



ENVIRONMENTAL COMMISSION MOTION 20170118 008a

Date: January 18, 2017

Subject: Junior League of Austin Community Impact Center SPC-2016-0055C

Motion by: Hank Smith

Seconded by: Mary Ann Neely

RATIONALE:

Whereas, in accordance with the staff report the findings of fact have been met and staff recommends approval; and

Whereas, the proposed development is subject to a settlement agreement with the City of Austin that will need to be amended to allow a relatively small encroachment into the Critical Water Quality Zone, which staff has agreed to in exchange for terminating the agreement upon development in accordance with this permit.

Therefore, the Environmental Commission recommends Support of the request for variances to allow cut above 4' (up to 5.57' section 13-15-235), allow fill above 4' (up to 5.3' section 13-15-235) and allow construction on slopes (Section 13-15-237(a)) with the following:

Staff Conditions: The settlement agreement is void when this development is complete and all future development or redevelopment is subject to regulations in effect at time of application;

Environmental Commission Conditions: With regard to trees 7120 and 7136, the applicant shall evaluate preserving these trees by modifications to the site layout, to preserve the ½ critical root zone and protection of the canopy, including evaluating impacts to the existing COA detention pond, evaluating the configuration vertically and horizontally for the proposed driveway, and the configuration of the building and parking garage for tree 7136. If staff determines the modification of the site plan is not feasible, the tree relocation shall be evaluated by a professional tree relocation consultant. If feasible, the trees shall then be relocated.

The applicant will not request any modifications to the existing settlement agreement with the City of Austin beyond what is already required to obtain this site development permit.

VOTE 10-0

For: Creel, Guerrero, Perales, Thompson, Neely, Moya, Maceo, H. Smith, Grayum, B. Smith

Against: None

Abstain: None

Recuse: None

Absent: None

Approved By:

A handwritten signature in black ink, appearing to read "Marisa Perales", is written over a light blue rectangular background.

Marisa Perales, Environmental Commission Chair