



ENVIRONMENTAL COMMISSION MOTION 20200304 006b

Date: March 4, 2020

Subject: HEB 10, SP-2019-0034C at 7901 West US Hwy 290

Motion by: Kevin Ramberg

Seconded by: Perry Bedford

RATIONALE:

WHEREAS, the Environmental Commission recognizes the applicant is requesting the Commission consider several variance requests:

1. Request to vary from LDC 25-8-341 to allow cut in excess of 4 feet (maximum cut 7 feet) in the Barton Springs Zone.
2. Request to vary from LDC 25-8-342 to allow fill in excess of 4 feet (maximum fill 14 feet) in the Barton Springs Zone.
3. Request to vary from LDC 25-8-302(A)(1) to construct a building on a slope with a gradient of more than 25 percent.
4. Request to vary from LDC 25-8-302(A)(2) to construct a parking area that is not a parking structure on a slope with a gradient of more than 15 percent.

WHEREAS, the Environmental Commission recognizes this action concerns land located in the Barton Springs Zone; and

WHEREAS, the Environmental Commission recognizes that City of Austin Staff recommend approval of the variance requests with conditions.

Therefore, the Environmental Commission recommends approval of the requested project consent agreement (PCA) to allow for the construction of a mixed-use development with a residential component **with the following Staff Conditions:**

1. engineered structural containment for fill exceeding 4 feet;
2. no non-organic mulch (including stone of any size) allowed in the landscaped areas;
3. rainwater harvesting storage tanks shall have a total volume of at least 4,000 gallons;
4. condensate storage tanks shall have a total volume of at least 3,000 gallons;
5. cut shall be limited to a maximum of 7 feet and limited to the areas as generally noted on the site plan; and
6. fill shall be limited to a maximum of 14 feet and limited to the areas as generally noted on the site plan;

and the following Environmental Commission Conditions:

1. eight heritage trees to be preserved in place with supplemental drip irrigation.

VOTE 6-0

For: Bedford, Thompson, Ramberg, Guerrero, Coyne, and Maceo

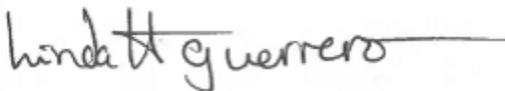
Against: None

Abstain: None

Recuse: None

Absent: Creel, Smith, Nill, Neely, Gordon

Approved By:

A handwritten signature in black ink that reads "Linda Guerrero". The signature is written in a cursive style and is followed by a horizontal line.

Linda Guerrero, Environmental Commission Chair