RECOMMENDATION TO COUNCIL

Planning Commission

**Recommendation Number:** 20261110-015: Planning Commission recommendations for amendments to the Interlocal Agreement between the City and the University of Texas related to the Brackenridge Tract

**Date of Approval:** November 10, 2026

Planning Commission approved 14 individual recommendations for Council consideration. Each recommendation was approved by action of the Planning Commission as designated.

The Planning Commission recommends that Council seek the following amendments to the proposed Interlocal Agreement between the City and the University of Texas related to the Brackenridge Tract, and consider the general recommendations that follow.

**Description of Recommendations to Council**:

**Definitions and Development Standards**

1. Define in the amended agreement what development qualifies as a University purpose, and have UT commit not to seek a property tax exemption for land it ground leases to private parties for non-University development within the TIRZ.
   *Motion: Vice Chair Haney. Second: Chair Woods. Vote: 13-0*
2. Amend development standards for all parcels within the TIRZ, not associated with the Brackenridge Field Laboratory tract, to increase entitlements and remove the provision capping all building heights at 65 feet.
   *Motion: Chair Woods. Second: Commissioner Breton. Vote: 12–0 (Off the dais: Commissioner Lan).*
3. Remove pawn shop, automotive sales, rental, and repair, service station, funeral services, exterminating services, and light manufacturing from the allowed uses in Exhibits A-1 and A-2. This list should be reviewed with the scientists in the Brackenridge Field Laboratory to determine any additional inappropriate uses.
   *Motion: Vice Chair Haney. Second: Chair Woods. Vote: 12–0 (Off the dais: Commissioner Lan).*
4. Review opportunities to encourage dark sky lighting and bird-friendly design across the TIRZ in coordination with the recommendations from the Brackenridge Field Laboratory.
   *Motion: Secretary Maxwell. Second: Chair Woods. Vote: 12–0 (Off the dais: Commissioner Lan).*

**Brackenridge Field Laboratory**

5. Carry forward Section 7.5.g.13 of the 1989 agreement, which provides that the Biological Field Laboratory (aka Brackenridge Field Laboratory), as shown on Exhibit A-5, will not be developed for a Non-University Purpose, and apply it for the full term of the amended agreement. The

Laboratory's acreage should continue to count toward the aggregate floor area ratio so the University's total development entitlement is unchanged.

*Motion: Vice Chair Haney. Second: Chair Woods. Vote: 12–0 (Off the dais: Commissioner Lan).*

6. Include some appropriate buffer of undeveloped land around the Brackenridge Field Laboratory in accordance with the spirit of the recommendation from the Environmental Commission, that includes allowable uses including trail or parkland.

   *Motion: Commissioner Bedrosian. Second: Secretary Maxwell. Vote: 12–0 (Off the dais: Commissioner Lan).*

**TIRZ and Affordable Housing**

7. Require that all TIRZ-required affordable housing, and all replacement of the affordable student housing currently on the tract, be located either on-site, within the boundaries of the TIRZ, or within a reasonable buffer of the TIRZ, within the area south of 35th Street, west of MoPac, and north of Lady Bird Lake.

   *Motion: Chair Woods. Second: Secretary Maxwell. Vote: 13–0.*

8. Ensure the TIRZ has a net positive fiscal impact on the City over its term, and that upfront infrastructure costs are funded by UT or its developers and reimbursed only from tax increment actually collected, without the City issuing bonds.

   *Motion: Chair Woods. Second: Vice Chair Haney. Vote: 13–0.*

9. Expand the boundaries of the TIRZ to include the Gateway Apartments tract if possible.

   *Motion: Commissioner Skidmore. Second: Secretary Maxwell. Vote: 12–0 (Off the dais: Commissioner Lan).*

**Parkland and Mobility**

10. Ensure conveyances of the land currently occupied by the Lions Municipal Golf Course from the University to the City are broad enough to facilitate only the conveyance of property. Acceptable uses for the land should be determined and codified by the City only and allow for flexible public use beyond golf, such as opening the property as general parkland at designated times and offering programming for non-golfers.

    *Motion: Chair Woods. Second: Commissioner Bedrosian. Vote: 12–1 (Against: Vice Chair Haney).*

11. Ensure non-University development on the tract aligns with Austin's strategic mobility plan, including requiring UT to grant a public easement within the Lady Bird Lake setback to include multimodal transportation infrastructure in the preliminary project and financing plan, including but not limited to a continuous, ADA-compliant pedestrian and bicycle accessible boardwalk along the length of Lady Bird Lake between the University of Texas Rowing Center and the Emmett Shelton Bridge, with input from the Brackenridge Field Lab.

    *Motion: Chair Woods. Second: Commissioner Skidmore. Vote: 13–0.*

12. Ensure that no right of way be vacated that serves an existing transportation use, and that all vacations would be in accordance with the Austin Strategic Mobility Plan.

    *Motion: Commissioner Barrera-Ramirez. Second: Chair Woods. Vote: 12–0 (Off the dais: Commissioner Lan).*

**General Recommendations**

13. General recommendation that Council postpone the vote on the Brackenridge Interlocal Agreement until June 2027.

*Motion: Commissioner Powell. Second: Commissioner Gannon. Vote: 9–1 (Against: Vice Chair Haney; Abstain: Secretary Maxwell, Commissioner Breton; Off the dais: Commissioner Lan).*

14. General recommendation that in conjunction with the discussion of the interlocal agreement that the previously discussed and detailed University Neighborhood Overlay amendments be expedited.

    *Motion: Secretary Maxwell. Second: Commissioner Breton. Vote: 12–0 (Off the dais: Commissioner Lan).*

**Rationale:**
The Planning Commission took up the proposed agreement at its October 27, 2026 meeting and returned to it on November 10, 2026 to develop recommendations. Because the Commission did not form a working group on this item, commissioners submitted recommendations individually, and the Commission discussed and voted on each one separately. This document includes only the recommendations the Commission approved.

Attest: Ella C Garcia