

ENVIRONMENTAL BOARD MEETING MINUTES Wednesday, August 6, 2008



ENVIRONMENTAL BOARD REGULAR MEETING MINUTES WEDNESDAY, August 6, 2008

The Environmental Board convened in a regular meeting on Wednesday, August 6, 2008, City Hall Council Chambers 301 West 2nd Street, Austin Texas
Chair Dave Anderson called the Board Meeting to order at 6:10 p.m.

Board Members in Attendance:

Dave Anderson, Mary Gay Maxwell, Phil Moncada and Mary Ann Neely

Staff in Attendance:

Marilla Shepherd, Mike McDougle, Keith Mars, Brad Jackson, Jennifer Groude, Sylvia Pope, Ingrid McDonald Pat Murphy, Craig Carson, Andrew Clamann, Javier Delgado, and Scott Hiers

1. CITIZEN COMMUNICATIONS: GENERAL

- a. Dale Bulla spoke on Wildlife Austin and Certified Yard Application
- b. Carol Lee spoke on Webb Estates agenda item 4d.
- c. Peterson Torgrimson spoke on Web Estates agenda item 4d.

2. APPROVAL OF MINUTES

Approve the minutes of the July 16, 2008 regular meeting.

The minutes for the regular meeting on July 16, 2008 were approved on and Board member Moncada's motion, Board Member's Maxwell's second
[Vote 4-0 Board members Ahart and Beall absent one vacancy]

3. BOARD BUSINESS

Election of Environmental Board officers. The count for two one-year terms of officers begins with this election.

The motion to postpone agenda item 3a Election of Environmental Board officers was approved on Board member Anderson motion, and Board member Moncada's second postponed until August 20, 2008.

[Vote 4-0 Board members Ahart and Beall absent one vacancy]

4. PUBLIC HEARINGS

DISCUSSION AND ACTION ON DEVELOPMENT CASES

a. Name: Austin Del Valle Motorcross Park SP-2007-0613D

Applicant: Espey Consultants, Inc. (Ron Crane)

Location: 14600 Pearce Road

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

Request: Variance request to Land Development Code 25-7-61(A) (5) (b)); 1) alter the floodplain. (LDC 25-8-211(B)); 2) not provide water quality controls. LDC 25-8-282;

3) encroach within wetland critical environmental features and associated setback (LDC 25-8-342); 4) unstabilized fill up to 16 feet (LDC 25-8-392); 5) construct up to 3.59 acres of impervious cover (track), and construct water quality controls within the Critical Water Quality Zone. (LDC 25-8-393(A)); 6) exceed 30% impervious cover in the Water Quality Transition Zone by constructing up to 2.61 acres (11,362 square feet) impervious cover, 1.74 acres (75,795 square feet) of which is in the 100-year floodplain.

Staff Recommendation: Not recommended for all variance requests because the findings of fact have not been met.

The motion to postpone agenda item 4a Austin Del Valle Motorcross Park was approved on Board member Anderson motion, and Board member Moncada's second postponed until September 10, 2008.

[Vote 4-0 Board members Ahart and Beall absent 1 vacancy]

b. Name: 7908 Big View Drive SP-2007-0604D

Applicant: Aupperle Company

Location: 7908 Big View Drive

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

Request: Variance request is to Land Development Code 25-8-261 and 25-8-452 1) to allow construction in the Critical Water Quality Zone

Staff Recommendation: Recommended with conditions.

The motion to postpone agenda item 4b 7908 Big View Drive was approved on Board member Anderson motion, and Board member Moncada's second postponed until August 20, 2008. [Vote 4-0 Board members Ahart and Beall absent 1 vacancy]

- **Invite Michael Embesi to meeting**
- **Update on the Fill Around Cypress Trees**
- **Update on Land Development Code Requirements regarding ownership of adjacent land.**

c. Name: Walnut Creek Bike Trail Improvements SPC-2007-0364C

Applicant: Larson, Burns, & Smith

Location: Walnut Creek Greenbelt, Between Balcones District Park and Walnut Creek Metropolitan Park

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

Request: Variance request is to Land Development Code Sections 25-8-281(C) (2) (b) 1) to encroach on Critical Environmental Features setbacks; 2) LDC 25-8-392 2) to develop in the Critical Water Quality Zone 3) LDC 25-8-342 to fill up to 11 feet;

Staff Recommendation: Recommended with conditions.

The Environmental Board recommended conditional approval to a variance request for Walnut Creek Bike Trail Improvements SP C2007-0364C Land Development Code Sections 25-8-281(C) (2)(b) 1) to encroach on Critical Environmental Features setbacks; 2) LDC 25-8-392 2) to develop in the Critical Water Quality Zone 3) LDC 25-8-342 to fill up to 11 feet;

STAFF CONDITIONS; 1) Revegetate all disturbed areas within the Critical Water Quality Zone with City of Austin specification 609S for seeding and planting. 2) Revegetate all areas with significant slopes with City of Austin Specifications 604S. 3) Provide only native/drought tolerant plants from the City of Austin's Grow Green Guide for all landscaping and mitigation trees. 4) Provide an overall mitigation rate of 35% for all trees proposed to be removed. RATIONALE; Findings of facts have been met. In light of fuel expenses today and use of area by the community, the Board recommends conditional approval. (Motion was approved on Board member Moncada's motion, and Board member Neely's second) [Vote 4-0 Board members Ahart and Beall absent 1 vacancy] See attached.

d. **Name: Webb Estates C8J-2008-0082**

Applicant: Longaro & Clarke, L.P. (James McCan)

Location: City Park Road

Staff Person: Craig Carson Watershed Protection and Development Review Department

Request: Variance request is to Land Development Code Sections 30-5-301(A) 1) - To allow construction of roads and driveways on slopes greater than 15%. 2) LDC Section 30-5-302(B) -To allow construction of buildings on slopes greater than 25% 3) [LDC Section 30-5-341/342] -To allow cut up to 18 feet and fill up to 20 feet

Staff Recommendation: Recommended

The Environmental Board motioned to deny Land Development Code Sections 30-5-301(A) 1) - To allow construction of roads and driveways on slopes greater than 15%. 2) LDC Section 30-5-302(B) -To allow construction of buildings on slopes greater than 25% 3) [LDC Section 30-5-341/342] -To allow cut up to 18 feet and fill up to 20 feet

RATIONALE; Water quality may be impacted by development, and water runoff could enter the conservation lands. Does not meet the spirit of Balcones Canyonlands Conservation Program. (BCCP), to maintain contiguous tracts.

Motion was approved on Board member Moncada's motion, and Board member Neely's second) [Vote 4-0 Board members Ahart and Beall absent 1 vacancy] See attached.

- e. **Name:** Bird's Nest Airport Stage I Construction SP-2008-0117D
Applicant: Garver Engineers, LLC
Location: 15012 Fuchs Grove Road
Staff Person: Craig Carson Watershed Protection and Development Review Department
Request: Variance request is to Land Development Code Sections 25-8-341 1) - To allow cut up to 17.2 feet. 2) LDC Section 25-8-342 - To allow fill up to 16.6 feet
Staff Recommendation: Recommended

The Environmental Board recommended the following case be approved by consent, with no staff conditions and no board conditions listed for the Bird's Nest Airport Stage I Construction SP-2008-0117D Motion was approved on Board member Maxwell's motion, and Board member Moncada's second) [Vote 4-0 Board members Ahart and Beall absent 1 vacancy] See attached.

- f. **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 (Planned Unit Development) zoning for the property.
Staff Recommendation: Staff recommendation is pending.

The motion to postpone agenda item 4f Wildflower Commons/PUD C814-06-0233 was approved on Board member Anderson motion, and Board member Moncada's second postponed until August 20, 2008. [Vote 4-0 Board members Ahart and Beall absent 1 vacancy]

- g. **Name:** Leander Independent School District SP-2007-0503CX (Revision One)
Applicant: Leander Independent School District (Tom Glenn)
Location: 9700 McNeil Drive
Staff Person: Javier Delgado— Watershed Protection and Development Review Department
Request: Variance request are as follows: Land Development Code Section 25-8-342: To allow fill greater than four feet of dept, not to exceed 23 feet.
Staff Recommendation: Recommended with conditions.

The Environmental Board recommended conditional approval to a variance request for Leander Independent School District (LISD) to Land Development Code Section 25-8-342: **STAFF CONDITIONS**; 1. The fill used for this variance must be from on-site excavation from the Ribelin Ranch development (Lot 7). The any off-site fill (if needed) must comply with criteria established per COA Section 25-8-125 (includes backfill load certification, material essentially insoluble etc. 2. The site will comply with regular code landscaping requirements for parking areas. 3. Provide an IMP plan. 4. Utilize Hill Country native species for landscaping and tree replacement. 5. Enhance erosion controls (including mulch logs/socks). 6. Eliminate any additional parking above what is required by the inter-local agreement. **RATIONALE** Findings of fact have been met. This project serves a public need for continuing education and will reduce vehicle trips and improve air quality and reduce pollution was approved on Board member Moncada's motion, and Board member Maxwell's second. [Vote 4-0 Board members Ahart and Beall absent 1 vacancy]

5. STAFF BRIEFINGS

- a. Vaught Ranch Road Service Extension Requests for Water #2768 and Wastewater #2769 – Robbie Botto – Watershed Protection and Development Review Department

The motion to postpone agenda item 5a Vaught Ranch Road Service Extension Request #2768 Water and #2769 Wastewater was approved on Board member Anderson motion, and Board member Moncada's second postponed until September 10, 2008. [Vote 4-0 Board members Ahart and Beall absent one vacancy]

6. OLD BUSINESS

- a. Joint Environmental/Parks Board Subcommittee – Dave Anderson, P.E.
No report
- b. Erosion and Sedimentation Controls – Dave Anderson, P.E.
No report
- c. Balcones Canyonlands Conservation Plan Citizens Advisory Group – Mary Ann Neely
Board member Neely reported on this item.
- d. Waterfront Overlay Taskforce – Dr. Mary Gay Maxwell
Board member Maxwell reported on this item.
- e. 2008 Work Plan Review – Dave Anderson, P. E.
Board member Maxwell reported on this item
- f. Tree Damage Resolution- Dave Anderson
The Environmental Board, along with the City of Austin Tree Task Force and the Urban Forestry Board, offer the attached resolution to address recent damage to the urban tree canopy, and to recognize this resource as an important infrastructure component to the City of Austin. See attached.

7. NEW BUSINESS

Request for future agenda items:

Posting of Draft Ordinances on the WPDR website. – Dave Anderson, P. E.

8. ADJOURNMENT

The meeting adjourned at 9:30 p.m.