

C1



ENVIRONMENTAL BOARD MOTION 091510-4a

Date: September 15, 2010

Subject: 4709 Highland Terrace

Motioned By: Phil Moncada

Seconded By: Mary Ann Neely

Recommendation

The Environmental Board recommends **disapproval** of the proposed removal and impact of a Heritage Tree and variances from Land Development Code 25-8-641.

City of Austin Tree Arborist conditions:

1. For the 40" Live Oak (Tree #1), 100% diameter (i.e., 40") of mitigation is required at the time of permitting in the form of payment into the Urban Forest Replenishment Fund for a total of \$3,000. 200% mitigation (i.e., 80") of mitigate is required to be held in a bond plus 15% administrative cost for a total of \$6,000 for the bond and \$900 for administrative cost. The bond will be returned after five years if the tree has sustained the impacts determined by the City Arborist.
2. A five-year tree maintenance plan prepared and implemented by a certified arborist for the 40" Live Oak (Tree #1) prepaid by the builder and transferred to the owner. The plan is to be administered semi-annually and reported to the City Arborist.
3. A three year maintenance plan prepared and implemented by a certified arborist for the 26" and 36" Live Oaks (Trees #2 and 3, respectively), prepaid by the Builder and transferred to the owner. The plan is to be administered semi-annually and reported to the City Arborist.

Rationale

The findings of fact have not been met. The applicant did not follow conditions of the tree permit. The Environmental Board does not want to set precedence on Heritage Trees since all trees impacted were heritage.

Vote 4-1-0-2

For: Anderson, Maxwell, Moncada, and Neely

Against: Schissler

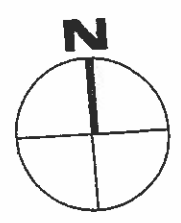
Abstain: None

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David Weekley Homes		Drawn By: PLAN		Date: DRN		Scale: SCALE		R	11/1/09	09	ADG
City		City		City		City		v.	2/08/31/10	10	ADG
City		City		City		City		4	3/09/08/10	10	ADG

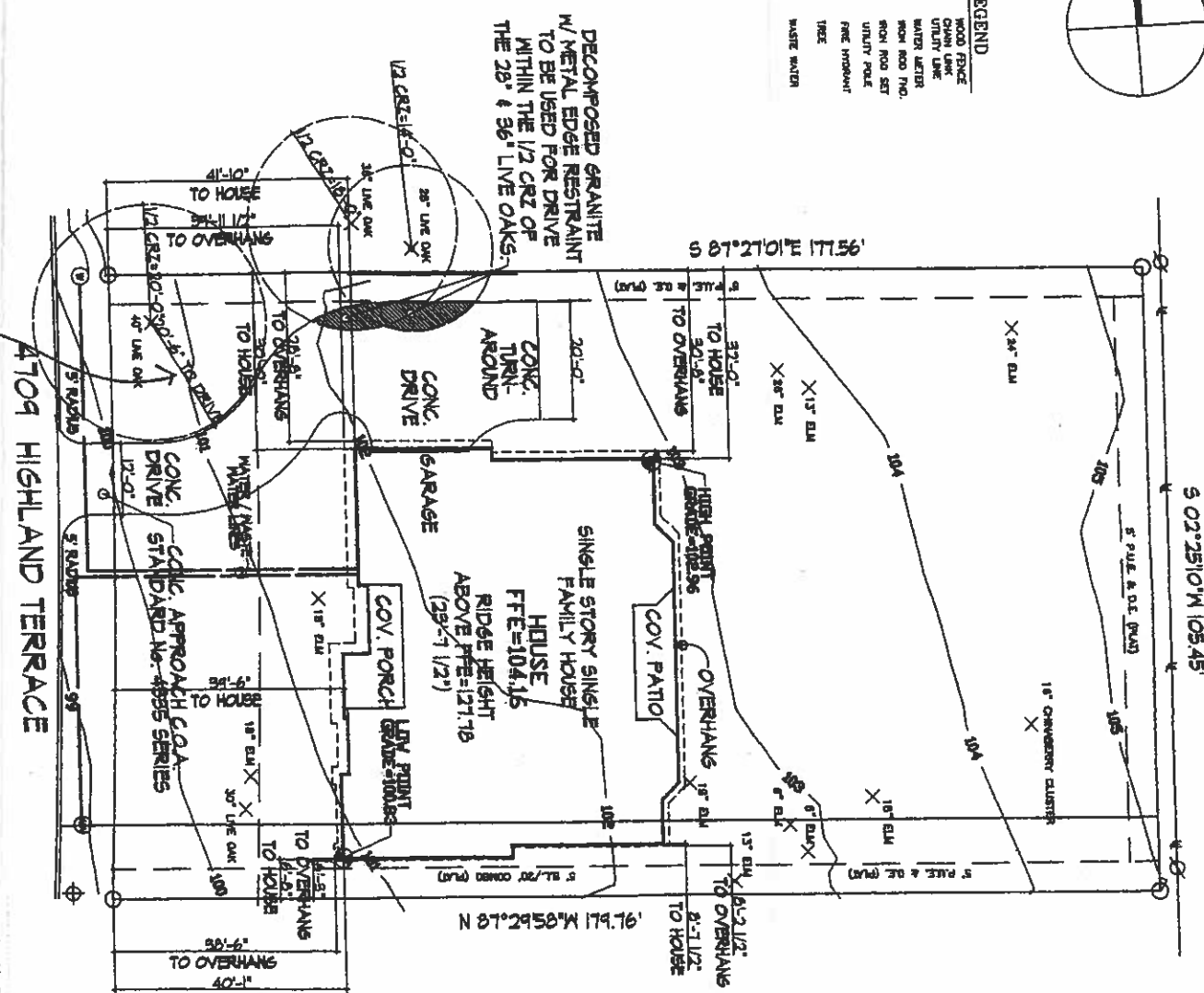
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FINAL 11-09-09
PROPERTY ZONING: SF-3



LEGEND

	ROAD FENCE
	UTILITY LINE
	WATER METER
	ROCK AND TOP
	ROCK AND SET
	UTILITY POLE
	FIRE HYDRANT
	TREE
	WATER METER



SIDEWALL ARTICULATION
NO REPAIR, ARTICULATION REQUIREMENT FOR SMALL STONE STRUCTURE

LEGAL DESCRIPTION
HIGHLAND PARK WEST
LOT 6, BLOCK "D"
4709 HIGHLAND TERRACE

NOTE: DRIVE WAY
IS LAYD OUT 6"
AWAY FROM
1/2 CRZ OF 40"
LIVE OAK

F.A.R. CALCULATIONS

TOTAL GROSS FLOOR AREA	2,776.00
*GARAGE (attached)	520.00
*subtract 200.00 sq. ft. for off-street parking	-200.00
TOTAL GROSS FLOOR AREA	9,046.00
TOTAL GROSS GROSS AREA OF LOT	18,953.72
FLOOR AREA RATIO (max. 0.48 of lot area)	16.42%

BUILDING COVERAGE

LOT SQ. FT.	18,953.72	100.00 %
LIVING AREA (a/c)	2,776.00	
GARAGE (attached)	520.00	
COV. PATIO	144.00	
COV. PORCH	151.00	
TOTAL BUILDING COVERAGE	3,591.00	19.07%
IMPERVIOUS COV.		

TOTAL BUILDING COV.	3,591.00	
DRIVEWAY	1,244.00	
A/C PADS (2 @ 40)	18.00	
TOTAL IMPERV. COVERAGE	4,853.00	25.71%

THE SEAL ON THIS PAGE PERTAINS ONLY TO THE AFFIRMATION OF THE COMPLIANCE OF THESE PLANS TO THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS FOR THE CITY OF AUSTIN

SITE PLAN

SCALE: 1" = 30'-0"

EXHIBIT # 8
BLDW-UP