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**ZONING AND PLATTING COMMISSION SITE PLAN
EXTENSION REVIEW SHEET**

CASE NUMBER: SP-93-0563D(XT2) **ZAP COMMISSION DATE:** July 5, 2011
[SP-2011-0090A]

PROJECT NAME: Riverbend Baptist Church Extension #2

ADDRESS: 4214 N Capital of Texas Highway

AREA: 36.1 acres

WATERSHED: St. Stephens Creek (Watersupply Rural, DWPZ)

JURISDICTION: Full Purpose

APPLICANT: Riverbend Church
(Norm Schoenfeld)
4214 N Capital of Texas Highway
Austin, TX 78746
(512) 422-0551

AGENT: Coats Rose Yale Ryman & Lee
(John M. Joseph)
1717 W 6th St. Suite 420
Austin, Texas 78703
(512) 541-3593

EXISTING ZONING: PUD (Planned Unit Development)

PROPOSED DEVELOPMENT: A majority of the proposed development is complete. The applicant requests a 75 year extension to the site plan in order to complete the remaining phases, which include a student center building currently under construction and four additional buildings.

STAFF RECOMMENDATION: Staff recommends an extension of ten (10) years, from 12/22/2011 to 12/22/2021. A staff recommendation of ten years is consistent with other commission-granted extension requests for churches. Churches depend on fund raising money in order to complete a long-term project such as Riverbend Church.

A 75 year extension is an unreasonable request for the Zoning and Platting Commission. The development needs of the future are as unknown today as our current needs were unknown 75 years ago in 1936. For example, Mansfield Dam was a concept with no funding; the dam was not completed until 1941. The City of Austin's first zoning regulations were only five years old, and the modern environmental movement of the United States was still more than 25 years away. In 1936, the needs of the 2011 community and environment were unknown. Similarly, our understanding of community and environmental needs of the year 2086 are unknown and can not be forecasted. Therefore, good cause can not be found to grant a 75-year extension to this site plan.

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ZONING AND PLATTING COMMISSION ACTION: N/A

CASE MANAGER: Donna Galati
Donna.Galati@ci.austin.tx.us

Telephone: 974-2733

PREVIOUS APPROVALS: The site plan was granted a one year administratively approved extension from December 22, 2010 to December 22, 2011.

The site plan was located in the Extra-Territorial Jurisdiction and was approved December 22, 1994. It was annexed in 2000 along with approval of PUD zoning and an extended phasing time that granted an expiration date of December 22, 2010.

PROJECT INFORMATION: 36.1 acres

EXIST. ZONING: PUD

MAX. BLDG. COVERAGE : 48%

MAX. IMPERV. CVRG.: 48%

ALLOWED F.A.R.: 0.5:1

PROP. BLDG CVRG: 190,650 sq.ft (12.1%)

PROP. IMP. CVRG.: 13.32 acres (36.9%)

PROPOSED F.A.R.: 0.2:1

A COMPARISON OF THE APPROVED PROJECT WITH CURRENT REGULATIONS:

WATERSHED ORDINANCE: The PUD zoning ordinance requires compliance with 1984 Lake Austin Watershed Ordinance.

SUMMARY COMMENTS ON SITE PLAN:

LAND USE: The site is currently zoned PUD. The PUD ordinance took effect December 25, 2000. The applicant is complying with these requirements, and is concurrently requesting administrative approval of a land use Site Plan.

According to the PUD zoning ordinance, the City's Hill Country Roadway Requirements apply except as modified. The remaining buildings proposed to be developed within this site plan application are located entirely within Parcel 2 of the PUD. Parcel 2 is not subject to the Hill Country Roadway Ordinance requirements. (See PUD Land Use Plan exhibit included)

A majority of the proposed development and almost all phases are complete. This site is in the Drinking Water Protection Zone.

ENVIRONMENTAL: All environmental comments have been cleared.

TRANSPORTATION: All transportation comments have been cleared.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: MF-1-CO (Multi-family)

South: Cedar Street, then LO (Bridge Point Elementary School)

East: IH-35

West: N Capital of Texas Hwy, then CR-CO (Austin Country Club golf course)

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<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
Capital of Texas Hwy	302'	132'	Major Arterial Divided
Cedar Street	60'	56	Collector

NEIGHBORHOOD ORGANIZATION:

- 153—Rob Roy Home Owners' Association, Inc
- 161—Glenlake Neighborhood Association
- 331—Bunny Run Neighborhood Assn.
- 348—Davenport Ranch Master Neighborhood Assn.
- 511—Austin Neighborhoods Council
- 605—City of Rollingwood
- 786—Home Builders Association of Greater Austin
- 943—Save Our Springs Alliance
- 1037—Homeless Neighborhood Association
- 1075—League of Bicycling Voters
- 1113—Austin Parks Foundation
- 1169—Lake Austin Collective
- 1200—Super Duper Neighborhood Objectors and Appealers Organization
- 1224—Austin Monorail Project
- 1228—Sierra Club, Austin Regional Group
- 1236—The Real Estate Council of Austin, Inc.

• MODIFICATIONS TO THE CITY'S CODE

1. The City's Compatibility Standards, contained in Chapter 25-2 Sec. 1051 through 1082, shall apply to the development of the subject property except as modified by the following table. "A" means applies and "X" means does not apply.

PARCEL	STANDARD CODE SEC.	HEIGHT LIMITATION & SETBACKS 25-2-1063	FRONT SETBACK 25-2-1084	SCALE & CLUSTERING 25-2-1065	SCREENING 25-2-1066
1		A	A	A	A
2		X	X	X	A
3		X	X	X	A
4		A	A	A	A
5		X	X	X	A
6		A	A	A	A

2. The City's Hill Country Roadway Requirements, contained in Chapter 25-2 Sec. 1101 through 1129, and Principal Roadway Requirements, contained in Chapter 25-2 Sec. 1151 through 1154, shall apply to the development of the subject property except as modified by the following table. Parcel 3 and 6 and portions of Parcels 2, 4, & 5 are more than 1000 ft. from Loop 360 and therefore are not subject to the Hill Country Roadway Ordinance. "A" means applies and "X" means does not apply. For any site plan to which The Hill Country Roadway requirements do not apply as provided herein, Planning Commission approval shall not be required.

PARCEL	STANDARD CODE SEC.	FLOOR TO AREA RATIO 25-2-1122	CONSTRUCTION ON SLOPES 25-2-1123	BUILDING HEIGHT 25-2-1124	BUILDING MATERIALS 25-2-1126	ACCESS REQUIREMENTS 25-2-1153	LANDSCAPING 25-2-1154
1		A	X	A	A	A(6)	A
2 (6)		X	X	X	X	X	X
3		NA	NA	NA	NA	NA	NA
4 (6)		X	X	A	A	X	X
5 (6)		X	X	X	X	X	X
6		NA	NA	NA	NA	NA	NA

Notes: a) Applicable to only that portion within 1000 feet of Loop 360.
b) Modified to allow the existing driveways onto Loop 360 as shown on this plan.

PUD Land Use Plan
Riverbend Church



Austin, Texas

SHEET NO. 1

OF 1 SHEETS

FILE NO. \MEC\93\003\pud-plan

JOB NO. 93-003.20

C4/5

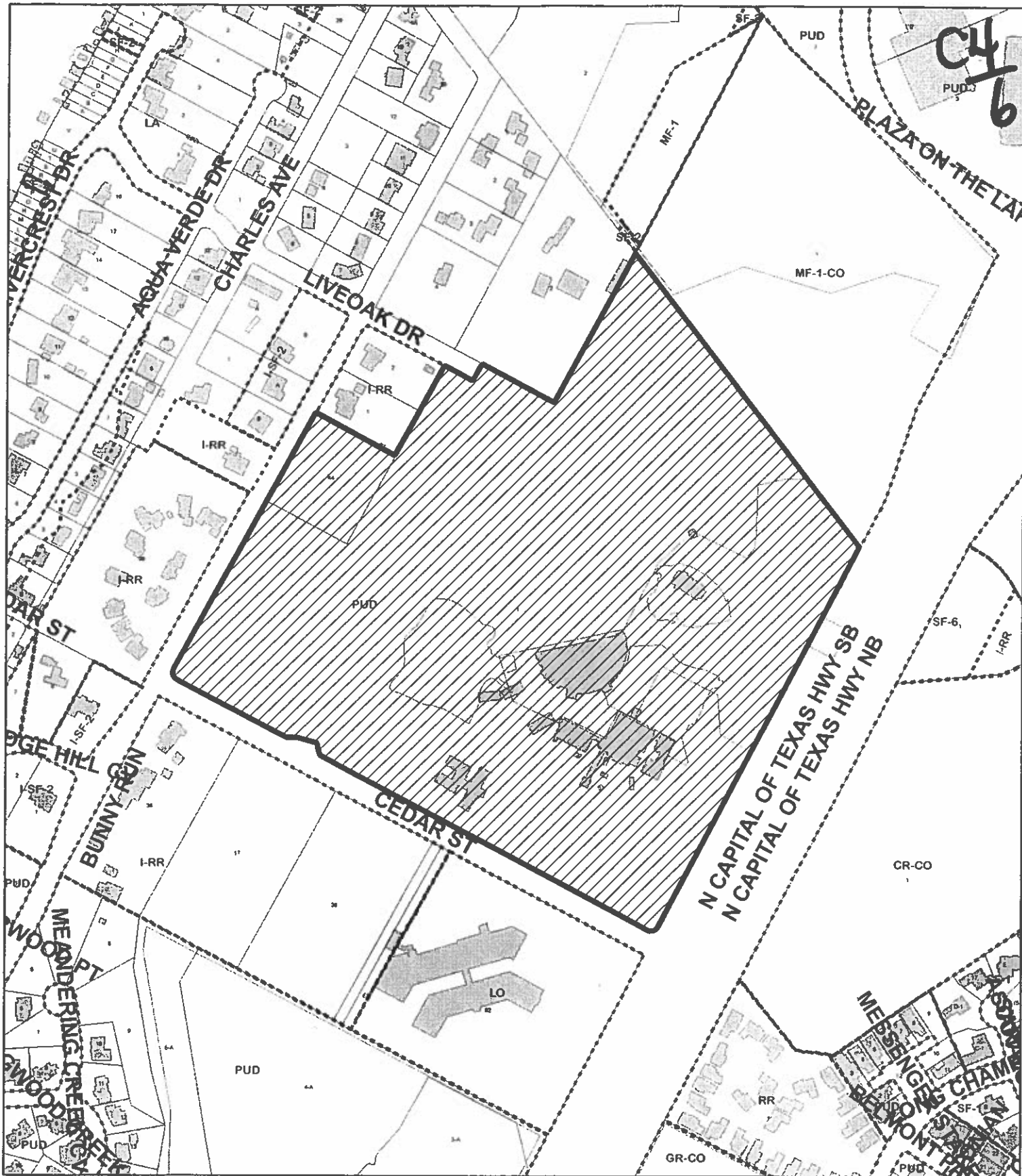
APPROVED

MAR 23 2001

CITY OF AUSTIN
WPDR
DEVELOPMENT SERVICES

Sheet _____ OF _____
DATE _____
BY _____
Austin City Code _____
next _____

IS A VERIFICATION
APPLIED BY THE
SPONSOR FOR
HIS/HER
REVIEWED FOR



SUBJECT TRACT



ZONING BOUNDARY

0 175 350 700 Feet

SITE PLAN

CASE#: SP-93-0563D(XT2)

[SP-2011-0090A]

ADDRESS: 4214 N Capital of Texas Hwy

CASE NAME: Riverbend Church

MANAGER: Donna Galati



This map has been produced by site plan review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

OPERATOR: Donna Galati

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PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact listed on a notice); or
- appearing and speaking for the record at the public hearing; and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
 - is the record owner of property within 500 feet of the subject property or proposed development; or
 - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.
- A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SP-93-0563D(XT2)

Contact: Donna Galati, 512-974-2733 or

Elsa Garza, 512-974-2308

Public Hearing: Zoning and Planning Commission, July 5, 2011

Wayne & Linda Radwanski

Your Name (please print)

4502 BUNNY RUN

Your address(es) affected by this application

Wayne Radwanski

Signature

Daytime Telephone:

512 441-8922

Date

6/26/11

Comments:

This Request is ABSOLUTELY
Ridiculous! Who ever ~~had~~ head
of a 75 year institution??
Please never allow anyone in
Texas to have this kind of request
granted to them.

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review - 4th floor

Donna Galati

P. O. Box 1088

Austin, TX 78767-1088

☐ I am in favor
☒ I object