



ITEM FOR ENVIRONMENTAL BOARD AGENDA

BOARD MEETING

DATE REQUESTED: December 5, 2007

**NAME & NUMBER
OF PROJECT:** White Stone Church
SP-2007-0461D

**NAME OF APPLICANT
OR ORGANIZATION:** Prossner and Associates, Inc.
(Kurt Prossner- Phone 918-3343)

LOCATION: 4101 N. Ranch-to-Market Road 620

PROJECT FILING DATE: August 8, 2007

**WPDR/ENVIRONMENTAL
STAFF:** Patricia Foran, 974-3427
patricia.foran@ci.austin.tx.us

**WPDR/
CASE MANAGER:** Donna Galati, 974-2733
donna.galati@ci.austin.tx.us

WATERSHED: Lake Travis (Water Supply Rural)
Drinking Water Protection Zone

ORDINANCE: Comprehensive Watershed Ordinance (current Code)

REQUEST: Variance request to omit the roadway deduction in
calculation of allowable impervious cover (LDC 25-8-
65(A)).

STAFF RECOMMENDATION: Not recommended.

**REASONS FOR
RECOMMENDATION:** Findings of fact have not been met.

Agenda Item B-1



MEMORANDUM

TO: Betty Baker, Chairperson
Members of the Zoning and Platting Commission

FROM: Patricia Foran, Environmental Reviewer
Watershed Protection and Development Review Department

DATE: November 14, 2007

SUBJECT: White Stone Church/ SP-2007-0461D
4101 N. Ranch-to-Market Road 620

White Stone Church is seeking a variance recommendation to omit the requirement to include the roadway deduction for the adjacent roadways in the calculation of allowable impervious cover. Land Development Code (LDC) 25-8-65(A) requires development adjacent to a roadway to account for the adjacent roadway in the impervious cover calculations.

Description of Project Area

The 1.39-acre site is located at 4101 N. Ranch-to-Market Road 620. It is bounded by N. Ranch-to-Market Road 620 on the north, Highland Drive to the east, and Double Dome Road on the south and west. The site is within the Lake Travis Watershed, which is classified as Water Supply Rural. The site is in the Drinking Water Protection Zone. It is located over the Edwards Aquifer Contributing Zone. There are no classified waterways on or immediately adjacent to this site and no portion is located within FEMA 100-year floodplain. The proposed use for this site is as a church. The site was undeveloped upon site plan submittal; a Stop Work Order was issued on November 19, 2007 for development without a permit or proper erosion controls. A portion of the site was cleared and three one-story elevated structures were placed in the cleared area.

Commercial projects in a water supply rural watershed are allowed up to 20% impervious cover based on net site area. This site has a net site area of 0.21 acres after considering slopes, septic fields, and allowable impervious cover by watershed. After considering roadway deductions, the site has 0.0 acres of allowable impervious cover. The applicant is proposing to retain the three one-story elevated structures, and construct a wood deck and associated sidewalks and parking. In total, 0.21 acres of impervious cover is proposed. The applicant is seeking a variance to omit the requirement to include the roadway deduction in the calculation of allowable impervious cover; this variance would provide the applicant with 0.21 acres of allowable impervious cover.

Hydrogeologic Report

The topography of the site ranges from 845 to 860 feet above mean sea level, generally sloping from southeast to northwest. Approximately 38% of the subject tract has slopes greater 15%; however, all development is proposed on slopes less than 15%.

The soil type of the tract area consists of Brackett-Purves-Real soil association, Brackett soil, rolling (BID). Brackett soils, rolling are clay loam with a gravelly surface layer. The underlying material is limestone and marl. The permeability is moderately slow. The site is underlain by the Glen Rose Limestone.

Vegetation

The vegetation within the project area is composed of partially cleared wooded species including Ashe juniper, Plateau live oak, Cedar elm, and hackberry. The site is located within the Live Oak-Ashe Juniper Parks region of Texas, which is an area dominated by woody plants most equal or greater than nine feet tall in clusters or as scattered individuals within continuous grasses or forbs.

Critical Environmental Features

An Environmental Assessment provided by the applicant, as well as site visits conducted by Watershed Protection Staff determined that there are no critical environmental features (CEF's) within 150 feet of the proposed LOC.

Water/Wastewater Report

Water service will be provided by WC&ID No. 17. There is an existing water line on the tract to which proposed project will connect. Wastewater service will be an on-site septic system.

Variance from Land Development Code LDC 25-8-341

The variance required by this project is to LDC Section 25-8-65(A) to omit the requirement to include the roadway deduction in the calculation of allowable impervious cover; this variance would provide the applicant with 0.21 acres of allowable impervious cover.

Similar Cases

The following projects located within a Water Supply Rural watershed had variance requests related to development intensity. The variance requests for Westlake Fire Department Fire Station #3 and Webb Addition were approved by the EV Board and subsequently the Zoning and Platting Commission.

Westlake Fire Department Fire Station #3 (SP-06-0002D) requested a variance from LDC 25-8-454(D)(1)(a) to exceed impervious cover limits (as well as two other variance requests). The EV Board recommended approval on May 17, 2006 by a vote of 5-0-0-4, with the following conditions:

1. Provide tree mitigation as agreed upon.
2. Rainwater harvesting for landscape irrigation.
3. Revegetate all previously disturbed area with COA specification 609(S) seeding.
4. Follow IPM plan.
5. Use of coal tar based asphalts prohibited.

Webb Addition (C8J-05-0046.0A) requested a variance from LDC 25-8-454(B) to exceed development density in the uplands zone. The EV Board recommended approval on June 1, 2005 by a vote of 8-0-0-1, with the following conditions incorporated in a restrictive covenant for the property:

1. Restrict construction on slopes in accordance with actual topographic survey when it becomes available.
2. Water quality controls that incorporate spreader berms and vegetative filter strips.
3. Wastewater disposal will utilize a drip irrigation system instead of a conventional septic system.
4. An IPM plan will be provided.
5. Landscaping will be accomplished predominantly with native and naturalized plant materials from the "Grow Green" plant list.

Recommendations:

Staff does not recommend the variance request because the findings of fact have not been met.

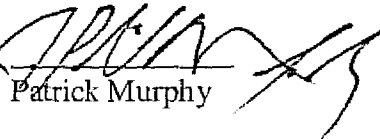
If you have any questions or need additional information, please contact Patricia Foran at 974-3427.

Patricia Foran, Environmental Review Specialist Senior
Watershed Protection and Development Review Department

Environmental Program Coordinator:


Ingrid McDonald

Environmental Officer:


Patrick Murphy



**Watershed Protection and Development Review Department
Staff Recommendations Concerning Required Findings
Water Quality Variances**

Application Name: *White Stone Church*
Application Case No: *SP-2007-0461D*
Code Reference: *LDC 25-8-65(A)*
Variance Request: *Omit the roadway deduction in calculation of allowable impervious cover*

A. Land Use Commission variance determinations from Chapter 25-8, Subchapter A – Water Quality of the City Code:

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

No The variance will not deprive the applicant of a special privilege given to owners of other similarly situated property. The site is unique compared to the properties in the surrounding area due to the fact that it is bordered completely by public roadways. The topography is similar to properties in proximity to the subject tract.

2. The variance:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

Yes The applicant is not choosing a development method that is less preferable than another method. The applicant is proposing minimal development on the site compared to leaving the site vacant.

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

Yes The applicant is not able to construct/place any impervious cover on the subject tract without this variance.

- c) Does not create a significant probability of harmful environmental consequences; and

Yes The applicant is proposing a minimal amount of impervious cover that will be located entirely on slopes less than 15%. Approximately half of the proposed impervious cover will be structures that are elevated. Therefore, construction should not result in significant erosion/sedimentation.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

No The applicant is not required to provide water quality controls since impervious cover is limited to 20% based on net site area. If the applicant provides COA specification 609(S) revegetation, landscaping in accordance with ECM, Section 2 using only native and drought tolerant plants, and an IPM plan, then this variance would result in water quality that is equal to water quality achievable without the variance (the applicant has verbally agreed to these conditions).

B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The above criteria for granting a variance are met;

Not applicable.

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and

Not applicable.

3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

Not applicable.

Reviewer Name: Patricia Foran

Reviewer Signature: 

Date: November 15, 2007

Staff may recommend approval of a variance after answering all applicable determinations in the affirmative (YES).

October 8, 2007

Mr. Pat Murphy, Environmental Officer
City of Austin Watershed Protection and Development Review Department
505 Barton Springs Road
Austin, Texas 78701

Re: **Variance Request for White Stone Church – 4101 N FM 620 - SP-2007-0461D**

Mr. Murphy,

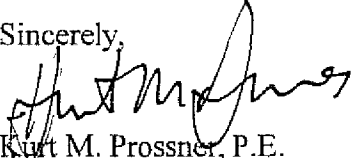
This correspondence is being submitted in support of a variance request from Section 25-8-65(A) of the City of Austin Land Development Code for the above referenced Site Plan Application. The variance request is to omit the requirement of accounting for the roadway deduction for the adjacent roadways in the net site area calculations. It is our opinion that if the tract does not receive a variance to the roadway deduction it can not be developed due to the size and shape of the lot and the slope deductions.

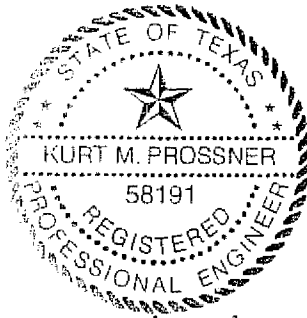
The tract in question contains 1.39 acres and has roadway on all sides. The allowable impervious cover after slope deductions is 9,156 square feet as the site is limited to 20% impervious cover of the net site area as it is in the Lake Austin watershed which is a Water Supply Suburban watershed. The north side fronts Hwy. 620 which is a five lane highway with approximately 65 feet of pavement width. The tract has approximately 592 linear feet of frontage which results in a roadway deduction of 6,514 square feet. The tract has 725 linear feet of frontage on Double Dome Road which is a two lane County roadway with approximately 16 feet of pavement which results in a roadway deduction of approximately 2,176 square feet. The tract also has 96 linear feet of frontage on Highland Drive which is a two lane County roadway with approximately 24 feet of pavement which results in a roadway deduction of approximately 577 square feet. Thus the total roadway deduction is 9,268 square feet and if the Owner is required to include the roadway deduction this would result in no development allowed on the tract as the boundary street deduction (9,268 s.f.) is greater than the allowable of 9,156 s.f. on the 1.39 acre tract.

It is our opinion that approval of the variance request will not provide the applicant with a special privilege over similar developments due to the unique size and shape which results in the roadway deduction being applied to the entire boundary of the tract. The Owner is proposing the construction of three (3) elevated structures with a wood deck which results in a total impervious cover of approximately 9,145 square feet. The impervious cover proposed meets the 20% net site area impervious cover limit if the

roadway deduction variance is approved. We believe the variance request represents a minimum departure from the Land Development Code and the approval of the variance will not create any significant environmental consequences. Should you have any questions or require any additional information, please contact our office.

Sincerely,


Kurt M. Prossner, P.E.
President



cc: Pastor Jim Durham

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DIRECTIONS TO WHITE STONE CHURCH

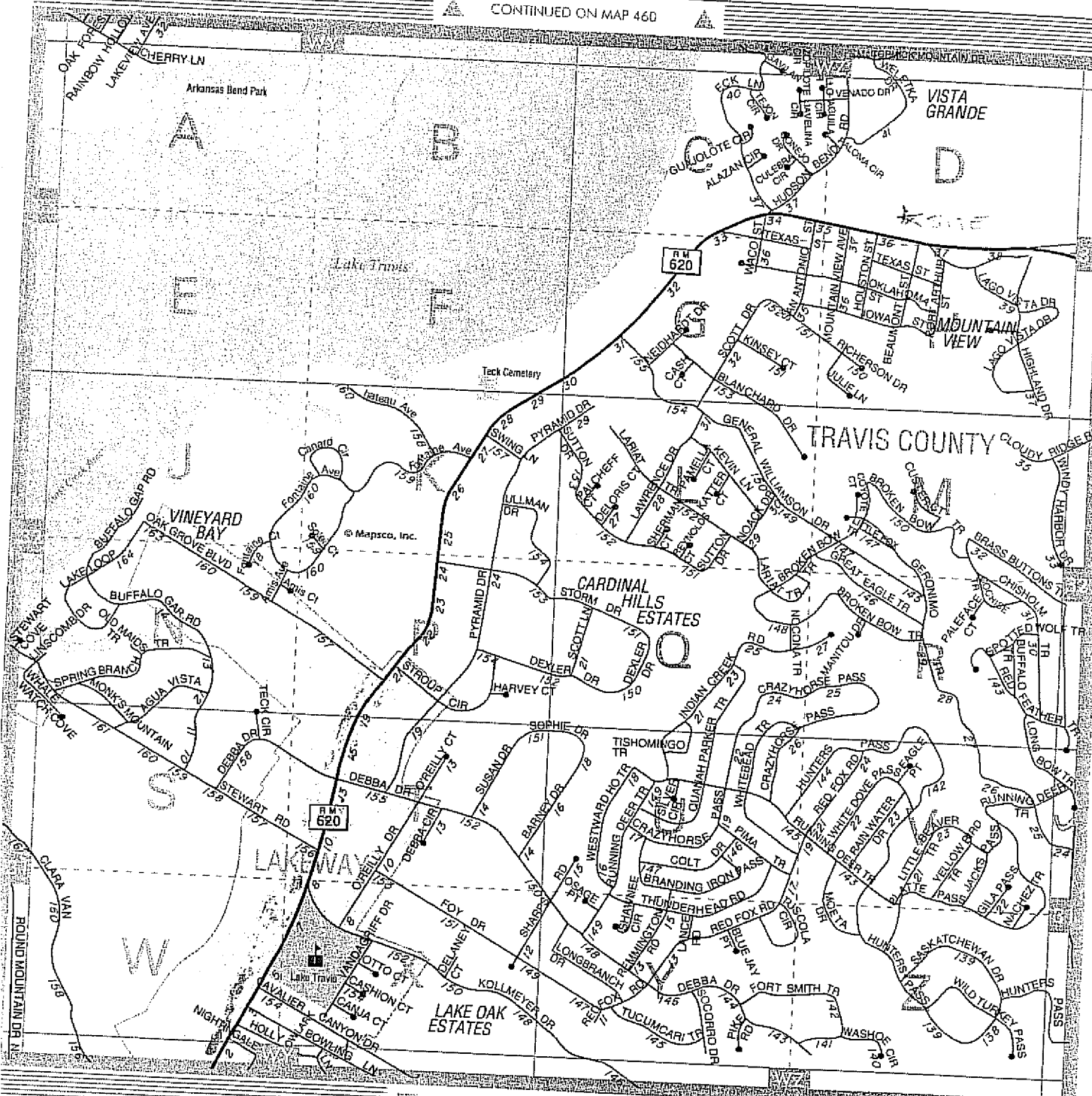
SP-2007-0461D

This project is located within the 2-mile ETJ.

White Stone Church is located at 4101 N. Ranch-to-Market Road 620.

Take Farm-to-Market Road 2244 west to Highway 71. Take Highway 71 west to Ranch-to-Market Road 620. Go north on Ranch-to-Market Road 620 for approximately 9 miles. Make a right onto Double Dome Road. The site is immediately to the left, located between Ranch-to-Market Road 620 and Double Dome Road. Please also refer to attached map.

CONTINUED ON MAP 460



CONTINUED ON MAP 520

CONTINUED ON MAP 480

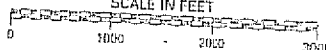
COPYRIGHT 1993, 1997 by MAPSCO, INC. - ALL RIGHTS RESERVED

CONTINUED ON MAP 491

SCALE IN FEET

For information on streets not listed in this directory,
please call our Research Department at (800) 950-5308.
**** 8:00 AM - 5:00 PM Monday thru Friday ****

SCALE IN FEET





ENVIRONMENTAL BOARD MOTION 120507-B1

Date: December 5, 2007

Subject: White Stone Church SP-2007-0461D

Motioned By: John Dupnik, P. G.

Seconded by: Phil Moncada

Recommendation

The Environmental Board recommends **approval with conditions** of a variance request to Land Development Code 25-8-65 (A) - to omit the roadway deduction in calculation of allowable impervious cover.

Staff Conditions:

1. The applicant should provide COA Specification 609(S) revegetation
2. The applicant shall use only native and drought tolerant plants
3. The applicant shall implement an IPM plan.

Board Conditions:

1. Wastewater disposal through drip irrigation instead of a conventional septic system.
2. Assess necessary water quality controls (i.e. vegetative filter strips, grassy swales) and implement where appropriate to achieve sufficient reductions.

Rationale

1. Additional Water Quality Controls would satisfy Finding of Fact
2. Roadway deductions prevent reasonable use of property.
3. No Critical Environmental Features reported on site.
4. The development represents the minimal departure from Land Development Code.
5. This site is not in Edwards Aquifer Contributing Zone.
6. This site exceeds the 40% downstream buffer requirement.

Vote 7-0-0-0

For: Anderson, Maxwell, Moncada, Neely, Ahart, Dupnik and Beall

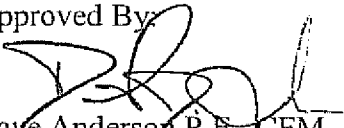
Against:

Abstain:

Absent:

Recused:

Approved By:



Dave Anderson P.E., CFM ^{PC}
Environmental Board Chair



City of Austin

Founded by Congress, Republic of Texas, 1839
Watershed Protection and Development Review Department
P.O. Box 1088, Austin, Texas 78767

REC'd
11/20/2008
File Copy

November 19, 2007

Kevin & Shawna Haynes Orth or Current Resident
5105 Aberdeen Dr
Austin, TX 78745

Re: Update: Williamson Creek Flood Hazard Reduction

To Whom It May Concern,

The City of Austin is continuing to evaluate options for reducing the risk of flood hazards in your area. As stated in previous neighborhood meetings, any future project proposals will include additional public input. The Corps of Engineers' Feasibility Study recommended plan developed in 2006 included channel modifications and ecosystem restoration in the Williamson Creek watershed. However, the cost of the ecosystem restoration lands exceeded Federal cost criteria and the proposal was not approved for Congressional project authorization for implementation.

The Corps of Engineers in partnership with the City is now taking a second look at options for Williamson Creek. This evaluation will build on the information developed by the Corps during the Interim Feasibility Study completed in 2006. However, based on public input during the Feasibility Study, these options will not include any structural flood hazard reduction alternatives for the Broken Bow area.

The project will include the addition of the following additional study activities:

- Use of the City of Austin environmental criteria and additional analysis to gauge the impact of any structural channel modifications on Williamson Creek.
- Use of the newest Williamson Creek floodplain model completed in 2006 as the basis for structural alternatives evaluation.
- The project limits will be expanded to include Cherry Creek up to the William Cannon Drive crossing. This area was subject to significant house flooding in October 1998 and November 2001.
- Flood reduction evaluation will be performed on bridges to assess the potential for reducing both roadway traffic hazard conditions and upstream floodplain hazard conditions.

The City will present the proposed study continuance activities to the Environmental Board in December 2007 and will make a presentation to an Environmental Sub-Committee meeting on November 28, 2007. Both meetings will be open to the public. Times and Locations will be posted at http://www.ci.austin.tx.us/agenda/boards_comms.htm.

If you have any questions on the flood hazard reduction projects, please contact Roxanne Cook at (512) 974-3382.

Sincerely,

A handwritten signature in black ink that reads "Victoria J. Li". The script is fluid and cursive, with the first name "Victoria" and last name "Li" being clearly legible.

Victoria J. Li, P.E., Director
Watershed Protection and Development Review Department

VL:rc

cc: Mayor and Council

Toby Hammett Futrell, City Manager

Laura J. Huffman, Assistant City Manager

Nancy L. McClintock, Assistant Director

George E. Oswald, P.E., D. WRE, Watershed Protection and Development Review Department

Roxanne Cook, P.E., Watershed Protection and Development Review Department

Elston D. Eckhardt, P.E., U.S. Army Corps of Engineers

1107M2 001 10/5/07

Onion and Williamson Creeks

Flood Hazard Reduction,
Recreation & Ecosystem Restoration

COA-CORPS Project
Status and Future Activities

Presented to Environmental Board

December 5, 2007

Presentation Outline

- Onion/Williamson Creek History
- CORPS Feasibility Study
Recommendations
- Onion Creek Project Authorized
(WRDA-November 2007)
- Williamson Creek Future Study and
Schedule

Onion Creek October 1998

1998

Austin American-Statesman

www.austin360.com

SUNDAY, OCTOBER 11, 1998

STORMS ACROSS TEXAS: PAGES A3-10

5 perish as rains rage

■ Pflugerville girl drowns; 4 are missing elsewhere ■ Thousands evacuated in Hays, Comal counties ■ Threat persists with more heavy rain likely



(Photo in Onion Creek Forest)



■ Rachel and Joe Gray, with their son Giovanni, waded through high water Saturday at the Austin elite's Shady Grove Estates at 8100 Julemme Avenue. Made it to Ray Austin, across Central Texas, flooding caused accidents by surprise.

Coping with the flood

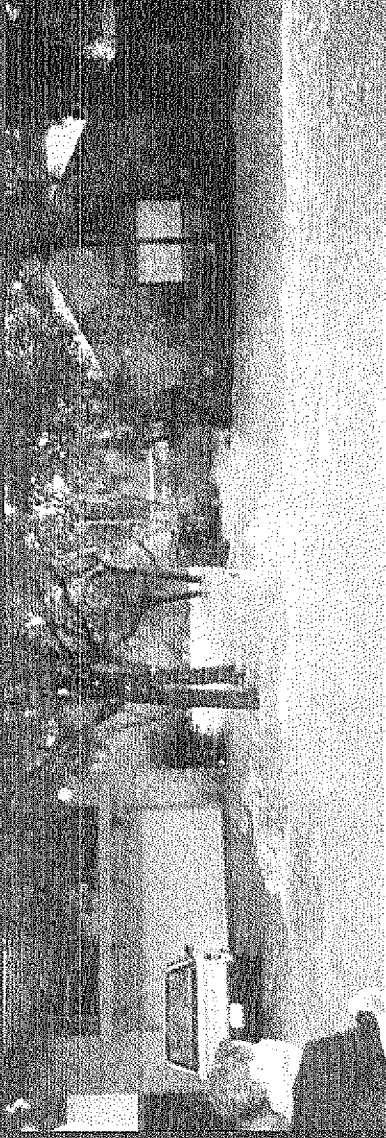
■ Flood chokes: For the Austin-Rand
County region, flooding Saturday
caused the road to be closed.

Williamson Creek
October 1998
10-Year Event

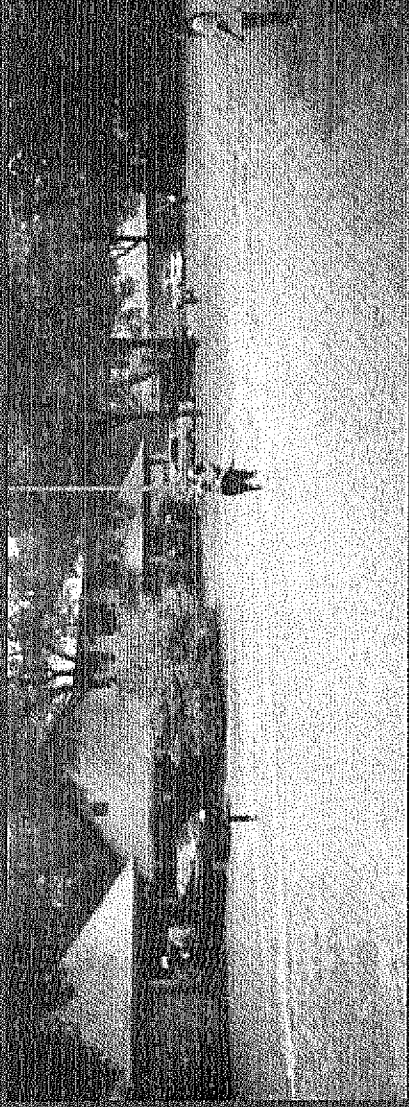
◀ 5600 Bayton Loop



◀ 5610 Bayton Loop



◀ Looking North on
Bayton Loop



Completion of CORPS Feasibility Study – December 2006

- Onion Creek Study
 - Recommended for Congressional Project Authorization
- Williamson Creek Study
 - Not Included in Corps Project Recommendations due to high Land Cost for Ecosystem Restoration Exceeded Corps Fiscal Criteria

Onion Creek Project Authorized WRDA - November 2007

- Buyout of 410 properties, ecosystem restoration, park development
- Federal Grant Opportunity-\$46,000,000
- City Credit for Previous Buyouts-\$4,000,000
- CORPS Buyout projected to begin October 2008

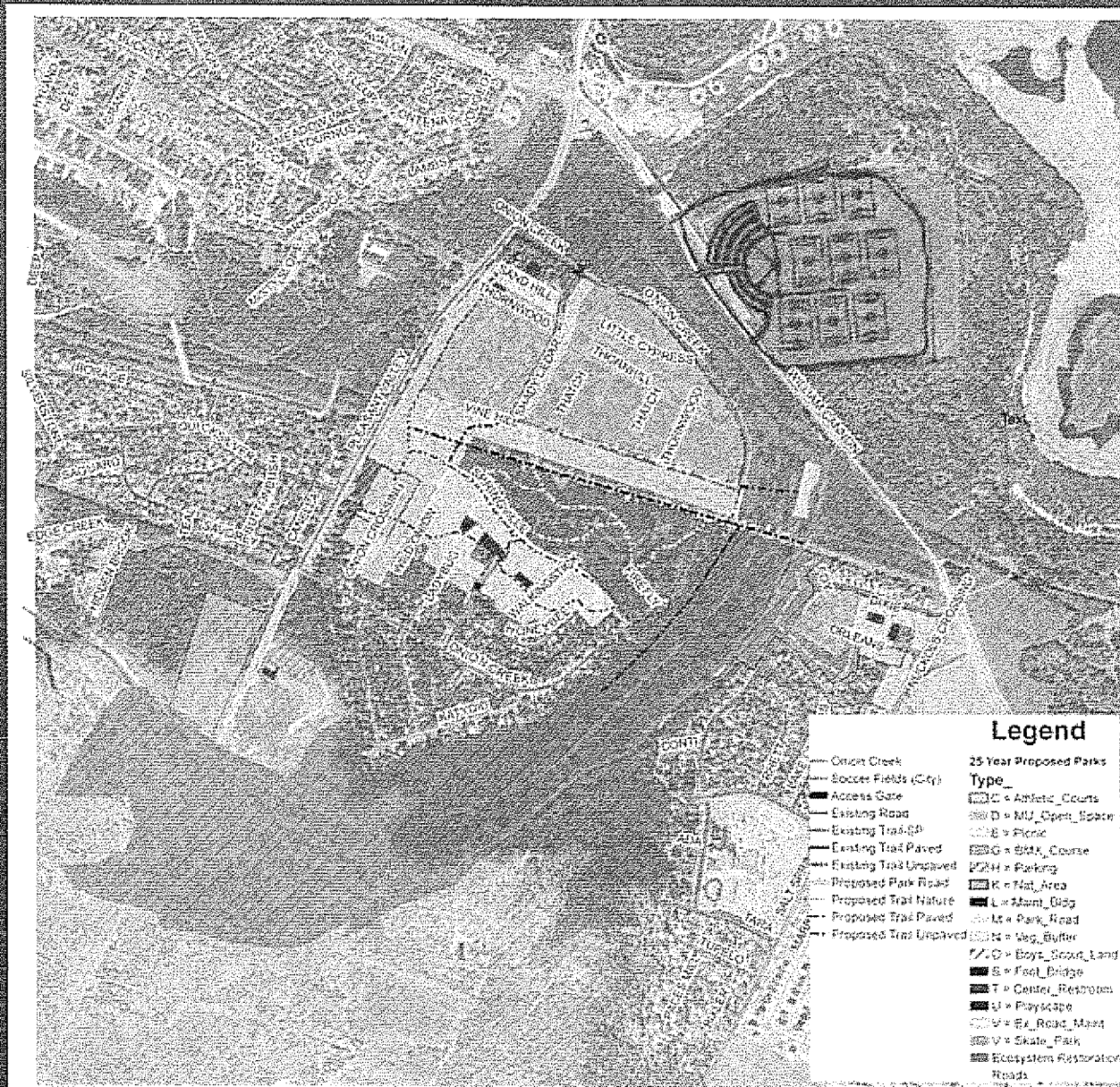
Recommended Plan Overview

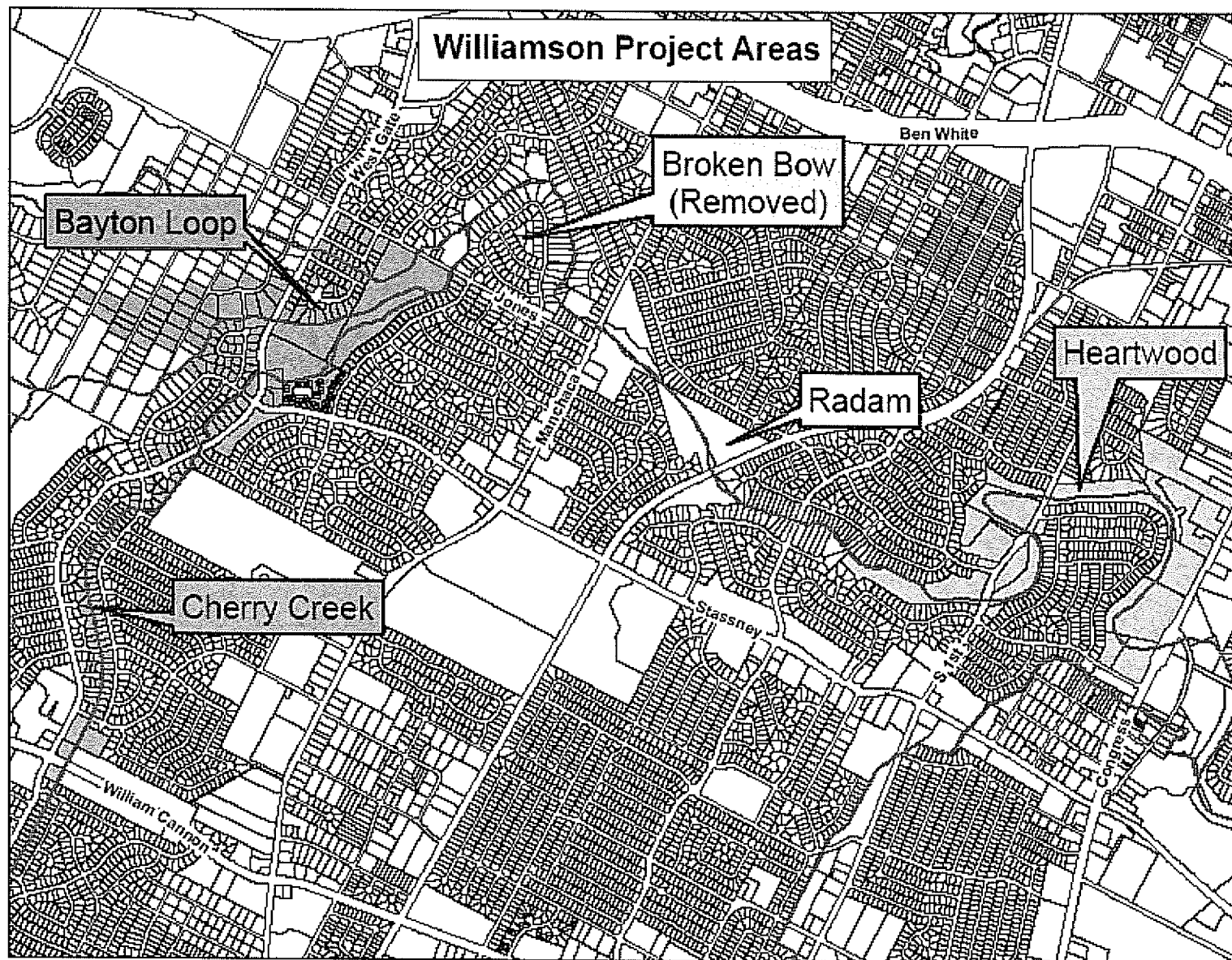
Onion Creek (acquire 410 properties)



Recommended Plan Overview

Onion Creek





Williamson Creek Corps Study- Reformulation

- Broken Bow Project Area: structural alternatives removed from Study
- Study area expanded to include Cherry Creek tributary
- Ecosystem Restoration not included in scope
- Use newest floodplain hydraulic model
- Bridge flow capacity increase will be considered - focus on Emerald Forest
- Use of latest City construction cost data
- Use of Corps Channel Stability Assessment Criteria and detailed sediment transport analysis

Williamson Creek Corps Study- Reformulation – Continued

- Use City Environmental Integrity Index as part of the environmental assessment of the creek and potential solutions.
- A decision-making matrix will be jointly developed and agreed upon by the COA and Corps that assigns value and weight to key factors that will assist in identifying the locally preferred plan.

Williamson Creek Status and Future Actions

- Status Letter to Neighborhood –November 2007
- Study Scope and Fee with Corps incorporated into an Interlocal Agreement
- Environmental Board-December 2007
- City Council-Interlocal Agreement LCRA/City, January 2008
- Corps Completes New Feasibility Study-October 2009



ENVIRONMENTAL BOARD MOTION 120507-C1

Date: December 5, 2007

Subject: Onion and Williamson Creek Recommendation

Motioned By: Dave Anderson, P. E.

Seconded by: Mary Ann Neely

Recommendation

The Environmental Board recommends that the City of Austin move forward with new Interlocal Agreements with the Lower Colorado River Authority and U. S. Army Corps of Engineers to address flooding in Williamson Creek.

Board Conditions:

1. Citizens of potential impaired properties have ample planning for meaningful input throughout the design process
2. The Interlocal Agreement include the opportunity for local design components (i.e., natural channel design and innovative water quality controls) be integrated into the final design.

Rationale

Ongoing flooding in Williamson Creek is substantial and threatens lives, property, and environmental features. The ability to integrate local design components into the project also helps protect riparian habitat and the natural character of the waterway.

Vote 7-0-0-0

For: Anderson, Maxwell, Moncada, Neely, Ahart, Dupnik and Beall

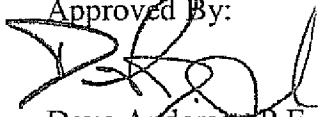
Against:

Abstain:

Absent:

Recused:

Approved By:


Dave Anderson P.E., CFM
Environmental Board Chair



ENVIRONMENTAL BOARD MOTION 120507-D1

Date: December 5, 2007

Subject: Resolution to address non-emergency pump and haul activities

Motioned By: Dr. Mary Gay Maxwell

Seconded By: John Dupnik, P. G.

Recommendation

The Environmental Board adopted a Resolution requesting that City Council adopt a policy prohibiting the issuance of Certificates of Occupancy prior to the appropriate permanent water/wastewater infrastructure being in place (except in cases of emergency). See attachment.

Rationale

Not Applicable.

Vote 7-0-0-0

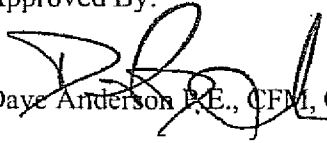
For: Dupnik, Maxwell, Anderson, Neely, Moncada, Ahart and Beall

Against: None

Abstain: None

Absent: None

Approved By:


Dave Anderson P.E., CFM, Chair
P.E.

Attachment

Resolution addressing non-emergency Pump and Haul Activities EB-120507D1

WHEREAS, on February 21, 2007, the Environmental Board was alerted to the fact, through an item put on our Agenda, that Certificates of Occupancy had been issued for homes in the Zachary Scott subdivision without the necessary wastewater infrastructure in place, necessitating a “pump and haul” situation; and

WHEREAS these “pump and haul” activities elevate the potential for spillage of untreated wastewater due to the elevated number of times that this wastewater is handled as well as potential equipment malfunctions, potentially impacting local ground-and surface water resources along with local flora and fauna; and

WHEREAS these “pump and haul” activities also present elevated safety hazards for the neighborhoods in which they are occurring, creating unnecessary heavy vehicle traffic; and

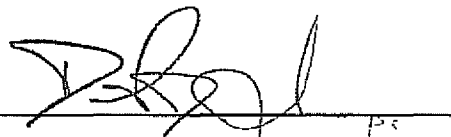
WHEREAS it is simply poor public policy to provide Certificates of Occupancy to citizens when the appropriate permanent infrastructure is not in place to effectively supporting those citizens, except in cases of emergency;

THEREFORE BE IT RESOLVED that the City of Austin Environmental Board requests City Council adopt a resolution prohibiting the issuance of Certificates of Occupancy prior to the appropriate permanent infrastructure being in place to support those citizens (and certified as ready for use as required by City of Austin Code); and

BE IT FURTHER RESOLVED, that the Environment Board recognizes that in emergency conditions, “pump and haul” activities may be necessary, but they should be explicitly limited in duration and location.

ADOPTED: December 5, 2007

ATTEST: _____



David J. Anderson, PE, CFM
Environmental Board Chair



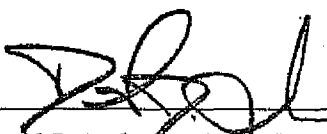
ENVIRONMENTAL BOARD

ANNUAL REPORT FOR FISCAL YEAR 2006 - 2007

Submitted to the City Council in Compliance with Ordinance

Information compiled by staff of the Watershed Protection and Development Review
Department

Approved by the Environmental Board
December 5, 2007



David J. Anderson, PE, CFM PE

Environmental Board Chair





2006 - 2007 Annual Report and 2007 - 2008 Work Plan for:

City of Austin Environmental Board

PART I – Annual Report

For the Reporting Period month date, year through month date, year

1. List the board's objectives and functions:

The Environmental Board serves as an advisory body to the City council, City staff, and other City Boards and Commissions, concerning all public and private activities affecting quality of life, particularly with regard to the environment, including but not limited to: water quality and floodplain protection, air quality, hazardous materials, oversight of the Watershed Protection Department, and protecting species and habitats of concern. The Board routinely reviews variances to watershed ordinances and makes recommendations on environmentally related City policies, and often considers special projects and activities. It is within the purview of the Environmental Board to recommend and, with the advice and consent of the City Council, initiate specific studies concerning any matter relating to the Board's purpose. Over the last year, the Board has also weighed in on Service Extension Requests for water/wastewater service in environmentally sensitive areas as well as evaluating the environmental impacts on urban creeks and streams impacted by projects within the Town Lake Overlay.

The Environmental Board seeks at all times to promote close cooperation between the City and all citizens, organizations, and agencies interested in or conducting environmentally related activities, to the end that all such activities within the City's jurisdiction may be coordinated to secure the greater public benefit.

2. State the ordinance, resolution or other authority establishing the board:

The Environmental Board was originally created by Ordinance 711216-A. This ordinance was subsequently amended by Ordinance 72-0511-E, 7711003-C, 830505-M, 850905-G, and finally 921203-B under which the Environmental Board currently operates (Section 4-4-20 of the City Code, Volume 1).

3. Provide a brief summary of the work of the board during the past year:

The Environmental Board provided recommendations to Council on the following subjects in the past year:

1. Commander's Point Subdivision
2. 10809 Roy Butler
3. Interport Floodplain Modifications
4. LSI Floodplain Modifications
5. Grandview Hills – Section 14
6. Bull Creek Townhomes Redevelopment
7. Lelah's Crossing
8. Star Riverside
9. Four Points Centre Lot 2 Block B
10. St. Stephens Private Driveway
11. Zachary Scott Off-Site Wastewater Improvements
12. Govalle 1 West of Lamar
13. Reicher Ranch Driveway Relocation
14. Zion Rest Baptist Church
15. Westbank Community Library
16. Parmer Lane Extension Phase 1A and Old Highway 20
17. 4600 and 4604 Island Cove
18. Canyons at Lake Travis
19. East Boldin Lofts
20. Seton Southwest Medical Center
21. Smith Residence Boat Dock and Lift
22. Bee Caves Woods
23. Hilltop Park
24. 4 Humbolt Lane Boat Dock and Tram Restrictive Covenant Amendment
25. Embarcadero
26. Pearson Business Center
27. Cameron Industrial Park

The Environmental Board heard Staff or Citizen reports (without Board recommendation) on the following topics:

1. Enterprise Natural Gas Pipeline Sand Hill Power Plant Extension
2. City Pollutant Attenuation Plans
3. City Development Process
4. Austin Energy Tree Task Force
5. Water Conservation Task Force
6. South by Southwest Carbon Neutral Policy
7. Settlement Agreement between LCRA and the City of Austin regarding contested water rights permitting

8. Barton Springs Pool Master Plan
9. Permitted Effluent Discharges from both South Austin Regional and Walnut Creek Wastewater Treatment Plants

The Environmental Board made recommendations on the following amendments to Ordinances:

1. Landfill Ordinance 25-1-83
2. Title 15 of the City Code to add Chapter 15-11 relating to private sewer lateral lines, and repealing Article 10 of Chapter 15-10 of the City Code relating to wastewater leaks.
3. Extend two Austin Clean Water Program Ordinances to coincide with extension of Environmental Protection Agency Administrative Order.

The Environmental Board made recommendations on the following PUD's and PDA's:

1. East Avenue PUD
2. Schlumberger PDA
3. Lakeshore PUD
4. Domain Phase II PDA
5. 8500 W State Highway 71 PUD
6. Pier PUD
7. Lakeline Station Area PUD

The Environmental Board heard Staff reports and sent forward resolutions (unless noted) on the following issues:

1. Proposed Direct Discharges of Treated Effluent into the Contributing Zone of the Barton Springs Segment of the Edwards Aquifer
2. Water Quality Policy Issues within the City of Austin
3. Air Quality Issues within the City of Austin (no resolution)
4. Cumulative Effects Assessment for Water Treatment Plant #4 (no Staff presentation)
5. Barton Springs Zone Redevelopment Ordinance
6. Austin Clean Water Program (no resolution)
7. BCCP Land Management Plan

The Environmental Board sent the following issues to subcommittee:

1. Water Treatment Plant #4
2. Lost Creek Municipal Utility District
3. Onion/Williamson Creek Corps of Engineers Project
4. Water Quality Policy
5. SH 45

6. Board Evaluation Criteria
7. LCRA/City of Austin Settlement Agreement
8. Barton Springs Pool Master Plan
9. Air Quality Policy

The Environmental Board made recommendations on the following Service Extension Requests:

1. Ridgeview Subdivision SER
2. Tejas SER
3. Overlook Estates Phase II SER
4. Bridgeview Terrace SER
5. Circle C Pedernales Electric Coop Tract SER

The Environmental Board made recommendations on the following annexation requests:

1. Lost Creek Municipal Utility District
2. Bee Cave ETJ

The Environmental Board made recommendations on the following Interlocal Agreements:

1. Interlocal Agreement between the Lower Colorado River Authority and the City of Austin regarding jurisdiction and enforcement of environmental controls

The Environmental Board adopted the following Policy Statements:

1. Ladybird Lake Waterfront Overlay Ordinance
2. Environmental Board Consent Agenda and Variance Request Evaluation Criteria

The Environmental Board designated a Board representative for the following committees, citizen advisory groups, and task forces:

1. Austin Energy Tree Task Force
2. Water Conservation Task Force
3. BCCP Citizens Advisory Group
4. Barton Springs Zone Citizens Advisory Group
5. Turkey Creek Trail Task Force
6. Watershed Protection Master Plan Citizens Advisory Committee
7. Planning Commission Codes & Ordinances

The Environmental Board held two (2) public meetings to solicit Staff input, Citizen Input, and Expert Testimony. These two (2) meetings covered the following topics:

1. Water Quality Policy Issues within the City of Austin
2. Air Quality Policy Issues within the City of Austin

The Environmental Board held two (2) retreats in the last year. A City-sponsored retreat was held on January 19, 2007. An Environmental Board retreat was held on March 3, 2007.

The Environmental Board reviewed the FY 2007-2008 Operating and Capital Improvements Programs Budgets of the Watershed Protection Department.

4. List the name, occupation, address and ethnicity of current members (enter below):

Name	Occupation	Address	Ethnicity
Rodney Ahart	Director of Government Relations	1609 Briarcliff Blvd. Austin, TX 78723	Male African-American
David Anderson	Engineer/ Hydrologist	1515 Oxford Ave. Austin, TX 78704	Male Caucasian
Mary Ann Neely	Environmental Scientist	1908 Barton Parkway Austin, TX 78704	Female Caucasian
Jon Beall	Telcom - Small Business Owner	2001 Justin Lane Austin, Texas 78757	Male Caucasian
John Dupnik	Geoscientist	3907 Robert Burns Austin, TX 78749	Male Caucasian
Mary Gay Maxwell	Co-Director	111 Laurel Lane Austin, TX 78705	Female Caucasian
Phil Moncada	Consultant	2421C E. Cesar Chavez Austin, TX 78702	Male Hispanic

5. Provide the attendance records of all members of the board (enter below):

Name	No. of meetings attended out of Total
Rodney Ahart	20/25
David Anderson	25/25
Karin Ascot	8/9
Jon Beall	16/25
William Curra	14/19
John Dupnik	22/25
Julie Jenkins	6/11
Mary Gay Maxwell	23/25
Phil Moncada	22/25
Mary Ann Neely	12/14

6. Reference all reports and recommendations presented to the city council:

The Environmental Board made 27 recommendations to City Council during the past year. Reference Item 3 above.

7. Number of meetings held by the board: 25

8. Number of public hearings conducted by the board: 2 (Reference Item 3 above)

9. Amount of money, if any, expended in support of the board: \$37,440.00
(Staff time)

10. List city personnel who regularly assist the board and estimate time spent by each employee on board business (enter below):

Name (City Personnel)	Time Spent (In Hours)
Joe Pantalione, Deputy Director, WPDR	12
George Oswald, Watershed Engineering Service Mgr, WPDR	8
James Patrick Murphy, Environmental Office, WPDR	96
Ingrid McDonald, Lead LURWPDR	64
Marilla Shepherd, Staff Liaison, WPDR	116

While this is the list of regular attendees at the Environmental Board Meetings, it should be noted that each meeting requires staff be present to answer variance related questions, to provide information on environmentally sensitive issues and to keep the Board abreast of development issues related to the Watershed Protection Department. These hours also represent participation in the Watershed Development Citizens Advisory Group Master Plan meetings, which are hosted by the Environmental Board.

11. Provide a summary of action taken to reduce the cost of city staff support during the previous year.

The Environmental Board continues to endeavor to reduce costs. The Board has done this by not keeping written minutes, encouraging two-sided copies, receiving as much correspondence as possible via email and consolidating agenda items (thus reducing the number of Board and Board subcommittee meetings) whenever possible to conserve City staff and City consultant and applicant time and expense.

PART II – Workplan

For the Projected Period month date, year through month date, year

1. List tasks or projects which the City Council assigned to the board and the estimated time for completion.

The Environmental Board was requested to review the Draft Barton Springs Zone Ordinance.

2. List any specific projects, studies or initiatives requiring staff assistance or budgeted resources which the board proposes to undertake during the coming calendar year, along with a justification for each.

The Environmental Board develops each year's Work Plan during its retreat in January or February of each year. This section will be amended at that retreat and updates provided to City Staff upon completion of that retreat.

Specific Projects (studies or Initiatives)	Justification
Continue oversight of the Watershed Protection Master Plan.	This Master Plan is the basis for environmental management for the majority of Austin watersheds. Board oversight of this Plan is a must.
Monitor and make recommendations regarding the City's participation in regional planning for growth management.	Growth has associated environmental impacts. Board input to City Council provides the necessary environmental information on which to make decisions.
Provide a Board representative to the BCCP Citizens Advisory Committee; monitor status of activities and services on the water quality protection lands; monitor progress of efforts to protect endangered and threatened species and species of concern.	The protection of endangered species is an environmental concern. Because the City of Austin is a joint permit holder with Travis County, Board oversight is beneficial to City Council as they make decisions.
Monitor progress of the Early Action Compact for air quality in the Central Texas area and efforts to maintain attainment status with regard to Federal air quality standards.	Air quality is dangerously close to triggering EPA-mandated action. The Early Action Compact affords the City of Austin options in developing strategies to improve air quality. Board oversight of these activities will ensure all environmental media continue to be protected.
Monitor and make recommendations with regard to Land Development Code revisions and other City regulations to ensure and strengthen environmental protection; for example, review potential conflicts between the LDC and onsite	The LDC regulates how development will occur, and therefore how environmental protection or degradation will occur. One of the Environmental Board's most important goals is to ensure the LDC is adequately protecting the environment.

septic systems requirements.	
Provide input into the CAMPO 20/30 Plan.	Transportation infrastructure has associated environmental impacts. Board input into this plan ensures environmental considerations are evaluated.
Promote and make recommendations with regard to alternative transportation, including mass transportation initiatives and pedestrian/bicycle facilities.	Alternative transportation options can mitigate environmental impacts. Promoting these initiatives can help preserve our local environment.
Promote and make recommendations regarding riparian zone studies.	Much should be done to provide a solid technical basis for decisions affecting riparian zone health. The Board has the opportunity and responsibility to aid in this effort.
Review the inspection process for erosion controls and water quality infrastructure and make recommendations for improvement.	Erosion controls and water quality infrastructure can significantly impact ecosystem health. The Board should take an active role in promoting responsible tools to manage these issues.
Review tree protection strategies for all projects within the City's jurisdiction and make recommendations for improvement.	The urban, suburban, and rural tree canopy is essential to maintaining a viable environmental ecosystem. Board input is necessary to promote overall environmental sustainability.
Promote the use, conservation, and restoration of central Texas native plants through recommendations on development projects and recommended changes to the Land Development Code and Criteria manual.	The use of native plants is essential to maintaining a viable environmental ecosystem. Board input is necessary to promote overall environmental sustainability.
Monitor and make recommendations with regard to on-site wastewater treatment facilities.	Septic systems can have negative environmental impacts. Board oversight of projects where septic is proposed can promote a healthier ecosystem.
Explore water quality retrofit opportunities for existing roadways within the City's jurisdiction.	The opportunity for water quality retrofits can improve water quality in many creeks and streams in Austin. The Board needs to take an active role in promoting these opportunities.
Review new water conservation measures including rainwater harvesting and base-flow infiltration technologies.	As water becomes more scarce in Central Texas, conservation and reuse become more important. Board input ensures both human and environmental needs are considered as Council decisions are made.
Continue to monitor and make	The Barton Springs Watershed is one of the

recommendations regarding Barton Springs Zone development policies.	most environmentally sensitive in all of Austin. Any decisions impacting this watershed (positively or negatively) requires Board input.
Monitor and make recommendations regarding the environmental effects of transfers of surface water in the Colorado River basin.	The Board needs to take an active role in evaluating future water supplies for Austin. This is important to ensure that both human and environmental needs are met.
Monitor and make recommendations regarding the environmental effects of development related to SH 130.	SH130 will change the face of Austin more than any other infrastructure in the near future. Board oversight and input into how this development will be managed is essential to the environmental sustainability of those regions impacted by SH130.
Continue to monitor hydrilla control efforts.	The Board needs updates on this issue, as it has the potential to impact even more of our local aquatic ecosystem.
Promote environmental awareness through recognition and awards for achievement.	Education is the best long-term tool for promoting environmental protection. The Board should be involved in promoting this type of education whenever possible.
Monitor and make recommendations related to water supply, treatment, and distribution infrastructure.	The siting of this type of infrastructure can have negative environmental impacts if not done in a manner that evaluates environmental needs along with human needs. The Board can provide this type of input.

Resolution addressing non-emergency Pump and Haul Activities EB-120507D1

WHEREAS, on February 21, 2007, the Environmental Board was alerted to the fact, through an item put on our Agenda, that Certificates of Occupancy had been issued for homes in the Zachary Scott subdivision without the necessary wastewater infrastructure in place, necessitating a "pump and haul" situation; and

WHEREAS these "pump and haul" activities elevate the potential for spillage of untreated wastewater due to the elevated number of times that this wastewater is handled as well as potential equipment malfunctions, potentially impacting local ground-and surface water resources along with local flora and fauna; and

WHEREAS these "pump and haul" activities also present elevated safety hazards for the neighborhoods in which they are occurring, creating unnecessary heavy vehicle traffic; and


WHEREAS it is simply poor public policy to provide Certificates of Occupancy to citizens when the appropriate permanent infrastructure is not in place to effectively supporting those citizens, except in cases of emergency;

THEREFORE BE IT RESOLVED that the City of Austin Environmental Board requests City Council adopt a resolution prohibiting the issuance of Certificates of Occupancy prior to the appropriate permanent infrastructure being in place to support those citizens (and certified as ready for use as required by City of Austin Code); and

BE IT FURTHER RESOLVED, that the Environment Board recognizes that in emergency conditions, "pump and haul" activities may be necessary, but they should be explicitly limited in duration and location.

ADOPTED: December 5, 2007

ATTEST:

A handwritten signature in black ink, appearing to read "D. Anderson", is written over a horizontal line. The signature is stylized and cursive.

David J. Anderson, PE, CFM
Environmental Board Chair