



ENVIRONMENTAL COMMISSION MOTION 20190417 008a

Date: April 17, 2019

Subject: SP-2018-0028D Valla Djafari request to vary from LDC 25-8-281(C)(2)(b) to allow construction of a boat dock, a shore line access, and shoreline stabilization within a 150-foot Critical Environmental Feature (CEF) buffer for a Rimrock CEF.

Motion by: Hank Smith

Seconded by: Katie Coyne

RATIONALE:

WHEREAS, a variance from 25-8-281(C)(2)(B) allowing for construction of a boat dock, shoreline access, and shoreline stabilization has been granted for similarly situated properties with approximately contemporaneous development subject to similar code; and

WHEREAS, the variance along with the staff recommended conditions does not create significant harmful environmental consequences. Construction access will occur from Lake Austin by barge. The proposed staircase will span the rimrock and the post will not be located closer than 5 feet from the crest and base of the Rimrock CEF. The staircase shall be preassembled in sections off-site, which will reduce the amount construction activities near the Rimrock CEF. The applicant is providing shoreline stabilization and wetland plantings along the shoreline that will reduce shoreline erosion and sediment laden surface runoff from discharging into the lake; and

WHEREAS, the construction activities will minimize disturbance to the Rimrock CEF and the terrestrial vegetation. The proposed shoreline stabilization and wetland planting along the shoreline will reduce soil erosion along the shoreline and provide filtration of sediment-laden runoff from upgradient areas; thereby, providing water quality that is at least equal to or greater than the water quality achievable without the variance.

THEREFORE, the Environmental Commission recommends support of the request for a variance from LDC 25-8-281(C)(2)(b) with the following;

Staff Conditions:

- Construction access will occur from Lake Austin by barge.
- Staircase will span the rimrock and posts will not be located closer than 5 feet from the crest and base of the Rimrock CEF.
- Staircase shall be preassembled in sections off-site, which will reduce the amount construction activities near the Rimrock CEF.
- Additional wetland mitigation and shoreline stabilization will be installed per Landscape Plan Sheet 10.

VOTE 6-1

For: Creel, Thompson, Coyne, Neely, H. Smith and B. Smith

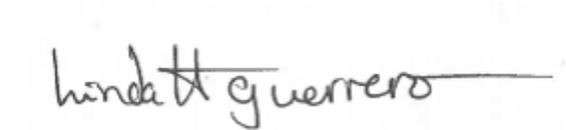
Against: Neely

Abstain: None

Recuse: None

Absent: C. Smith, Guerrero, and Maceo

Approved By:

A handwritten signature in black ink that reads "Linda H. 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