26	4.19	18.45	300.00	281.55
	9/12/2012 L3195 SP-2012-1000C.02																
Presidential Blvd. Safety & Security	2012-016627 SP	0.15	1.13	0.00	1.28	1.13	1012.48	4167.95	24.29%	2699.28	37.51%	0.00	0.00	0.00	0.00	300.00	281.55
	9/20/2012 L3196 SP-2012-1000C.01																
Bulk Water Station	2012-013375 SC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2/10/2012 T3191.03 SP-96-0401C-2C																
Consolidated Rental Car Facility (CONRAC)	2012-101172 SP	22.73	4.15	0.00	26.88	4.15	1016.63	4167.95	24.39%	2699.28	37.66%	4.15	4.15	18.45	22.60	300.00	277.40
	4/5/2013 F8011.01 SP-2012-1000C.03																
JETSTAR FBO & PRIVATE HANGARS	2014-011020 SP	0.00	14.26	0.00	14.26	14.26	1030.89	4167.95	24.73%	2699.28	38.19%	14.26	14.26	22.60	36.86	300.00	263.14
	1/28/2015 F5006.01 SP-2014-0037C																
Taxiway A Completion	2013-111032 SP	0.00	9.10	0.00	9.10	9.10	1039.99	4167.95	24.95%	2699.28	38.53%	9.10	9.10	36.86	45.96	300.00	254.04
	4/3/2014 A3241 SP-2013-0400D																
Scott Airport Parking	2014-117826 SP	0.65	15.30	0.00	15.95	15.30	1055.29	4167.95	25.32%	2699.28	39.10%	0.00	0.00	45.96	45.96	300.00	254.04
	10/29/2015 F4023 SP-2014-0439C																
ABIA Pet Hotel	2015-134521 SP	0.00	2.11	0.29	2.11	1.82	1057.11	4167.95	25.36%	2699.28	39.16%	0.00	0.00	45.96	45.96	300.00	254.04
	12/29/2015 F4023 SP-2014-0515C																
ABIA North Exit Plaza Revision 1	2014-118142 SP	0.27	0.53	0.00	0.79	0.53	1057.64	4167.95	25.38%	2699.28	39.18%	0.53	0.53	45.96	46.49	300.00	253.51
	6/12/2015 L3186 SP-2012-1000C.02 (R1)																
Austin FBO - Millon Air Austin (Formerly JETSTAR FBO & PRIVATE HANGARS) Revision 1	2014-011020 SP	14.26	2.72	0.00	16.98	2.72	1060.36	4167.95	25.44%	2699.28	39.28%	2.72	2.72	46.49	49.21	300.00	250.79
	11/16/2018 F5006.01 SP-2014-0037C (R1)																
ABIA Hyatt Place Hotel	2015-060571 SP	0.01	2.34	0.00	2.35	2.34	1062.70	4167.95	25.50%	2699.28	39.37%	0.00	0.00	48.29	48.29	300.00	251.71
	12/22/2015 F4024 SP-2015-0236C																
ABIA Retail Phase I	2015-047753 SP	2.19	0.38	0.17	2.57	0.21	1062.91	4167.95	25.50%	2699.28	39.38%	0.00	0.00	48.29	48.29	300.00	251.71
	6/20/2016 F4024 SP-2015-0187C																
ABIA Terminal/Apron Expansion Pkg 2A	2016-003217 SP	11.12	20.98	1.15	32.10	19.83	1082.74	4167.95	25.98%	2699.28	40.11%	19.83	19.83	48.29	68.12	300.00	231.88
	6/10/2016 T3288 SP-01-0410C (R1)																
Landscape Roadway and Pedestrian Improvements Phase 2	2016-050539 SP	0.00	0.56	0.00	0.56	0.56	1083.30	4167.95	25.99%	2699.28	40.13%	0.19	0.19	68.12	68.31	300.00	231.69
	4/22/2017 LA503 SP-2012-1000C.01 (R1)																
Parking Garage and Admin Building	2016-153591 SP	11.66	1.67	0.37	13.33	1.30	1084.60	4167.95	26.02%	2699.28	40.18%	1.30	1.30	68.31	69.61	300.00	230.39
	5/16/2017 LC507 SP-2016-0600C																

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9430 RESEARCH BLVD., SUITE 1-200
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Austin-Bergstrom
International Airport
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AUSTIN-BERGSTROM INTERNATIONAL AIRPORT DEVELOPMENT ORDINANCE OVERALL IMPERVIOUS COVER AND ONION CREEK RSMP TRACKING TABLE

DRAINAGE MASTER PLAN UPDATE M.3179

2	07/28/22	ISSUED AS ATTACHMENT TO ABIA SITE DEVELOPMENT ORDINANCE	ACR
1	04/12/11	ISSUED AS ATTACHMENT TO ABIA SITE DEVELOPMENT ORDINANCE	ACR
NO	DATE	ISSUE DESCRIPTION	BY

SITE PLAN APPROVAL	Sheet	of
FILE NO.	APPLICATION DATE	
APPROVED BY COMMISSION OR	ORDER SECTION	
CHAPTER	OF THE AUSTIN CITY CODE	
EXPIRATION DATE (01-1-11)	LAST MODIFIED	
PROJECT EXPIRATION DATE (01-1-11)	DATE	
Director, Planning and Development Review Department	DATE	
REVIEWED FOR GENERAL COMPLIANCE	DATE	
Rev. 1	Correction 1	
Rev. 2	Correction 2	
Rev. 3	Correction 3	

JOB NO.	XX
DRAWN BY	HHS
CHECKED BY	ADR
COORD. CHECK	XX
FILE NAME	ABIA-MP-Attachment A-3
DATE	07-28-2022
SCALE	NOT TO SCALE
EXHIBIT	

Final plan must be issued by the Project Engineer. All changes to the plan must be approved by the Project Engineer. All changes to the plan must be approved by the Project Engineer.

ATTACHMENT A-3A

AUSTIN BERGSTROM INTERNATIONAL AIRPORT OVERALL IMPERVIOUS COVER AND ONION CREEK RSMP TRACKING TABLE																		
* Use Permit Case Number when researching project in City's permit tracking system	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	
	* PERMIT CASE NUMBER	REDEVELOPED IMPERVIOUS COVER THIS PROJECT	NEW IMPERVIOUS COVER THIS PROJECT	REMOVED IMPERVIOUS COVER THIS PROJECT	TOTAL IMPERVIOUS COVER THIS PROJECT	NET INCREASE IMPERVIOUS COVER THIS PROJECT	CAMPUS WIDE TOTAL IMPERVIOUS COVER ALL PROJECTS	TOTAL LAND AREA	GROSS OVERALL IMPERVIOUS COVER	OVERALL NET SITE AREA	CAMPUS WIDE IMPERVIOUS COVER ON NET SITE AREA	NET IMPERVIOUS COVER INCREASE ONION CREEK	NET IMPERVIOUS COVER INCREASE PARTICIPATING IN ONION CREEK RSMP	PRIOR IMPERVIOUS COVER IN ONION CREEK RSMP	TOTAL IMPERVIOUS COVER USED IN ONION CREEK RSMP	TOTAL ALLOWABLE RSMP IMPERVIOUS COVER	REMAINING ALLOWABLE RSMP IMPERVIOUS COVER	
	Reference File Name	(ACRES)	(ACRES)	(ACRES)	(ACRES)	(ACRES)	(ACRES)	(ACRES)	(%)	(ACRES)	(%)	(ACRES)	(ACRES)	(ACRES)	(ACRES)	(ACRES)	(ACRES)	
1	PROJECT NAME APPROVAL DATE DOA ABIA PROJECT NUMBER																	
19	ABIA North Exit Plaza Revision 2 2/22/2018 LC507	2017-037374 SP SP-2012-1000C.02 (R2)	1.12	0.00	0.09	1.12	-0.09	1084.51	4167.95	26.02%	2699.28	40.18%	-0.09	-0.09	69.61	69.52	300.00	230.48
20	ABIA Terminal/Apron Expansion Package 4 Remote Deicing Facility 7/9/2018 T3288	2017-122587 SP SP-2017-0386D	0.00	0.76	0.00	0.76	0.76	1085.27	4167.95	26.04%	2699.28	40.21%	0.76	0.76	69.52	70.28	300.00	229.72
21	ABIA Consolidated Maintenance Facility, Austin Police Unit, De-icing Equipment Storage 4/17/2019 LA509	2017-146256 SP SP-2012-1000C.05	0.55	14.00	0.00	14.55	14.00	1099.27	4167.95	26.37%	2699.28	40.72%	0.00	0.00	70.28	70.28	300.00	229.72
22	ABIA Information Technology Building Expansion 6/17/2020 P3294	2019-180135 SP SP-2012-1000C.02(R3)	1.45	0.78	0.00	2.23	0.78	1100.05	4167.95	26.39%	2699.28	40.75%	0.78	0.78	70.28	71.06	300.00	228.94
23	AUS Fuel West Fuel Storage Operations F7003.08	2020-192668 SP SP-2020-0602C	0.00	3.27	0.48	3.27	2.79	1102.84	4167.95	26.46%	2699.28	40.86%	2.79	2.79	71.06	73.85	300.00	226.15
24	AUS Cargo Development East 5/9/2022 L13189.026	2021-098505 SP SP-2012-1000C(R6)	6.79	5.83	0.34	12.62	5.49	1108.33	4167.95	26.59%	2699.28	41.06%	0.00	0.00	73.85	73.85	300.00	226.15

*ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST HOLD UPON THE ACCURACY OF THE WORK OF THE DESIGN ENGINEER.



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TSPS Firm Registration No. F-3043

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BY ALAN D. RHAMES, TEXAS
LICENSED ENGINEER NO. 72089.
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Austin-Bergstrom
International Airport
Department of Aviation

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

DRAINAGE MASTER PLAN UPDATE M3179

SITE PLAN APPROVAL FILE NO. _____ APPROVED BY COMMISSIONER ON _____ CHAPTER _____ EXPIRATION DATE (DD-M-YY) _____ PROJECT EXPIRATION DATE (DD-M-YY) _____	SHEET _____ OF _____ APPLICATION DATE _____ INDEX SECTION _____ OF _____ CHECKED BY _____ COORD. CHECKED BY _____ FILE NAME: ABIA-MP-ATTACH A-3B DATE: 07-28-2022 SCALE: NOT TO SCALE EXHIBIT
Director, Planning and Development Review Department REQUIRED FOR GENERAL CUMPLANCE _____ Rev. 1 _____ Rev. 2 _____ Rev. 3 _____	2 07/28/22 ISSUED AS ATTACHMENT TO ABIA SITE DEVELOPMENT ORDINANCE ADR 1 04/12/11 ISSUED AS ATTACHMENT TO ABIA SITE DEVELOPMENT ORDINANCE ADR NO DATE ISSUE DESCRIPTION BY

ATTACHMENT A-3B

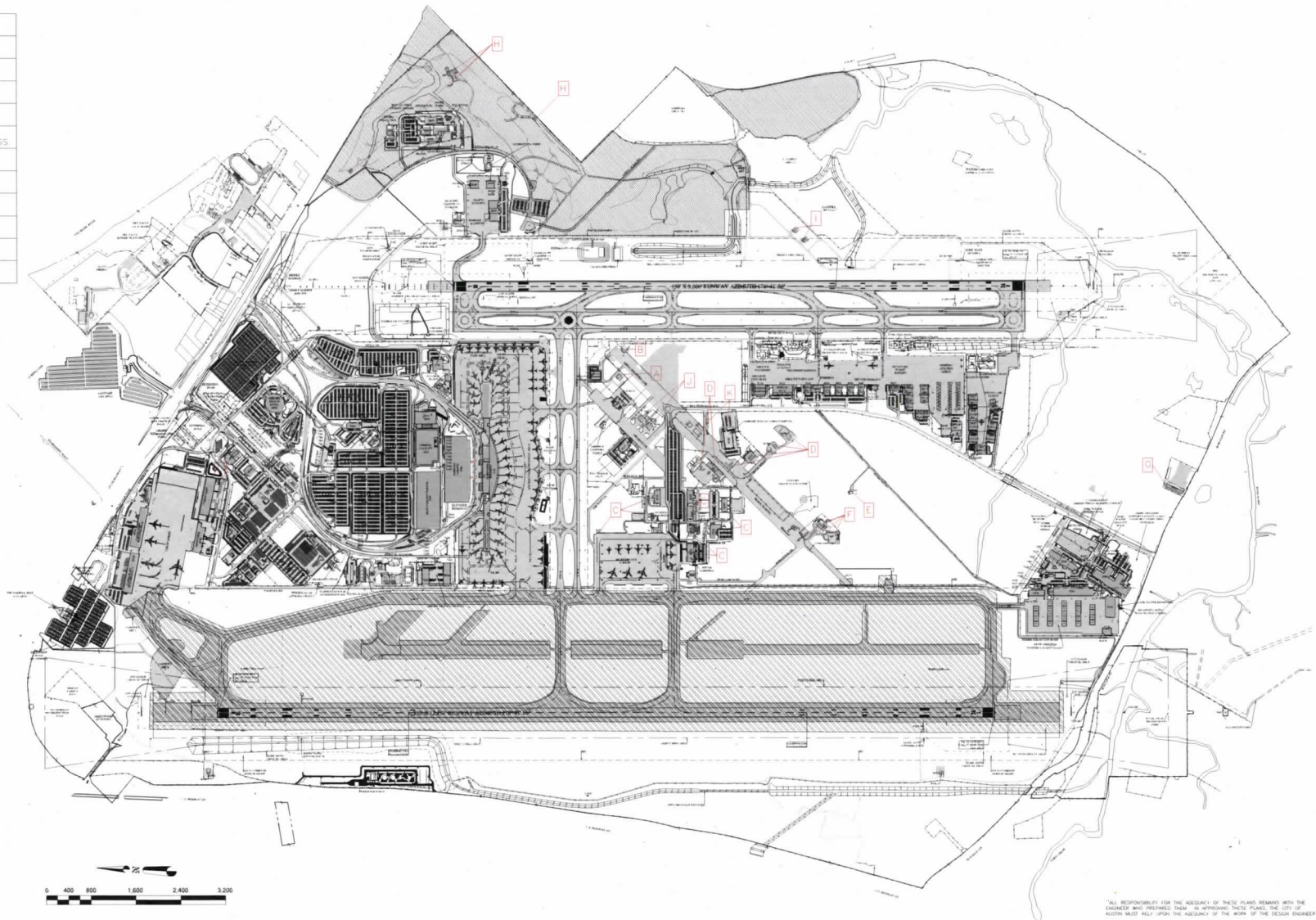
BUILDING NO.	DISTRIBUTION
A 8080	RCCF
B 8035	GARAGE NEAR TRAILERS
C 8125, 8130, 8135, 8170, 8175, 8180, 8185, 8190, 8195, 8150	HANGARS
D 8200, 8205, 8210, 8215, 8225, 8231, 8235, 8240, 8247	TANG OFFICES
E 8265	ANTENNA SITE
F 8250, 8253, 8255, 8260, 8249	CURRENT MOTOR POOL ENGINE DELUGE MISC. BLDGS
G 10005	POLE BARN
H 2001, 2055, 2060	GOLF COURSE BUILDINGS (VARIOUS)
I 3015, 3020	BUNKERS
J 8095, 8099/8100	HUSH HOUSES
K 8220, 8217, 8218, 8219	MAINTENANCE COMPLEX
L 6005, 6010	OFFICES COMPLEX

LEGEND

	BUILDINGS/SITES TO BE DEMOLISHED
	FORMER GOLF COURSE (CLOSED)
	RUNWAY RECONSTRUCTION PLAN

	IMP COVER (ACRES)	IMP COVER (PERCENT)
EXISTING	1,383.4	33.2%
NOTE: EXCLUDES AREAS NORTH OF S.H. 71		

GROUND CONDITIONS AS OF AUGUST 2022



"ALL RESPONSIBILITY FOR THE NECESSITY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST FULLY UPHOLD THE AGENCY OF THE WORK OF THE DESIGN ENGINEER."

**CDM
Smith**

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TBP Firm Registration No. F-3043

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**Austin-Bergstrom
International Airport**
Department of Aviation

AUSTIN-BERGSTROM INTERNATIONAL AIRPORT DEVELOPMENT ORDINANCE DEMOLITION PLAN

DRAINAGE MASTER PLAN UPDATE M3179

SITE PLAN APPROVAL		Sheet	of	JOB NO.	KX
FILE NO.	APPLICATION DATE	DRAWN BY:	COF	DRAWN BY:	COF
APPROVED BY COMMISSION ON	APPROVED BY:	CHECKED BY:	ADR	CHECKED BY:	ADR
CHAPTER	THE AUSTIN CITY CODE	COURT	CHECKED BY:	COURT	CHECKED BY:
EXPIRATION DATE (15% OF PROJECT)	EXPIRATION DATE (15% OF PROJECT)	FILE NAME	ADIA-MP-ATTACH A-4	FILE NAME	ADIA-MP-ATTACH A-4
PROJECT EXPIRATION DATE (15% OF PROJECT)	PROJECT EXPIRATION DATE (15% OF PROJECT)	DATE	07-27-2022	DATE	07-27-2022
Director, Planning and Development Review Department	Director, Planning and Development Review Department	SCALE	1" = 800'	SCALE	1" = 800'
RELEASED FOR GENERAL COMPLIANCE	RELEASED FOR GENERAL COMPLIANCE	EXHIBIT		EXHIBIT	
Rev. 1	Correction 1				
Rev. 2	Correction 2				
Rev. 3	Correction 3				
2 07/28/22 ISSUED AS ATTACHMENT TO ABIA SITE DEVELOPMENT ORDINANCE	ADR				
1 04/12/11 ISSUED AS ATTACHMENT TO ABIA SITE DEVELOPMENT ORDINANCE	ADR				
NO	DATE	ISSUE DESCRIPTION	BY		

ATTACHMENT A-4

LEGEND

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



HALF CWQZ SEGMENT FOR REALLOCATION

Water-shed	Segment	CWQZ Buffer (feet)	1/2 CWQZ Buffer (feet)	Length (feet)	Area to Reallocate (sq. feet)
Orcon	1	100	50	1,863	169,183
Orcon	2	100	50	528	52,792
Orcon	3	200	100	2,147	453,384
Orcon	4	100	50	1,690	168,990
Coltrabo	5	200	100	496	49,860
Coltrabo	6	100	50	1,360	125,960
Coltrabo	7	100	50	2,003	200,181
Coltrabo	8	100	50	1,654	155,423
Orcon	9	200	100	881	174,960
Orcon	10	100	50	1,690	1,213,988
Orcon	11	100	50	2,297	229,760
TOTAL (SF)					2,883,183
TOTAL (AC)					66.72
TOTAL (LUMENS)					56.78
TOTAL (COLUMBOS)					12.43

PROPOSED EXPANDED CWQZ BUFFER

Water-shed	Segment	CWQZ Buffer (feet)	Length (feet)	Added Buffer Width (feet)	Area Reallocated (sq. feet)
Orcon	A	200	1,309	100	134,092
Orcon	B	100	1,415	100	174,580
Orcon	C	300	1,473	100	364,532
Orcon	D	200	1,767	100	312,440
Orcon	E	200	1,788	100	268,754
Coltrabo	F	300	1,418	100	207,650
Coltrabo	G	100	1,884	100	186,400
Coltrabo	H	200	395	75	39,892
Orcon	I	100	1,300	100	174,000
TOTAL (SF)					1,060,034
TOTAL (AC)					20.25
TOTAL (LUMENS)					17.48
TOTAL (COLUMBOS)					11.76

INNER HALF CWQZ MITIGATION TABLE

Segment No.	Mitigation Options
1	No mitigation required
2	No mitigation required
3	Zone 2 restoration in mitigation area at 4:1 Zone 3 restoration in mitigation area at 2:1 Payment into RCMF
4	Zone 2 restoration in mitigation area at 4:1 Zone 3 restoration in mitigation area at 2:1 Payment into RCMF
5	No mitigation required
6	Zone 2 restoration in mitigation area at 4:1 Zone 3 restoration in mitigation area at 2:1 Payment into RCMF
7	Zone 2 restoration in mitigation area at 4:1 Zone 3 restoration in mitigation area at 2:1 Payment into RCMF
8	Zone 2 restoration in mitigation area at 4:1 Zone 3 restoration in mitigation area at 2:1 Payment into RCMF
9	No mitigation required
10	No mitigation required
11	Zone 2 restoration in mitigation area at 4:1 Zone 3 restoration in mitigation area at 2:1 Payment into RCMF

Notes:
1. Zone 2 and Zone 3 mitigation as defined by Environmental Criteria Manual Appendix A.
2. Mitigation can be provided within the CWQZ in lieu of any chosen as indicated on this exhibit.

*BUFFER AVERAGING ZONE AREAS ARE ANTICIPATED FUTURE EXPANSION BUFFER AREAS.
ACTUAL BUFFER AVERAGING AREAS WILL BE DETERMINED AND EXPANDED BASED ON INDIVIDUAL PROJECTS.

**CDM
Smith**

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AUSTIN-BERGSTROM INTERNATIONAL AIRPORT DEVELOPMENT ORDINANCE CONVEYANCE CHANNEL CLASSIFICATION MAP

NO DATE ISSUE DESCRIPTION

SITE PLAN APPROVAL: Sheet _____ of _____
FILE NO. _____ APPLICATION DATE _____
APPROVED BY: _____ UNDER SECTION _____ OF THE AUSTIN CITY CODE
COMPLETION DATE: _____ PERMIT NUMBER _____
PROJECT EXPIRATION DATE: _____ (CDD #) _____ (CDD #) _____
Director, Planning and Development Review Department
REVIEWED FOR GENERAL COMPLIANCE: _____
Rev. 1: _____ Correction 1: _____
Rev. 2: _____ Correction 2: _____
Rev. 3: _____ Correction 3: _____
Notes: (see notes on the Project & separate items) (if applicable) Disapproval: _____
Disapproval: _____ (if applicable) Disapproval: _____
Building Permit and/or a series of permits (if a building permit is not required, then a series of permits is required) (if a building permit is not required, then a series of permits is required)

JOB NO. _____
DRAWN BY: _____
CHECKED BY: _____
COORD. CHECK: _____
DATE: 07-28-2022
SCALE: _____
EXHIBIT: _____
ATTACHMENT A-5

SP-2022-XXX

