



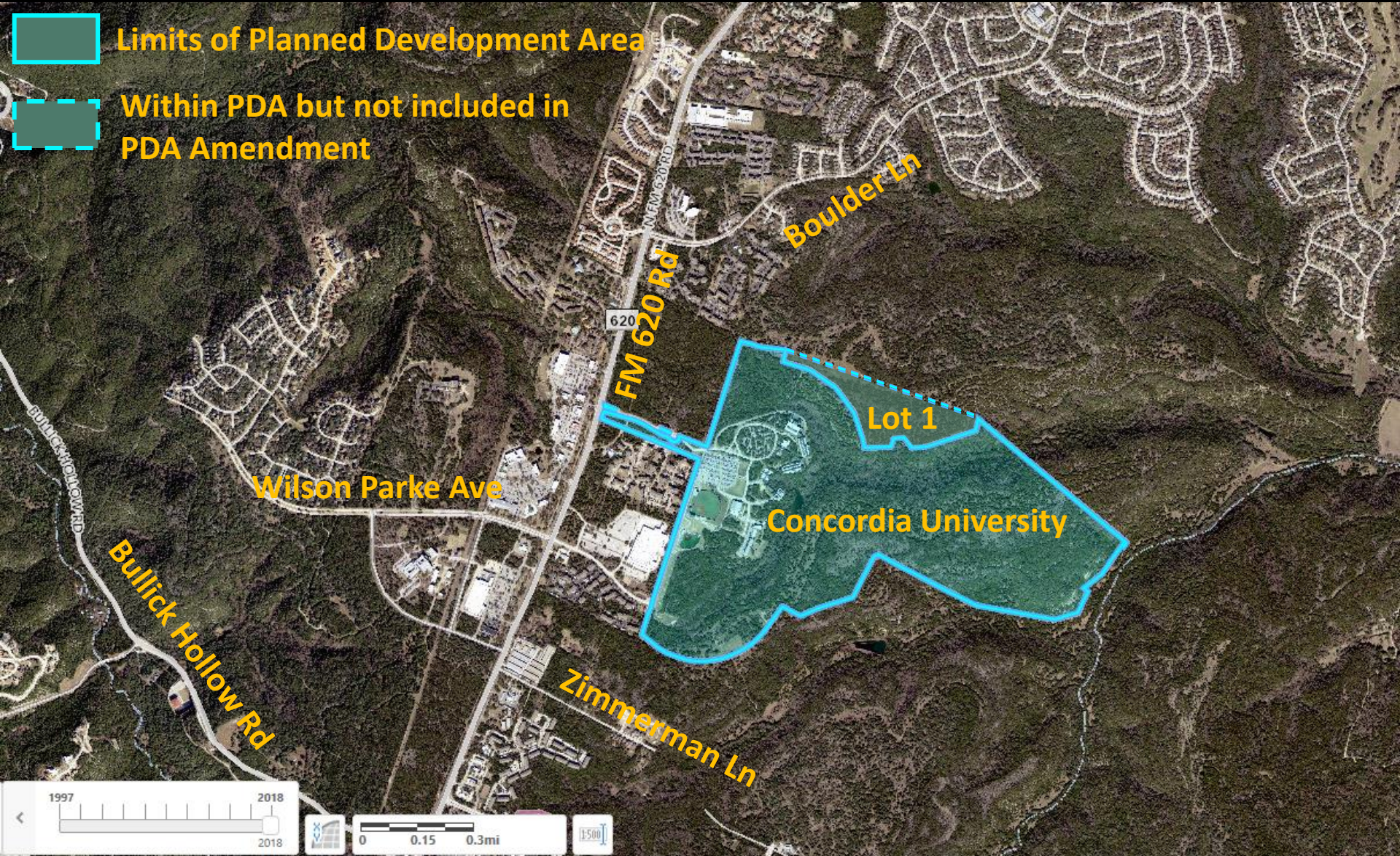
# Concordia University Planned Development Area (PDA) Amendment

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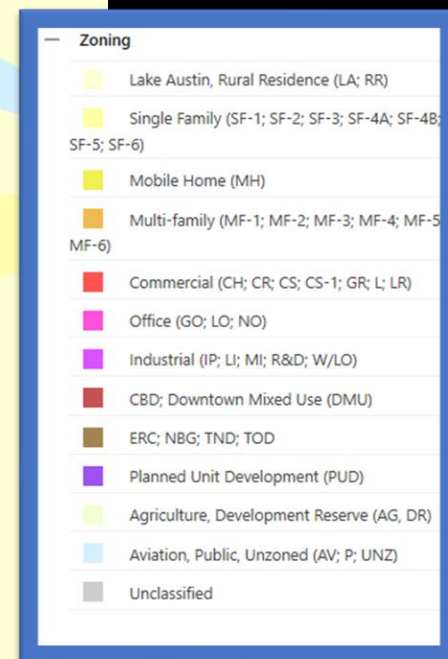
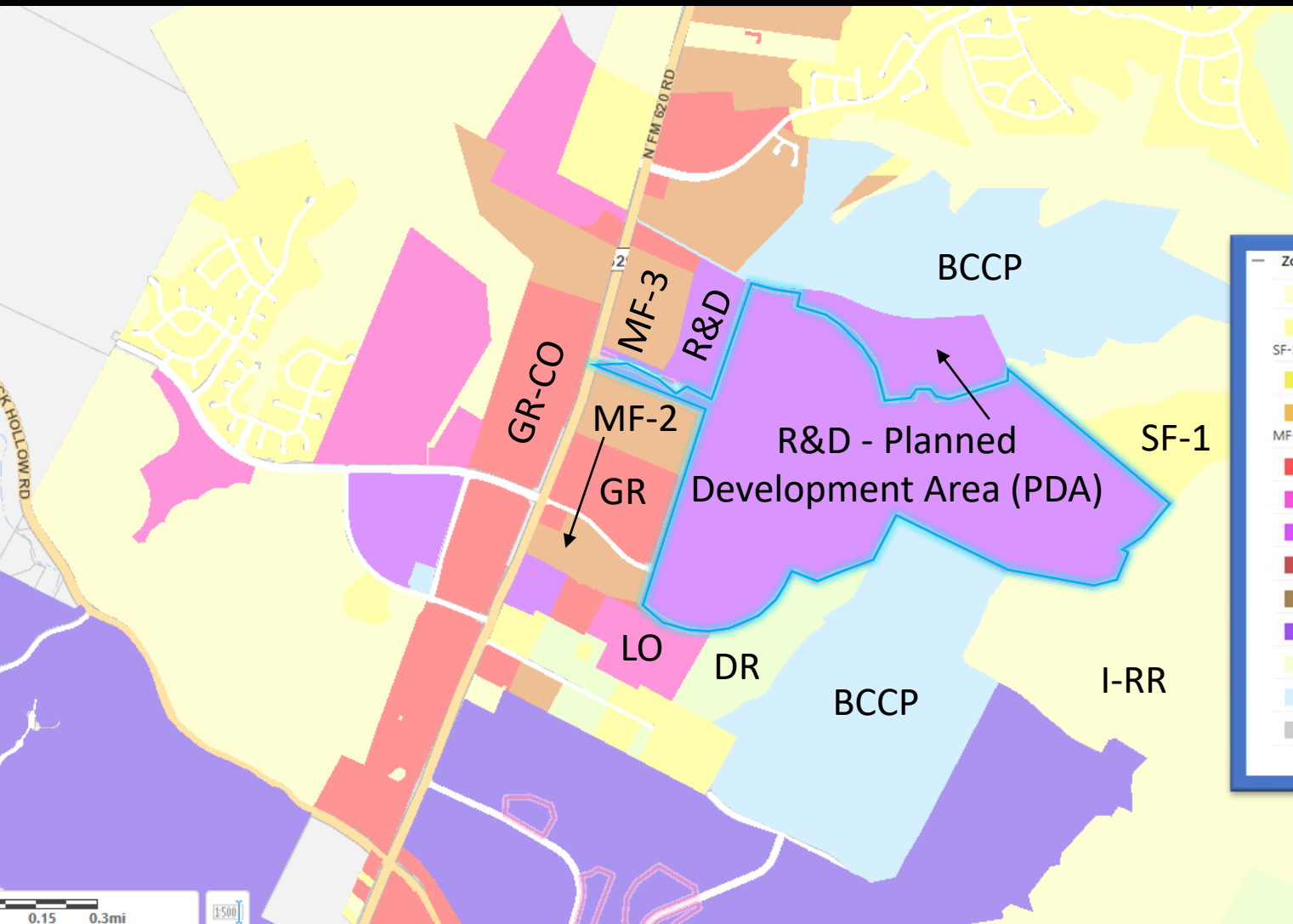
C14-2020-0066

*July 21, 2020*







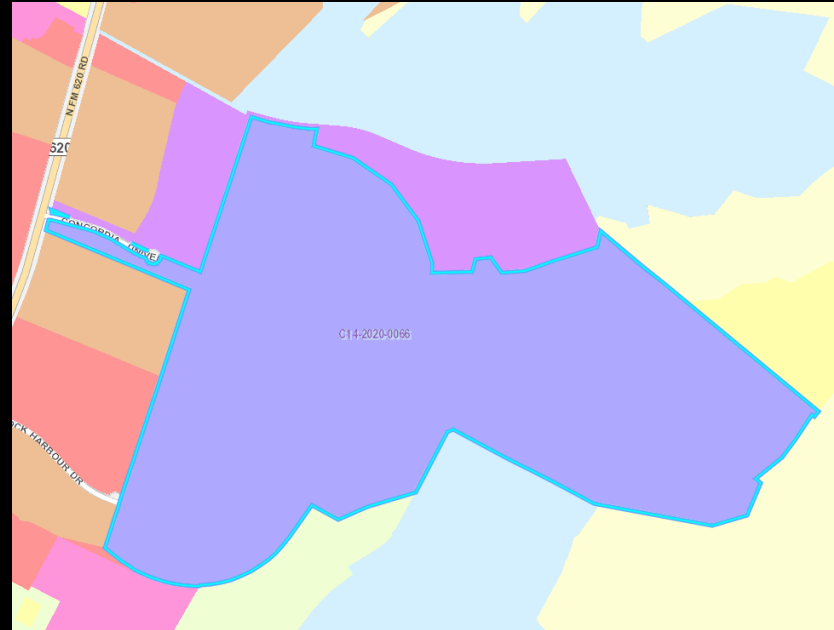


# PDA Amendment Request

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Existing Zoning:  
R&D – PDA

Proposed Zoning:  
R&D – PDA



Amend Section 4(B)(1) of Ordinance 20070215-042 as follows:

*Any building in excess of forty (40) feet in height shall be at least three hundred (300) feet from the nearest residential unit, other than ~~(other than watchmen or custodial facilities)~~ or university housing, including but not limited to for student, faculty or administrative housing”*

# PDA Amendment Purpose

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- New residence hall proposed for existing campus
  - 52 feet (four stories) in height
  - 234 beds
- Supplements existing university facilities on the site:
  - Two (2) residence halls
  - Academic buildings
  - Field houses
  - Softball & baseball fields
  - Related infrastructure to support university operations
- Existing PDA zoning ordinance prohibits new residence hall of height proposed within 300 ft of existing residence hall(s)

# PDA History & Intent

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## 1985 PDA

- R&D – PDA zoning completed to accommodate Schlumberger – a global product and services supplier for the energy industry
- R&D base zoning allowed intense uses such as *research and development, laboratories for product and process research, development analysis and testing, product assembly, etc.*
- No residential use allowed on property
- Restricted building heights on property within 300' of a residential unit

# PDA History & Intent

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## 2007 PDA Amendment (Ordinance 20071215-042)

- Schlumberger campus sold to Concordia University
- Lot 1 was subdivided and sold to a different entity but retained R&D – PDA zoning
- Retirement Housing and Congregate Living added to R&D as approved uses on Lot 1
- College and university facilities were added as permitted uses in main campus area
- 2007 Amendment developed primarily to protect Concordia University from less compatible uses on Lot 1 and other offsite areas
- 2007 changes not intended to preclude the construction of additional residence halls in close proximity to existing residence halls on the Concordia University campus

# Site Plan History

## 2007 Site Plan (SP-2007-0231C)

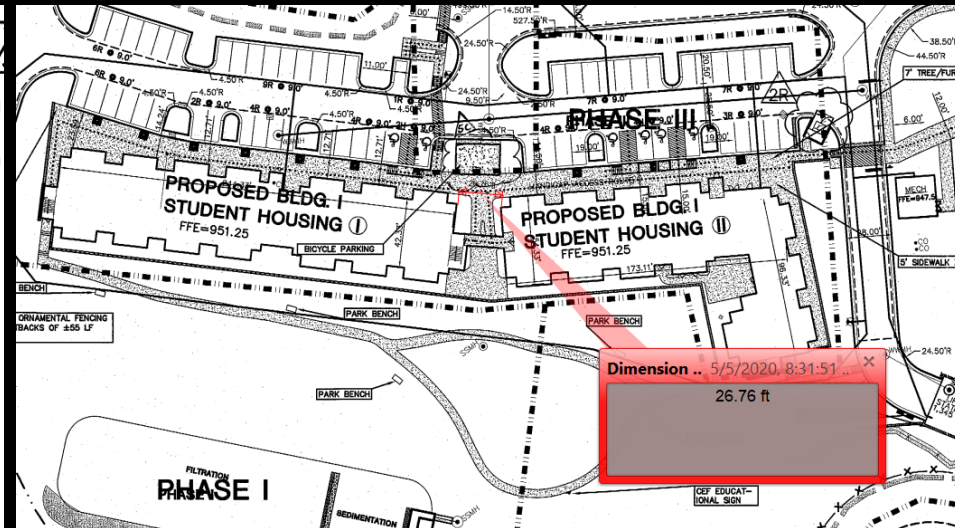
- Concordia's initial phase of development
- Included two (2) residence halls in excess of 40 ft in height approved within a horizontal clearance distance of approximately 27 feet
- Approval indicates intent of PDA Amendment Ordinance was **not to limit development of residence halls in close proximity** to each other on the Concordia University campus

**BUILDING AND PARKING TABLE**

GROUND FLOOR PLAN	CAPACITY	BUILDING FOOTPRINT	FLOOR AREA	FOUNDATION	BUILDING HEIGHT	BUILDING STORIES	USE *	RATIO (SPACES/8F)	SPACES REQUIRED
Building A	360	17,605	10,781	SLAB ON GRADE	30.0'	1	Assembly Hall	1/5 CAP.	72
Building B	957	25,141	35,716	SLAB ON GRADE	48.5'	1	Student Center	1/500	72
Building C Classrooms	NA	28,859	36,330	SLAB ON GRADE	60.0'	2	Classrooms	1/500	73
Building C Office	NA		19,560	SLAB ON GRADE			Office	1/275	71
Building D Classrooms	NA	29,492	36,330	SLAB ON GRADE	60.0'	2	Classrooms	1/500	73
Building D Office	NA		19,560	SLAB ON GRADE			Office	1/275	71
Building E	419	14,439	14,439	SLAB ON GRADE	36.0'	1	Dining Hall	1/500	29
Building F	312	15,323	30,256	SLAB ON GRADE	44.0'	2	Library	1/500	61
Building H	2000	26,042	37,026	SLAB ON GRADE	46.5'	2	Field House	1/500	74
Building I	272	24,190	69,942	SLAB ON GRADE	46.1'	3	Student Housing	1/2 Residents	136
Building I (MH)	NA	608	608	SLAB ON GRADE	15.3'	1	Mechanical Bldg.	NA	NA
Building J	NA	1,698	1,698	SLAB ON GRADE	12.0'	1	Concessions	NA	NA
Building K	NA	250	250	SLAB ON GRADE	20.75'	1	Guard House	NA	NA
<b>TOTAL</b>		183,647	311,836	SLAB ON GRADE					732

\* PROPOSED LAND USE FOR THE SITE IS "COLLEGE AND UNIVERSITY". THE USES HAVE BEEN BROKEN DOWN IN ORDER TO GENERATE PARKING REQUIREMENTS.

46.1'



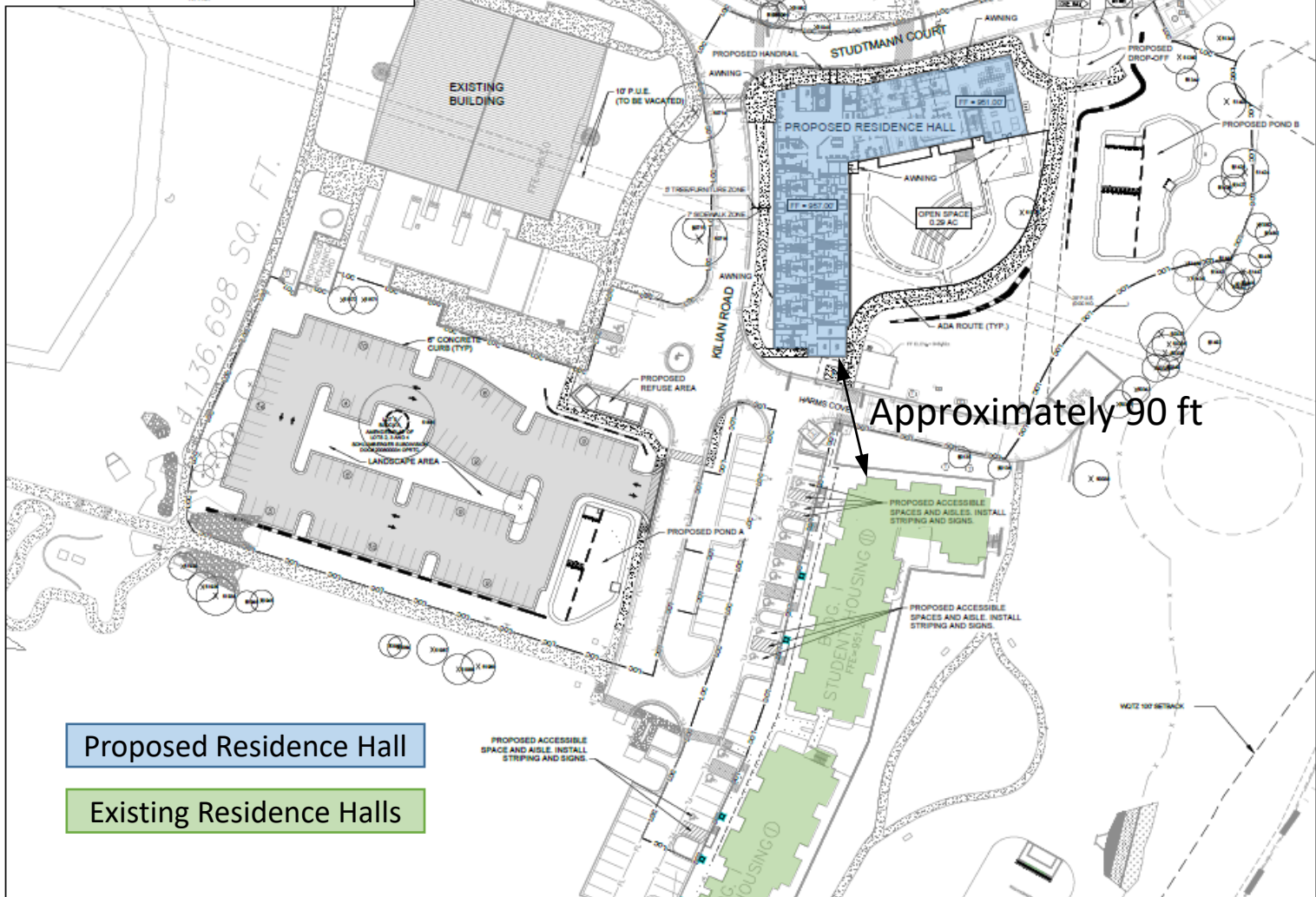
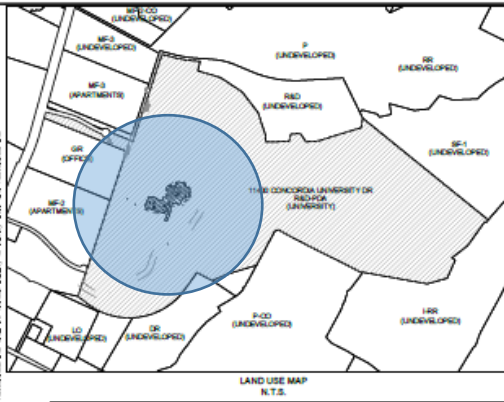


# Summary of Proposed Project

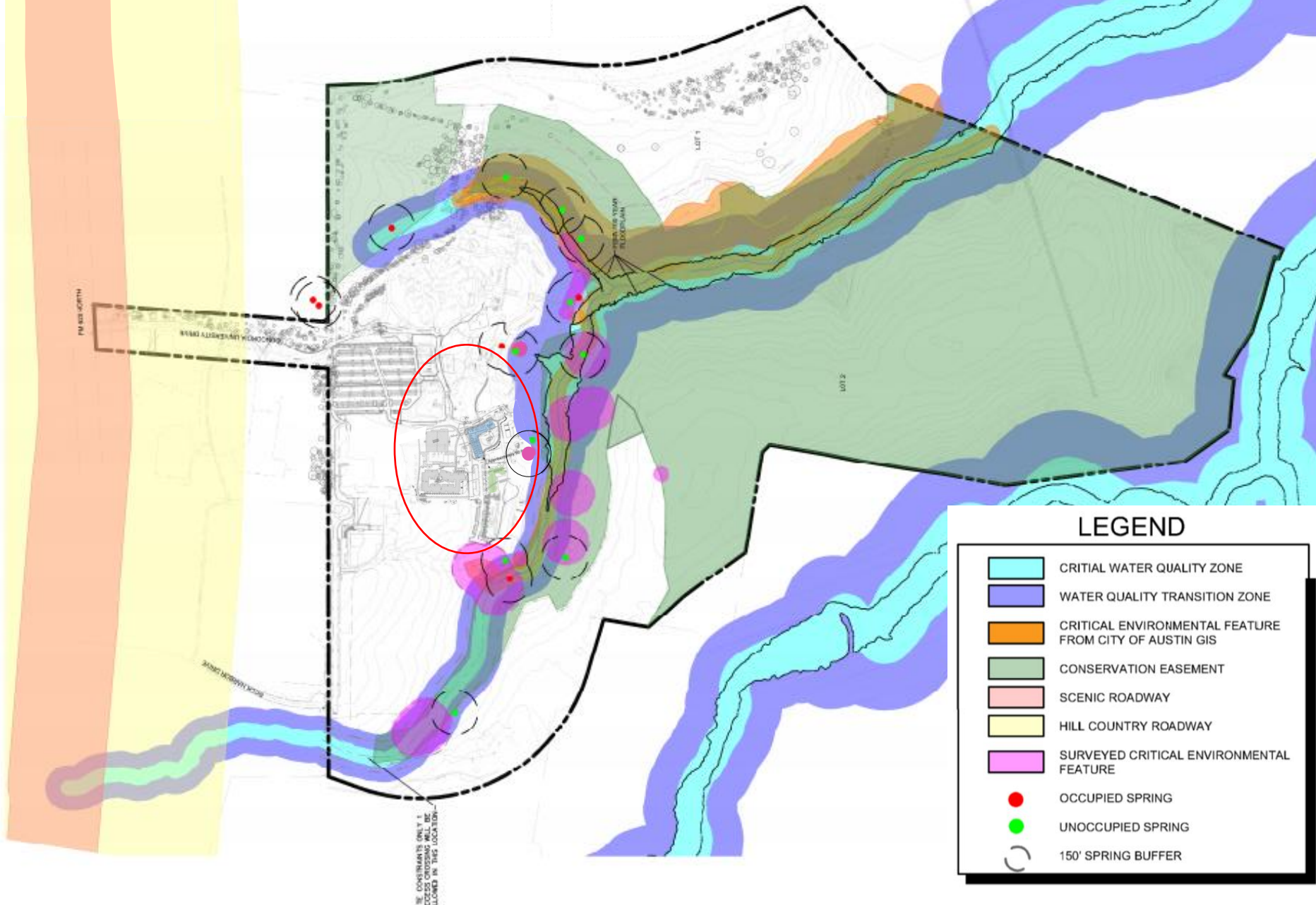
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- 9.97% impervious cover (50% allowed)
- Proposed residence hall height 52 feet
- Proposed distance of residence hall to adjacent residence hall approximately 90'
- No construction on slopes >15%
- Compliant with Water Quality standards
- Compliant with Waterway Setbacks
- Compliant with CEF buffers
- Compliant with 100' vegetative buffer along north edge of property
- Compliant with large conservation easement on eastern portion of property
- Providing Jollyville Plateau Salamander Protection Plan
- No Heritage size trees removed (Heritage Tree Ordinance not applicable for PDA)
- Providing all tree replacement on site (15% greater than required)
- Exceeds open space requirements
- Exceeds parking requirements
- Proposed residence hall 0.22 miles (>1000 ft) from nearest multifamily property
- Proposed residence hall 0.38 miles (>2000 ft) from nearest single-family property
- Reduces traffic on FM 620

# Proposed Site Plan



# Environmental Constraints and Preservation



## LEGEND

- CRITICAL WATER QUALITY ZONE
- WATER QUALITY TRANSITION ZONE
- CRITICAL ENVIRONMENTAL FEATURE FROM CITY OF AUSTIN GIS
- CONSERVATION EASEMENT
- SCENIC ROADWAY
- HILL COUNTRY ROADWAY
- SURVEYED CRITICAL ENVIRONMENTAL FEATURE
- OCCUPIED SPRING
- UNOCCUPIED SPRING
- 150' SPRING BUFFER

# Renderings

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# Approval Rationale

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- Zoning remains consistent with surrounding use
- Proposed structure 0.22 miles (>1000 ft) from nearest multifamily property
- Proposed structure 0.38 miles (>2000 ft) from nearest single-family property
- Height of proposed residence hall similar in scale to adjacent residence halls
- Height of proposed residence hall reduces impervious cover on the site
- Proposed PDA language consistent with intent of original ordinance
- 2007 Site Development Permit approved with two residence halls >40 ft in height less than 300 ft from each other
- No requested changes to other terms of PDA
- No requested variances from applicable Land Development Code
- No reduction in substantial environmental buffer areas on the site
- Reduction in traffic on FM 620



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*July 21, 2020*

Extra Slides

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# Height

- 62-foot drop in elevation from RR 620 to site of proposed residence hall
- No portion of residence hall visible from FM 620
- Trees along RR 620 and throughout existing apartment development further screen campus buildings from surrounding area
- Residence hall in scale with surrounding residence halls and other campus structures

