



**Environmental Board**  
**October 15, 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

John Dupnik, P. G.  
Place 5 Appointee

Rodney Ahart  
Place 6 Appointee

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

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### **1. CITIZEN COMMUNICATIONS: GENERAL**

### **2. APPROVAL OF MINUTES**

Approve the minutes of the September 17, 2008 and October 1, 2008 regular meetings.

### **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

**b. Name: Ben White/ IH 35 Bioretention/Extended Detention Pond SP-2008-0227D**

**Applicant:** Crespo Consulting Services, Inc. (City of Austin)

**Location:** 5405 ½ Interregional Highway 35 Service Road Northbound

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

**Request:** Variance request from:

1. Land Development Code 25-8-281(C) (2) to reduce Critical Environmental Features (CEF's) setback to zero (0) feet
2. Land Development Code 25-8-341 to allow cut as specified in Exhibit B;
3. Land Development Code 25-8-342 to allow fill as specified in Exhibit B.
4. Land Development Code 25-8-392 to develop in the Critical Water Quality Zone as specified in Exhibit A.

**Recommendation:** Recommended with conditions

**c. Name: Travis County Eastside Service Center**

**Applicant:** LAN Inc. (Steven D. Widacki, P. E. )

**Location:** 210700 FM 969

**Staff Person:** Mike McDougal – Watershed Protection and Development Review Department

**Request:** Variance request to Land Development Code 1) 25-8-341/342 To Allow cut over 4 feet but not to exceed 12 feet, and to allow fill over 4 feet but not to exceed 10 feet.

**Recommendation:** Recommended approval

**d. Name: Airport Fast Park Phases III and IV SP-2007-0735D**

**Applicant:** Halff Associates, Inc. (Shawn Betram)

**Location:** 2300 Spirit of Texas Drive

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

**Request:** Variance request to Land Development Code 1) 25-8-302 To construct 0.095 acres (4128 square feet) of parking area on slopes greater than 15%. 2) 25-8-342 To fill up to 11 feet.

**Recommendation:** Recommended with condition

**4. STAFF BRIEFINGS**

- a. Water Quality Control Review briefing – 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**

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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 711.