

MERCEDES BENZ SOUTH AUSTIN  
10900 S IH 35, AUSTIN TEXAS 78748

SP-2021-0127C

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*Environmental Review Specialist Senior*  
*Development Services Department*



## Property Profile

- Synopsis
- Existing Conditions
- **Variance Request**
- Recommendation & Conditions
- Exhibits





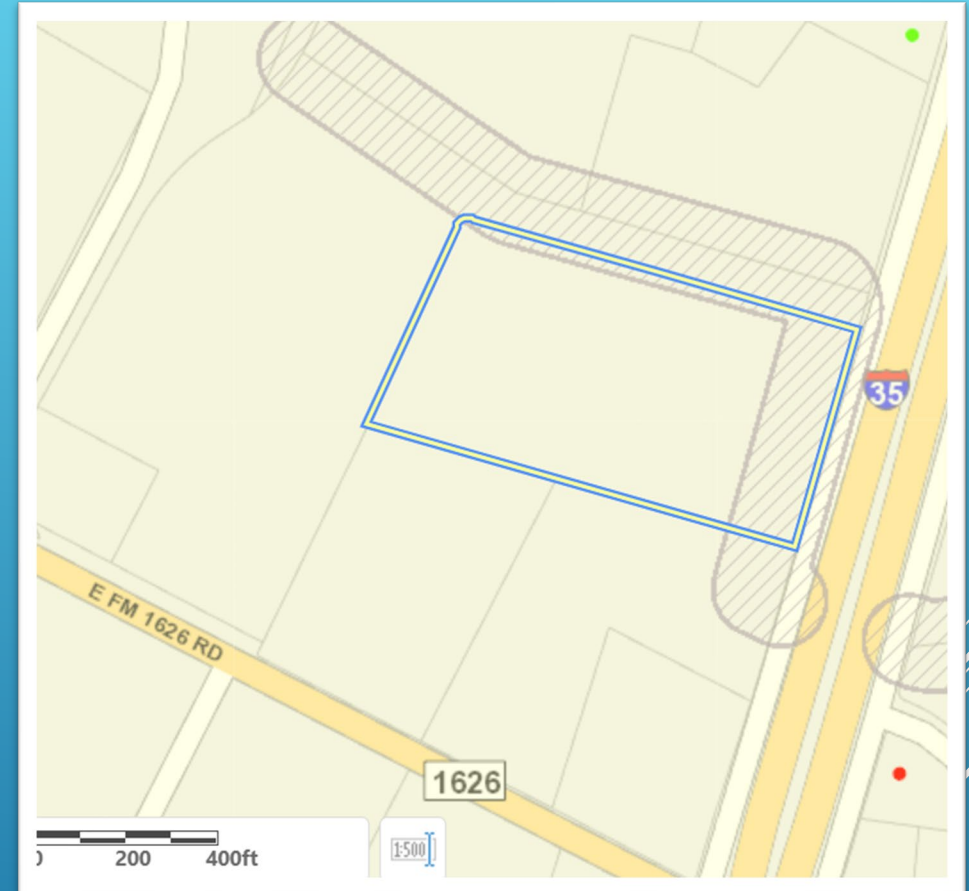
# PROPERTY PROFILE

- Onion Creek Watershed
- Suburban Watershed Classification
- Desired Development Zone
- Council District 5
- Not located over Edwards Aquifer Recharge Zone
- Critical Water Quality Zone



# SYNOPSIS

- Construction of an automobile showroom with surface parking and associated improvements on a 10.8-acre site.
- Located on I-35 and FM 1626 intersection.
- Site is bordered by Critical Water Quality Zone buffers on the north and east boundaries.





# EXISTING CONDITIONS



Photo 1 Typical site view  
site is currently undeveloped



Photo 2 Drainage channel along northern site boundary

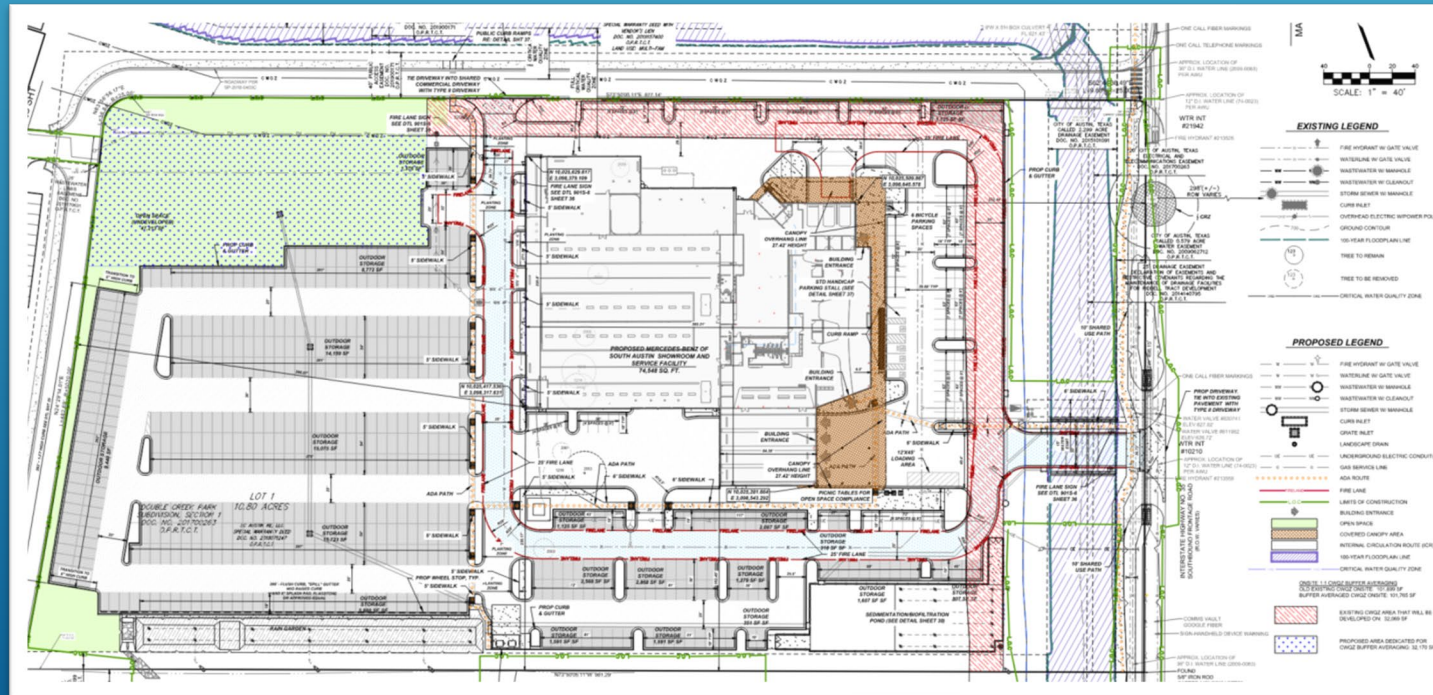


Ground vegetation is typical grasses, prairie, elm, mesquite, hackberry/ No CEF/CWQZ



# VARIANCE REQUEST AND REASON

- Request to vary from LDC 25-8-261 to allow a private driveway access point to the site through a Critical Water Quality Zone buffer.
- Austin Fire Department requires two access points which will be unattainable without this variance



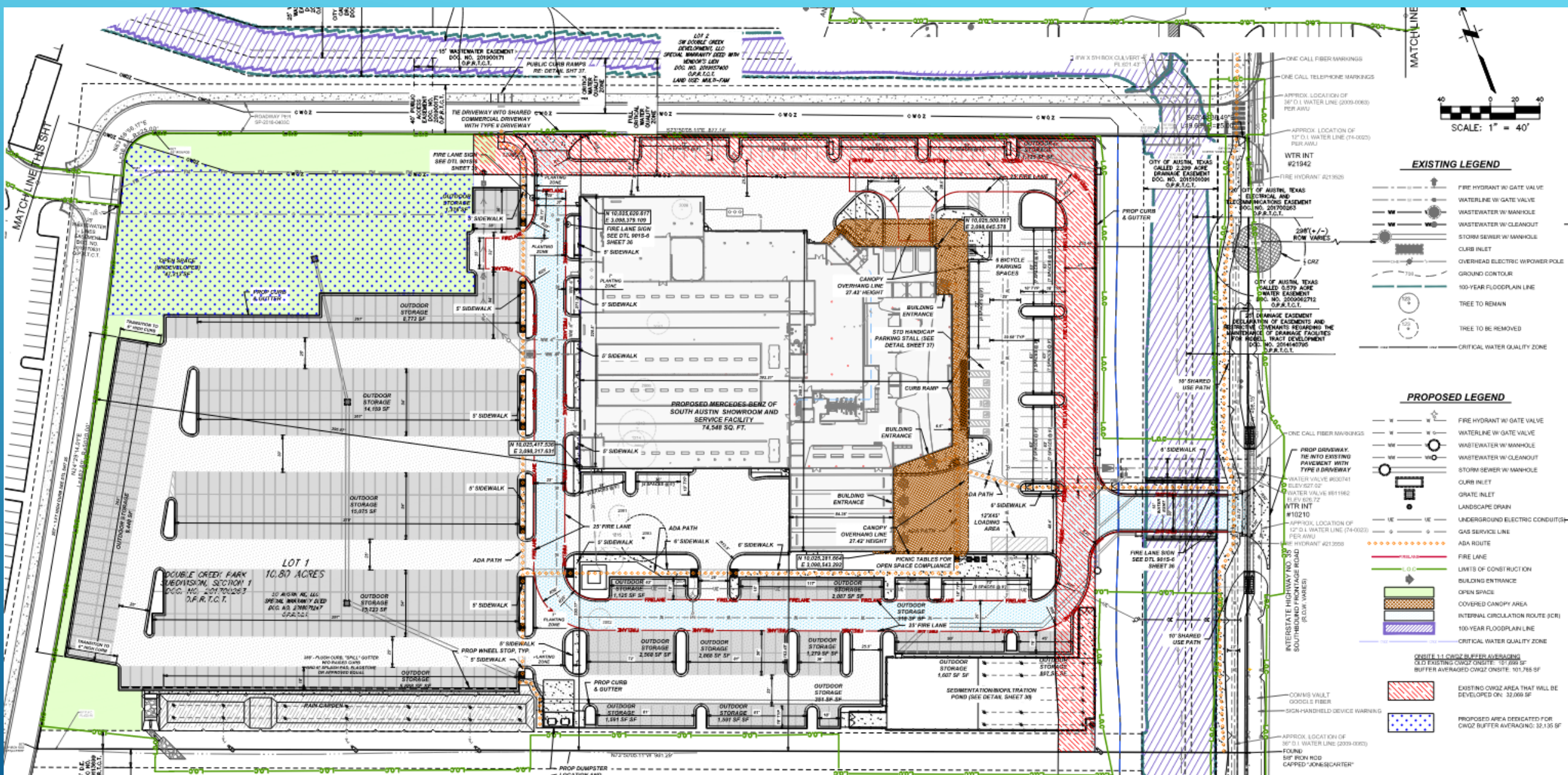
# VARIANCE RECOMMENDATION

Staff recommends the variance under the following conditions, having determined that the required findings of fact have been met :

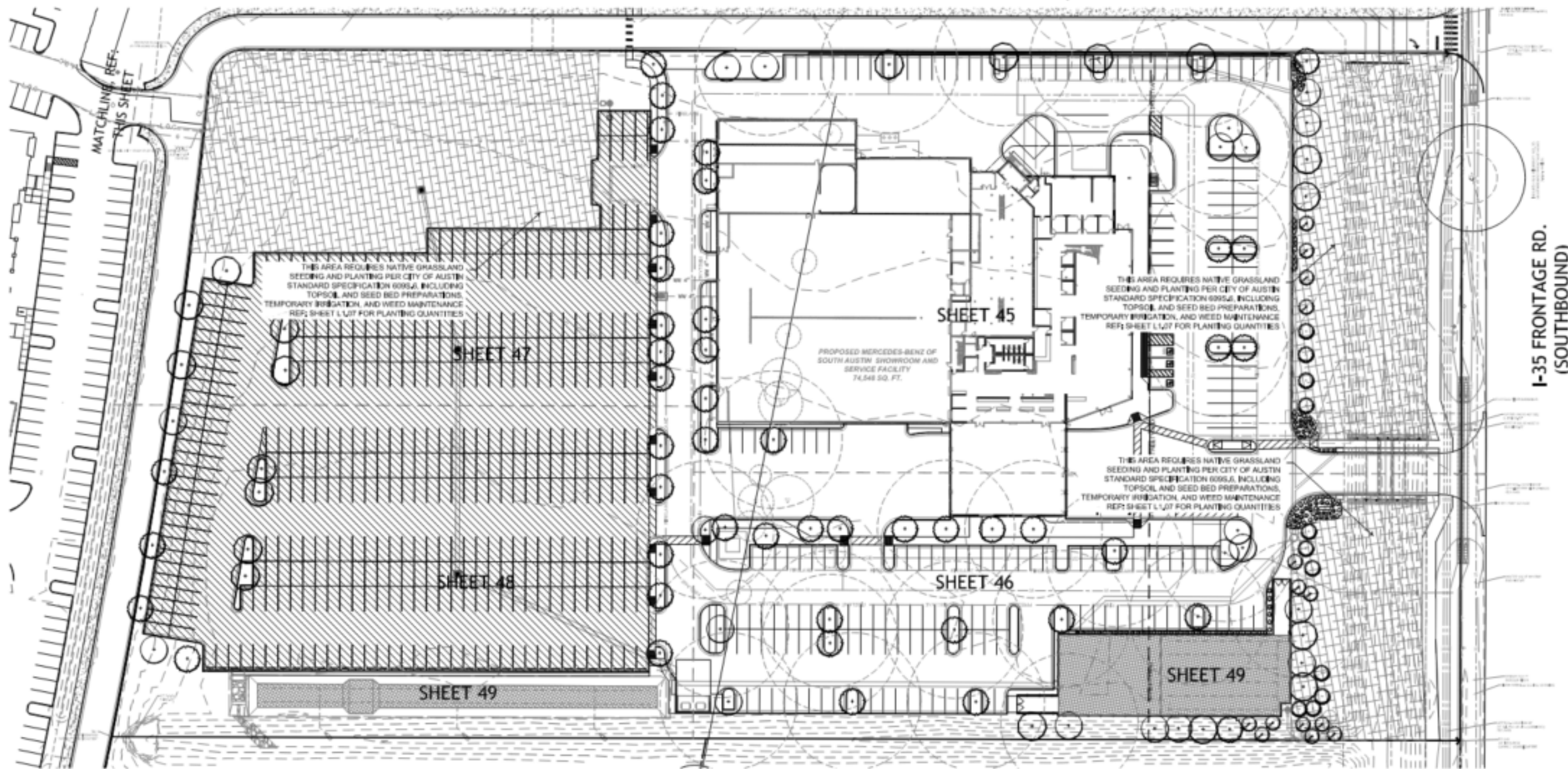
- Increase Critical Water Quality Zone buffer averaged area to enhance overall preservation.
- Revegetate throughout the entire Critical Water Quality Zone within the property thus maintaining the existing channel
- Add tree plantings in the vehicle storage lot islands

THANK YOU









I-35 FRONTAGE RD.  
(SOUTHBOUND)