



## ENVIRONMENTAL COMMISSION RECOMMENDATION 20240515-004

**Date:** May 15, 2024

**Subject:** Sunfield PUD Amendment #1, C814-2014-0083.01

**Motion by:** Perry Bedford

**Second by:** Mariana Krueger

**WHEREAS**, the Environmental Commission recognizes the applicant is requesting to amend a PUD;

**AND WHEREAS**, the Environmental Commission recognizes the site is located in Onion Creek, Rinard Creek and Plum Creek Watersheds, Suburban Classification; and

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

### **Staff Conditions:**

1. This project shall comply with current PUD requirements, except for the following exceptions:
  - a. Section 25-8-341 modified to allow cut up to 20 ft
  - b. Section 25-8-342 modified to allow fill up to 20 ft
  - c. Modification of protected CWQZs as shown in Exhibit F
  - d. Modification to Land Use Plan to permit a light industrial/warehouse use on approximately 91 acres.
2. The project shall incorporate bird-friendly design criteria into the development including compliance with the following Austin Energy Green Building Star Rating System criteria for:
  - a. ST7 Light Pollution Reduction;
  - b. STEL5 Bird Collision Deterrence
3. Water quality treatment will adhere to current COA code requirements. Where feasible, the project shall be designed to direct stormwater to vegetated pervious areas before water enters the gray stormwater system, including but not limited to swales, filter strips, infiltration trenches and infiltration basins.
4. The project will require 10% more trees than minimally required by the current PUD ordinance and current code regulations.
5. The project will provide enhanced stabilization measures including terracing and retaining walls for areas exceeding 8 feet of cut or fill.
6. A minimum of 100 square feet of landscape islands for every 12 parking spaces will be provided. The landscape islands will be a minimum of 10 feet wide.

7. A minimum of two electric vehicle charging stations per multifamily apartment complex will be provided in parking lots adjacent to multi-family apartments.

**Environmental Commission Conditions:**

1. Research the feasibility of adding solar power to the property where practical/possible.
2. Continue to work with Capital Metro about adding access to public transformation at the property as the project progresses.
3. 10 percent of all parking shall be pre-wired for electric vehicle capability.

**Vote: 8-1**

For: Perry Bedford, Hanna Cofer, Peter Einhorn, Mariana Krueger, Colin Nickells, Haris Qureshi, Melinda Schiera, David Sullivan

Against: Richard Brimer

Abstain: None

Absent: Jennifer Bristol

Attest:

A handwritten signature in black ink, appearing to read "Perry Bedford". The signature is written in a cursive, flowing style.

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Perry Bedford, Environmental Commission Chair