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ENVIRONMENTAL BOARD MOTION 060210-4c Motion #1

Date: June 2, 2010

Subject: The Barton Springs Zone Redevelopment Exception (Land Development Code section §25-8-27) to properties with commercial zoning but no existing commercial land uses

Motioned By: Robin Gary

Seconded by: Mary Ann Neely

Recommended Action:

The Environmental Board recommends that No site-specific amendment to the SOS Ordinance be granted to the property at 5811 Southwest Parkway. Courtyard Park must connect to centralized sewer according to the 2003 enforcement action by the Austin Water Utility. Per the plumbing code (documented in certified letter mailed 2/18/03).

Rationale:

Redevelopment of commercially zoned properties that currently do not have commercial land use are not covered by the Barton Springs Zone Redevelopment Exception. Redevelopment of these properties under guidelines set forth in the SOS Redevelopment Exception could improve the quality of water that recharges the Edwards Aquifer. However, the Board does not recommend doing so on a piecemeal site-by-site basis.

Vote 5-0-0-1

For: Anderson, Gary, Maxwell, Moncada, and Neely.

Against:

Abstain:

Absent: Jon Beall

Vacant: 1

Approved By:

Mary Gay Maxwell
Environmental Board Chair

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ENVIRONMENTAL BOARD MOTION 060210-4c Motion #2

Date: June 2, 2010

Subject: The Barton Springs Zone Redevelopment Exception (Land Development Code section §25-8-27) to properties with commercial zoning but no existing commercial land uses

Motioned By: Robin Gary

Seconded by: Mary Ann Neely

Recommended Action:

The Environmental Board recommends that City Council direct staff to review the Barton Springs Zone Redevelopment Exception as it relates to properties commercially zoned properties with no commercial land use; AND neighborhood future land use planning efforts (such as the Oak Hill Association of Neighborhoods adopted after the Redevelopment Exception took effect) and identify changes that would reconcile differences between commercially zoned and neighborhood plans and the Redevelopment Exception.

Conditions:

The Environmental Board requests that staff report findings to the Environmental Board. Staff should report findings to the Environmental Board the Planning Commission's action.

Rationale:

Redevelopment of commercially zoned properties that currently do not have commercial land use are not covered by the (BSZ) Barton Springs Zone Redevelopment Exception. Redevelopment of these properties under guidelines set forth in the Barton Springs Zone Redevelopment Exception could improve the quality of water that recharges the Edwards Aquifer. Additionally, redevelopment of parcels selected for commercial zoning by neighborhood future land use planning groups and approved by City Council is not allowed by the BSZ Redevelopment Exception. Alignment of future land use planning and the BSZ Redevelopment Exception is necessary so future land use planning and the BSZ Redevelopment Exception do not contradict one another

Vote 5-0-0-1

For: Anderson, Gary, Maxwell, Moncada, and Neely

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Against:

Abstain:

Absent: Jon Beall

Vacant: 1

Approved By:

Mary Gay Maxwell
Environmental Board Chair

DRAFT