



ENVIRONMENTAL BOARD MEETING MINUTES
Wednesday, December 18, 2013

The Environmental Board convened a public hearing meeting on Wednesday, December 18, 2013 at City Hall Council Chambers, 301 W. Second Street, Austin, Texas 78701

Environmental Board Members in Attendance:

Mary Gay Maxwell
James Schissler
Marisa Perales
Mary Ann Neely
Robert Deegan
Robin Gary

Environmental Board Members in Absent:

Jennifer Walker

Staff in Attendance:

Brent Lloyd
Chuck Lesnak
Jim Dykowski
Liz Johnston
Marilla Shepherd
Mary Lamoreaux
Nico Hauert

Others in Attendance:

Terry Irion

1. CALL TO ORDER

Chair Mary Gay Maxwell called the meeting to order at 6:07 p.m.

2. BOARD BUSINESS

Special presentation to Environmental Board member Robin Gary
This item was conducted as posted.

3. CITIZEN COMMUNICATIONS: GENERAL

Speaker should sign up to speak prior to the meeting being called to order; you will receive a three-minute allotment to discuss topics not posted on the agenda.

Jerry Locke signed up to speak under citizens communication.

There were citizens who spoke about other items on the agenda.

Bill Bunch signed up to speak about item 7.

Brad Rockwell signed up to speak under item 7.

Carol Torgrimson signed up to speak under item 6b.

Dale Weisman signed up to speak under item 7.

David Braun signed up to speak under item 5a.

David Davis signed up to speak about item 7.

David King signed up to speak under item 7.
Don Blankenship signed up to speak about item 7.
Jackie Goodman signed up to speak under item 7.
Jeannie DeFrese signed up to speak under item 7.
Jerry DeFrese signed up to speak under item 7.
John Houghton signed up to speak under item 7.
Joy Sablatura signed up to speak about item 7.
Karen Krog signed up to speak about item 7.
Michael Johnson signed up to speak under item 5a.
Robert Cole signed up to speak about item 7.
Salee Davis donated time to Don Blankenship on item 7.
Tom Price signed up to speak under item 5a.

4. **APPROVAL OF MINUTES AND ACTION ITEMS**

a. Approve the minutes of the Environmental Board regular meeting of November 20, 2013.

Board member James Schissler moved to approve the minutes of Environmental Board meeting of November 20, 2013 Robert Deegan seconded. Vote: 6-0-0-1 Board member Jennifer Walker was absent.

b. Environmental Officer's report on hot topics and past Board actions – Chuck Lesniak, Watershed Protection Department

i. Post flood report

Activities about the post flood will be reported to the Environmental Board in February or March 2014.

ii. Reznicek Field

This item was conducted as posted.

iii. Transition Plan for Boards and Commissions – Mary Lamoreaux, Office of City Clerk

This item was conducted as posted.

5. **PUBLIC HEARINGS POSTPONED ON NOVEMBER 20, 2013**

a. Name: Boat Dock for 5 Humboldt Lane SP-2013-0133D

Applicant: Braun and Gresham Attorneys at Law

Location: 5 Humboldt Lane

Staff Reviewer: Liz Johnston, Planning and Development Review Department and Sylvia Pope, Watershed Protection Department

Watershed: Lake Austin (Water Supply Rural)

Ordinance: Comprehensive Watershed Ordinance

Request: Variance request is as follows:

1. To allow construction of a boat dock and the associated access trail within a Critical Environmental Feature buffer, LDC Section 25-8-281(C)(1)(a).

Staff Recommendation: Recommend approval with conditions

Board member Robert Deegan moved to approve with conditions and James Schissler seconded. Vote 6-0; Board member Jennifer Walker was absent. See attached motion.

6. PUBLIC HEARINGS

- a. **Name:** Water Control and Improvement District No. 17 –
Mansfield Water Treatment Plant SP-2012-0429C
Applicant: River City Engineering – Agent David Kneuper
Location: 4506 N. FM 620 Road
Staff Reviewer: Jim Dymkowski, Planning and Development Review Department
Watershed: Lake Travis and Lake Austin Watersheds (Water Supply Rural)
Ordinance: Comprehensive Watershed Ordinance (pre-October 2013)
Request:
 - 1. To allow impervious cover greater than 20% of the net site area allowed by code not to exceed 36.93% LDC Section 25-8-454(D) (1) (a)**Staff Recommendation:** The variance is not recommended.

Board member Robert Deegan moved to approve with conditions and James Schissler seconded. Vote 5-1; Board member Jennifer Walker was absent. See attached motion.

- b. **Name:** Four Corners SP-2013-0259C
Applicant: Longaro & Clarke (Agent - Alex Clarke)
Location: 7300 N. FM 620 Rd w/Bldgs.
Staff Reviewer: Jim Dymkowski, Planning and Development Review Department
Watershed: Lake Travis Watershed (Water Supply Rural) Drinking Water Protection Zone
Ordinance: Tract 1 – Lake Travis Watershed Ordinance 840308 – K
Tract 2 – Comprehensive Watershed Ordinance (pre-October 2013)
Request:
 - 1. To omit the roadway deduction from the calculation of allowable impervious cover on Tract 2. LDC Section 25-8-65
 - 2. To allow impervious cover greater than 20% of the net site area allowed by code not to exceed 56.01% on Tract 2. LDC Section 25-8-454(D) (1) (a)
 - 3. To allow fill greater than 4 feet, not to exceed 8 feet on Tract 2. LDC Section 25-8-342.
 - 4. To allow the 40% natural state buffer to be reduced to 17.6% and to not require that it receive overland flow from the development for Tract 2 LDC Section 25-8-454(D) (2)
 - 5. To allow construction of a roadway or driveway on a slope greater than 15% on Tract 2. LDC 25-8-301 (A)**Staff Recommendation:** Approve with conditions.

Board member Robin Gary moved to approve with conditions and James Schissler seconded. Vote 6-0; Board member Jennifer Walker was absent. See attached motion.

7. STAFF BRIEFINGS AND POSSIBLE ACTION

- a. Briefing on Blue Bonnet Hills Subdivision (C8-2013-0039) watershed determination and related issues – Chuck Lesniak, Watershed Protection Department and Liz Johnston, Planning and Development Review Department
Board member Robin Gary moved to approve with conditions and Mary Ann Neely seconded. Vote 4-0-1-1-1; Board Member Perales recused and Board member Jennifer Walker was absent. See attached motion.

8.

COMMITTEE REPORTS

- a. Update on the Joint Environmental/Parks Board Subcommittee – Mary Ann Neely, Jennifer Walker, and James Schissler, P.E. **No report this week.**
- b. Urban Growth Policy Committee – Mary Gay Maxwell, James Schissler, P. E., and Marisa Perales. - **No report this week.**
- c. Water Treatment Plant #4 Committee – Mary Gay Maxwell, Robin Gary and Mary Ann Neely - **No report this week.**
- d. Development Committee –Mary Gay Maxwell, Marisa Perales, Robert Deegan, and James Schissler, P.E. - **No report this week.**
- e. Water Quality Regulations Committee – Mary Ann Neely, Chair, Robin Gary, and Jennifer Walker. **No report this week.**
- f. Watershed Protection Budget Committee – Mary Gay Maxwell and Mary Ann Neely - **No report this week.**
- g. Other reports from Board members. **No report this week.**

9.

NEW BUSINESS - Future agenda items
None.

10.

ADJOURNMENT

The Environmental Board made 2 motions to extend the meeting until 10:00 p.m. and until 10:10 p.m. Chair Mary Gay Maxwell adjourned the meeting at 10:15 p.m.



BOARD/COMMISSION RECOMMENDATION

ENVIRONMENTAL BOARD

Resolution Number: 20131218 005a

Boat Dock for 5 Humboldt Lane SP-2013-0133D

Variance Request:

To allow construction of a boat dock and the associated access trail within a Critical Environmental Feature buffer, LDC Section 25-8-281(C) (1) (a).

WHEREAS, the applicant has met the findings of fact,

And whereas, the planning and Development Review Department has made a determination that the restrictive covenant is non-enforceable,

THEREFORE, the Environmental Board recommends approval of the request for variance with the following staff conditions:

Applicant must agree that the Trams will not be constructed to provide shoreline access.

Record of the Vote [5-1-0-1]

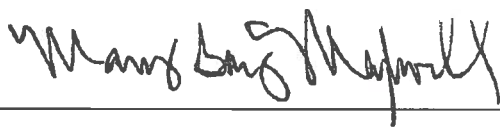
For: Deegan, Gary, Maxwell, Neely, Perales and Schissler

Against: None

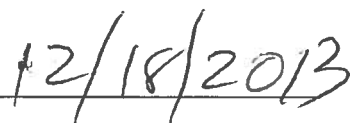
Abstained:

Absent: Walker

Attested by:



DATE





BOARD/COMMISSION RECOMMENDATION

ENVIRONMENTAL BOARD

Resolution Number: 20131218 006a

Water Control and Improvement District No. 17 Mansfield Water Treatment Plant SPC-2012-0429C

Variance Request:

1. To allow impervious cover greater than 20% of the net site area allowed by code not to exceed 36.93% LDC Section 25-8-454(D) (1) (a).

WHEREAS, the project will provide public welfare and environmental benefits that curtail the environmental impacts,

And whereas, proposed water treatment of stormwater runoff will reduce the percentage of impervious cover that will directly impact water quality to below 20%,

THEREFORE, the Environmental Board recommends approval of the request for variance with the following Board Conditions:

- The Force main will be constructed as presented with stub outs to maximize potential for existing Septic systems in the Travis Vista plant to connect to the force main; and
- The District shall provide financial incentives to the existing Travis Vista plant and septic customers to waive Steiner Ranch impact fees to further incentivize those connections.

Record of the Vote [5-0-0-1]

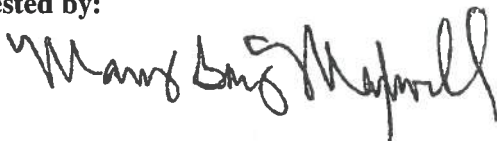
For: Deegan, Gary, Maxwell, Neely and Schissler

Against: Perales

Abstained:

Absent: Walker

Attested by:



DATE

12/18/13



BOARD/COMMISSION RECOMMENDATION

ENVIRONMENTAL BOARD

Recommendation Number: 20131218 006b

Four Corners SPC-2013-0257C

Request:

1. To omit the roadway deduction from the calculation of allowable impervious cover on Tract 2, LDC Section 25-8-65,
2. To allow impervious cover greater than 20% of the net site area allowed by code not to exceed 56.01% on Tract 2, LDC Section 25-8-454(D) (1) (a),
3. To allow fill greater than 4 feet, not to exceed 8 feet on Tract 2, LDC Section 25-8-342,
4. To allow the 40% natural state buffer to be reduced to 17.6% and to not require that it receive overland flow from the development for Tract 2, LDC Section 25-8-454(D) (2), and
5. To allow construction of a roadway or driveway on a slope greater than 15% on Tract 2, LDC 25-8-301 (A).

WHEREAS, the findings of fact have been met,

And whereas, the unified development proposes a combined impervious cover lower than full build out allowed for tract 1 and an increase in water quality treatment for both lots,

THEREFORE, the Environmental Board recommends approval with board conditions for variance request with the following conditions:

Staff conditions:

- 1) Restrict the allowable impervious cover on Tract 1 to 2.094 acres of impervious cover and the overall unified Tract 1 and Tract 2 development to 2.915 acres.
- 2) Provide SOS retention/re-irrigation water quality standards for the entire unified project.
- 3) Provide Hill Country Roadway landscaping and 40% buffer for the entire unified project.

Board conditions:

Cap or plug as appropriate abandoned well in accordance to TCEQ standards.

Record of the Vote [5-0-0-1-1]

For: Schissler, Gary, Maxwell, Neely, and Perales

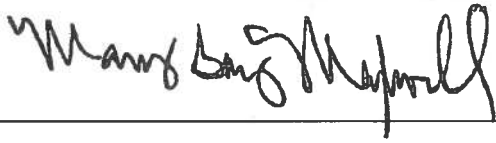
Against: None

Abstained: None

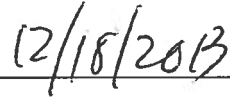
Recused: Robert Deegan recused himself from the dais due to a potential conflict of interest.

Absent: Walker

Attested by:



DATE





BOARD/COMMISSION RECOMMENDATION

ENVIRONMENTAL BOARD

Resolution Number: 20131218 007a

Blue Bonnet Hills Subdivision (C8-2013-0039), Watershed determination and related issues.

WHEREAS, the City of Austin just renewed their Habitat Conservation Plan to protect the Austin Blind and Barton Springs Salamanders,

And whereas, development on this and neighboring lots could adversely affect Salamander habitat and water quality of Barton Springs, despite an "Urban" designation set before the HCP was approved,

And whereas, the Barton Springs Zone and/ or SOS restrictions may be more appropriate and protective of the habitat and water quality,

THEREFORE, the Environmental Board recommends that the Planning Commission and City Council wait for results of the UT dye trace and the staff investigations before acting on approving development on this or adjacent lots, because it could drastically change allowable impervious cover and water quality controls.

Board conditions:

- Have City of Austin biologists Survey the Little Zilker Creek spring for endangered Salamander habitat;
- Have City of Austin hydro geologists compare water quality from the Spring CEF to Barton Springs to check to see if it is part of the Barton Springs Complex and, therefore, potential Salamander habitat;
- Wait for UT and City of Austin dye trace results.
- The Environmental Board should be updated on staff and UT dye trace results and be provided with other case updates.

Record of the Vote [4-0-1-1-1]

For: Deegan, Gary, Maxwell, and Neely

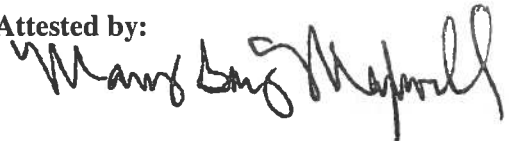
Against: None

Abstained: Schissler

Absent: Walker

Recused: Perales

Attested by:



DATE 12/18/13