



ENVIRONMENTAL COMMISSION MOTION 20180321 008a

Date: March 21, 2018

Subject: Variances for La Mexicana Supermercado SP-2017-0306C: Construction on slopes in excess of 15% (LDC 25-8-302), cut over 4 feet (LDC 25-8-341), and fill over 4 feet (LDC 25-8-342)

Motion by: Hank Smith

Seconded by: Marisa Perales

RATIONALE:

WHEREAS, regarding the construction on slopes in excess of 15%, the site was required by the City of Austin Transportation Department to align with the existing median break within William Cannon, and this requires the project to use the adjacent lot for its driveway and then cross over the existing slopes to access the location of the project; however, providing access to the back of the property is not necessary at this time with this site plan; and

WHEREAS, with regard to the cut above 4 feet, the east side of the site is the best location for the water quality pond and cut is required to get the depth and volume needed for the pond; however, the sidewalk and amenity area could be relocated where a variance is not required; and

WHEREAS, with regard to the fill over 4 feet, the Transportation Department requirement to connect at this location necessitates the fill variance in order to create a level point of access for the driveway; however, the access to the back of the property is not necessary at this time with this site development permit.

THEREFORE, the Environmental Commission recommends support of the variances for the construction of the entry drive, parking area and ponds; however, the Environmental Commission does not support the variances for the access drive to Lot 5 or for the sidewalk or amenity area, and encourage the applicant to relocate those facilities with the following:

Staff Conditions:

- As noted in the backup

VOTE 10-0

For: Creel, B. Smith, Thompson, Neely, Maceo, Perales, H. Smith, Coyne, Guerrero and Gordon

Against: None

Abstain: None

Recuse: None

Absent: Istvan

Approved By:

A handwritten signature in black ink, reading "Marisa Perales". The signature is written in a cursive style with a large initial "M".

Marisa Perales, Environmental Commission Chair