RECOMMENDATION TO COUNCIL

Environmental Commission

Recommendation 20261104-002: City of Austin and University of Texas

Brackenridge Interlocal Agreement

WHEREAS, the City of Austin and the University of Texas at Austin propose to amend the 1989 Brackenridge Development Agreement (BDA) to preserve Lion's Municipal Golf Course (Muny) as a public golf course and prepare the remaining 190 acres of university-owned land; and

WHEREAS, the BDA will describe the general process for the conveyance of MUNY, a proposed update to the University's lease of property at Mueller, the exchange of City rights-of-way, the proposed creation of a tax increment reinvestment zone (TIRZ) and the development of a mutually agreed to regulating plan; and

WHEREAS, the Environmental Commission was given a Staff briefing at the October 21, 2026 meeting; and

NOW THEREFORE, BE IT RESOLVED, the Environmental Commission recommends the Council adopt the following additional requirements as part of the amended BDA:

- Delay the city council vote on the proposed terms of the amended Brackenridge Development Agreement until June 2027, to:
    - Allow for the 60th annual celebration of the Brackenridge Field Laboratory in April 2027
    - Engage in significant public engagement with the neighborhood, the University of Texas campus, and the impacted scientific community

    - Allow for a comprehensive environmental study before proposed development under the supervision of Austin Watershed Protection, and the results of which should be made public
    - Allow for a stronger negotiating position for the City of Austin, in the wake of changed state leadership

Additionally, the Environmental Commission recommends City Council adopt the following additional requirements as part of the amended Brackenridge Development Agreement:

- Require the University to retain all 82 contiguous acres of the existing Brackenridge Field Laboratory tract in perpetuity under the same conditions as provided by the current Brackenridge Development Agreement.
- Should the University decide to close the Brackenridge Field Laboratory, require the University the option to the City to acquire the property for Water Quality Protection Lands purposes via conservation easements, voter approved municipal bonds, fee simple purchase, or other mechanisms.
- Require the University to provide a minimum of five-years notice to the Council of its intent to close or restrict the scope of research at the Brackenridge Field Laboratory.
- Establish a setback of 300 feet landward from the shoreline of Lady Bird Lake and prohibit impervious cover within the 300-foot setback.
- Require a public easement within the setback from Lady Bird Lake to allow for a multi-use trail on par with the Butler Hike and Bike Trail to be implemented by the Austin Parks and Recreation (APR) and managed by APR or an established partner.
- Limit building height to 75 feet.
- Require adherence to City Codes Chapter 6-2, 25-8-520 and 30-5 regarding the environment and storage of hazardous materials by the University and subsequent owners of the property within the amended BDA.
- Enforce the City of Austin's Heritage Tree Ordinance. Mitigation of trees shall be within the BDA unless authorized by the City Arborist.

- Limit impervious cover to 67 percent of each parcel with a total of 70 percent impervious cover for the entire project. Impervious cover shall not be transferred between parcels.
- Floor area ratio (FAR) per site development shall not exceed .6:1 unless Council authorizes an increase in FAR for the site using the process to rezone property.
- Require adherence to 25-8-341, and 25-8-342 of the City Code regarding cut and fill requirements.
- Require adherence to slope regulations including, but not limited to Sections 30-5-302, 25-2-1122 and 25-2-1123 of City Code.
- Require the Regulating Plan to be reviewed by the Environmental Commission and other land use commissions and the Parks Board.
- The City shall conduct a full Environmental Assessment Study that includes water quality, soil quality, baseline assessment of the state of the existing ecology on the site with surveillance, cataloging and mapping of all critical environmental features and a tree survey as defined by the Environmental Criteria Manual.
- Establish and guarantee a 300-foot-wide swath of undeveloped land encircling and adjacent to the Brackenridge Field Laboratory.
- Require bird-friendly building design and dark sky lighting throughout the Brackenridge tract and the potential developed area, with special emphasis near the boundary of the Brackenridge Field Laboratory.

Date of Approval: November 4, 2026

Motioned By: Chair Krueger Seconded By: Vice Chair Bristol

Vote: 11-0

For: Chair Krueger, Vice Chair Bristol, Secretary Qureshi, Commissioners Atkins, Brimer, Changsut, Fierro, Fleury, Luecke, Morrison, and Sullivan

Against: None

Abstain: None

Off the dais: None

Absent: None

Attest: Mariana Krueger

Mariana Krueger, Chair