



**ITEM FOR ENVIRONMENTAL COMMISSION AGENDA**

**COMMISSION MEETING DATE:** December 2, 2020

**NAME & NUMBER OF PROJECT:** Applied Materials Logistics Service Center  
SP-2020-0321C

**NAME OF APPLICANT OR ORGANIZATION:** Tammi Migl, Migl Engineering

**LOCATION:** 9614 E US 290 Hwy, Austin, TX, 78724

**COUNCIL DISTRICT:** District 1

**ENVIRONMENTAL REVIEW STAFF:** Pamela Abee-Taulli  
Environmental Review Specialist Senior  
512-974-1879, pamel.aabee-taulli@austintexas.gov

**WATERSHED:** Decker Creek Watershed, Suburban Classification, Desired Development Zone

**REQUEST:** Variance request is as follows:  
Request to vary from LDC 25-8-341 to allow cut to 12 feet.

**STAFF RECOMMENDATION:** Staff recommends this variance, having determined the findings of fact to have been met.

**STAFF CONDITION:** Applicant will stockpile and preserve topsoil for reuse in landscape, wetland mitigation, and/or biofiltration areas.



Development Services Department  
Staff Recommendations Concerning Required Findings

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Project Name: Applied Materials Logistics Service Center  
Ordinance Standard: Watershed Protection Ordinance  
Variance Request: Vary from LDC 25-8-341 to allow cut to 12 feet

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Include an explanation with each applicable finding of fact.

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 The applicant intends to combine multiple warehouses into one consolidated warehouse at this location. Automated robotic equipment and human operated wheeled equipment to be used in the facility require a consistent floor elevation. The applicant proposes 699,000 square feet of warehouse space with a consistent floor elevation, as well as loading docks, fire lanes, and parking that will be constructed at elevations appropriate for the warehouse finished floor elevation. A consistent floor elevation is necessary for this type of automated warehouse. The applicant proposes to construct this facility on a site with minimal slopes (2% to 5%). However, the size of the warehouse necessitates cut up to 12 feet to achieve a consistent finished floor elevation. The applicant proposes cut up to 12 feet, which has been minimized by use of a retaining wall, as shown in Exhibit 1.

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 The materials handling needs of the warehousing process, and inclusion of a large automated storage solution within the warehouse, require a single building with a uniform finished floor elevation.

The finished floor elevation was based on 1) working around the CEF, 2) maintaining circulation to the existing campus, and 3) keeping the truck court slopes minimal for maneuverability.

Cut to 12 feet is necessary in the south truck bay to maintain a standard 4-foot dock height.

In addition, the applicant has selected a relatively flat site for the proposed warehouse. The selection of this site has helped to minimize the required grading.

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

Yes A retaining wall on the west side, parallel to Giles Lane, minimizes the extent of cut adjacent to the building. The truck court grades slope with the natural contours as much as possible while maintaining minimal slopes to facilitate the maneuverability and circulation of the truck traffic. The applicant has selected a relatively flat site for the proposed warehouse, helping to minimize the required grading.

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

Yes The development process does not pose a probability of harmful environmental consequences. The site is relatively flat, with a slope 2-5%. Based on the gentle slopes and the proposed construction activities, standard temporary and permanent erosion and sedimentation controls will contain sediment in accordance with Code and Criteria requirements.

The project will not impact any heritage trees. No floodplain or creek buffers exist within or adjacent to the limits of construction.

The project has been designed to incorporate and enhance an existing wetland critical environmental feature. The wetland is the site of an old stock pond and is very low in vigor, density and diversity. Proposed enhancements to the wetland area exceed the mitigation requirement.

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


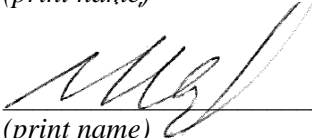

Yes The development process does not pose a probability of harming water quality.

- B. The Land Use Commission may grant a variance from a requirement of Section 25-8-422 (*Water Supply Suburban Water Quality Transition Zone*), Section 25-8-452 (*Water Supply Rural Water Quality Transition Zone*), Section 25-8-482 (*Barton Springs Zone*)

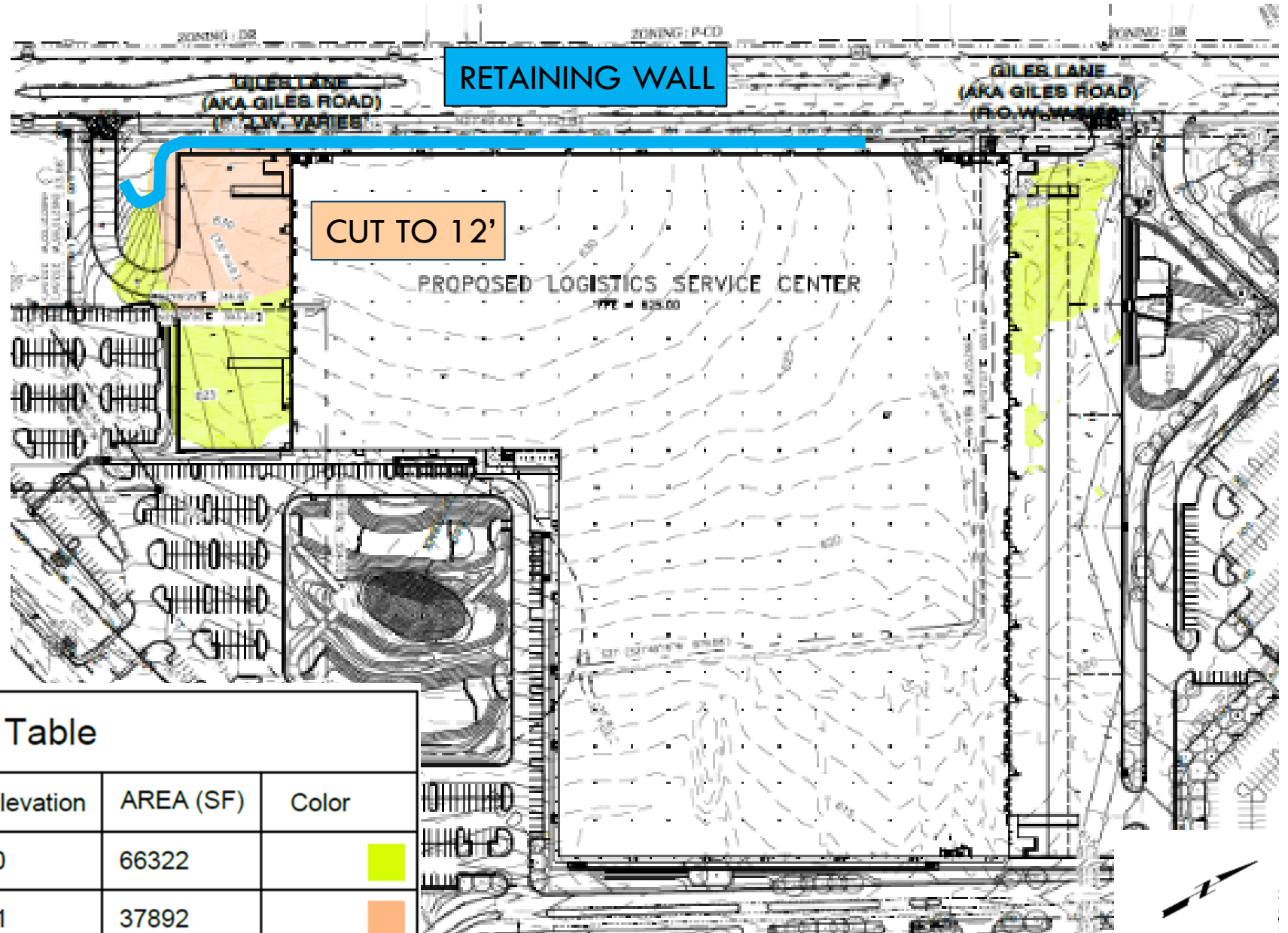
Water Quality Transition Zone), Section 25-8-368 (Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long), or Article 7, Division 1 ( Critical Water Quality Zone Restrictions ), after determining that::

1. The criteria for granting a variance in Subsection (A) are met;  
Yes / No      NA
  
2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;  
Yes / No      NA
  
3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.  
Yes / No      NA


Staff Determination: Staff determines that the findings of fact have / have not been met. Staff recommends the following condition:

Environmental Reviewer (DSD)	 _____	Date: <u>11/3/20</u>
	(print name)	
Environmental Review Manager (DSD)	 _____	Date: <u>11/3/2020</u>
	(print name)	
Environmental Officer (WPD)	 _____	Date: <u>11/13/2020</u>
	(print name)	

# GRADING EXHIBIT



Elevations Table

Number	Minimum Elevation	Maximum Elevation	AREA (SF)	Color
1	-8.00	-4.00	66322	
2	-12.00	-8.01	37892	