

ENVIRONMENTAL BOARD MEETING MINUTES Wednesday, September 17, 2008,



**ENVIRONMENTAL BOARD REGULAR MEETING MINUTES WEDNESDAY,
September 17, 2008.**

**The Environmental Board convened in a regular meeting on Wednesday,
September 17, 2008, City Council Chambers at 301 W. Second Street, Austin, Texas
78704**

Board Members in Attendance:

Dave Anderson, Jon Beall, Phil Moncada and Mary Ann Neely

Staff in Attendance:

Marilla Shepherd, Ingrid McDonald, Patricia Foran, Craig Carson, Scott Hiers and Brad Jackson

CALL TO ORDER

Chair Dave Anderson called the Board Meeting to order at 6:25 p.m.

1. CITIZEN COMMUNICATIONS: GENERAL

2. APPROVAL OF MINUTES

Approve the minutes of the September 10, 2008 regular meeting.

**The Minutes for the regular meeting on September 10, 2008 were approved on
Board member Phil Moncadas' motion and Board member Neely's second [Vote 4-
0] one vacancy and Board member Maxwell and Board member Ahart absent.**

**3. PUBLIC HEARINGS DISCUSSION AND ACTION ON DEVELOPMENT
CASES**

a. Name: Wildflower Commons PUD C814-06-0233

Applicant: Drenner & Golden Stuart Wolff, LLP

Location: 4700 – 5200 Blocks of State Highway 45

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 25-8-65 (Roadways) to not account for the
roadway deduction; 2) LDC 25-8-262(B)(3)(b) (Critical Water Quality
Zone Street Crossings) to allow one crossing; 3) LDC 25-8-341 (Cut

Requirements) per cut/fill exhibit; 4) LDC 25-8-342 (Fill Requirements) per cut/fill exhibit; 5) LDC 25-8-482 (Critical Water Quality Zone) to allow one driveway or roadway; 6) LDC 25-8-483(A)(1) (Water Quality Transition Zone) to allow one driveway or roadway; 7) LDC 25-1-21(98) (Definitions) to revise the definition of "site"; and 8) LDC 25-4-157(B) (Subdivision Access Streets) to provide only one access to an external street. The land in the PUD is within the area known as the Barton Springs Zone in which the City's Save Our Springs (SOS) ordinance applies. Application of City ordinances to development of the land is affected by the "Settlement Agreement by and Between the City of Austin and the Bradley Parties" (commonly known as the Bradley Agreement) that ended litigation over development of the land in 2000. PUD zoning may also modify City ordinances applicable to development of the land.
Staff Recommendation: Recommended

Wildflower Commons PUD, this s item was withdrawn by Pat Murphy, Environmental Officer, due to no quorum.

b. Name: Bulldog Storage SP-2007-0673D

Applicant: Possner and Associates, Inc. (Kurt Possner)

Location: 4221 N. FM 620 Road

Staff Person: Craig Carson- Watershed Protection and Development Review Department

Request: Variance request to Land Development Code Section 25-8-342 1) To allow fill up to 12 feet.

Staff Recommendation: Recommended

The Environmental Board recommended conditional approval to a variance request to LDC 25-8-341 1) To allow fill up to 12 feet. STAFF CONDITIONS:

1. Only clean fill of soil, dirt, rock, sand or other natural fabricated materials are to be used as fill on the site;
2. Submittal and City approval of a Pollution Attenuation Plan for the site must be obtained prior to site plan approval;
3. All trees over 8 caliper inches will be mitigated for and replaced with Class 1 native tress;
4. All fill over four feet will be structurally contained.

RATIONALE; Findings of fact have been met. This project is constrained by the construction of FM 620 and fill is necessary for safe access of FM 620. No portion of site drains to Lake Austin, which is on half mile away. Motion approved on Board member Phil Moncada and seconded by Board member Jon Beall [Vote 4-0] one vacancy and Board members Ahart and Maxwell absent.

- c. **Name: Munson Park Commercial Project SP-2008-0088D**
Applicant: Urban Design Group (Laura Toups, P. E.)
Location: 320 South Capital of Texas Highway (Loop 360)
Staff Person: Brad Jackson- Watershed Protection and Development Review Department
Request: Variance request to Land Development Code Section 25-8-341/342; LAO 9-10 409 1) To allow cut/fill over four feet.
Staff Recommendation: Item submitted for consent.

The Environmental Board recommended the following case be approved by consent, with no staff conditions and no board conditions listed for Munson Park Commercial Project SP-2008-0088D. Motion approved on Board member Dave Anderson and Seconded by Board member Phil Moncada [Vote 4-0] one vacancy, and Board member Ahart and Maxwell absent.

4. ACTION ITEMS

- a. Service Extension Request for Vaught Ranch Road. Water 2768 and Wastewater #2769- Robbie Botto- Watershed Protection and Development Review Department.

The Environmental Board disapproved a service extension request for Vaught Ranch Road #2768 Water and #2769 Wastewater.

RATIONALE; This site is adjacent to Bull Creek and proposed developments runoff would discharge directly to Bull Creek. This is not an environmentally sound project with a proposed service station. The Certificate of Convenience and Necessity (C. C. N) does not serve this subject tract. Motion approved on Board member Phil Monada and Seconded by Board member Jon Beall [Vote 4-0] one vacancy and Board member Ahart and Maxwell absent.

5. OLD BUSINESS

- a. Joint Environmental/Parks Board Subcommittee Update – Dave Anderson, P.E.

Board Member Anderson and Beall reported on this item.

- b. Erosion and Sedimentation Controls Update – Dave Anderson, P.E.

Board member Anderson reported on this item.

- c. Balcones Canyonlands Conservation Plan Citizens Advisory Group Update – Mary Ann Neely

Board Member Neely reported on this item.

- d. Waterfront Overlay Taskforce – Dr. Mary Gay Maxwell

No report on this item.

- e. 2008 Work Plan Review – Dave Anderson, P. E.

No report on this item.

6. NEW BUSINESS

Request for future agenda items:

1. Board Member Neely requested a report on the landscape improvement on Barton Springs Road for the October 1, 2008 Environmental Board meeting.

7. ADJOURNMENT

Meeting adjourned at 7:30 P.M.