



ENVIRONMENTAL COMMISSION MOTION 20221102-002

Date: November 2, 2022

Subject: Brodie Oaks Redevelopment PUD, C814-2021-0099

Motion by: Jennifer Bristol

Seconded by: Kevin Ramberg

WHEREAS, the Environmental Commission recognizes the applicant is Request PUD zoning for the property and;

WHEREAS, the Environmental Commission recognizes that the applicant is proposing 11 acres of parkland dedication, although the density dictates 29 acres, and the applicant is proposing to address the additional 18 acres with a pay in lieu fee, and the Environmental Commission recognizes the environmental fragility of the area; and

WHEREAS, the Environmental Commission recognizes the site is located in the Barton Creek Watershed and the Barton Springs Zone; and

WHEREAS, the Environmental Commission recognizes that Staff recommends this PUD with conditions.

THEREFORE, the Environmental Commission recommends the Brodie Oaks Redevelopment PUD with the following conditions:

Staff Conditions:

- A. Development associated with C814-2021-0099, located at 4107 S Capital of Texas Highway, shall comply with 25-8, Subchapter A, Article 13 (Save Our Springs Initiative) at the time of permit application except as modified below.
 - a. Section A of 25-8-514 (*Pollution Prevention Required*) shall be modified to allow a maximum impervious cover for the site of 56% net site area.
- B. Development associated with C814-2021-0099, located at 4107 S Capital of Texas Highway, shall comply with 25-8 Section A (*Water Quality*) at the time of permit application except as modified by the PUD ordinance.
 - a. ECM 1.6.7.5 (D) shall be modified to allow captured runoff for beneficial reuse
 - b. 25-8-341 shall be modified to allow cut not to exceed a maximum of fourteen (14) feet.
 - c. 25-8-342 shall be modified to allow fill not to exceed a maximum of fourteen (14) feet.
 - d. 25-8-281 shall be modified to allow encroachment into CEFs as indicated on Exhibit F.
- C. Additionally, development associated with C814-2021-0099, located at 4107 S Capital of Texas Highway, shall comply with the following requirements

- a. Reduction in impervious cover from 84% NSA to 56% NSA
- b. Bring the site into compliance with SOS water quality treatment requirements
- c. Clustering impervious cover and disturbance 75-250' away from Barton Creek Greenbelt
- d. Restoring 2 acres of the tract to native vegetation
- e. Provide 100% GSI for water quality controls
- f. Provide rainwater harvesting for landscape irrigation of not less than 50% of the landscaped area
- g. Provide superior tree protections
- h. Comply with Austin Green Building 3-star rating
- i. Exceed landscaping requirements
- j. Provide superior open space and parkland dedication.

and the following Environmental Commission Conditions:

1. Work with staff to reduce the maximum height of the buildings to reduce the canyon effects and reduce bird strikes in the Balcones Canyonlands Preserve zone
2. Utilize dark skies best practices for all outdoor lighting
3. Require all buildings to utilize bird friendly glass and building best practices
4. Require on-site energy creation including solar and combined heat and cooling systems
5. Increase EV stations prewiring preparation to 50% throughout the property including spaces at the free parking spaces at the park
6. Include pollinator gardens and plants to support Monarch butterfly and other pollinators
7. Utilize best practices to contain trash to ensure it does not spill over into Barton Creek
8. Work with staff to consider mitigation within the Barton Creek Watershed to bridge the gap between the SOS impervious cover requirements
9. Include restroom and dog waste station at the trailhead and neighborhood park
10. Include natural play area best practices in the neighborhood park
11. Environmental Commission will be kept apprised of void discovery during construction of Brodie Oaks PUD and notified timely by report and/ via email, especially as it relates to any structural or catastrophic voids encountered, including efficacy of water quality modeling and attenuation of the water quality features onsite.

VOTE 9-1

For: Aguirre, Barrett Bixler, Bedford, Brimer, Bristol, Qureshi, Ramberg, Schiera, and Scott

Against: Thompson

Abstain: None

Recuse: None

Absent: Nickells

Approved By:



Kevin Ramberg, Environmental Commission Chair