



**ENVIRONMENTAL BOARD MEETING MINUTES WEDNESDAY
March 20, 2013**

The Environmental Board convened in a public hearing meeting on Wednesday, March 20, 2013 at City Hall Council Chambers. 301 W. Second Street, Austin, Texas 78701.

Board Members in Attendance:

Robin Gary, Mary Gay Maxwell, Mary Ann Neely, Marisa Perales, Jennifer Walker, and Bob Anderson

Board Members in Absent:

James Schissler

Staff in Attendance:

Brad Jackson

Chuck Lesniak

David Johns

Marilla Shepherd

Robyn Smith

Sue Barnett

Thais Perkins

Mike McDougal

Lee Heckman

Wendy Rhoades

Jackie Chuter

Others Present:

Michele Rogerson Lynch

- 1. CALL TO ORDER Vice-Chair Robin Gary called the meeting to order at 6:10 p.m.**
- 2. CITIZEN COMMUNICATIONS: GENERAL**

Speakers should sign up to speak prior to the meeting being called to order; each speaker will receive a three-minute allotment to discuss topics not posted on the agenda.

There were no citizens signed up to speak under citizen's communication.

 - Richard McKenzie signed up to speak in opposition of agenda item 4c.**
 - Lisa McKenzie signed up to speak in opposition of agenda item 4c.**

3. **APPROVAL OF MINUTES AND ACTION ITEMS**

- a. Approve the minutes of the Environmental Board regular meeting on March 6, 2013.

The March 6, 2013 minutes were approved on Board member Jennifer Walker's motion and Board member Maxwell's second. [Vote 4-1-0-2]. Board member Bob Anderson was off the dais, Board member Mary Ann Neely abstained and Board member James Schissler was absent.

- b. Environmental Officer's report on, hot topics, and past Board actions – Chuck Lesniak, Watershed Protection Department.

No report this week.

4. **PUBLIC HEARINGS AND ACTION**

- a. **Name:** 1601 West Stassney **C814S-86-030.03**

Applicant: Metcalfe Wolff Stuart & Williams, LLP Michele Rogerson Lynch - Agent

Location: 1601 Stassney Lane

Staff Reviewer: Wendy Rhoades, Planning and Development Review Department

Watershed: Williamson Creek (Suburban) Desired Development Zone

Ordinance: Current Land Development Code

Request: No environmental variances have been requested with the subject third amendment to The Oaks II – P.U.D. 1. The applicant is seeking to change the zoning base district and add impervious cover on a lot in the PUD. 2. The applicant intends to build a 170 unit condominium development on Lot 2. The applicant is requesting to change the zoning base district of Lot 2 to permit this. The development will comply with current Code requirements.

Staff Recommendation: Recommend Approval

#1. The Environmental Board recommends NO RECOMMENDATION on the subject third amendment to The Oaks II PUD C814S-86-030.

Motioned by Board member Mary Gay Maxwell and seconded by Board member Mary Ann Neely. [Vote 6-0-0-1] See attached motion.

#2. The Environmental Board recommends approval of 1601 West Stassney Lane - C814S-86-030.03. Motioned by Board member Robin Gary and seconded by Board member Mary Ann Neely. [Vote 6-0-0-1] See attached motion.

- b. **Name:** 211 South Lamar PUD C814-2012-0160

Applicant: Winstead PC - Amanda Swor-Agent

Location: 211 S. Lamar Boulevard

Staff Reviewer: Lee Heckman, Planning and Development Review Department

Watershed: Lady Bird Lake (Urban) Desired Development Zone

Ordinance: Current Land Development Code

Request: Land Development Code (25-2-713) - The applicant is requesting a single building PUD to exceed a 60-foot building height limit with a maximum building height of 96 feet.

No environmental variances are requested.

Staff Recommendation: Recommended for Approval

#1. The Environmental Board recommends NO RECOMMENDATION on 211 South Lamar PUD - C814-2012-0160.

Motioned by Board member Mary Gay Maxwell and seconded by Board member Mary Ann Neely. [Vote 6-0-0-1] See attached motion.

#2. The Environmental Board recommended approval of environmental treatments of 211 South Lamar PUD – C814-2012-0160. Motioned by Board member Mary Ann Neely and seconded by Board member Bob Anderson. Motioned failed. [Vote 2-4-0-1] See attached motion.

- c. **Name:** Senna Hills MUD Consent Agreement Amendment C12M-2013-002

Applicant: Senna Hills Limited (Rip Miller)

Location: 323 Acres on FM Road 2244 at Senna Hills Drive

Staff Reviewer: Jackie Chuter, Planning and Development Review Department

Watershed: Barton Creek Watershed, Ordinance and Lake Austin Watershed

Ordinance: Ordinance (exempt from Comprehensive Watershed Ordinance 860508V)

Request: Consider an amendment to the Senna Hills MUD consent agreement and land plan to: (1) change the land use designation for an 11.73 acre tract from School and Irrigation to Office, (2) reduce the maximum residential density, (3) reduce the maximum Living Unit Equivalents (LUEs) of water and wastewater demand, and (4) reduce the acreage of land designated for the irrigation of treated wastewater effluent.

Staff Recommendation: Staff recommends denial of the request to amend the consent agreement.

Reasons for Recommendation: The proposed change would result in increased impervious cover in the Barton Creek watershed. Also, Eanes ISD officials would like to continue to reserve this site for possible future use as a school.

The Environmental Board motioned to recommend disapproval of Senna Hills MUD Consent Agreement. Motioned by Board member Mary Ann Neely and seconded by Board member Marisa Perales. [Vote 5-0-1-1] See attached motion.

5. STAFF BRIEFING AND POSSIBLE ACTION

- a. Monthly Construction Progress Report for the WTP4 Jollyville Transmission Main – Robyn Smith, Public Works Department
This item was conducted as posted. No action taken.

- b. Monthly Briefing on Environmental Commissioning and Monitoring for the WTP4 Jollyville Transmission Main – Thais Perkins, David Johns, P.G., Watershed Protection Department

This item was conducted as posted. No action taken.

6. OLD BUSINESS AND REPORTS

- a. Update on the Joint Environmental/Parks Board Subcommittee – Mary Ann Neely, and Jennifer Walker.
No report this week.
- b. Urban Growth Policy Committee – Mary Gay Maxwell, James Schissler, P. E., and Marisa Perales.
No report this week.
- c. Water Treatment Plant #4 Committee – Mary Gay Maxwell, Chair, Bob Anderson, Robin Gary & Mary Ann Neely.
No report this week.
- d. Development Committee – Bob Anderson, Chair, Mary Gay Maxwell, Marisa Perales, and James Schissler.
No report this week.
- e. Water Quality Regulations Committee – Mary Ann Neely, Chair, Robin Gary, & Jennifer Walker.
The Water Quality Regulations Committee is scheduled to meet on 3/27/13 at 3:30 p.m. at OTC 12th Floor.
- f. Watershed Protection Budget Committee – Mary Gay Maxwell, Mary Ann Neely & Bob Anderson
No report this week.
- g. Reports from Board representatives to other committees.
No report this week.

7. NEW BUSINESS - Future agenda items

- 1. **Request a meeting with Chair Maxwell, Mr. Lesniak and relevant staff from the Legal Dept. and the City Clerk's office to discuss the process to change the Environmental Board By-laws regarding Planned Unit Developments.**
- 2. **Request to convene the Water Quality Regulations Committee to discuss general environmental criteria for attaining environmental superiority on PUD projects.**

8. ADJOURNMENT

Chair Mary Gay Maxwell adjourned the meeting at 10:00 p.m.



ENVIRONMENTAL BOARD MOTION 032013 4a

Date: March 20, 2013

Subject: 1601 West Stassney Lane C814S-86-030.03

Motioned By: Robin Gary

Seconded By: Mary Ann Neely

Recommendation

The Environmental Board recommends approval of the proposed environmental treatments of the third amendment to The Oaks II P.U.D. The developer has agreed to construct and maintain in perpetuity, a water quality treatment facility for an off-site drainage area captured from Lot 1 containing Impervious Cover greater or equal to one-third of the amount of impervious cover proposed in the uplands zone of Lot 2 in excess of 7.45 acres; and proposes to get water and wastewater service from adjacent Austin Water Utility lines.

Rationale:

The environmental treatments will comply with current Code. Water servicing the development is proposed to be solely from Austin Water Utility. Zoning change would reduce irrigated area and therefore help reduce demands on the Edwards Aquifer. Soccer fields would previously have been irrigated with a historic Edwards Aquifer permit. Irrigation is not proposed in the current proposal, which constitutes exemplary environmental benefit.

Vote 6-0-0-1

For: Anderson, Gary, Maxwell, Neely, Perales and Walker

Against:

Abstain:

Absent: Schissler

Approved By:

Dr. Mary Gay Maxwell, Chair



ENVIRONMENTAL BOARD MOTION 032013 4a

Date: March 20, 2013

Subject: 1601 West Stassney Lane - c814s-86-030.03

Motioned By: Mary Gay Maxwell

Seconded By: Mary Ann Neely

Recommendation

The Environmental Board recommends NO RECOMMENDATION on the subject third amendment to The Oaks II PUD C814S-86-030.

Rationale:

It is not within the purview of the Environmental Board to recommend items related to zoning; therefore, the Environmental Board has no recommendation on the amendment to The Oaks II PUD.

Vote 6-0-0-1

For: Anderson, Gary, Maxwell, Neely, Perales and Walker

Against:

Abstain:

Absent: Schissler

Approved By:

Dr. Mary Gay Maxwell, Chair



ENVIRONMENTAL BOARD MOTION 032013 4b

Date: March 20, 2013

Subject: 211 South Lamar Blvd C814-2012-0160

Motioned By: Mary Gay Maxwell

Seconded By: Mary Ann Neely

Recommendation

The Environmental Board recommends no recommendation on the proposed Planned Unit Development: 211 South Lamar Blvd C814-2020-0160.

Rationale:

It is not within the purview of the Environmental Board to recommend proposed zoning and /or land use proposals of Planned Unit Development (PUD). The only aspect of PUD proposals that is within the purview of the Environmental Board is the proposed "Environmental Superiority" of the Planned Unit Development.

Vote 6-0-0-1

For: Anderson, Gary, Maxwell, Neely, Perales and Walker

Against:

Abstain:

Absent: Schissler

Approved By:

Dr. Mary Gay Maxwell, Chair



ENVIRONMENTAL BOARD MOTION 032013 4b

Date: March 20, 2013

Subject: 211 South Lamar Blvd. - C814-2012-0160

Motioned By: Mary Ann Neely

Seconded By: J. Robert Anderson

Recommendation

The Environmental Board recommends approval of the environmental treatments proposed in the 211 South Lamar Blvd PUD - C814-2020-0160.

Rationale:

The proposed treatments outlined in the Tier II Compliance will follow or will exceed the requirements, and the PUD will meet Austin Green Builder program requirements for 3-star level.

Vote 2-4-0-1 Motioned failed.

For: Anderson, and Neely.

Against: Gary, Maxwell, Perales and Walker

Abstain:

Absent: Schissler

Approved By:

Dr. Mary Gay Maxwell, Chair



ENVIRONMENTAL BOARD MOTION 032013 4c

Date: March 20, 2013

Subject: Senna Hills MUD

Motioned By: Mary Ann Neely

Seconded By: Marisa Perales

Recommendation

The Environmental Board recommends disapproval the Senna Hills MUD Consent Agreement Amendment C12M-2013-002

Rationale:

The proposed change would result in increased impervious cover in the Barton Creek Watershed.

Vote 5-0-1-1

For: Gary, Maxwell, Neely, Perales and Walker

Against:

Abstain: J. Robert Anderson

Absent: Schissler

Approved By:

Dr. Mary Gay Maxwell, Chair

