



ENVIRONMENTAL COMMISSION MEETING MINUTES

Wednesday, April 17, 2019

The Environmental Commission convened in a public meeting on Wednesday, April 17, 2019 at City Hall in Boards and Commissions at 301 W. 2nd Street, Austin, Texas 78701.

Commissioners in Attendance:

Brian Smith
Andrew Creel
Linda Guerrero
Hank Smith
Pam Thompson
Peggy Maceo
Wendy Gordon
Katie Coyne
Mary Ann Neely
Peggy Maceo left at 7:30 p.m.
Linda Guerrero left at 7:30 p.m.

Commissioners Absent:

Curtis Smith

Staff in Attendance:

Pamela Abee-Taulli
Alex Butler
Kaela Champlin
Jonathan Garner
Chris Herrington
Scott Hiers
Mike McDougal
Atha Phillips

1. CALL TO ORDER

Chair Guerrero called the meeting to order at 6:04 P.M.

2. CITIZEN COMMUNICATION: GENERAL

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

Speakers

Zoila Vega

3. EDUCATION

a. None

4. APPROVAL OF MINUTES AND ACTION

a. Approve the minutes of the regular Environmental Commission meeting of April 3, 2019
(5 minutes)

The minutes of the regular Environmental Commission meeting of April 3, 2019 were approved on Commissioner H. Smith's motion, Commissioner Thompson's second on an 9-0 vote. Commissioner C. Smith was absent.

5. ENVIRONMENTAL OFFICER'S UPDATE ON PAST COMMISSION ACTIONS AND REPORT ON ITEMS OF INTEREST

- a. Update on amendment to the agreement with Austin Independent School District establishing site development standards for Bowie High School to allow transfers of impervious cover to Bowie High School from certain campuses in the Barton Springs Zone **(5 minutes)**
Item conducted as posted. No action taken.
- b. Update on Courtyard Final Plat and Subdivision (C8-2017-0016.0A) **(5 minutes)**
Item conducted as posted. No action taken.

6. STAFF BRIEFINGS*

- a. None

7. ITEMS FOR CONSIDERATION AND POSSIBLE ACTION

- a. None

8. PUBLIC HEARINGS AND POSSIBLE ACTION

- a. **Name:** Valla Djafari, SP-2018-0028D (D-10)
Applicant: Jennifer Hanlen, Permit Partners, LLC
Location: 2009 Lakeshore Dr., Austin, TX 78746
Staff: Pamela Abee-Taulli, Environmental Review Specialist Senior, Development Services Department
Scott Hiers, Environmental Scientist Senior, Watershed Protection Department
Watershed: Lake Austin Watershed, Water Supply Rural Classification, Drinking Water Protection Zone
Request: Request to vary from LDC 25-8-281(C)(2)(b) to allow the construction of a boat dock, a shoreline access, and shoreline stabilization within a 150-foot Critical Environmental Feature (CEF) buffer for a Rimrock CEF.
Staff Recommendation: Staff recommends that the findings of fact have been met.
Staff conditions:
 1. Construction access will occur from Lake Austin by barge.
 2. Staircase will span the rimrock and posts will not be located closer than 5' from the crest and base of the rimrock critical environmental feature.
 3. Staircase shall be preassembled in sections off-site, which will reduce the amount construction activities near the rimrock critical environmental feature.
 4. Additional wetland mitigation and shoreline stabilization will be installed per Landscape Plan Sheet 10.

(30 minutes)

Speakers

David Cancialosi

A motion to close the public hearing was approved on Commissioner H. Smith's motion, Commissioner Coyne's second on a 7-0 vote. Commissioners Guerrero and Maceo were off the dais. Commissioner C. Smith was absent.

A recommendation to support the variance request with conditions was approved on Commissioner H. Smith's motion, Commissioner Coyne's second on a 6-1 vote. Those voting aye were Commissioners Coyne, Gordon, H. Smith, Thompson, Creel, and B. Smith.

Commissioner Neely voted nay. Commissioners Guerrero and Maceo were off the dais. Commissioner C. Smith was absent.

b. Name: Jaylee Business Park, SP-2018-0455D (2-Mile ETJ)

Applicant: Carlson, Brigrance & Doering, Inc

Location: 2709 N FM 620 RD, Austin, TX 78734

Staff: Alex Butler, Environmental Review Specialist Senior, Development Services Department

Watershed: Running Deer Creek Watershed, Water Supply Rural, Drinking Water Protection Zone

Request:

1. Request to vary from LDC 25-8-341 to allow cut above allowable four feet to no more than eight feet of depth.
2. Request to vary from LDC 25-8-342 to allow fill above allowable four feet no more than eight feet of depth.

Staff Recommendation:

1. Staff recommends that the required findings of fact have been met.
2. Staff recommends that the required findings of fact have been met.

Staff Conditions:

1. Commercial landscaping in accordance with Land Development Code Chapter 25-2, Subchapter C, Article 9 and the Environmental Criteria Manual Section 2; excluding Hill Country Roadway Requirements.
2. Tree mitigation in accordance with current Land Development Code and Environmental Criteria Manual requirements, and 'No Mow' signs placed in the 40% Natural Area Buffer.

(30 minutes)

Speakers

Gwendolyn Gates

A motion to close the public hearing was approved on Commissioner H. Smith's motion, Commissioner Thompson's second on a 7-0 vote. Commissioners Guerrero and Maceo were off the dais. Commissioner C. Smith was absent.

A recommendation to support the variance request with conditions was approved on Commissioner H. Smith's motion, Commissioner Neely's second on a 7-0 vote. Commissioners Guerrero and Maceo were off the dais. Commissioner C. Smith was absent.

c. Name: Ranch Road 620 Project Consent Agreement

Applicant: Michael Whellan, Armbrust & Brown, PLLC

Location: FM 620 at Storm Drive (2-mile ETJ)

Staff: Atha Phillips, Environmental Program Coordinator, Watershed Protection Department

Watershed: Running Deer Creek Watershed, Water Supply Rural, Drinking Water Protection Zone

Request: Consider a project consent agreement (PCA) to allow for the construction of an affordable rental housing development of approximately 180 units.

Staff Recommendation: Recommended with conditions.

(30 minutes)

Speakers

Michael Whellan

A motion to close the public hearing was approved on Commissioner H. Smith's motion, Commissioner Neely's second on a 7-0 vote. Commissioners Guerrero and Maceo were off the dais. Commissioner C. Smith was absent.

A recommendation to support the PCA was approved on Commissioner H. Smith's motion, Commissioner Neely's second on a 7-0 vote. Commissioners Guerrero and Maceo were off the dais. Commissioner C. Smith was absent.

- d. **Name:** Villas on Rio Grande, SP-2018-0362C.SH (D-9)
Applicant: Jason Rogers, Garrett-Ihnen Civil Engineering
Location: 2111 Rio Grande Street
Staff: Jim Dymkowski, Environmental Program Coordinator, Development Services Department
Watershed: Shoal Creek Watershed, Urban Classification, Desired Development Zone
Request: Request to vary from 25-8-641 to allow the removal of two heritage trees, each with a single-stem greater than 30" in diameter.
Staff Recommendation: Tree #19730 (34-inch Pecan): The request meets the City Arborist approval criteria set forth in LDC 25-8-624(A)(2), thus the variance is recommended.
Tree #19726 (37-inch Pecan): The request does not meet the City Arborist approval criteria set forth in LDC 25-8-624(A)(2), thus the variance is not recommended.
(30 minutes)

Item 8d was taken up before Item 8a.

Speakers

Bobby Tait

Michael Fossum

A motion to close the public hearing was approved on Commissioner Guerrero's motion, Commissioner Coyne's second on a 9-0 vote. Commissioner C. Smith was absent.

A recommendation to approve the request to remove Tree #19730 and not to approve the removal of Tree #19726 was made on Commissioner H. Smith's motion, Commissioner Neely's second.

A substitute motion to deny the requests to remove two heritage tree variances failed on Commissioner Maceo's motion, Commissioner Guerrero's second on a 3-6 vote. Those voting aye were Commissioners Guerrero, Maceo, and Thompson. Those voting nay were Commissioners Neely, Coyne, Gordon, B. Smith, Creel, and H. Smith. Commissioner C. Smith was absent.

A recommendation to approve the request to remove Tree #19730 and not to approve the removal of Tree #19726 was approved on Commissioner H. Smith's motion, Commissioner Neely's second on a 8-1 vote.

Those voting aye were Commissioners Creel, Thompson, Neely, Coyne, H. Smith, Gordon, B. Smith, and Maceo. Commissioner Guerrero voted nay. Commissioner C. Smith was absent.

9.

COMMITTEE REPORTS

- a. Urban Growth Policy and Water Quality Protection Committee –Pam Thompson, Hank Smith, Linda Guerrero, and Wendy Gordon
- b. Development Committee –Pam Thompson, Hank Smith, and Wendy Gordon
- c. Air Quality Committee –Mary Ann Neely, Pam Thompson, and Wendy Gordon
- d. Urban Forestry Committee – Peggy Maceo, Pam Thompson, Linda Guerrero, Mary Ann Neely, and Wendy Gordon

- e. Drainage Infrastructure and Flood Mitigation Committee –Pam Thompson, Mary Ann Neely, Hank Smith, and Brian Smith
- i. Report on the Joint Sustainability Committee – Katie Coyne
- j. Report from Mary Ann Neely on the Balcones Canyonlands Conservation Plan Citizen’s Advisory Committee
- k. Report on the Joint Committee of the Environmental Commission and Parks and Recreation Board – Mary Ann Neely, Peggy Maceo, Linda Guerrero, and Pam Thompson
- l. Report on the South Central Waterfront Advisory Board – Linda Guerrero
- m. Zilker Park Working Group – Hank Smith and Mary Ann Neely
- n. Other reports from Commissioners

10. NEW BUSINESS – Future agenda items

- a. None

11. ADJOURNMENT

Commissioner Gordon adjourned the meeting at 8:22 P.M.

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 2 days before the meeting date. For additional information, please call **Kaela Champlin**, Watershed Protection Department, at (512) 974-3443; TTY users route through Relay Texas at 711. For more information on the Environmental Commission, please contact **Kaela Champlin**, Watershed Protection Department, at (512) 974-3443.

** A member of the public may not address a board or commission at a meeting on an item posted as a briefing, per City Code Section 2-1-144(E).*