

CONCORDIA CAMPUS RESIDENCE HALL

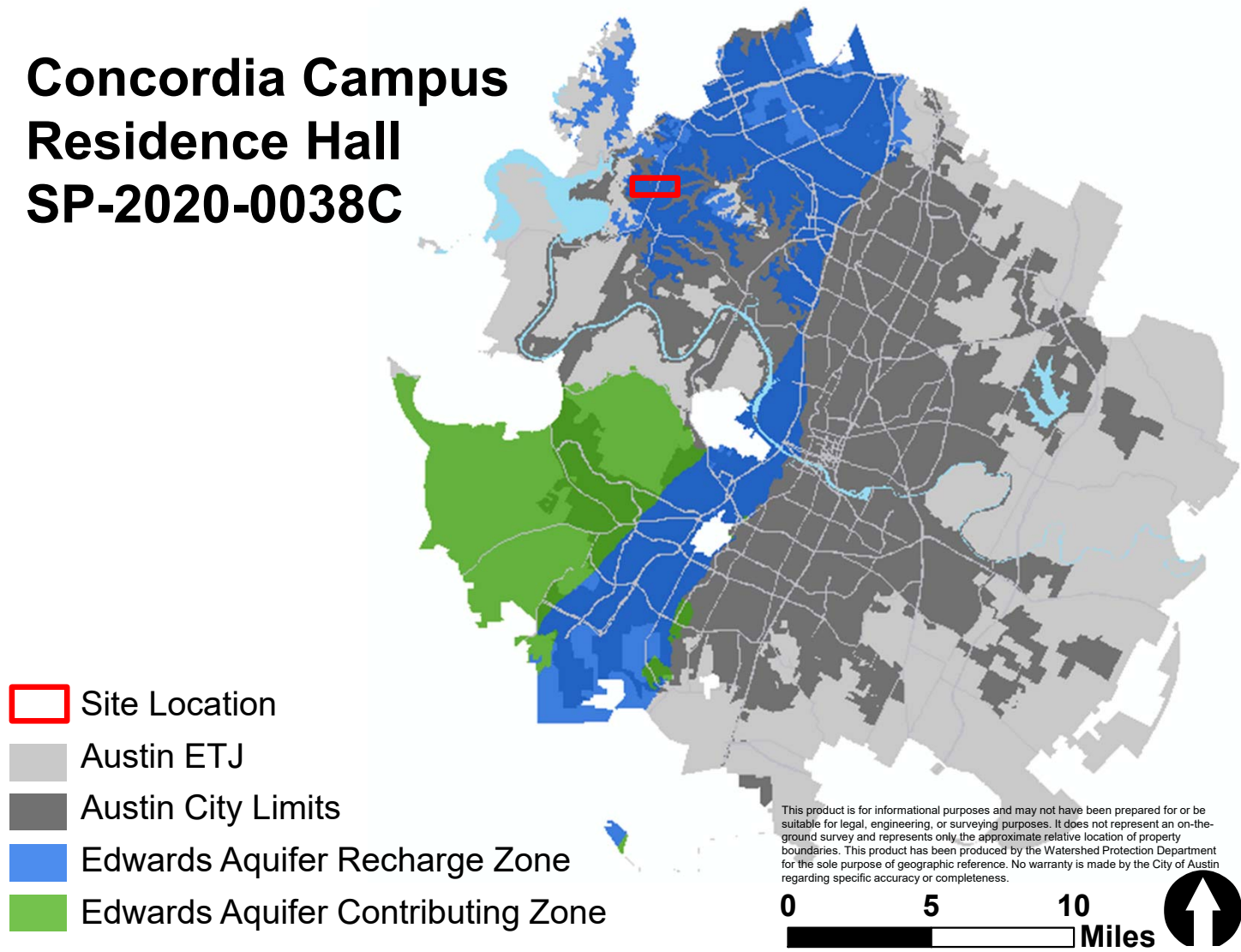
11400 CONCORDIA UNIVERSITY DRIVE
AUSTIN, TX 78726
SP-2020-0038C

Kristy Nguyen

Environmental Review Specialist Senior

Development Services Department

Concordia Campus Residence Hall SP-2020-0038C



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PROPERTY DATA

- **Bull Creek, Water Supply Suburban Classification**
- **Drinking Water Protection Zone**
- **Full Purpose Jurisdiction**
- **Located over Edwards Aquifer Recharge Zone**
- **Council District 6**
- **Subject to Schlumberger Planned Development Area, Ordinance No. 20070215-042 (as amended) and Lake Austin Watershed Ordinance No. 840301-F, as stated in the Planned Development Area**

VICINITY EXHIBIT



VARIANCE REQUEST

Lake Austin Watershed Ordinance No. 840301-F

- **Section 9-10-409(a) – for a fill exceeding four feet**
- **Section 9-10-409(b) – for a cut exceeding four feet**

FINDINGS OF FACT
LAKE AUSTIN WATERSHED
ORDINANCE, SECTION 9-10-377
TO VARY FROM SECTION 9-10-
409(A) – FOR A FILL EXCEEDING
FOUR FEET

FINDINGS OF FACT

LAKE AUSTIN WATERSHED ORDINANCE

SECTION 9-10-377

1. Are there special circumstances applicable to the property involved where strict application deprives such property owner of privileges or safety enjoyed by other similarly situated property with similarly timed development?

Staff Determination: Yes

In site plan case #SP-2007-0231C, a variance to Lake Austin Ordinance #840301-F, Sections 9-10-409(a) and 9-10-409(b) was granted for a max cut of +/-5.8' and a max fill of +/- 17.5' to construct a parking area, baseball field, and fieldhouse. Thereafter, a variance to vary from the same code sections was granted for a max cut of +/-9.25' and a max fill of +/- 14.85' to construct a water quality and detention facility, a water quality channel, a softball field, and associated parking in site plan case #SP-2013-0476C.

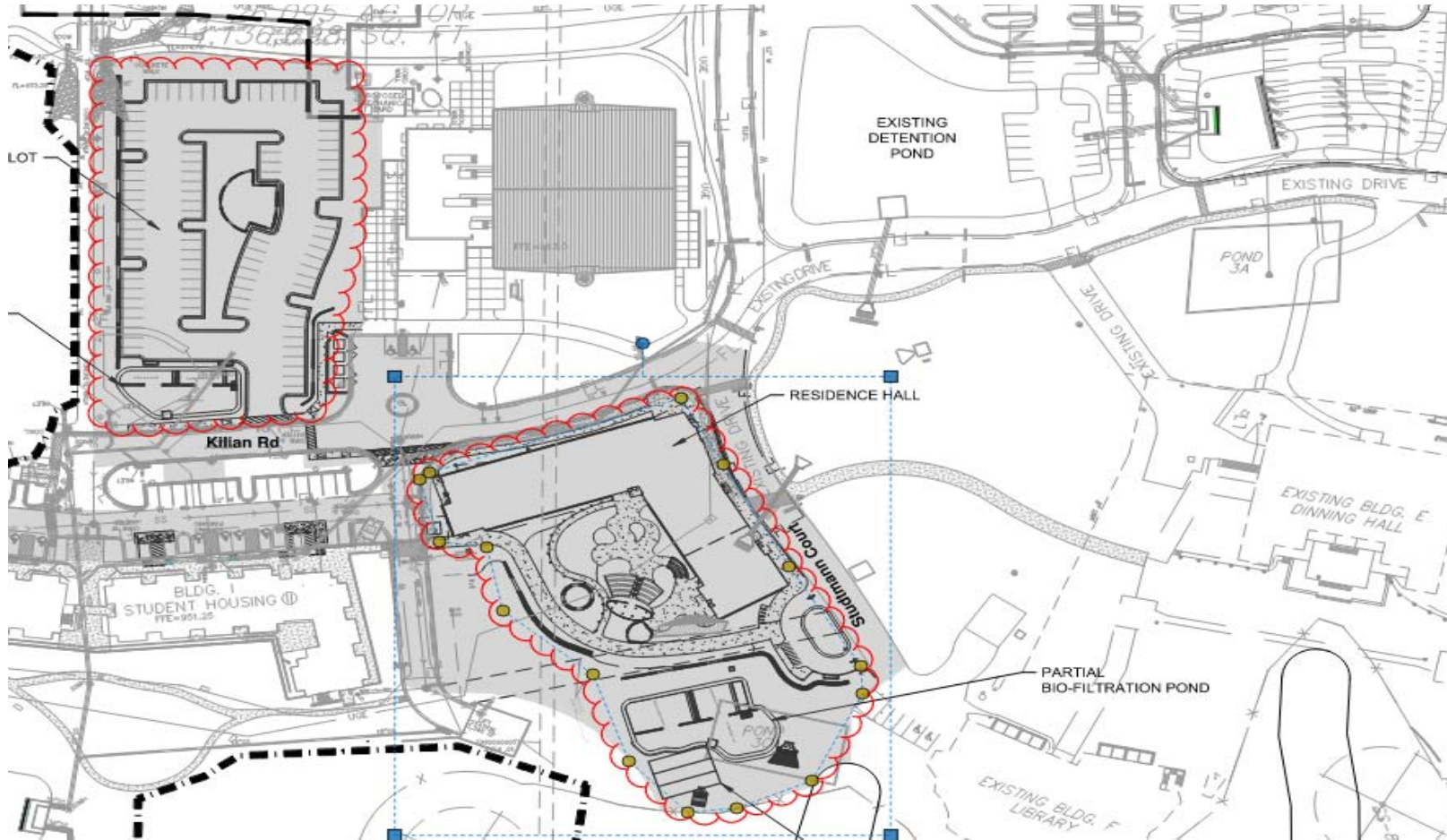
FINDINGS OF FACT LAKE AUSTIN WATERSHED ORDINANCE SECTION 9-10-377

2. Does the project demonstrate minimum departures from the terms of the ordinance necessary to avoid such deprivation of privileges enjoyed by such other property and to facilitate a reasonable use, and which will not create significant probabilities of harmful environmental consequences?

Staff Determination: Yes

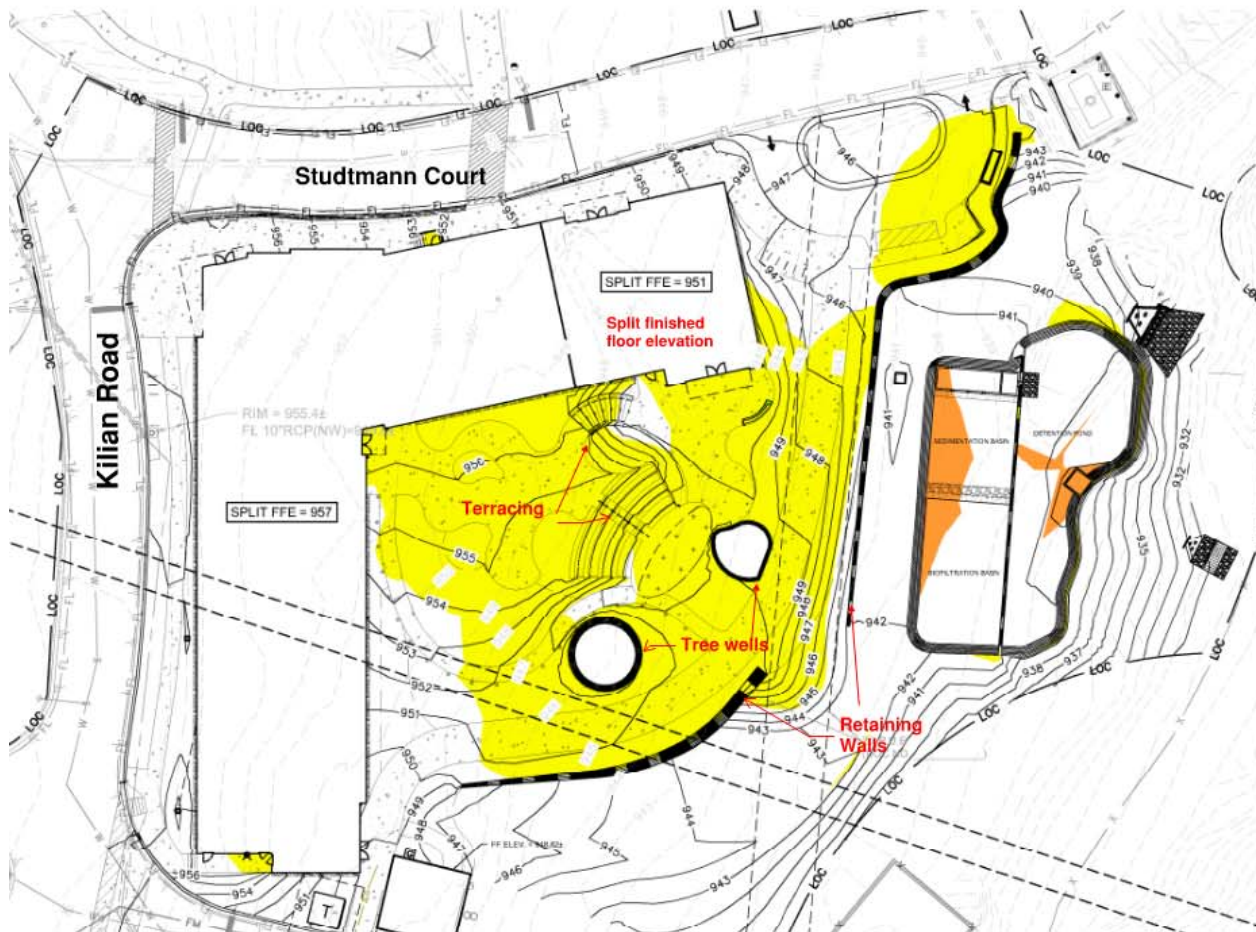
The residence hall and associated improvements are located on a site with subtle topography and encompassed by existing development. The residence hall and associated improvements are positioned at the intersection of Kilian Road and Studtmann Court and are constructed to meet the elevation of the existing driveways and sidewalks for connectivity and access. As such, there is a six foot change in grade between the existing topography at the rear of the building and the finished floor elevation. Ergo, fill between four and eight feet is necessary to prevent a dramatic change in grade from the building to the courtyard and to meet ADA requirements. For the associated residence hall loading and unloading driveway off of Studtmann Court, fill between four and five is necessary to match the existing grade of Studtmann Court. To alleviate the amount of fill, terracing techniques, tree wells, and retaining walls are incorporated in the design of the courtyard and adjacent driveway. Moreover, a portion of the building has been set to a lower finished floor elevation where grades are naturally downslope to further reduce the amount of fill.

EXISTING AND PROPOSED CONDITIONS



N.T.S.

FILL EXHIBIT



| ELEVATIONS TABLE | | |
|------------------|----------------|--------|
| | CUT/FILL RANGE | COLOR |
| CUT | 4'-8' | Orange |
| | 8'+ | Red |
| FILL | 4'-8' | Yellow |
| | 8'+ | Green |

MAX CUT: ±8.74 FEET
MAX FILL: ±8.75 FEET

NOTE:
1. CUT/FILL EXCLUDES BUILDINGS.
2. THERE IS NO PUBLIC RIGHT OF WAY ON THE CAMPUS.
ALL ROADS ARE PRIVATE.

FINDINGS OF FACT

LAKE AUSTIN WATERSHED ORDINANCE

SECTION 9-10-377

3. The proposal does not provide special privileges not enjoyed by other similarly situated properties with similarly timed development, and is not based on a special or unique condition which was created as a result of the method by which a person voluntarily subdivided land after October 20, 1983.

Staff Determination: Yes

The Concordia property is currently subdivided into two large lots. Lot 1 being +/- 53 acres and Lot 2 being +/- 383 acres with the proposed development being on Lot 2. A variance to Section 9-10-409(a) for fill exceeding four feet was not necessitated due to the subdivision of the property.

FINDINGS OF FACT
LAKE AUSTIN WATERSHED
ORDINANCE, SECTION 9-10-377
TO VARY FROM SECTION 9-10-
409(B) – FOR A CUT EXCEEDING
FOUR FEET

FINDINGS OF FACT

LAKE AUSTIN WATERSHED ORDINANCE

SECTION 9-10-377

1. Are there special circumstances applicable to the property involved where strict application deprives such property owner of privileges or safety enjoyed by other similarly situated property with similarly timed development?

Staff Determination: Yes

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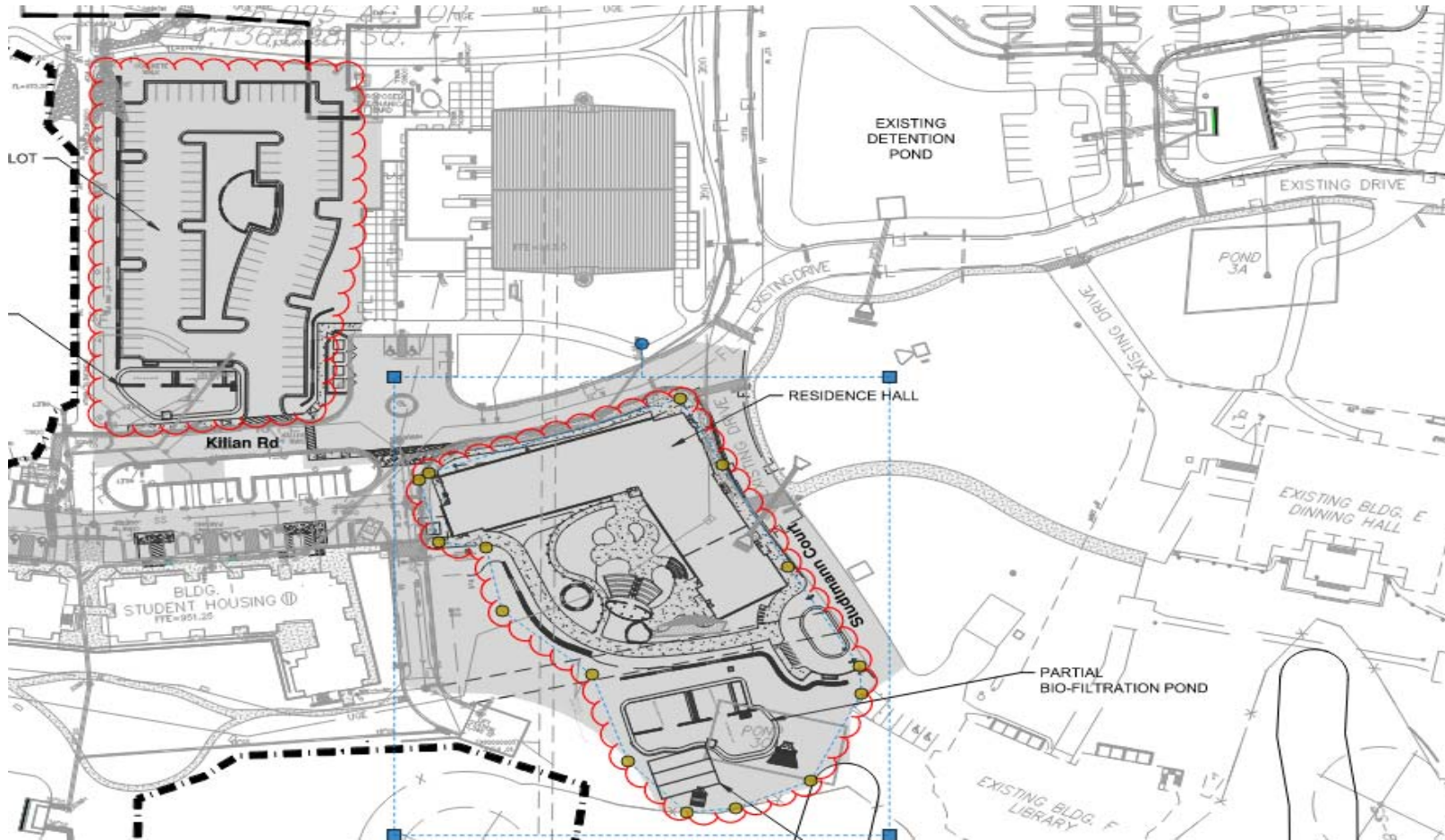
FINDINGS OF FACT LAKE AUSTIN WATERSHED ORDINANCE SECTION 9-10-377

2. Does the project demonstrate minimum departures from the terms of the ordinance necessary to avoid such deprivation of privileges enjoyed by such other property and to facilitate a reasonable use, and which will not create significant probabilities of harmful environmental consequences?

Staff Determination: Yes

The proposed parking lot, residence hall, and associated improvements are located on a site with subtle topography and encompassed by existing development. The driveway approach for the parking lot must be constructed to match Kilian Road elevation as the only ingress and egress to the parking lot is off Kilian Road. Moreover, proposed grades follow the natural contours to the best extent possible to maintain the natural drainage patterns for the capturing of runoff into the proposed water quality and detention ponds located at the low point of the parking lot. As a result, cut exceeding the allowable four feet is required for a gentle slope transition for the internal circulation of the parking lot and for drainage and water quality purposes. Additionally, to adequately treat the residence hall and associated improvements, the existing sedimentation and detention ponds require a max cut of six feet for upgrades, including the addition of a bio-filtration pond.

EXISTING AND PROPOSED CONDITIONS



N.T.S.

CUT EXHIBIT



| ELEVATIONS TABLE | | |
|------------------|--------|--------|
| CUT/FILL RANGE | | COLOR |
| CUT | 0'-0" | Orange |
| | 0'-6" | Yellow |
| FILL | 0'-6" | Green |
| | 0'-12" | Red |

MAX. ALLOW. CUT FILL
MAX. FILL: 12.75 FEET

NOTE
 1. CUT/FILL EXCLUDES BUILDINGS
 2. THERE IS NO PUBLIC RIGHT OF WAY ON THE CAMPU
 3. 1. OFFSHORE ARE PRIVATE

FINDINGS OF FACT

LAKE AUSTIN WATERSHED ORDINANCE

SECTION 9-10-377

3. The proposal does not provide special privileges not enjoyed by other similarly situated properties with similarly timed development, and is not based on a special or unique condition which was created as a result of the method by which a person voluntarily subdivided land after October 20, 1983.

Staff Determination: Yes

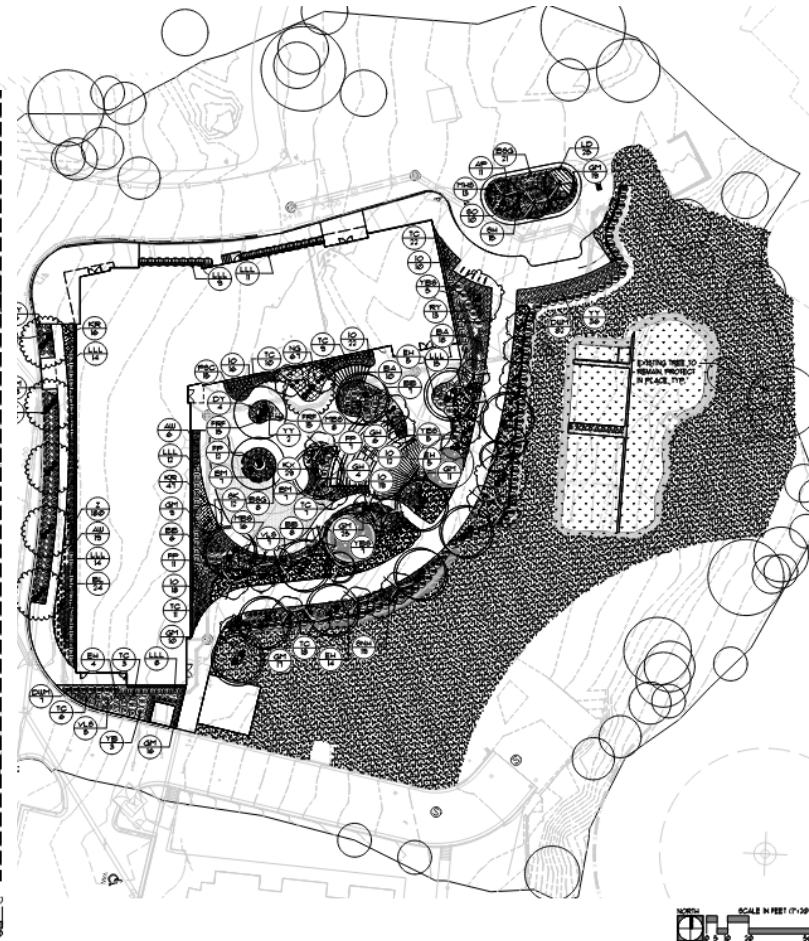
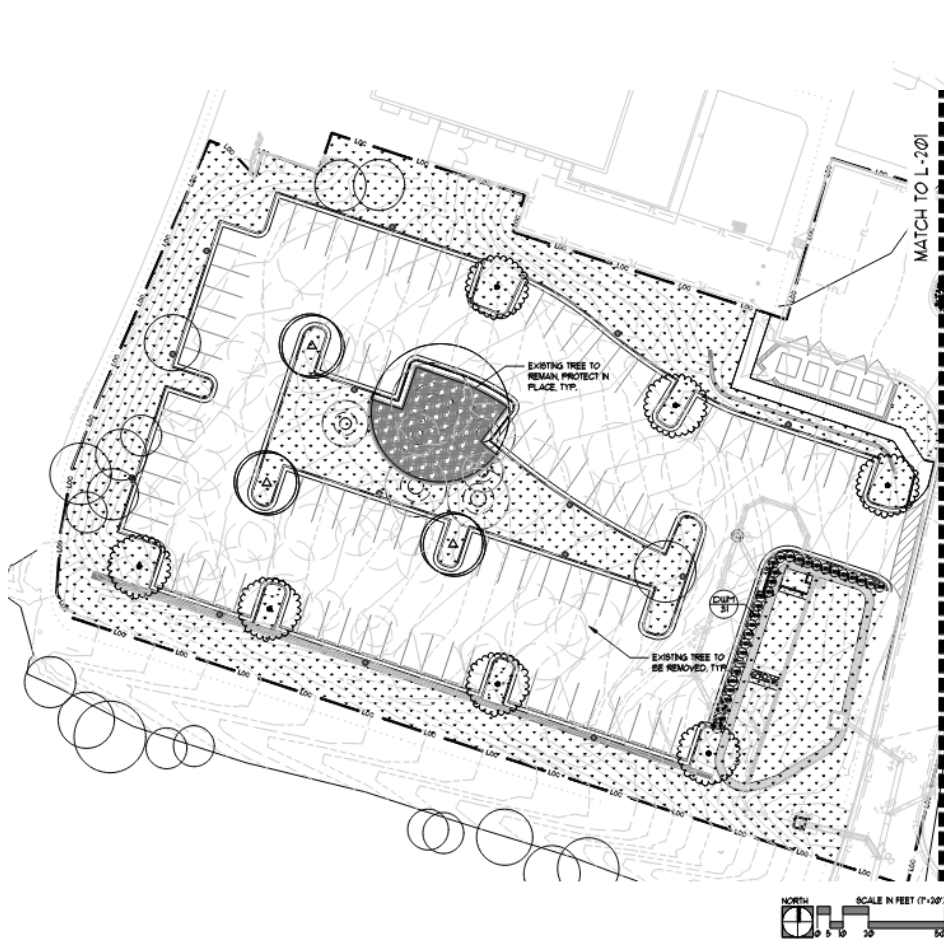
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VARIANCE RECOMMENDATION

Staff determines that the findings of fact have been met. Staff recommends the following conditions:

- 1. Subject to the Void and Water Flow Mitigation Rule (City Environmental Criteria Manual 1.12.0 and City Standards Specification Manual No. 658S) provision that all trenching greater than 5 feet deep must be inspected by a qualified Texas Professional Geoscientist or their representative;**
- 2. Preserve the top 10 inches of topsoil to be used onsite; and**
- 3. Increased tree mitigation and landscaping for areas of fill to stabilize erosion as shown on landscape plan submitted in this variance packet (see following landscape plan)**







LANDSCAPE PLAN



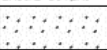





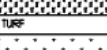




- DESERT WILLOW
- TEXAS REDBUD
- NACHEZ ORANGE MYRTLE
- PALO VERDE
- TEXAS MOUNTAIN LAUREL
- MEXICAN BUCKEYE
- LACEY OAK
- CHINQUAPIN OAK
- SOUTHERN LIVE OAK
- BALD CYPRESS
- CEDAR ELM

LANDSCAPE PLAN CONT.

PLANT SCHEDULE

| ORNAMENTAL | QTY | COMMON / BOTANICAL NAME | CONT | CALIPER | HEIGHT |
|---|-----|--|---------|------------------|-------------|
|  | 6 | DESERT WILLOW CHILOPSIS LINEARIS 'BUBBA'S DELIGHT' | 45 GAL | 3" CAL. | 7'-8' HT. |
|  | 5 | MEXICAN BUCKEYE UNGNADIA SPECIOSA | 45 GAL | | 8'-10' HT. |
|  | 1 | NATCHEZ CRAPE MYRTLE LAGERSTROEMIA INDICA FAURIEI 'NATCHEZ' | 45 GAL | 1.15"-2.25" CAL. | 10'-12' HT. |
|  | 11 | PALO VERDE PARKINSONIA ACULEATA 'DESERT MUSEUM' | 45 GAL | 3" CAL. | 7'-8' HT. |
|  | 12 | TEXAS MOUNTAIN LAUREL SOPHORA SECUNDFLORA | 36" BOX | | |
|  | 3 | TEXAS REDBUD CERCIS CANADENSIS VAR. TEXENSIS | 45 GAL | 3" CAL. | 10'-12' HT. |
| SHADE TREES | QTY | COMMON / BOTANICAL NAME | CONT | CALIPER | HEIGHT |
|  | 2 | BALD CYPRESS TAXODIUM DISTICHUM | 100 GAL | 4" CAL. | 14'-16' HT. |
|  | 13 | CEDAR ELM ULMUS CRASSIFOLIA | 100 GAL | 4" CAL. | 14'-16' HT. |
|  | 2 | CHINQUAPIN OAK QUERCUS MULLENBERGII | 100 GAL | 4" CAL. | 14'-16' HT. |
|  | 3 | LACEY OAK QUERCUS LACEYI | 100 GAL | 4" CAL. | 14'-16' HT. |
|  | 12 | SOUTHERN LIVE OAK QUERCUS VIRGINIANA | 100 GAL | 4" CAL. | 14'-16' HT. |

| SHRUBS | QTY | COMMON / BOTANICAL NAME | CONT | SPACING |
|--------|-----|---|---------|----------|
| AP | 11 | PARRYI AGAVE AGAVE PARRYI 'PARRYI' | 15 GAL | 36" o.c. |
| AW | 25 | FLAMELEAF ACANTHUS ANISACANTHUS QUADRIFIDUS WRIGHTII | 5 GAL | 36" o.c. |
| BA | 28 | BAMBOO MILLY MULLENBERGIA DUMOSA | 5 GAL | 36" o.c. |
| BB | 21 | AMERICAN BEAUTYBERRY CALLICARPA AMERICANA | 5 GAL | 48" o.c. |
| BL | 24 | BLONDE AMBITION BLUE GRAMA BOUTELOUA GRACILIS 'BLONDE AMBITION' | 3 GAL | 30" o.c. |
| BM | 14 | BIG MILLY MULLENBERGIA LINDEMERI | 5 GAL | 36" o.c. |
| BSG | 29 | BERKELEY SEDGE CAREX DIVULSA | 3 GAL | 36" o.c. |
| DWM | 121 | DWARF SOUTHERN WAX MYRTLE MYRICA PUBILLA | 3 GAL | 36" o.c. |
| DY | 4 | SCHILLINGS DWARF JAUFON ILEX VOMITORIA 'SCHILLINGS DWARF' | 5 GAL | 36" o.c. |
| EH | 24 | CORAL TREE ERYTHRINA HERBACEA | 3 GAL | 48" o.c. |
| GH | 10 | GIANT HESPERALOE HESPERALOE FUNIFERA | 15 GAL | 48" o.c. |
| GM | 154 | GULF MILLY MULLENBERGIA CAPILLARIS 'REGAL MIST' | 3 GAL | 36" o.c. |
| IO | 91 | INLAND SEA CATS CHASMANTHUM LATIFOLIUM | 1 GAL | 24" o.c. |
| LLL | 75 | LYNN'S LEGACY LANGMAN'S SAGE LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' | 3 GAL | 48" o.c. |
| MB5 | 24 | MEXICAN BUSH SAGE SALVIA LEUCANTHA | 5 GAL | 36" o.c. |
| MHS | 15 | MEXICAN HONEYSUCKLE JUSTICIA SPICIGERA | 3 GAL | 36" o.c. |
| FP | 30 | FIRECRACKER PLANT RUSSELLIA EGISSETIFORMIS | 3 GAL | 30" o.c. |
| RY | 52 | RED YUCCA HESPERALOE PARVIFLORA | 5 GAL | 36" o.c. |
| SH | 15 | HOT LIPS SAGE SALVIA MICROPHYLLA 'HOT LIPS' | 1 GAL | 36" o.c. |
| SK | 12 | SKELETONLEAF GOLDENEYE VIGUIERA STENOLOBIA | 5 GAL | 36" o.c. |
| SO | 10 | TEXAS GREEN SOTOL DASTYLIRION TEXANUM | 24" BOX | 48" o.c. |
| SN4 | 19 | NARROWLEAF SNAKEHERB DYSCHORISTE LINEARIS | 3 GAL | 36" o.c. |
| TC | 81 | BIG MOMMA TURK'S CAP MALVAVISCOUS DRUMMONDII 'BIG MOMMA' | 5 GAL | 36" o.c. |
| VL5 | 1 | VELVET-LEAF SENNA CASSIA LINCHEMERIANA | 3 GAL | 48" o.c. |
| YB5 | 11 | YELLOW BELLS TECOMA STANS 'GOLD STAR' | 5 GAL | 60" o.c. |
| YY | 38 | YELLOW YUCCA HESPERALOE PARVIFLORA 'YELLOW' | 3 GAL | 36" o.c. |

| GROUND COVERS | CODE | QTY | COMMON / BOTANICAL NAME | CONT | SPACING |
|---|------|-----------|--|------------|----------|
|  | FRF | 15 | FROG FRUIT PHYLLA INCISA | 1 GAL | 18" o.c. |
|  | KR | 41 | KATIE'S RUELLIA RUELLIA BRITTONIANA 'KATIE' | 1 GAL | 18" o.c. |
|  | KX | 29 | BERKELEY SEDGE CAREX DIVULSA | 1 GAL | 18" o.c. |
|  | LD | 25 | LANTANA 'DALLAS RED' LANTANA X 'DALLAS RED' | 1 GAL | 24" o.c. |
|  | NG | 61 | LANTANA 'NEW GOLD' LANTANA X 'NEW GOLD' | 1 GAL | 24" o.c. |
|  | PFC | 15 | PINK SKULLCAP SCUTELLARIA SUPFRUTESCENS 'PINK' | 1 GAL | 24" o.c. |
|  | TSM | 13 | TEXAS SWAMP MALLOW FAVONIA LASIOPETALA | 1 GAL | 18" o.c. |
|  | Z | 180 | ZEXMENIA WEDELIA TEXANA | 1 GAL | 12" o.c. |
| TURF | CODE | QTY | COMMON / BOTANICAL NAME | CONT | SPACING |
|  | BUF | REF. PLAN | BUFFALO GRASS BUCHLOE DACTYLOIDES | 500 | |
|  | CYN | REF. PLAN | BERMUDA GRASS CYNODON DACTYLON 'TF 418' | 500 | |
|  | NWM | REF. PLAN | NATIVE WILDFLOWER MIX FROM NATIVE AMERICAN SEED | HYDROMULCH | |

STEEL EDGE W/ 1"
EXPOSED, REF. SPECS

