



## ENVIRONMENTAL COMMISSION MOTION 20181017 008d

**Date:** October 17, 2018

**Subject:** 2001 S.1<sup>st</sup> Street SP-2018-0017C variance request to vary from 25-8-261 to allow a portion of the driveway to be constructed in the Critical Water Quality Zone

**Motion by:** Hank Smith

**Seconded by:** Pam Thompson

### **RATIONALE:**

**WHEREAS**, the project is in the City of Austin (COA) Full Purpose Jurisdiction, in the East Bouldin Creek watershed which is classified as Urban. The site is currently developed with three old homes that are being used as offices and access is via two curb cuts along South 1<sup>st</sup> Street. East Bouldin Creek runs parallel to South 1<sup>st</sup> Street along the backside of the property; and

**WHEREAS**, according to the COA, the east side of the lot overlaps the Critical Water Quality Zone (CWQZ) buffer for East Bouldin Creek and the 100-year floodplain; and

**WHEREAS**, according to 25-8-261, development is prohibited in the CWQZ. The variance request is to allow a portion of a commercial driveway to be constructed in a CWQZ; and

**WHEREAS**, staff recommends conditional approval of the environmental variance and the findings of fact have been met.

**THEREFORE**, the Environmental Commission recommends support of the request for the variance from 25-8-261 to allow a portion of the driveway to be constructed in the CWQZ with the following staff conditions:

The applicant will work with the Watershed Protection Department Wetland Biologist reviewer and will implement the enhanced CWQZ improvements.

### **VOTE 8-0**

For: B. Smith, Creel, Perales, Thompson, H. Smith, Gordon, Coyne, Maceo

Against: None

Abstain: None

Recuse: None

Absent: Neely, Guerrero

Approved By:

Wendy Gordon, Environmental Commission Vice-Chair