



ENVIRONMENTAL COMMISSION MOTION 20190417 008c

Date: April 17, 2019

Subject: Ranch Road 620 Project Consent Agreement

Motion by: Hank Smith

Seconded by: Mary Ann Neely

RATIONALE:

WHEREAS, in consultation with the Law Department, staff has determined that the project meets the standards for consideration of a potential project consent agreement (PCA). Accordingly, staff is working with the Environmental Officer and the applicant to assess the feasibility of the PCA terms that would provide drainage, tree, and water quality protections consistent with current standards while reducing the limitations imposed by certain other regulations; and

WHEREAS, the site of the proposed development contains no critical environment features or critical water quality zone; and

WHEREAS, the project will meet current code with the following modifications:

- impervious cover is limited to 56% based on a gross site area;
- cut is limited to 7 feet with some cut on slopes greater than 15%;
- fill is limited to 11 feet with some fill on slopes greater than 15%;
- tree protection will be in accordance with current code for trees identified in 25-8-602;
- dark-sky requirements will be in accordance with full purpose current code;
- Hill Country Roadway requirements apply only to the extent that all landscaped areas within 40 feet of Ranch Road (RR) 620 will be restored to Hill Country Roadway requirements.

THEREFORE, the Environmental Commission recommends support of the request for the RR 620 PCA with the following;

Staff Conditions:

1. 56% Gross Site Area Maximum Impervious Cover
2. The project shall comply with 25-8 Subchapter B, Article 1 (Tree and Natural Area Protection), for the tree species identified in 25-8-602 (Definitions)
3. Lots 81 and 82 shall be protected as Open Space
4. The Project shall comply with dark-sky exterior lighting standards in 25-2 Subchapter E, Article 2, 2.5 (*Exterior Lighting*)
5. All landscaped areas within 40 feet of RR 620 shall utilize restorative vegetation standards for Hill Country Roadways relating to the use of native species, type of trees and shrubs to be planted, and

density of plantings, as described in the Environmental Criteria Manual Appendix A (Special Revegetation Criteria for Hill Country Roadway Sites)

6. For the purposes of compliance with Local Government Code Chapter 245, the project shall be deemed complete upon completion of the development described in the site plan associated with this PCA.

Environmental Commission Conditions:

1. The site plan as presented to staff is the basis for this support so any changes to the site plan may require approval from the Environmental Commission as determined appropriate by the Environmental Officer.

VOTE 7-0

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

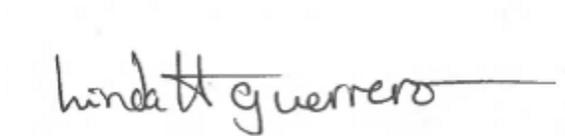
Against: None

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 long horizontal line extending to the right.

Linda Guerrero, Environmental Commission Chair