



ENVIRONMENTAL COMMISSION MOTION 20190417 008b

Date: April 17, 2019

Subject: SP-2018-0455D Jaylee Business Park cut (LDC 25-8-341) and fill (LDC 25-8-342) variance request to no more than 8 feet of depth

Motion by: Hank Smith

Seconded by: Mary Ann Neely

RATIONALE:

WHEREAS, Texas Accessibility Standards restrict the amount of gradient and slope change between buildings, and because of the ingress and egress requirements to public rights-of-way, and to take advantage of natural topography for the purposes of drainage and water quality, the property must be graded above the allowable four feet in order to meet compliance and develop within all the other Land Development Code (LDC) requirements; and

WHEREAS, the concentration of the proposed development in the southwest corner of the site allows for the preservation of trees and provides a larger contiguous natural area buffer beyond that required by the LDC. Additionally, the amount of cut needed on the site is balanced by the amount of fill needed, reducing the amount of excess materials hauled off site; and

WHEREAS, the use of retaining walls limits the amount of grading, creating more stable slopes and limiting the potential for erosion and sedimentation. The proposed grading also allows for a slower runoff rate, which provides for greater infiltration and a lower runoff rate.

THEREFORE, the Environmental Commission recommends support of the Jaylee Business Park variance request for cut (LDC 25-8-341) and fill (LDC 25-8-342) to no more than 8 feet of depth with the following;

Staff Conditions:

1. Commercial landscaping in accordance with LDC Chapter 25-2, Subchapter C, Article 9 and the Environmental Criteria Manual Section 2, excluding Hill Country Roadway Requirements
2. Tree mitigation for the protected tree in accordance with current LDC and Environmental Criteria Manual requirements, and 'No Mow' signs placed in the 40 percent Natural Area Buffer

Environmental Commission Conditions:

1. The applicant agrees to mitigate runoff from RR 620 through their internal pond system to provide additional environmental protection of approximately 1.2 acres
2. Compliance with dark-sky exterior lighting standards in LDC Chapter 25-2 Subchapter E, Article 2, 2.5.2 (*Exterior Lighting*).

VOTE 7-0

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

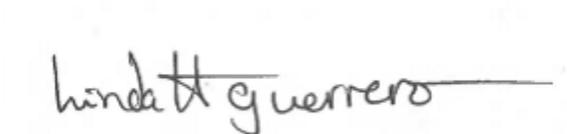
Against: None

Abstain: None

Recuse: None

Absent: C. Smith, Guerrero, and Maceo

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