

# Crossroads Logistics Center Additions

8500 East Parmer Lane

SP-2021-0169D

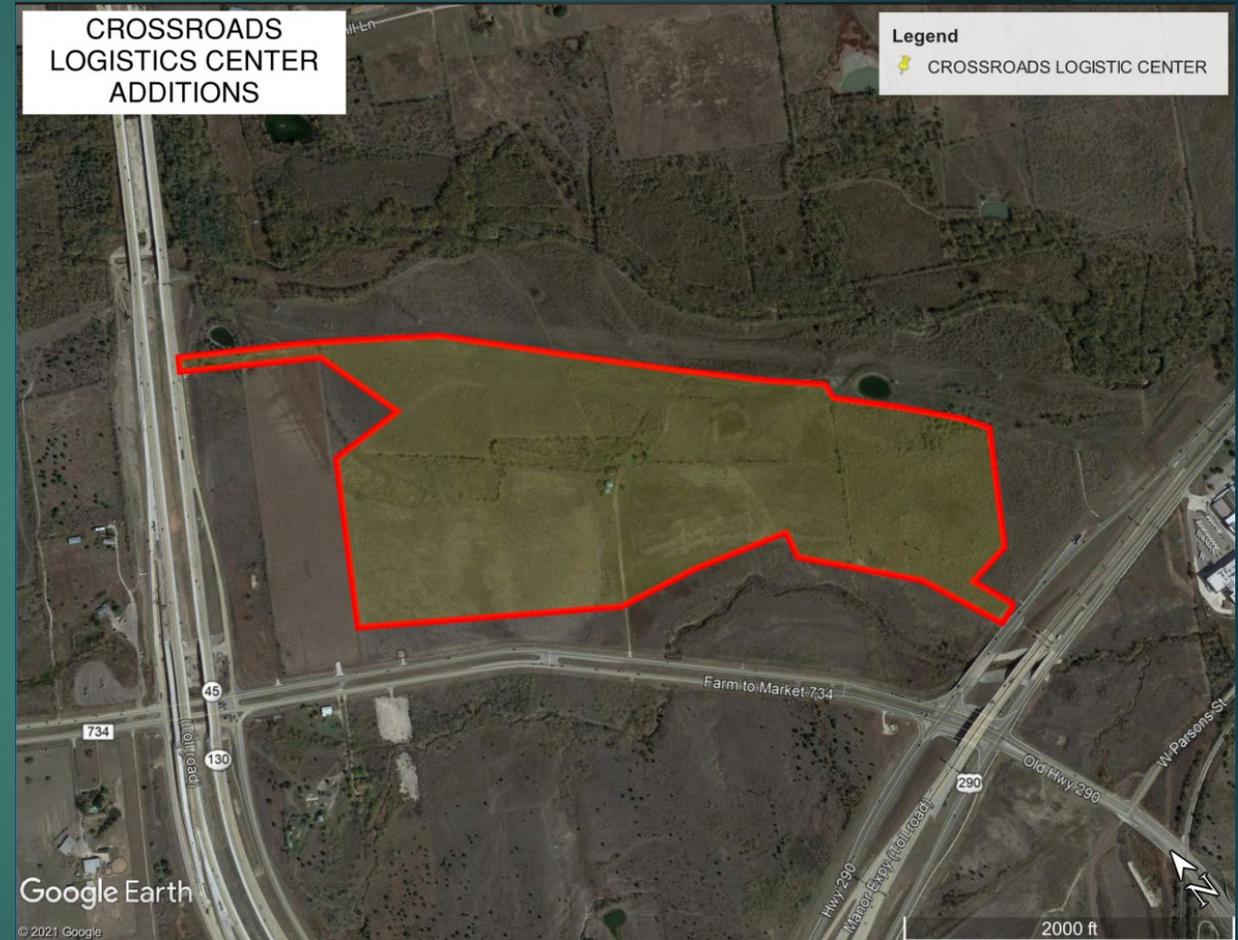
*Tunde Daramola*

*Environmental Review Specialist Senior*

*Development Services Department*

# OUTLINE

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



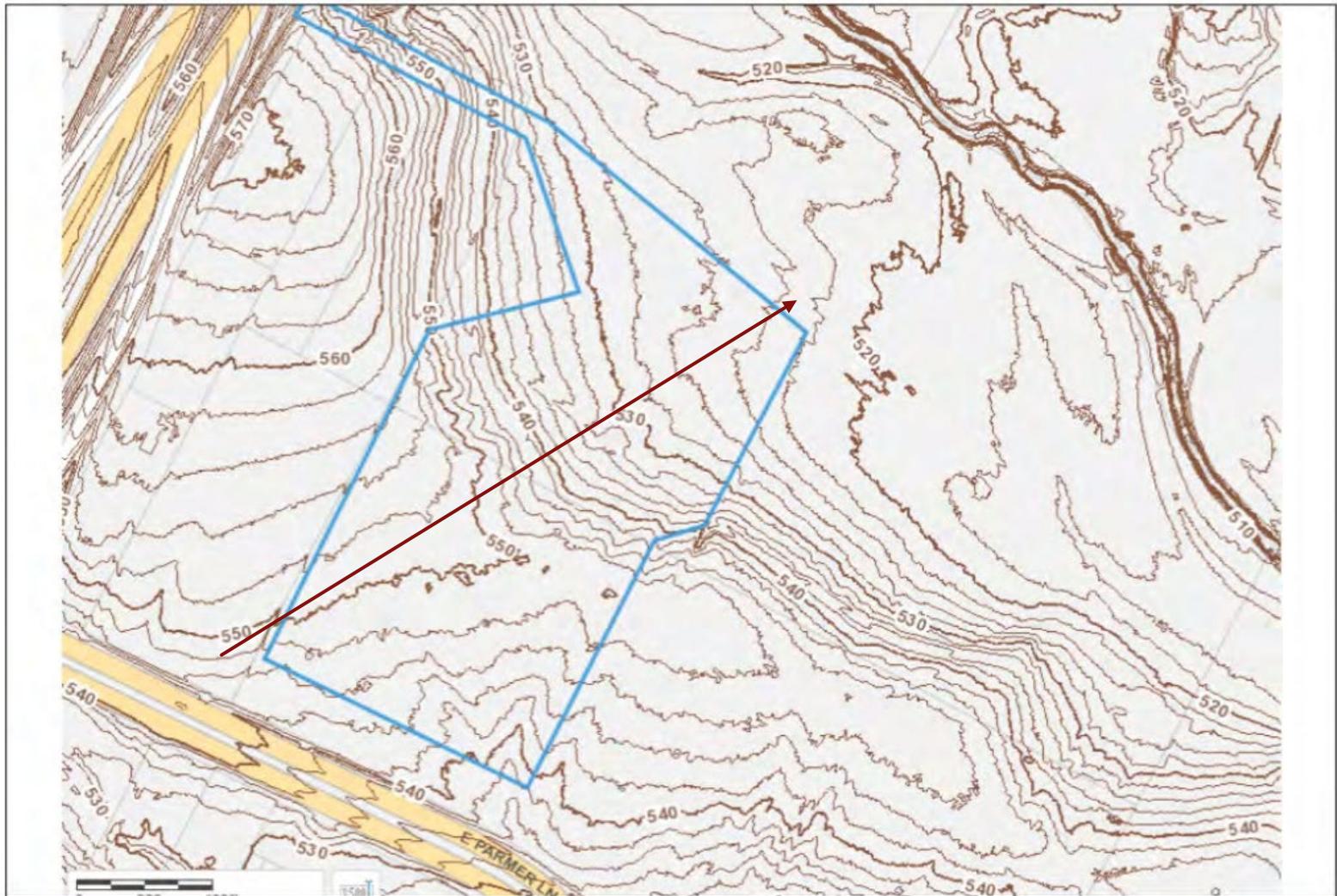
# Property Data

- 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

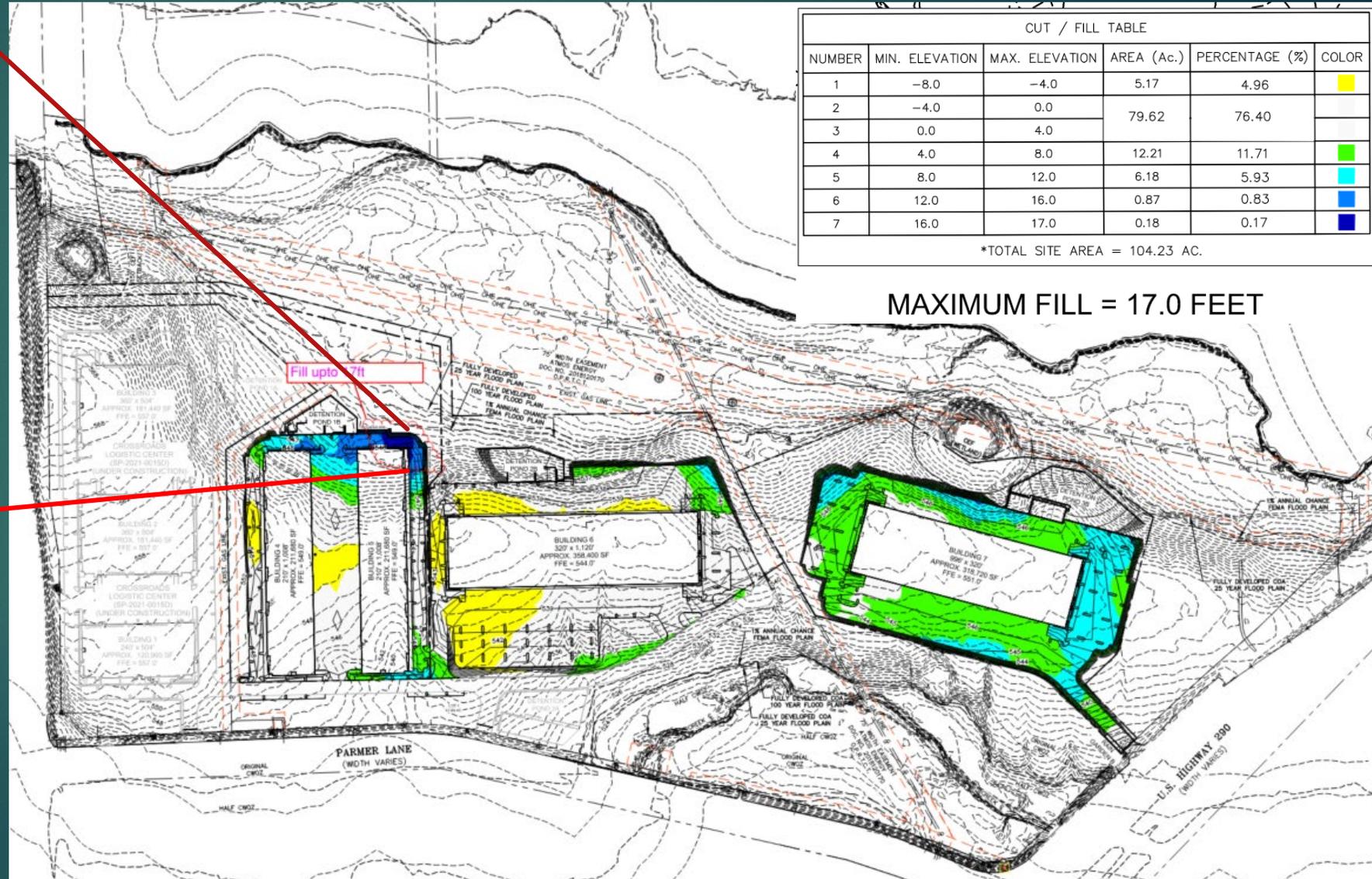
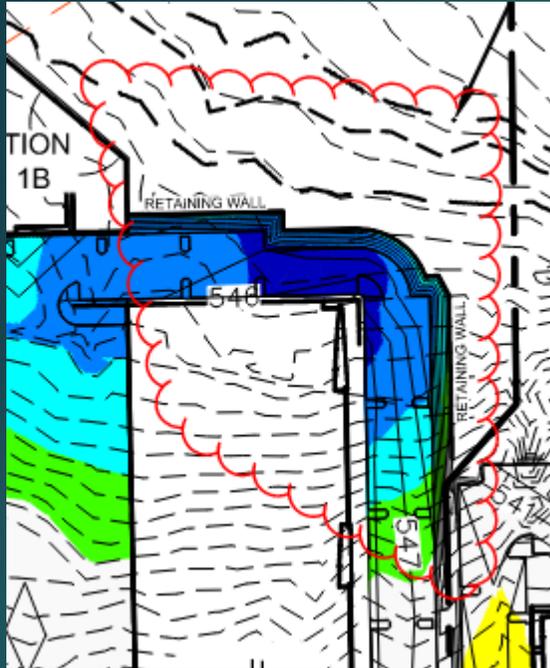


elm, mesquite, hackberry/ No CEF/CWQZ

# 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



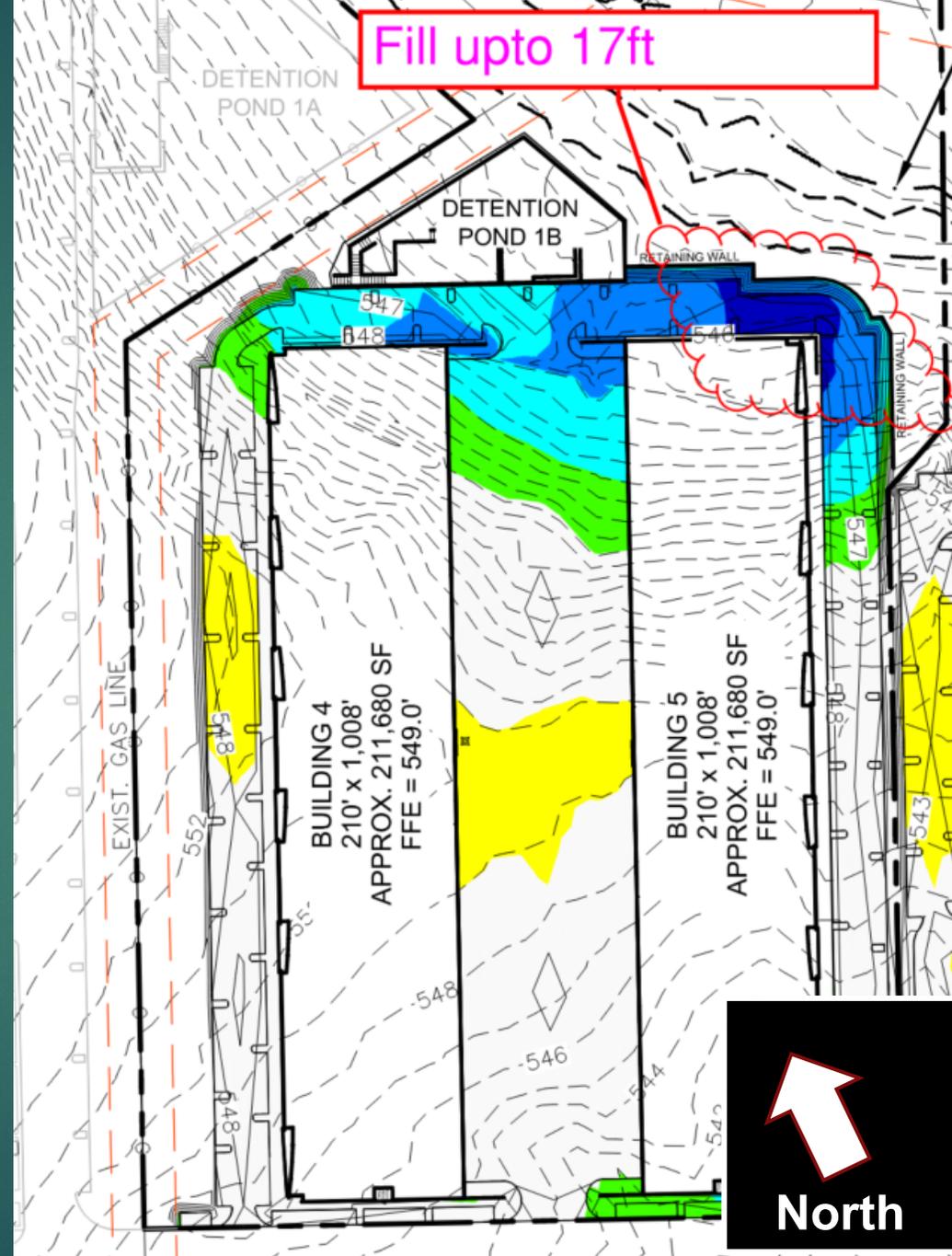
CUT / FILL TABLE					
NUMBER	MIN. ELEVATION	MAX. ELEVATION	AREA (Ac.)	PERCENTAGE (%)	COLOR
1	-8.0	-4.0	5.17	4.96	Yellow
2	-4.0	0.0	79.62	76.40	White
3	0.0	4.0			
4	4.0	8.0	12.21	11.71	Light Green
5	8.0	12.0	6.18	5.93	Cyan
6	12.0	16.0	0.87	0.83	Blue
7	16.0	17.0	0.18	0.17	Dark Blue

\*TOTAL SITE AREA = 104.23 AC.

MAXIMUM FILL = 17.0 FEET

# 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