



ENVIRONMENTAL BOARD MOTION 050207-B1

Date: May 2, 2007

Subject: Zion Rest Baptist Church

Motioned By: Phil Moncada

Seconded by: Dr. Mary G. Maxwell

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 in excess of 15% in the recharge zone and to allow water quality controls designed and constructed in accordance with Land Development Code 25-8-213 (A), (B), and (C) (Water Quality Control Standards).
- 2) Land Development Code Section 25-8-213 (D) (Water Quality Control Standards) – To waive the Barton Springs Zone requirements for water quality controls.
- 3) Land Development Code Section: 25-8-483 (Water Quality Transition Zone) – To grant a variance to allow construction in the water quality transition zone of:
 - (a) Detention facilities;
 - (b) Water quality controls; and
 - (c) Portions of the church facility and parking.

Staff Conditions

1. Limit parking to areas outside of the Critical Water Quality Zone.

Board Conditions

1. The Applicant will continue to work with City of Austin staff will to continue to amend their proposed site plan to get as close as possible to current code and S.O.S standards.
2. The Applicant will return to the Environmental Board as part of the Site Planning Process to communicate the final product.
3. The use of this tract will be limited to worship, and in the event that a land use other than worship occurs on this tract, current water quality regulations would apply.
4. Staff will investigate opportunities to realign Paisano Trail to cluster development.
5. Staff will investigate opportunities for swapping land with an adjacent, eastern tract (Stephenson Tract).
6. Staff will investigate opportunities for re-irrigation of detained water on adjacent eastern tract (Stephenson Tract).

Rationale

There is a significant cultural and religious history associated with Zion Rest Baptist Church, which makes this particular case unusual. There also appears to be room for movement between the City and the Applicant, whom with further time might come to an agreeable solution that meets current regulations but also provides Zion Rest Baptist Church with reasonable use of their property. The church will seek a

Service Extension Request to tie into the City of Austin Water Utility's wastewater collection system, which will reduce the pollutants flowing into the adjacent stream due to the use of septic on the subject tract. In addition, the retrofit of additional downstream controls on the McDaniel tract that will also mitigate future potential water quality impacts.

Vote 5-3-0-0

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

Against: Beall, Curra, and Neely

Abstain:

Absent:

Approved By:

Dave Anderson P.E., CFM
Environmental Board Chair