



## ENVIRONMENTAL COMMISSION MOTION 20240501-002

**Date:** May 1, 2024

**Subject:** Bridle Ridge at Wildhorse Ranch C8-2023-0259

**Motion by:** Jennifer Bristol

**Seconded by:** Perry Bedford

**WHEREAS**, the Environmental Commission recognizes the applicant is requesting two variances  
1) 25-8-341 to allow cut over four (4) feet, to 15 feet. 2) 25-8-342 to allow fill over four (4) feet, to 15 feet.

**WHEREAS**, the Environmental Commission recognizes the site is located in Gilleland Creek Watershed, Suburban Classification; and

**WHEREAS**, the Environmental Commission recognizes that Staff recommends the variance with conditions.

**THEREFORE**, the Environmental Commission recommends the variance request with the following conditions:

**Staff Conditions:**

1. Slope stabilization for areas of existing erosion adjacent to the lots, will be provided with grouted rip-rap or approved equivalent method.
2. Slope stabilization in area of cut over 8 feet will be provided by terracing, 25 feet at 15% grade and 20 feet at 5% grade, and revegetation with native grasses and forbs (per Standard Specifications Manual 609S.5).
3. Fill over 8 feet will be contained with engineered walls.
4. The water quality ponds will be biofiltration ponds.
1. **Environmental Commission Conditions:** Review the carrying capacity of water/ electric/ sewer to accommodate additional units per lot in reference to Home-2 Code changes if that Code passes City Council.
2. Reduce the impervious cover and reduce the need for the cut and fill by removing or reducing the houses in the dark green / steepest slopes area.
3. Utilize the HOA guidelines to insure the native plants are utilized throughout the property not just on the terracing.
4. Plant native trees on the housing lots that are naturally found in the blackland prairie.
5. Increase the native flowers and shrubs that support pollinators.

6. Provide home owners education or signage that helps them understand when it is best to mow or not mow to better support pollinators and migratory birds.

**VOTE: 9-0**

For: Perry Bedford, Jennifer Bristol, Richard Brimer, Peter Einhorn, Mariana Krueger, Colin Nickells, Haris Qureshi, Melinda Schiera, David Sullivan

Against: None

Recuse: None

Absent: Hanna Cofer

Attest:

A handwritten signature in cursive script, appearing to read "Perry Bedford". The signature is written in dark ink on a white background.

Perry Bedford, Environmental Commission Chair