



ENVIRONMENTAL COMMISSION RECOMMENDATION 20231115-004

Date: November 15, 2023

Subject: Champions Commercial Development Tract 4 Rezoning (C14-2023-0005)

Motion by: Jennifer Bristol

Second by: Dave Sullivan

WHEREAS, the Environmental Commission recognizes the applicant is requesting rezoning with conditional overlay for the property; and

WHEREAS, the Environmental Commission recognizes the site is located in the Bull Creek and Lake Austin Watersheds; and

WHEREAS, the Environmental Commission recognizes that staff recommends this request with conditions.

THEREFORE, the Environmental Commission recommends the requested rezoning with conditional overlay for property with the following conditions:

Staff Conditions

1. Impervious cover on the property will be limited to 40% GSA.
2. The property will provide CEF protections compliant with current code.
3. The property will remove all impervious cover from the CWQZ of Lake Austin as defined by the conditional overlay.
4. The property will provide water quality controls compliant with current code.
5. The property will provide heritage tree protections compliant with current code.
6. At all times, 40% of the property will remain undisturbed or restored to the pre-development condition.
7. Watercraft sale, rental, lease, lending, and distribution is prohibited on the property.
8. Upon completion of the current development any future development or redevelopment of the property will be subject to current city code.

Note: All conditions subject to legal review

Vote: 8-0

For: Richard Brimer, Jennifer Bristol, Hanna Cofer, Peter Einhorn, Mariana Krueger, Colin Nickells, Melinda Schiera, and David Sullivan

Against: None

Abstain: Kevin Ramberg

Absent: Perry Bedford and Haris Qureshi

Attest:

Kaela Champlin

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Environmental Commission Liaison