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**ZONING AND PLATTING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT
AND
HILL COUNTRY ROADWAY
REVIEW SHEET**

CASE NUMBER: SPC-97-0440C(R1) **ZONING AND PLATTING COMMISSION**
HEARING DATE: January 17, 2012

PROJECT NAME: St. Theresa's Catholic Church Expansion

ADDRESS: 4311 Small Drive

APPLICANT: Roman Catholic Diocese of Austin
6225 US Hwy 290
Austin, TX 78723

AGENT: Baker-Aiklen & Associates (Tammi Migl, P.E.)
507 West Liberty
Round Rock, TX 78664

CASE MANAGER: Nikki Hoelter Phone: 974-2863
nikki.hoelter@austintexas.gov

PROPOSED DEVELOPMENT:

The applicant is requesting a conditional use permit to construct a 2 story, 30,281 square foot multipurpose building which will be used as a private primary school. Additionally, surface parking will be constructed and the removal of 2 portable buildings. This construction is an expansion of an existing church campus that currently includes a sanctuary building, an educational building and parish hall.

The site is zoned SF-2, which classifies this use as a conditional use. In addition to the conditional use permit request, the development requires approval of an existing Hill Country Roadway permit because the proposed addition is of significant size and a new use is being included in the development.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit and revision to the Hill Country Roadway permit for the multipurpose building. The building and use are compatible to the existing church use and will allow the church to expand their school use. The site plan revision complies with all Hill Country Roadway and Conditional Use permit requirements of the Land Development Code.

PROJECT INFORMATION

SITE AREA	941,898 square feet	21.62 acres
EXISTING ZONING	SF-2, SF-3, DR	
WATERSHED	Dry Creek West	
WATERSHED ORDINANCE	Governed by the MGA and regulations in effect in 1997	
TRAFFIC IMPACT ANALYSIS	Not required	
CAPITOL VIEW CORRIDOR	None	
PROPOSED ACCESS	Small Drive and Cross Valley Run	

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	Allowed/Required		Total
FLOOR-AREA RATIO	NA**		0
BUILDING COVERAGE	40%		30%
IMPERVIOUS COVERAGE	45%		26.38%
PARKING *	296		305 spaces

**All development is located within the SF-2 zoning district.
 *A special parking determination was conducted for the revision.

SUMMARY COMMENTS ON SITE PLAN:

The proposed expansion is part of a large existing church campus which includes a 7,147 square foot sanctuary, an educational building, family center, administration building and parish hall. The existing site plan was approved in 1998, along with that approval was the execution of an MGA, Managed Growth Agreement. The MGA allows planning and the development of large projects over a long period of time. The MGA extended the permit life for 15 years from the original approval date. The site plan will expire July 16, 2013. This extended permit guaranteed the project would be able to continue development under regulations in effect in 1997.

The applicant proposes a 2 story, 30281 square foot multi purpose building which will be used for a private elementary school. Additional parking will be provided to meet the needs of the new building. The addition of the private primary school triggers the approval of a conditional use permit within the SF-2 zoning district. The building and use are compatible with the existing function and use of the site and compatible surrounding land uses.

This project is within a Hill Country Roadway Corridor classified as RM 2222/Low Intensity corridor. The revision must obtain Commission approval for the revision to the plan for the addition of the multipurpose building because staff determined it to be a change of significant size and adding another use that was not shown on the original permit approval. The revision complies with all Hill Country Roadway requirements, such as height, setback, and 100' vegetative buffer along RM 2222.

There are existing water quality and detention ponds on site which will be sufficient for the proposed improvements, mostly due to the removal of impervious cover on a different portion of the site.

COMPATIBILITY

Compatibility is not triggered because the site is zoned SF-2 and used as religious assembly.

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	SF-2, SF-3, DR	Church campus (religious assembly)
<i>North</i>	SF-2	Single family residence
<i>South</i>	ROW	RM 2222
<i>East</i>	DR and SF-2	Single family residence
<i>West</i>	SF-6	Single family residence

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Small Drive	varies	32 ft	Collector
RM 2222	varies	32 ft	Major Arterial Access; is not provided to 2222

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Cross Valley Run	Varies	32 ft	Collector
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NEIGHBORHOOD ORGNIZATIONS:

- 511—Austin Neighborhoods Council
- 742—Austin Independent School District
- 786—Home Builders Association of Greater Austin
- 1037—Homeless Neighborhood Assn.
- 1075—League of Bicycling Voters
- 1113—Austin Parks Foundation
- 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

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CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA

The following evaluation is included to provide staff's position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code (EVALUATION OF CONDITIONAL USE SITE PLAN) states:

A. The Land Use Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

B. A conditional use site plan must:

1. **Comply with the requirements of this title;**

Staff Response: This site plan complies with all regulations and requirements of the Land Development Code.

2. **Comply with the objectives and purposes of the zoning district;**

Staff Response: The proposed addition of a private primary school is a conditional use within the SF-2 zoning district. The school is associated with a church which is a permitted use within the SF-2 zoning district, therefore would be compatible with the existing use. The site is fairly large and surrounded with existing landscaping and trees which will provide screening for adjacent land uses.

3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;**

Staff Response: The site plan will comply with all requirements of the Land Development Code. The site plan complies with setback, height, and compatibility requirements.

4. **Provide adequate and convenient off-street parking and loading facilities; and**

Staff Response: The site plan will meets all requirements for off street parking and loading.

5. **Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.**

Staff Response: The site plan will comply with all requirements of the Land Development Code, and reasonably protects the health, safety, and welfare of persons and property.

C. In addition, a conditional use site plan may not:

6. **More adversely affect an adjoining site than would a permitted use;**

The site is currently used as a church campus, which includes several buildings and uses associated with the church, therefore the proposed school no more impact on adjoining properties than other permitted uses in the area which could operate with similar hours, because the parking is to serve the adjacent business.

7. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or**

Staff Response: The site plan does not adversely affect the safety and convenience of vehicular and pedestrian circulation, since all parking is on site.

8. **Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign.** Staff Response: All signs and lighting will comply with the Land Development Code.

D. A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.

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In addition, Sec. 25-5-146 (CONDITIONS OF APPROVAL) states:

(A) To make a determination required for approval under Section 25-5-145 (Evaluation Of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

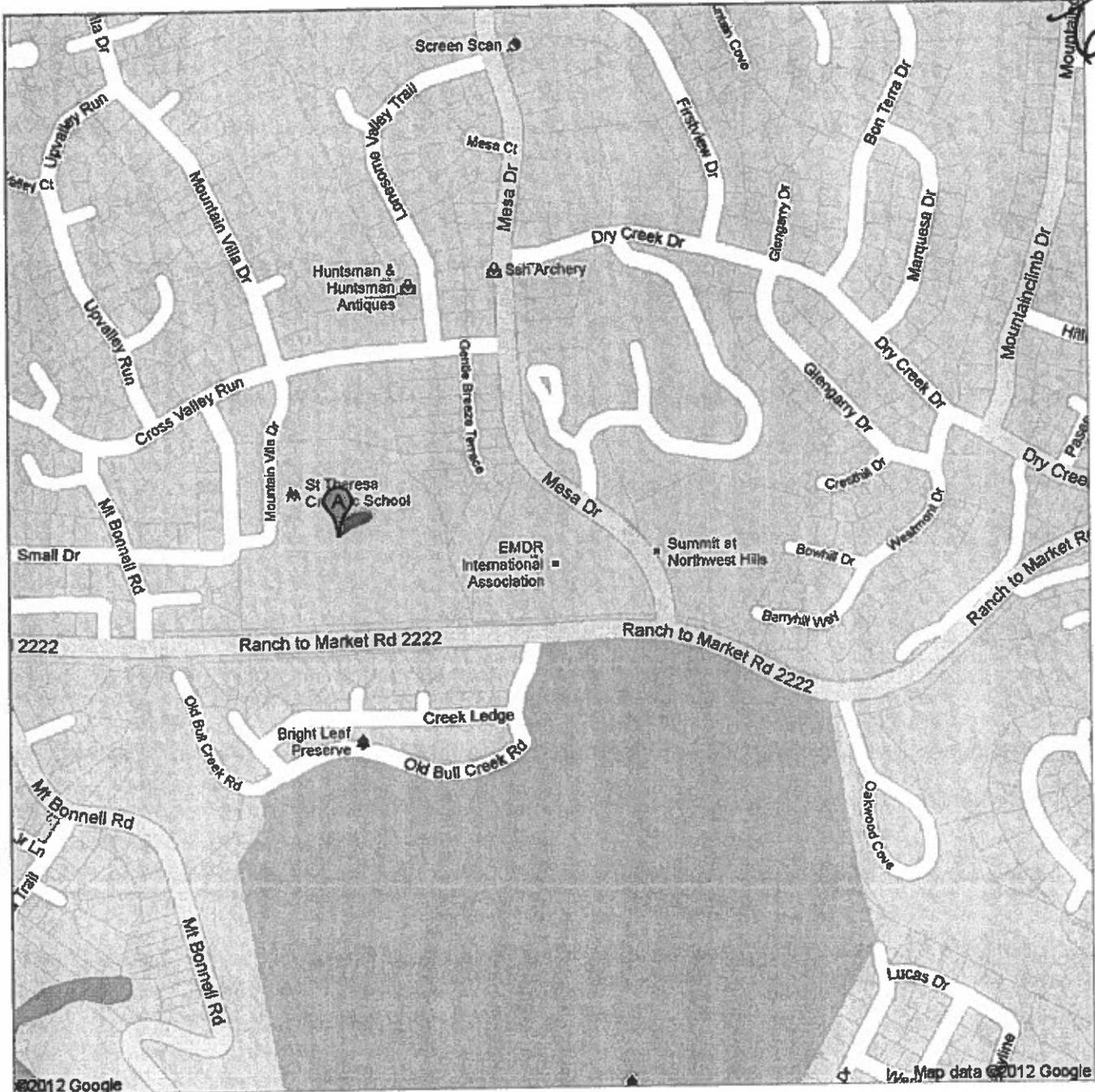
- (1) a special yard, open space, buffer, fence, wall, or screen;
- (2) landscaping or erosion;
- (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
- (4) signs;
- (5) characteristics of operation, including hours;
- (6) a development schedule; or
- (7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.

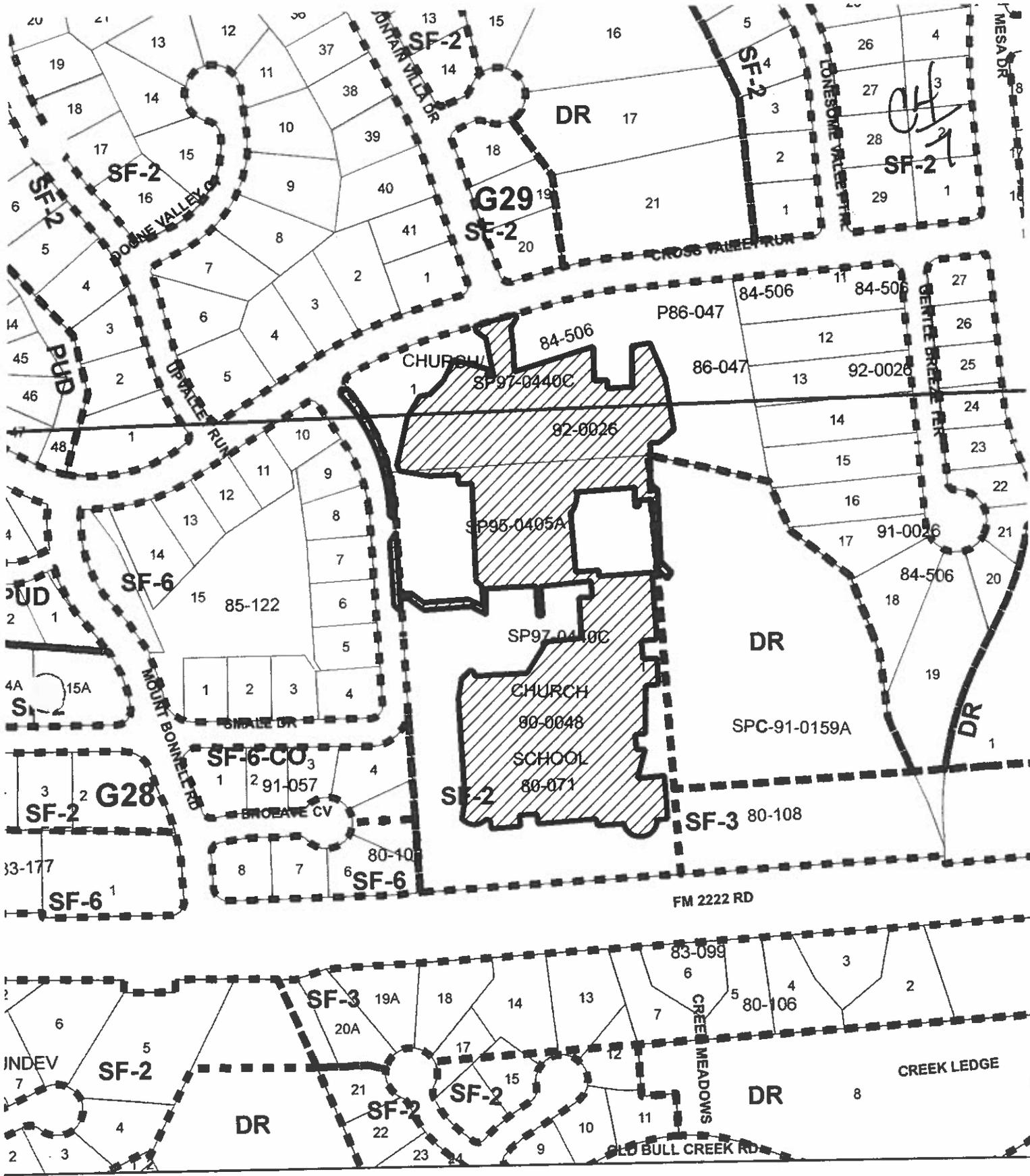


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SITE PLAN

-  SUBJECT TRACT
-  ZONING BOUNDARY

CASE#: SPC-97-0440C(R1)
 ADDRESS: 4311 Small Drive
 GRID: G28, G29
 MANAGER: Nikki Hoelter



OPERATOR:

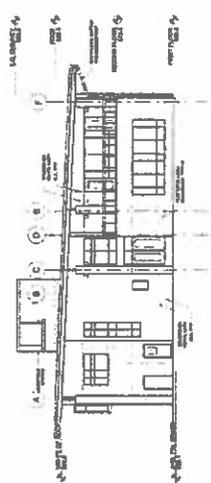
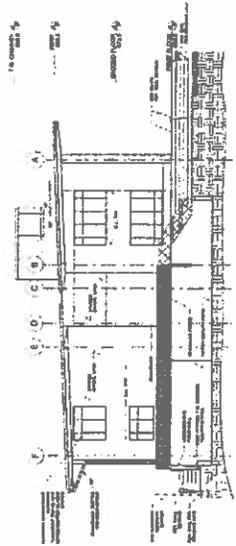
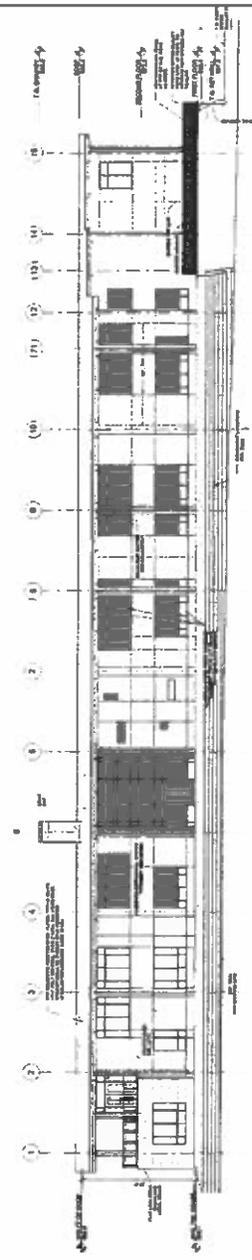
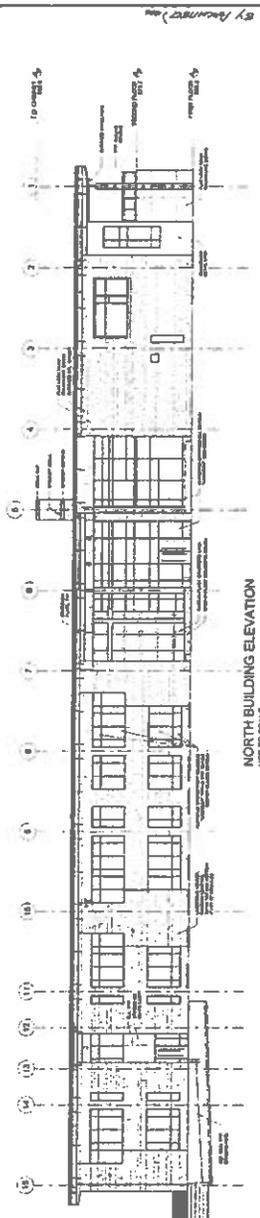
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[Symbol]	1" = 16069379349213905251552656031325802737493360640' - 0"
[Symbol]	1" = 32138758698427810503105312062651665476986721280' - 0"
[Symbol]	1" = 64277517396855621006210624125303330953973442560' - 0"
[Symbol]	1" = 128555034713711242012421242506066661910796885120' - 0"
[Symbol]	1" = 257110069427422484024842485012133332221593770240' - 0"
[Symbol]	1" = 51422013885484496804968497002426664443187544480' - 0"
[Symbol]	1" = 102844027710968993609936994004853328886375088960' - 0"
[Symbol]	1" = 205688055421937987219873988009706657772751777920' - 0"
[Symbol]	1" = 411376110843875974439747976019413315545503555840' - 0"
[Symbol]	1" = 822752221

NO.	DATE	DESCRIPTION

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(Dimensions and Elevation Data by Architect)

