

**PARK 183 BUILDINGS 6 & 7**

**4800 DISTRIBUTION DR. & 7900  
INDUSTRY WAY**

**SP-2021-0072C**

*Tunde Daramola*

*Environmental Review Specialist Senior  
Development Services Department*

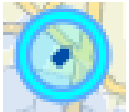
# OUTLINE

- Property Data
- Background
- Existing Conditions
- Topography
- **Variance Request**
- Proposed Site Plan and Grading Conditions
- Retaining Structures
- Variance Recommendation

# PROPERTY DATA

- Onion Creek Watershed
- Suburban Watershed Classification
- Desired Development Zone
- City of Austin Full Purpose Jurisdiction
- Not located over Edwards Aquifer Recharge Zone
- Council District 2
- No Critical Environmental Features

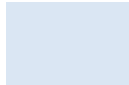




## SITE LOCATION



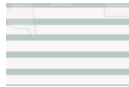
## AUSTIN FULL PURPOSE



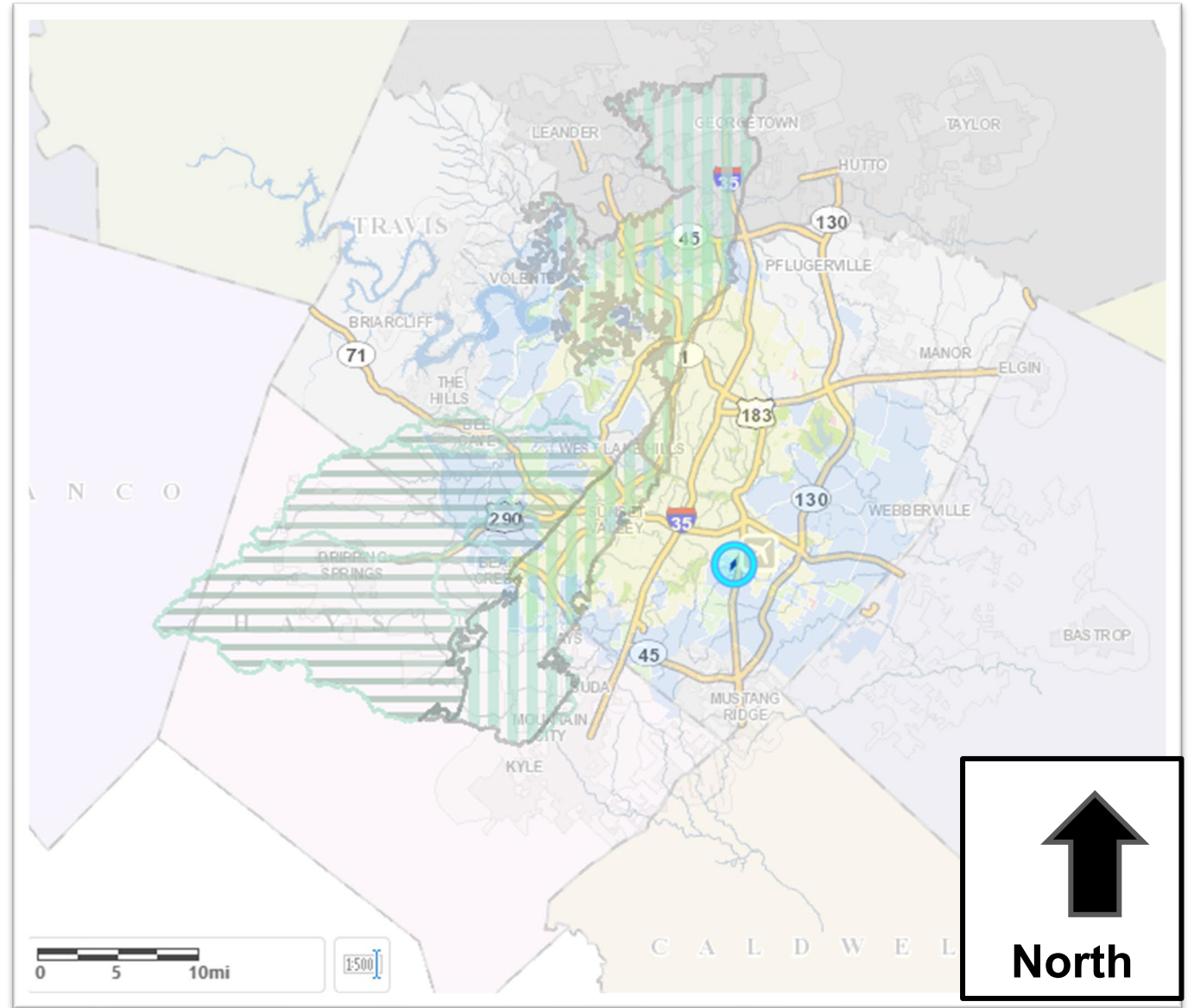
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## EDWARDS AQUIFER RECHARGE ZONE



## EDWARDS AQUIFER CONTRIBUTING ZONE



# BACKGROUND

- **The site development proposes two warehousing and distribution facilities approximately 300,000 square feet with associated loading docks, surface parking and utility connections.**
- **Property lies within an industrial zone LI-CO with similar warehouse buildings ranging between 115,000 square feet to 160,000 square feet.**
- **This site offers a reasonable location for large industrial manufacturing warehouses as it is located in the Desired Development Zone. No critical environmental features, no steep slope.**
- **In order to facilitate this type of development, significant levelling is required to enhance maneuverability into the loading docks, allowing trucks to operate safely.**

# **BACKGROUND (CONTINUED)**

- Existing natural ground level grades are as much as 15 feet below the finish floor elevation for the proposed new buildings.
- Due to the topography of the site and the size of the proposed buildings (each approximately 4 acres in size), in order to accomplish the operational criteria, fill up to 17 feet is necessary.
- Therefore, staff is agreeing with retaining walls provided to structurally contain the fill and minimize the amount of grading.
- Accessibility to portions of the building would not be achievable without this variance.



# EXISTING CONDITIONS

- Tall grasses, weeds and tree cover. (Hackberry, mesquite and chinaberry less than 19in)



Photo 1 Typical site view



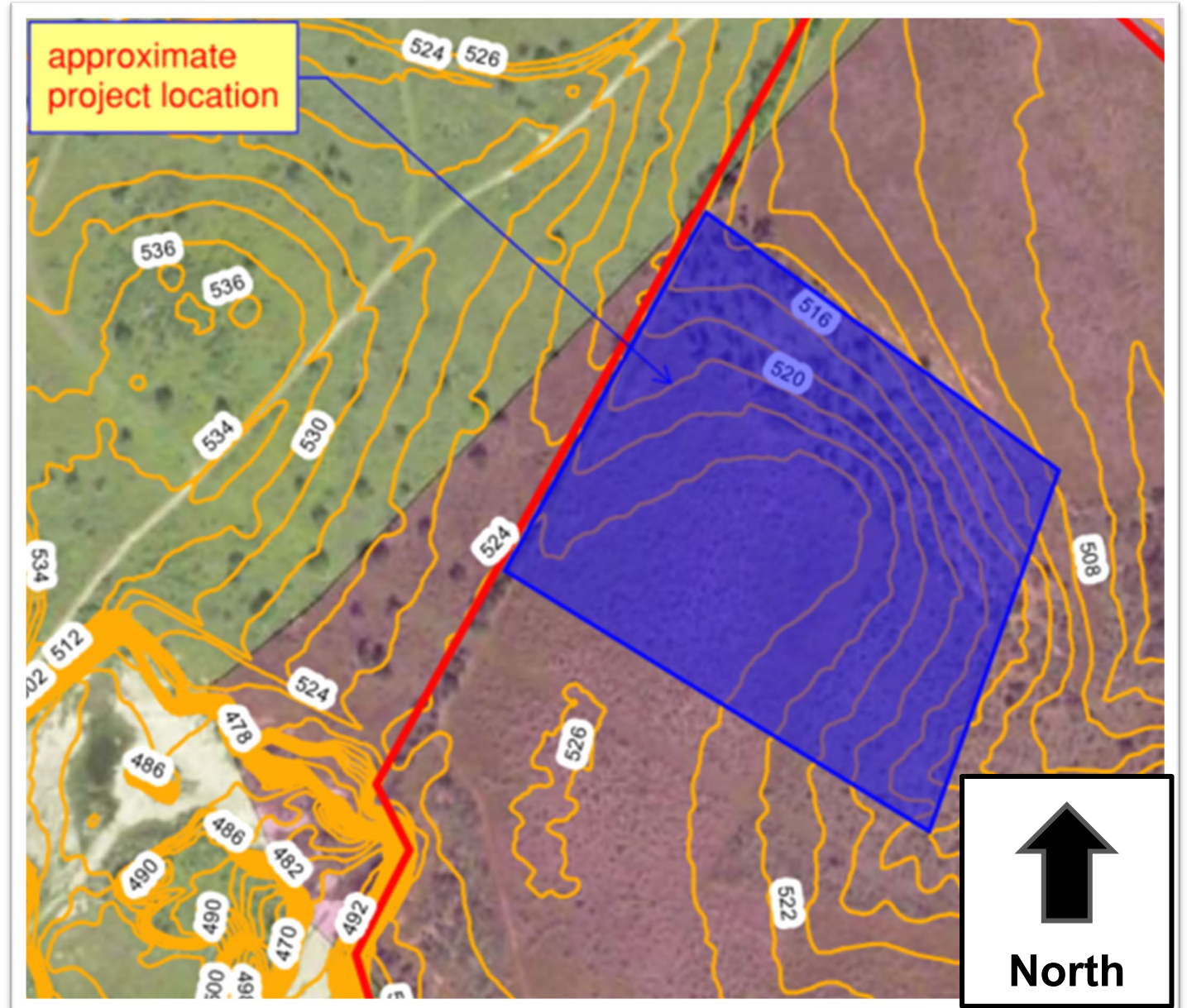
Photo 2 Typical site view





# TOPOGRAPHY

- The site mostly slopes from south to north ranging between 525 to 503. Slopes vary but do not exceed 15% in any direction except for manmade drainage swale on the north side of the property.

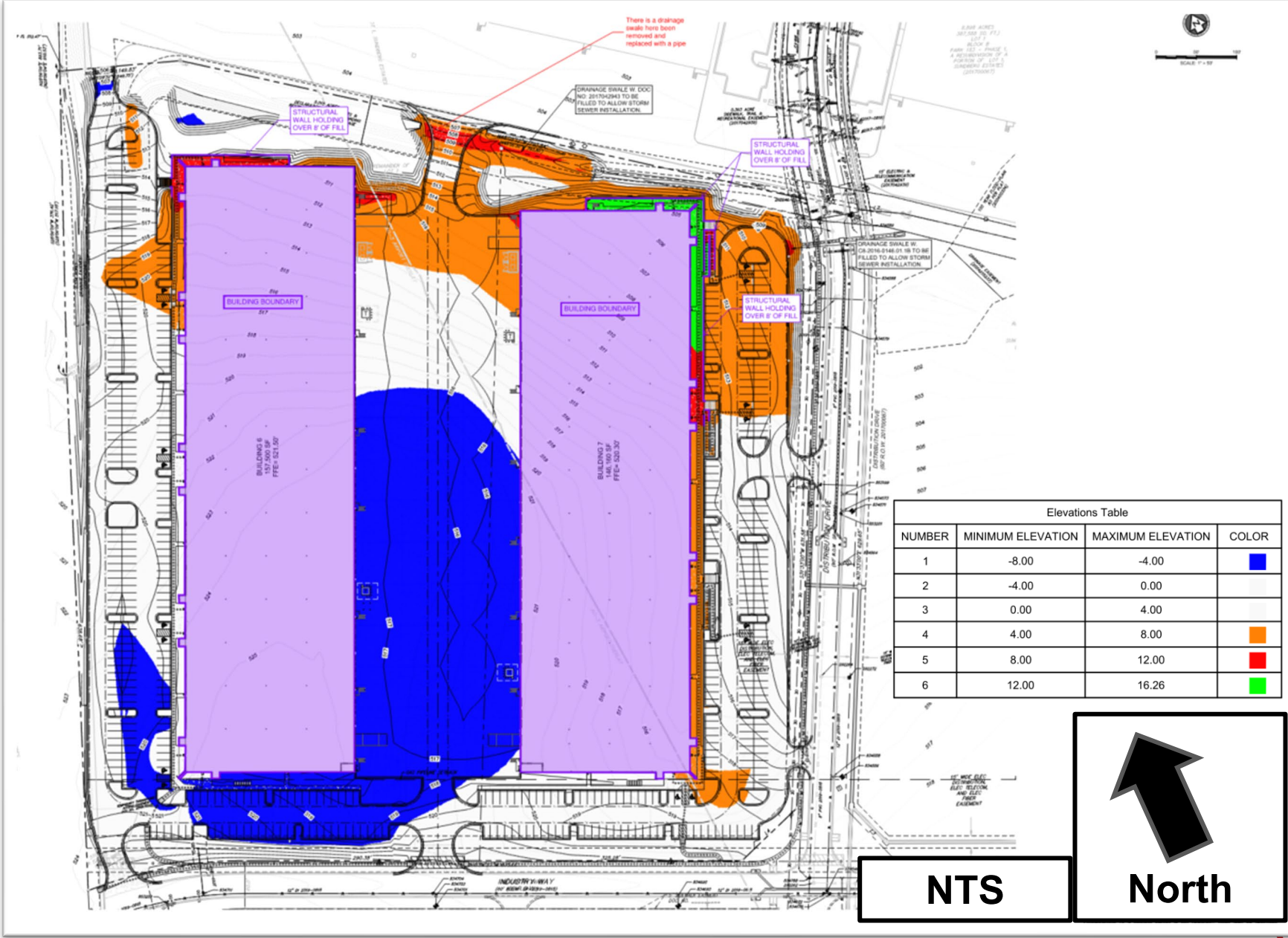




# **VARIANCE REQUEST**

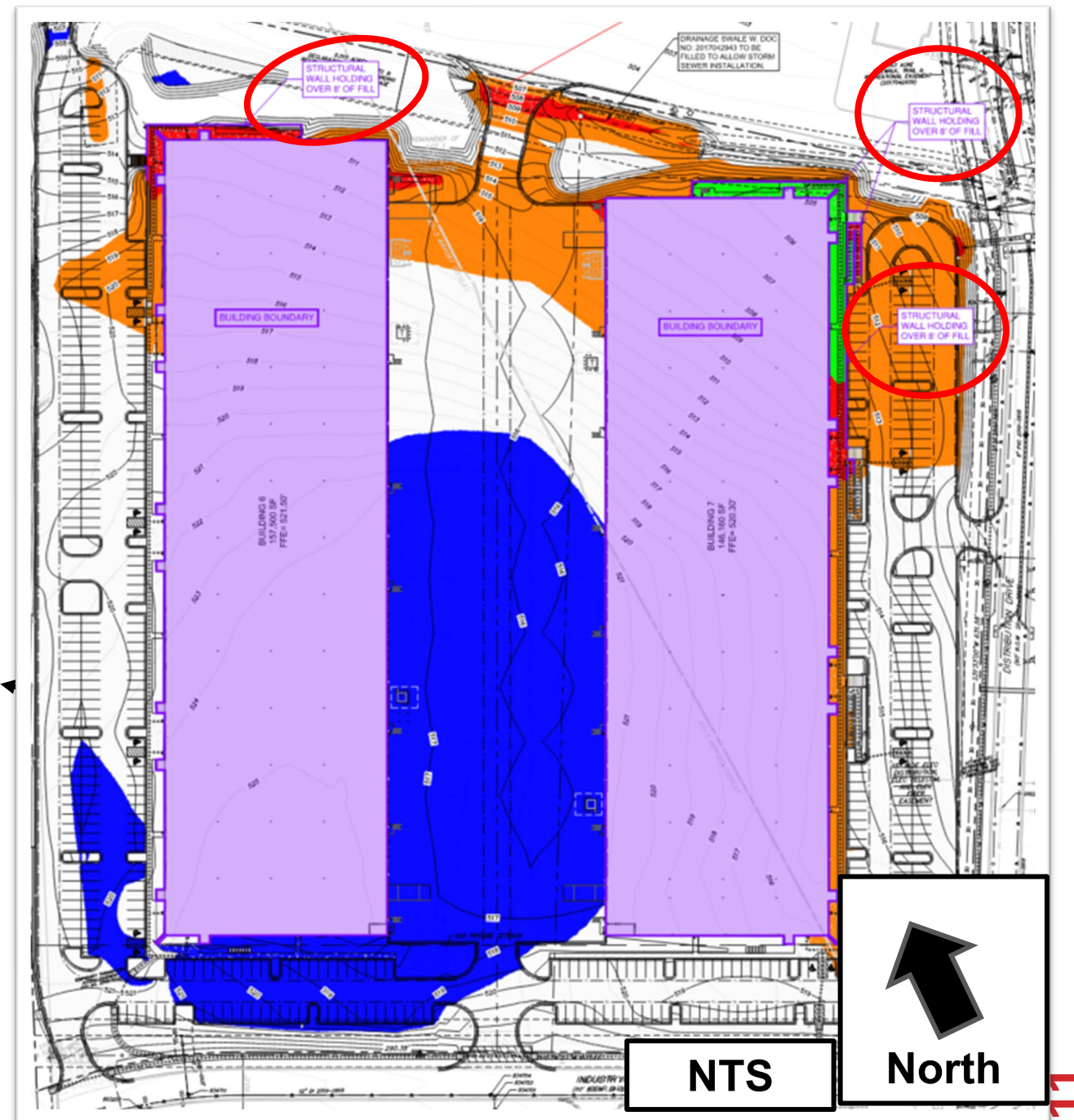
- **To allow fill in excess of four feet and up to 17 feet within the Desired Development Zone. (LDC 25-8-342)**

# PROPOSED SITE PLAN & GRADING



# RETAINING STRUCTURES

- Retaining walls 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**

**Staff has determined that the required findings of fact have been met and recommends the following condition:**

- **Provide structural containment of fill with retaining walls.**



# **QUESTIONS & COMMENTS**