



ENVIRONMENTAL COMMISSION RECOMMENDATION 20250402-003

Date: April 2, 2025

Subject: Walnut Creek Wastewater Treatment Plant

Motioned By: Jennifer Bristol

Seconded By: David Sullivan

WHEREAS, the Environmental Commission recognizes the applicant is requesting to amend Land Development Code (LDC) Chapter 25-1 25-5, 25-7, and 25-8 and related variances as minimally required to allow the construction of the Walnut Creek Wastewater Treatment Plant Enhancement and Expansion Project; and

WHEREAS, the Environmental Commission recognizes on March 27th, 2025 the City Council approved Resolution No. 20250327-062 initiating variances and amendments to the Land Development Code; and

WHEREAS, the Environmental Commission understands a significant portion of the property is located within the 100-year floodplain and the Critical Water Quality Zone (CWQZ) of Walnut Creek, and in the Colorado River watershed; and

WHEREAS, the Environmental Commission recognizes that Staff recommends the amendment with the following conditions:

- The project will be required to seek administrative variances for proposed development that exceeds or modifies the requirements of:
 - 25-8-301 (Construction on Slopes)
 - 25-8-341 (Cut Requirements)
 - 25-8-342 (Fill Requirements)
 - 25-8-264 & 25-8-263 (Heritage Trees)
- For administrative variances granted by this ordinance, the project must demonstrate that no feasible, code-compliant design alternatives exist.
- The project will be designed to bore the new effluent waterline under Walnut Creek instead of using an open-cut channel.
- The project extends the CWQZ associated with the southernmost segment of Walnut Creek to an area 150% the size of the proposed impacted CWQZ.
- The project commits to relocation of impacted heritage trees where feasible.

THEREFORE, the Environmental Commission recommends to amend the Land Development Code with the following Environmental Commission conditions:

1. Increase marking and interpretation of wastewater conservation programs to everyone in the service area
2. Improve incentives for new and remodel construction to utilize water conservation programs
3. Request additional downstream nutrient meters beyond TCEQ requirements
4. Report back to the Environmental Commission annually on all administrative variance approvals
5. Incorporate natural elements and native Texas plants along the base of the floodwall to increase biodiversity
6. Incorporate a tree management plan for the heritage trees and trees planted on the property and mitigation property
7. Reduce light pollution with dark skies lighting
8. Prioritize purchasing adjacent properties that would increase the critical water quality zone (CWQZ)
9. Extend the CWQZ associated with the southernmost segment of Walnut Creek from 150% to 200%
10. Enhance and improve the public benefit with birding, walking, nature exploration, and other benefits
11. Require installation of solar panels to be used onsite or produce energy for the region
12. Receive an annual report at the Environmental Commission of the project through completion
13. Utilize low-carbon concrete in the project
14. Explore the feasibility of transferring or utilizing 50 acres to the Parks and Recreation Department as parkland

Vote: 8-1

For: Hanna Cofer, Jennifer Bristol, Isabella Changsut, Justin Fleury, Mariana Krueger, Haris Qureshi, Melinda Schiera, David Sullivan

Against: Richard Brimer

Abstain: None

Recuse: None

Absent: Ashika Ganguly

Attest:



Elizabeth Funk, Environmental Commission Liaison