Applicant Form and Findings of Fact

ENVIRONMENTAL BOARD VARIANCE APPLICATION

Applicant Variance Request Letter

October 20, 2020

City of Austin
Planning and Development Review Department
505 Barton Springs Road
Austin, TX 78767

Re: Variance Request Letter – Fill
Concordia University Residence Hall - Site Plan Application SP-2020-0038C
11400 Concordia University Drive
Austin, Texas 78726

To Whom It May Concern:

INTRODUCTION

Please accept this letter as a request for a variance to the Lake Austin Ordinance #840301-F, Sections 9-10-409(A) and 9-10-409(B) for a max fill of +/- 8.75 ft for the above referenced project.

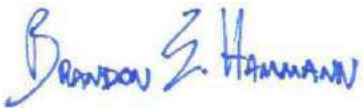
PROJECT DESCRIPTION

The Concordia University Texas campus is an existing campus located at 11400 Concordia University Drive in northwest Austin, Texas and Travis County. The existing property is approximately 383 acres including approximately 250 acres of preserve land. The campus has existing improvements including buildings, athletic facilities, private drives, underground utilities storm drains, stormwater ponds, and auxiliary improvements.

The proposed campus improvements include a 4-story residence hall building, associated parking lot, outdoor amphitheater area, pedestrian improvements, two water quality and detention ponds, and associated site improvements. This project is located within the Bull Creek Watershed, classified as a Water Supply Suburban Watershed. The site is located within the Edwards Aquifer Recharge Zone according to the City of Austin GIS. Critical water quality zones, water quality transition zones, and critical environmental features are located on the southern and eastern portion of the site. No development will occur in these locations. The terrain is heavily wooded and has some grass cover.

No requests for a variance to CEF buffers, WQTZ or CWQZ areas are being requested. If you have any questions or comments regarding this request, please contact me at 512-271-6314.

Sincerely,



Brandon Hammann, P.E., LEED AP
Project Manager

PROJECT DESCRIPTION
Applicant Contact Information

Name of Applicant	Kimley-Horn and Associates, Inc. – Brandon Hammann, P.E., LEED AP
Street Address	10814 Jollyville Road, Building IV, Suite 200
City State ZIP Code	Austin, Texas 78759
Work Phone	512-271-6314
E-Mail Address	Brandon.Hammann@kimley-horn.com

Variance Case Information

Case Name	Concordia University Residence Hall
Case Number	SP-2020-0038C
Address or Location	11400 Concordia University Texas
Environmental Reviewer Name	Kristy Nguyen
Applicable Ordinance	Lake Austin Ordinance #840301-F, Sections 9-10-409(A) and 9-10-409(B)
Watershed Name	Bull Creek
Watershed Classification	☐Urban ☐ Suburban X Water Supply Suburban ☐Water Supply Rural ☐ Barton Springs Zone
Edwards Aquifer Recharge Zone	☐ Barton Springs Segment X Northern Edwards Segment ☐ Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	☐ Yes X No
Distance to Nearest Classified Waterway	The Water Quality and Detention Facility is located approximately 250' away from the centerline of a classified waterway. All paving, residence hall, parking lot, and other site infrastructure is located significantly further from the waterway.
Water and Waste Water service to be provided by	Austin Water Utility
Request	The variance request is as follows: The Variance Request is for a variance to the Lake Austin Ordinance #840301-F, Sections 9-10-409(A) and 9-10-409(B) for a max fill of +/- 8.75 ft.

Impervious cover square footage:	Existing	Proposed
	____1,304,472____	____1,376,771_____

acreage: percentage:	___29.95_____ ___8.3%_____	____31.61_____ ____8.8%_____
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	The Concordia University Texas campus is an existing campus located at 11400 Concordia University Drive in northwest Austin, Texas and Travis County. The existing property is approximately 383 acres including approximately 250 acres of preserve land. The campus has existing improvements including buildings, athletic facilities, private drives, underground utilities storm drains, stormwater ponds, and auxiliary improvements. The proposed campus improvements include a residence hall building, an outdoor pavilion/amphitheater area, private parking lot, pedestrian improvements, and associated site improvements. This project is located within the Bull Creek Watershed, classified as a Water Supply Suburban Watershed. The site is located within the Edwards Aquifer Recharge Zone according to the City of Austin GIS. Critical water quality zones, water quality transition zones, and critical environmental features are located on the southern and eastern portion of the site. No development will occur in these locations. The terrain is heavily wooded and has some grass cover.	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	The proposed cut and fill does not comply with the applicable code for the project. Cut and fill is restricted to 4' max per the Lake Austin Ordinance #840301-F, Sections 9-10-409(A) and 9-10-409(B). The proposed project proposes a max fill of +/- 8.75 ft in order to construct a water quality and detention facility, a 4-story residence hall, and the associated parking for the +/-68,618 gsf residence hall.

FINDINGS

A. Land Use Commission variance determinations from Sections 9-10-409(a) and 9-10-409(b) of the Lake Austin Ordinance:
According to Section 9-10-377 (a) of the Lake Austin Ordinance, Variances from the terms of this division may be granted by the Planning Commission only if it is found that:

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? ***Yes, a variance to Lake Austin Ordinance #840301-F, Sections 9-10-409(a) and 9-10-409(b) was granted in 2008 for a max cut of +/-5.8' and a max fill of +/- 17.5' to construct a parking area, baseball field, and fieldhouse for Concordia University Texas under City of Austin Case #SP-2007-0231C. Additionally, a cut/fill variance was granted in 2014 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 for Concordia University Texas under City of Austin Case #SP-2013-0476C.***

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? ***Yes, the variance is the minimum departure necessary to avoid the deprivation of privileges enjoyed by such other property and to allow for the University to construct a residence hall in accordance with the allowable land use.***

Concordia University resides on a tract of land in west Austin that has significant topographic relief. Constructing buildings or surface parking generally requires substantial cut and/or fill as is the case with the proposed residence hall and surface parking lot for this project. Regarding the surface parking lot, a driveway is proposed off Killian Road (private drive) which is the only point of vehicular access to this site. Proposed grades within the parking lot allow for a navigable transition to/from Killian Road while maintaining adequate slopes to alleviate "heavy doors" which occurs when steep slopes make it difficult to open/close vehicular doors safely. As a result, the proposed slopes within the parking lot require cut in excess of four feet.

The proposed residence hall is located along the Killian Road frontage, between Studtmann Court and Harms Cove (both private drives). Aside from the University's programmatic criteria, locating the building here meets the intent of Subchapter E by providing building façade in close proximity to the private drives. In addition, the location avoids intrusion into the natural buffer along the bluff above the nearby tributary. The existing topography in this area slopes to the east whereas the proposed building is oriented in a north-south direction. The orientation of the building minimizes the amount of fill needed in the area given the long side is positioned parallel to existing grades. A portion of the building is oriented in an east-

west direction, but the finished floor elevation is set six feet below the main floor which reduces the amount of fill under that portion of the building.

The proposed courtyard area allows for an outdoor learning environment and gathering space. Grades in the area allow for ADA accessibility from the main pedestrian pathway to the upper and lower levels, while avoiding the need for switchbacks and additional site retaining walls. An internal ramp within the upper level provides an eight-inch drop at the access point to the courtyard area, which further helps to reduce the fill.

All known environmental features on the campus have been considered as part of the land planning efforts. Proposed improvements associated with this project, including the earthwork, remain outside of the established buffers for the environmental features. Onsite water quality and detention controls are proposed to mitigate the impact of additional stormwater runoff as result of the project. Furthermore, tree wells are proposed to preserve multiple existing trees.

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. ***Y*****es, the proposal does not provide special privileges not enjoyed by other similarly situated properties with similarly timed development and it 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. The Concordia University property is currently subdivided into two large lots and in no way has been subdivided in a way that would limit development in regard to cut and fill. The proposed improvements are on Lot 2 of the Amended Plat of Lots 2, 3, and 4 Schlumberger Subdivision which amended Lots 2, 3 and 4 into one +/-383-acre lot. This amendment to the plat has no effect on cut and fill.**

**Variance approval requires all above affirmative findings.

Exhibits for Board Backup and/or Presentation

Please attach and paginate.

- Aerial photos of the site (backup and presentation)
- Site photos (backup and presentation)
- Aerial photos of the vicinity (backup and presentation)
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways (backup and presentation)
- Topographic Map - A topographic map is recommended if a significant grade change on the subject site exists or if there is a significant difference in grade in relation to adjacent properties. (backup and presentation)
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations. (backup and presentation)
- Site plan showing existing conditions if development exists currently on the property (presentation only)
- Proposed Site Plan- full size electronic or at least legible 11x17 showing proposed development, include tree survey if required as part of site or subdivision plan (backup and presentation)
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc. (backup and presentation)
- An Environmental Assessment pursuant to ECM 1.3.0 (if required by 25-8-121) (backup only)
- Applicant's variance request letter (backup only)

N

0 200' 400'

GRAPHIC SCALE 200'

PROPERTY LINE

LIMITS OF CONSTRUCTION

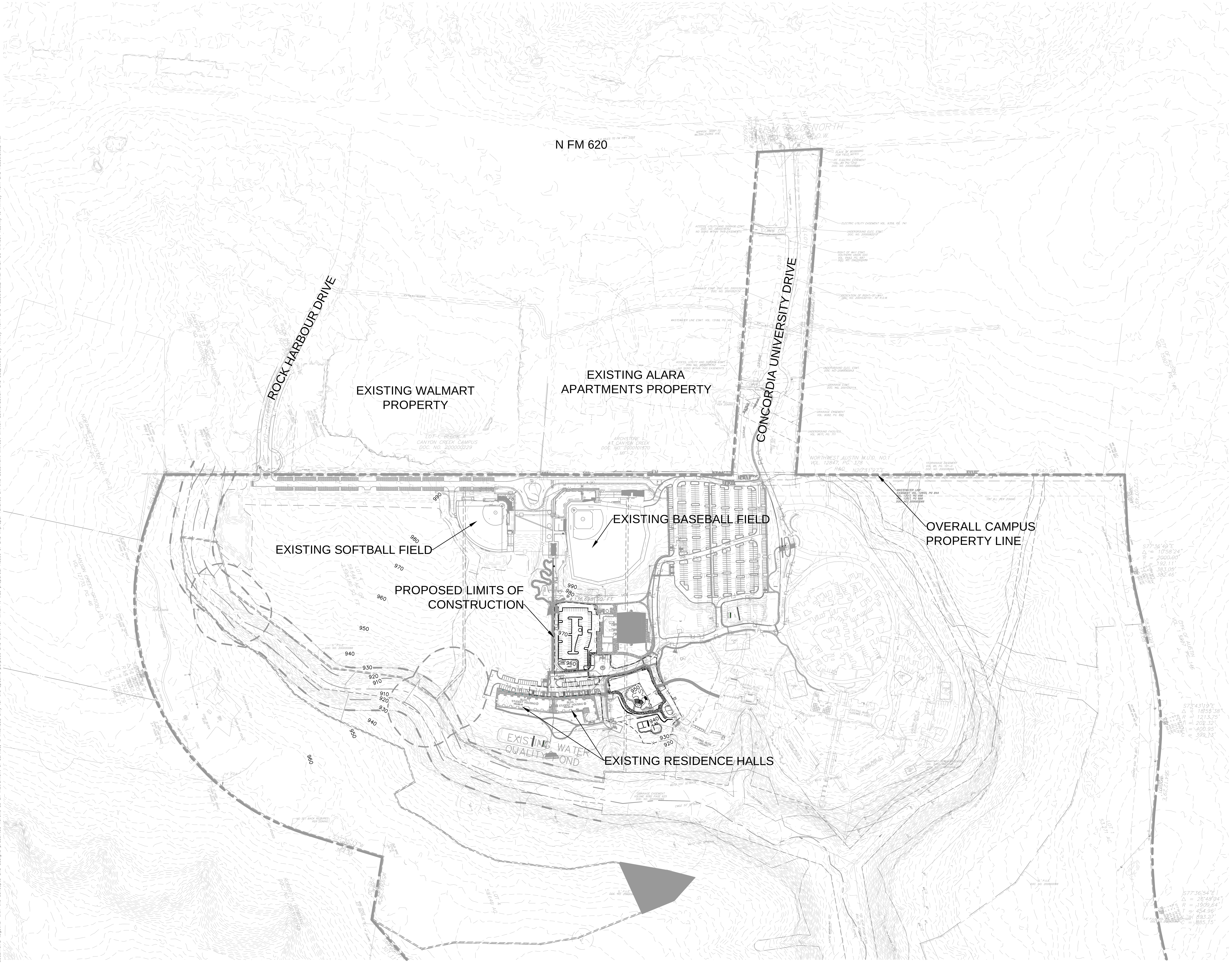
AERIAL VICINITY MAP

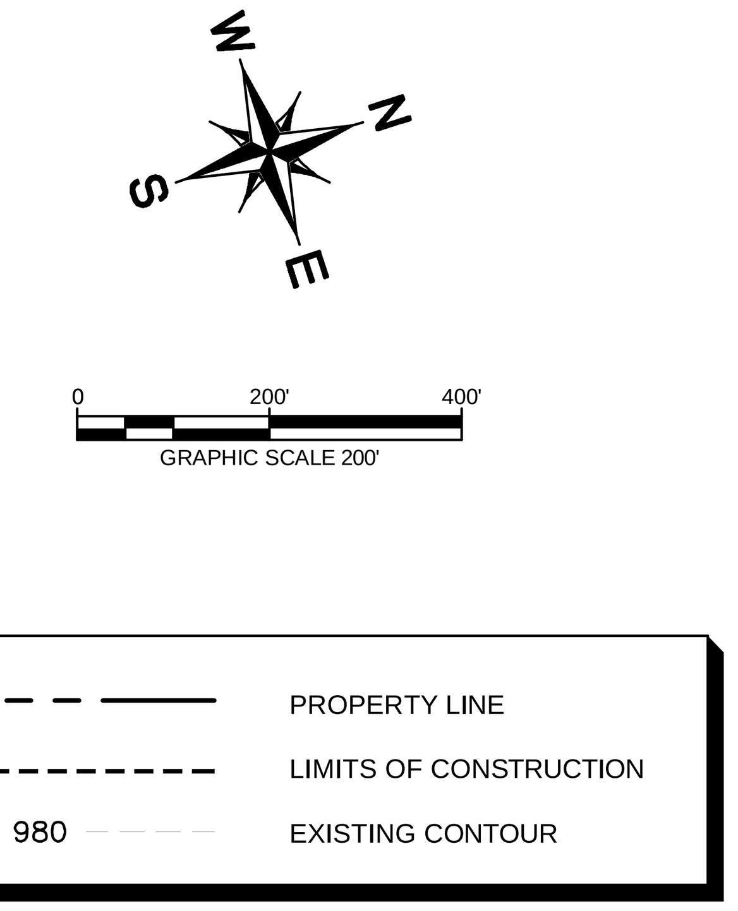
Concordia Unviersity Residence Hall

July 2020

Kimley»Horn

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.





TOPOGRAPHIC MAP

Concordia Unviersity Residence Hall

July 2020

Kimley»Horn

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N
W E
S

0 30' 60'
GRAPHIC SCALE 30'

ELEVATIONS TABLE		
	CUT/FILL RANGE	COLOR
CUT	4'-8'	
	8'+	
FILL	4'-8'	
	8'+	

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.

BENCHMARKS

BM #50003 MAG NAIL SET IN TOP OF CURB ON A CIRCULAR MEDIAN LOCATED AT THE INTERSECTION OF TWO DRIVEWAYS ±'s NORTHWEST OF A FLAG POLE AND 36'± NORTHWEST OF A WASTEWATER MANHOLE.

- ELEV.=957.97' (NAVD '88)

BM #52122 MAG NAIL SET IN THE MIDDLE OF A CONCRETE WALL SOUTH ON THE LIFT STATION 25'± SOUTH OF A STORM SEWER MANHOLE ON A CURB INLET AND 47'± SOUTHEAST OF A WASTEWATER MANHOLE

- ELEV.=940.28' (NAVD '88)

SITE PLAN APPROVAL SHEET 23 OF 43
FILE NUMBER SP-2020-0038C APPLICATION DATE 1/31/2020
APPROVED BY COMMISSION ON _____ UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC) _____ CASE MANAGER JEREMY SILTALA
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING R&D-PDA
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

Know what's below. Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

No.	REVISIONS	DATE	BY

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TBPE Firm No. 928

STATE OF TEXAS
BRANDON E. HAMMANN
107368
LICENSED PROFESSIONAL ENGINEER
9/16/2020

KHA PROJECT	069229503
DATE	SEPTEMBER 2020
SCALE:	AS SHOWN
DESIGNED BY:	JCL
DRAWN BY:	JCL
CHECKED BY:	BEH

CUT-FILL MAP

CONCORDIA UNIVERSITY RESIDENCE HALL
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
23 OF 43

SP-2020-0038C

EXISTING WALMART PROPERTY

EXISTING ALARA APARTMENTS PROPERTY

ROCK HARBOUR DRIVE

CONCORDIA UNIVERSITY DRIVE

EXISTING BASEBALL FIELD

EXISTING SOFTBALL FIELD

OVERALL CAMPUS PROPERTY LINE

UNOCCUPIED SPRING

PROPOSED LIMITS OF CONSTRUCTION

150' CEF BUFFER

50' CWQZ

100' WQTZ

RIM ROCK

150' CEF BUFFER

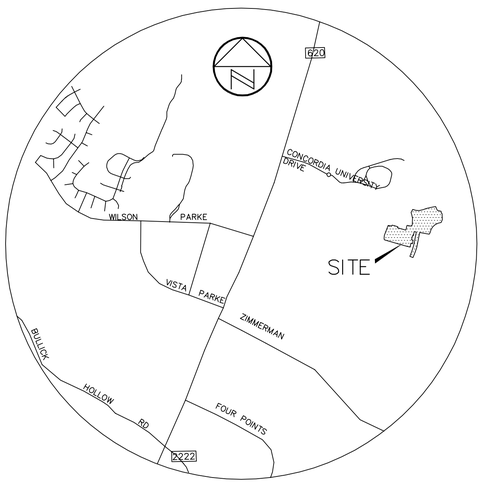
50' CWQZ

100' WQTZ

JOLLYVILLE PLATEAU SALAMANDER OCCUPIED SPRING

UNOCCUPIED SPRING

EXISTING RESIDENCE HALLS



VICINITY MAP
N.T.S.

0 200' 400'
GRAPHIC SCALE 200'

PROPERTY LINE
LIMITS OF CONSTRUCTION

EXISTING SITE PLAN

Concordia Unviersity Residence Hall

July 2020

Kimley»Horn

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CONCORDIA UNIVERSITY TEXAS LOT 2 SITE DATA TABLE

EXISTING (per SP-2007-0231C)

SLOPE CATEGORY	SITE AREA (AC)	IMPERVIOUS COVER (SF)					IMPERVIOUS COVER (%)					BUILDING COVERAGE		GROSS FLOOR AREA (SF)	F.A.R.
		BUILDING	ROADWAY/ DRIVEWAY	OTHER	TOTAL	ALLOWED	BUILDING	ROADWAY/ DRIVEWAY	OTHER	TOTAL	ALLOWED	SF	%		
0-15%	316.9	183388	725710	252212	1161310	6902082	1.33%	5.26%	1.83%	8.41%	50.00%	183388	1.33%	311836	0.023
15-25%	28.5	0	0	0	0	0	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0	0.000
25-35%	15.4	0	0	0	0	0	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0	0.000
TOTAL	360.8	183388	725710	252212	1161310	N/A	1.17%	4.62%	1.60%	7.39%	N/A	183388	1.17%	311836	0.023

EXISTING (per SP-2013-0476C)

SLOPE CATEGORY	SITE AREA (AC)	IMPERVIOUS COVER (SF)					IMPERVIOUS COVER IN PERCENT					BUILDING COVERAGE		GROSS FLOOR AREA (SF)	F.A.R.
		BUILDING	ROADWAY/ DRIVEWAY	OTHER	TOTAL	ALLOWED	BUILDING	ROADWAY/ DRIVEWAY	OTHER	TOTAL	ALLOWED	SF	%		
0-15%	316.9	0	142537	625	143162	6902082	0.00%	1.03%	0.00%	1.04%	50.00%	0	0.00%	0.00	0.000
15-25%	28.5	0	0	0	0	0	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00	0.000
25-35%	15.4	0	0	0	0	0	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0.00	0.000
TOTAL	360.8	0	142537	625	143162	N/A	0.00%	0.91%	0.00%	0.91%	N/A	0	0.00%	0.00	0.000

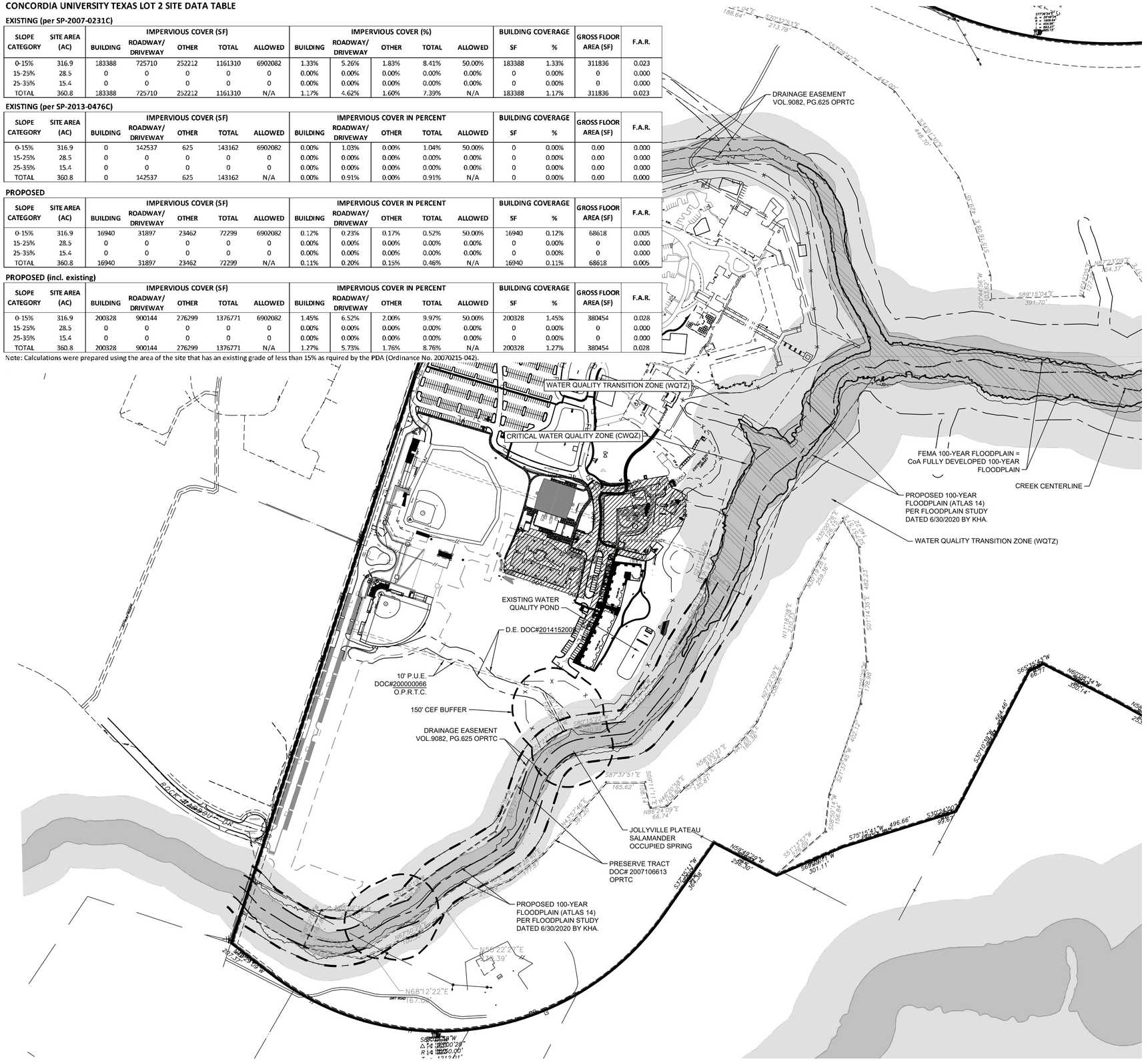
PROPOSED

SLOPE CATEGORY	SITE AREA (AC)	IMPERVIOUS COVER (SF)					IMPERVIOUS COVER IN PERCENT					BUILDING COVERAGE		GROSS FLOOR AREA (SF)	F.A.R.
		BUILDING	ROADWAY/ DRIVEWAY	OTHER	TOTAL	ALLOWED	BUILDING	ROADWAY/ DRIVEWAY	OTHER	TOTAL	ALLOWED	SF	%		
0-15%	316.9	16940	31897	23462	72299	6902082	0.12%	0.23%	0.17%	0.52%	50.00%	16940	0.12%	68618	0.005
15-25%	28.5	0	0	0	0	0	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0	0.000
25-35%	15.4	0	0	0	0	0	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0	0.000
TOTAL	360.8	16940	31897	23462	72299	N/A	0.11%	0.20%	0.15%	0.46%	N/A	16940	0.11%	68618	0.005

PROPOSED (incl. existing)

SLOPE CATEGORY	SITE AREA (AC)	IMPERVIOUS COVER (SF)					IMPERVIOUS COVER IN PERCENT					BUILDING COVERAGE		GROSS FLOOR AREA (SF)	F.A.R.
		BUILDING	ROADWAY/ DRIVEWAY	OTHER	TOTAL	ALLOWED	BUILDING	ROADWAY/ DRIVEWAY	OTHER	TOTAL	ALLOWED	SF	%		
0-15%	316.9	200328	900144	276299	1376771	6902082	1.45%	6.52%	2.00%	9.97%	50.00%	200328	1.45%	380454	0.028
15-25%	28.5	0	0	0	0	0	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0	0.000
25-35%	15.4	0	0	0	0	0	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%	0	0.000
TOTAL	360.8	200328	900144	276299	1376771	N/A	1.27%	5.73%	1.76%	8.76%	N/A	200328	1.27%	380454	0.028

Note: Calculations were prepared using the area of the site that has an existing grade of less than 15% as rquired by the PDA (Ordinance No. 20070215-042).



LEGEND

- LIMITS OF CONSTRUCTION
- FEMA 100-YEAR FLOODPLAIN

PARKING TABLE		
USE	RATIO	NUMBER REQUIRED
COLLEGE/UNIVERSITY FACILITIES - DORM	1 PER 2 RESIDENTS	117
ACCESSIBLE		5
BICYCLE		6
TOTAL REQUIRED THIS PROJECT		**128**
TYPE OF PARKING		NUMBER PROVIDED
STANDARD		95
ACCESSIBLE		5
COMPACT		0
BICYCLE		6
TOTAL PROVIDED THIS PROJECT		**106**
TYPE OF PARKING		NUMBER REMOVED
STANDARD		-8
TOTAL REMOVED THIS PROJECT		**-8**
TYPE OF PARKING		NUMBER EXISTING PROVIDED
STANDARD		856
ACCESSIBLE		29
COMPACT		125
BICYCLE		190
TOTAL EXISTING PARKING		**1200**
TYPE OF PARKING		NUMBER OVERALL
STANDARD		943
ACCESSIBLE		34
COMPACT		125
BICYCLE		196
TOTAL OVERALL PROVIDED PARKING		**1298**
TYPE OF PARKING		NUMBER OVERALL REQUIRED
STANDARD		898
ACCESSIBLE		22
BICYCLE		46
TOTAL OVERALL REQUIRED PARKING		**966**

BUILDING DATA	
BUILDING HEIGHT	51.25 FT
BUILDING STORIES	4
FFE (LOWER LEVEL)	951 MSL
FFE (UPPER LEVEL)	957 MSL
FOUNDATION TYPE	SLAB-ON-GRADE
FLOOR AREA - LVL 1	16,940 GSF
FLOOR AREA - LVL 2	17,226 GSF
FLOOR AREA - LVL 3	17,226 GSF
FLOOR AREA - LVL 4	17,226 GSF
TOTAL FLOOR AREA	68,618 GSF

SITE DATA TABLE	
TOTAL SITE AREA (AC)	4.40
OPEN SPACE	
REQUIRED (%)	5.0%
REQUIRED (SF)	9,583
PROVIDED (%)	13.4%
PROVIDED (SF)	25,656
ZONING	R&D-PDA
PROPOSED USE	COLLEGE/UNIVERSITY FACILITIES - DORMITORY

BENCHMARKS

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SITE PLAN APPROVAL SHEET 14 OF 43
FILE NUMBER **SP-2020-0038C** APPLICATION DATE **1/31/2020**
APPROVED BY COMMISSION ON _____ UNDER SECTION **112** OF CHAPTER **25-5** OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC) _____ CASE MANAGER **JEREMY SILTALA**
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING **R&D-PDA**
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

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Kimley»Horn
10814 JOLLYVILLE ROAD AVALON IV SUITE 200 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TBPE FIRM No. 928

BRANDON E. HAMMANN 107368 LICENSED PROFESSIONAL ENGINEER
7/27/2020

No.	REVISIONS	DATE	BY

KHA PROJECT 069229503
DATE JULY 2020
SCALE AS SHOWN
DESIGNED BY: JCL
DRAWN BY: JCL
CHECKED BY: BEH

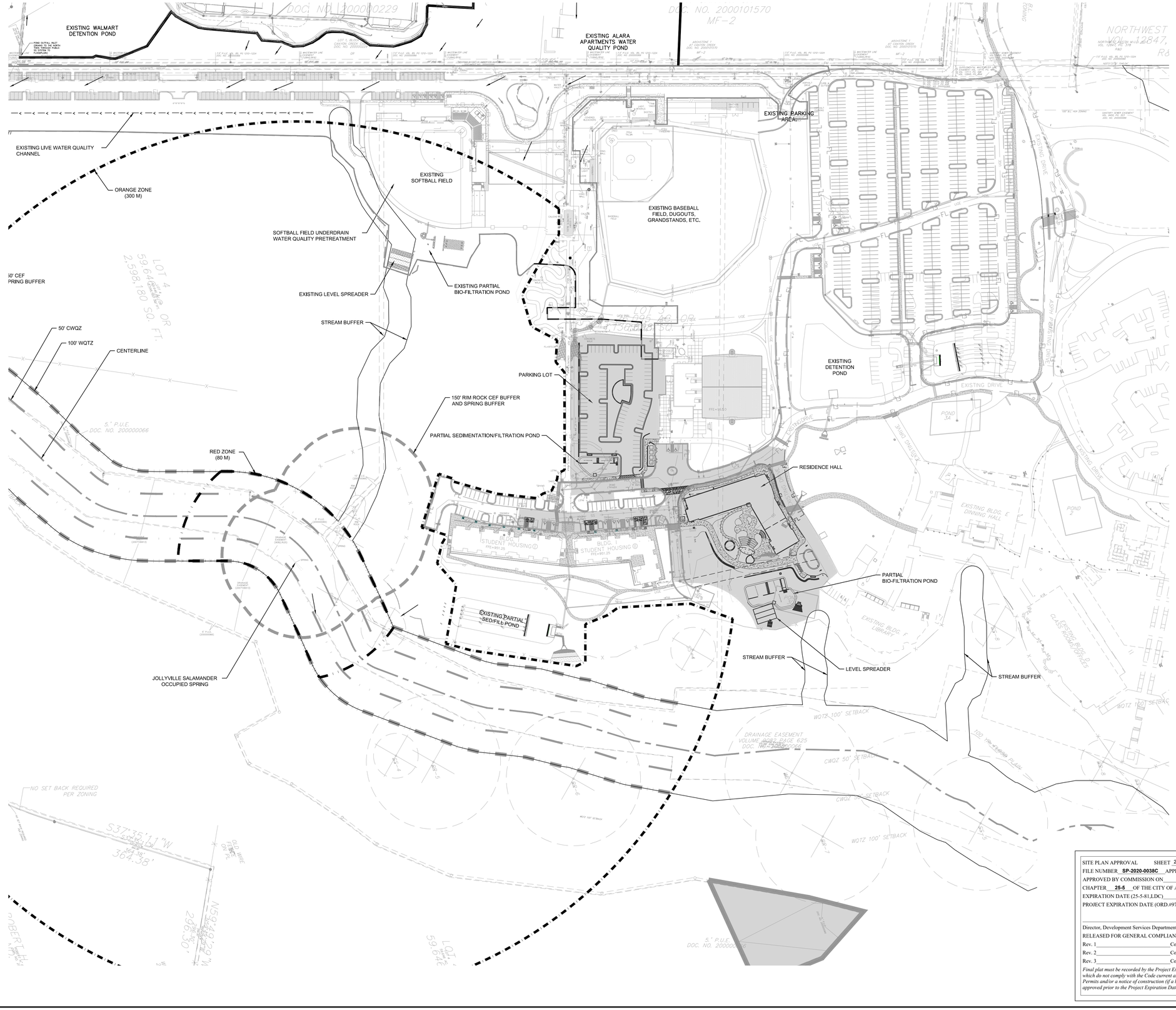
OVERALL SITE PLAN

CONCORDIA UNIVERSITY RESIDENCE HALL

CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
14 OF 43

SP-2020-0038C



0 100' 200'

GRAPHIC SCALE 100'

LEGEND

LIMITS OF CONSTRUCTION

ENDANGERED SPECIES PROTECTION PLAN

THE JOLLYVILLE PLATEAU SALAMANDER OCCUPIES A SPRING LOCATED ON THE CONCORDIA UNIVERSITY TEXAS PROPERTY AND IS LOCATED +/-800 FEET WEST OF THE SOFTBALL FIELD IN A NATURAL DRAINAGE CHANNEL LOCATED IN EXISTING PRESERVE LANDS OWNED BY CONCORDIA AND MANAGED BY TRAVIS COUNTY.

THE ENGINEER, THE OWNER, AND ENVIRONMENTAL CONSULTANT, ACI, HAVE MET WITH USFWS AND THE CITY OF AUSTIN (COA) TO WORK TOGETHER IN DETERMINING AN EFFECTIVE SOLUTION FOR PROTECTING THE JOLLYVILLE PLATEAU SALAMANDER. THIS SALAMANDER IS LISTED AS AN ENDANGERED SPECIES. IMPLEMENTING THE MEASURES REQUIRED IN THE CITY OF GEORGETOWN'S WATER QUALITY MANAGEMENT PLAN (WQMP) EXHIBIT 'A' WAS DISCUSSED WITH THE USFWS AND CITY OF AUSTIN AS PROVIDING SUFFICIENT PROTECTION FOR THE SALAMANDER.

IN ORDER TO COMPLY WITH THE WQMP AND TO PROVIDE ADDITIONAL PROTECTION FOR THE SALAMANDER SPRING SITE, THE FOLLOWING HAS BEEN IMPLEMENTED INTO THIS SITE PLAN:

1. BUFFERS:

a. NO DEVELOPMENT IS PROPOSED IN THE "RED ZONE." (80M UP AND DOWN STREAM FROM CENTER OF SPRING).

b. THE DEVELOPMENT IS PROPOSED OUTSIDE OF THE "ORANGE ZONE" (300M FROM CENTER OF SPRING).

c. 100-FOOT STREAM BUFFERS FROM CENTERLINE HAVE BEEN PROVIDED, WHICH COINCIDE WITH THE CITY OF AUSTIN WATER QUALITY TRANSITION ZONE.

2. WATER QUALITY:

a. A LIVE CHANNEL THAT MEETS THE TCEQ REQUIREMENTS FOR CHANNEL DESIGN HAS BEEN INCLUDED TO PROVIDE "PRETREATMENT" FOR THE ROADS AND THE BUILDING. THIS CHANNEL PROVIDES ADDITIONAL WATER QUALITY OVER AND ABOVE WHAT IS REQUIRED TO MEET CITY OF AUSTIN WATER QUALITY REQUIREMENTS.

b. A PARTIAL/SEDIMENTATION FILTRATION POND HAS BEEN PROVIDED MEETING 100% OF THE REQUIRED WATER QUALITY FOR THE DEVELOPMENT OF THE ROADS AND THE BUILDING, MEETING CITY OF AUSTIN REQUIREMENTS.

c. PARTIAL BIO-FILTRATION PONDS ARE PROVIDED MEETING 100% OF THE REQUIRED WATER QUALITY FOR THE DEVELOPMENT OF THE PARKING LOT, RESIDENCE HALL, AND ANCILLARY SITE IMPROVEMENTS, MEETING CITY OF AUSTIN REQUIREMENTS.

d. EXTENSIVE LEVEL SPREADERS (INCLUDING DEEP ROOTED SWITCH GRASS, STILLING BASINS, AND BIG MUHLY) HAVE BEEN PROVIDED TO REDUCE VELOCITIES FROM CONVEYANCE AREAS DISCHARGING CONCENTRATED RUNOFF.

3. WATER QUANTITY:

a. OFFSITE FLOWS ARE CONVEYED THROUGH THE SITE FOLLOWING NATURAL DRAINAGE PATTERNS AS MUCH AS PRACTICABLE.

BENCHMARKS

BM #50003 MAG NAIL SET IN TOP OF CURB ON A CIRCULAR MEDIAN LOCATED AT THE INTERSECTION OF TWO DRIVEWAYS 8'± NORTHWEST OF A FLAG POLE AND 36'± NORTHWEST OF A WASTEWATER MANHOLE.

- ELEV.=957.97' (NAVD '88)

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- ELEV.=940.28' (NAVD '88)

SITE PLAN APPROVAL SHEET 20 OF 43
FILE NUMBER SP-2020-0038C APPLICATION DATE 1/31/2020
APPROVED BY COMMISSION ON _____ UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC) _____ CASE MANAGER JEREMY SILTALA
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING R&D-PDA
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

811 Know what's below. Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

No.	REVISIONS	DATE	BY

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10814 JOLLYVILLE ROAD AVALON IV SUITE 200 AUSTIN, TX 78759
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TBPE Firm No. 928

STATE OF TEXAS
BRANDON E. HAMMANN
107368
LICENSED
PROFESSIONAL ENGINEER
7/27/2020

KHA PROJECT 069229503
DATE JULY 2020
SCALE: AS SHOWN
DESIGNED BY: JCL
DRAWN BY: JCL
CHECKED BY: BEH

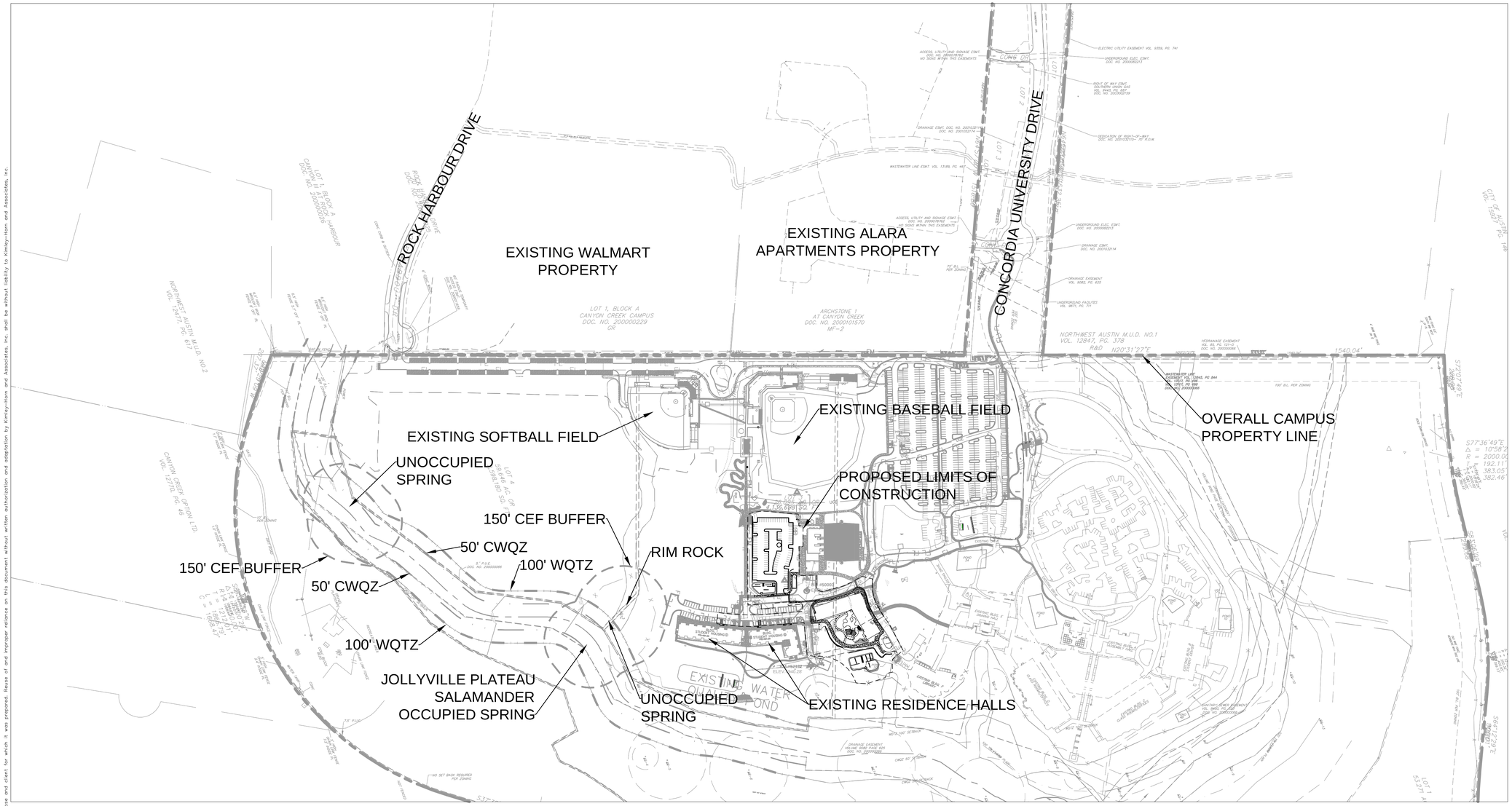
JOLLYVILLE PLATEAU SALAMANDER PROTECTION PLAN

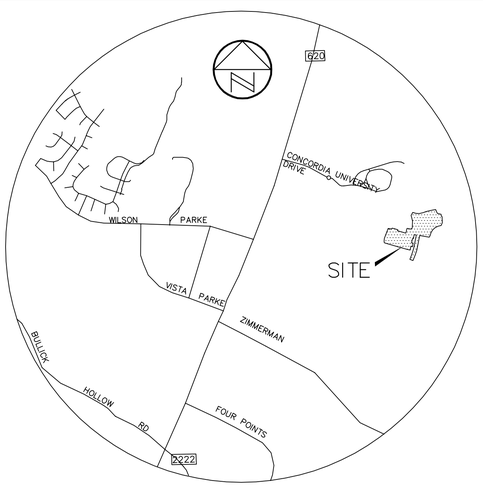
CONCORDIA UNIVERSITY RESIDENCE HALL

CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
20 OF 43

SP-2020-0038C





VICINITY MAP
N.T.S.

0 200' 400'
GRAPHIC SCALE 200'

PROPERTY LINE
LIMITS OF CONSTRUCTION

CONTEXT MAP

Concordia Unviersity Residence Hall

July 2020

Kimley»Horn

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

October 20, 2020

City of Austin
Planning and Development Review Department
505 Barton Springs Road
Austin, TX 78767

Re: Variance Request Letter – Fill
Concordia University Residence Hall - Site Plan Application SP-2020-0038C
11400 Concordia University Drive
Austin, Texas 78726

To Whom It May Concern:

INTRODUCTION

Please accept this letter as a request for a variance to the Lake Austin Ordinance #840301-F, Sections 9-10-409(A) and 9-10-409(B) for a max fill of +/- 8.75 ft for the above referenced project.

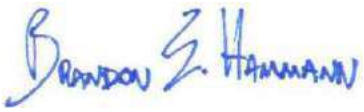
PROJECT DESCRIPTION

The Concordia University Texas campus is an existing campus located at 11400 Concordia University Drive in northwest Austin, Texas and Travis County. The existing property is approximately 383 acres including approximately 250 acres of preserve land. The campus has existing improvements including buildings, athletic facilities, private drives, underground utilities storm drains, stormwater ponds, and auxiliary improvements.

The proposed campus improvements include a 4-story residence hall building, associated parking lot, outdoor amphitheater area, pedestrian improvements, two water quality and detention ponds, and associated site improvements. This project is located within the Bull Creek Watershed, classified as a Water Supply Suburban Watershed. The site is located within the Edwards Aquifer Recharge Zone according to the City of Austin GIS. Critical water quality zones, water quality transition zones, and critical environmental features are located on the southern and eastern portion of the site. No development will occur in these locations. The terrain is heavily wooded and has some grass cover.

No requests for a variance to CEF buffers, WQTZ or CWQZ areas are being requested. If you have any questions or comments regarding this request, please contact me at 512-271-6314.

Sincerely,



Brandon Hammann, P.E., LEED AP
Project Manager

N
W E
S

0 40' 80'
GRAPHIC SCALE 40'

LEGEND

— 710 — (dashed)		EXISTING CONTOUR
— 710 —		PROPOSED CONTOUR
— LOC —		LIMITS OF CONSTRUCTION
— SF —	SF	SILT FENCE - SEE DETAIL ON SHEET 11.
	CE	CONSTRUCTION ENTRANCE - SEE DETAIL ON SHEET 11.
	SA	STAGING AND SPOILS AREA.
	CW	CONCRETE WASHOUT PIT - SEE DETAIL ON SHEET 11.
— TP —	TP	TREE PROTECTION - SEE DETAIL ON SHEET 11.
	IP	INLET PROTECTION - SEE DETAIL ON SHEET 11.
— FD —	FD	TRIANGULAR FILTER DIKE - SEE DETAIL ON SHEET 11.
	DS	DEWATERING SKIMMER - SEE DETAIL ON SHEET 11.
— ML —	ML	MULCH SOCK - SEE DETAIL ON SHEET 11
		TREE TO REMAIN
		TREE TO BE REMOVED

NOTES:

1. REFER TO EROSION AND SEDIMENTATION CONTROL AND TREE PROTECTION DETAILS, SHEET 11.
2. ALL TREES 8" AND GREATER IN SIZE HAVE BEEN SURVEYED. ONLY THOSE TREES 19" AND LARGER ARE CONSIDERED PROTECTED PER ORDINANCE NO. 83-0324-N, AND CROSS-REFERENCED IN THE PDA ORDINANCE FOR THIS PROPERTY (850131-Q).
3. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
4. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
5. THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS [LDC 25-8-183]
6. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(A) OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
7. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
8. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
9. ADDITIONAL EROSION AND SEDIMENTATION CONTROLS MAY BE REQUIRED BY THE CITY DURING CONSTRUCTION.
10. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING [ECM 1.4.4.B.3, SECTION 5, I.].
11. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY [ECM 1.4.4.D.4].
12. USE J-HOOKS WHERE SILT FENCE CANNOT BE INSTALLED PARALLEL TO THE EXISTING CONTOURS.
13. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY. [ECM 1.4.4.D.4]
14. INLET PROTECTION GEOTEXTILE FABRIC SHALL MEET THE SPECIFICATIONS LISTED IN SECTION 1.4.5.9, INLET PROTECTION, OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF N.O.I., N.O.T. AND ANY ADDITIONAL INFORMATION REQUIRED BY THE TCEQ CONTRACTOR SHALL COMPLY WITH ALL TCEQ STORMWATER POLLUTION PREVENTION REQUIREMENTS.
16. INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO INSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL OFF SITE SEDIMENTATION. PERIODIC RE-GRADING OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE DEVICES.
17. EROSION CONTROL DEVICES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
18. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS FOR THIS PROJECT, AND NCTCOG SPECIFICATIONS. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY/COUNTY ENGINEERING DIVISION.
19. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
20. OFF-SITE BORROW AND SPOIL AREAS ARE CONSIDERED AS PART OF THE PROJECT SITE, AND MUST ALSO COMPLY WITH THE EROSION CONTROL REQUIREMENTS FOR THIS PROJECT. THIS INCLUDES THE INSTALLATION OF BMPs TO CONTROL OFFSITE SEDIMENTATION AND THE ESTABLISHMENT OF PERMANENT GROUND COVER ON DISTURBED AREAS PRIOR TO FINAL APPROVAL OF THE PROJECT.
21. IN ORDER TO COMPLY WITH THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY AND ALL OTHER AGENCIES HAVING JURISDICTION, THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL EROSION OR POLLUTION DEVICES, AS REQUIRED, DURING CONSTRUCTION. FILING OF N.O.I. (PER TCEQ REQUIREMENTS) SHALL BE RESPONSIBILITY OF THE CONTRACTOR AND THE OWNER.
22. TREES PROPOSED TO BE PRESERVED MUST MEET THE FOLLOWING CRITERIA:
    - A MINIMUM OF 50% OF THE CRITICAL ROOT ZONE MUST BE PRESERVED AT NATURAL GRADE, WITH NATURAL GROUND COVER.
    - CUT OR FILL IS LIMITED TO 4 INCHES FROM THE $\frac{1}{2}$ CRITICAL ROOT ZONE TO THE $\frac{1}{4}$ CRITICAL ROOT ZONE; AND
    - NO CUT OR FILL IS PERMITTED WITHIN THE $\frac{1}{4}$ CRITICAL ROOT ZONE.
22. CONTRACTOR SHALL MAINTAIN THE DEWATERING SYSTEM TO ENSURE PERFORMANCE. IF THE DEWATERING SYSTEM IS NOT PERFORMING, THE CONTRACTOR MUST IMMEDIATELY MAKE THE NECESSARY MODIFICATIONS, FOLLOWING THE ENVIRONMENTAL INSPECTOR'S DIRECTION TO ENSURE ADEQUATE SYSTEM PERFORMANCE. CONTRACTOR SHALL PROVIDE THE DEWATERING PLAN AT THE PRECONSTRUCTION MEETING.
23. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY SEDIMENT TRANSPORTED FROM THE LOC TO THE OFFSITE DETENTION/WATER QUALITY POND(S).
24. NO AREAS IN EXCESS OF 2:1 SLOPES ARE ANTICIPATED POST-CONSTRUCTION.

BENCHMARKS

BM #50003 MAG NAIL SET IN TOP OF CURB ON A CIRCULAR MEDIAN LOCATED AT THE INTERSECTION OF TWO DRIVEWAYS 8'± NORTHWEST OF A FLAG POLE AND 36'± NORTHWEST OF A WASTEWATER MANHOLE.

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CONCORDIA UNIVERSITY RESIDENCE HALL

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SHEET NUMBER
10 OF 43