

**ZONING AND PLATTING  
SITE PLAN VARIANCE REQUEST BONUS REVIEW SHEET**

**CASE NUMBER:** SP-2020-0400D

**PC DATE:** 03/01/22

**PROJECT NAME:** HEB Austin No 33

**COUNCIL DISTRICT:** NA / ETJ

**ADDRESS OF APPLICATION:** 12015 W US 290 HWY

**Variance requests:** The applicant is requesting the below variances:

1. Request to vary from LDC 25-8-341 to allow cut to 12 feet.
2. Request to vary from LDC 25-8-342 to allow fill to 21 feet.
3. Request to vary from LDC 25-8-302(A)(2) to allow construction of a parking area on a slope with a gradient of more than 15 percent.
4. Request to vary from LDC 25-8-301 to allow construction of a driveway on a slope with a gradient of more than 15 percent.

**APPLICANT:** HEB Grocery Company, LP  
646 South Flores St.  
San Antonio, TX 78204

**AGENT:** Jones and Carter (Kyler Felux)  
4350 Lockhill Selma ROAD Suite 100  
San Antonio, Texas, 78249

**CASE MANAGER:** Renee Johns  
[Renee.Johns@austintexas.gov](mailto:Renee.Johns@austintexas.gov)

Phone: (512) 974-2711

**EXISTING ZONING:** NA / ETJ

**PROPOSED DEVELOPMENT:** The applicant is proposing a new HEB grocery and service station with associated drives, onsite parking, drainage and utility improvements.

**DESCRIPTION OF VARIANCE**

The request is for four variances: from LDC 25-8-341 to allow cut to 12 feet, from LDC 25-8-342 to allow fill to 21 feet, from LDC 25-8-302(A)(2) to allow construction of a parking area on a slope with a gradient of more than 15 percent, and from LDC 25-8-301 to allow construction of a driveway on a slope with a gradient of more than 15 percent. The variances are allowed by LDC 25-8-41, if the findings of fact set forth in that provision are met. Due to the slopes on the site, the overall fall in elevation, and constraints imposed by the environmental sensitivity of the area, this project has been judged to meet the findings.

**RECOMMENDATIONS:**

**VARIANCE:** Staff recommends these variances, having determined the findings of fact to have been met.

**ENVIRONMENTAL COMMISSION RECOMMENDATION:**

Per 25-2-625 (E)(4) “The Land Use Commission may not consider a site plan until it receives a recommendation from the Parks and Recreation Board.” Recommendation from the Environmental Commission received on 1/19/2022 and included in backup.

**PROJECT INFORMATION**

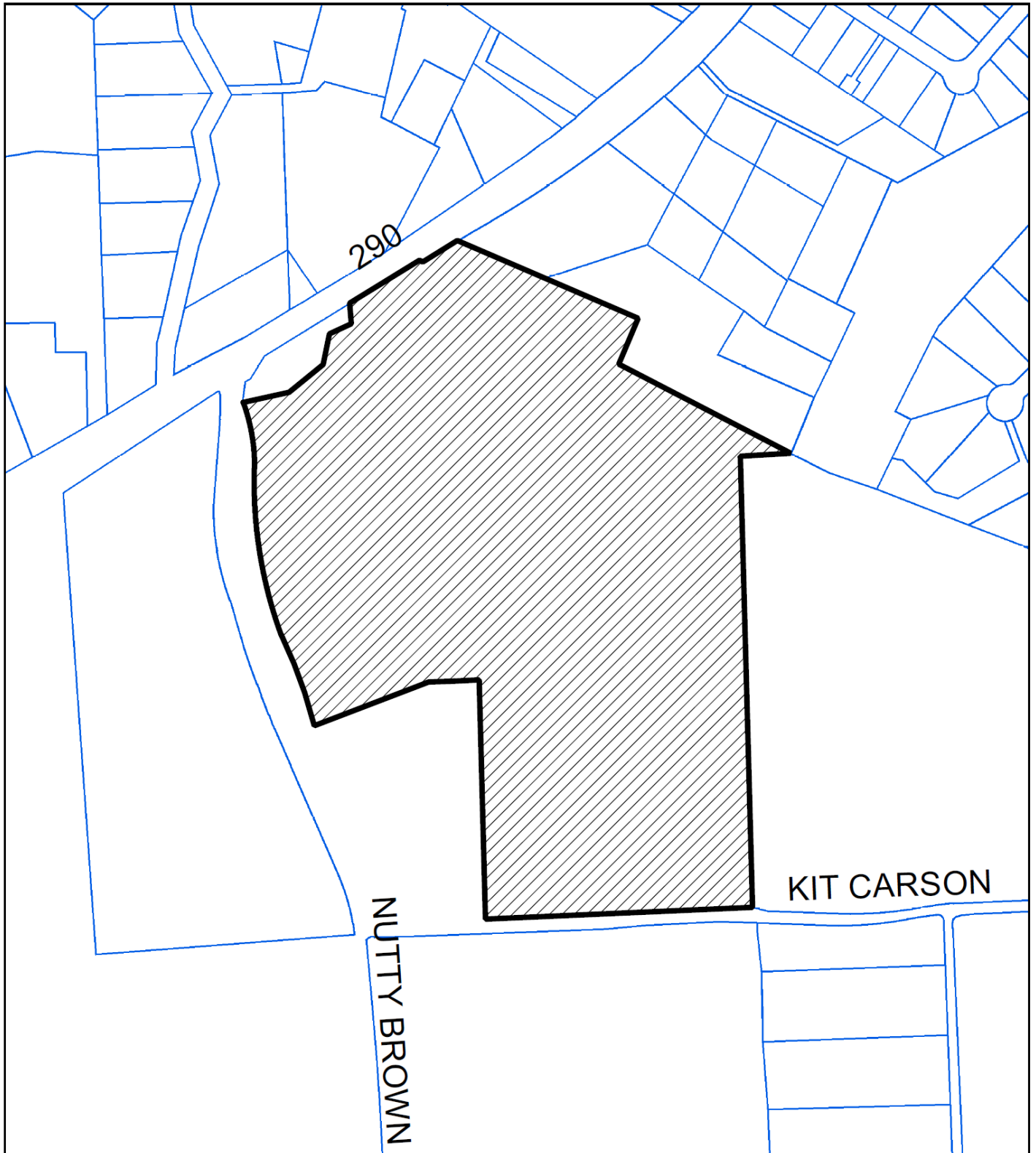
<b>Existing Zoning</b>	ETJ
<b>Site Area</b>	54.45 acres (2,328,282 square feet)
<b>Watershed</b>	Bear Creek / Barton Creek
<b>Watershed Ordinance</b>	Current Code
<b>Traffic Impact Analysis</b>	NA / ETJ
<b>Capitol View Corridor</b>	Not applicable
<b>Proposed Access</b>	US 290 and Nutty Brown Rd
<b>Proposed Impervious Cover</b>	24.66
<b>Parking required: NA / ETJ</b>	<b>Parking proposed: 563</b>

**EXISTING ZONING AND LAND USES**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	COA ETJ	Retail and Service station
<i>North</i>	290 then COA ETJ	Highway and Single Family Homes
<i>South</i>	Dripping Springs ETJ	Undeveloped/Multi-Family/ and Road
<i>East</i>	Road then COA ETJ	Nutty Brown Rd then Warehouse
<i>West</i>	COA ETJ	Commercial and Undeveloped

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District  
 Austin Lost and Found Pets  
 Bike Austin  
 Friends of Austin Neighborhoods  
 Oak Hill Trails Association  
 Rim Rock Trail Neighborhood Association  
 Sierra Club, Austin Regional Group  
 TNJ BCP – Travis County Natural Resources



Subject Tract



Base Map

CASE NO: SP-2020-0400D  
ADDRESS: 12115 W US 290 HWY

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.





CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	605.00	18.81'	18.81'	N 19°56'36" W	030.03°
C2	1455.00	55.372'	150.038'	N 08°40'52" W	37°46'16"
C3	605.00	230.76'	229.37'	N 08°35'57" W	21°51'15"

REIRRIGATION PHASE 5  
LOT 1 & BLOCK #  
SECTION 10  
VOL. 14, PG. 15-180  
P.A.M.C.T.

REIRRIGATION PHASE 4  
LOT 1 & BLOCK #  
SECTION 10  
VOL. 14, PG. 15-180  
P.A.M.C.T.

REIRRIGATION PHASE 6  
LOT 1 & BLOCK #  
SECTION 10  
VOL. 14, PG. 15-180  
P.A.M.C.T.

REIRRIGATION PHASE 3  
LOT 1 & BLOCK #  
SECTION 10  
VOL. 14, PG. 15-180  
P.A.M.C.T.

JAMES E. MOY & SPOTE JANETTE P.  
19.54 ACRES  
VOL. 206, PG. 11  
D.B.A.C.T.

WALTER S. BAUER AND ESTHER  
CORRINE BAUER  
GENERAL WARRANTY DEED WITH ENDORSE  
CALLED 250 ACRES  
VOL. 393, PG. 524  
D.B.A.C.T.

SILVER SPUR RANCHETTES  
SECTION 10  
LOT 1  
VOL. 1 PG. 75  
P.A.M.C.T.

DANA L. BIERBERG  
1.68 ACRES  
VOL. 144 PG. 231  
D.B.A.C.T.

SILVER SPUR RANCHETTES  
SECTION 10  
LOT 4  
VOL. 1 PG. 75  
P.A.M.C.T.

SILVER SPUR RANCHETTES  
SECTION 10  
LOT 5  
VOL. 1 PG. 75  
P.A.M.C.T.

PROPOSED 30' PUBLIC  
WATER EASEMENT  
DOC. #XXXX

A = 21'48"18"  
R = 1455.00'  
L = 553.72'  
CB = S 08°30'52" E  
CD = 550.38'

A = 21'51"15"  
R = 605.00'  
L = 230.76'  
CB = N 08°35'57" W  
CD = 228.37'

REIRRIGATION BY 1/2" S. SILVER SPUR RANCHETTES SECTION 10  
LOT 1 & BLOCK # 1, 2, 3, 4, 5, 6, 7, 8, 9, 10  
CALLED 100 ACRES  
VOL. 14, PG. 75  
P.A.M.C.T.

REIRRIGATION BY 1/2" S. SILVER SPUR RANCHETTES SECTION 10  
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CALLED 100 ACRES  
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P.A.M.C.T.

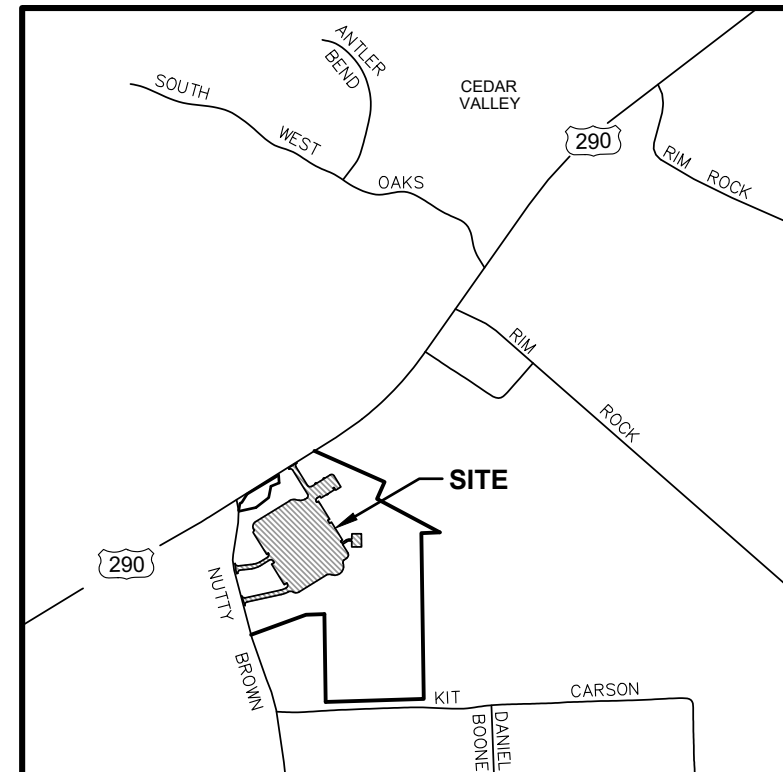
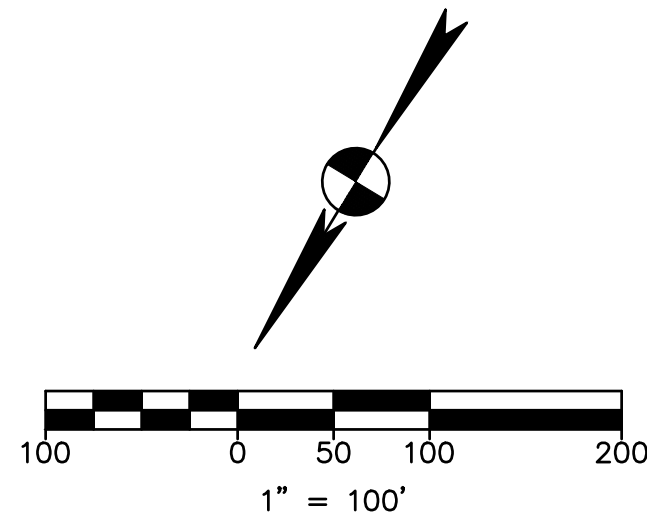
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VOL. 14, PG. 75  
P.A.M.C.T.



VICINITY MAP  
NOT TO SCALE

E6

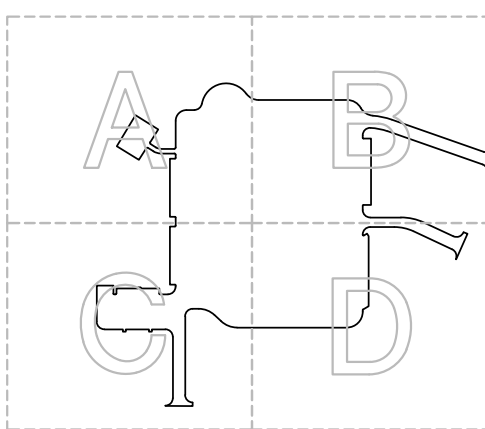
VICINITY MAP

NOT TO SCALE

### LEGEND

EXISTING PROPOSED

1/2" IRON ROD FOUND	1/2" IRON ROD SET
IRON PIPE FOUND	IRON PIPE FOUND
NAIL FOUND	NAIL FOUND
COMPUTED POINT	COMPUTED POINT
MONUMENT FOUND	MONUMENT FOUND
POINT OF BEGINNING	POINT OF BEGINNING
BENCHMARK	BENCHMARK
RECORD INFORMATION	RECORD INFORMATION
LIGHT POLE	LIGHT POLE
POWER POLE	POWER POLE
DOWN GUY	DOWN GUY
FIRE HYDRANT	FIRE HYDRANT
WATER VALVE	WATER VALVE
GAS METER	GAS METER
GAS VALVE	GAS VALVE
WOOD FENCE	WOOD FENCE
CHAIN LINK FENCE	CHAIN LINK FENCE
WIRE FENCE	WIRE FENCE
ELECTRICAL MANHOLE	ELECTRICAL MANHOLE
WASTEWATER MANHOLE	WASTEWATER MANHOLE
STORMSEWER MANHOLE	STORMSEWER MANHOLE
WATER MANHOLE	WATER MANHOLE
CLEAN OUT	CLEAN OUT
DRAINAGE INLET	DRAINAGE INLET
CURB INLET	CURB INLET
CURB & GUTTER	CURB & GUTTER
FIRE LANE	FIRE LANE
HANDICAPPED PARKING SPACE	HANDICAPPED PARKING SPACE
SIGN	SIGN
VARIABLE HEIGHT CONCRETE RETAINING WALL	VARIABLE HEIGHT CONCRETE RETAINING WALL
ELECTRIC PULL BOX	ELECTRIC PULL BOX
ELECTRIC METER	ELECTRIC METER
ELECTRIC TRANSFORMER	ELECTRIC TRANSFORMER
TELEPHONE SERVICE BOX	TELEPHONE SERVICE BOX
BOLLARD	BOLLARD
OVER HEAD ELEC. LINE	OVER HEAD ELEC. LINE
OVER HEAD TELEPHONE	OVER HEAD TELEPHONE
STORM SEWER LINE	STORM SEWER LINE
WATER LINE	WATER LINE
WASTEWATER LINE	WASTEWATER LINE
FORCE MAIN	FORCE MAIN
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE
COMMUNICATION LINE	COMMUNICATION LINE
GAS LINE	GAS LINE
PROPERTY LINE	PROPERTY LINE
CONTOUR	CONTOUR
SPOT ELEVATION	SPOT ELEVATION
CUT/FILL SLOPES	CUT/FILL SLOPES
FLOW DIRECTION	FLOW DIRECTION
CONCRETE SURFACE	CONCRETE SURFACE
EXISTING TREE	EXISTING TREE
EXISTING TREE TO BE REMOVED	EXISTING TREE TO BE REMOVED



KEY MAP  
N.T.S.

### Land Use Summary

HEB Area	43.22 Ac
Fuel Station Area	1.01 Ac
WW Treatment Plant	0.19 Ac
WW Drop Field	4.32 Ac
Underwooded Area	11.86 Ac
Total Site Area	60.60 Ac

### Impervious Cover

Net Site Area	2,328,282 s.f.	54.45 Ac
Proposed	553,212 s.f.	12.73 Ac
Allowable	581,962 s.f.	13.36 Ac
Excess	28,750 s.f.	0.66 Ac
Percent Impervious		24.66%

### Landscape Requirements

A. Total Site Area Disturbed	553,212 s.f.	60.60 Ac
B. Turf or Landscaped Area	581,962 s.f.	0.52 Ac
B/A	28,750 s.f.	0.85%

### TRAFFIC & SIDEWALK SUMMARY TABLE

BUILDING USE	RETAIL
GROSS FLOOR AREA (SF)	107,104 SQ. FT.
LAND AREA	±59.60 AC.
PARKING STORAGE STANDARDS	
MINIMUM PARKING RATIO	1.5:1,000 SQ.FT.
MAXIMUM PARKING RATIO	10:1,000 SQ.FT.
REGULAR	
MINIMUM REQUIRED PARKING	457
MAXIMUM REQUIRED PARKING	N/A
ACTUAL/PROPOSED PARKING	563
PARKING PROVIDED WITHIN 300'	463
PROPOSED PARKING RATIO:	1:183
HANDICAP SPACE (ADA) (STORE)	
REQUIRED REGULAR HC PARKING	10
REQUIRED VAN PARKING	2
PROPOSED TOTAL HC PARKING	12
HANDICAP SPACE (ADA) (FUEL STATION)	
REQUIRED REGULAR HC PARKING	1
REQUIRED VAN PARKING	1
PROPOSED TOTAL HC PARKING	1
SIDEWALKS	
SIDEWALK WIDTH (FT)	5 FT
SIDEWALK LENGTH (FT)	1,731 FT
SIDEWALK AREA (SF)	0

C5

SITE SUMMARY

NOT TO SCALE

- 2.0' OVERHANG (TYP.)
- 4" WHITE STRIPE
- FIRE LANE SHALL HAVE 3" WHITE LETTERS STENCILED ON 6" RED STRIPE STATING "FIRE LANE - NO PARKING" EVERY 50 FEET.
- HEB OVAL MONUMENT SIGN, RE: ARCHITECT PLANS
- HEB PYLON SIGN, RE: ARCHITECT PLANS
- HEB FUEL PRICE SIGN, RE: ARCHITECT PLANS
- 4" BLUE STRIPE DESIGNATING PARTNER PARKING SPACES
- VENDOR PARKING
- INSTALL 18" CONCRETE STRIPS WITH PLANTER ISLANDS; RE: E5/C-6.0 WHEN USING SPRAY HEAP IRRIGATION.
- INSTALL PRE-FABRICATED SPEED HUMPS PER MANUFACTURER'S RECOMMENDATIONS. SEE BELOW FOR WEBSITES OF APPROVED MANUFACTURERS:
  - www.trafficcalmingproducts.com/products/product-detail.cfm?productID=92
  - www.parkinglotstore.com/trafficafety/index.htm#speedhumpsSPEED OR HIGHWAY BUMPS SHOULD NOT BE PLACED WITHIN 30 FEET OF ANY AREA DESIGNATED AS A PEDESTRIAN CROSS WALK.
- TEMPORARY MOBILE GENERATOR LOCATION; RE: D2/C-6.1
- CONCRETE COMPACTOR PAD
- INSTALL A 8' WIDE X 30' (MIN.) CONCRETE PAD FOR THE MAIN WAREHOUSE COMPACTOR
- INSTALL A 8' WIDE X 24' (MIN.) CONCRETE PAD FOR THE PRODUCE COMPACTOR
- NOTE: PAD MUST EXTEND A MINIMUM DISTANCE OF 5 FEET IN FRONT OF THE COMPACTOR. REFER TO THE ARCHITECT'S PLANS FOR DETAILS AND SPECIFICATIONS FOR THE COMPACTOR UNITS. REFER TO STRUCTURAL PLANS FOR THE COMPACTOR PAD PAVEMENT RECOMMENDATIONS AND SPECIFICATIONS.
- LANDSCAPE END ISLAND RE: E3/C-6.0

A5

KEYNOTES

NOT TO SCALE

B6

LEGEND

NOT TO SCALE

### FLOODPLAIN INFORMATION:

THERE ARE NO IDENTIFIED FLOOD HAZARD AREAS IN THE PLANNED AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 4802001030F, DATED SEPTEMBER 02, 2005, AND 4802001030F, DATED SEPTEMBER 02, 2005.

### LEGAL DESCRIPTION:

BEGING ALL OF THAT CERTAIN 60.600 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NUMBER 15013854 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, ALSO KNOWN AS ALL OF LOT 1A, BLOCK "A", SEC. 1 OF THE RESUBDIVISION OF LOT 5, SILVER SPUR RANCHETTES SECTION 10, AND A PORTION OF LOT 1, SILVER SPUR RANCHETTES SECTION 1, A SUBDIVISION RECORDED IN VOLUME 18, PAGE 212 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.

### BENCHMARKS:

ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING TRIMBLE'S CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK AT THE TIME OF THE SURVEY.

TBM 2: A 5/8" IRON ROD WITH CAP STAMPED "JONESCARTER" SET ON THE NORTHEAST CORNER OF NUTTY BROWN ROAD AND US 290. ELEV. 1192.79'

TBM 4: A 4" IRON ROD WITH WASHER STAMPED "JONESCARTER" SET ON THE WESTERN SIDE OF NUTTY BROWN ROAD NEAR THE SOUTHWESTERN CORNER OF THE SITE. ELEV. 1170.44'

NOTE: CONTRACTOR TO VERIFY BENCHMARK LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.

A6

PROJECT INFORMATION

NOT TO SCALE

PLEASE BE ADVISED: THIS DOCUMENT MAY CONTAIN SENSITIVE AND/OR PROPRIETARY INFORMATION AND THEREFORE MUST BE KEPT IN STRICT CONFIDENCE. ANY DISCLOSURE OF THIS DOCUMENT CONSTITUTES AN AGREEMENT THAT THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN SHALL BE KEPT IN STRICT CONFIDENCE AND NOT BE REPRODUCED, RELEASED OR DISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF JONES & CARTER. ANY DISCLOSURE OF THIS DOCUMENT OR INFORMATION CONTAINED HEREIN SHALL BE SUBJECT TO A WRITTEN CONFIDENTIALITY AGREEMENT.

02.12.2021

ISSUE 01

124934

STATE OF TEXAS

JOSEPH E. YORK V

124934

PROFESSIONAL ENGINEER

TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION NO. F-439

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A1

OVERALL SITE PLAN

SCALE: 1" = 60'





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Fax: 512.445.2286  
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November 6, 2020

Mr. Greg Guernsey, Director  
Austin Planning and Development Review Department  
505 Barton Springs Road, 4<sup>th</sup> Floor  
Austin, Texas 78704

Re: Engineering Summary Letter  
HEB Austin 33  
12225 U.S. Hwy-290  
Austin, Texas 78753

Dear Mr. Guernsey:

On behalf of our client, Jones | Carter has prepared the Subdivision Application and Consolidated Site Plan Application for the development of an HEB grocery store located southeast of the intersection of US Hwy-290 and Nutty Brown Road. The application is for development of a proposed HEB retail/grocery store, with associated water, wastewater, paving, drainage, and water quality facilities. The 60.609-acre site is currently developed as the Nutty Brown Amphitheater and is located at 12225 US-90 within the City of Austin's Extraterritorial Jurisdiction. The site is located within the Barton Creek and Bear Creek Watersheds, which are located within the Barton Springs Zone. The site is not currently zoned and is only partially platted.

The site does lie within the Edwards Aquifer Contributing Zone and all Critical Water Quality Zone requirements will be met.

If there is additional information that you require, please contact me at (210) 546-0084.

Sincerely,

  
Joseph E. York V, P.E.

 11/6/2020

JEY/emo

k:\s0977\s0977-0004-01 heb nutty brown - surveying & platting\2 design phase\reports\engineer's summary letter 04-05-2020.docx



## ENVIRONMENTAL COMMISSION MOTION 20210119-004b

**Date:** Jan 19, 2022

**Subject:** HEB Austin No. 33, SP-2020-0400D

**Motion by:** Jennifer Bristol

**Seconded by:** Perry Bedford

### **RATIONALE:**

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

1. The variance request is to allow **cut** over 4 feet to 12 feet.
2. The variance request is to allow **fill** over 4 feet to 21 feet.
3. The variance request is to allow **construction of a parking area** on a slope with a gradient of more than 15 percent.
4. The variance request is to allow **construction of a driveway** on a slope with a gradient of more than 15 percent.

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

**WHEREAS**, the Environmental Commission recognizes that City of Austin staff recommends approval of the variance requests with conditions.

**Therefore**, the Environmental Commission recommends approval of the request with the following Staff Conditions:

1. Applicant will restore illegal fill that currently exists on the site to the original grade.
2. Applicant will use native plants appropriate for the Hill Country location for revegetation.
3. The applicant will provide mitigation in the form of payment or on-site plantings for removed trees with a diameter of 19 inches or greater at a rate of 100%.

**VOTE: 7-0**

For: Perry Bedford, Haris Qureshi, Rachel Scott, Pam Thompson, Linda Guerrero, Jennifer Bristol, and Audrey Barrett Bixler

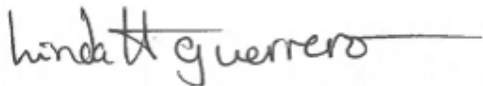
Against: None

Abstain: None

Recuse: None

Absent: Kevin Ramberg and Richard Brimer

Approved By:

A handwritten signature in dark ink, appearing to read "Linda Guerrero", with a horizontal line extending to the right.

Linda Guerrero, Environmental Commission Chair