



## ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

### COMMISSION MEETING

**DATE:** November 20, 2020

**NAME & NUMBER OF PROJECT:** Concordia University Campus Residence Hall, SP-2020-0038C

**NAME OF APPLICANT OR ORGANIZATION:** Brandon Hamman, P.E., LEED AP – Kimley-Horn & Associates

**LOCATION:** 11400 Concordia University Drive, 78726

**COUNCIL DISTRICT:** District 6

**ENVIRONMENTAL REVIEW STAFF:** Kristy Nguyen, Environmental Review Specialist Senior, Development Services Department, (512) 974-3035, Kristy.Nguyen@austintexas.gov

**WATERSHED:** Bull Creek, Water Supply Suburban, Drinking Water Protection Zone

**REQUEST:** Variance request is as follows:  
Request to vary from Lake Austin Watershed Ordinance No. 840301-F, Section 9-10-409(a) – for a fill exceeding four feet

**STAFF RECOMMENDATION:** Staff recommends this variance, having determined the findings of fact to have been met.

**STAFF CONDITION:**

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.

## **Staff Findings of Fact and Exhibits**



Development Services Department  
Staff Recommendations Concerning Required Findings

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Project Name: Concordia University Campus Residence Hall, SP-2020-0038C  
Ordinance Standard: 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  
Variance Request: Section 9-10-409(a) – for a fill exceeding four feet

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Include an explanation with each applicable finding of fact.

A. Land Use Commission variance determinations from Section 9-10-377 of the City Code:

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 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.

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 and associated improvements in accordance with the allowable land use and which will not create

significant probabilities of harmful environmental consequences. 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.

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.

Yes 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 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.

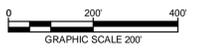
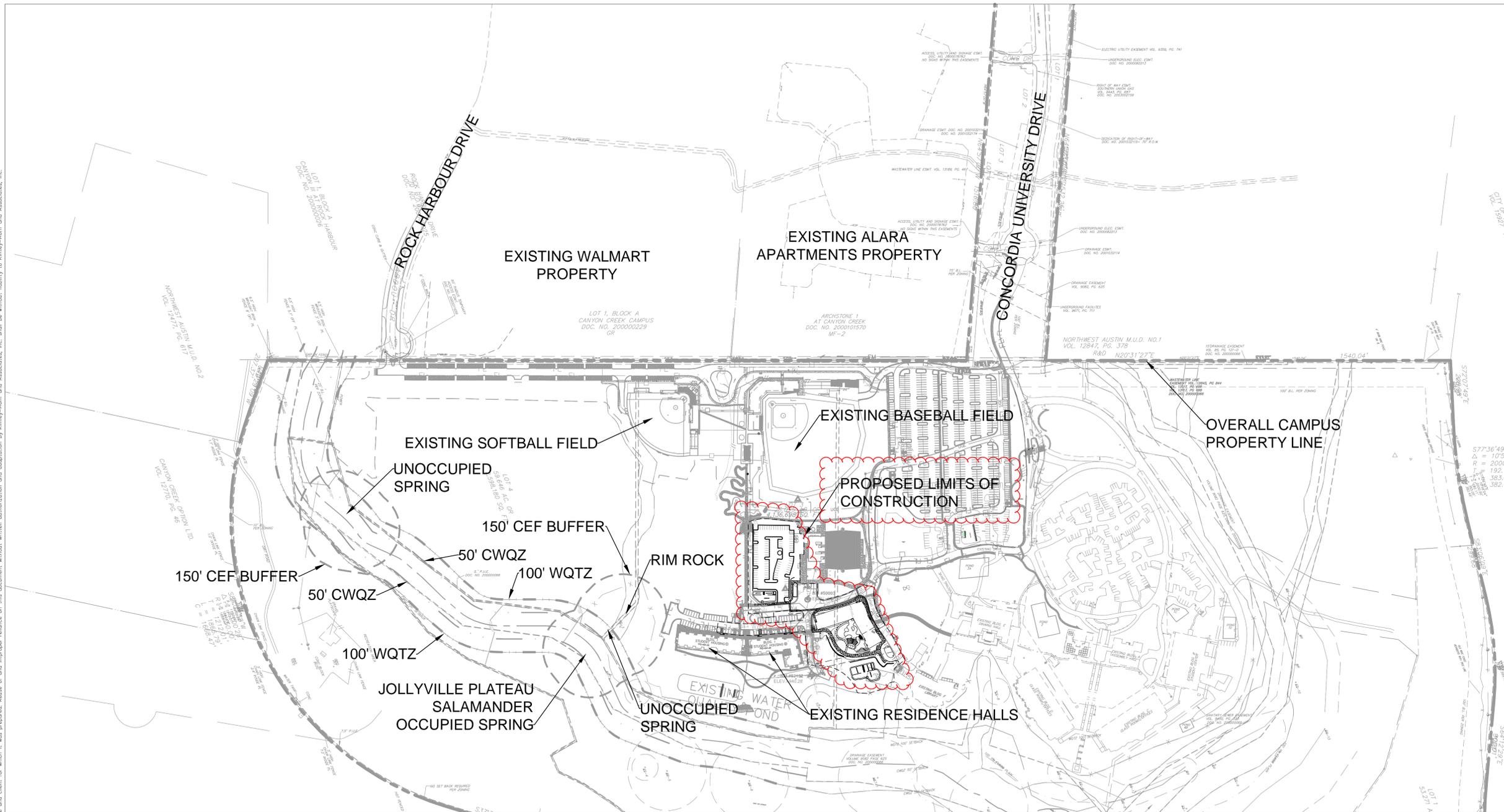
Staff Determination: Staff determines that the findings of fact have been met. Staff recommends the following conditions:

- 1) Subject to the Void and Water Flow Mitigation Rule (City Environmental Criteria Manual 1.12.0 and City Standard Specification Manual No. 658S) provision that all trenching greater than 5 feet deep must be inspected by a Texas Professional Geoscientist or their representative;
- 2) Preserve 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

Environmental Reviewer (DSD)	<i>Kristy Nguyen</i>	Date <u>10-21-2020</u>
Environmental Review Manager (DSD)	<b><i>Mike McDougal</i></b>	<u>10-21-2020</u>
Environmental Officer (WPD)	<i>CA</i>	<u>10-23-2020</u>

## **Staff Exhibits**

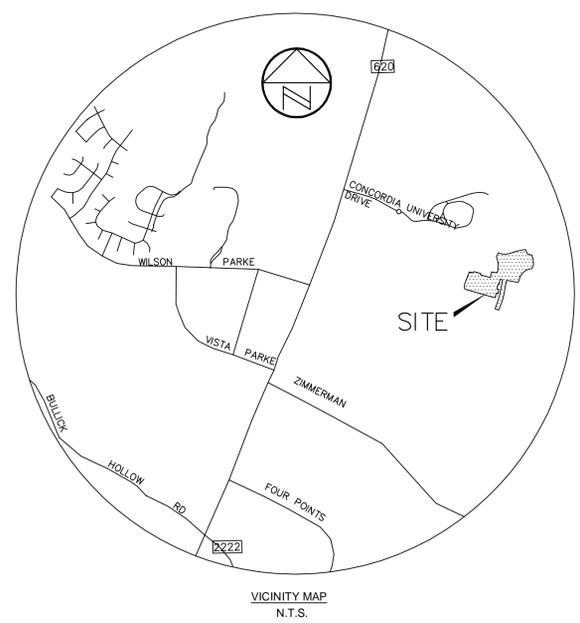
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	PROPERTY LINE
	LIMITS OF CONSTRUCTION

# Existing Conditions

# Existing Conditions



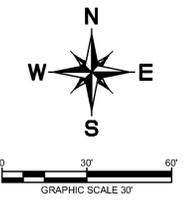
CONTEXT MAP  
**Concordia University  
 Residence Hall**

July 2020



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

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

**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: (25-5-8).LDC) CASE MANAGER **JEREMY SILTALA**  
 PROJECT EXPIRATION DATE (ORD #970905-A) DW/PZ: \_\_\_\_\_  
 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 Plan 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.*



No.	REVISIONS	DATE	BY

**Kimley & Horn**  
 10814 JOLLYVILLE ROAD AVALON IV SUITE 200 AUSTIN, TX  
 PHONE: 512-418-1771 FAX: 512-418-1791  
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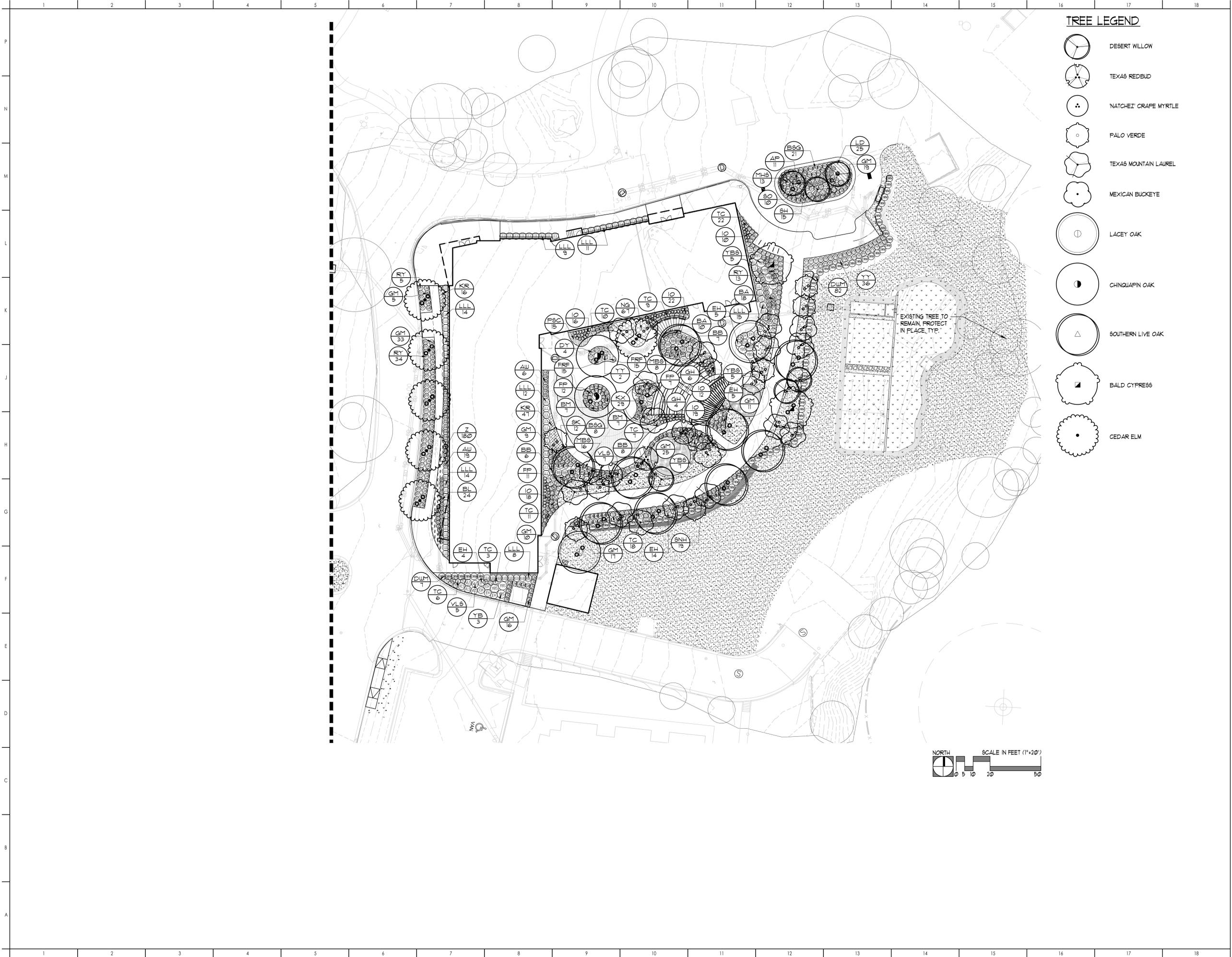


KHA PROJECT	069229503
DATE	SEPTEMBER 2020
SCALE	AS SHOWN
DESIGNED BY:	JCL
DRAWN BY:	JCL
CHECKED BY:	BEH

**CUT-FILL MAP**

**CONCORDIA UNIVERSITY**  
**RESIDENCE HALL**  
 CITY OF AUSTIN  
 TRAVIS COUNTY, TEXAS

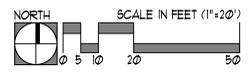
SHEET NUMBER  
**23 OF 43**



**TREE LEGEND**

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

EXISTING TREE TO REMAIN, PROTECT IN PLACE, TYP.



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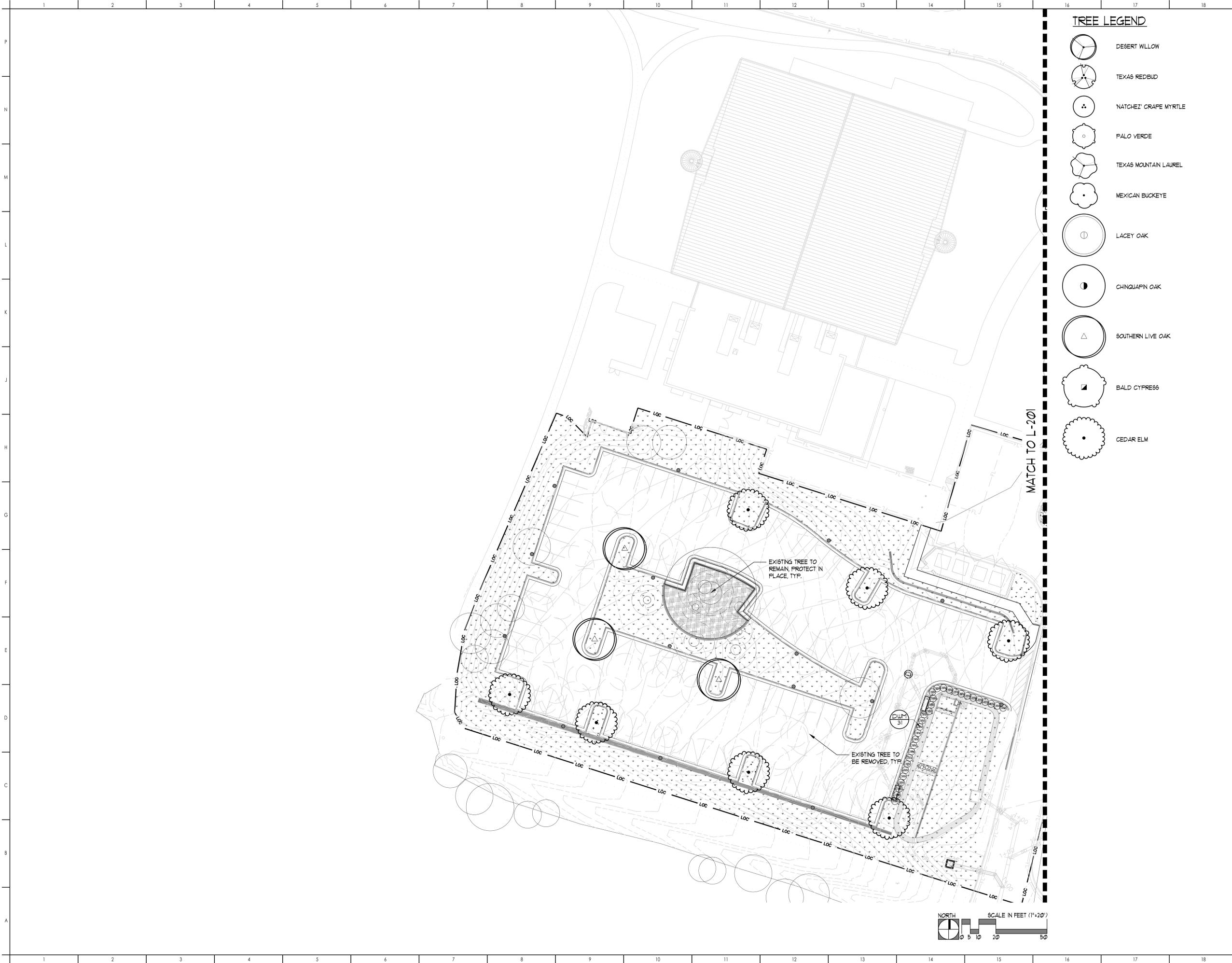
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 Issues  
 Project Number: 16-18721-00  
 Project Director: ANS  
 Quality Assurance: MAM  
 Drawn By: ANS

**LANDSCAPE PLAN**

File Path: I:\Projects\16-18721-00\Drawings\16-18721-00-Landscape\16-18721-00-Landscape.dwg  
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 Date: 10/16/2020 10:14 AM  
 Plot Date: 10/16/2020 10:14 AM



**TREE LEGEND**

-  DESERT WILLOW
-  TEXAS REDBUD
-  NATCHEZ' CRAPE MYRTLE
-  PALO VERDE
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-  BALD CYPRESS
-  CEDAR ELM



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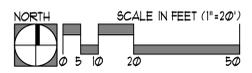
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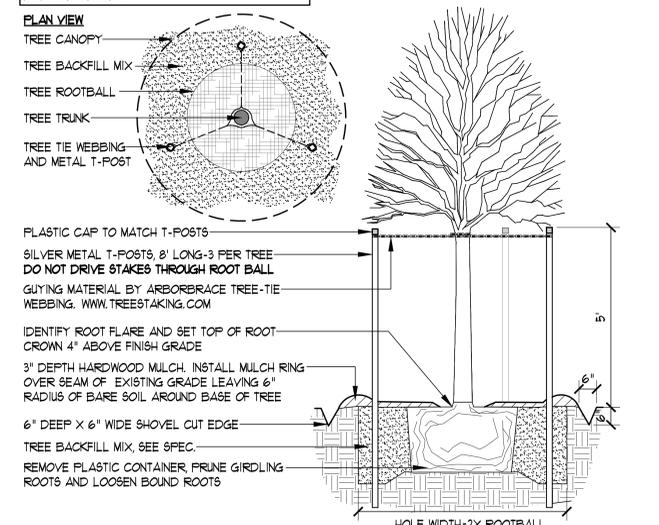
**PLANT SCHEDULE**

ORNAMENTAL	QTY	COMMON / BOTANICAL NAME	CONT	CALIFER	HEIGHT
	6	DESERT WILLOW CHILOPSIS LINEARIS 'BUBBA'S DELIGHT'	45 GAL	3" CAL.	7'-8' HT.
	5	MEXICAN BUCKEYE INGNADIA SPECIOSA	45 GAL		8'-10' HT.
	1	NATCHEZ CRAPE MYRTLE LAGERSTROEMIA INDICA FAURIEI 'NATCHEZ'	45 GAL	1.75"-2.25" CAL.	10'-12' HT.
	11	FALO 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	CALIFER	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 MUEHLENBERGII	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.

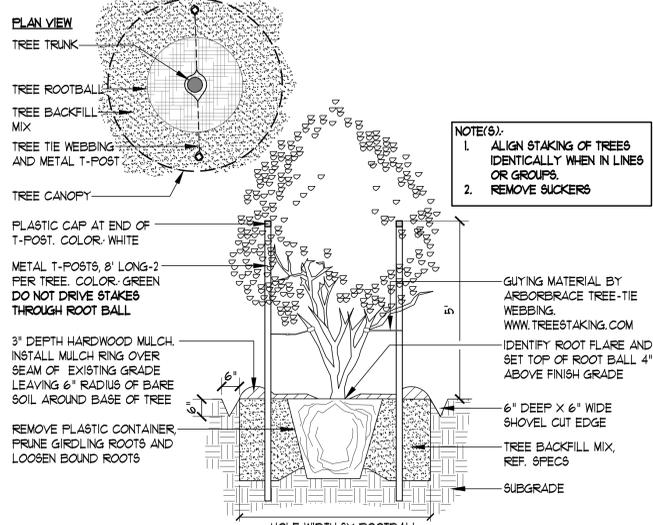
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	SPACING
AP	11	PARRYI AGAVE AGAVE PARRYI 'PARRYI'	15 GAL	36" o.c.
AW	25	FLAMELEAF ACANTHUS ANISACANTHUS QUADRIFIDUS WRIGHTII	5 GAL	36" o.c.
BA	28	BAMBOO MUHLY MUEHLENBERGIA DUMOSA	5 GAL	36" o.c.
BB	21	AMERICAN BEAUTYBERRY CALLICARPA AMERICANA	5 GAL	48" o.c.
BL	24	BLONDE AMBITION BLUE GRAMA BOUTELLOUA GRACILIS 'BLONDE AMBITION'	3 GAL	30" o.c.
BM	14	BIG MUHLY MUEHLENBERGIA LINDHEIMERI	5 GAL	36" o.c.
B&G	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 YAUPON 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	134	GULF MUHLY MUEHLENBERGIA CAPILLARIS 'REGAL MIST'	3 GAL	36" o.c.
IO	91	INLAND SEA OATS 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.
MBS	24	MEXICAN BUSH SAGE SALVIA LEUCANTHA	5 GAL	36" o.c.
MHS	13	MEXICAN HONEYSUCKLE JUSTICIA SPICIGERA	3 GAL	36" o.c.
FP	30	FIRECRACKER PLANT RUSSELLIA EQUISETIFORMIS	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	SKELTONLEAF GOLDENEYE VIGUIERA STENOLOBA	5 GAL	36" o.c.
SO	10	TEXAS GREEN SOTOL DASYLIRION TEXANUM	24" BOX	48" o.c.
SNH	19	NARROWLEAF SNAKEHERB DYSCHORISTE LINEARIS	3 GAL	36" o.c.
TC	81	BIG MOMMA TURK'S CAP MALVAVISCUS DRUMMONDII 'BIG MOMMA'	5 GAL	36" o.c.
VL5	7	VELVET-LEAF SENNA CASSIA LINDHEIMERIANA	3 GAL	48" o.c.
YBS	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 PHYTLA 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	67	LANTANA 'NEW GOLD' LANTANA X 'NEW GOLD'	1 GAL	24" o.c.
	P&C	15	PINK SKULLCAP SCUTELLARIA SUFFRUTESCENS 'PINK'	1 GAL	24" o.c.
	T&M	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	SOD	
	CYN	REF. PLAN	BERMUDA GRASS CYNODON DACTYLON 'TIF 419'	SOD	
	NWM	REF. PLAN	NATIVE WILDFLOWER MIX FROM NATIVE AMERICAN SEED	HYDROMULCH	

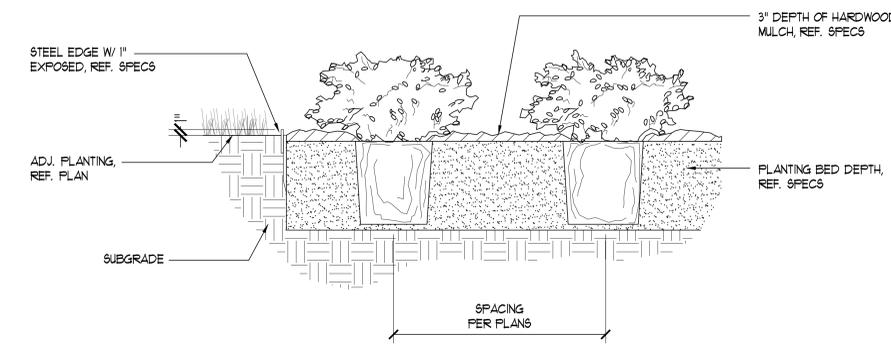
**NOTES:**  
 1. PRUNE DEAD OR BROKEN BRANCHES ONLY  
 BRANCHES TO BE 80" AFF AT ACCESSIBLE AREAS.  
 2. ALIGN STAKING OF TREES IDENTICALLY WHEN IN  
 LINES OR GROUPS.



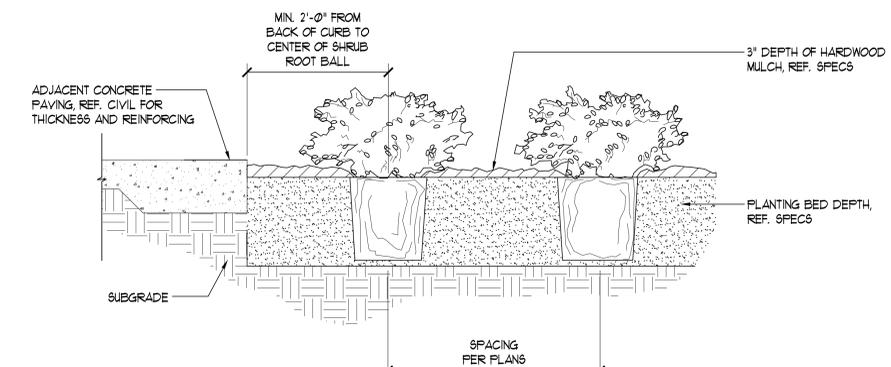
**1 SHADE TREE PLANTING**  
SECTION SCALE: 1"=1'-0"



**2 ORNAMENTAL TREE PLANTING**  
SECTION SCALE: 1"=1'-0"



**3 SHRUB PLANTING AT STEEL EDGE**  
SECTION SCALE: 1"=1'-0"



**4 SHRUB PLANTING AT CONCRETE WALK**  
SECTION SCALE: 1"=1'-0"

**NOTE(S):**  
 1. ALIGN STAKING OF TREES IDENTICALLY WHEN IN LINES OR GROUPS.  
 2. REMOVE SUCKERS



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LANDSCAPE DETAILS