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
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
ORDINANCE NO. 010719-28

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS DAVENTPORT 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.

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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

Jackie Goodman
Mayor

APPROVED:    ATTEST:   
Sedona Jefferson   Shirley A. Brown
Acting City Attorney   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°03'54"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

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