



Environmental Board
September 17, 2008 at 6:00 P.M.
City Hall Council Chambers
301 West Second Street
Austin, Texas 78704

AGENDA

Mary Ann Neely
Place 1 Appointee

Phil Moncada, Secretary
Place 2 Appointee

Jon Beall
Place 3 Appointee

Dr. Mary Gay Maxwell, Vice Chair
Place 4 Appointee

Vacant
Place 5 Appointee

Rodney Ahart
Place 6 Appointee

David Anderson, P. E., Chair
Mayor's Appointee

1. CITIZEN COMMUNICATIONS: GENERAL

2. APPROVAL OF MINUTES

Approve the minutes of the September 10, 2008 regular meeting.

3. PUBLIC HEARINGS DISCUSSION AND ACTION ON DEVELOPMENT CASES

a. **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 zoning for the property with the following exceptions: 1) LDC 25-8-65 (Roadways) to not account for the roadway deduction; 2) LDC 25-8-262(B)(3)(b) (Critical Water Quality Zone Street Crossings) to allow one crossing; 3) LDC 25-8-341 (Cut Requirements) per cut/fill exhibit; 4) LDC 25-8-342 (Fill Requirements) per cut/fill exhibit; 5) LDC 25-8-482 (Critical Water Quality Zone) to allow one driveway or roadway; 6) LDC 25-8-483(A)(1) (Water Quality Transition Zone) to allow one driveway or roadway; 7) LDC 25-1-21(98) (Definitions) to revise the definition of "site"; and 8) LDC 25-4-157(B) (Subdivision Access Streets) to provide only one access to an external street. The land in the PUD is within the area known as

the Barton Springs Zone in which the City's Save Our Springs (SOS) ordinance applies. Application of City ordinances to development of the land is affected by the "Settlement Agreement by and Between the City of Austin and the Bradley Parties" (commonly known as the Bradley Agreement) that ended litigation over development of the land in 2000. PUD zoning may also modify City ordinances applicable to development of the land.

Staff Recommendation: Recommended

b. **Name: Bulldog Storage SP-2007-0673D**

Applicant: Possner and Associates, Inc. (Kurt Possner)

Location: 4221 N. FM 620 Road

Staff Person: Craig Carson- Watershed Protection and Development Review Department

Request: Variance request to Land Development Code Section 25-8-342 1) To allow fill up to 12 feet.

Staff Recommendation: Recommended

c. **Name: Munson Park Commercial Project SP-2008-0088D**

Applicant: Urban Design Group (Laura Toups, P. E.)

Location: 320 South Capital of Texas Highway (Loop 360)

Staff Person: Brad Jackson- Watershed Protection and Development Review Department

Request: Variance request to Land Development Code Section 25-8-341/342; LAO 9-10 409 1) To allow cut/fill over four feet.

Staff Recommendation: Item submitted for consent.

4. **ACTION ITEMS**

- a. Service Extension Request for Vaught Ranch Road. Water 2768 and Wastewater #2769- Robbie Botto- Watershed Protection and Development Review Department.

5. **OLD BUSINESS**

- a. Joint Environmental/Parks Board Subcommittee Update – Dave Anderson, P.E.
- b. Erosion and Sedimentation Controls Update – Dave Anderson, P.E.
- c. Balcones Canyonlands Conservation Plan Citizens Advisory Group Update – Mary Ann Neely
- d. Waterfront Overlay Taskforce – Dr. Mary Gay Maxwell
- e. 2008 Work Plan Review – Dave Anderson, P. E.

6. **NEW BUSINESS**

Request for future agenda items:

7. **ADJOURNMENT**

The Board may take items in any order, and may take action on any item except citizen's communication. 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 4 days before the meeting date.

Please call Marilla Shepherd at the Watershed Protection and Development Review Department, 512-974-3443 for additional information. TTY users route through Relay Texas at 711.