



ENVIRONMENTAL COMMISSION MOTION 20200603-006b

Date: June 3, 2020

Subject: C14-85-288.56(RCA) - HWY 71 and Mountain Shadows

Motion by: Kevin Ramberg

Seconded by: Pam Thompson

RATIONALE:

WHEREAS, the Environmental Commission recognizes the applicant wishes to conduct a public hearing and seeks approval of a restrictive covenant amendment on property locally known as 8732, 8624 and 8722 W. State Highway 71.

WHEREAS, the Environmental Commission recognizes that staff recommends granting an amendment to the restrictive covenant.

THEREFORE, the Environmental Commission recommends granting an amendment to the restrictive covenant on the property noted above with the following:

Environmental Commission Conditions:

That the applicant seeks to balance cut and fill onsite in coordination with City of Austin environmental staff.

Staff Conditions

1. This application completes the project established by the Restrictive Covenant such that any further development or redevelopment is subject to current code at the time of site development permit application.
2. This project shall comply with current code except for the following exceptions:
 - a. 65% impervious cover on a gross site area shall be allowed for Tracts 1 and 2 as established by the current Restrictive Covenant.
 - b. A 1.25 acre area of Tract 2 shall comply with the Code of 1985 (Rivers, Lakes, and Watercourses) section 9-10-192(g) for construction on slopes as established by the current Restrictive Covenant. The remainder of Tract 2 shall comply with current code for construction on slopes.
 - c. Cut and fill shall not exceed 8 feet for a 1.25 acre area of Tract 2. The remainder of Tract 2 shall comply with current code for cut and fill.
3. All impervious cover shall be treated for water quality under the non-degradation standards of the Save Our Springs Initiative, City Code 25-8, Article 13 (*Save Our Springs Initiative*), including sizing water quality treatment volumes to account for the future extension of Mountain Shadows Road.
4. The Mountain Shadows Road right-of-way shall be included in the calculation of allowable impervious cover.

5. A water quality control for the treatment of development on Tracts 1 and 2 shall be allowed to be located on Tract 1.
6. Restrictions on curb cuts along State Highway 71 for Tract 1 established by the current Restrictive Covenant shall be removed, as access to State Highway 71 is determined by the Texas Department of Transportation.
7. The restrictions on issuance of building permits for Tract 2 contingent upon construction of Mountain Shadows Road in the current Restrictive Covenant shall be modified to provide for a safer connection to the existing roadway as determined by the Austin Transportation Department using current code requirements.

VOTE 9-0

For: Smith, Thompson, Neely, Coyne, Maceo, Ramberg, Guerrero, Gordon, and Bedford

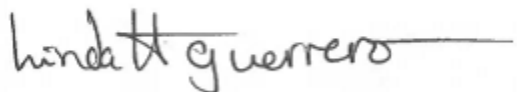
Against: None

Abstain: None

Recuse: None

Absent: Creel, Nill

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.

Linda Guerrero, Environmental Commission Chair