



ENVIRONMENTAL BOARD MOTION 050207-B2

Date: May 2, 2007

Subject: Westbank Community Library

Motioned By: Phil Moncada

Seconded by: Rodney Ahart

Recommendation

The Environmental Board recommends **approval with conditions** of a request to grant site specific amendments to the Save Our Springs (SOS) for the Zion Rest Baptist Church as follows:

- 1) Land Development Code Section 25-8-514 (A) (*Pollution Prevention Required*) - to allow impervious cover of in excess of 20% in the Barton Creek Contributing zone, and to allow water quality controls designed and constructed in accordance with Section 25-8-213 (A), (B), and (C) (*Water Quality Control Standards*).
- 2) Land Development Code Section 25-8-65 (*Roadways*) – To grant a variance so that consideration of boundary street impervious cover is not required.
- 3) Land Development Code Sections 25-8-301 (*Construction of a Roadway or Drive*) 25-8-341 (*Cut Requirements*) and 25-8-342 (*Fill Requirements*) – To grant a variance to allow construction of a private access drive.
- 4) Land Development Code Section 25-8-454 (*Uplands Zone*) – To grant a variance to allow impervious cover in excess of 20% in a Water Supply Rural Watershed (Lake Austin).

Staff Conditions

1. The Applicant shall limit the impervious cover to that proposed in the Exhibit.
2. The Applicant shall implement an IPM plan.
3. The Applicant shall provide an education kiosk as part of the library.
4. The Applicant shall provide native landscaping.
5. The Applicant shall implement low impacts development (LID) techniques wherever possible, including the possible use of the abandoned roadway as a vegetative filter strip.
6. The Applicant shall investigate whether or not rainwater harvesting is possible.

Board Conditions

1. The use of this tract will be limited to library use, and in the event that a land use other than a library occurs on this tract, current water quality regulations would apply.
2. Library will provide public information to enhance public water quality protection education.

Rationale

This development serves a unique public service and provides an opportunity to expand library resources in the City of Austin Extraterritorial Jurisdiction (ETJ) at a negligible environmental cost. All runoff generated from the additional impervious cover created by the library will be treated on-site and directed to Lake Austin (as opposed to the Barton Creek).

Vote 7-1-0-0

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

Against: Beall

Abstain:

Absent:

Approved By:

Dave Anderson P.E., CFM
Environmental Board Chair

DRAFT