



ENVIRONMENTAL COMMISSION MOTION 20230607-004

Date: June 7, 2023

Subject: Greystar 290 C14-85-288.79 (Restrictive Covenant Amendment)

Motion by: Kevin Ramberg

Seconded by: David Sullivan

RATIONALE:

WHEREAS, the Environmental Commission recognizes the applicant wishes to conduct a public hearing and seeks approval of a restrictive covenant amendment on 8.62-acre property within the limited purposed jurisdiction.

WHEREAS, the Environmental Commission recognizes the site is within Williamson Creek Watershed, Barton Springs Zone, Drinking Water Project Zone, and Edwards Aquifer Contributing Zone.

WHEREAS, the Environmental Commission recognizes that Staff recommends the Restrictive Covenants amendment (with conditions) because the Restrictive Covenant Amendment provides greater overall environmental protection and achieves a higher degree of overall compliance with current regulations than would otherwise be permitted under the current Restrictive Covenant,

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

Staff Conditions

1. Development associated with C14-85-288.79 (RCA), the site shall comply with the following requirements.
 - a. Bring the site into compliance with SOS non-degradation water quality treatment requirements for all impervious cover.
 - b. Provide 110% of required tree mitigation.
 - c. Comply with Dark Sky requirements for light warmth, shielding, and light trespass.

Environmental Commission Conditions:

1. 56% impervious cover as limits onsite.
2. Provide 125% of required tree mitigation consistent with code.
3. Any new trees will be sourced from nurseries within 300 miles of the site to the maximum extent practicable and considered native to the Edwards Plateau or surrounding ecoregions and will be selected from the ECM Appendix N.
4. All buildings must comply with Austin Green Building 3-star rating.
5. Require all buildings to utilize bird-friendly glass and building best practices with reflectivity of 15% or less.
6. Include pollinator gardens and plants to support Monarch butterflies and other pollinators.

7. Include dog waste stations.
8. Ensure 5% of all units are considered affordable housing.
9. Recommend A/C condensation catchment system to be used for landscaping.
10. Utilize dark skies best practices for all outdoor lighting: 3000k or less; maximum 25,000 lumens/net acre for residential and 100,000 lumens/net acres for non-residential property; focus light on activity and use activity-appropriate lighting.

VOTE 9-0

For: Kevin Ramberg, Perry Bedford, Rick Brimer, Hanna Cofer, Mariana Krueger, Haris Qureshi, Melinda Schiera, Rachel Scott, David Sullivan

Against: None

Abstain: Colin Nickells

Recuse: None

Absent: Jennifer Bristol

Approved By:

A handwritten signature in black ink that reads "KEVIN RAMBERG". The letters are in all caps and are written in a cursive, slightly slanted style.

Kevin Ramberg, Environmental Commission Chair