



**Environmental Board
April 4, 2012 at 6:00 p.m.
City Hall Council Chambers
301 West Second Street
Austin, Texas 78701**

AGENDA

Bob Anderson
Place 1 Appointee

Marisa Perales
Place 2 Appointee

Jennifer Walker
Place 3 Appointee

Dr. Mary Gay Maxwell, Chair
Place 4 Appointee

Robin Gary, Vice Chair
Place 5 Appointee

James Schissler, P. E., Secretary
Place 6 Appointee

Mary Ann Neely
Mayor's Appointee

CALL TO ORDER

1. 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.

2. APPROVAL OF MINUTES AND ACTION ITEMS

- a. Approve the minutes of the Environment Board regular meeting on March 7, 2012.

3. PUBLIC HEARINGS

- a. **Name:** Top Golf SP-2011-0216C

Applicant: Jonathan Neslund, Bury & Partners, Inc.

Location: 11301 Burnet Rd

Staff Reviewer: Jim Dymkowski, Planning and Development Review Department

Watershed: Walnut Creek – Suburban Desired Development Zone

Ordinance: Comprehensive Watershed Ordinance (current Code)

Request: Variance request is as follows:

1. To allow fill greater than 4 feet, not to exceed 18 feet [LDC Section 25-8-342].
2. To allow cut greater than 4 feet, not to exceed 8 feet [LDC Section 25-8-341].
(Administrative Variance)

Staff Recommendation: Recommend for **consent** approval with conditions.

- b. **Name:** Regents West Construction Plans C8J-2010-0056.0B
Applicant: Regents School of Austin
Location: Foster Ranch Road
Staff Reviewer: Jeb Brown, Planning and Development Review Department
Watershed: Barton Springs Zone (Recharge) & (Contributing) Drinking Water Protection Zone
Ordinance: Land Development Code (current Code)
Request: Variance request is as follows:
1. To allow the floodplain modification berm to be constructed in the CWQZ. (LDC 25-8-482)
 2. To allow the floodplain modification berm to be constructed in the WQTZ. (LDC 25-8-483)(A) (Over Recharge)
 3. To Allow the Floodplain Modification berm to be constructed in the WQTZ. (LDC 25-8-483)(B) (Contributing)
 4. To allow Cut up to a maximum of 14.5 feet (LDC 25-8-341)
 5. To allow Fill up to a maximum of 7.2 feet (LDC 25-8-342)
- Staff Recommendation:** Recommend approval with conditions.
- c. **Name:** Lakeline Boulevard Multi Family C14R-85-178(RCA)
Applicant: Steve Bertke, Bury & Partners, Inc.
Location: 2801 S. Lakeline Blvd.
Staff Reviewer: Sylvia Pope, Watershed Protection Department
Watershed: Buttercup Creek, Williamson County – Suburban Watershed
Ordinance: Comprehensive Watershed Ordinance (current Code)
Request: Provide recommendation to approve an amendment to existing Restrictive Covenant C14 R-85-178) Vol. 1852, page 822:
1. To allow an alternative method of compliance with the original restrictive covenant requirement to construct and maintain a recharge or detention area (“Recharge Pond”) with a surface area a minimum of 1.5 acres.
 2. To allow administrative approval of subsequent amendments by the Law Department and the department director.
 3. To allow inclusion of a description of “Undisturbed Direct Infiltration Areas and Vegetated Filter Strip with Downstream Infiltration Areas.”
 4. To allow inclusion of a “Landscape Maintenance Plan.”
- Staff Recommendation:** Recommendation of approval to the Zoning and Platting Commission, and to City Council.
- d. **Name:** Estates at Travis Country C14-2012-0016
Applicant: Austin Independent School District (Paul Turner)
Location: 4806-1/2 Trail West Drive
Watershed: Barton Creek Watershed-Barton Springs Zone, East Oak Hill NPA
Staff Reviewer: Clark Patterson, Planning and Development Review Department
Request: Planning Commission asking for the Environmental Board’s review of (Zoning) P-NP to SF 2-NP.
Staff Recommendation: Recommended approval

e. **Name: Austin Bergstrom International Airport Master Development Plan**

Applicant: City of Austin, Aviation Department

Location: 3600 Presidential Blvd. Austin Texas 78719

Watershed: Onion Creek, Carson Creek, and Colorado River Watersheds

Staff Reviewer: Joseph Medici, Austin Bergstrom International Airport

Request: The Airport is seeking approval for an ordinance approving a master development plan for the Austin-Bergstrom International Airport; granting variances to specific code provisions; establishing a review and amendment process; and repealing ordinance 94-1117-L.

Variances sought include:

1. To allow the Master Development Plan to have no expiration date (Section 25-5-81 and Chapter 25-1, Article 12), provided it receives periodic review and approval as specified in Part 4 of the Ordinance
2. To allow construction of the following facilities at the Airport without preserving the natural and traditional character of the land and waterways per Section 25-7-61: new terminal facilities south of the mid-field crossing taxiways, additional runway and taxiway infrastructure, south campus facilities, including but not limited to terminal, parking, and general aviation facilities; west side cargo terminal and aprons; and east side general aviation and related aeronautical development.
3. To limit capture volume to the first half-inch of runoff for the Constrained Development Area (Subsection B (2) of Section 25-8-213 Water Quality Control Standards)
4. To allow in the critical water quality zone: water quality controls, construction of facilities and construction of improvements necessary to serve the facilities such as roads, sidewalks, and utilities; provided the total impervious cover in the critical water quality zone may not exceed 40 acres and the facilities are limited to the following: west side air cargo terminal and aprons; on-site drainage channel improvements.
5. To allow impervious cover of up to 30% based on gross site area in the Water Quality Transition Zone (Section 25-8-393)
6. To allow cuts to exceed 4 feet but not to exceed 25 feet of depth for all airfield development under the Master Development Plan (Section 25-8-341) including but not limited to: runways, taxiways, aprons, terminals, cargo areas, general aviation, airplane storage and maintenance, air national guard, air operations, navigational aids, Federal Aviation Administration required facilities, drainage infrastructure, airport roadways, parking lots and fire lanes, and any other airside facility with fixed site elevation that is dependent on the final grade elevation of the air field runways or taxiways.
7. To allow fills to exceed four feet but not to exceed 15 feet of depth for all airfield development under the Master Development Plan (Section 25-8-342) including but not limited to: runways, taxiways, aprons, terminals, cargo areas, general aviation, airplane storage and maintenance, air national guard, air operations, navigational aids, Federal Aviation Administration required facilities, drainage infrastructure, airport roadways, parking lots and fire lanes, and any

other airside facility with fixed site elevation that is dependent on the final grade elevation of the air field runways or taxiways.

Staff Recommendation: Recommended approval

4. STAFF BRIEFINGS AND POSSIBLE ACTION

- a. Jollyville Transmission Main Monthly Report – Thais Perkins, and David Johns P. E., Watershed Protection Department
- b. Briefing on the City of Austin’s Water Quality Lands Acquisition program and future possible bond elections - David Johns, P. E. and Erin Wood, Watershed Protection Department

5. OLD BUSINESS AND REPORTS

- 1) Update on the Joint Environmental/Parks Board Subcommittee – Mary Gay Maxwell, Mary Ann Neely, and Jennifer Walker.
- 2) Urban Growth Policy Committee – Mary Gay Maxwell, James Schissler, P. E., and Marisa Perales
- 3) Water Treatment Plant #4 Committee – Mary Gay Maxwell, Chair, Bob Anderson, & Mary Ann Neely.
- 4) Development Committee – Bob Anderson, Chair, Mary Gay Maxwell, Marisa Perales, & James Schissler.
- 5) Water Quality Regulations Committee – Mary Ann Neely, Chair, & Robin Gary.
- 6) Watershed Protection Budget Committee – Mary Gay Maxwell, & Bob Anderson
- 7) Reports from Board representative to other committees.

6. NEW BUSINESS - Future agenda items

1. Review & discuss *April 18, 2012* Retreat Agenda.
2. Request to convene the Watershed Protection Budget Committee
Proposed meeting dates are:
May 4, 2012, May 10, 2012 and May 11, 2012.

7. ADJOURNMENT

The Board may take items in any order, and may take action on any item except citizen’s communication. The City of Austin is committed to compliance with the American with Disabilities ACT. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Marilla Shepherd at the Watershed Protection Department, 512-974-3443 for additional information. TTY users route through Relay Texas at 711. Link to Meetings of the Environmental Board and more: http://www.ci.austin.tx.us/cityclerk/boards_commissions/meetings/28_1.htm