



ENVIRONMENTAL BOARD MOTION 061808-3b

Date: June 18, 2008

Subject: Miller Lakeside Subdivision C8J-2007-0107.0A

Motioned By: John Dupnik, P. G.

Seconded by: Dave Anderson, P. E.

Recommendation

The Environmental Board motioned recommend conditional approval to a variance request to Land Development Code 30-5-454 9(B)(1) – 1) To allow the density of one unit for 0.47 acres, (instead of one unit for each 2 acres); with a minimum lot size less than $\frac{3}{4}$ acres.

Staff Conditions:

- 1) The applicant will provide storm water detention for all development. This will be address with a plat note.
- 2) The applicant will provide water quality controls for all development. This will be address with a plat note.
- 3) The overall impervious cover shall be restricted to a maximum of 20% (4095 square feet). A plat note will restrict this.
- 4) An integrated pest management plan will be submitted and approved by the City of Austin and appropriate plat notes shall be provided. This will be accomplished using a restrictive covenant.
- 5) All new landscape and tree plantings shall be from the Grow Green approved list, or appropriate xeriscape or native plants. This will be accomplished through the use of a restrictive covenant.

Provide Water Quality Controls in accordance with Land Development Code 30-5-213 (A)(B) and the Environmental Criteria Standards.

Board Conditions:

- 1) Provide mitigation for trees 19 inches or greater that may be removed (on an inch by inch basis), or contributions to the tree fund. This will be included through a plat note.

Rationale:

Original lot configuration would allow development in the transition zone; this development would create better overall water quality in the Rural Water Supply Watershed. In addition to Roadways that ends to this lot is already paved.

Vote 5-1-0-1

For: Anderson, Ahart, Dupnik, Maxwell, and Moncada

Against: Beall

Abstain:

Absent: Neely

Recused:

Approved By:

A handwritten signature in black ink, appearing to read "Dave Anderson", followed by the letters "P.E." in a smaller, printed font.

Dave Anderson P.E., CFM
Environmental Board Chair

Vote 5-1-0-1

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A handwritten signature in black ink, appearing to read 'D Anderson', followed by the letters 'P.E.'.

Dave Anderson P.E., CFM
Environmental Board Chair



ENVIRONMENTAL BOARD MOTION 061808-3b

Date: June 18, 2008

Subject: Hudson Bend Colony No.2. Re-subdivision of Lot 14, Block 2
C8J-2007-0139.0A

Motioned By: Phil Moncada

Seconded by: Rodney Ahart

Recommendation

The Environmental Board motioned to recommend conditional approval to a variance request to Land Development Code 30-5-454 9B 1) To exceed maximum development intensity in the uplands zone resulting in a density of 2 units for 1.808 acres net site area, and lot sizes of 0.669 and 1.139 acres net site area instead of the allowed density of 1 unit for each 2 acres, with a minimum lot size of $\frac{3}{4}$ acres. The owner will shift lot line to meet the three quarter acre rule.

Staff Conditions:

- 1) Restrict impervious cover to 20% of the net site area (maximum of 4965 square feet for Lot 14A, and 5600 square feet for Lot 14B) through a note on the plat;
- 2) Restrict development to the uplands area (no development in critical water quality zone or water quality transition zone) through a note on the plat;
- 3) provide an Integrated Pest Management Plan through a restrictive covenant;
- 4) Restrict landscaping to only the plants included in the City of Austin's Grow Green guide through a note on the plat;
- 5) Provide mitigation for trees 19" and greater than may be removed (on an inch-by-inch basis) through a note on the plat.
- 6) Utilize 30-5-213 (a) (b) and adopted criteria

Board Conditions:

- 1) Each lot will be limited to 20% impervious cover.

Rationale:

Original lot configuration would allow development in the transition zone; this development would create better overall water quality in the Rural Water Supply Watershed. In addition, the roadway that ends at this lot is already paved.