



REVISED
Environmental Board
October 1, 2008 at 6:00 p.m.
City Hall Council Chambers
301 West Second Street
Austin, Texas 78704
AGENDA

Mary Ann Neely
Place 1 Appointee

Phil Moncada, Secretary
Place 2 Appointee

Jon Beall
Place 3 Appointee

Dr. Mary Gay Maxwell, Vice Chair
Place 4 Appointee

Vacant
Place 5 Appointee

Rodney Ahart
Place 6 Appointee

David Anderson, P. E., Chair
Mayor's Appointee

1. CITIZEN COMMUNICATIONS: GENERAL

2. APPROVAL OF MINUTES

Approve the minutes of the September 17, 2008 regular meeting.

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" to allow the tract to be reviewed as one "site" although the tract is crossed by a public street.; 8) LDC 25-8-519 (*Construction of Ordinance*) to allow this application to use the revised definition of "site"; and 9) 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. This requires a site-specific amendment of SOS (specifically, City Code section 25-8-519) to alter the definition of "site". PUD zoning may also modify City ordinances applicable to development of the land. Watershed:Slaughter Creek and Bear Creek Watersheds (Barton Springs Zone) Drinking Water Protection Zone. Gross site area: 265.68 acres
Staff Recommendation: Recommended

4. STAFF BRIEFINGS

- a. Water Treatment Plant #4 update- Robyn Smith, Watershed Protection and Development Review Department and Bill Staubner, P.E., Austin Water Utility
- b. Day-to-Day Management challenges at the Balcones Canyonlands Preserves – Scott Rowin, Austin Water Utility
- c. Balcones Canyonlands Preserves and History – Kevin Connally, Travis County
- d. Landscaping Improvements at Barton Springs Road – Roberto Chapa P.E. Public Works Department
- e. Draft Ordinance Postings – Pat Murphy, Watershed Protection and Development Review Department
- f. Texas Commission on Environmental Quality Petition Resolution – Nancy McClintock, Watershed Protection and Development Review Department

5. OLD BUSINESS

- a. Joint Environmental/Parks Board Subcommittee Update – Dave Anderson, P.E.
- b. Erosion and Sedimentation Controls Update – Dave Anderson, P.E.
- c. Balcones Canyonlands Conservation Plan Citizens Advisory Group Update – Mary Ann Neely
- d. Waterfront Overlay Taskforce – Dr. Mary Gay Maxwell
- e. 2008 Work Plan Review –Dave Anderson, P.E.

6. NEW BUSINESS

Request for future agenda items:

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 and Development Review Department, 512-974-3443 for additional information. TTY users route through Relay Texas at 711.

*revisions are to item 3a line #'s:
13,14,16 16 and 21.