



ENVIRONMENTAL BOARD MEETING MINUTES WEDNESDAY

September 21, 2011, The Environmental Board convened in a public hearing meeting on Wednesday, September 21, 2011 at City Hall Council Chambers. 301 W. Second Street, Austin, Texas 78701

Board Members in Attendance:

Bob Anderson, , Mary Gay Maxwell, Mary Ann Neely, Marisa Perales, James Schissler and Jennifer Walker

Staff in Attendance:

Jean Drew, Joydeep Goswiamp, Scott Hiers, Brad Jackson, Ingrid McDonald, Mike McDougal, Mike Personett, and Marilla Shepherd

CALL TO ORDER

Chair Mary Gay Maxwell called the meeting to order at 6:03 p.m.

1. Recognition of Distinguished Service on Environmental Board to Eva Hernandez, and Jon Beall

Victoria Li, Director of the Watershed Protection Department

Environmental Board members

Watershed Protection Department staff

This item was conducted as posted.

2. CITIZEN COMMUNICATIONS: GENERAL

Speaker should sign up to speak prior to the meeting called to order; you will receive a three-minute allotment for concerns not posted on the agenda.

There were no citizens signed up to speak under item 2 citizens communications.

- Sara Crocker signed up to speak on item 5b.
- Dowe Gullat signed up to speak on item 4a.
- Terry Iron signed up to speak on item 5c.
- Bruce Todd signed up to speak on item 5c.

3. APPROVAL OF MINUTES AND ACTION ITEMS

- a. Approve the minutes of the Environment Board regular meeting on August 17, 2011.

The minutes of the Environmental Board meeting on August 17, 2011 approved on Board member James Schissler's motion and Board member Mary Ann Neely's second on a vote of [6-0.] Board member Robin Gary was absent.

4. PUBLIC HEARINGS ITEMS POSTPONED FROM AUGUST 17, 2011.

a. **Name:** Texas Custom Choppers – SP-2010-0335D

Applicant: Urban Design Group - Don Sansom

Location: 15602-1/2Storm Dr.

Staff Person: Brad Jackson, Planning and Development Review Department

Request: Variance requests are as follows:

1. To allow up to 53% impervious cover for the site. [LDC Section 25-8-454(D) (1) (a)]

2. To eliminate the requirement that 40% of the site be restored to its natural state to serve as a buffer. [LDC Section 25-8-454(D) (2)]

Watershed: Running Deer Creek Watershed, Water Supply Rural Drinking Water Protection Zone

Recommendation: Not recommended.

The Environmental Board recommended approval with conditions

Approved on Board member James Schissler's motion with Board member Mary Ann Neely's second. Vote [5-1].. See attached motion.

5. PUBLIC HEARINGS

a. **Name:** Carriage Crossing C8J-2010-0117.0A

Applicant: Bury and Partners – Megan Wanek

Location: 8510 Galena Trace Cove

Staff Person: Mike McDougal, Planning and Development Review Department

Request: Variance requests are as follows:

1. Land Development Code 30-5-453 (C) To allow 2 lots that each lie partially within the Critical Water Quality Zone to have less than 2 acres in the Water Quality Transition Zone [LDC 30-5-453(C)]

2. Land Development Code [30-5-301(A)] – to allow construction of driveways on slopes in excess of 15%.

Watershed: Cuernavaca Creek Water Supply Rural

Ordinance: Comprehensive Watershed Ordinance (Current Code).

Recommendation: Variance One is recommended and Variance Two is recommended.

Approved on Board member James Schissler's motion with Board member Bob Anderson's second. Vote [6-0]. See attached motion.

b. **Name:** Steiner Ranch MU14 C8J-2011-0053.0A

Applicant: Crocker Consultants (Sara Crocker)

Location: 4807 North Quinlan Park Road

Staff Person: Brad Jackson, Planning and Development Review Department

Ordinance: Comprehensive Watershed Ordinance, as amended by the Steiner Ranch Subdivision Settlement Agreement

Watershed: Lake Austin Watershed (Water Supply Rural) Drinking Water

Protection Zone

Request: The variance request is as follows:

1. Land Development Code 30-5-452 – To allow construction in a Critical Water Quality Zone (LDC Section 30-5-452) for the construction of a private roadway to provide primary access to two lots.

Recommendation: Recommended for Approval

Approved on Board member James Schissler's motion with Board member Bob Anderson's second. Vote [6-0] See attached motion.

c. **Name:** Vallandingham Residence SP-2011-0243DS

Applicant: Carlson, Brigance & Doering, Inc. (Charles Brigance)

Location: 10101 Silver Mountain Dr.

Staff Person: Brad Jackson, Planning and Development Review Department

Ordinance: Ordinance No. 810514-S, Chapter 41A, Article III- known as the "Aquifer related Ordinance for the watersheds of Slaughter, Bear, Little Bear, and Onion Creek of 1981."

Watershed: Slaughter Creek Watershed (Barton Springs Zone) Drinking Water Protection Zone

Request: The variance request is as follows:

1. To allow construction in a Critical Water Quality Zone (Ordinance No. 810514-S, Chapter 41A, Article III, Division 303, Section 303.3(c) – Critical Water Quality Zone) for a residential pool and pool house within the Critical Water Quality Zone

Recommendation: Recommended for Approval

Approved on Board member James Schissler's second. Vote . Board Robin Gary was absent. See attached motion.

6. OLD BUSINESS AND REPORTS

- 1) Update on the Joint Environmental/Parks Board Subcommittee – Mary Gay Maxwell, & Mary Ann Neely, Jennifer Walker.
Board member Mary Gay Maxwell and Mary Ann Neely reported on this item.
- 2) Urban Growth Policy Committee – Mary Gay Maxwell, James Schissler, Marisa Perales.
Board member Mary Gay Maxwell reported on this item. Marisa Perales has agreed to serve on this committee. The Watershed Protection Ordinance stakeholder meeting is on 9/23/11.
- 3) Water Treatment Plant #4 Committee – Mary Gay Maxwell, Chair, Bob Anderson, & Mary Ann Neely.
Water Treatment Plant quarterly briefing scheduled for 10/5/11.
- 4) Development Committee – Bob Anderson, Chair, Mary Gay Maxwell & James Schissler.
Board member Bob Anderson reported on this item Development Committee meeting is on Septem 9/27/11.
- 5) Water Quality Regulations Committee – Mary Ann Neely, Chair, & Robin Gary.
Board member Mary Ann Neely reported on this item. The Urban Growth Policy Committee and the Water Quality Regulations Committee will meet jointly to consider the development of the new Watersheds Ordinance. The Watersheds Ordinance stakeholder meeting is on 9/23/11.
- 6) Watershed Protection Budget Committee – Mary Gay Maxwell, & Bob Anderson.
No report this week.
- 7) Reports from Board representative to other committees.
No reports this week.

7. NEW BUSINESS - Future agenda items

None

8. ADJOURNMENT

Meeting adjourned at 8:20 p.m.



ENVIRONMENTAL BOARD MOTION 092111 4a

Date: September 21, 2011

Subject: Texas Custom Choppers – SP-2010-0335D

Motioned By: James Schissler

Seconded By: Mary Ann Neely

RECOMMENDATION The Environmental Board recommends approval of variances:

1. LDC Section 25-8-454(D) (1) (a)] To exceed the 20% impervious cover limit for the site.
2. LDC Section 25-8-454(D) (2)] At least 40 percent of a site must be retained in or restored to its natural state to serve as a buffer, the buffer must be contiguous to the development, and the buffer must receive overland drainage. Use of the buffer is limited to fences, utilities that cannot reasonably be located elsewhere, irrigation lines not associated with wastewater disposal, and access for site construction.

Board Conditions: Applicant remove impervious cover to bring site to below 40% Impervious cover and construct the Water Quality Pond.

Vote 5-1-0-1

For: Anderson, Neely, Perales, Schissler and Walker

Against: Maxwell

Abstain: None

Absent: Gary

Approved By:

Mary Gay Maxwell,
Environmental Board Chair



ENVIRONMENTAL BOARD MOTION 092111 5a

Date: September 21, 2011

Subject: **Carriage Crossing C&J-2010-0117.0A**

Motioned By: James Schissler

Seconded By: Bob Anderson

RECOMMENDATION The Environmental Board recommends approval with conditions of variances:

Land Development Code 30-5-453 (C) To allow 2 lots that each lie partially within the Critical Water Quality Zone to have less than 2 acres in the Water Quality Transition Zone [LDC 30-5-453(C)]

Land Development Code [30-5-301(A)] – to allow construction of driveways on slopes in excess of 15%.

Staff Conditions: The proposed driveway alignment shown in Exhibit 4 will be added to the re-subdivision plat and shown as the only driveway alignment allowed for the property..

Vote 6-0-0-1

For: Anderson, Maxwell Neely, Perales, Schissler and Walker

Against: None

Abstain: None

Absent: Gary

Approved By:

Mary Gay Maxwell, Environmental Board Chair



ENVIRONMENTAL BOARD MOTION 092111 5b

Date: September 21, 2011

Subject: **Steiner Ranch MU14 C8J-2011-0053.0A**

Motioned By: James Schissler

Seconded By: Bob Anderson

RECOMMENDATION The Environmental Board recommends approval with conditions of variance:

Land Development Code 30-5-452 – To allow construction in a Critical Water Quality Zone (LDC Section 30-5-452) for the construction of a private roadway to provide primary access to two lots.

Staff Conditions: The applicant will provide soil retention blankets for all slopes over 15% grade created or disturbed during construction to control erosion.

Vote 6-0-0-1

For: Anderson, Maxwell Neely, Perales, Schissler and Walker

Against: None

Abstain: None

Absent: Gary

Approved By:

Mary Gay Maxwell, Environmental Board Chair



ENVIRONMENTAL BOARD MOTION 092111 5c

Date: September 21, 2011

Subject: **Vallandigham Residence SP-2011-0243DS**

Motioned By: James Schissler

Seconded By: Jennifer Walker

RECOMMENDATION The Environmental Board recommends approval with conditions of variances:

To allow construction in a Critical Water Quality Zone (Ordinance No. 810514-T Chapter 29A, Article II, Division 203, Section 203.3(c) - Critical Water Quality Zone) for a residential pool and pool house within the Critical Water Quality Zone

Staff Conditions: The applicant will revegetate the areas of the critical water quality zone not within the flood plain with 5 two-inch native class 1 trees and 5 native bushes to restore some of the riparian habitat disturbed by the single-family development.

Vote 6-0-0-1

For: Anderson, Maxwell Neely, Perales, Schissler and Walker

Against: None

Abstain: None

Absent: Gary

Approved By:

Mary Gay Maxwell, Environmental Board Chair