



ENVIRONMENTAL COMMISSION MOTION 20181107 008b

Date: November 7, 2018

Subject: All Stor Westlake (SP-2017-0478D) Request to vary from LDC 25-8-342 Fill Requirements to allow fill up to 11 feet

Motion by: Hank Smith

Seconded by: Mary Ann Neely

RATIONALE:

WHEREAS, the variance is required to provide access to an otherwise developable site and LDC 25-8-301 allows a driveway on a slope of more than 15 percent if it is necessary to provide primary access to at least two contiguous acres with a gradient of 15 percent or less; and

WHEREAS, the fill is required to provide Americans with Disabilities Act compliant parking and access to the building, and to provide a fire lane along the east side of the building as required by the fire code; and

WHEREAS, the development with the variance will comply with all environmental setbacks and will provide non-degradation level water quality per the Barton Springs Zone requirements.

THEREFORE, the Environmental Commission recommends support of the request for a variance to allow fill up to 11 feet with the following:

Staff Conditions

- the applicant provides a landscape plan, which is not required in the City of Austin Extra Territorial Jurisdiction

Environmental Commission Conditions

- implement a landscape plan as presented by staff with an assortment of native shade trees from Appendix F; including cedar elm and oak trees as applicable.
- implement a dark sky outdoor lighting scheme.

VOTE 6-0

For: Perales, Neely, H. Smith, Guerrero, Gordon, Maceo

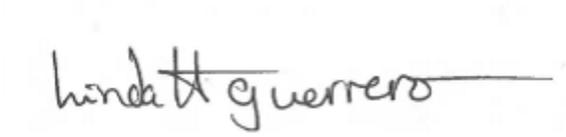
Against: None

Abstain: None

Recuse: None

Absent: B. Smith, Creel, Thompson, Coyne

Approved By:

A handwritten signature in black ink that reads "Linda Guerrero". The signature is written in a cursive style with a horizontal line extending to the right from the end of the name.

Linda Guerrero, Environmental Commission Chair