



## ENVIRONMENTAL COMMISSION MOTION 20240904-004

**Date:** September 4, 2024

**Subject:** Dominion Sage at Franklin Park, SP-2023-0389C.SH

**Motion by:** Jennifer Bristol

**Seconded by:** Mariana Kruger

**WHEREAS**, the Environmental Commission recognizes the applicant is requesting to vary from LDC 25-8-342 to allow fill up to 15 feet in depth and;

**WHEREAS**, the Environmental Commission recognizes the site is located in Williamson Creek Watershed, Suburban Watershed Classification, Suburban Desired Development Zone; and

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

### **Staff conditions:**

- Enhanced wetland mitigation by providing rain gardens
- Pollinator garden(s) (3 at 1000 SF each or equivalent) located on site accessible to residents with educational signage to each
- 25 Additional landscape trees, 2-inch min diameter from ECM Appendix F species
- Hand removal and herbicide stump treatment of non-native invasive woody species within CEF buffer and outer half CWQZ along northern property boundary using Spec 614S
- Hand seed areas of poor ground cover after invasive removal with 1:1 mix of Spec 609S Table 4 and 5 at specified rate and raked in by hand
- Provide educational signage along the creek for wetlands and invasives every 500-feet
- No mow signs along the CWQZ every 500-feet

### **Environmental Commission conditions:**

- Create space for a community garden and plant native Texas pecan trees (both male and female) to create a food forest. Include signage and education about the garden and trees.
- Work with Urban Roots to offer programing.
- Plant Blackland Prairie native species with education about the prairie system.
- Utilize natural playground best practices as recommended by the Natural Learning Institute.
- Include screens on windows- this is a bird strike deterrent and allows residents to get fresh air.

### **VOTE 8-0**

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

Against: None

Abstain: None

Recuse: None

Absent: Hanna Cofer and Melinda Schiera

Approved By:

A handwritten signature in blue ink, appearing to read "Perry Bedford". The signature is written in a cursive style with large, rounded letters.

Perry Bedford, Environmental Commission Chair