

ENVIRONMENTAL BOARD MEETING MINUTES Wednesday, August 20, 2008



**ENVIRONMENTAL BOARD REGULAR MEETING MINUTES WEDNESDAY,
August 20, 2008**

The Environmental Board convened in a regular meeting on Wednesday, August 20, 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:

Rodney Ahart, Dave Anderson, Jon Beall, Mary Gay Maxwell, Phil Moncada and Mary Ann Neely

Staff in Attendance:

Marilla Shepherd, Mike McDougale, Keith Mars, Brad Jackson, Jason Traweek, Jerry Rusthoven, Ingrid McDonald, Wendy Rhodes, and Scott Hiers

CALL TO ORDER

The meeting was called to order at 6:05 p.m.

1. CITIZEN COMMUNICATIONS: GENERAL

- a. **Bill Bunch spoke on agenda item 4b Wildflower Commons PUD**
- b. **Syd Xinos spoke on item 4d Colina Vista Duplex Development**
- c. **Carol Lee spoke on item 4d Colina Vista Duplex Development**
- d. **Carol Torgrimson spoke on agenda item 4d Colina vista Duplex Development**
- e. **Julio Leal spoke on protecting the watersheds.**

2. APPROVAL OF MINUTES

Approve the minutes of the August 6, 2008 regular meeting.

The minutes for the regular minutes on August 6, 2008 were approved on Board member Phil Moncada' motion and Board members Neely second. [Vote 6-0 one vacancy]

3. BOARD BUSINESS

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

The Environmental Board members held elections for officers.

The Environmental Board accepted the nominations for officers: (Chair: Dave Anderson, Vice Chair: Mary Gay Maxwell and Secretary: Phil Moncada) for the count of two one-year terms beginning August 20, 2008.

Chair was approved on Board members Phil Moncada's motion and Board member Neely's second. Vice Chair was approved on Board Members Dave Anderson motion and Board member Phil Moncada's second. Secretary was approved on Board member Mary Gay Maxwell's motion and Board member Neely second. [Votes for all motions 6-0 one vacancy]

4. PUBLIC HEARINGS DISCUSSION AND ACTION ON DEVELOPMENT CASES

a. **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 Environmental Board recommended conditional approval to a variance request to Land Development Code 25-8-261 and 25-8-452 1) To allow construction in the Critical Water Quality Zone. Staff recommends granting the variance with the STAFF CONDITIONS; The applicant adhere to the directives of the City Arborist for protection of the critical root zones of adjacent trees. RATIONALE; Findings of facts have been met. City of Austin staff discussed with the legal department. Motion was approved on Board members Phil Moncada's motion and Rodney Ahart's second. [Vote 5-1 One vacancy]

b. **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: Recommended

The motion to postpone agenda item 4b was approved on Board member Dave Anderson motion and Board member's Maxwell's second postpone

until September 17, 2008. A request from legal staff how they want the Board to go forward with Planned Unit Developments (PUD's) matters that are high of public interest, and a request for posting language to include more information so the average citizen can see if this is something that needs to pay more attention to.

[Vote 6-0 One vacancy]

- c. **Name: Tech Ridge C14-2008-0076**
Applicant: Armburst & Brown, LLP
Location: Parmer Lane at Center Lake Drive
Staff Person: Mike McDougal- Watershed Protection and Development Review Department
Request: Land Development Code Section 25-8-342 Request to create an LI-PDA that will allow Environmental Review Staff to administratively grant an exception to allow fill up to 12 feet during the plan review process.
Staff Recommendation: Consent

The Environmental Board recommended the following case be approved by consent, with no staff conditions and no board conditions listed for Tech Ridge C-14-2008-0076. Motion was approved on Board members Dave Anderson motion and Phil Moncada's second. [Vote 6-0 one vacancy]

- d. **Name: Colina Vista Duplex Development SP-06-0411C(R1)**
Applicant: Bury & Partners, Inc. (Benjamin Gammie)
Location: 9716 FM 2222 Road
Staff Person: Craig Carson- Watershed Protection and Development Review Department
Request: Variance request to Land Development Code Section 25-8-302(B) 1) To allow construction of buildings on slopes greater than 25%.
Staff Recommendation: Recommended

The Environmental Board recommended conditional approval to a variance request to Land Development Code Section 25-8-302(B) 1) To allow construction of buildings on slopes greater than 25%. **STAFF CONDITIONS** 1) All disturbed areas associated with the re-alignment of the duplex units along the southern ravine shall be revegetated with City of Austin 509 -S specification; 2) Mitigate 100% for all trees being removed due to the plan revisions necessary to minimize construction on slopes over 25%. All trees used for mitigation will be Class I native trees; 3) Implement a City approved Integrated Pest Management Plan; 4) any fill greater than 4 feet that is associated with construction of the duplex units along the southern ravine will be structurally contained; 5) Employ pier and beam construction for the duplex units along the southern ravine and redundant erosion controls. **RATIONALE;** Findings of fact have been met. The owner has provided 11.21 acres of land for Balcones Conservation Preserve and donated 360,000 significant tree canopy will reduce erosion potential of preserve land. Motion approved on Board member Phil

Moncada's motion and Mary Gay Maxwell second. [Vote 4-2 on vacancy]

- e. Name: Grace Lane Office Building SP-2007-0552D**
Applicant: Conley Engineering (Carl Conley)
Location: 317 Grace Lane at Bee Caves Road (RR2244)
Staff Person: Brad Jackson- Watershed Protection and Development Review Department
Request: Variance request to Land Development Code Section 25-8-341 and 342 1) To allow cut /fill over 4 feet.
Staff Recommendation: Recommended

The Environmental Board recommended conditional approval to a variance request to Land Development Code Section 25-8-341 and 342 1) To allow cut /fill over 4 feet. STAFF CONDITIONS; 1, The applicant will stabilize and restore the areas of fill with: 1) City of Austin Standard 604s Seeding for Erosion Control and 2) Provide native Class 1 or II Hill Country species trees planted 30 feet on center 2) The applicant will provide enhanced erosion and sedimentation controls below the fill area to ensure all eroded sediments remain on site. The areas of fill will be completely encircled by a rockberm on the downhill side followed by silt fence. The slope will be covered with erosion matting until the revegetation is fully established. 3) The applicant will limit cut to 11 feet and fill to 14 feet. 4) All slopes created from fill material will be less than or equal to a 3:1 slope. BOARD CONDITIONS; Remove Sandy Loam topsoil and change to non steril topsoil. RATIONALE; Findings of fact have been met per Texas Department of Transportation will not allow access to 2244. Motion approved on Board member Phil Moncada and Board member Rodney Ahart's second. [Vote 6-0 one vacancy]

5. STAFF BRIEFINGS/POSSIBLE ACTION ITEMS

- 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 SER #2768 Water and 2769 Wastewater to September 10, 2008 was approved on Board member Dave Anderson's motion, and Board member's and Board Member Mary Ann Neely's second [Vote 6-0 one vacancy]
- b. Carson Creek Flood Hazard – Roxanne Cook, Watershed Protection and Development Review Department
Briefing conducted as posted.
- c. Name: East Riverside P.U.D. Applicant: Armbrust & Brown L. L. P. (Richard Suttle) Location: 222 and 300 East Riverside Drive Staff Person: Clark Patterson- Neighborhood Zoning and Platting Department Request: Zoning

From L-V-NP Tract 1 and L-NP –Tract 2, Zoning to PUD (Planned Unit Development)-Tract 1 and PUD – Tract 2

The Environmental Board recommend conditional approval to 222 and 300 East Riverside Drive PUD RATIONALE; Save Town Lake, South River City Citizens and neighborhood groups are in support of this proposed Planned Unit Development per term sheet dated April 17, 2008. The extension of the Hike and Bike trail will provide enhancements to Lady Bird Lake and help with future connecting of the trail. Motion approved on Board member Phil Moncada and Board member Mary Ann Neely second. [Vote 5-0 Board Member Anderson recused from this item, one vacancy]

6. OLD BUSINESS

- a. Joint Environmental/Parks Board Subcommittee – Dave Anderson, P.E.
Jon Beall and Mary Ann Neely reported on this item.
- b. Erosion and Sedimentation Controls – Dave Anderson, P.E.
Phil Moncada reported on this item
- c. Balcones Canyonlands Conservation Plan Citizens Advisory Group –
Mary Ann Neely
Mary Ann Neely reported on this item.
- d. Waterfront Overlay Taskforce – Dr. Mary Gay Maxwell
Mary Gay Maxwell did not have much to report this week
- e. 2008 Work Plan Review –Dave Anderson, P. E.
Mary Gay Maxwell reported on this item.

7. NEW BUSINESS

Request for future agenda items:

- a. **Mary Ann Neely is requesting that staff include in PUD posting language: Watersheds, how many acres , and how PUD's are normally posted and with the new ordinance.**

8. ADJOURNMENT

Meeting adjourned at 8:30 p.m