



ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Hugo Elizondo, Jr., P.E./Cuatro Consultants, Ltd.
Street Address	3601 Kyle Crossing, Suite A
City State ZIP Code	Kyle, TX 78640
Work Phone	512-312-5040
E-Mail Address	hugo@cuatroconsultants.com

Variance Case Information

Case Name	La Mexicana Supermercado
Case Number	SP-2017-0306C
Address or Location	2004 E. William Cannon
Environmental Reviewer Name	Atha Phillips
Environmental Resource Management Reviewer Name	Atha Phillips

Applicable Ordinance

Watershed Name	Williamson Creek
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Watershed Classification	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Water Supply Suburban
	<input type="checkbox"/> Water Supply Rural	<input type="checkbox"/> Barton Springs Zone	

Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input checked="" type="checkbox"/> Not in Edwards Aquifer Zones	<input type="checkbox"/> Northern Edwards Segment
Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Distance to Nearest Classified Waterway	1,600 Feet	
Water and Waste Water service to be provided by	City of Austin	
Request	The variance request is as follows (Cite code references: Variance from LDC 25-8-302 Construction on slopes in excess of 15 percent.	

Impervious cover	Existing	Proposed
square footage:	<u>0</u>	<u>350,949</u>
acreage:	<u>0</u>	<u>8.06</u>
percentage:	<u>0%</u>	<u>25.37%</u>

Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	<p>The proposed Project consists of an 8.06 acre tract located at 2004 E. William Cannon Drive in south central Austin (Grid #H-15). The Project lies within the City of Austin of Austin Desired Development Zone. The subject tract is zoned LR and MF-3. The Project lies in the Williamson Creek watershed which is classified as a Suburban watershed. The Project slopes from west to east and is at an elevation lower than adjacent E. William Cannon Drive. Elevations range from 653 amsl at west side to 620 amsl at drainage easement along east line.</p> <p>The subject tract lies east of the Balcones Fault. According to the Geologic Atlas of Texas, the site consists of the Quaternary High Gravel deposits. The terrace deposits normally include silty clays, marls, and gravels. See attached ERI prepared by Ranger Environmental Services, Inc.</p> <p>The Project Site is bounded on the north by undeveloped land, and the east and west by existing multifamily residential development, and the south by East William Cannon Drive.</p> <p>The site does not contain CEF's per attached ERI. No construction is proposed within the CWQZ or WQTZ of any tributary of Williamson Creek.</p> <p>The proposed improvements include the construction of a 20,700 square foot mixed use center anchored by a food sales and meat market store.</p> <p>The proposed impervious cover consists of buildings, parking and driveway</p>
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areas, and sidewalks. Improvements will include approximately 20,700 square feet of mixed use retail uses building. Approximately 89,356 square feet of impervious cover is required for parking, driveways, fire lanes and sidewalks. The site has a limited access point to E. William Cannon Drive requiring a joint use access easement with the neighboring tract.

Vegetation consists of primarily a heavy canopy of Ash Juniper, per attached ERI dated 5/16/16. Understory includes Elbow Bush, Cat Brier, Lindheimer Silk Tassel, and Texas Kidneywood. The landowner was subject to citations by Code Enforcement for littering. Several large homeless camps were discovered after clearing vegetation less than 8 inch diameter. Thus, site has been cleared of understory to provide security and ease of maintenance.

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)

In order to construct the planned improvements and to provide reasonable access to the rear Lot 5, the driveway location is limited to the existing median cut in William Cannon Drive. The proposed driveway traverses existing slopes in excess of 15 percent. These slopes exist adjacent to E. William Cannon Drive and the flag segment of Lot 5 which lies along an existing drainage easement. The site area is dominated by slopes in excess of 15 percent slope. Slopes exceed 15 percent in over 44 percent of the tract. This Project limits impervious cover to driveway areas and water quality and detention pond construction within the area of 15 percent or greater slopes. See Slope Map attached.

FINDINGS OF FACT

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project: La Mexicana Supermercado

Ordinance:

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

Yes / No The applicant is entitled to reasonable access to the lots he owns within the existing 81 William Cannon Joint Venture Subdivision as platted in 1987. The Applicant owns Lots 5, 6, and 1 in this Subdivision. Lots 5 and 6 have access to William Cannon. The safest access point is the existing median cut aligned with Elm Creek Drive on the opposite or south side of E. William Cannon Drive.

In order to provide reasonable access to the food sales store and future apartments, the Applicant worked with Staff to provide minimal driveway, fire lane, and pedestrian access requirements to reduce the overall impervious cover footprint. The resulting access drive provides safe access for delivery trucks and emergency service vehicles for the mixed use center on Lot 6 and the future multifamily development on Lot 5. The

water quality/detention pond as proposed will serve the commercial and future multifamily development, this also reduces the footprint of improvements within the slopes in excess of 15 percent.

2. The variance:

- a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

Yes / No The project area controlled by the Applicant consists of 8.06 acres. Of this total, approximately 3.55 acres or 44 percent of the site area exceeds slope of 15 percent. The Applicant chose to construct the building improvements in close proximity to his west line in order to limit encroachment into the slopes exceeding 15 percent. However, in order to provide appropriate parking spaces, driveways, fire lanes and delivery truck access, along with driveway access to future multifamily development on Lot 5, the Applicant encroaches the minimally possible on the slopes (greater than 15%)

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes / No The Applicant has worked with staff to minimize the impervious cover footprint approximately 6 percent from initial site layout or footprint.

- Alternative compliance for building placement and pedestrian access to rear lot (only one side) under Subchapter E,
- Minimized fire lane width at rear of building from 25 to 16 foot minimum (exception from Fire Marshal),
- Reduced driveway aisles for delivery trucks to the minimum required using auto turn turning radius analysis, and
- Reduced building dimensions and sidewalk canopies
 - Stair-stepped the grading and site contouring to minimize cut and fill depths as much as practically possible.
 - Overall impervious cover for Lots 5 and 6 is approximately 25.37 percent. In the future, upon building of future multifamily on Lot 5, the overall impervious cover will range from 45 to 55 percent.

- c) Does not create a significant probability of harmful environmental consequences.

Yes / No The applicant has worked with staff to increase the physical distance from the low area along the east side of the Lot 5 flag segment.

The proposed impervious cover is not located closer than 35 feet from the low point to the existing drainage conveyance channel. The Applicant has worked with Staff to provide a phased Erosion Control Plan which provides additional

downstream diversion and limits disturbed area at any one time during construction.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes / No	Development with the Variance will result in water quality equal to development without the variance. The project development shall provide water quality and detention for the proposed impervious cover. This variance allows treated runoff for a Project within the desired Development Zone and reduces the future commutes for area residents to be served by this mixed use center.
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- B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-422 (Water Quality Transition Zone), Section 25-8-452 (Water Quality Transition Zone), Article 7, Division 1 (Critical Water Quality Zone Restrictions), or Section 25-8-652 (Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long):

1. The criteria for granting a variance in Subsection (A) are met;

Yes / No	[provide summary of justification for determination]
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2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

Yes / No	[provide summary of justification for determination]
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3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

Yes / No	[provide summary of justification for determination]
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**Variance approval requires all above affirmative findings.

Exhibits for Commission Variance

- Aerial photos of the site
- Site photos
- Aerial photos of the vicinity
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways
- Topographic Map - A topographic map is recommended if a significant grade change on the subject site exists or if there is a significant difference in grade in relation to adjacent properties.
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations.
- Site plan showing existing conditions if development exists currently on the property
- Proposed Site Plan- full size electronic or at least legible 11x17 showing proposed development, include tree survey if required as part of site or subdivision plan
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc.
- An Environmental Resource Inventory pursuant to ECM 1.3.0 (*if required by 25-8-121*)
- Applicant's variance request letter

2004 E. WILLIAM CANNON DR. 1997 AERIAL MAP



Legend



-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

2004 E. WILLIAM CANNON DR. 2003 AERIAL MAP

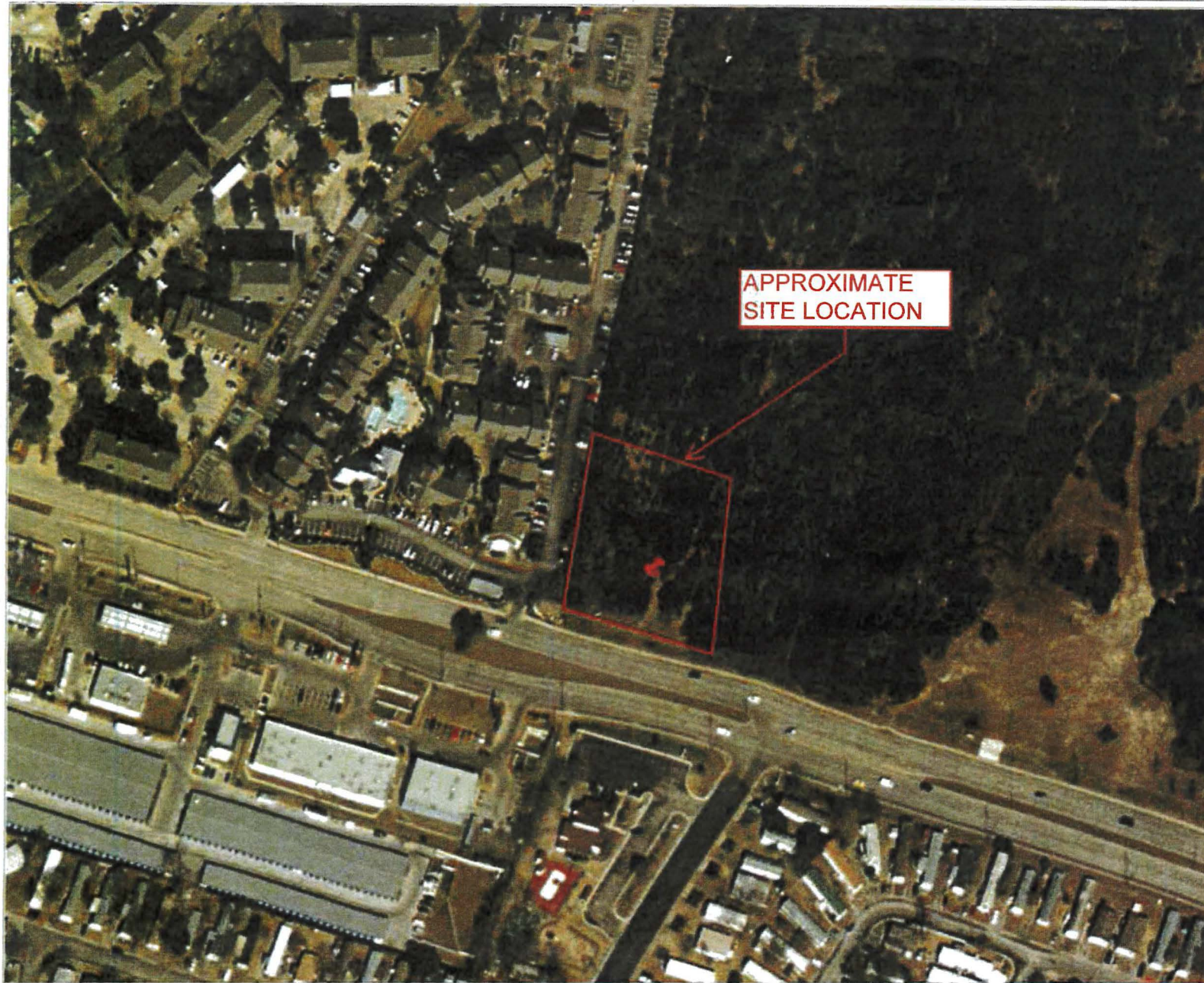


Legend








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2004 E. WILLIAM CANNON DR. 2008 AERIAL MAP



Legend








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-  Streets
-  Building Footprints
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2004 E. WILLIAM CANNON DR. 2012 AERIAL MAP



Legend

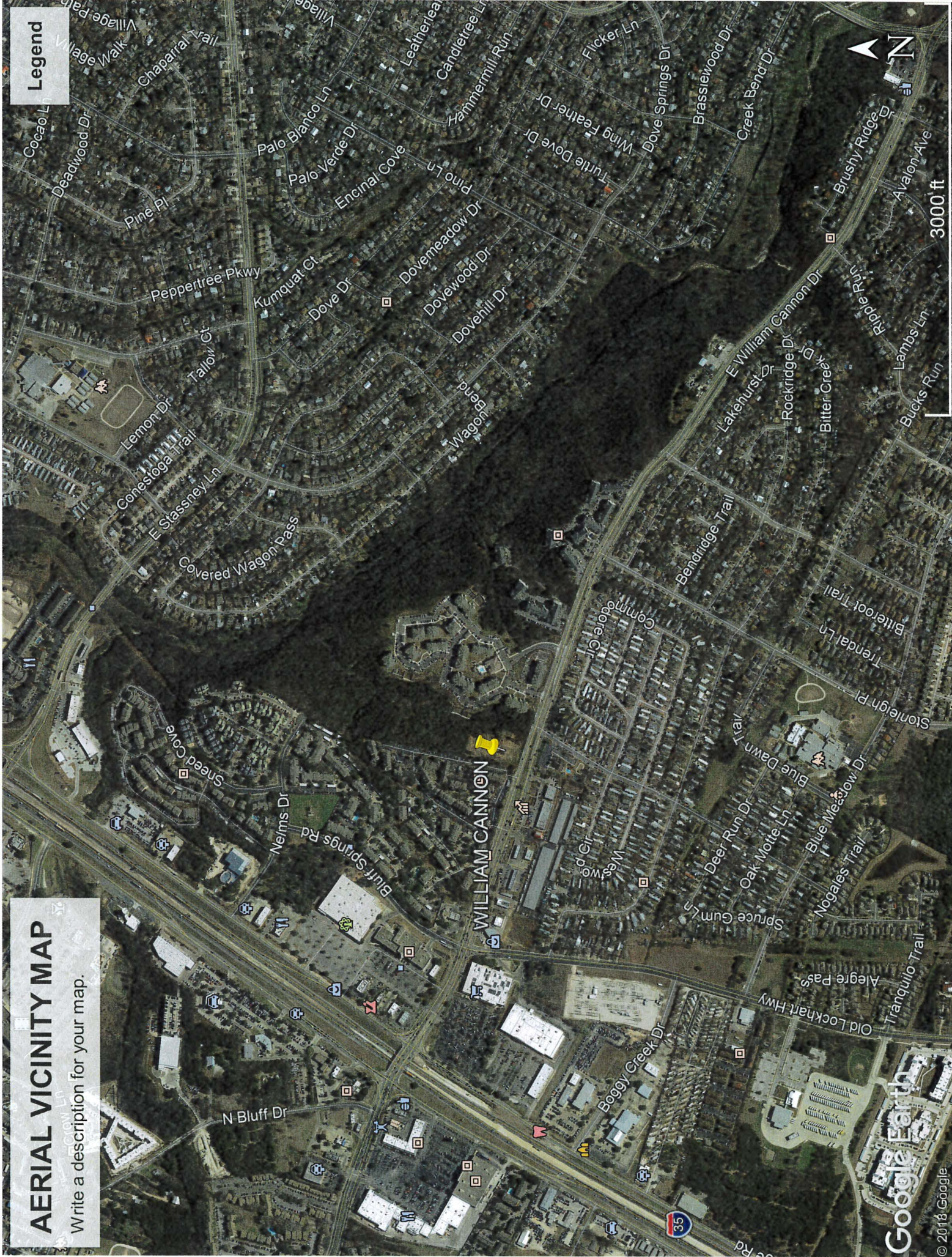
-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County

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AERIAL VICINITY MAP

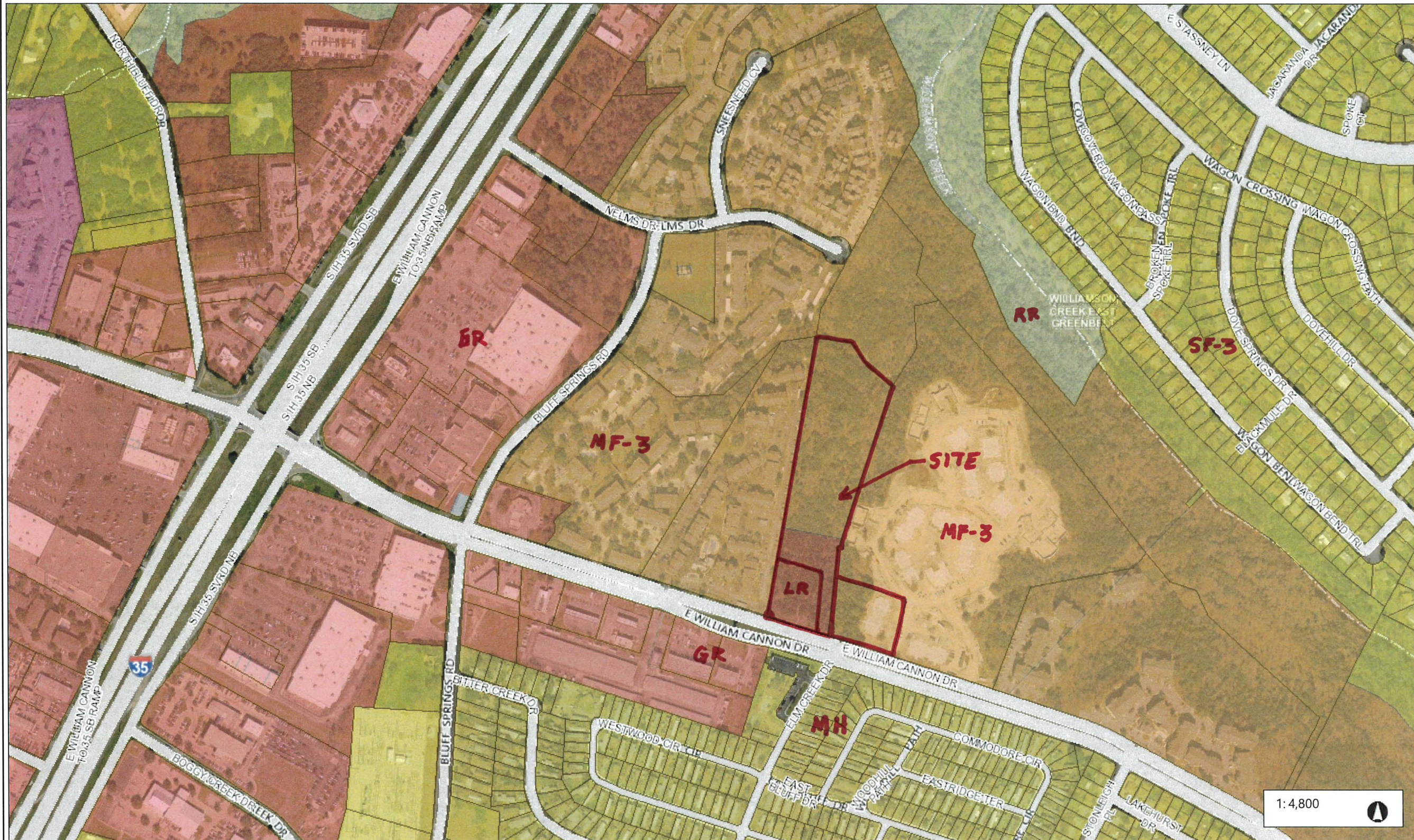
Write a description for your map.

Legend





Property Profile



Legend

- Street Labels**
- Jurisdiction**
- FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGRE
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ
- Lot Line**
- Zoning**
- Single Family (SF)
 - Multi-family (MF)
 - LA, RR
 - Mobile Home (MH)
 - Commercial (CH, CS, GR, LR, L)
 - Office (GO, LO, NO)
 - Industrial (IP, LI, MI, PDA, RD, W/LO)
 - CBD, DMU
 - TND, TOD, NRG, ERC
 - PUD
 - AG, DR
 - AV, P, UNZ
 - County/Missing Value

Notes

CONTEXT MAP

0.2 0 0.08 0.2 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Slopes Table					
Number	Minimum Slope	Maximum Slope	Color	AREA	PERCENT
1	0.00%	15.00%		5.47 AC	55.82%
2	15.00%	25.00%		2.46 AC	25.10%
3	25.00%	35.00%		0.97 AC	9.90%
4	35.00%	100.00%		0.90 AC	9.18%

SLOPE AREA BREAKDOWN:

OWNER	LOT	AREA	0-15%	15-25%	25-35%	> 35%	> 35%
APPLICANT	LOT 5	6.79 AC	3.08 AC	2.08 AC	0.82 AC	0.83 AC	0.83 AC
APPLICANT	LOT 6	1.27 AC	1.12 AC	0.10 AC	0.05 AC	0.00 AC	0.00 AC
OUT-CONTROL BY OTHERS	LOT 7	1.74 AC	1.27 AC	0.30 AC	0.10 AC	0.07 AC	0.07 AC
TOTAL	9.80 AC	5.47 AC	2.46 AC	0.97 AC	0.90 AC	0.90 AC	

ENCROACHMENT INTO SLOPES OVER 15%:

OWNER	LOT	AREA	> 15%	%
APPLICANT	LOT 5	6.79 AC	1.01 AC	14.87%
APPLICANT	LOT 6	1.27 AC	0.15 AC	11.81%
OUT-CONTROL BY OTHERS	LOT 7	1.74 AC	0.14 AC	8.05%
TOTAL	9.80 AC	1.30 AC	13.27%	

APPENDIX Q-2
IMPERVIOUS COVER

SUBURBAN WATERSHEDS

NOTE: Q1 TABLES ARE NOT REQUIRED FOR SUBURBAN WATERSHEDS

AREA

LOT 5:	6.79 ACRES
LOT 6:	1.27 ACRES
LOT 7:	1.74 ACRES

IMPERVIOUS COVER CALCULATIONS

IMPERVIOUS COVER ALLOWED AT 80.00% X GROSS SITE AREA = 9.80 ACRES

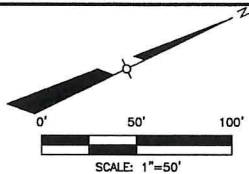
ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

TOTAL ACREAGE 15-25% = 2.46 X 10% = 0.246 ACRES

PROPOSED TOTAL IMPERVIOUS COVER

TOTAL PROPOSED IMPERVIOUS COVER = 2.05 ACRES = 20.92 %

SLOPE CATEGORIES	IMPERVIOUS COVER		IMPERVIOUS COVER	
	BUILDING/ AND OTHER IMPERVIOUS COVER	DRIVEWAYS/ ROADWAYS	ACRES	% OF CATEGORY
0-15%	5.47	0.71	12.98	0.99
15-25%	2.46	0.03	1.22	0.30
25-35%	0.97	0	0	0.09
OVER 35%	0.90	0	0	0.01
TOTAL SITE AREA	9.80			



LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY LINE
		EASEMENT BOUNDARY
		CONTOURS
		LOT LINE
		CENTER LINE OF DITCH
		TELEPHONE LINE
		WATER LINE
		WATER VALVE
		FIRE HYDRANT
		WATER METER
		WASTEWATER LINE
		FORCE MAIN
		WASTEWATER MANHOLE
		WASTEWATER CLEANOUT
		WASTEWATER SERVICE
		FLUSH VALVE
		AIR RELEASE VALVE
		OVER HEAD ELECTRIC
		OVER HEAD TELEPHONE
		POWER POLE
		GUY WIRE
		STORM SEWER
		C.M.P. / R.C.P. PIPES
		ATTN LINE
		FIBER OPTIC CABLE
		GAS LINE
		AWNING
		PAVEMENT
		CONCRETE
		LIGHT POLE
		CHAIN LINK FENCE
		WOOD FENCE
		BARB WIRE FENCE
		TRAFFIC FLOW
		HANDICAP SPACE
		FIRE LINE

DATE:

BY:

DESCRIPTION

REVISION

4 CUATRO
Consultants, L.P.

Registration No. F-3524
Phone: (512) 512-5000 Fax: (512) 512-5555
e-mail: cuatro@cuatrosolutions.com
1501 Kille Crossing Suite D Kille, Texas 78940

SLOPE MAP EXHIBIT

LA MEXICANA SUPERMERCADO
2004 E WILLIAM CANNON
TRAVIS COUNTY, TEXAS

CLIENT:

TATI INVESTMENT GROUP, LLC
9800 FAITH AND TRUST CV
AUSTIN, TX 78717
(512) 742-0071

DATE:

AUGUST, 2017

PROJECT:

JOB # 14-143

DRAWING'S NAME:

WILL-SITE

DESIGN:

CHECKED:

STAFF:

HE, Jr.

DRAWN:

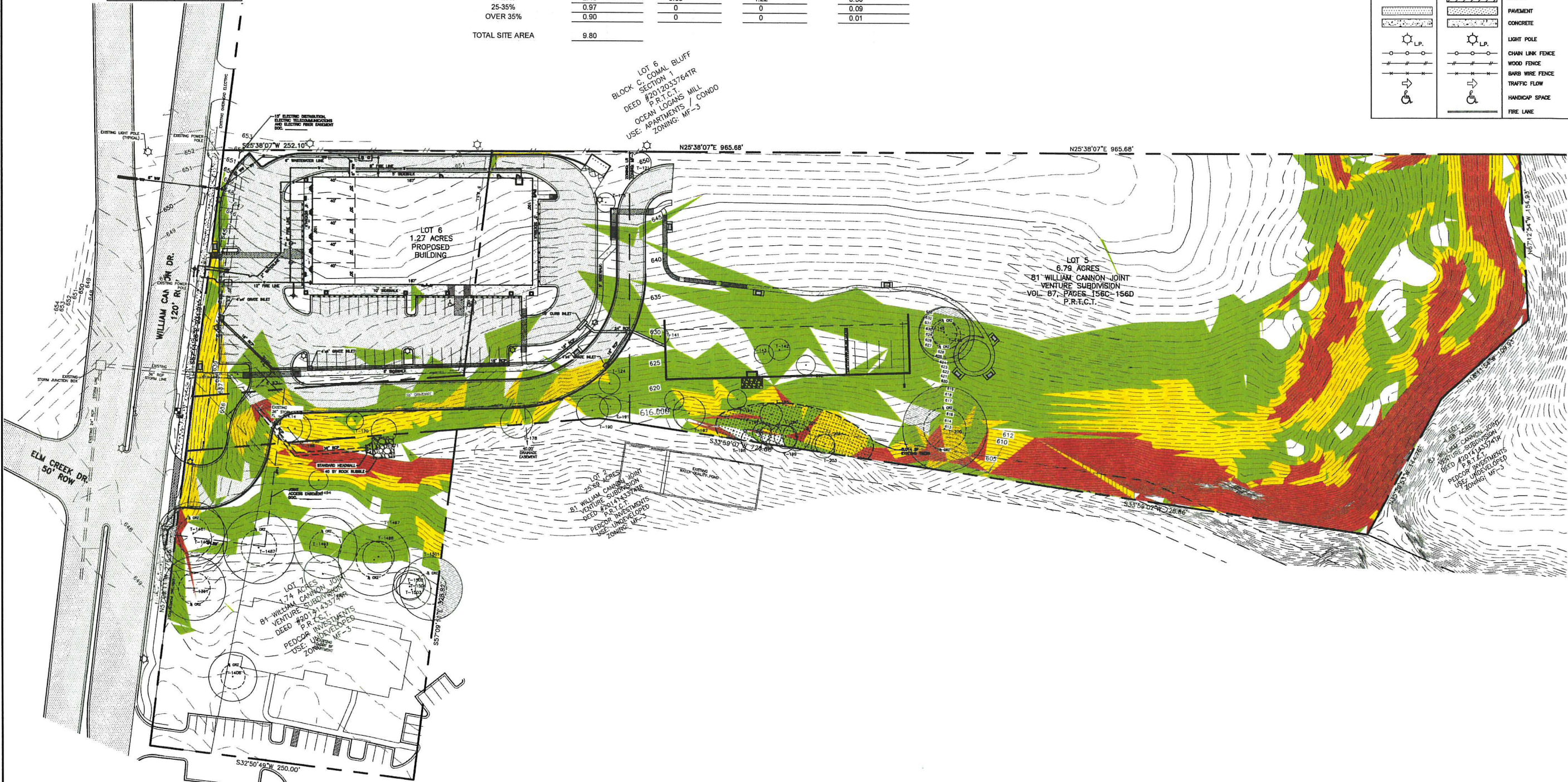
APPROVED:

LG:

HE, Jr.

SHEET:

1 OF 1



Case No.:

(City use only)

Environmental Resource Inventory

For the City of Austin

Related to LDC 25-8-121, City Code 30-5-121, ECM 1.3.0 & 1.10.0

The ERI is required for projects that meet one or more of the criteria listed in LDC 25-8-121(A), City Code 30-5-121(A).

1. SITE/PROJECT NAME: 2004 E. WILLIAM CANNON
2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): 336596
3. ADDRESS/LOCATION OF PROJECT: 2004 E. WILLIAM CANNON DR., AUSTIN, TX
4. WATERSHED: WILLIAMSON
5. THIS SITE IS WITHIN THE (Check all that apply)

Edwards Aquifer Recharge Zone* (See note below)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> No
Edwards Aquifer Contributing Zone*	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> No
Edwards Aquifer 1500 ft Verification Zone*	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> No
Barton Spring Zone*	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> No

*(as defined by the City of Austin – LDC 25-8-2 or City Code 30-5-2)

Note: If the property is over the Edwards Aquifer Recharge zone, the Hydrogeologic Report and karst surveys must be completed and signed by a Professional Geoscientist Licensed in the State of Texas.

6. DOES THIS PROJECT PROPOSE FLOODPLAIN MODIFICATION?.....☐ YES** ☒ NO
 If yes, then check all that apply:
 - ☐ (1) The floodplain modifications proposed are necessary to protect the public health and safety;
 - ☐ (2) The floodplain modifications proposed would provide a significant, demonstrable environmental benefit, as determined by a **functional assessment** of floodplain health as prescribed by the Environmental Criteria Manual (ECM), or
 - ☐ (3) The floodplain modifications proposed are necessary for development allowed in the critical water **quality zone under LDC 25-8-261 or 25-8-262, City Code 30-5-261 or 30-5-262.**
 - ☐ (4) The floodplain modifications proposed are outside of the Critical Water Quality Zone in an area determined to be in poor or fair condition by a **functional assessment** of floodplain health.

**** If yes, then a functional assessment must be completed and attached to the ERI (see ECM 1.7 and Appendix X for forms and guidance) unless conditions 1 or 3 above apply.**

7. IF THE SITE IS WITHIN AN URBAN OR SUBURBAN WATERSHED, DOES THIS PROJECT PROPOSE A UTILITY LINE PARALLEL TO AND WITHIN THE CRITICAL WATER QUALITY ZONE? ☐ YES*** ☒ NO

*****If yes, then riparian restoration is required by LDC 25-8-261(E) or City Code 30-5-261(E) and a functional assessment must be completed and attached to the ERI (see ECM1.5 and Appendix X for forms and guidance).**

8. There is a total of 0 (#'s) Critical Environmental Feature(s)(CEFs) on or within 150 feet of the project site. If CEF(s) are present, attach a detailed **DESCRIPTION** of the CEF(s), color **PHOTOGRAPHS**, the **CEF WORKSHEET** and provide **DESCRIPTIONS** of the proposed CEF buffer(s) and/or wetland mitigation. Provide the number of each type of CEFs on or within 150 feet of the site (Please provide the number of CEFs):

_____ (#'s) Spring(s)/Seep(s) _____ (#'s) Point Recharge Feature(s) _____ (#'s) Bluff(s)
 _____ (#'s) Canyon Rimrock(s) _____ (#'s) Wetland(s)

Note: Standard buffers for CEFs are 150 feet, with a maximum of 300 feet for point recharge features. Except for wetlands, if the standard buffer is not provided, you must provide a written request for an administrative variance from LDC 25-8-281(C)(1) and provide written findings of fact to support your request. Request forms for administrative variances from requirements stated in LDC 25-8-281 are available from Watershed Protection Department.

9. The following site maps are attached at the end of this report (Check all that apply and provide):

All ERI reports must include:

- ☒ **Site Specific Geologic Map with 2-ft Topography**
- ☒ **Historic Aerial Photo of the Site**
- ☒ **Site Soil Map**
- ☒ **Critical Environmental Features and Well Location Map on current Aerial Photo with 2-ft Topography**

Only if present on site (Maps can be combined):

- ☐ **Edwards Aquifer Recharge Zone with the 1500-ft Verification Zone**
(Only if site is over or within 1500 feet the recharge zone)
- ☐ **Edwards Aquifer Contributing Zone**
- ☐ **Water Quality Transition Zone (WQTZ)**
- ☐ **Critical Water Quality Zone (CWQZ)**
- ☐ **City of Austin Fully Developed Floodplains for all water courses with up to 64-acres of drainage**

10. **HYDROGEOLOGIC REPORT** – Provide a description of site soils, topography, and site specific geology below (Attach additional sheets if needed):

Surface Soils on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups*. If there is more than one soil unit on the project site, show each soil unit on the site soils map.

Soil Series Unit Names, Infiltration Characteristics & Thickness		
Soil Series Unit Name & Subgroup**	Group*	Thickness (feet)
PaC- Patrick soils, 2-5% slopes	B	>6.5

***Soil Hydrologic Groups Definitions (Abbreviated)**

- A. Soils having a high infiltration rate when thoroughly wetted.
- B. Soils having a moderate infiltration rate when thoroughly wetted.
- C. Soils having a slow infiltration rate when thoroughly wetted.
- D. Soils having a very slow infiltration rate when thoroughly wetted.

****Subgroup Classification** – See Classification of Soil Series Table in County Soil Survey.

Description of Site Topography and Drainage *(Attach additional sheets if needed):*

The site topography sloped from west to east with an overall elevation change of approximately 14 feet. The site drains toward a dry wash creek on the adjacent property to the east.

List surface geologic units below:

Geologic Units Exposed at Surface		
Group	Formation	Member
	Quaternary High Gravel (Qhg)	

Brief description of site geology *(Attach additional sheets if needed):*

Referencing the Geologic Atlas of Texas, Austin Sheet and The University of Texas Bulletin No. 3232, The Geology of Texas, Volume 1, the subject site is underlain by Quaternary sedimentary strata. The area lies east of the Balcones Fault Zone, a geologic province characterized in this region by north northeast trending en echelon normal faults with the downthrown side most commonly to the east of the fault planes.

The Balcones Fault Zone trend closely follows the structural trend of the late Paleozoic Ouachita fold and thrust belt. Faulting may have been initiated in the Late Cretaceous with the majority of movement taking place during the late Oligocene and early Miocene. Minor isostatic adjustments resulting from sediment loading in the Gulf of Mexico continue to the present.

According to the Geologic Atlas of Texas Austin Sheet the site geologic outcrop consists of the Quaternary High Gravel (Qhg) fluvial terrace deposits. The terrace deposits typically include silty clays, marls and gravel. During the site inspection gravel terrace deposits were observed at the site surface. However, it should also be noted that the site supports a dense vegetation cover.

Wells – Identify all recorded and unrecorded wells on site (test holes, monitoring, water, oil, unplugged, capped and/or abandoned wells, etc.):

There are 0 (#) wells present on the project site and the locations are shown and labeled

____ (#s) The wells are not in use and have been properly abandoned.

____ (#s) The wells are not in use and will be properly abandoned.

____ (#s) The wells are in use and comply with 16 TAC Chapter 76.

There are 0 (#s) wells that are off-site and within 150 feet of this site.

11. THE VEGETATION REPORT – Provide the information requested below:

Brief description of site plant communities (Attach additional sheets if needed):

The vegetation on the site consisted primarily of a heavy canopy of Ash Juniper with some Live Oak. Under-story species notes included Elbow Bush, Cat Brier, Lindheimer Silk Tassel and Texas Kidneywood. There were very few forbs or grasses under the heavy canopy with most forbs and native wildflowers being present at the south entrance to the property bordering E. William Cannon Drive.

There is woodland community on site☒ YES ☐ NO (Check one).

If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
Ash Juniper	Juniperus ashei

There is grassland/prairie/savanna on site.....☐ YES ☒ NO (Check one).

If yes, list the dominant species below:

Grassland/prairie/savanna species	
Common Name	Scientific Name

There is hydrophytic vegetation on site☐ YES ☒ NO (Check one).

If yes, list the dominant species in table below (next page):

Hydrophytic plant species		
Common Name	Scientific Name	Wetland Indicator Status

A tree survey of all trees with a diameter of at least eight inches measured four and one-half feet above natural grade level has been completed on the site.

☒ YES ☐ NO (Check one).

12. WASTEWATER REPORT – Provide the information requested below.

Wastewater for the site will be treated by (Check of that Apply):

- ☐ On-site system(s)
☒ City of Austin Centralized sewage collection system
☐ Other Centralized collection system

Note: All sites that receive water or wastewater service from the Austin Water Utility must comply with City Code Chapter 15-12 and wells must be registered with the City of Austin

The site sewage collection system is designed and will be constructed to in accordance to all State, County and City standard specifications.

☒ YES ☐ NO (Check one).

Calculations of the size of the drainfield or wastewater irrigation area(s) are attached at the end of this report or shown on the site plan.

☐ YES ☐ NO ☒ Not Applicable (Check one).

Wastewater lines are proposed within the Critical Water Quality Zone?

☐ YES ☒ NO (Check one). If yes, then provide justification below:

Is the project site is over the Edwards Aquifer?

☐ YES ☒ NO (Check one).

If yes, then describe the wastewater disposal systems proposed for the site, its treatment level and effects on receiving watercourses or the Edwards Aquifer.

13. One (1) hard copy and one (1) electronic copy of the completed assessment have been provided.

Date(s) ERI Field Assessment was performed: May 6, 2016

Date(s)

My signature certifies that to the best of my knowledge, the responses on this form accurately reflect all information requested.

Skylar Netherland

512-335-1785

Print Name

Telephone

Signature

Skylar@rangerenv.com

Email Address

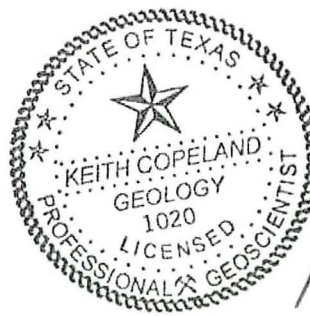
Ranger Environmental Services, Inc

5/16/16

Name of Company

Date

For project sites within the Edwards Aquifer Recharge Zone, my signature and seal also certifies that I am a licensed Professional Geoscientist in the State of Texas as defined by ECM 1.12.3(A).



12
5/16/16

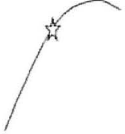


City of Austin Environmental Resource Inventory - Critical Environmental Feature Worksheet

1	Project Name:	2004 E. William Cannon
2	Project Address:	2004 E. William Cannon Drive, Austin, TX
3	Site Visit Date:	May 6, 2016
4	Environmental Resource Inventory Date:	May 6, 2016

5	Primary Contact Name:	Skylar Netherland
6	Phone Number:	512-619-2958
7	Prepared By:	Skylar Netherland
8	Email Address:	Skylar@rangerenv.com

[illegible]

City of Austin Use Only
CASE NUMBER:

<p>For rimrock, locate the midpoint of the segment that describes the feature.</p> 	<p>For wetlands, locate the approximate centroid of the feature and the estimated area.</p> 	<p>For a spring or seep, locate the source of groundwater that feeds a pool or stream.</p> 
--	---	--

Please state the method of coordinate data collection and the approximate precision and accuracy of the points and the unit of measurement.

Method

Accuracy

GPS ☐ sub-meter ☐

Surveved ☐ meter ☐

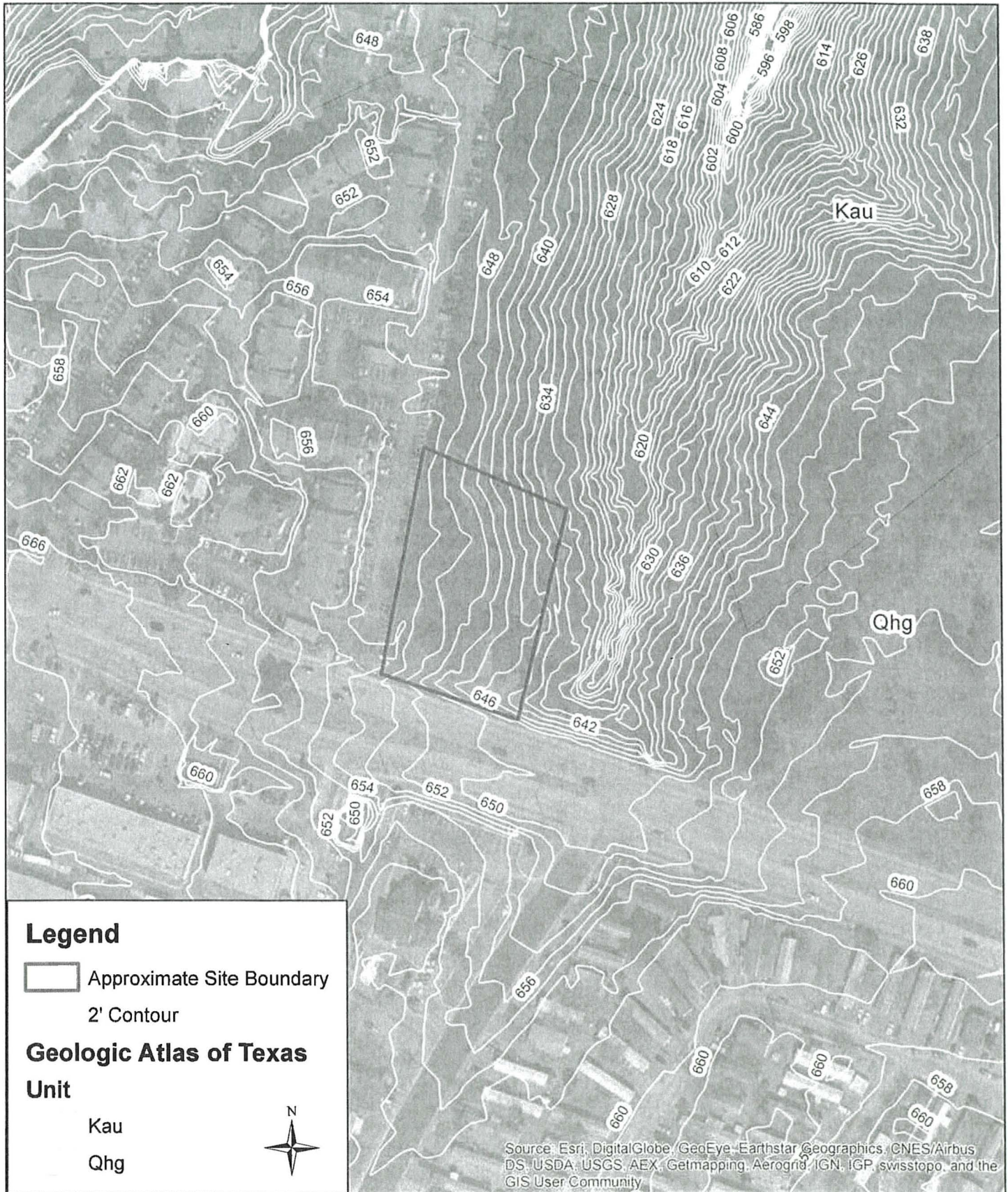
Other ☐ > 1 meter ☐

Professional Geologists apply seal below



Geologic Atlas of Texas with 2 Foot Contours

2004 E William Cannon



0 125 250 500 Feet

Base map referenced from the
Center for Geospatial Technology, Texas Tech University,
obtained from the Texas Geologic Atlas Project

2004 E. WILLIAM CANNON DR. 1997 AERIAL MAP



Legend








- Lot Lines
- Streets
- Building Footprints
- Named Creeks
- Lakes and Rivers
- Parks
- County

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

2004 E. WILLIAM CANNON DR. 2003 AERIAL MAP

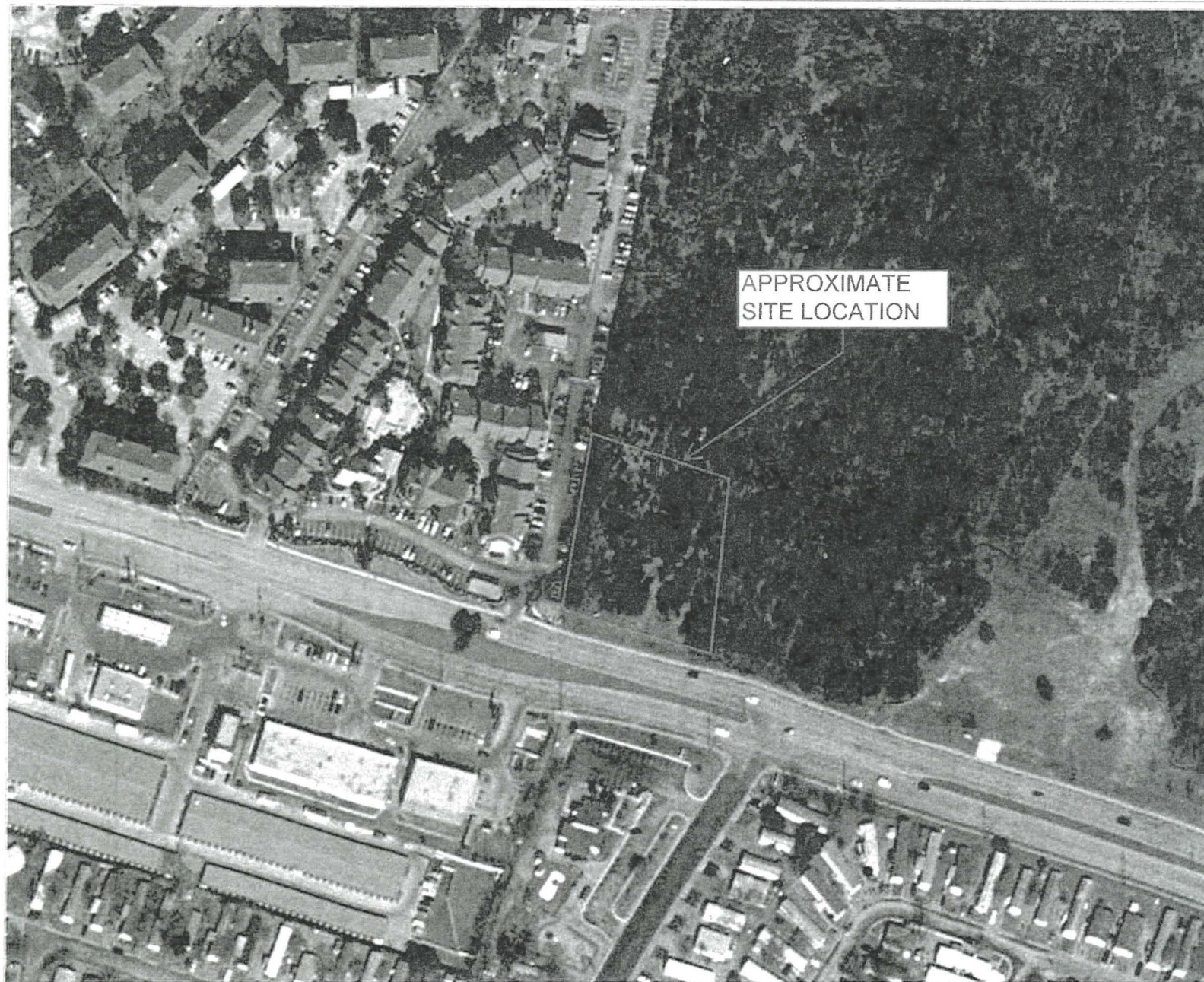


Legend





-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County

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2004 E. WILLIAM CANNON DR. 2008 AERIAL MAP



Legend

- Lot Lines
- Streets
- Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County

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2004 E. WILLIAM CANNON DR. 2012 AERIAL MAP



Legend

- Lot Lines
- Streets
- Building Footprints
- Named Creeks
- Lakes and Rivers
- Parks
- County

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2004 E. WILLIAM CANNON DR. SITE MAP


Legend

Lot Lines


Streets

Building Footprints

 Named Creeks

 Lakes and Rivers

 Parks

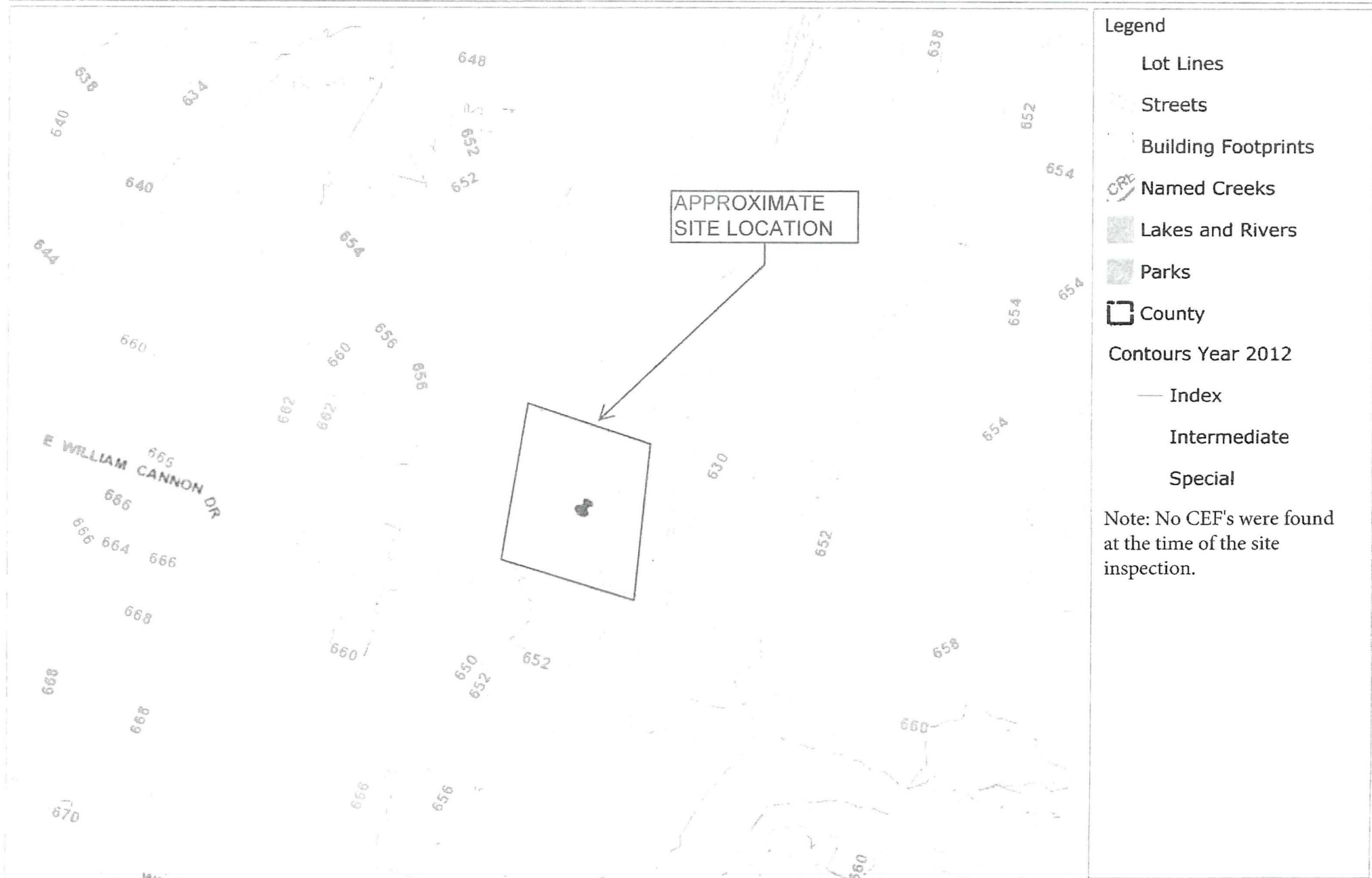
 County

APPROXIMATE
SITE LOCATION



E WILLIAM CANNON DR.

2004 E. WILLIAM CANNON DR. ELEVATION CONTOURS & CRITICAL ENVIRONMENTAL FEATURES MAP



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February 27, 2018

Atha Phillips, RLA, LI, LEED AP, Environmental Program Coordinator
City of Austin Development Services Department
505 Barton Springs Road
Austin, TX 78704

**RE: LA MEXICANA SUPERMERCADO: 2004 E WILLIAM CANNON DRIVE
CASE NO. SP-2016-0265C
AUSTIN, TRAVIS COUNTY, TEXAS
CCL 14-143**

SUBJECT: CONSTRUCTION ON SLOPES IN EXCESS OF 15% (LDC 25-8-302)

Dear Ms. Phillips:

The purpose of this letter is to present this variance request for construction on slopes in excess of 15 percent. The proposed development lies within the City of Austin full purpose jurisdiction and within the Desired Development Zone. The existing topography slopes west to east across the site and ranges generally from 10 to 14 percent. The elevation ranges from 620 to 653 amsl across this Site. Topographic and access constraints include:

- a. Location of existing median cut to provide safe access aligns with existing drainage easement or low area.
- b. Location of existing City of Austin drainage pipe from William Cannon Drive to this same low area.
- c. Elevation of site is lower than adjacent William Cannon Drive.

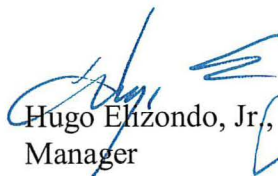
We modified the Site Layout various times from when it was first submitted in June 16, 2016, per Reviewers request, each time resulting in a smaller footprint than the initial submission and reducing the total construction on slopes in excess of 15 percent for the Project Site. The site footprint has been reduced approximately 6 percent during the review.

We respectfully request approval of this variance to the requirements specified in the City of Austin Land Development Code (LDC) Sections §30-8-302 for construction on slopes in excess of 15%. In order to accommodate the various topographic constraints and accessible routes and emergency access requirements, the proposed encroachment or building on these slopes is necessary.

Granting this variance is a minimal departure from the LDC regulation of Sections §30-8-302 to allow viable and safe access to Lots 5 and 6 of the 81 William Cannon Joint Venture Subdivision as platted in 1987. This allows reasonable grading on the site due to topographic relief and limited access.

In addition, approval of the variance will not provide special privileges to this Project that are not granted to other site developments.

Sincerely,



Hugo Elizondo, Jr., P.E.
Manager

Attachments

1. Site Plan
2. Cut/Fill Exhibit
3. Slope Map
4. ERI prepared by Ranger Environmental