

Crossroads Logistics Center Additions

8500 East Parmer Lane

SP-2021-0169D

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OUTLINE

- Property Data
- Synopsis
- Existing Conditions
- **Variance Request**
- Grading Exhibit
- Retaining Structure
- Variance Recommendation



Property Data

- Gilleland Creek Watershed
- Suburban Watershed Classification
- Desired Development Zone
- ETJ
- Not located over Edwards Aquifer Recharge Zone
- No Critical Environmental Features on property



Synopsis

- The project consists of three tracts of land equaling 104.23 acres located at the northeast corner of State Hwy 130 and Parmer Lane.
- Project proposes the construction of four office/warehouse buildings totaling 1,100,480 square feet including water quality ponds, rain garden, wastewater and drainage improvements.
- Project is in the 2-mile ETJ and lies within a manufacturing corridor with warehouse buildings ranging from 211,680 square feet to 358,400 square feet.
- Property slopes from 550 feet in the SW corner to 520 feet in the NE corner.

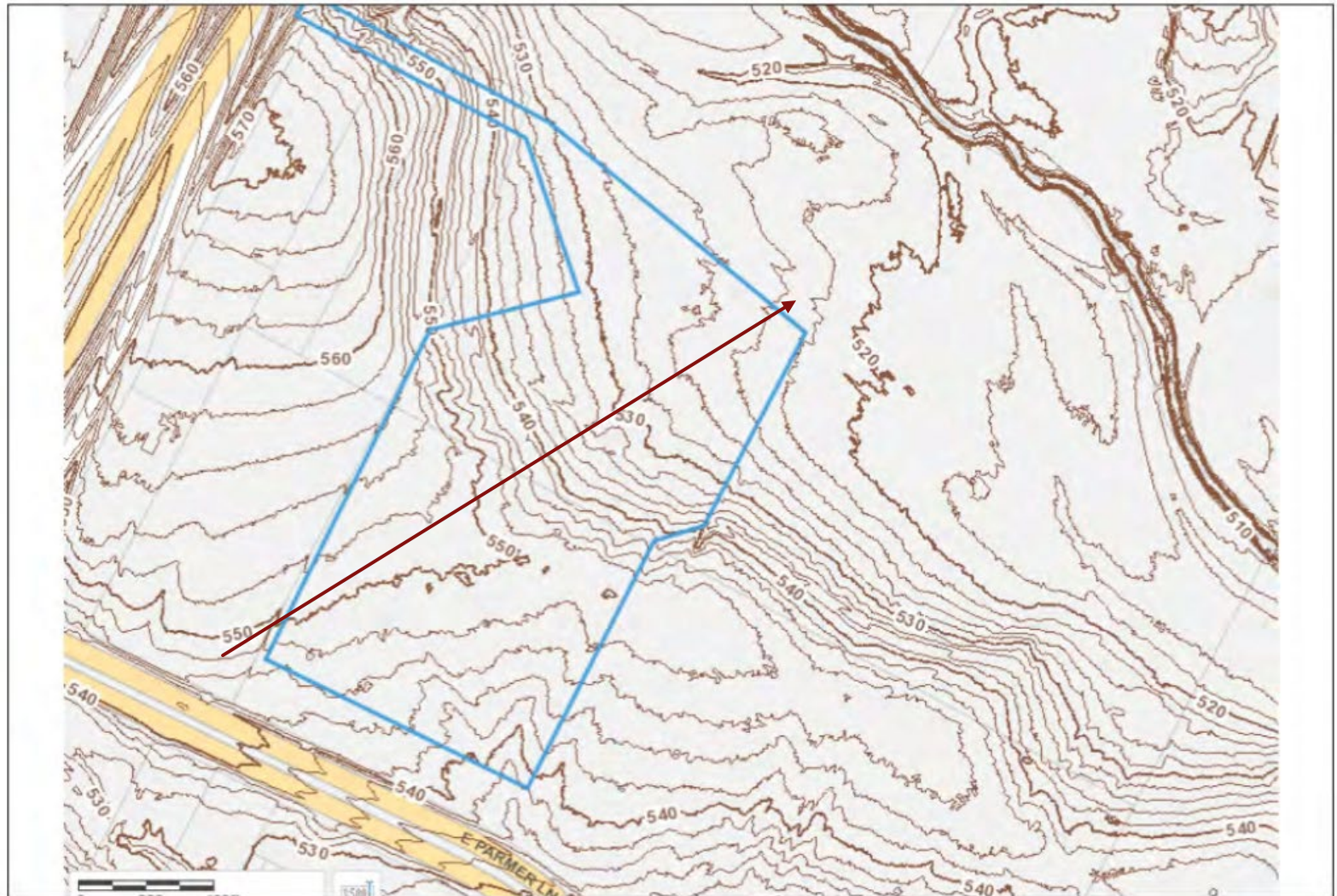


Figure 1 -- Topographic Map
Crossroads Logistics Center Phase 2
NEC E Parmer Lane and SH 130
Austin, Texas
ECS Project 51-2190



Existing Conditions



1 - North-facing view of subject property



3 - South-facing view of subject property



5 - Northern portion of subject property



2 - East-facing view of subject property



Ground vegetation is typical grasses, prairie

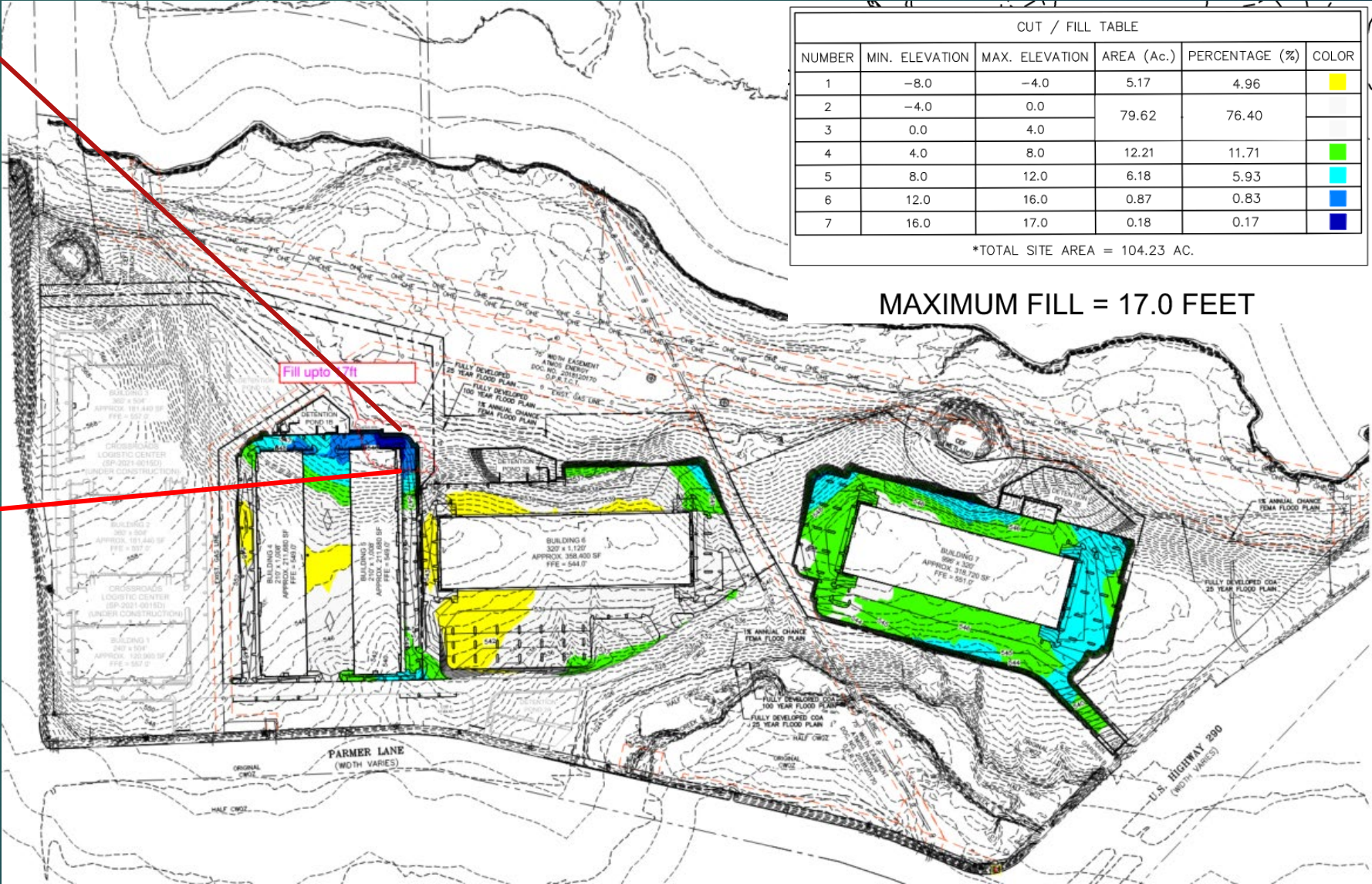
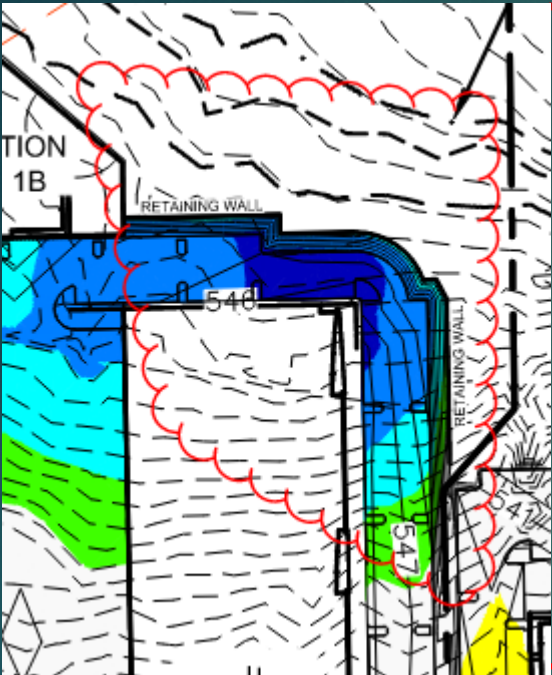


elm, mesquite, hackberry/ No CEF/CWQZ

Variance Request

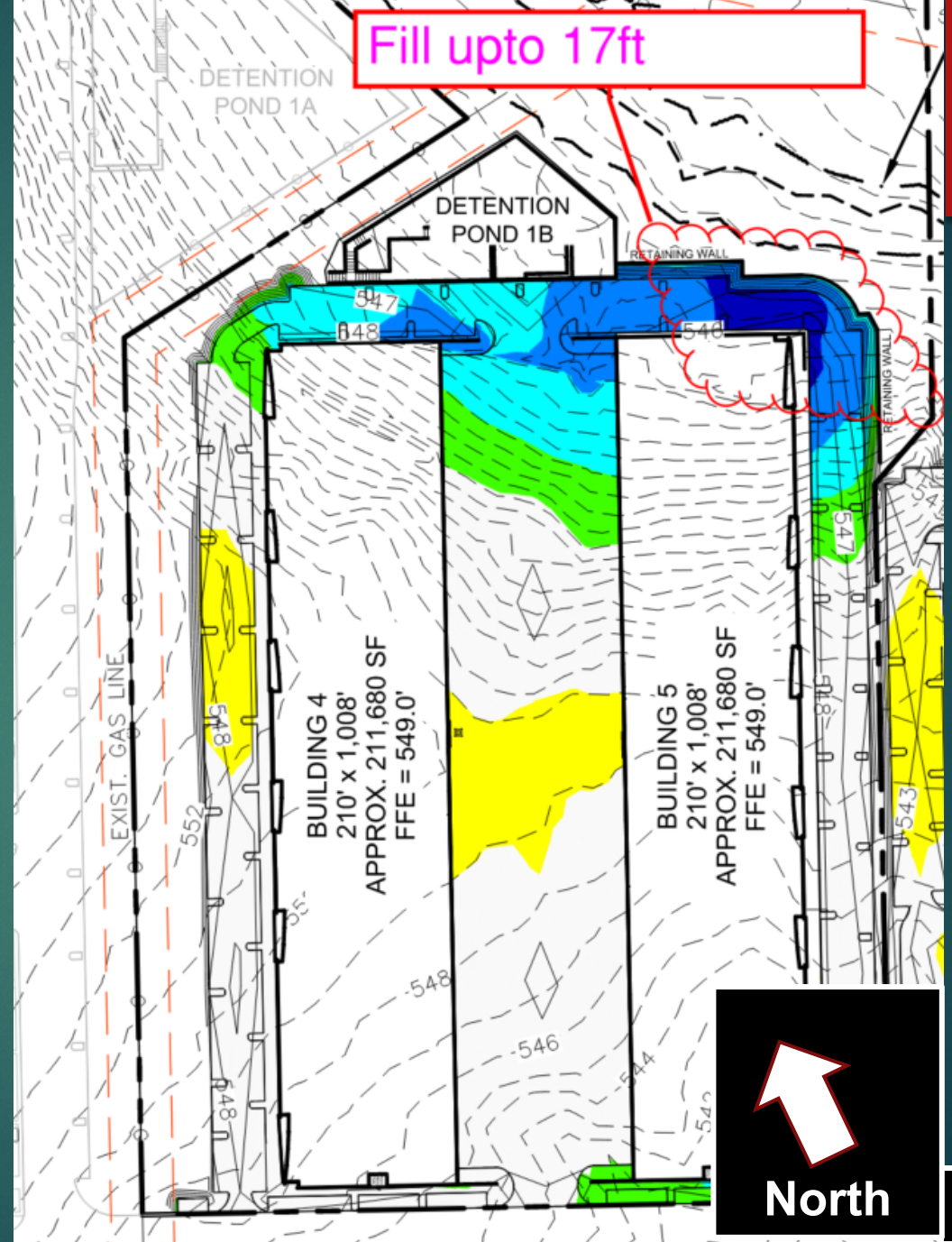
- **To allow fill in excess of 4 feet and up to 17 feet within the Desired Development Zone. (LDC 25-8-342)**

Proposed Site Plan and Grading



Retaining Structure

- To structurally contain fill and minimize the amount of grading
- Resist lateral pressure of the soil.
- Prevent movement of soil downward.
- Enhancing stability.



Variance recommendation

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Staff recommends the variance, having determined that the required findings of fact have been met.

Staff also recommends and supports the following conditions in accordance to approved variance exhibits:

- Increase setback area by a minimum of 1.09acre for existing CEF.
- Preserve trees (not required in the ETJ)
- Apply City of Austin Landscaping Ordinance (not required in the ETJ)
- Increase tree inches on site/mitigation (not required in the ETJ).
- Provide structural containment of fill with a retaining wall (552lf).

THANK YOU