

**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", is centered within a light gray rectangular box. The signature is written in a cursive, flowing style.

Marisa Perales, Environmental Commission Chair



**ENVIRONMENTAL COMMISSION MOTION 20180321 008a**

**Date:** March 21, 2018

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

**Motion by:** Hank Smith

**Seconded by:** Mary Ann Neely

**RATIONALE:**

**WHEREAS**, the fill over 4 feet is necessitated by the configuration of the building as proposed;

**THEREFORE**, the Environmental Commission recommends support of the variances for the construction of the parking area with the following:

Staff Conditions:

- As noted in the backup

**VOTE 6-4**

For: Creel, B. Smith, Thompson, Neely, Maceo, and H. Smith

Against: Perales, Coyne, Guerrero, and Gordon

Abstain: None

Recuse: None

Absent: Istvan

Approved By:

A handwritten signature in black ink, appearing to read "Marisa Perales", is written over a light blue rectangular background.

Marisa Perales, Environmental Commission Chair