

**ENVIRONMENTAL BOARD MEETING MINUTES Wednesday, January 21, 2009**



**ENVIRONMENTAL BOARD REGULAR MEETING MINUTES WEDNESDAY,  
January 21, 2009**

**The Environmental Board convened in a regular meeting on Wednesday,  
January 21, 2009, City Council Chambers at 301 W. Second Street, Austin, Texas  
78701**

**Board Members in Attendance:**

Rodney Ahart, Jon Beall, John Dupnik, Phil Moncada, Mary Gay Maxwell, and Mary Ann Neely

**Staff in Attendance:**

Patricia Foran, Brad Jackson, Jim Dymkowski, Pat Murphy, Marilla Shepherd, Ingrid McDonald, Charles Lesniak, Mike McDougle, Robyn Smith and Bill Staubner.

**1. CITIZEN COMMUNICATIONS: GENERAL-**

Speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

- **There were 11 citizens signed up on to speak on Item 3d South Shore District PUD C814-2008-0087 this item (3d )was postponed to the next regular of February 4, 2009.**
- **Alan Roddy spoke on Lake Austin Protection**

**2. APPROVAL OF MINUTES**

- a. Approve the minutes of the December 3, 2008 regular meeting.

**The December 3, 2008 regular meeting minutes were approved on Board member Moncada 's motion and Board member Dupnik's second. Vote 6-0 with one vacancy.**

**3. PUBLIC HEARINGS DISCUSSION AND POSSIBLE ACTION**

- a. **Name: 12819 Dessau Road SP-2007-0707D**  
**Applicant: Shaw Hamilton Consultants**  
**Location: 12819 Dessau Road**  
**Staff Person: Patricia Foran, Watershed Protection and Development Review Department**

**Request:** Variance request to Land Development Code;

1. 25-7-61(A) (5) (b) to alter the natural and traditional character of floodplain.
2. 25-8-392 -to construct in the critical water quality zone per Exhibit A.
3. 25-8-393 -to construct 1.54 acres of impervious cover within the water quality transition zone.

**Watershed:** Harris Branch Creek Watershed (Suburban) Desire Development Zone

**Recommendation:** Recommended with conditions

**The Environmental Board recommended approval with conditions to 12819 Dessau Road Sp-2007-0707**

**STAFF CONDITIONS:**

1. **Removal of all development from within the Critical Water Quality Zone (CWQZ) with the exception of the outfall for the Water Quality detention pond.**
2. **Permanent demolition of approximately 0.52 acres (22,800 square feet) of impervious cover from within Water Quality Transition Zone and revegetate with COA specification 604S.**
3. **Revegetation of entire disturbed current CWQZ with COA specification 609S.**
4. **Provide landscaping per ECM section 2 using plants from the COA GrowGreen guide;**
5. **Implementation of an Intergrated Pest Management Plan.**

**RATIONALE:** Findings of fact have been met. The applicant will remove over ½ acre of impervious cover from within the Water Quality Transition Zone, and revegetated with City of Austin Specifications 604S. The site will have water quality ponds and treat runoff from the site.

**RECOMMENDATION APPROVED: [VOTE 6-0]**

**Motioned by Board member Phil Moncada and seconded by Board member John Dupnik, one vacancy.**

- b. Name: Onion Creek, 24-Inch South Zone Water Transmission Main and 36-Inch Control Zone Water Transmission- Main Relocation (SP-2008-0404D)**

**Applicant:** Baer engineering, on behalf of the City of Austin (Ryan Herbrink)

**Location:** 5500 – 6225 E. William Cannon Drive

**Staff Person:** Brad Jackson, Watershed Protection and Development Review Department

**Request:** Variance request to Land Development Code;

1. 25-8-392 – to allow construction in a Critical Water Quality Zone for the relocation of a 24-inch and 36-inch waterline.

**Watershed:** Onion Creek (Suburban) Desired Development Zone

**Recommendation:** Recommended for consent.

**The Environmental Board recommended approval with conditions to Onion Creek, 24-Inch South Zone Water Transmission Main and 36-Inch Control Zone Water Transmission- Main Relocation (SP-2008-0404D)**

**STAFF CONDITIONS:**

1. **Revegetate all disturbed areas within the Critical Water Quality Zone with City of Austin specifications 609S for seeding and planting or other alternative as approved by the Environmental Resource Management Division (excluding areas within the Texas Department of Transportation Right-of-Way).**
2. **Provide only native/drought tolerant plants from the COA Grow Green guide for all landscaping and mitigation trees (excluding areas within the Texas Department of Transportation Right-of-way).**

**RATIONALE:** Findings of facts have been met.

**RECOMMENDATION APPROVED: [VOTE 6-0]**

**Motioned by Board member John Dupnik and seconded by Board member Phil Moncada, one vacancy.**

**c. Name: TRI Office Complex SP-2008-0254D**

**Applicant:** Axiom Engineers (Alan Rhames)

**Location:** 9225 Bee Caves Road (RR22444)

**Staff Person:** Brad Jackson, Watershed Protection and Development Review Department

**Request:** Variance request from the Lake Austin Ordinance (LAO) 80-0103N Section 29-55.3(c) impervious cover.

1. To allow impervious cover to exceed 30% but not exceed 80% on slopes under fifteen percent in grade.

**Watershed:** Barton Creek (Barton Springs Zone) and Cuernavaca Creek (Water Supply Rural) Both in Drinking Water Protection Zone.

**The Environmental Board recommended approval with conditions to TRI Office Complex SP-2008-0254D**

**STAFF CONDITIONS:**

1. **The applicant will provide rainwater harvesting for buildings E and F.**
2. **The applicant will provide a water quality pond sized and built to current code requirements**



3. **The applicant will provide an Integrated pest Management plan for the site.**
4. **All landscaping will be drought-tolerant, native species.**
5. **The applicant will restrict impervious cover to 4.28 acres.**

**RATIONALE:**

1. **Findings of facts have been met.**
2. **The protection of four Critical Environmental Feature's, three rimrocks and one seep, and the retention of locally rare Madrone trees.**

**RECOMMENDATION APPROVED: [VOTE 6-0]**

**Motioned by Board member Rodney Ahart and seconded by Board member Phil Moncada, one vacancy.**

**d. Name: South Shore District PUD C814-2008-0087**

**Applicant:** Drenner & Golden Stuart Wolff, LLP

**Location:** 1701 S. Lakeshore Blvd.  
1801 South Lakeshore Blvd  
1414 Arena Drive  
1333 Arena Drive  
1200 Tinnin Ford Road  
1201 Town Creek Drive

**Staff Person:** Patricia Foran, Watershed Protection and Development Review Department

**Request:** Applicant is requesting PUD zoning for the property with the following exceptions:

1. LDC 25-8-261 (Critical Water Quality Zone) to construct a water quality pond with the critical water quality zone;
2. LDC 25-1-21 (Definition of "site") to allow site development to comply with development standards on an overall basis, rather than tract by tract;
3. LDC 25-2-243 (Proposed District Boundaries Must be Contiguous) to allow the PUD area to be considered contiguous;
4. LDC 25-2-491 (Permitted, Conditional, and Prohibited Uses) to allow certain GR uses to be permitted (per Exhibit B);
5. LDC 25-2-492 (Site Development Regulations) to be allowed 120 feet height for tract four.

**Watershed – Town Lake Watershed (Urban) Desire Development Zone.**

**Recommendation:** Recommended with conditions

**At the request of city staff the Environmental Board motioned to postpone South Shore District PUD C814-2008-0087**

**RECOMMENDATION POSTPONEMENT: [VOTE 6-0]**

**Motioned by Board member Rodney Ahart and seconded by Board member Jon Beall, Board member Moncada recused, one vacancy.**

- e. Name: Lozier Properties 103 Acre Tract (SP-2008-0218D)**  
**Applicant:** A. E. C., Incorporated  
**Location:** 6005 S. Farm to Market Road 973  
**Staff Person:** Patricia Foran, Watershed Protection and Development Review Department  
**Request:** Variance request to Land Development Code;  
1. 25-8-342 – to fill greater than four feet ( per Exhibit A).  
**Watershed:** Onion Creek Watershed (Suburban) Desire Development Zone  
**Recommendation:** Recommended for consent with conditions

**The Environmental Board recommended approval with conditions on consent to Lozier Properties 103 Acre Tract (SP-2008-0218D)**

**RECOMMENDATION CONSENT: [VOTE 5-0]**

**Motioned by Board member Rodney Ahart and seconded by Board member Jon Beall, Board member Moncada recused, and one vacancy.**

- f. Name: 5227 Tortuga Trail (SP-2008-0393D)**  
**Applicant:** Aupperle Company  
**Location:** 5227 Tortuga Trail  
**Staff Person:** Jim Dymkowski, Watershed Protection and Development Review Department  
**Request:** Variance request to Land Development Code;  
1. 25-8-422 – to allow construction in the Critical Water Quality Zone.  
**Watershed –** Lake Austin Watershed (Water Supply Suburban) Drinking Water Protection Zone  
**Recommendation:** Recommended for consent with conditions

**The Environmental Board recommended approval with conditions on consent to 5227 Tortuga Trail (SP-2008-0393D)**

**RECOMMENDATION CONSENT: [VOTE 5-0]**

**Motioned by Board member Rodney Ahart and seconded by Board member Jon Beall, Board member Moncada recused, and one vacancy.**

#### **4. STAFF BRIEFINGS AND ACTION**

- a. Austin Water Utility – Water Treatment Plant Quarterly Report – Robyn Smith, WPDR and Bill Staubner

**Briefing conducted as posted.**

**5. OLD BUSINESS**

- a. Update on the joint Environmental/Parks Board Subcommittee

**Board member Mary Ann Neely and Board member Jon Beall reported on this item.--**

- b. Update on the Balcones Canyonlands Conservation Plan Citizens Advisory Group – Mary Ann Neely

**Board member Mary Ann Neely reported o this item.**

- c. Update on the Waterfront Overlay Taskforce – Dr. Mary Gay Maxwell

**6. NEW BUSINESS**

**Request for future agenda items.**

1. Will the Environmental Board be interested in pursuing or the reinstating the Environmental Awareness Awards?

**The Environmental approved to add this item to future agenda items.**

2. Request for a Climate Control briefing – Austin Energy

**The Environmental approved to add this item to future agenda items.**

**7. ADJOURNMENT**

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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 and Development Review Department, 512-974-3443 for additional information. TTY users route through Relay Texas at 7