



## ENVIRONMENTAL COMMISSION RECOMMENDATION 20240207-002

**Date:** February 7, 2024

**Subject:** Sunset Ridge 290 C14-85-288.166 (RCA) located at 8401 Southwest Parkway

**Motion by:** Jennifer Bristol

**Seconded by:** David Sullivan

**WHEREAS**, the Environmental Commission recognizes the applicant is requesting a Restrictive Covenant Amendment; and

**WHEREAS**, the Environmental Commission recognizes the site is located in the Williamson Creek & Barton Creek Watersheds and Edward Aquifer Zone and Barton Springs Zone; and

**WHEREAS**, the Environmental Commission recognizes that Staff recommends the Amendment with the following conditions:

**THEREFORE**, the Environmental Commission recommends the amendment request with the following staff and Commission conditions:

### Staff Conditions:

- Impervious cover limited to 55% gross site area
- Except for impervious cover, the site will comply with current environmental code including SOS non-degradation water quality treatment requirements
- Development will achieve a one-star Austin Energy Green Building rating
- A minimum of 4 public EV charging spaces will be provided on-site
- Invasive species will be managed to result in less than 5% cover of any particular species within environmentally superior areas.
- Development will comply with Austin Energy Green Building ST7 Light Pollution Reduction criteria
- Development will comply with Austin Energy Green Building STEL5 Bird Collision Deterrence

### Environmental Conditions:

- Increase EV charging stations from 4 to 8
- Request the City of Austin provide a public transit stop within ¼ mile of the entrance of the housing development.

- Request the applicant provide parkland on-site and/ or sidewalks connecting to parkland within ¼ mile walking distance.
- Staff shall follow up in regard to the Endangered and threatened species on the property.
- The applicant will focus on planting native plants that support native pollinators.
- Work with a local group to harvest native seeds and plants prior to development.
- Restrict vehicle access to Sunset Ridge to emergency vehicles only.
- Reduce impervious cover from 55% to 50%.
- Development will use Affordability Unlocked requirements.

**VOTE**

For: Bedford, Bristol, Cofer, Krueger, Nickells, Qureshi, Ramberg, Sullivan

Against: Brimer, Einhorn

Abstain: none

Recuse: none

Absent: Schiera

Attest:

A handwritten signature in black ink that reads "KEVIN RAMBERG". The letters are slightly slanted and connected in a cursive-like style.

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Kevin Ramberg, Environmental Commission Chair