Park 290 Logistics Center

11653 Decker Lane Austin, TX

SP-2021-0095C

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Environmental Review Specialist Senior
Development Services Department

Property Data

- Gilleland Creek and Decker Creek Watershed
- Suburban Watershed Classification
- Desired Development Zone
- Austin Full Purpose
- Not located over Edwards Aquifer Recharge Zone
- No Critical Environmental Features on property
- Existing condition undisturbed
- Zoning: CH-CO

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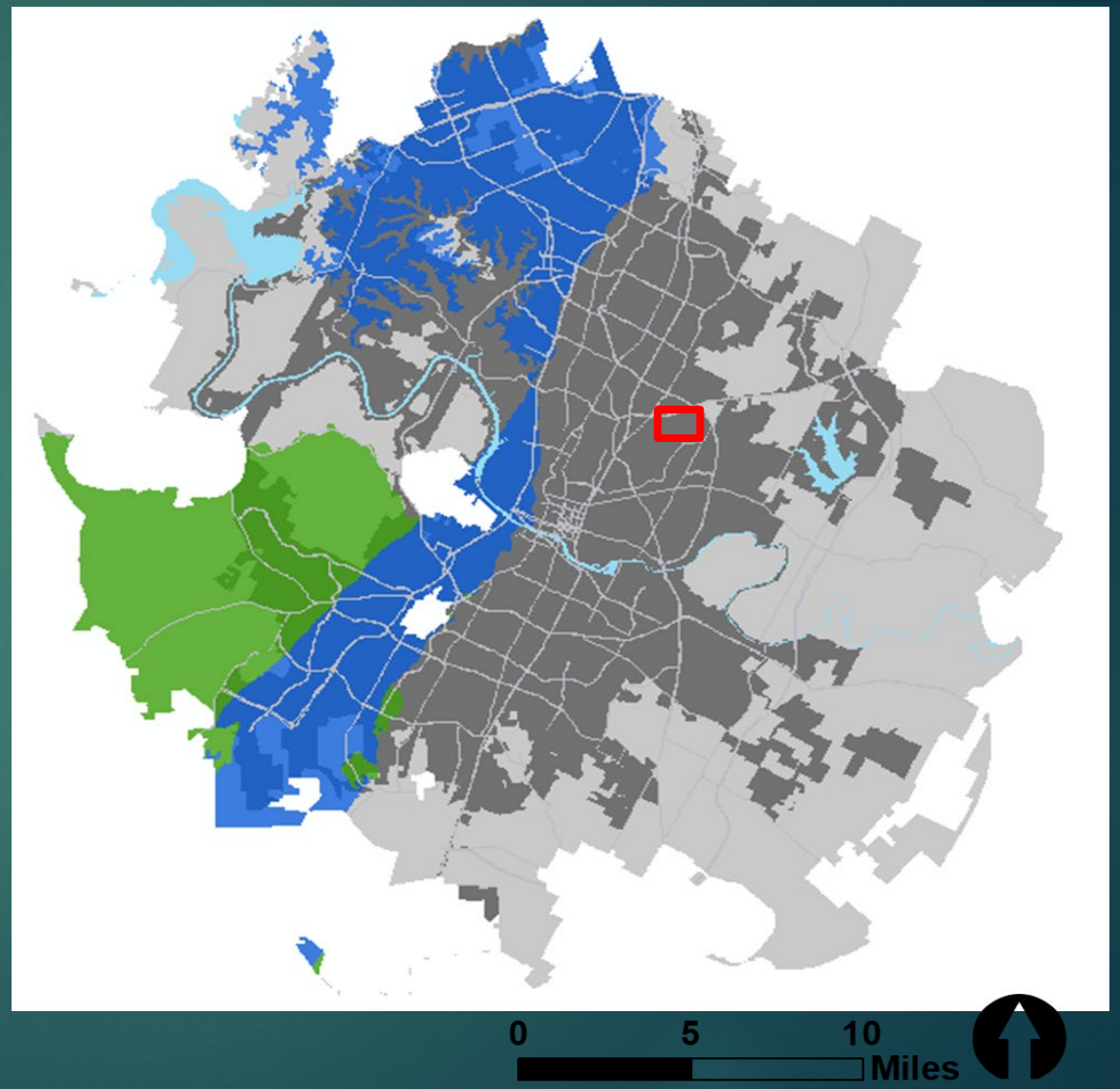


- Site Location
- Austin ETJ
- Austin City Limits
- Edwards Aquifer Recharge Zone
- Edwards Aquifer Contributing Zone

Existing condition

Existing Conditions

Photograph 1

Photograph 2

Photograph 3

Photograph 4

The vegetation of the site was classified as rangeland, consisting of a grazed herbaceous layer with scrubs and small groupings of trees dominated by Ashe juniper, Texas ash, Monterrey oak, cedar elm, honey mesquite.

Synopsis

- The project is located at the intersection of US 290 and Decker Lane. The site has a Gross Site Area of 66.30 acres.
- The applicant plans to develop four LEED certified industrial buildings with approx. 780,000 total square foot with fire lanes and parking areas, three water quality/detention ponds, utility extensions, offsite trail extension, and landscaping.
- In order to facilitate this type of development the truck courts / loading dock areas must have grades of less than 4% for maneuverability and must be fairly level so that when the trucks are parked at the loading docks the trailer elevations sit level with the finish floor elevations of the buildings and can be loaded and unloaded with ease.
- Topography of the project limits of construction ranges from 602 to 653 feet. The vegetation of the site was classified as rangeland, consisting of a grazed herbaceous layer with scrubs and small groupings of trees.

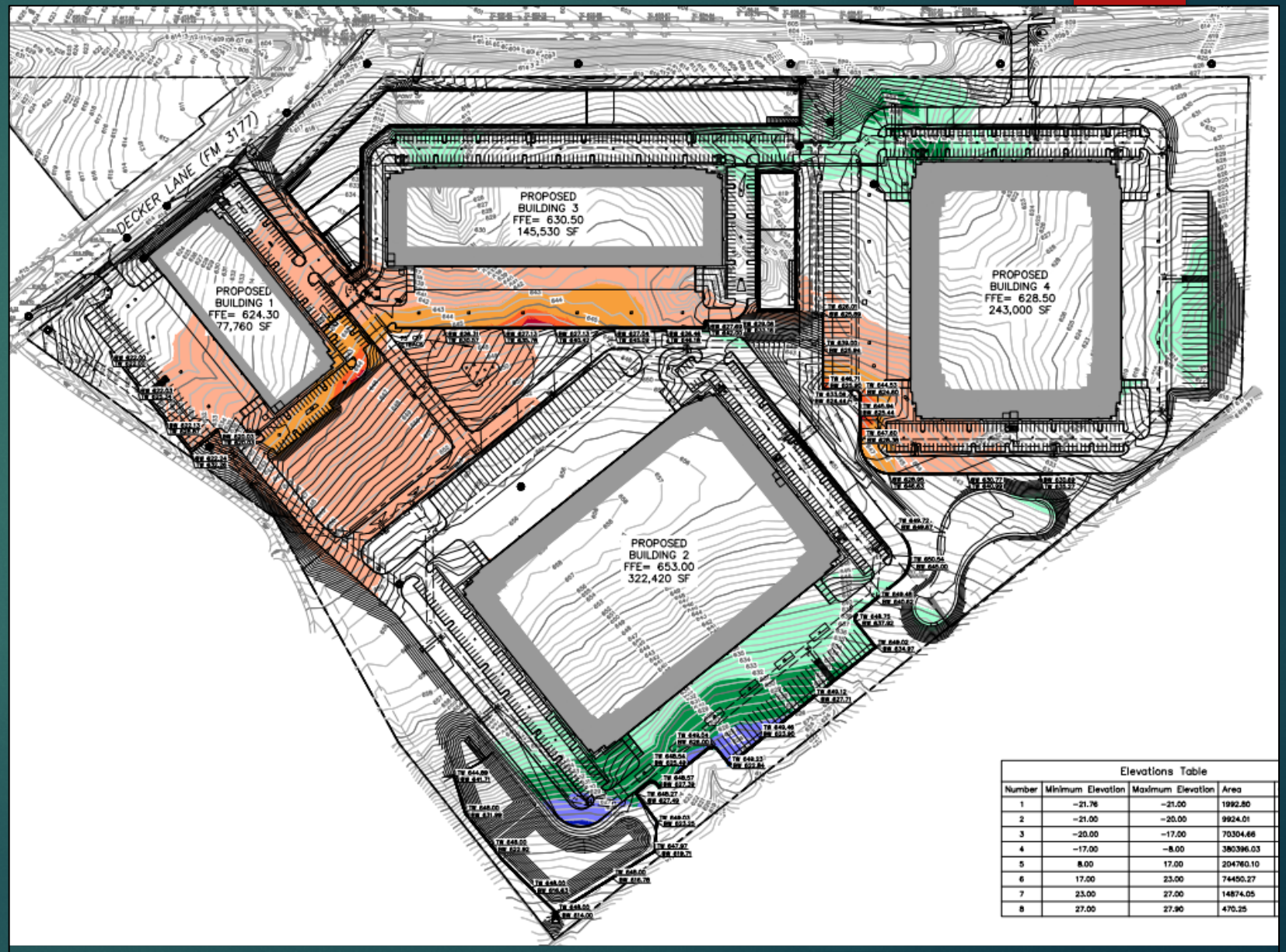
Variance Request

- To allow cut in excess of 4 feet and up to 22 feet. (LDC 25-8-341)
- To allow fill in excess of 4 feet and up to 28. (LDC 25-8-342)

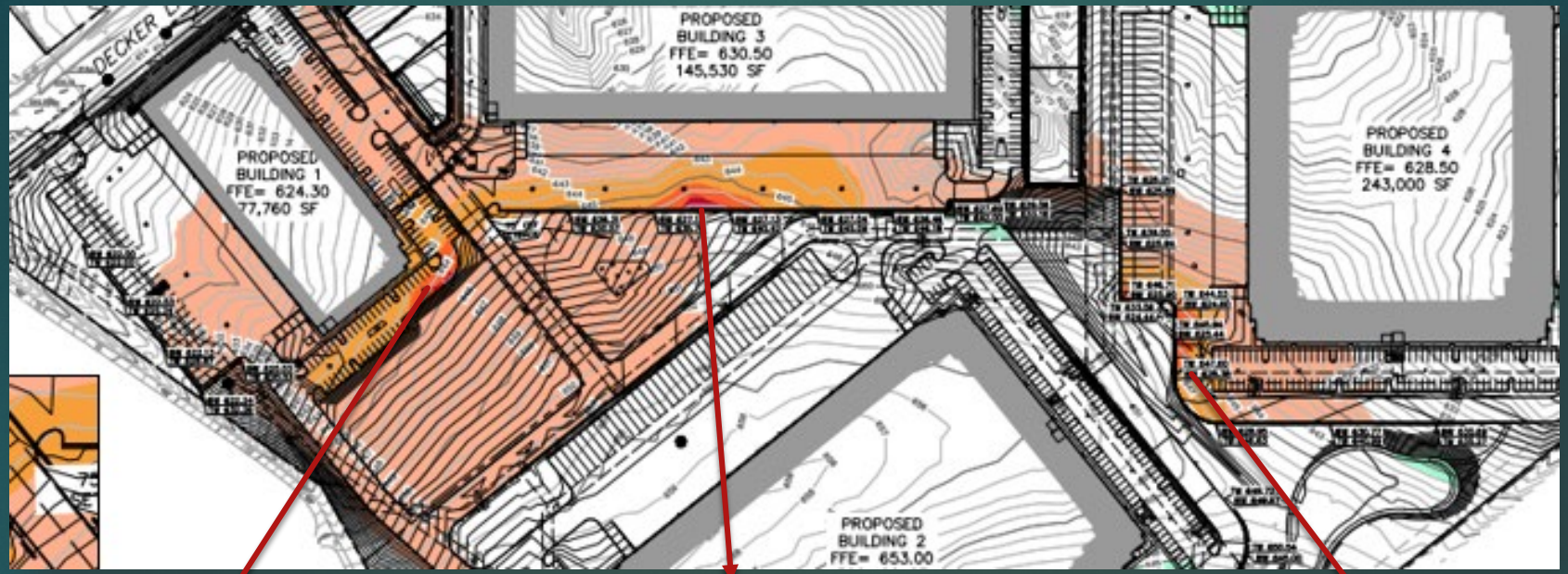
Proposed Site Plan and Grading

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-22.00	-21.00	1992.80	
2	-21.00	-20.00	9924.01	
3	-20.00	-17.00	70304.66	
4	-17.00	-8.00	379953.94	
5	8.00	17.00	209556.78	
6	17.00	23.00	74450.27	
7	23.00	27.00	14874.05	
8	27.00	28.00	470.25	

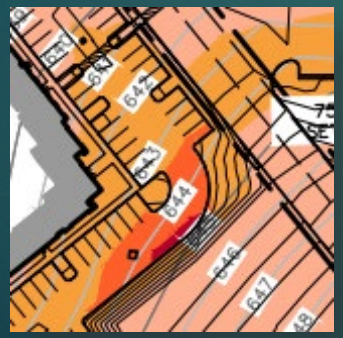
*The use of all the buildings requires a uniform finished floor elevation similarly found in other industrial and commercial buildings. (Dalfen Industrial – SP-2020-0407D).



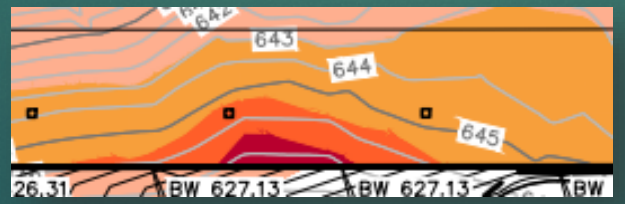
Cut



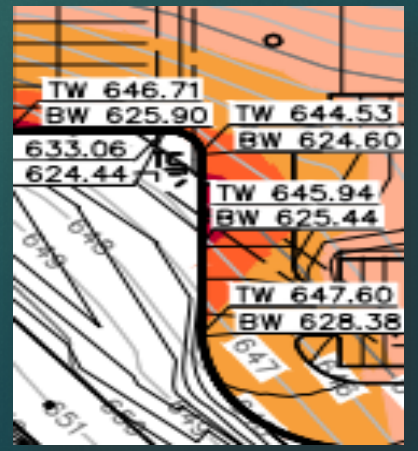
Cut 22’



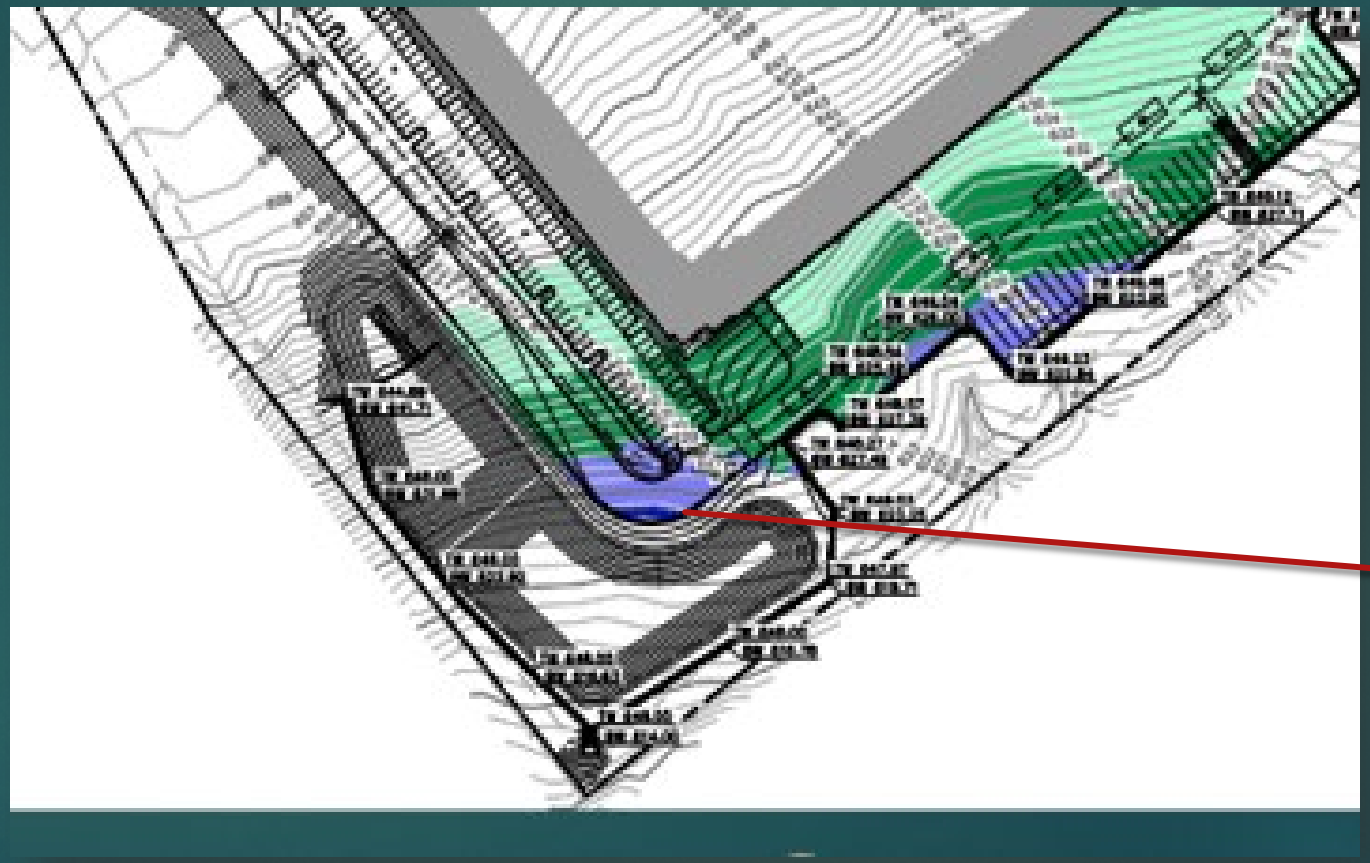
Cut 22’



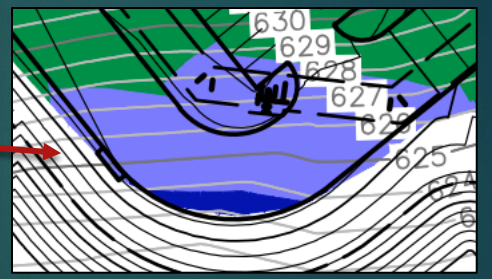
Cut 22’



Fill



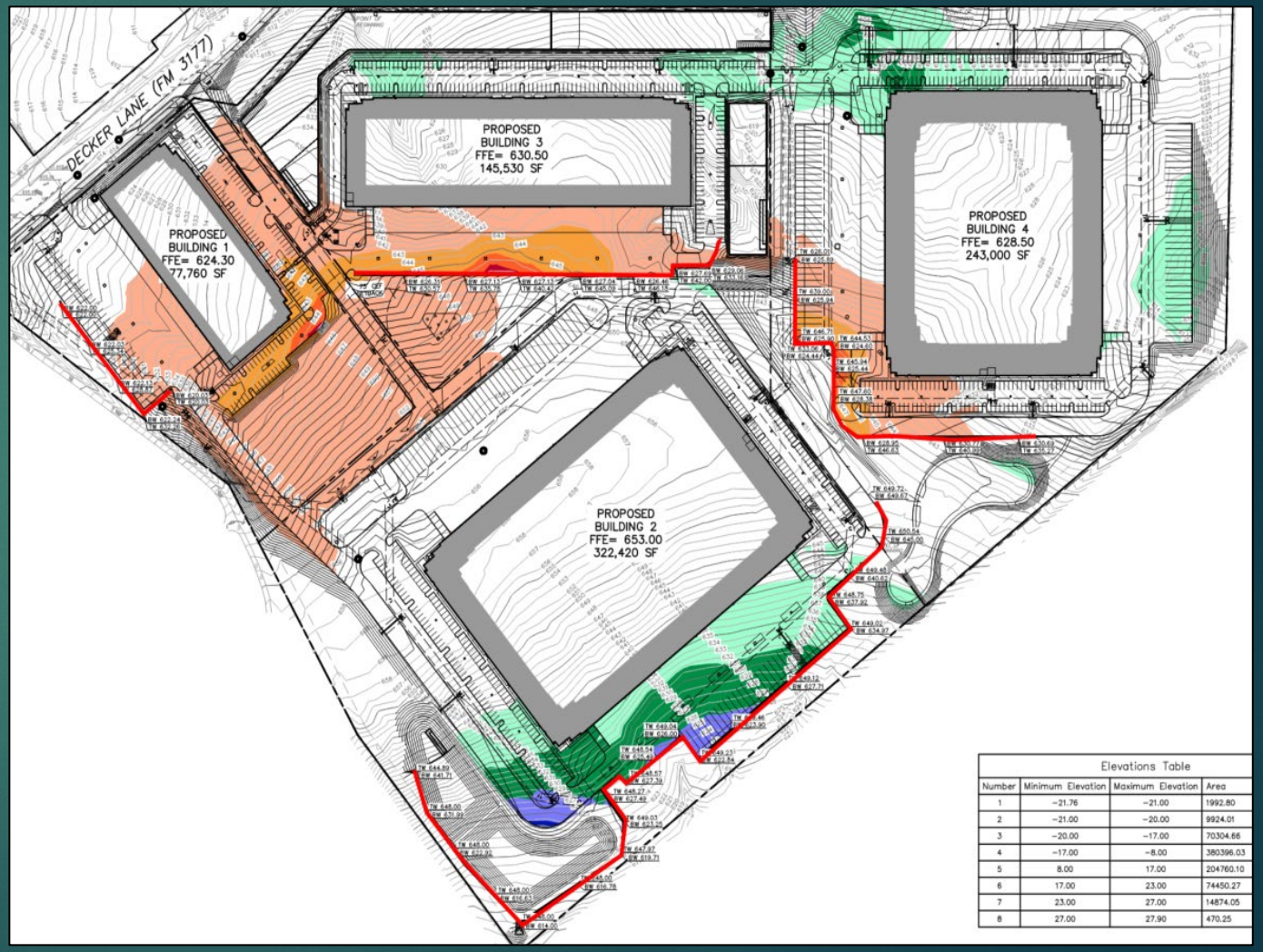
Fill 28’



Retaining Wall Structures

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

*Retaining walls in RED



Variance recommendation

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:

- Provide a tree-shaded outdoor seating area as to encourage employees to take breaks on-site, rather than driving to alternative locations.
- Provide an on-site trail with drainage swales that naturally convey flows into existing on-site ponds.
- Provide vegetative walls adjacent to the critical environmental feature located on the site.
- Provide terraced landscaping area in the open space allocated on the site.

Drainage swales that naturally convey flows into existing on-site ponds

TERRACED STONE AND VEGETATIVE WALLS WITH PLANTINGS

5m (16ft) tall landscape retaining wall

Source: Flex MSE Vegetative Wall System

THANK YOU!