



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE: 11/16/22

NAME & NUMBER OF PROJECT: Concordia University Sports Complex, SP-2022-0020C

NAME OF APPLICANT OR ORGANIZATION: Kimley-Horn and Associates, Inc., Allison Kennaugh, P.E.

LOCATION: 8200 Kilian Road Austin, Texas, 78726

COUNCIL DISTRICT: District 6

ENVIRONMENTAL REVIEW STAFF: Mel Fuechec, Environmental Review Specialist Senior, Development Services Department, mel.fuechec@austintexas.gov

WATERSHED: Bull Creek, Water Supply Suburban Classification, 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(b) to allow cut exceeding four feet to fifteen feet.

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

STAFF CONDITION:

- 1) The site shall be graded so that no developed surface runoff drains to the CEF to the east of the track and field.
- 2) COA 609S native seeding and planting shall be installed in any disturbed area adjacent to the track and field.
- 3) A one-acre tract shall be dedicated as a conservation easement.



Development Services Department
Staff Recommendations Concerning Required Findings

Project Name: Concordia University Sports Complex, SP-2022-0020C
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(b) – for cut exceeding four feet to fifteen feet

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 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. A similar variance for cut of +/-8.7 feet and fill of +/-9 feet was granted in site plan case #SP-2020-0038C to construct two water quality/detention facilities, a four story residence hall, and associated parking.

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 NCAA sports fields and associated parking and improvements, in accordance with the allowable land use and which will not create significant probabilities of harmful environmental consequences.

The natural slope of the property, the locations of CEF setbacks, the size and orientation required of NCAA compliant facilities, and the requirement that such playing fields maintain a constant elevation necessitate the proposed grading. In an effort to balance the required earthwork and minimize the cut and fill required to the maximum extent practicable, portions of the emergency access road are proposed at the maximum allowable slope for an emergency access road; and the tennis courts are tiered to reduce the amount of grading required for their construction.

Additionally, all developed runoff will be treated by two biofiltration ponds, two detention ponds, and rain gardens. No runoff will flow to the critical environmental features.

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 +/- 490-acre Concordia University property is currently subdivided into two large lots. The proposed improvements are on Lot 2 of the Amended Plats of Lot 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 or fill.

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

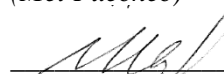
- 1) Site shall be graded so that no developed surface runoff drains to the CEF to the east of the track and field.
- 2) Provide COA 609S native seeding and planting in graded areas adjacent to the CEF to the east of the track and field.
- 3) A one-acre tract shall be dedicated as a conservation easement.

Environmental
Review (DSD)


(Mel Fuechec)

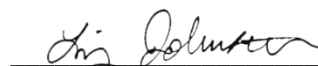
Date: 9/30/22

Environmental Policy
Program Manager
(DSD)


(Mike McDougal)

Date: 11/3/22

Deputy
Environmental
Officer (WPD)


(Liz Johnston)

Date: 11/3/22



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COMMISSION MEETING DATE: 11/16/22

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NAME OF APPLICANT OR ORGANIZATION: Kimley-Horn and Associates, Inc., Allison Kennaugh, P.E.

LOCATION: 8200 Kilian Road Austin, Texas, 78726

COUNCIL DISTRICT: District 6

ENVIRONMENTAL REVIEW STAFF: Mel Fuechec, Environmental Review Specialist Senior, Development Services Department, mel.fuechec@austintexas.gov

WATERSHED: Bull Creek, Water Supply Suburban Classification, 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) to allow fill exceeding four feet up to twelve feet

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

STAFF CONDITION:

- 1) The site shall be graded so that no developed surface runoff drains to the CEF to the east of the track and field.
- 2) COA 609S native seeding and planting shall be installed in any disturbed area adjacent to the track and field.
- 3) A one-acre tract shall be dedicated as a conservation easement.



Development Services Department
Staff Recommendations Concerning Required Findings

Project Name: Concordia University Sports Complex, SP-2022-0020C
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 fill exceeding four feet up to twelve feet

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 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. A similar variance for cut of +/-8.7 feet and fill of +/-9 feet was granted in site plan case #SP-2020-0038C to construct two water quality/detention facilities, a four story residence hall, and associated parking.

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 NCAA sports fields and associated parking and improvements, in accordance with the allowable land use and which will not create significant probabilities of harmful environmental consequences.

The natural slope of the property, the locations of CEF setbacks, the size and orientation required of NCAA compliant facilities, and the requirement that such playing fields maintain a constant elevation necessitate the proposed grading. In an effort to balance the required earthwork and minimize the cut and fill required to the maximum extent practicable, portions of the emergency access road are proposed at the maximum allowable slope for an emergency access road; and the tennis courts are tiered to reduce the amount of grading required for their construction.

Additionally, all developed runoff will be treated by two biofiltration ponds, two detention ponds, and rain gardens. No runoff will flow to the critical environmental features.

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 +/- 490-acre Concordia University property is currently subdivided into two large lots. The proposed improvements are on Lot 2 of the Amended Plats of Lot 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 or fill.

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

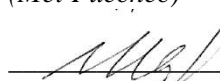
- 1) Site shall be graded so that no developed surface runoff drains to the CEF to the east of the track and field.
- 2) Provide COA 609S native seeding and planting in graded areas adjacent to the CEF to the east of the track and field.
- 3) A one-acre tract shall be dedicated as a conservation easement.

Environmental Review
(DSD)


(Mel Fuechec)

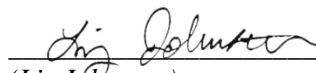
Date: 9/30/22

Environmental Policy
Program Manager (DSD)


(Mike McDougal)

Date: 11/3/22

Deputy Environmental
Officer (WPD)


(Liz Johnston)

Date: 11/3/22



ENVIRONMENTAL BOARD VARIANCE APPLICATION

Applicant Variance Request Letter

September 29, 2022

City of Austin
Development Services Department
6310 Wilhelmina Delco Dr.
Austin, TX 78752

**Re: Variance Request Letter – Cut
Concordia University Sports Complex - Site Plan Application SP-2022-0020C
8200 Kilian Road
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, Section 9-10-409(B) for a max cut of +/- 14.7 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 439 acres including approximately 250 acres of preserve land. The campus has existing improvements including institutional buildings, residence hall buildings, athletic facilities, private drives, underground utilities storm drains, stormwater ponds, and auxiliary improvements.

The proposed campus improvements include a number of NCAA compliant sports facilities such as an artificial turf soccer field, track and field with natural grass interior for field events, and 8 tennis courts. This project also includes a proposed grand-stand building, associated parking lot, pedestrian improvements, two biofiltration water quality ponds, two detention ponds, multiple rain gardens, and associated utility 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, however the site has been thoughtfully laid out so that no development will occur in these locations. The existing terrain has an average slopes ranging from 10-20%, 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,



Allison Kennaugh, P.E.
Project Manager

PROJECT DESCRIPTION
Applicant Contact Information

Name of Applicant	Kimley-Horn and Associates, Inc. – Allison Kennaugh, P.E.
Street Address	10814 Jollyville Road, Building IV, Suite 200
City State ZIP Code	Austin, Texas 78759
Work Phone	512-782-0614
E-Mail Address	Allison.kennaugh@kimley-horn.com

Variance Case Information

Case Name	Concordia University Sports Complex
Case Number	SP-2022-0020C
Address or Location	8200 Kilian Road, Austin, TX 78726
Environmental Reviewer Name	Mel Fuechec
Applicable Ordinance	Lake Austin Ordinance #840301-F, Section 9-10-409(B)
Watershed Name	Bull Creek
Watershed Classification	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> <u>Water Supply Suburban</u> <input type="checkbox"/> Water Supply Rural <input type="checkbox"/> Barton Springs Zone
Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input checked="" type="checkbox"/> <u>Northern Edwards Segment</u> <input type="checkbox"/> Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Distance to Nearest Classified Waterway	The Water Quality and Detention Facilities are located approximately 250' away from the centerline of a classified waterway. The proposed paving, building, parking lot, and other site infrastructure are 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, Section 9-10-409(B) for a max cut of +/- 14.7 ft.

Impervious cover	Existing	Proposed
square footage:	____1,376,771____	____1,767,473____

acreage:	___31.61___	___40.58___
percentage:	___10.43%___	___13.39%___
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)	<p>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 439 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.</p> <p>The proposed campus improvements include a number of NCAA compliant sports facilities such as an artificial turf soccer field, track and field with natural grass interior for field events, and 8 tennis courts. This project also includes a proposed grand-stand building, associated parking lot, pedestrian improvements, two biofiltration water quality ponds, two detention ponds, multiple rain gardens, and associated utility 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, however the site has been thoughtfully laid out so that no development will occur in these locations. The terrain is an average of 10-20% slopes and is heavily wooded with some grass cover.</p>	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	<p>The proposed cut 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, Section 9-10-409(B). The proposed project proposes a maximum cut of +/- 14.7 ft in order to construct the NCAA-compliant track and field, proposed building, associated paving improvements, and the associated detention pond remediation.</p>
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FINDINGS

A. Land Use Commission variance determinations from Sections 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, variances to Lake Austin Ordinance #840301-F, Sections 9-10-409(a) and 9-10-409(b) were 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.

Cut/fill variances were 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.

Finally, other cut/fill variances were granted in 2021 for a max cut of +/-8.7' and a max fill of +/- 9.0' to construct two water quality and detention facilities, a 4-story residence hall, and associated parking for Concordia University Texas under City of Austin Case #SP-2020-0038C.

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 sports complex facilities 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 sports fields/surfaces, building, and surface parking lot/drive aisles for this project. Additionally, solar orientation is an important factor that informs athletic field orientation and layout. A private drive is proposed along the western property line to provide fire and emergency access to the athletic facilities from the adjacent ROW at the cul-de-sac of Rock Harbour Drive. As the internal drive extends to the north, it also serves to provide internal vehicular connectivity between a number of proposed surface parking stalls the existing campus circulation routes. Proposed grades within the parking lot allow for a navigable transition from the private drive along the western property line 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. For portions of the fire lane north of the building, the proposed

slope is approaching 10% in an effort to minimize cut in this area, which is the maximum allowable slope for an emergency access road.

The primary focus of this project for the University is to provide an NCAA compliant training and playing facility for student-athletes so that Concordia students can enjoy the same opportunities as students attending other local and regional universities. The elevation of the track & field is set with the intention to balance the site earthwork across the project and to consider how the proposed collective site elevations will interact with multiple CEF's (Critical Environmental Features) along the north, east, and southern boundaries of the site. Cut in excess of 4 feet may be seen in the northwest corners of the track & field and soccer field and fill in excess of 4 feet in the southeast corner of these fields. The sheer size of the NCAA-compliant soccer fields and track & field requires a considerable amount of cut and fill across the existing grade since these sports features must remain at one elevation plane.

The proposed building/ticketing/restrooms are oriented parallel to the northern end of the track and field to provide ticketing and restrooms at a central location to the facilities, which is a code requirement. The elevation of the building is set relative to the track to allow pedestrian access at track and field level. The site has numerous environmental constraints that limit both the area that can be developed and the locations for fields, courts, and ancillary building structures. There are six (6) CEF's on or within 150' from the project site: three (3) springs/seeps, one point recharge feature, one canyon rimrock and one wetland. The site also has a karst feature for which we are allotting a 300' diameter easement. There is also a tree preserve adjacent to the site which is the home to the Jollyville Plateau Salamanders and the Golden-Cheeked Warbler. Taking all of these items into account along with the orientation of the track and field, we are not able to place the building parallel to existing topography and must orient it perpendicular to existing slopes. Even still, the elevations of the collective proposed facilities are set to minimize cut to the maximum extend practicable given the site constraints.

The tennis courts are intentionally tiered to assist in alleviating the amount of earthwork required for their construction. Two western tennis courts are set a higher elevation, and six eastern courts are stepped down by 5'-6'. These elevations were set by maintaining access to the ADA-compliant sidewalk to the north of the proposed tennis courts. There are access gates to these tennis courts that open up to this existing E-W sidewalk. This route will connect to the existing ADA route for the campus.

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. Biofiltration ponds and rain gardens have been implemented to utilize native plantings and enhance the environmental impact associated with this project. Furthermore, tree retaining walls 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. ***Correct, 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 +/- 490-acre 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.



ENVIRONMENTAL BOARD VARIANCE APPLICATION

Applicant Variance Request Letter

September 29, 2022

City of Austin
Development Services Department
6310 Wilhelmina Delco Dr.
Austin, TX 78752

**Re: Variance Request Letter – Fill
Concordia University Sports Complex - Site Plan Application SP-2022-0020C
8200 Kilian Road
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, Section 9-10-409(A) for a max fill of +/- 12.0 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 439 acres including approximately 250 acres of preserve land. The campus has existing improvements including institutional buildings, residence hall buildings, athletic facilities, private drives, underground utilities storm drains, stormwater ponds, and auxiliary improvements.

The proposed campus improvements include a number of NCAA compliant sports facilities such as an artificial turf soccer field, track and field with natural grass interior for field events, and 8 tennis courts. This project also includes a proposed grand-stand building, associated parking lot, pedestrian improvements, two biofiltration water quality ponds, two detention ponds, multiple rain gardens, and associated utility 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, however the site has been thoughtfully laid out so that no development will occur in these locations. The existing terrain has an average slopes ranging from 10-20%, 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,



Allison Kennaugh, P.E.
Project Manager

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Kimley-Horn and Associates, Inc. – Allison Kennaugh, P.E.
Street Address	10814 Jollyville Road, Building IV, Suite 200
City State ZIP Code	Austin, Texas 78759
Work Phone	512-782-0614
E-Mail Address	Allison.kennaugh@kimley-horn.com

Variance Case Information

Case Name	Concordia University Sports Complex
Case Number	SP-2022-0020C
Address or Location	8200 Kilian Road, Austin, TX 78726
Environmental Reviewer Name	Mel Fuechec
Applicable Ordinance	Lake Austin Ordinance #840301-F, Section 9-10-409(B)
Watershed Name	Bull Creek
Watershed Classification	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> <u>Water Supply Suburban</u> <input type="checkbox"/> Water Supply Rural <input type="checkbox"/> Barton Springs Zone
Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input checked="" type="checkbox"/> <u>Northern Edwards Segment</u> <input type="checkbox"/> Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Distance to Nearest Classified Waterway	The Water Quality and Detention Facilities are located approximately 250' away from the centerline of a classified waterway. The proposed paving, building, parking lot, and other site infrastructure are 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, Section 9-10-409(A) for a max fill of +/- 12.0 ft.

Impervious cover	Existing	Proposed
square footage:	____1,376,771____	____1,767,473____

acreage:	___31.61___	___40.58___
percentage:	___10.43%___	___13.39%___
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)	<p>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 439 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.</p> <p>The proposed campus improvements include a number of NCAA compliant sports facilities such as an artificial turf soccer field, track and field with natural grass interior for field events, and 8 tennis courts. This project also includes a proposed grand-stand building, associated parking lot, pedestrian improvements, two biofiltration water quality ponds, two detention ponds, multiple rain gardens, and associated utility 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, however the site has been thoughtfully laid out so that no development will occur in these locations. The terrain is an average of 10-20% slopes and is heavily wooded with some grass cover.</p>	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	<p>The proposed fill does not comply with the applicable code for the project. Fill is restricted to 4' max per the Lake Austin Ordinance #840301-F, Section 9-10-409(A). The proposed project proposes a maximum fill of +/- 12.0 ft in order to construct the NCAA-compliant track and field, proposed building, associated paving improvements, and the associated detention pond remediation.</p>
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FINDINGS

A. Land Use Commission variance determinations from Sections 9-10-409(A) 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, variances to Lake Austin Ordinance #840301-F, Sections 9-10-409(a) and 9-10-409(b) were granted in 2008 for a max fill 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.

Cut/fill variances were 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.

Finally, other cut/fill variances were granted in 2021 for a max cut of +/-8.7' and a max fill of +/- 9.0' to construct two water quality and detention facilities, a 4-story residence hall, and associated parking for Concordia University Texas under City of Austin Case #SP-2020-0038C.

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 sports complex facilities 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 sports fields/surfaces, building, and surface parking lot/drive aisles for this project. Additionally, solar orientation is an important factor that informs athletic field orientation and layout. A private drive is proposed along the western property line to provide fire and emergency access to the athletic facilities from the adjacent ROW at the cul-de-sac of Rock Harbour Drive. As the internal drive extends to the north, it also serves to provide internal vehicular connectivity between a number of proposed surface parking stalls the existing campus circulation routes.

The primary focus of this project for the University is to provide an NCAA compliant training and playing facility for student-athletes so that Concordia students can enjoy the same opportunities as students attending other local and regional universities. The elevation of the track & field is set with the intention to balance the site earthwork across

the project and to consider how the proposed collective site elevations will interact with multiple CEF's (Critical Environmental Features) along the north, east, and southern boundaries of the site. Cut in excess of 4 feet may be seen in the northwest corners of the track & field and soccer field, and fill in excess of 4 feet in the southeast corner of these fields. The sheer size of the NCAA-compliant soccer fields and track & field requires a considerable amount of cut and fill across the existing grade since these sports features must remain at one elevation plane.

The proposed building/ticketing/restrooms are oriented parallel to the northern end of the track and field to provide ticketing and restrooms at a central location to the facilities, which is a code requirement. The elevation of the building is set relative to the track to allow pedestrian access at track and field level. The site has numerous environmental constraints that limit both the area that can be developed and the locations for fields, courts, and ancillary building structures. There are six (6) CEF's on or within 150' from the project site: three (3) springs/seeps, one point recharge feature, one canyon rimrock and one wetland. The site also has a karst feature for which we are allotting a 300' diameter easement. There is also a tree preserve adjacent to the site which is the home to the Jollyville Plateau Salamanders and the Golden-Cheeked Warbler. Taking all of these items into account along with the orientation of the track and field, we are not able to place the building parallel to existing topography and must orient it perpendicular to existing slopes. Even still, the elevations of the collective proposed facilities are set to minimize cut and fill to the maximum extent practicable given the site constraints.

The tennis courts are intentionally tiered to assist in alleviating the amount of earthwork required for their construction. Two western tennis courts are set a higher elevation, and six eastern courts are stepped down by 5'-6'. These elevations were set by maintaining access to the ADA-compliant sidewalk to the north of the proposed tennis courts. There are access gates to these tennis courts that open up to this existing E-W sidewalk. This route will connect to the existing ADA route for the campus.

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. Biofiltration ponds and rain gardens have been implemented to utilize native plantings and enhance the environmental impact associated with this project. Furthermore, tree retaining walls 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.

Correct, 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 +/- 490-acre 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.**



September 29, 2022

City of Austin
Development Services Department
6310 Wilhelmina Delco Dr.
Austin, TX 78752

**Re: Variance Request Letter – Cut
Concordia University Sports Complex - Site Plan Application SP-2022-0020C
8200 Kilian Road
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, Section 9-10-409(B) for a max cut of +/- 14.7 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 439 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 number of NCAA compliant sports facilities such as an artificial turf soccer field, track and field with natural grass interior for field events, and 8 tennis courts. This project also includes a proposed grand-stand building, associated parking lot, pedestrian improvements, two biofiltration water quality ponds, two detention ponds, multiple rain gardens, and associated utility 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, however the site has been thoughtfully laid out so that no development will occur in these locations. The existing terrain has an average slope ranging from 10-20%, 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,

A handwritten signature in blue ink that reads "Allison Kennaugh".

Allison Kennaugh, P.E.
Project Manager



September 29, 2022

City of Austin
Development Services Department
6310 Wilhelmina Delco Dr.
Austin, TX 78752

**Re: Variance Request Letter – Fill
Concordia University Sports Complex - Site Plan Application SP-2022-0020C
8200 Kilian Road
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, Section 9-10-409(A) for a max fill of +/- 12.0 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 439 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 number of NCAA compliant sports facilities such as an artificial turf soccer field, track and field with natural grass interior for field events, and 8 tennis courts. This project also includes a proposed grand-stand building, associated parking lot, pedestrian improvements, two biofiltration water quality ponds, two detention ponds, multiple rain gardens, and associated utility 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, however the site has been thoughtfully laid out so that no development will occur in these locations. The existing terrain has an average slope ranging from 10-20%, is heavily wooded, and has some grass cover.

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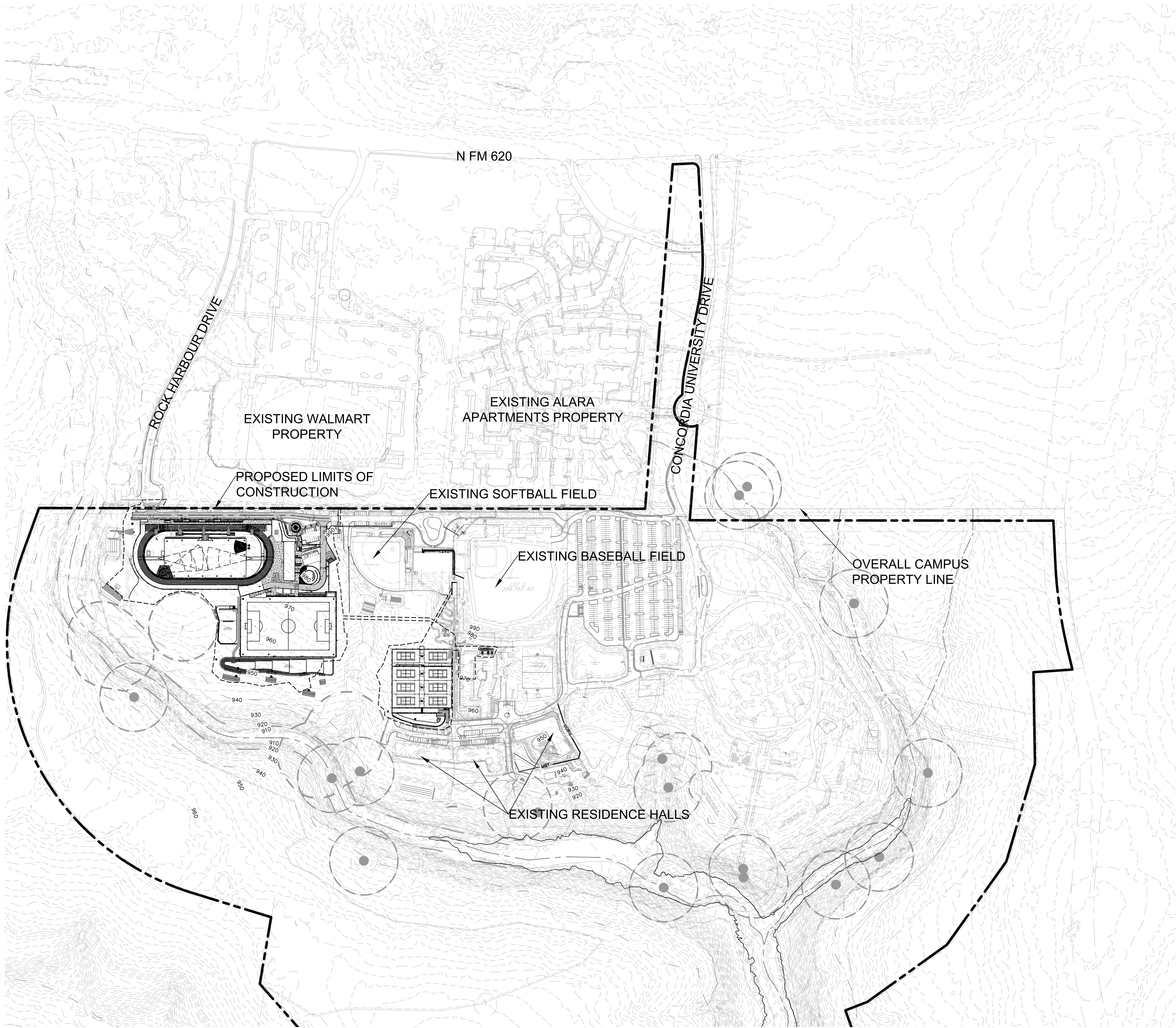
A handwritten signature in blue ink that reads "Allison Kennaugh".

Allison Kennaugh, P.E.
Project Manager

Plotted By: Lytle, Jack Date: September 20, 2022 02:40:28pm File Path: K:\AUS_Civil\069279600 - Concordia Soccer\Exhibits\PlanSheets\Out Fill Variance\Aerial Vicinity Map.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



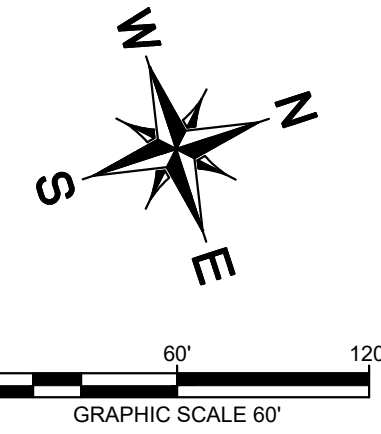
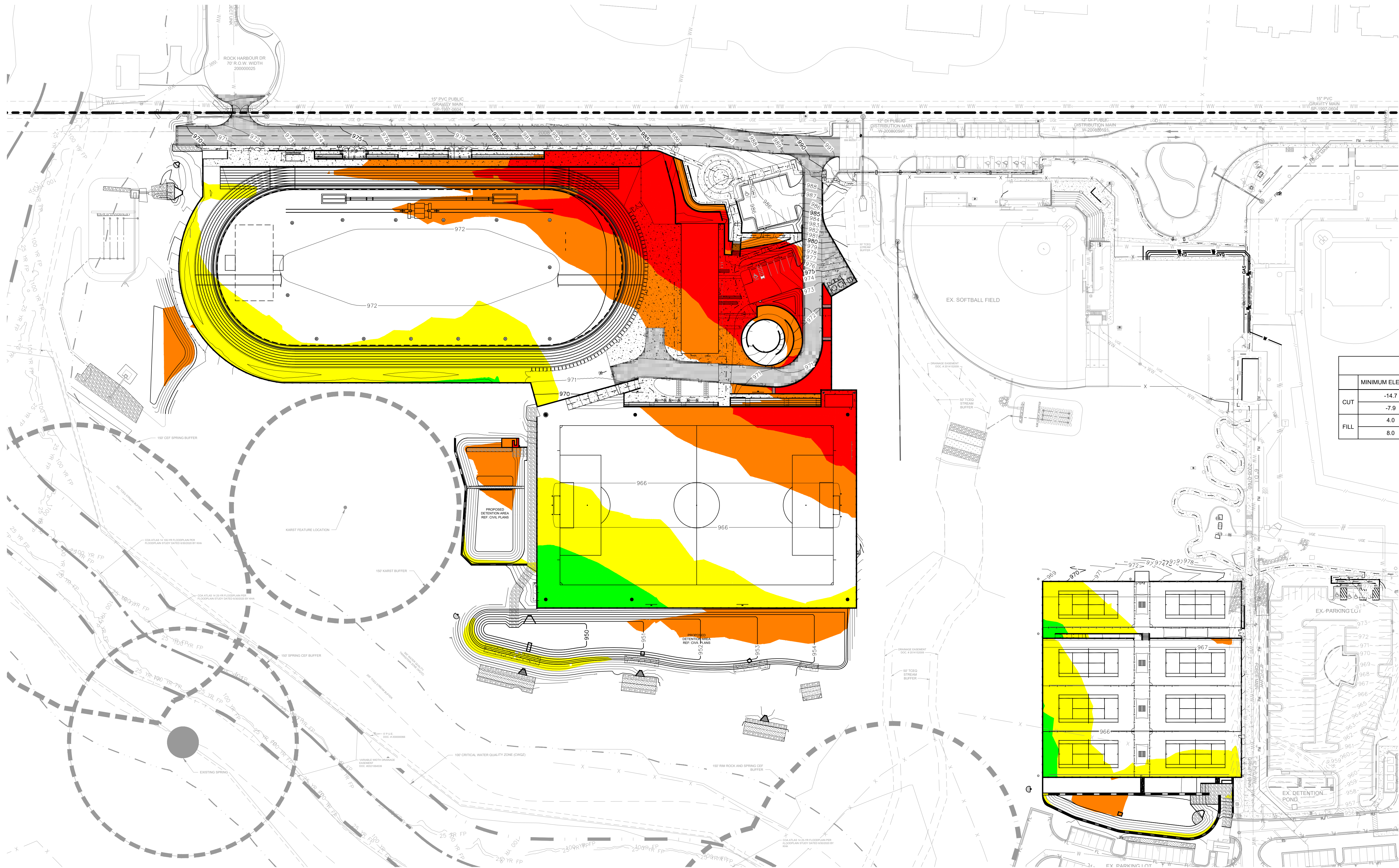
Plotted By: Lytle, Jack Date: September 22, 2022 12:59:06pm File Path: K:\AUS_Civil\069279600 - Concordia Soccer\Conc\Exhibits\Plan\Streets\Cut_Fill_Variance\Topographic Map.dwg
This document, together with the concepts and designs presented herein, is an instrument of service. It is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



TOPOGRAPHIC MAP
**Concordia Unviersity
Sports Complex**
September 2022

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.



CUT/FILL DATA TABLE					
	MINIMUM ELEVATION	MAXIMUM ELEVATION	AREA (SF)	AREA (AC)	COLOR
CUT	-14.7	-8.0	56,630.88	1.30	Red
	-7.9	-4.0	75,311.57	1.73	
FILL	4.0	7.9	88,685.54	2.04	Yellow
	8.0	12.0	11,274.67	0.26	

MAX CUT: ±14.7 FEET
MAX FILL: ±12.0 FEET

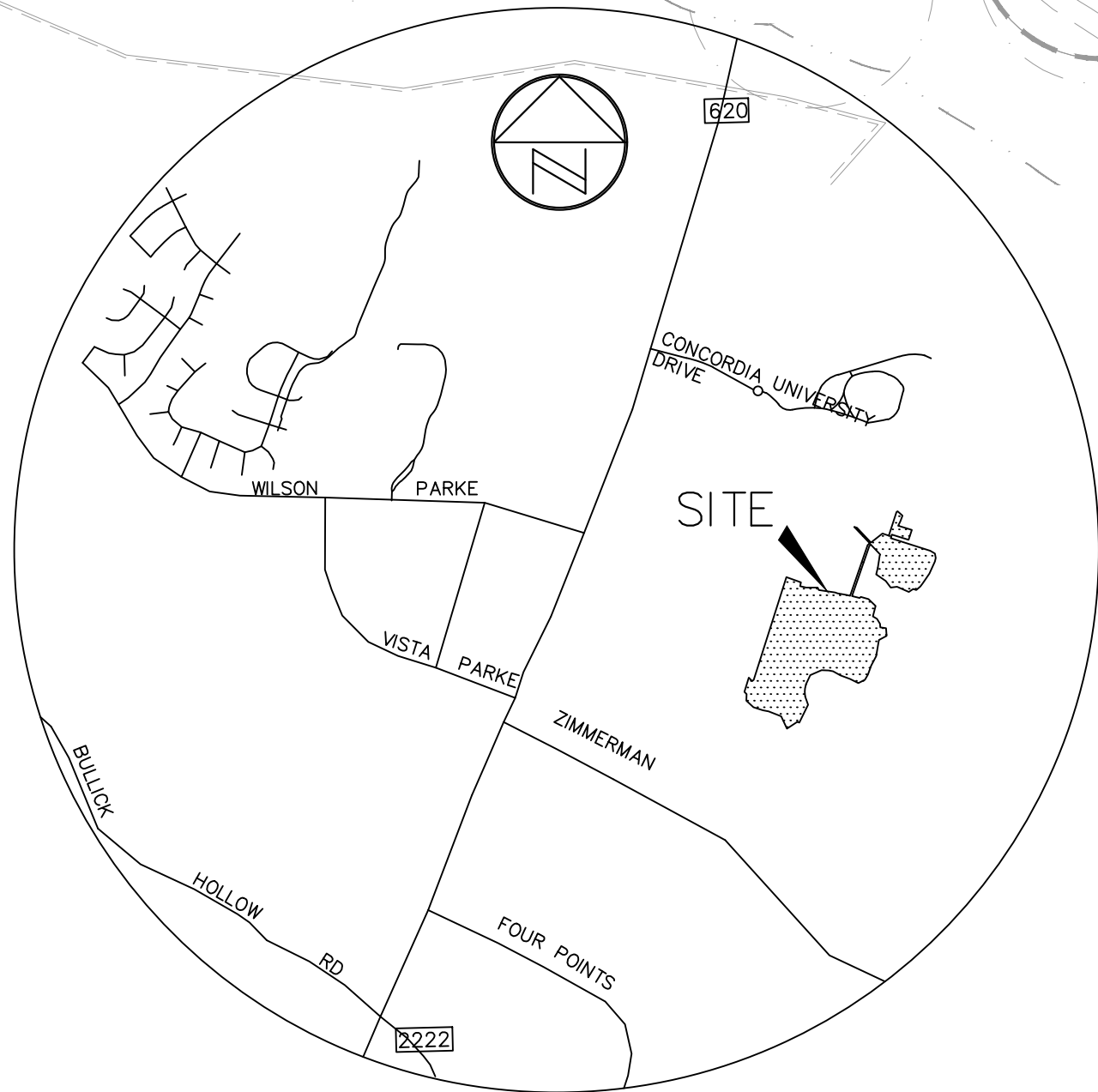


CUT/FILL EXHIBIT
Concordia Unviersity
Sports Complex

October 2022



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



____ - - - _____ PROPERTY LINE
 _____ LIMITS OF CONSTRUCTION

Concordia University
Sports Complex

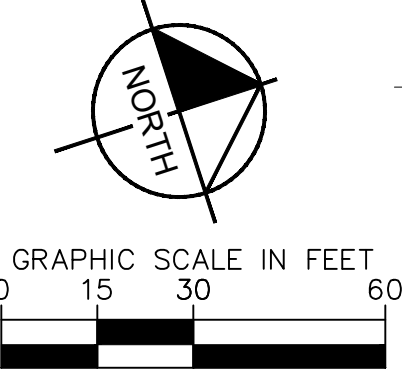
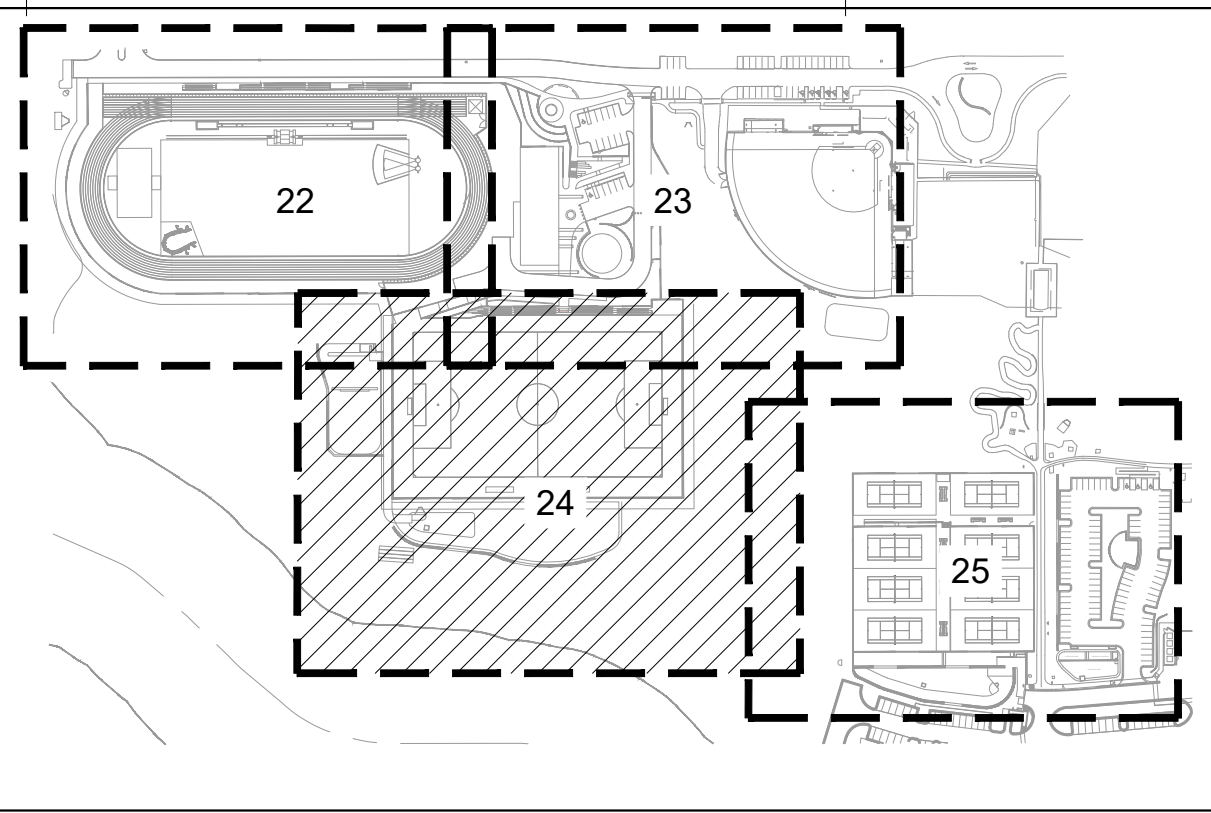
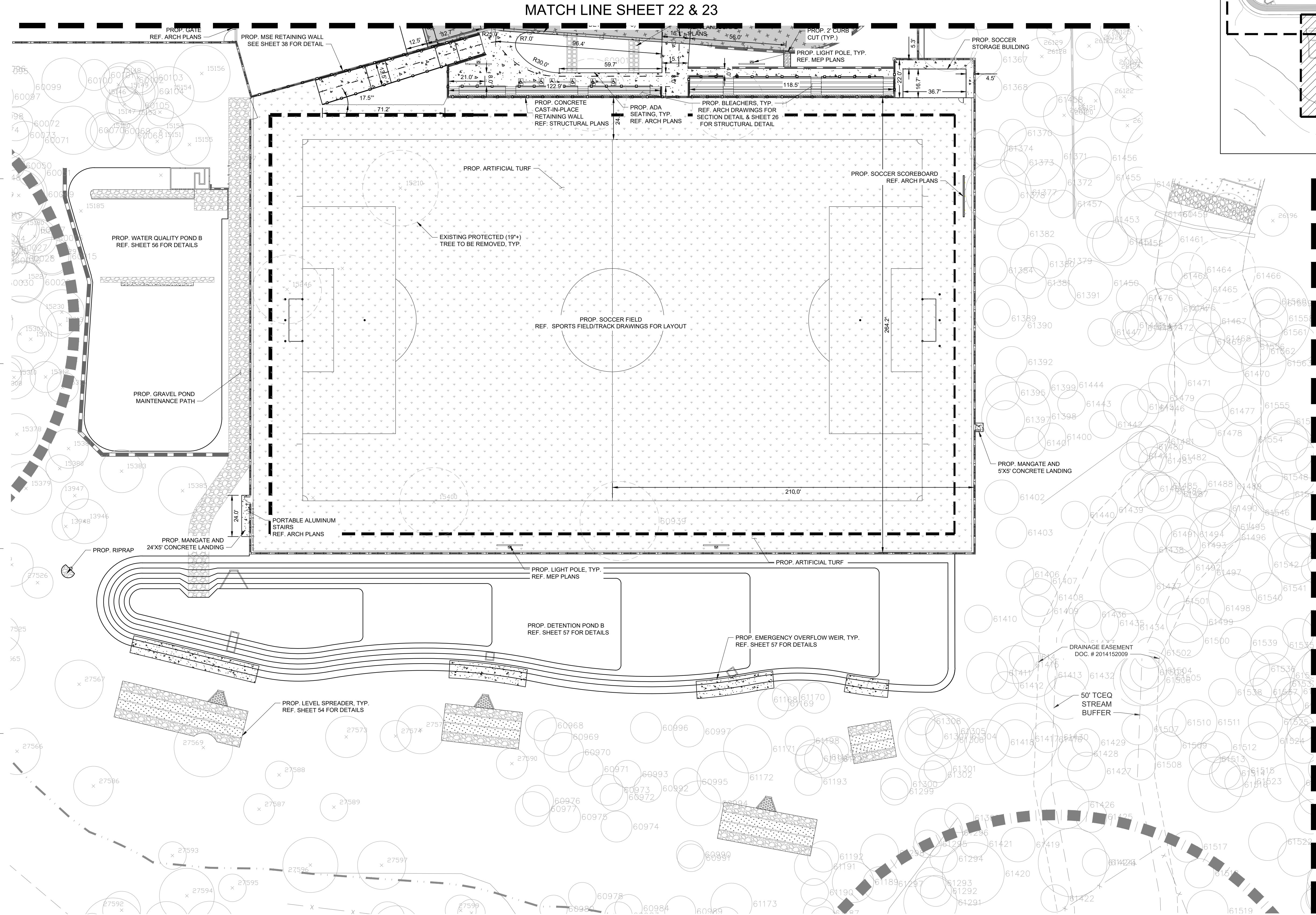
Kimley»»Horn

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



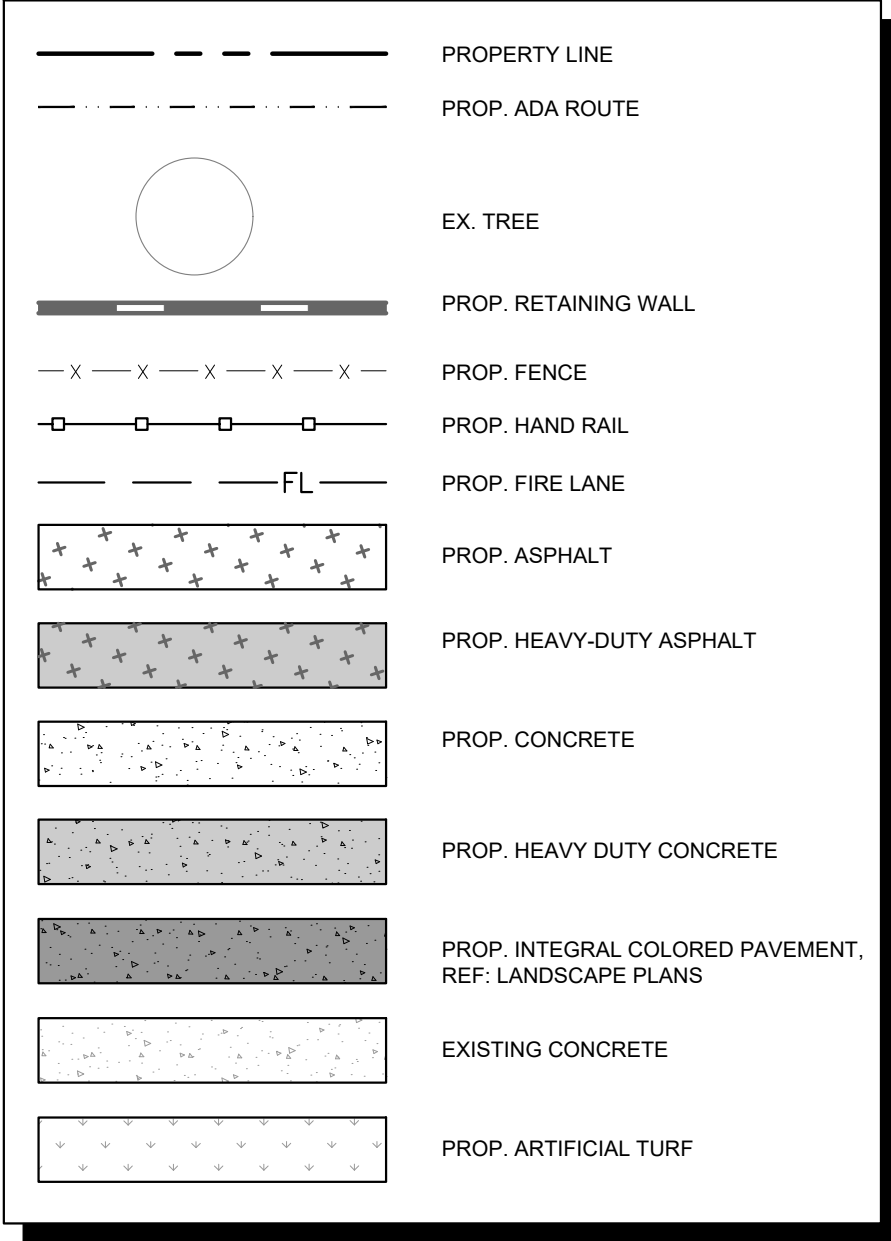
BM 3601021012 (9-65) Concordia Univ. Sports Complex 21-012_ARCH_Concordia Univ. SC_R21.rvt

5/22/2021 1:42:36 AM



KEYMAP
N.T.S.

LEGEND



- NOTES:
- TREES AND TOPOGRAPHY BASED UPON SURVEY BY KIMLEY-HORN & ASSOC. ON MAY 13, 2021.
 - ALL PARKING SPACES SHALL HAVE MINIMUM 7'-0" VERTICAL CLEARANCE.
 - WARNING SIGNS ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF THE ELECTRIC HAZARD.
 - EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING SURFACE, AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC, 3108(C) AND ANSI A117.1-1986-4.6.2.
 - CONTRACTOR TO USE A CERTIFIED ARBORIST TO TRIM TREES WHERE IN CONFLICT WITH VEHICLE PARKING OR DRIVE PATHS.
 - CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - CAUTION: DO NOT PLACE THE STAGING AREA IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL RADIUS TO BE 3' UNLESS OTHERWISE NOTED.
 - SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
 - THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN.
 - ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
 - GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.
 - ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS 6" CONCRETE CURBS ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS."
 - RETAINING WALLS OVER FOUR FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL SHALL BE ENGINEERED AND REQUIRE A SEPARATE BUILDING PERMIT. [IBC CODE 105.2]
 - EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY."
 - SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
 - REFER TO ARCHITECTURAL PLANS FOR ALL FENCES, GATES, AND RAILS UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR LIGHTING WILL BE FULLY CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMPLIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.

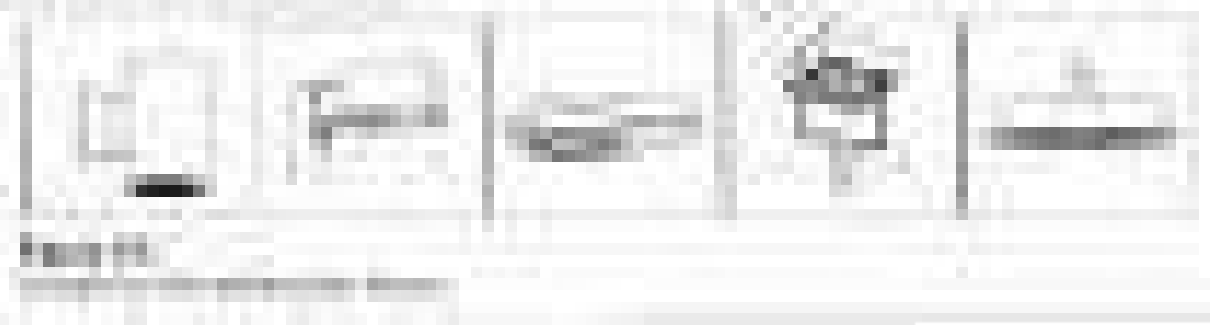
20. REFER TO SP-2022-0330D
FOR TREE REMOVAL PERMIT.

BENCHMARKS

- BM #6003 MAG NAIL SET IN TOP OF CURB ON A CIRCULAR MEDIAN LOCATED AT THE INTERSECTION OF TWO DRIVEWAYS 64' NORTHWEST OF A FLAG POLE AND 36' NORTHWEST OF A WASTEWATER MANHOLE.
• ELEV. = 957.97 (NAVD 88)
- BM #5212 MAG NAIL SET IN THE MIDDLE OF A CONCRETE WALL SOUTH ON THE LOT STATION 29+35 SOUTH OF A STORM SEWER MANHOLE ON A CURB INLET AND 47'4" SOUTHEAST OF WASTEWATER MANHOLE.
• ELEV. = 960.25 (NAVD 88)
- BM #6001 MAG NAIL SET IN CONCRETE CURB, SOUTHWEST OF THE BASEBALL FIELD ALONG THE WESTERN BOUNDARY OF THE SUBJECT TRACT, IN A PARKING LOT JUST NORTH OF A GARDEN.
• ELEV. = 965.58 (NAVD 88)
• NORTHING = 1012665.5200
• EASTING = 3082162.8930

SUBCHAPTER E NOTES:

- ALL EXTERIOR LIGHTING WILL BE FULLY CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMPLIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.

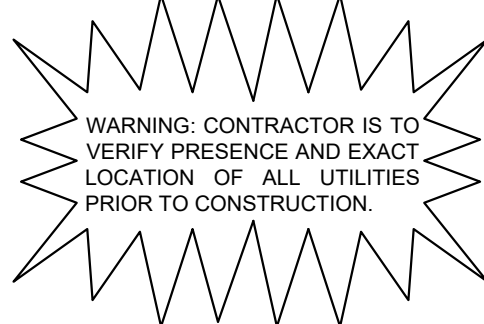


CONNECTIVITY OPTIONS

OPTION 1	UTILITIES ARE LOCATED UNDER INTERNAL CIRCULATION ROUTES. THE EXISTING CAMPUS SITE PLAN UTILIZES THE OPTION OF "LIMITED CURB CUTS," WHICH PROVIDES PEDESTRIAN CONNECTIVITY TO ALL DEVELOPMENT WITHIN THE CAMPUS AND PROVIDES WALKING/HIKING TRIALS WITHIN THE NATURE PRESERVE TO THE EAST OF THE MAIN CAMPUS.
OPTION 2	PROVIDE ADDITIONAL PEDESTRIAN CONNECTIONS FROM ON-SITE BUILDINGS TO ADJACENT STREETS, AS SEEN AT THE CROSSING TO THE PEDESTRIAN PATHWAY FOR THE EXISTING SOFTBALL AND BASEBALL FIELDS. PEDESTRIAN CONNECTIONS MUST BE EDGED BY CURB, EXPECT WHERE CONNECTIONS CROSS DRIVE AISLES, AND SHOULD BE EVENLY SPACED, ONE POINT PER PEDESTRIAN CONNECTION.



Know what's below.
Call before you dig.



SITE PLAN APPROVAL SHEET 24 OF 98
FILE NUMBER SP-2022-0020C APPLICATION DATE 1/14/2022
APPROVED BY COMMISSION ON UNDER SECTION 112 OF CHAPTER 255 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5.8) LDCJ CASE MANAGER KYLE KAMPE
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 plot 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.

CONCORDIA UNIVERSITY SPORTS
COMPLEX & ATHLETICS BUILDING

8200 Kilian Road, Austin, TX 78726

Kimley»Horn

TBPE #928
TBPLS #10193973

10814 Jollyville Road Campus IV,
Suite 200
Austin, Texas 78759

Telephone: (512) 271-6514

pfluger

office: 512.476.4040
209 E. Riverside Drive
Austin, Texas 78704

pflugarchitects.com



PROJECT NO. 069279600
DATE 10/18/2022
AUTHOR:JCH CHECKED BY:ACK

REVISIONS:
Date Description

PERMIT SET

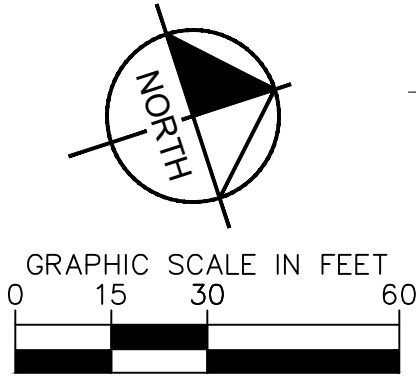
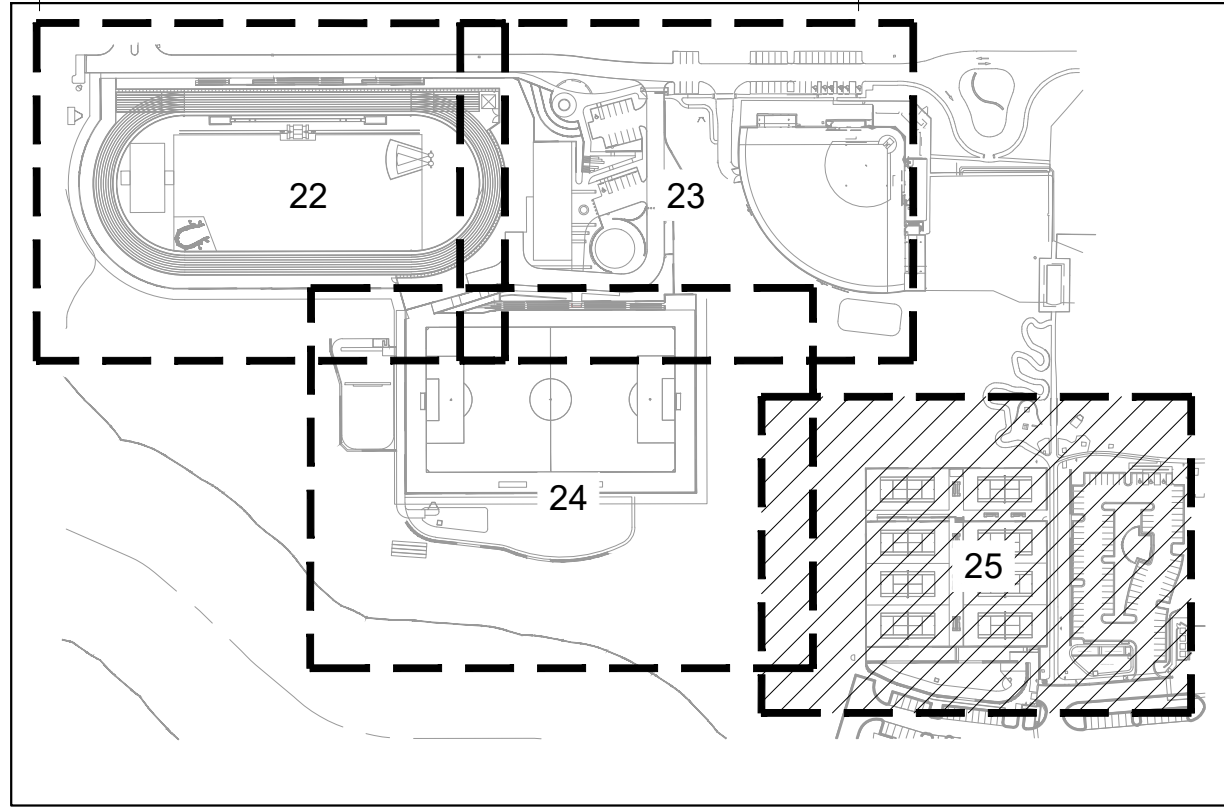
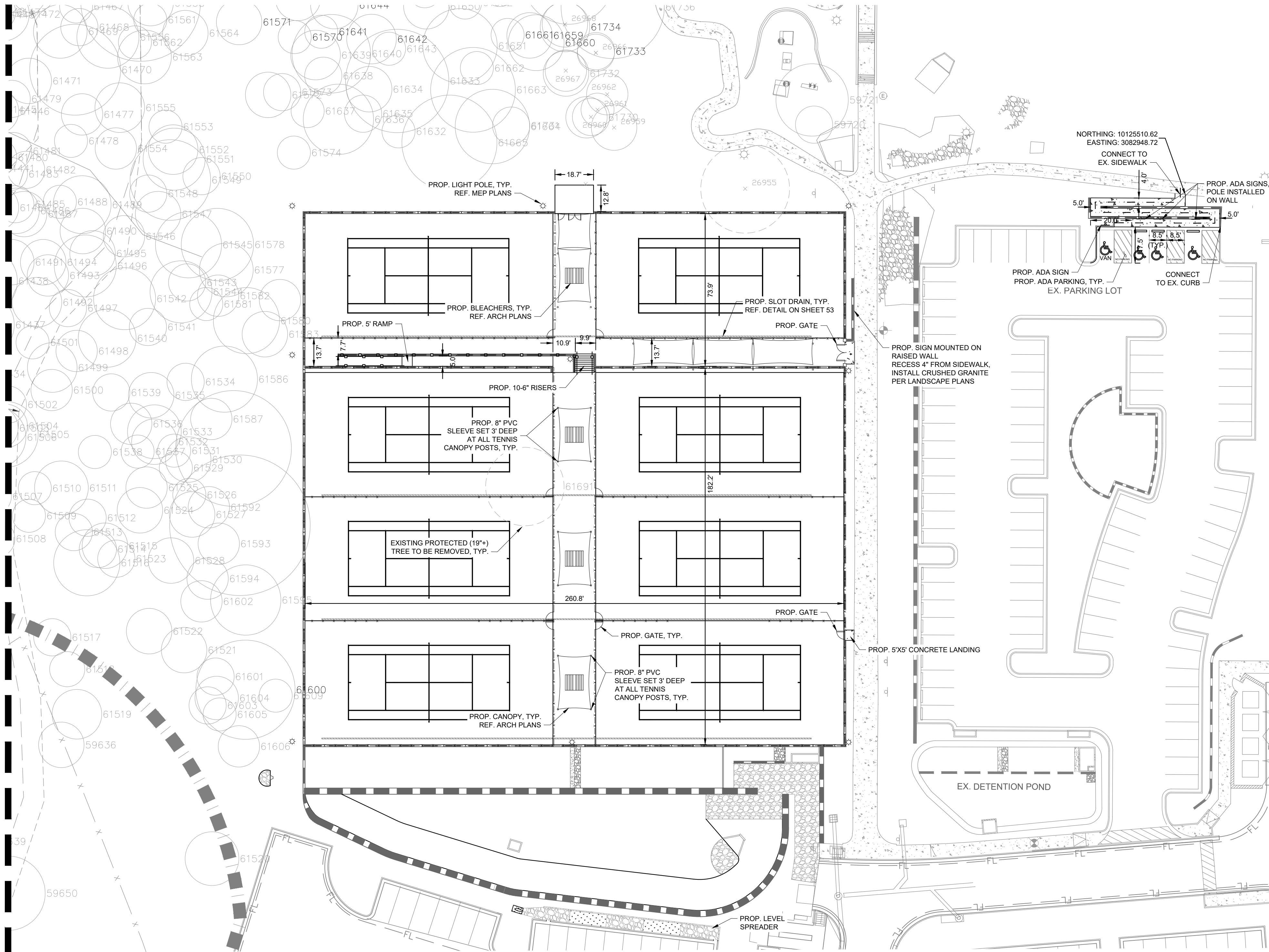
24 OF 98

SITE PLAN (3 OF 4)

SP-2022-0020C

5/22/2021 14:36 AM
BM 360121-012 (9-60) Concordia Univ. Sports Complex/21-012_ARCH_Concordia Univ. SC_R2.rvt

MATCH LINE SHEET 24



KEYMAP
N.T.S.

LEGEND

	PROPERTY LINE
	PROP. ADA ROUTE
	EX. TREE
	PROP. RETAINING WALL
	PROP. FENCE
	PROP. HAND RAIL
	PROP. FIRE LANE
	PROP. ASPHALT
	PROP. HEAVY-DUTY ASPHALT
	PROP. CONCRETE
	PROP. HEAVY DUTY CONCRETE
	PROP. INTEGRAL COLORED PAVEMENT, REF: LANDSCAPE PLANS
	EXISTING CONCRETE
	PROP. ARTIFICIAL TURF

NOTES:

- TREES AND TOPOGRAPHY BASED UPON SURVEY BY KIMLEY-HORN & ASSOC. ON MAY 13, 2021.
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BENCHMARKS

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• ELEV. = 957.97 (NAVD 88)
- BM #52122 MAG NAIL SET IN THE MIDDLE OF A CONCRETE WALL SOUTH ON THE LOT STATION 29± SOUTH OF A STORM SEWER MANHOLE ON A CURB INLET AND 47± SOUTHEAST OF WASTEWATER MANHOLE.
• ELEV. = 940.25 (NAVD 88)
- BM #6001 MAG NAIL SET IN CONCRETE CURB, SOUTHWEST OF THE BASEBALL FIELD ALONG THE WESTERN BOUNDARY OF THE SUBJECT TRACT, IN A PARKING LOT JUST NORTH OF A GARDEN.
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• EASTING = 3082162.8930

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SUBCHAPTER E NOTES:

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CONNECTIVITY OPTIONS

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Know what's below.
Call before you dig.



SITE PLAN APPROVAL SHEET 25 OF 98
FILE NUMBER SP-2022-0020C APPLICATION DATE 1/14/2022
APPROVED BY COMMISSION ON UNDER SECTION 112 OF CHAPTER 255 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5.8) LDCJ CASE MANAGER KYLE KAMPE
PROJECT EXPIRATION DATE (ORD.#970905-A) DWPZ DDZ
Director, Development Services Department ZONING R&D-PDA
RELEASED FOR GENERAL COMPLIANCE:
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3
Final plot 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.



PROJECT NO. 069279600
DATE 10/18/2022
AUTHOR:JCH CHECKED BY:ACK

REVISIONS:
Date Description

PERMIT SET

25 OF 98

SITE PLAN (4 OF 4)

SP-2022-0020C

pfluger

Kimley»Horn
TBPE #928
TBPLS #10193973

10814 Jollyville Road Campus IV,
Suite 200
Austin, Texas 78759
Telephone: (512) 271-6514

CONCORDIA UNIVERSITY SPORTS
COMPLEX & ATHLETICS BUILDING

8200 Kilian Road, Austin, TX 78726

office: 512.476.4040
209 E. Riverside Drive
Austin, Texas 78704
pflugararchitects.com