



AISD Land Development Standards Agreement

Amendment to Allow Travis Country Transfers in
the Barton Springs Zone

BRIEFING TO THE ENVIRONMENTAL COMMISSION

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Current Agreement

- ▶ Agreements with school districts are authorized by state law
- ▶ Original AISD agreement is from 1994 with 3 amendments to address specific issues, processes, or development of new campuses
- ▶ Grandfathers AISD projects to 1994 regulations
 - ▶ Allows over 25% IC for 3 campuses in BSZ: Village at Western Oaks (50%), Boone (31%), and Kiker (38%)
 - ▶ Allows up to 25% IC for all other schools in BSZ
 - ▶ Requires “no discharge” water quality treatment or WPD approved alternative at all campuses

Current Agreement

- ▶ June 2017 agreement allows transfer of 6.225 ac of IC from Travis Country site to Bowie H.S., but not to other campuses
- ▶ Not all of Travis Country IC needed for Bowie
- ▶ Council directed staff to bring back amendment to allow Travis Country IC to be used at other BSZ schools

Proposed Amendment

- ▶ Only **applies in the Barton Springs Zone**
- ▶ Keeps impervious cover limit from current agreement, but **allows transfer of IC** from Travis Country “bucket” to meet that limit
- ▶ Requires **tracking of Travis Country transfers**
- ▶ Keeps requirement for non-degradation water quality controls, but **allows off-site treatment** of existing development to meet requirement

Proposed Amendment

- ▶ Includes City of Austin agreement that **certain campuses won't be able to meet non-degradation on-site** and remaining pollutant reduction would be achieved through **off-site treatment**
 - ▶ Zilker: pollutant reduction equivalent to 25% IC
 - ▶ Barton Hills: pollutant reduction equivalent to 15% IC
 - ▶ Baranoff: pollutant reduction equivalent to 5-10% (under review by CoA) IC

Note: SOS non-degradation = 0% impervious cover (IC)

Proposed Amendment

- ▶ Allows a **single site-plan to include a non-contiguous area** for water quality treatment
- ▶ Provides that off-site control **doesn't trigger compliance for entire site** at location of off-site control
- ▶ Allows impervious cover removed from Akin tract at Bowie H.S. to go **back into bucket**

Recommendation

Staff recommends approval of the proposal because:

- ▶ It is consistent with the existing agreement in terms of limiting impervious cover and providing non-degradation water quality treatment; while
- ▶ Providing AISD flexibility to redevelop existing, space limited campuses; and
- ▶ Authorizes the use of undeveloped Travis Country IC as mitigation.

QUESTIONS?