



C2/48

## ENVIRONMENTAL BOARD MOTION 071807-C1

Date: July 18, 2007

Subject: West State Highway 71 (C814-2007-0009)

Motioned By: Phil Moncada

Seconded by: Mary Ann Neely

### Recommendation

The Environmental Board recommends **conditional approval** of a variance to 1) Land Development Code Section 24-5-2-144 which requires a PUD application to include at least 10 acres (the variance would allow the 8.9 acre tract to be submitted as a PUD), and 2) LDC 25-8-483 requesting that a portion of the water quality transition zone associated with Williamson Creek be classified as Uplands zone.

### Staff Conditions

None.

### Board Conditions

1. The Applicant will evaluate the use of berms or other distributed stormwater storage in the buffer area to encourage infiltration and reduce runoff.
2. The Applicant will evaluate the possibility of using a Conservation Easement or an equivalent tool in the buffer area to ensure that no development occurs of this portion of the site in perpetuity.

### Rationale

Staff supports the variance requests. There are drainage breaks caused by a raised State Highway 71 which prohibit runoff from flowing from the Williamson Creek Water Quality Transition Zone directly to the Critical Water Quality Zone. A significant portion of the site (>40% of gross site area) has been configured as a buffer zone downstream of the proposed development that will protect the water quality of the receiving streams.

**Vote** 6-0-0-2

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

Against:

Abstain:

Absent: Curra, and Beall

Approved By:

A handwritten signature in black ink, appearing to read 'D Anderson', followed by the letters 'P.E.' in a smaller font.

Dave Anderson P.E., CFM  
Environmental Board Chair

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## ENVIRONMENTAL BOARD

### Notes of Regular Meeting

July 18, 2007

Meeting Called to Order: 6:12 p.m.

Meeting Adjourned: 8:30 p.m.

#### Attendance of Board Members:

David Anderson, P.E., Chair	Present	William Curra, P. E.	Absent
Mary Ann Neely	Present	Dr. Mary Gay Maxwell, Vice Chair	Present
Phil Moncada, Secretary	Present	Rodney Ahart	Present
John Dupnik, P.G.	Present	Jon Beall	Absent

#### Staff Members Present:

Pat Murphy., Watershed Protection and Development Review  
Wendy Walsh, Neighborhood Planning and Development  
Ester Matthews, Austin Energy  
Marilla Carter, Watershed Protection and Development Review

~~Attached is an agenda of the meeting and the motions made by the Board. There was (one) 1 motion~~  
passed by the Environmental Board. An audio tape recording of this meeting is available through the Watershed Protection Department.

1. The Environmental Board recommended **conditional approval** of a variance to 1) Land Development Code Section 24-5-2-144 which requires a PUD application to include at least 10 acres (the variance would allow the 8.9 acre tract to be submitted as a PUD), and 2) LDC 25-8-483 requesting that a portion of the water quality transition zone associated with Williamson Creek be classified as Uplands zone. See attachment.
2. The Environmental Board received briefings on the state of air quality within the City of Austin and the major air quality issues the City might be facing in the next few years. Ester Matthews with Austin Energy provided one of these briefings, followed by invited testimony from Rogelio C. Ramon (Air Quality Solutions, Inc), Professor David Allen (University of Texas), and Mr. Scott Johnson.

Respectfully submitted,  
*Marilla Carter*  
Marilla Carter  
Environmental Board Liaison

CJ/BI



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**Memorandum**

**To:** Intake Division

**From:** Maureen Meredith, Senior Planner  
PDRD (512-974-2695)

**Date:** February 4, 2014

**Subject:** 8500 S.H. 71 W (The Terrace in Oak Hill)

The above property is located within the Oak Hill Combined Neighborhood Plan (West Oak Hill) which was approved by the City Council on December 11, 2008.

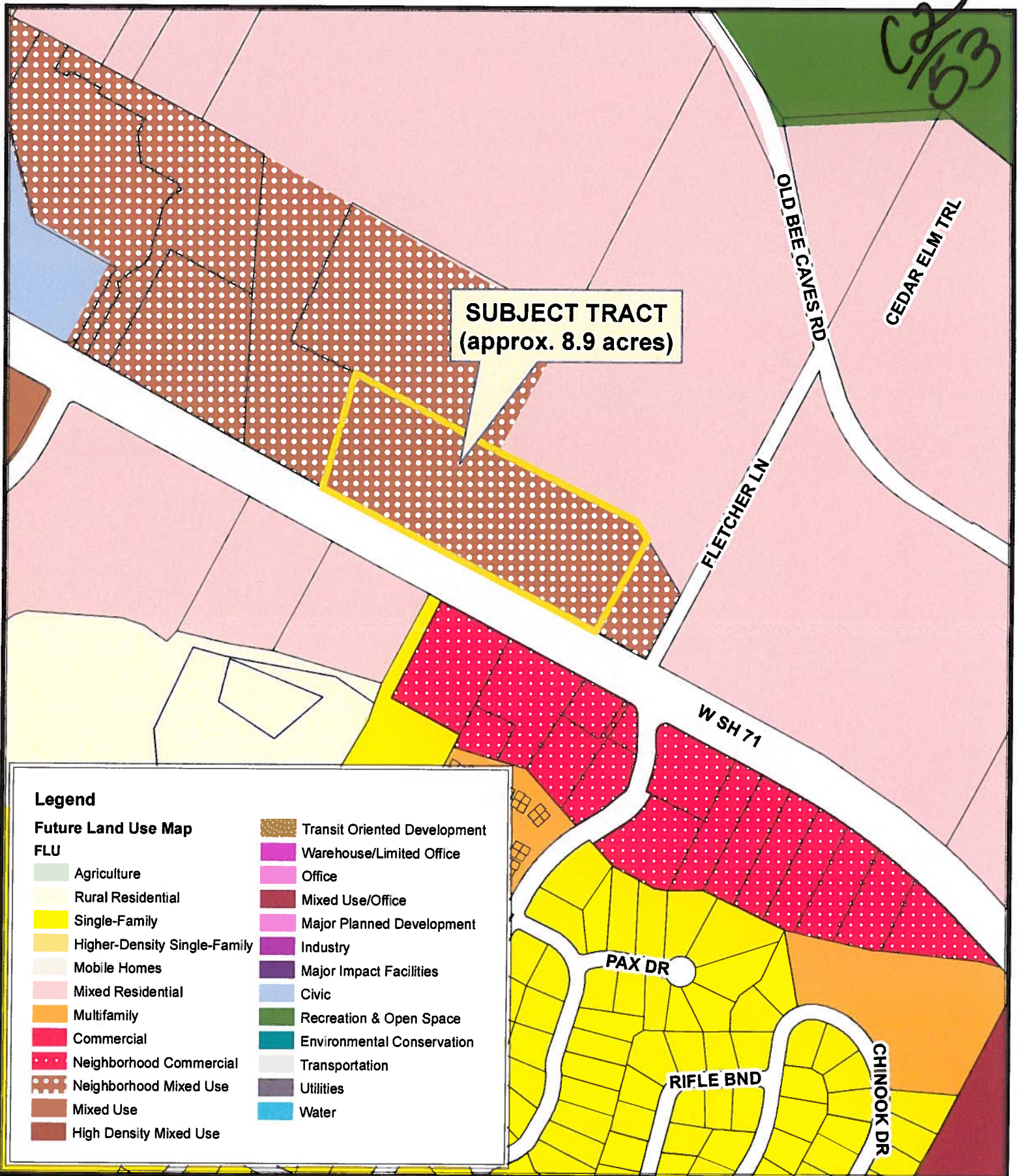
The applicant proposes to change the PUD zoning from PUD (GO) to PUD (MF-2) for 59 dwelling units. **As long as the proposed zoning stays under the MF-2 density limits, a plan amendment is NOT required.**

The land use on the future land use map is: **Neighborhood Mixed Use.**  
The proposed land use from the rezoning is: **Neighborhood Mixed Use.**

Please call me if you have any questions.

Maureen

# C814-2007-0009.01 / Terrace in Oak Hill



**Exhibit N-2**  
**Future Land Use Map**

