

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

CASE NUMBER: SP-2013-0327C(XT2) **PC COMMISSION DATE:** May 15, 2018

PROJECT NAME: St. Francis Anglican Church – Site Plan Extension

ADDRESS: 3401 Oak Creek Drive

AREA: 5.85 acres

WATERSHED: Walnut Creek (Suburban Watershed)

COUNCIL DISTRICT: 7

JURISDICTION: Full Purpose

APPLICANT: St. Francis Episcopal Church
10435 Burnet Rd, #125
Austin, Texas

AGENT: 360 Professional Services, Inc
Scott Foster
PO Box 3639
Cedar Park, Texas 78630

EXISTING ZONING: SF-6

PROPOSED DEVELOPMENT: A religious assembly campus, to be constructed in two phases, was approved with SP-2013-0327C. All of Phase 1 is complete, including infrastructure. Phase 2 consists of a building expansion totaling 5,200 square feet to the existing 5,500 square foot religious use building. The extension will allow the construction of the addition and completion of the site.

STAFF RECOMMENDATION: Staff recommends the requested extension to February 27, 2028. Staff previously granted a one year administratively approved extension from February 27, 2017 to February 27, 2018. Religious facilities often request lengthy extensions due to the nature of their funding, and these requests are supported by staff.

PLANNING COMMISSION ACTION: N/A

CASE MANAGER: Christine Barton-Holmes, CNUa, LEED AP Telephone: 974-2788
Christine.barton-holmes@austintexas.gov

PREVIOUS APPROVALS: The site plan was granted a one year administratively approved extension from February 27, 2017 to February 27, 2018.

PROJECT INFORMATION: 5.85 acres

EXIST. ZONING: SF-6

MAX. BLDG. COVERAGE: 40%

MAX. IMPERV. CVRG: 55%

PROP. BLDG CVRG: 10,849 sq. ft. (4.26%)

PROP. IMP. CVRG: 0.73 acres (28%)

A COMPARISON OF THE APPROVED PROJECT WITH CURRENT REGULATIONS:

WATERSHED ORDINANCE: This project complies with current watershed regulations. .

SUMMARY COMMENTS ON SITE PLAN

LAND USE: The site plan complies with all zoning regulations.

ENVIRONMENTAL: All environmental comments have been cleared.

TRANSPORTATION: All transportation comments have been cleared.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: MF-4-CO (Oak Creek Drive, then undeveloped)

South: SF-2-CO (greenbelt, then single-family)

East: RR and LO (medical office)

West: SF-2 (single-family)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
Oak Creek Drive	80'	45'	Local City/County Street

NEIGHBORHOOD ORGANIZATION:

Austin Independent School District

Bike Austin

Friends of Austin Neighborhoods

Homeless Neighborhood Association

McNeil/Ashton Woods Neighborhood Association

Neighborhood Empowerment Foundation

North Growth Corridor Alliance

Northwest Austin Coalition

Northwood Neighborhood Association

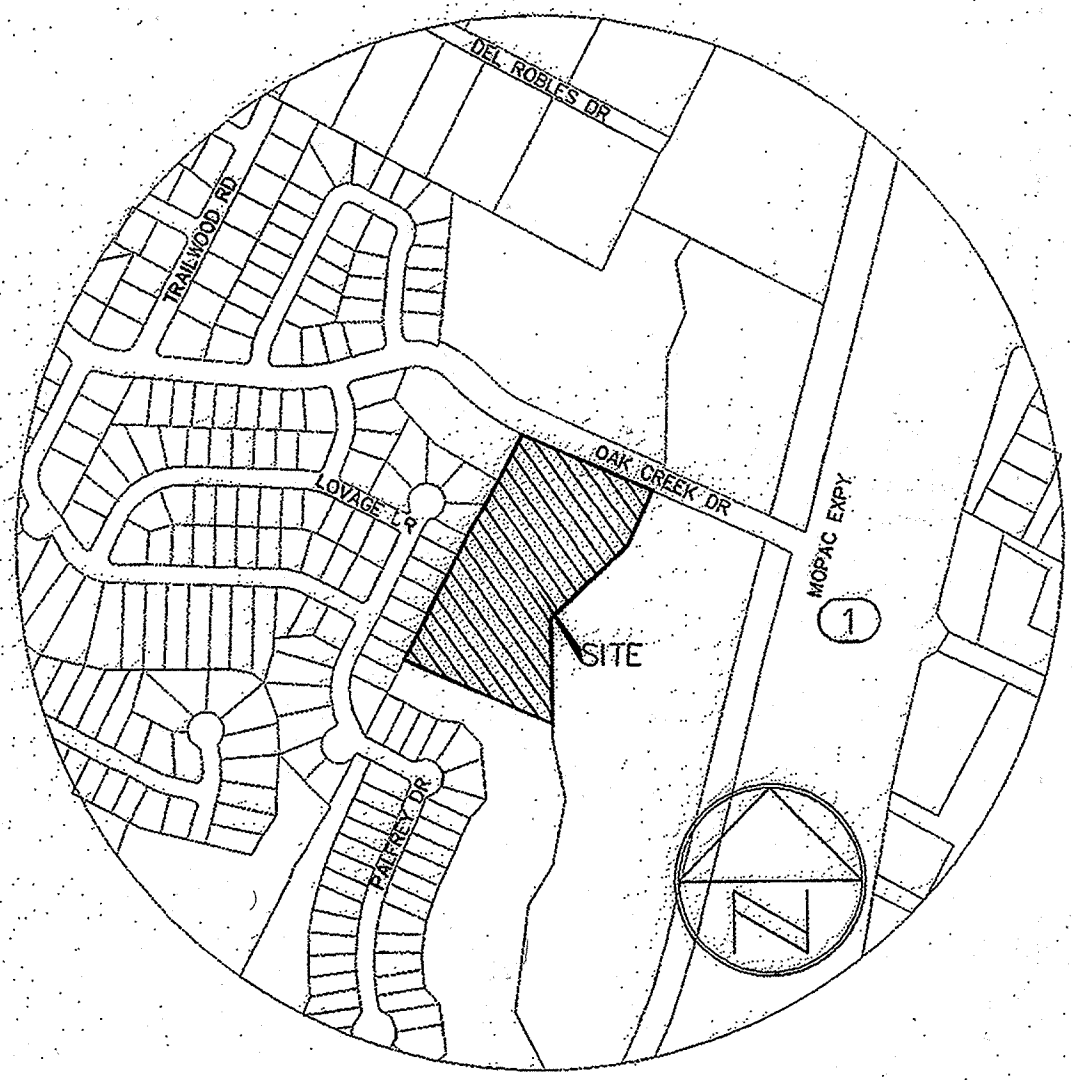
NW Austin Working Group

SELTexas

Sierra Club of Austin

CORRECTIONS							
No.	DESCRIPTION	REVISE (R) DELETE (D) ADD (A)	TOTAL SHEETS IN PLAN	NET CHANGE IMPERV. COVER	SITE IMPERV. COVER	% IMPERV. COVER	APPROVAL DATE
1	PEOPLE CELEBRATION METER SIZE	1,13(R)	25	0	13.4%	12%	2-4-15
2	BLOP PHASE I W/WW UPDATES	1,4,7,1,13(R)	25	1992	0.44%	12%	7-20-13
3	WALNUT CREEK W/WW UPDATES	1,567,9, 1,12(R)	25	0	0.44%	12%	11-18-10
4	ADDED ROW SIDEWALK, ADD HANDRAILS, PAMP 2 DETAILS	1,4,7,9(R) 24(A)	24	0	0.88%	12%	3-10-17

CONSOLIDATED SITE PLAN
FOR
ST. FRANCIS ANGLICAN
CHURCH



LOCATION MAP
NOT TO SCALE
CITY GRID: L35/L36
MAPS00: 466E/466J

3401 OAK CREEK DRIVE
AUSTIN, TEXAS
AUGUST 2013

REVISIONS						
No.	DESCRIPTION	REVISE (R) DELETE (D) ADD (A)	TOTAL SHEETS IN PLAN	NET CHANGE IMPERV. COVER	SITE IMPERV. COVER	% IMPERV. COVER

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	GENERAL NOTES (SHEET 1 OF 2)
03	GENERAL NOTES (SHEET 2 OF 2)
04	SLOPE MAP
05	DEMOLITION PLAN
06	EROSION CONTROL AND SEDIMENTATION PLAN
07	SITE AND DIMENSION CONTROL PLAN
08	DRAINAGE AREA MAPS AND CALCULATIONS
09	GRADING PLAN
10	STORM SEWER PLAN
11	WATER QUALITY AND DETENTION POND PLAN
12	WATER QUALITY AND DETENTION POND CROSS SECTIONS
13	UTILITY PLAN
14	EROSION AND SEDIMENTATION CONTROL DETAILS
15	SITE AND PAVING DETAILS
16	UTILITY DETAILS
17	STORM DETAILS
18	TRAFFIC CONTROL PLAN
19	LANDSCAPE PLAN
20	LANDSCAPE DETAILS
21	BUILDING ELEVATIONS
22	BUILDING ELEVATIONS
23	BUILDING ELEVATIONS
24	SITE CROSS SECTIONS
25	QUALITY ASSURANCE/QUALITY CONTROL RECOMMENDATIONS FOR CLAY LINERS FOR WATER QUALITY BONDS
26	HANDRAIL & SIDEWALK DETAILS

DATE OF SUBMITTAL: 08/30/2013
OWNERS NAME AND ADDRESS: ST. FRANCIS ANGLICAN CHURCH
10435 BURNET ROAD #125
AUSTIN, TEXAS 78758
PROJECT ADDRESS: 3401 OAK CREEK DRIVE
AUSTIN, TEXAS 78727

LEGAL DESCRIPTION: 5.85 ACRES OUT OF THE FRANCISCO GARCIA SURVEY NO. 60, ABSTRACT NO. 312
SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT BEING THE REMAINDER OF 43.21 ACRE TRACT OF
LAND CONVEYED TO JOHN M. HUBER, BY DEED RECORDED IN VOL. 1976,
PAGE 202 OF THE DEED RECORDS OF TRAVIS COUNTY.

LEGAL LOT DETERMINATION CASE: C81-04-0077

SITE AREA: 5.85 ACRES

PREVIOUS RELATED SITE PLAN CASE: SP-2008-0099C

ZONING: SF-6

SUBURBAN WATERSHED: WALNUT CREEK

PRESSURE ZONE AREA: NORTHWEST A

FIRE FLOW: AVAILABLE: 13,631 GPM
REQUIRED FIRE FLOW: 1,500 GPM (PHASE I)
*PROPOSED BUILDING WILL BE 10,699 GROSS SQUARE FOOT,
2-STORY, TYPE V CONSTRUCTION AND INCLUDE FIRE SPRINKLERS.
-PROP. BLOP PHASE I WILL BE 9,819 SF
2-STORY TYPE V CONSTRUCTION WITHOUT SPRINKLERS
-PROP. PHASE I & II BUILDING TO BE 10,699 SF,
2-STORY TYPE V CONSTRUCTION
-SPRINKLES TRD AT PHASE II BLDG PERMIT

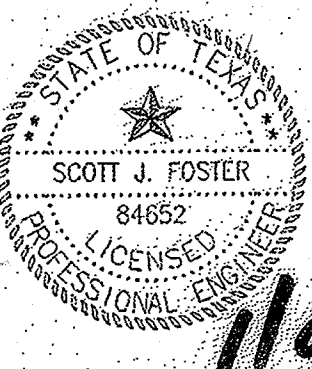
THIS SITE IS LOCATED WITHIN THE EDWARD'S AQUIFER RECHARGE ZONE
GENERAL PLAN NOTES:

- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE REGISTERED PROFESSIONAL ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- WATERSHED STATUS: THIS PROJECT IS LOCATED IN THE WALNUT CREEK WATERSHED, CLASSIFIED AS SUBURBAN BY THE CITY OF AUSTIN. THIS PROJECT IS SUBJECT TO THE WATERSHED PROTECTION REGULATIONS APPLICABLE AS OF THE DATE OF THE ORIGINAL APPLICATIONS.
- A PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN. FIRM PANEL NO. 48483C0265H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.
- WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF AUSTIN.
- THERE ARE NO CRITICAL ENVIRONMENTAL FEATURES ON SITE.
- RELEASE OF THE APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL. WHETHER OR NOT THE APPLICANT IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
- THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS).
- AN ADMINISTRATIVE VARIANCE WAS GRANTED PER LDC 25-8-42(B) (5) FOR CUT/FILL UP TO 12 FEET ASSOCIATED WITH THE WATER QUALITY AND/OR DETENTION FACILITIES.
- THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (COA EOM 1.12.0 AND COA ITEM NO. 658S OF THE SSM) PROVISION THAT ALL TRENCHING GREATER THAN 5 FEET DEEP MUST BE INSPECTED BY A GEOLOGIST (TEXAS P.G.) OR A GEOLOGIST'S REPRESENTATIVE.
- RETAINING WALLS OVER FOUR FEET IN HEIGHT, MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, SHALL BE ENGINEERED AND WILL REQUIRE A SEPARATE PERMIT (UNIFORM BUILDING CODE 106.2.5)

PROJECT DESCRIPTION:
THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A 2-STORY RELIGIOUS ASSEMBLY BUILDING TOTALING 10,699 SQ. FT. (GSF) ON A 5.35 ACRE SITE WITH ASSOCIATED PARKING, WATER QUALITY, DETENTION AND UTILITY IMPROVEMENTS. THE TOTAL IMPERVIOUS COVER IS 12.4%.

PREPARED BY:
CIVIL ENGINEER: 360 PROFESSIONAL SERVICES, INC.
LANDSCAPE ARCHITECT: MHB LANDSCAPE ARCHITECT
544 MILITARY DRIVE
CANYON LAKE, TEXAS 78133
PHONE (512) 448-0137
CONTACT: MARK BROOKS, RLA
ARCHITECT: WCS ARCHITECTS
3300 CRANE AVENUE
BRYAN, TX 77801
(979) 779-3338
CONTACT: BILL SCARMADO, AIA
SURVEYOR: CASTLEBERRY SURVEYING, LTD
3613 WILLIAMS DRIVE, SUITE 903
GEORGETOWN, TEXAS 78608
PHONE (512) 930-1600
CONTACT: JASON PARKER

ENGINEER'S CERTIFICATION:
I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER A OF THE LAND DEVELOPMENT CODE.



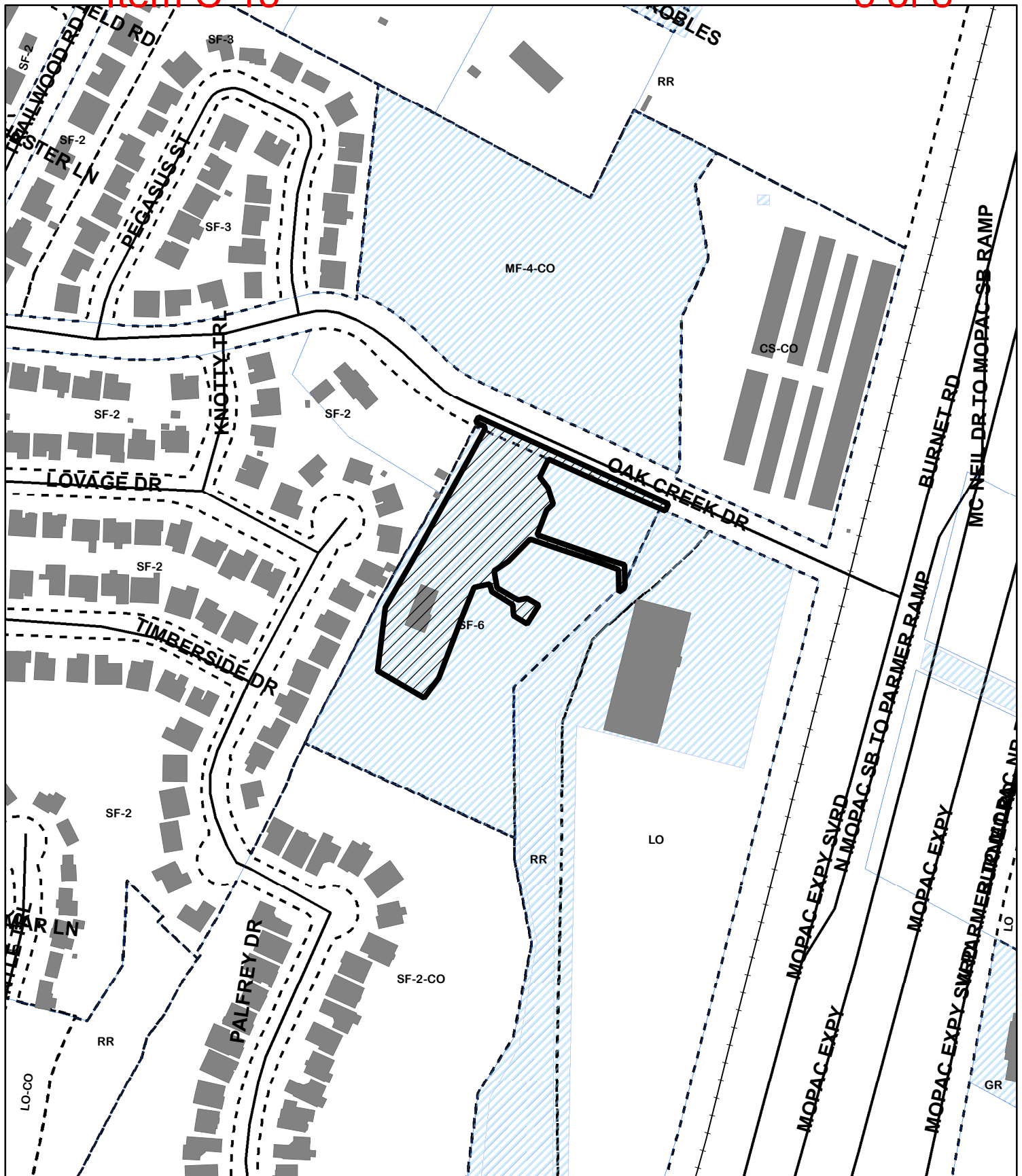
11/9/14
LICENSED PROFESSIONAL ENGINEER
REGISTRATION NO. 84652
360 PROFESSIONAL SERVICES, INC.
P.O. BOX 3639
CEDAR PARK, TEXAS 78613

APPROVED BY:
M. Amos Smith
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
AUSTIN WATER UTILITY
George Smith
CITY OF AUSTIN FIRE DEPARTMENT
J. Smith
CITY OF AUSTIN INDUSTRIAL WASTE
FEB 24 2017
3-4-2014
2/24/14
11/5/14

SITE PLAN APPROVAL SHEET 01 OF 25
FILE NUMBER SP-2013-0327C APPLICATION DATE 8/30/13
APPROVED BY COMMISSION ON: UNDER SECTION 112.1 OF
CHAPTER 25-8 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-8-81 LDC) 2/27/17 CASE MANAGER Michaels
PROJECT EXPIRATION DATE (ORD 77698-A) DW2 DDZ
M. Amos Smith
Director, Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: 2/27/14 ZONING SF-6
Rev. 1 Correction 1 8-2-11-15
Rev. 2 Correction 2 7-20-15
Rev. 3 Correction 3 11-18-10
Final plat 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 under a notice of continuation (if a building permit is not required), must also be approved prior to the Project Expiration Date.

SHEET
01
OF 25

SP-2013-0327C



SITE PLAN

CASE#: SP-2013-0327C(XT2)

ADDRESS: 3401 Oak Creek Drive

CASE NAME: St. Francis Anglican Church

MANAGER: Christine Barton-Holmes

SUBJECT TRACT

ZONING BOUNDARY



0 120 240 480 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



OPERATOR: Christine Barton-Holmes



P.O. Box 3639
Cedar Park, Texas 78630

January 19, 2018

City of Austin
Planning and Development Review Department
505 Barton Springs Road, 4th Floor
Austin, TX 78704

**Re: Summary Letter-St. Francis Anglican Church
Request for Site Plan Extension
SP-2013-0327C**

To Whom It May Concern:

On behalf of the owner, St. Francis Anglican Church, we are requesting a 10-year Land Use Commission Extension to the above referenced site plan. A one-year, administrative site plan extension was granted on May 10, 2017 and the current expiration date is February 27, 2018. The following letter summarizes the project characteristics, project history, and the request for approval of an extension of the site plan.

The project is located in the full purpose city limits of the City of Austin at 3401 Oak Creek Drive. The 5.85-acre site is located in the Walnut Creek (Suburban) Watershed. The proposed project consists of the construction of one religious use building with associated parking lot and drives, utilities, landscaping and water quality/detention improvements. A portion of this site lies within the 100-Year Floodplain, as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 48453C0265H, dated September 26, 2008, for Travis County, Texas and incorporated areas. This site is located within the Edwards Aquifer Recharge Zone as defined by the Texas Commission on Environmental Quality (TCEQ), and a Water Pollutant Abatement Plan was submitted and previously approved by TCEQ during the site development permit process. Of the 5.85 acres, 3.28 acres is within the critical water quality zone and the remaining 2.57 is within the critical water quality zone.

A brief summary of the project history is as follows:

<u>Application</u>	<u>File No.</u>	<u>Application Date</u>	<u>Approval Date</u>
Legal Lot Determination	C8i-04-0077	March 2, 2004	March 11, 2004
Site Plan Application	SP-2013-0327C	August 30, 2013	March 6, 2014
Administrative Site Plan Extension	SP-2013-0327C(XT)	January 3, 2017	May 10, 2017

Chapter 25-5-63 of the City of Austin Land Development Code (Extension of Released Site Plan by The Land Use Commission) provides that an application may request that the Land Use Commission extend the expiration date of a released site plan if the expiration date was previously extended under Section 25-5-62. The site plan was approved pursuant to Section 25-5-62 on May 10, 2017. Each of the requirements for a site plan extension within Section 25-5-62 are set forth below along with the applicant's statement regarding the project's compliance with each requirement:



(C) The director may extend the expiration date of a released administrative site plan one time for a period of one year if the director determines that there is good cause for the requested extension; and

(1) the director determines that:

(a) the site plan substantially complies with the requirements that apply to a new application for site plan approval;

The proposed project is located within the Desired Development Zone and meets the majority of current code requirements including water quality, detention, subdivision, tree preservation, and zoning requirements.

(b) the applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed;

Phase I is completed. Phase II consists of a future building expansion (approximately 5,200 SF). All infrastructure requirements including water quality, detention, utilities, and parking have been constructed with Phase I which support Phase II.

(c) the applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy; or

Phase I which includes an approximately 5,500 SF religious use building has been completed and is suitable for permanent occupancy.

(d) the applicant has constructed a significant portion of the infrastructure required for development of the original site plan; and

All major infrastructure improvements have been completed with Phase I. This includes an access driveway and parking lot, water, wastewater, and water quality and detentions controls which support Phase II.

(2) the director determines that:

(a) if a traffic impact analysis was submitted with the application for site plan approval

(i) the assumptions and conclusions of the traffic impact analysis are valid; or

This section is not applicable since the project complies with 2 (b) of the section.

(ii) if the assumptions and conclusions are not valid, the applicant has submitted an addendum to the traffic impact analysis that demonstrates that traffic impacts will be adequately mitigated; or

This section is not applicable since the project complies with 2 (b) of the section.



City of Austin, January 19, 2018, Page 3

- (b) *if a traffic impact analysis was not submitted with the application for site plan approval, the applicant demonstrates that traffic impacts will be adequately mitigated.*

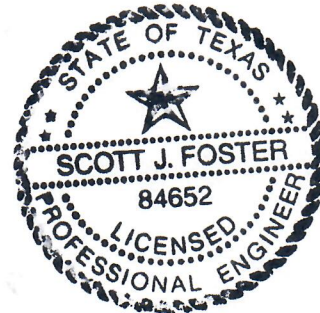
A traffic impact analysis was not submitted nor required with the original site plan because this project's traffic does not exceed the thresholds established in the LDC. Since the original application, no substantial traffic improvements are known to have been made in the vicinity of the project and the original waiver can be assumed to be valid.

Based upon the information above, the project appears to comply with Section 25-5-62 and Section 25-5-63. If you have any questions or comments regarding this request, please contact me at (512) 900-7662.

Yours very truly,

360 PROFESSIONAL SERVICES, INC.
Texas Firm Registration F4932

Scott J. Foster, P.E.
Principal



1/19/18