ENVIRONMENTAL COMMISSION **REGULAR MEETING**
MINUTES **WEDNESDAY, MARCH 4, 2026**

The Environmental Commission convened in a regular meeting on Wednesday, March 4, 2026, at the Permitting and Development Center, Room 1405, located at 6310 Wilhelmina Delco Drive in Austin, Texas.

Vice Chair Krueger called the Environmental Commission Meeting to order at 06:02 p.m.

Commissioners in Attendance:
Mariana Krueger, Vice Chair
Haris Qureshi, Secretary
Richard Brimer
Justin Fleury
Martin Luecke
Allison Morrison

Commissioners in Attendance Remotely:
David Sullivan

PUBLIC COMMUNICATION: GENERAL

None.

APPROVAL OF MINUTES

1. Approve the minutes of the Environmental Commission Special Called Meeting on February 19, 2026.

   The minutes from the Environmental Commission Special Called Meeting on February 19, 2026, were approved on Commissioner Brimer's motion, Secretary Qureshi's second, on a 6-0 vote. Commissioner Sullivan was off the dais. Chair Bristol and Commissioners Changsut, Fierro, and Moretta-Urdiales were absent.

DISCUSSION AND ACTION ITEMS

2. Presentation on Austin Watershed Protection's Fiscal Year (FY) 2026 Budget, Programs, and Projects Overview and approve recommendations for their FY27 budget. Presentation by Albert Castro, Financial Manager, and Janae Spence, Assistant Director, Austin Watershed Protection.

The motion to approve the recommendation to Council to support Austin Watershed Protection's budget, programs, and projects was approved on Secretary Qureshi's motion, Vice Chair Kruger's second, on a 7-0 vote. Chair Bristol and Commissioners Changsut, Fierro, and Moretta-Urdiales were absent.

PUBLIC HEARINGS

3. **Name:** Circuit of the Americas (COTA) Planned Unit Development Amendment (PUD), C814-2018-0122.03

Applicant: Armbrust & Brown, PLLC (Michael Whellan)

Location: 9201 Circuit of the Americas Boulevard, Austin, Texas

Council District: 2

Staff: Leslie Lilly, Environmental Conservation Program Manager, 512-535-8914, Leslie.Lilly@austintexas.com

Applicant request: The applicant proposes to amend a previously approved Planned Unit Development (PUD). This is amendment #3.

Staff Recommendation: Recommended with conditions

The public hearing was conducted, and a motion to close the public hearing was approved on Commissioner Luecke's motion, Commissioner Brimer's second, on a 7-0 vote. Chair Bristol and Commissioners Changsut, Fierro, and Moretta-Urdiales were absent.

There was a motion to recommend the project Circuit of the Americas Planned Unit Development Amendment, C814-2018-0122.03, located at 9201 Circuit of the Americas Boulevard, to Council, with Staff conditions and the following conditions:

- **Restrict administrative cut/fill approvals to 15' throughout the PUD**
- **Remove the "fee in lieu" option for parkland**
- **Require each cut/fill approval exceeding 15' to be reviewed and specifically approved by the Environmental Commission throughout the PUD**
- **Maintain existing requirement for 298 acres of open space in Area 8, including two soccer fields, related amenities, and public access easement**
- **Require construction within the 25-year flood zone to meet current City Code requirements**
- **Require COTA to dedicate 11.38 acres to the City within the PUD**
- **Retain existing Affordable Housing requirements.**
- **Maintain existing bicycle infrastructure requirements**
- **Maintain 30' easement to parkland**
- **Work with CapMetro to establish bus lines to COTA facilities from downtown Austin and the airport**
- **Prevent construction within Critical Water Quality Zone (CWQZ) without specific approval of the Environmental Commission**
- **Maintain a 200-foot buffer for CWQZs per City Code**
- **Prohibit CWQZ buffer averaging**
- **Prohibit illuminated signs**
- **Prohibit mobile homes within the PUD**
- **Prohibit short-term rentals within the PUD**

- **Require noise mitigation action be taken around any practice tracks (including, but not limited to, racetracks, kennels, aviation facilities), or any other facilities whose normal operation may exceed noise limits specified in the City's noise ordinances**
- **Prohibit operation of practice tracks and aviation facilities between 9 p.m. and 7 a.m. local time**
- **Erect acoustic monitors around racetracks, kennels, and aviation facilities to capture noise data in real-time**
- **Retain Area 8 for park use**
- **Do not use City water for watering golf course areas**
- **Take all necessary measures to prevent fertilizers, pesticides, herbicides, and other related substances from running off the golf course and into Dry Creek and Maha Creek**
- **In any area where toxic and/or hazardous materials will be used/stored/maintained (including, but not limited to, maintenance areas, car club districts, aviation facilities, building maintenance areas, equipment repair areas)**
- **Require each mitigation to be specifically listed in writing prior to approval**
- **Prohibit corrections to be allowed for site plans if the security has been returned**
- **Require all construction to meet bird-friendly requirements**
- **Maintain all water quality requirements**
- **Provide Superior on-site soil management**
- **Restore upland habitat areas**
- **Plant trees that provide habitat value, utilizing Tree Health Austin Energy Green Building (AEGB) Innovation Points**
- **Incorporate light pollution reduction criteria in compliance with Austin Energy Green Building ST7 Light Pollution Reduction criteria**
- **Install electric vehicle (EV) charging stations**
- **Incorporate renewable or alternative energy production on-site**
- **Parkland requirement must be satisfied prior to hotel permitting**

This motion was approved on Secretary Qureshi's motion, Commissioner Brimer's second, on a 6-1 vote. Vice Chair Krueger voted nay. Chair Bristol and Commissioners Changsut, Fierro, and Moretta-Urdiales were absent.

FUTURE AGENDA ITEMS

Discussion on free-fare bus rides. Sponsors: Secretary Qureshi.

ADJOURNMENT

Vice Chair Krueger adjourned the meeting at 8:43 p.m. without objection.

The minutes were approved at the April 1, 2026, meeting on Commissioner Sullivan's motion, Commissioner Brimer's second, on a 10-0 vote. Chair Bristol was off the dais.