

September 29, 2011

St Michael's Episcopal Church
Let us put forth great branches

City of Austin Council
202 West 2nd Street
Austin, TX 78701

RE: St. Michael's Episcopal Church Project Summary Letter
City of Austin Case Number SPC-01-0456C

Dear Mayor and Council Members,

St. Michael's Episcopal Church located at 1500 North Capital of Texas Highway requests to enter into a Managed Growth Agreement with the City of Austin to continue growing into our Long Range Master Plan. During this time, much good will come to the community as a result of St. Michael's commitment to serving not only our parishioners but the surrounding community.

PROJECT DESCRIPTION

St. Michael's Episcopal Church is a Section 501 (c)(3) organization in the midst of a large, long term project which benefits Austin's community. The project provides outreach programs and spiritual and educational growth for the community. The project has been phased to allow fiscally responsible growth.

To date, some of the first few phases have been constructed which include the Sanctuary, Parish Hall, parking, stormwater controls, and the Bell Tower. Future planned phases are the expansion of our Parish Hall, the Undercroft and additional parking; a three story Christian Education and Administration Building and finally, a small Chapel.

HISTORY

St. Michael's Episcopal Church was established in 1955 and spent most of its life in a facility on Bee Caves Road. In 1998, however, Bishop Claude Payne asked St. Michael's to consider building a new church on the 11.3 acre property the Diocese had recently acquired. St. Michael's agreed and immediately started planning and executing a capital fund drive and planning the new facility.

The planning of the facility required refining our long range plans and assessing the needs of the stakeholders in the Parish. We also collaborated with our neighbors; St. Stephen's Episcopal School on a joint use driveway and stormwater controls and the Rob Roy Subdivision to protect residential views with height limitations on the religious facilities.

Through working with these neighbors, the City of Austin Planning and Zoning Department and the City Council, the site development permit for the Master Planned facility was **approved by unanimous vote** in 2002 for a ten year period.

ENVIRONMENTAL STEWARDSHIP

It has been and always will be our intent to "rest easy on the land" so our challenge was to locate and construct the facilities in a way that took advantage of the site without being obtrusive. One example of how we worked with, and not against, the site was the relocation on the site of three mature trees that fell

301112

within the footprint of the sanctuary. This relocation was done at a cost of \$30,000. In addition, our entire landscape consists of native plants and grasses that blend with the native character of the land.

COMMUNITY OUTREACH

While St. Michael's has not grown as much as we had hoped when we moved in, we have grown in numbers about 10%; while remaining true to our core value of nurturing those who worship with us and serving those in our community who are in need. A partial list of the community programs and activities regularly hosted by St. Michael's and supported by parishioners reflects that commitment.

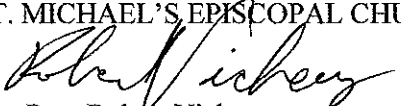
- Boy Scout troop meetings, weekly
- Alcoholics Anonymous, three (3) weekly meetings
- Safeguarding God's Children program
- Trinity Center (meals, companionship, and community for the homeless)
- Trinity Center "Woman to Woman" program
- Interfaith Hospitality Network (overnight accommodations and meals for homeless families)
- Caritas Faith Food Drive
- The Financial Planning University
- St Michael's Day School
- Concerts
- Meditative Courtyard
- Community Garden
- Mobile Loaves and Fishes
- Food Pantry
- Habitat for Humanity
- Faith in Action Caregivers (transportation assistance and companionship to the elderly)
- Capital Area Food Bank
- Del Valle Opportunity Center (support for pregnant teens)
- Del Valle Elementary School Summer Reading Program
- Nets for Life Project
- Episcopal Relief and Development Fund (response to the devastating hurricane in Haiti)
- Calvary Episcopal Church in Bastrop (response to the recent Bastrop Fire)


RESPONSIBLE GROWTH

Finally, St. Michael's has a commitment to be fiscally responsible as we move forward in completing our Master Plan. We are committed to maintaining a cap on our debt service which allows us to meet our financial obligations and to maintain the programs we feel are essential to the life of the Parish. Because of this commitment to fiscal responsibility, additional time is needed to complete our Master Plan.





Therefore, we respectfully request that you approve the Managed Growth Agreement for an additional 35 years in order that we might grow at a more modest rate in accordance with the master planned development previously approved. We expect we will continue to grow over the years and in that growth, St. Michael's will continue to strive to be a sensitive neighbor, respectful of the land, and nurturing to the community.

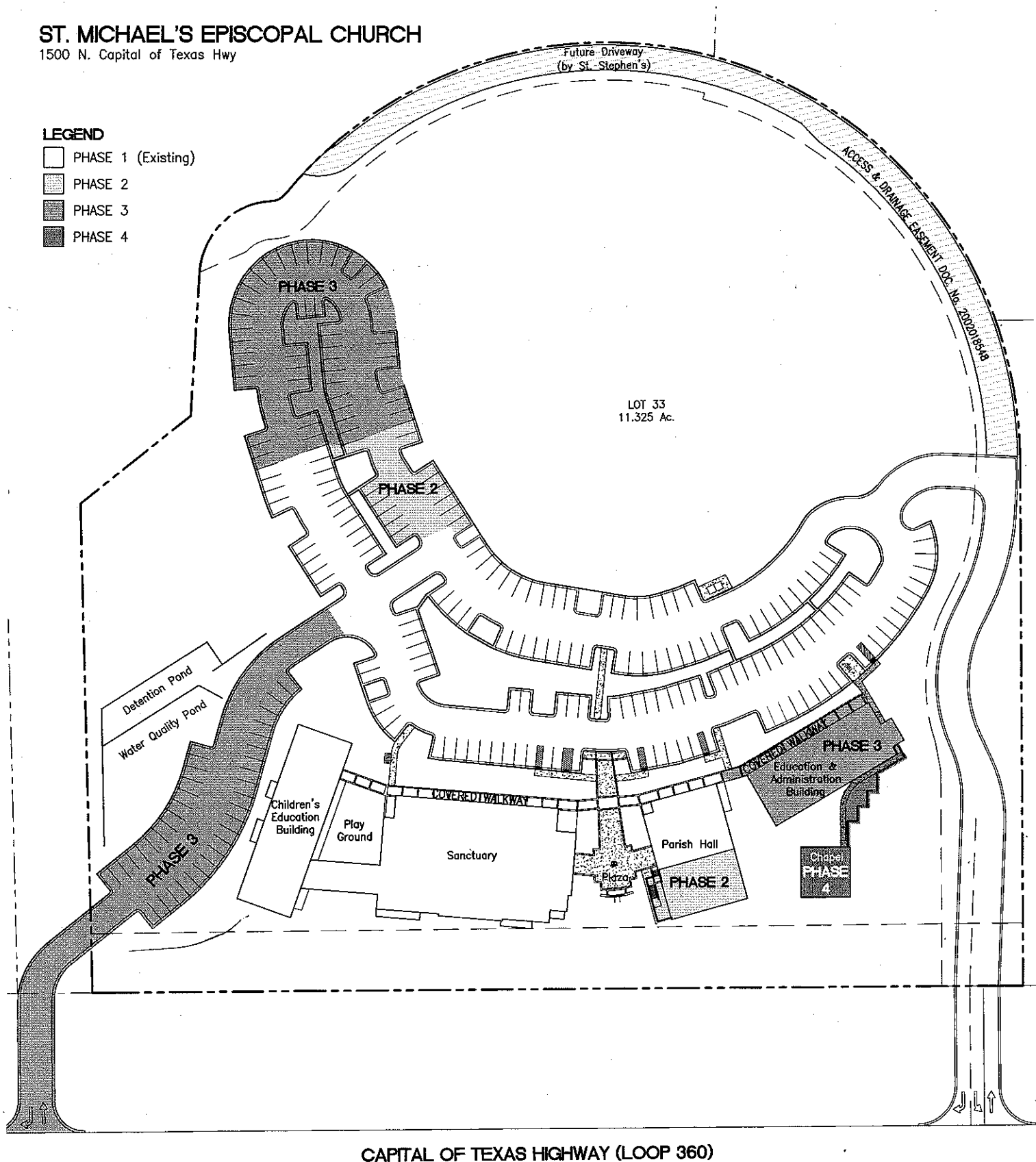
ST. MICHAEL'S EPISCOPAL CHURCH


The Rev. Robert Vickery
Rector


Hester J. Currens
Project Manager

1500 N. Capital of Texas Hwy

 PHASE 1 (Existing)
 PHASE 2
 PHASE 3
 PHASE 4



CAPITAL OF TEXAS HIGHWAY (LOOP 360)



www.stansberryengineering.com phone 512 / 292-8000
Texas Registered Engineering Firm F-8276

April 16, 2012



DAVENPORT WEST SECTION 1, ST. STEPHENS SCHOOL SOUTH

DAVENPORT WEST BLOCK B, LOTS 33 & 34
TRAVIS

SPC-01-0456C(X12), MGA

C-01-0456C

DAVENPORT WEST RUD SECTION 1, TRACT D, ROB ROW PHASE THREE

DAVENPORT RANCH PHASE 5 SEG 1

N CAPITAL OF TEXAS HWY-SB

N CAPITAL OF TEXAS HWY-NB

CAPOFTEX HYS

CAPOFTEX HYS

STEPHENS CV

ST. STEPHENS SCHOOL RD

[illegible]

THE PROTESTANT EPISCOPAL
CHURCH COUNCIL OF TEXAS
DIOCESE OF TEXAS
VOL. 1, 2016, PG. 1154

JOINT-USE DRIVEWAY SHALL BE
PAVED WITH AN ASPHALT OR
CONCRETE PAVEMENT.

LOT
BLOCK
PUD
SCHOO.

DAVENPORT IWSJ
TRACT C, SECTION 3,
ST. STEPHEN'S SCHOOL, PROPERTY
VOL. 95, PGS. 179-181

$1^2 = 50$

University for Ocean Ltd 320 (contingently) with 50 shares in the to maintain share flow to the Ocean

PUD
UNDEVELOPED

[illegible]

PUD
UNDEVELOPED

7.416 Ac.

[illegible]

PUD
SINGLE FAMILY

PUD
SINGLE FAMILY

BLOCK "B"
LOT 18

INAGI D-SECTION 1-
RDB ROY PHASE 3
N. 91, PGS. 07-100

g. Plan compares with rock stone, brick and have a reflection of m

[illegible]

CLIMATE DATA						
CITY	ALTITUDE	TEMPERATURE	PRECIPITATION	WIND	RELATIVE HUMIDITY	WIND DIRECTION
1. C	2000 ft	72-81°F	50-60 in	10-15 mph	60-80%	SE
2. C	2000 ft	72-81°F	50-60 in	10-15 mph	60-80%	SE
3. C	1600 ft	63-74°F	41-51 in	10-15 mph	60-80%	SE
4. C	1600 ft	63-74°F	41-51 in	10-15 mph	60-80%	SE

SF2

UNDEVELOPED

[illegible]

LEGEND

- 1/2" FROM RND FLOOR
- 1/2" FROM RND SET w/ C/S 1/2"
- △ DULCIED POINT
- CONCRETE JOINTS/CRACK FLOOR
- CONCRETE REINFORCEMENT SET

(0126091234) RECORD INFORMATION

10' UNDERGROUND
UTILITY EASEMENT
UNDISTURBED NATURE AREA
Required 40% Dist
Provided 40% Dist

Date		Time		Place		Remarks	
Day	Month	Year	Hour	Minute	Location	Activity	Notes
1	1	1978	10	00	1000	1000	1000
2	2	1978	10	00	1000	1000	1000
3	3	1978	10	00	1000	1000	1000
4	4	1978	10	00	1000	1000	1000
5	5	1978	10	00	1000	1000	1000
6	6	1978	10	00	1000	1000	1000
7	7	1978	10	00	1000	1000	1000
8	8	1978	10	00	1000	1000	1000
9	9	1978	10	00	1000	1000	1000
10	10	1978	10	00	1000	1000	1000
11	11	1978	10	00	1000	1000	1000
12	12	1978	10	00	1000	1000	1000
13	13	1978	10	00	1000	1000	1000
14	14	1978	10	00	1000	1000	1000
15	15	1978	10	00	1000	1000	1000
16	16	1978	10	00	1000	1000	1000
17	17	1978	10	00	1000	1000	1000
18	18	1978	10	00	1000	1000	1000
19	19	1978	10	00	1000	1000	1000
20	20	1978	10	00	1000	1000	1000
21	21	1978	10	00	1000	1000	1000
22	22	1978	10	00	1000	1000	1000
23	23	1978	10	00	1000	1000	1000
24	24	1978	10	00	1000	1000	1000
25	25	1978	10	00	1000	1000	1000
26	26	1978	10	00	1000	1000	1000
27	27	1978	10	00	1000	1000	1000
28	28	1978	10	00	1000	1000	1000
29	29	1978	10	00	1000	1000	1000
30	30	1978	10	00	1000	1000	1000
31	31	1978	10	00	1000	1000	1000

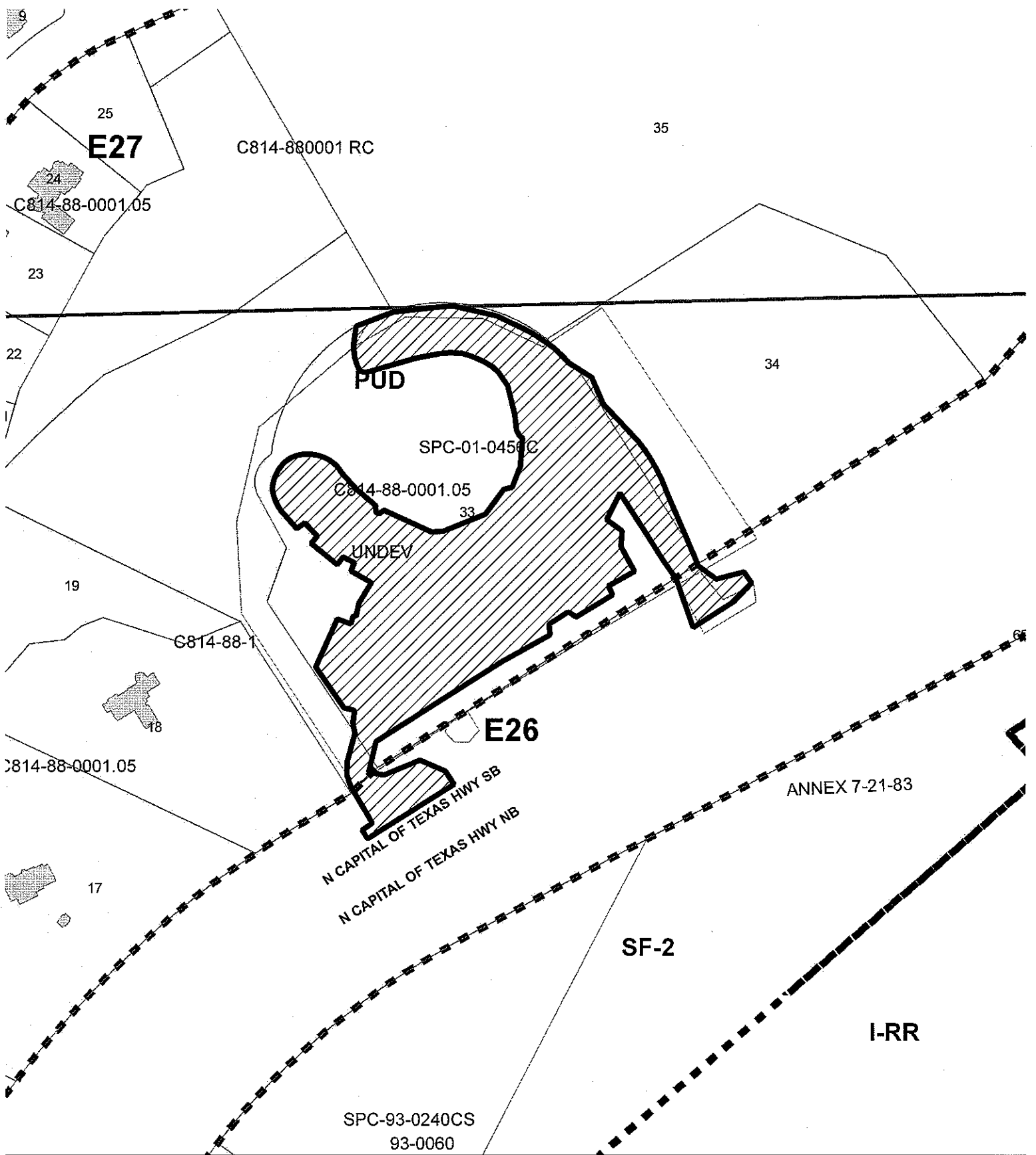
LEGEND

[illegible][illegible]

1500 Capital of Texas Hwy N
Site Plan

AUPPERLE COMPANY
Engineering, Planning & Development Services
10085 Circleview Drive Austin, Texas 78735 512 422-7036

2	15AUG02	REV. W/ POND TUNNEL 15,500'S GC FOR DRIVEWAY TO LOT 26, BLOCK B AND FOUR FUTURE SINGLE-FAMILY LOTS		
6	21MAY03	CHANGED UNDISTURBED NATURAL AREA		
7	17JUL03	CHANGED SIDEWALK (PORTABLE DIDS)		
NO.	DATE	REVISION		APPROV



SITE PLAN



SUBJECT TRACT



ZONING BOUNDARY

CASE#: SPC-01-0456C(XT2)MGA

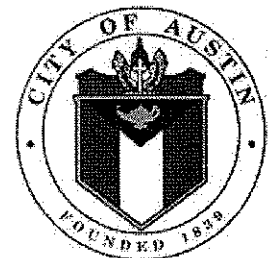
ADDRESS: 1500 Capital of TX Hwy

GRID: E26

CASE MANAGER: Nikki Hoelter

OPERATOR:

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.



ORDINANCE NO. 010719-28

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS DAVENPORT WEST PUD, LOCATED AT CAPITAL OF TEXAS HIGHWAY NORTH (LOOP 360) FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base zoning district from planned unit development (PUD) district to planned unit development (PUD) district on the property (the "Property") described in File C814-88-0001.05 as approximately 11 acres of land being more particularly described by metes and bounds in Exhibit A incorporated into this ordinance, generally known as the Davenport West Planned Unit Development, locally known as the property located at Capital of Texas Highway North (Loop 360), in the City of Austin, Travis County, Texas, and generally identified in the map attached as part of Exhibit A.

PART 2. This ordinance, together with the attached Exhibits A and B, shall constitute the land use plan for the Davenport West Planned Unit Development district (the "PUD") created by this ordinance. The PUD shall conform to the limitations and conditions set forth in this ordinance and in the Davenport West Planned Unit Development land use plan (the "Land Use Plan") attached as Exhibits A and B and on record at the Watershed Protection and Development Review Department in File No. C814-88-0001.05. If the text of this ordinance and the attached exhibits conflict, the more restrictive provision shall control.

PART 3. The attached exhibits or copies of originals on file with the City of Austin Watershed Protection and Development Review Department in File No. C814-88-0001.05 are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The attached exhibits are as follows:

Exhibit A: Description of Property and Zoning Map

Exhibit B: Davenport West PUD Land Use Plan

PART 4. In accordance with Section 25-2-411(A) (*Planned Unit Development District Regulations*) of the City Code, the following performance standards shall apply to the PUD.

1. Section 25-2-1023 (A) (*Roadway Vegetative Buffer*) of the City Code, is modified to provide that vegetation within 50 feet of Capital of Texas Highway North (Loop 360) may not be cleared unless the clearing is necessary to provide utilities and access to the site.

2. Section 25-2-1124 (*Building Height*) of the City Code, is modified to allow a maximum building height of 65 feet.

3. The building setback shall be 50 feet from the property line adjacent to Capital of Texas Highway North (Loop 360).

4. A maximum of two access points from the Property to Capital of Texas Highway North is permitted. One of the access points must provide joint access with Lots 27, 28, 29, 30 and 34, Block B, and St. Stephens School Tract C, as shown on the Land Use Plan.

5. The following uses are permitted:

Administrative services
Community recreation (private & public)
Congregate living
Counseling services
Employee recreation
Group home class I (general & limited)
Guidance services
Postal facilities
Park and recreation services (special)
Private secondary educational facilities
Safety services
Crop production
Urban farm
Public secondary educational facilities

Club or lodge
Cultural services
Convalescent services
Day care services (general & limited)
Family home
Group home class II
Local utility services
Park and recreation services (general)
Private primary educational facilities
Religious assembly
Agricultural uses
Horticulture
Public primary educational facilities

PART 5. Except as otherwise provided in this ordinance, the PUD shall be developed under the regulations of the City Code.

PART 6. Nothing in this ordinance shall be construed to limit or prohibit the exercise by the City of its police powers or authority under the City Code and other applicable law, or to limit or prohibit the right of an applicant to seek an amendment to any provision of this


ordinance or the PUD Land Use Plan or any variance or waiver from any City ordinance, regulation or policy applicable to the PUD.

PART 7. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

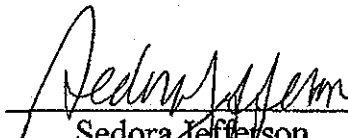
PART 8. This ordinance takes effect on July 30, 2001.

PASSED AND APPROVED

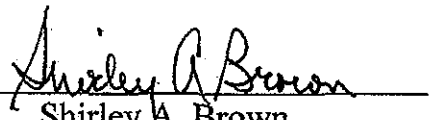
July 19, 2001

§
§
§
§

Kirk Watson
for Mayor

APPROVED:


Sedora Jefferson
Acting City Attorney

ATTEST:


Shirley A. Brown
City Clerk

**FIELD NOTES
PROPOSED LOT 33**

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE BURKE TRAMMELL SURVEY NO. 3, TRAVIS COUNTY, TEXAS; BEING A PORTION OF A 30.416-ACRE TRACT AS CONVEYED TO THE PROTESTANT EPISCOPAL CHURCH COUNCIL OF THE DIOCESE OF TEXAS BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 13016, PAGE 1154 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERENCE at a P-K nail found on the northwest right-of-way line of Capital of Texas Highway (Loop 360) at the most easterly corner of Lot 18, Block "B", Davenport West P.U.D. Tract D-Section 1-Rob Roy Phase 3, a subdivision as recorded in Book 91, Pages 97-100 of the Plat Records of Travis County, Texas; Thence, with the northwest right-of-way line of Capital of Texas Highway (Loop 360), N59°16'00"E a distance of 60.00 feet to a ½" iron rod set with cap stamped TERRA FIRMA for the most southerly corner and POINT OF BEGINNING of the herein described tract;

THENCE N31°49'44"W a distance of 390.17 feet to a ½" iron rod set with cap stamped TERRA FIRMA at an angle point;

THENCE N21°13'56"W a distance of 138.34 feet to a ½" iron rod set with cap stamped TERRA FIRMA at an angle point;

THENCE N30°59'50"W a distance of 56.93 feet to a ½" iron rod set with cap stamped TERRA FIRMA at a nontangent point of curvature of a curve to the right;

THENCE, with said curve to the right an arc distance of 132.37 feet, having a radius of 60.00 feet and a chord which bears N05°33'54"W a distance of 107.11 feet to a ½" iron rod set with cap stamped TERRA FIRMA at a point of reverse curvature;

THENCE, with a curve to the left an arc distance of 12.62 feet, having a radius of 15.00 feet and a chord which bears N33°32'35"E a distance of 12.25 feet to a ½" iron rod set with cap stamped TERRA FIRMA at a point of reverse curvature;

EXHIBIT. A

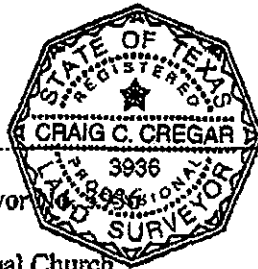
THENCE, with a curve to the right an arc distance of 817.50 feet, having a radius of 335.00 feet and a chord which bears N79°21'27"E a distance of 629.23 feet to a ½" iron rod set with cap stamped TERRA FIRMA at a point of tangency;

THENCE S30°44'00"E a distance of 418.38 feet to a ½" iron rod set with cap stamped TERRA FIRMA for the most easterly corner of this tract;

THENCE, with the northwest right-of-way line of Capital of Texas Highway (Loop 360), S59°16'00"W a distance of 748.77 feet to the POINT OF BEGINNING, and containing 11.325 acres of land, more or less.

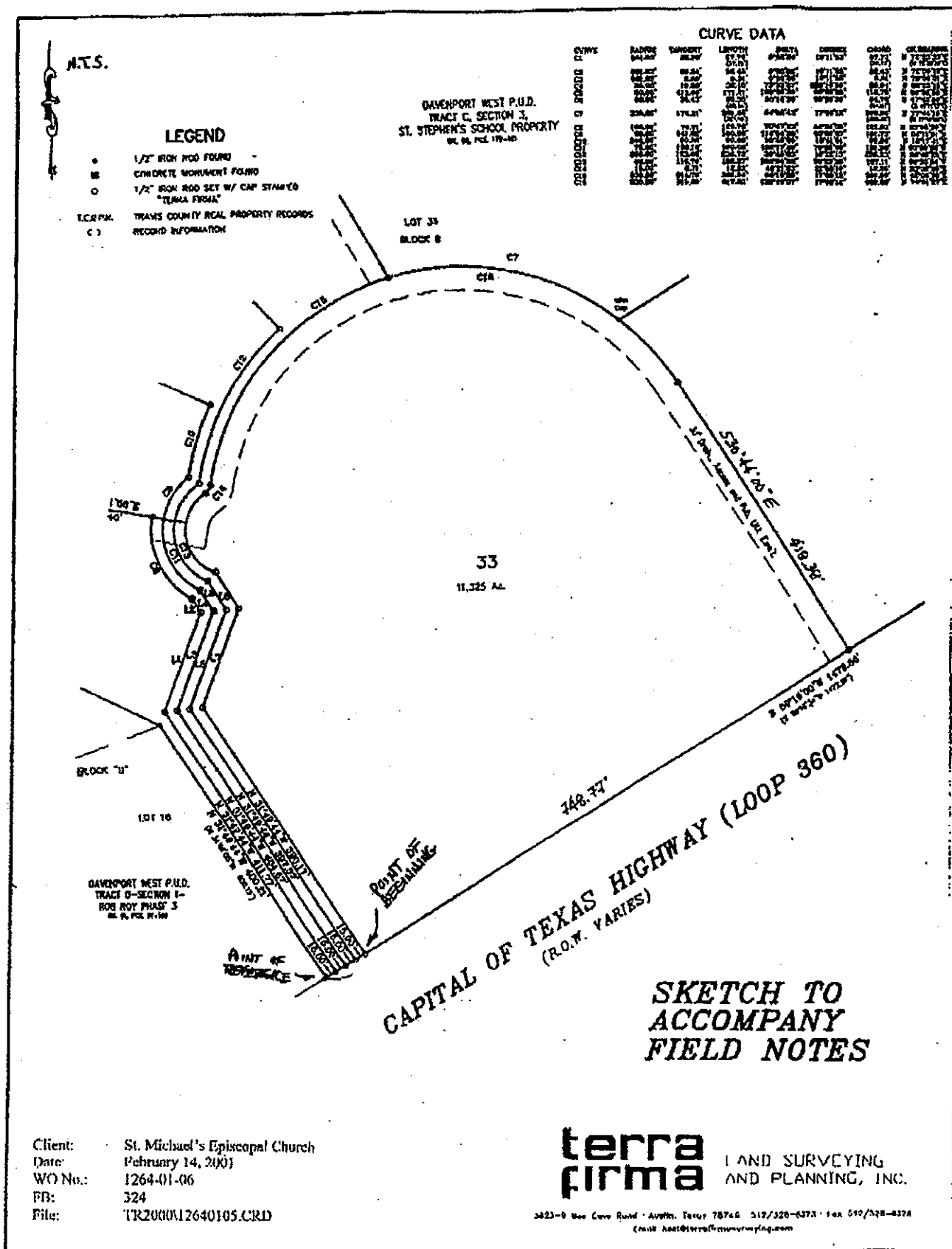
I HEREBY CERTIFY that these notes were prepared by Terra Firma from a survey made on the ground on September 24, 1999 under my supervision and are true and correct to the best of my knowledge.

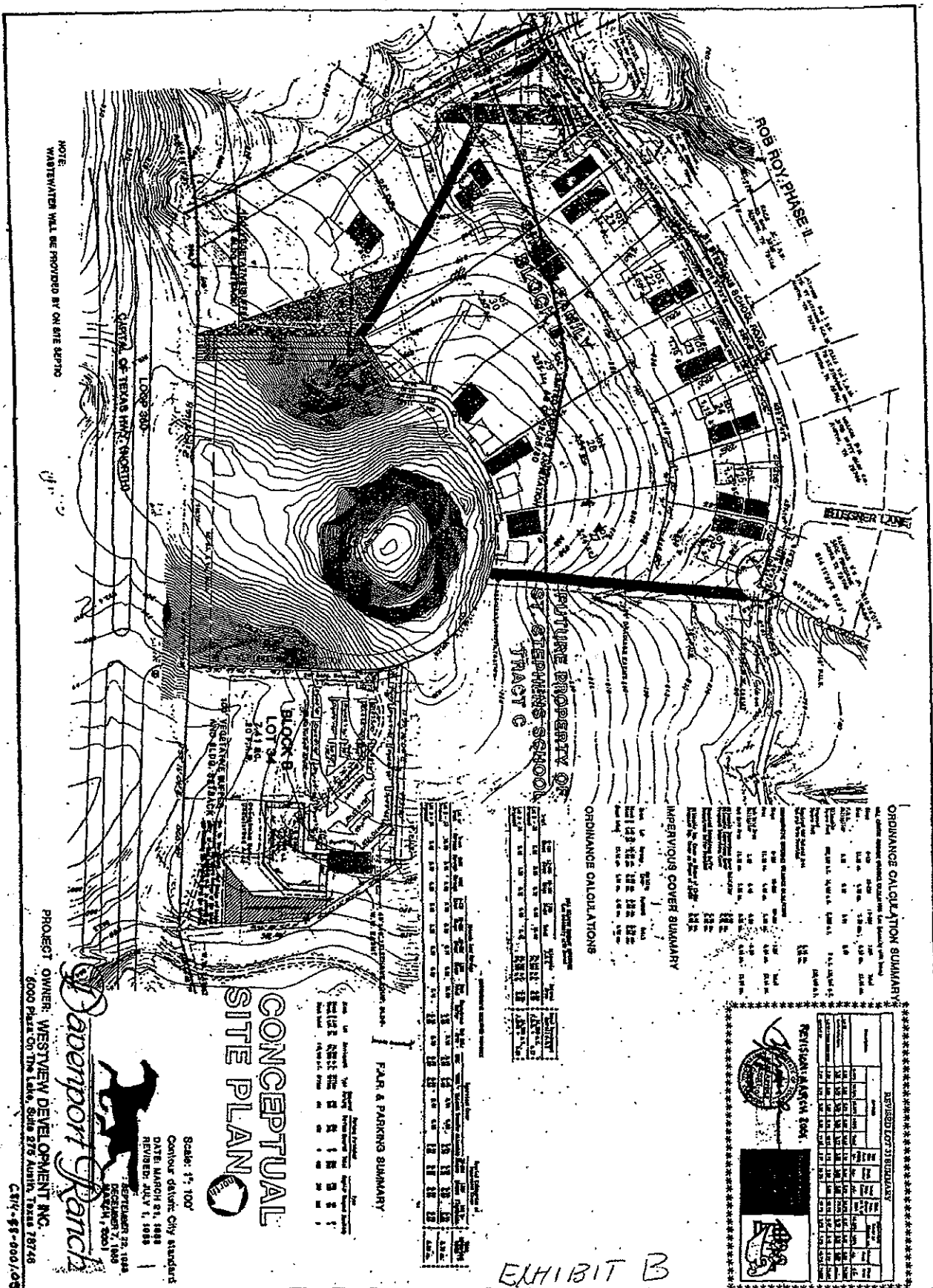

Craig C. Cregar
Registered Professional Land Surveyor



2/15/01
Date

Client: St. Michael's Episcopal Church
Date: February 14, 2001
WO No.: 1264-01-06
FB: 324
File: TR2000\12640105.CRD





NOTE:
WATER/WATER WILL BE PROVIDED BY ON SITE SEPTIC

PROJECT OWNER: WESTVIEW DEVELOPMENT INC.
6000 PLATEAU DR. THE LANE, SUITE 275 AUSTIN, TEXAS 78748



CONCEPTUAL SITE PLAN

Scale: 1" = 100'
Contour details City standard

DATE: MARCH 27, 1988
REVISION: JULY 1, 1988
DESIGNED BY: J. L. DAVENPORT
DRAWN BY: J. L. DAVENPORT

PAV. & PARKING SUMMARY

Item	Area	Volume	Notes
1. Paved Area	1.00	1.00	
2. Parking Area	1.00	1.00	
3. Total	2.00	2.00	

Item	Area	Volume	Notes
1. Paved Area	1.00	1.00	
2. Parking Area	1.00	1.00	
3. Total	2.00	2.00	

ORDINANCE CALCULATIONS

IMPERVIOUS COVER SUMMARY

Area to be paved: 1.00
Area to be paved: 1.00
Total: 2.00

ORDINANCE CALCULATION SUMMARY

Item	Area	Volume	Notes
1. Paved Area	1.00	1.00	
2. Parking Area	1.00	1.00	
3. Total	2.00	2.00	

Item	Area	Volume	Notes
1. Paved Area	1.00	1.00	
2. Parking Area	1.00	1.00	
3. Total	2.00	2.00	

EXHIBIT B