

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

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CASE NUMBER: SP-99-0107D(XT4) **ZONING AND PLATTING COMMISSION**
HEARING DATE: August 7, 2012

PROJECT NAME: St. Michael's Catholic Academy

ADDRESS: 3000 Barton Creek Blvd.

APPLICANT: St. Michael's Catholic Academy (Wade Pellerin)
3000 Barton Creek Blvd.
Austin, TX 78735

AGENT: Land Strategies Inc. (Paul Linehan)
1010 Land Creek Cove, Suite 100
Austin, TX 78746

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

PROPOSED DEVELOPMENT:

The applicant is requesting a fourth extension of 10 years to a previously approved site plan.

The project is for the continued completion of the construction of a private secondary educational facility. A majority of the site plan has been developed in accordance with the approved site plan. The site is located within the City's 2-mile ETJ. The extension would allow the owner to complete the construction of the school campus, by raising additional funds.

The remaining improvements include a new academic wing, a basketball gymnasium, construction of a fire access and other associated buildings and parking for the school facility.

There is an on-site detention pond which was sized to accommodate the total build out of the school campus.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the 10 year extension based on LDC Section 25-5-62(C)(1)(c) – the applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy.

The 10 year extension will extend the permit from May 19, 2012 to May 19, 2022. Additional time could be granted by the Zoning and Platting Commission because the site plan received grandfathering protection; therefore Project Duration does not apply to this project. If the project were submitted today, the owner would be allowed to construct the same project.

This is the fourth extension request for this project. Since the last extension was approved 6 years ago, numerous improvements have been completed, such as the baseball field improvements, campus center building, remodeling of the football and baseball concession stands, football press box, reception area, track and high jump pit. (see attachment for details)

The site plan complies with all requirements of the Land Development Code in effect when the site plan was originally approved.

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PREVIOUS APPROVALS

May 13, 2002 - One year administrative extension approved, to May 19, 2003
 November 4, 2004 - Zoning and Platting Commission approve a 3 year extension to 5/19/2006
 June 6, 2006 - Zoning and Platting Commission approve a 6 year extension to 5/19/2012
 July 17, 2012 - Zoning and Platting Commission

PROJECT INFORMATION:

50 acres – gross site area
 Existing Zoning – 2 mile ETJ
 Max. Impervious Cover – 20% (SOS) Proposed Impervious Cover – 10.6%*
 Height Allowed – N/A ETJ Proposed Height – 2 stories
 Required Parking – Not required in ETJ Proposed Building Cover – 4.6%
 *Waterway Development Permit allows 16.8% impervious cover

COMPARISON OF THE APPROVED PLAN WITH CURRENT REGULATIONS:

SOS WATERSHED ORDINANCE: This project is grandfathered under an old waterway development permit. Current SOS regulations limits the impervious cover to 20% and call for a re-irrigation of the water quality pond. The plan has a detention pond with a vegetative downstream buffer.

SUMMARY COMMENTS ON SITE PLAN:

The site is outside the City's Full Purpose jurisdiction, but within the 2 mile ETJ. Zoning is not required. A majority of the school campus has been constructed, and numerous improvements have been made since the last extension was granted in 2006. An entire academic wing remains to be constructed, as well as a gymnasium. Since this is a private school, it takes fundraising and pledge campaigns to raise the funds for the remaining improvements which can take several years.

ENVIRONMENTAL:

This site is located in the Barton Creek Zone, but not within the recharge zone.

TRANSPORTATION:

There are two proposed driveway access points onto Barton Creek Boulevard. Travis County has previously signed off on these driveways.

COMPATIBILITY

The site and surrounding tracts are within the ETJ, therefore compatibility standards would not apply.

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	2 mile ETJ	Existing school
<i>North</i>	2 mile ETJ	Vacant, retail
<i>South</i>	2 mile ETJ	Single family residences
<i>East</i>	2 mile ETJ	Barton Creek Blvd. then single family residences
<i>West</i>	2 mile ETJ	Single family residences

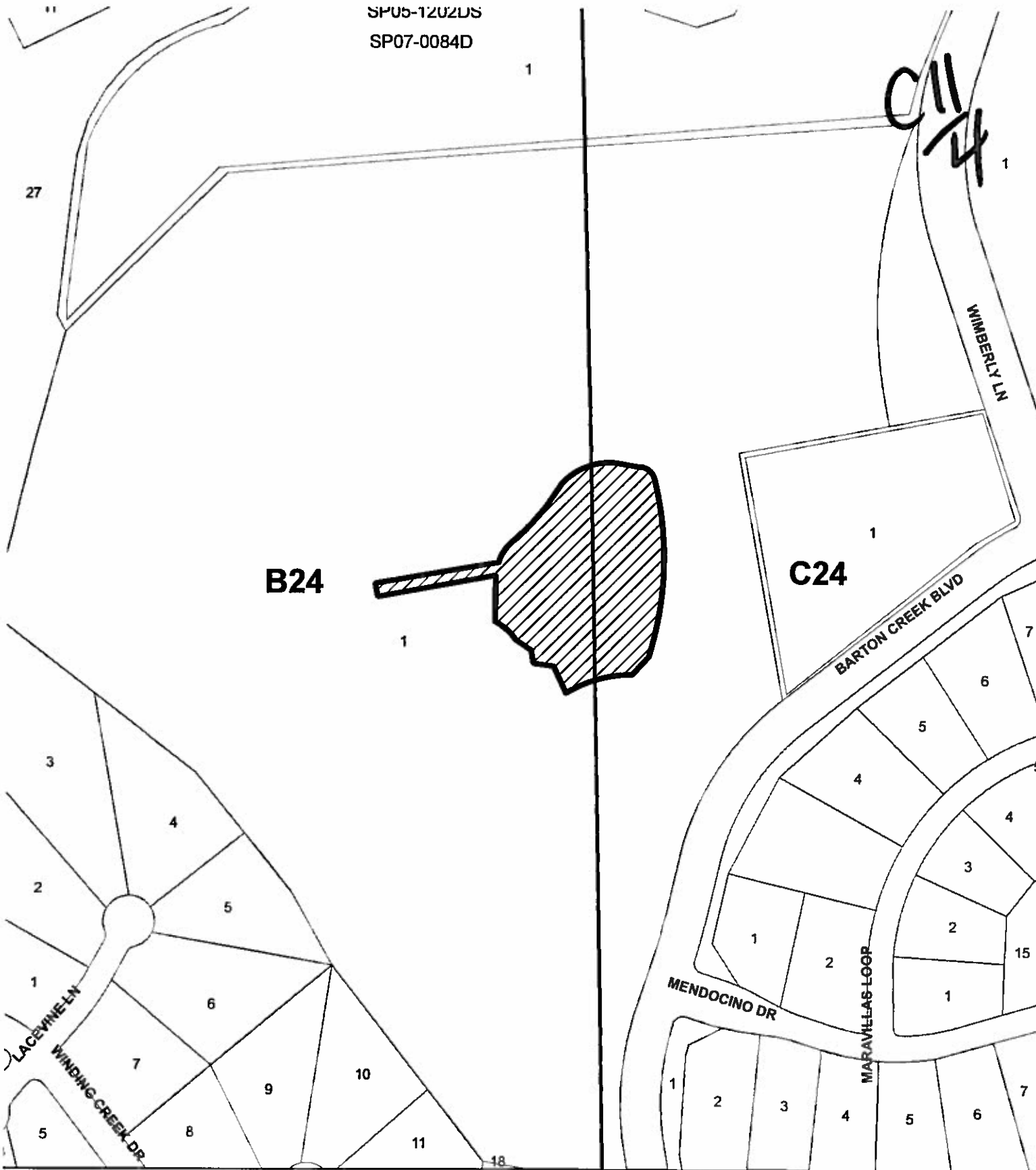
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ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Barton Creek Blvd.	Varies	40 ft	Collector

NEIGHBORHOOD ORGNIZATIONS:

742—Austin Independent School District
786—Home Builders Association of Greater Austin
1200—Super Duper Neighborhood Objectors and Appealers Organization
1224—Austin Monorail Project
1228 – Sierra Club Austin Regional Group
917 – Barton Creek Association
605 – City of Rollingwood
943 – Save our Springs Alliance



SITE PLAN



SUBJECT TRACT



ZONING BOUNDARY

CASE#: SP-99-0107D(XT4)
ADDRESS: 3000 Barton Creek Blvd.
GRID: B24, C24
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.





Betty Baker, Chair
City of Austin Planning Commission
301 Congress Avenue, Suite 200
Austin, Texas 78701

Re: St. Michael's Catholic Academy (SP-99-0107D)
10-year Site Plan Extension Request

Dear Betty:

This letter is provided to you in support of the referenced 10-year Site Plan Extension request, submitted by Land Strategies, Inc., on behalf of St. Michael's Catholic Academy. The Site Plan has an expiration date of May 19, 2012.

In 2006, the Planning Commission approved a six-year extension to the approved Site Plan. This extension was approved to allow for expansion of the St. Michael's Catholic Academy. This new Site Plan Extension request is submitted to allow for additional time to continue the proposed campus expansion. The proposed expansion will include the following elements, as reflected on the approved Site Plan (Sheet 28 of 29): Construction of a new Academic Wing, Construction of a new Basketball Gymnasium, and Construction of Fire Access as per Fire Department requirements, as well as other improvements reflected on the Site Plan. Based on our knowledge of the campus plans, the proposed expansion conforms with the original May 11, 1984 permit and Site Plan.

Please contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Julia Harrod".

Julia Harrod, PE
President
MWM DesignGroup

PAUL LINEHAN & ASSOCIATES

February 8, 2012

C11/7

Site Plan Extension Review Team
City of Austin
505 Barton Springs Road
Austin, Texas 78704

Re: St. Michael's Catholic Academy - Site Plan Extension - SP-99-0107D

Dear Review Team:

By this letter, Land Strategies, Inc. respectfully requests a ten-year extension to the existing Site Plan, SP-99-0107D, in order to continue the proposed building expansion and improvements on the school site. The primary anticipated proposed expansion and improvements include the following elements: Construction of a new Academic Wing; Construction of a new Basketball Gymnasium; and Construction of Fire Access, as per Fire Department requirements.

On June 6, 2006, the Zoning & Platting Commission approved a six-year site plan extension, revising the expiration date of the site plan to May 19, 2012. Since that time, campus expansion and improvements have continued on the St. Michael's Catholic Academy property, as shown on the attached Exhibits A and B. Approximately \$7.4 million in improvements have been made to the campus over the last six years. In 2007, a new Campus Center was constructed. In 2008, a Site Plan Correction was approved for the addition of a running track around the football field. Additionally in 2008, a separate Site Plan Correction was approved for changes to the courtyard paving pattern and layout, the replacement of an existing dirt road by a paved road (based on Travis County fire access requirements), and updates to location and configuration of a water line. Finally, in 2011, a Site Plan Correction was approved, allowing the relocation and or removal of portable buildings on the overall St. Michael's property. Please see Exhibit C for these referenced changes. Over the last several years, we have worked with the City of Austin on these campus improvement plans, and have added Sheet 28 of 29, which reflects the future building plans and associated impervious cover requirements and improvements.

We believe that these continued expansion plans and improvements show good faith on the part of the Academy to continue to improve the campus. Therefore, Land Strategies, Inc. requests this ten-year extension in order to prepare possible future site plan revisions and/or corrections as the school and its needs continue to grow and expand.

Please feel free to contact me should you have any questions.

Best regards,



Paul W. Linehan, ASLA
President

SCANNED

N11421
Hoelter



ST. MICHAEL'S CATHOLIC ACADEMY

3000 Barton Creek Blvd.
Austin, Texas 78735
(512) 328-2323 • Fax: (512) 328-2327
www.smacad.com

April 26, 2012

Attn: Nikki Hoelter
City of Austin
Planning & Development Review Department
505 Barton Springs Road, 4th Floor
Austin, Texas 78704

C11/8

Re: St. Michael's Catholic Academy (SP-99-0107D)
10-year Site Plan Extension Request
Letter of Good Faith

Dear Nikki:

This letter is provided to address your comment SP3, for the St. Michael's Catholic Academy site plan extension request, located at 3000 Barton Creek Boulevard, in the ETJ of Austin, Travis County, Texas. That comment reads:

"Provide a letter and documentation from the owner justifying how his or her actions following the site plan approval and release demonstrate a "good faith effort" as required by 25-5-62(C)(1)(b)."

As you can see on the attached exhibits, we have been diligently working on our campus expansion since the original site plan was approved in 1984. We received a site plan extension in 2006 (to expire in May 2012), for which we provided the attached Campus Enhancement Plan (dated February 20, 2006) as justification for the site plan extension request. As you can see on that enhancement plan exhibit, we had planned many improvements and construction projects between 2006 and 2012, many of which have been completed. The additional exhibits reflect the improvements/construction projects that have been completed since the 2006 site plan extension approval, totaling approximately \$7.4M. We will, however, require additional time to complete our overall campus expansion/construction plan (as detailed on the color exhibit), as, being a private school, it takes a significant amount of time to raise the funds necessary to pay for these improvements.

Based on past campus expansion improvements, as well as the future proposed improvements designated on Sheet 28 of the overall site plan set, I believe our actions provide a "good faith effort" to complete the campus expansion/construction as approved with the original site plan.

Please let me know if you have any questions or need more information.

Sincerely,

A handwritten signature in black ink that reads 'Wade Pellerin'.

Wade Pellerin
Facilities Manager

Attachments

**ST. MICHAEL'S CATHOLIC ACADEMY**

3000 Barton Creek Blvd.
 Austin, Texas 78735
 (512) 328-2323 • Fax: (512) 328-2327
 www.smca.com

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January 2012

Re: St. Michael's Catholic Academy

Improvements:	Date:	Cost:
Baseball Field Improvements	October 2007	\$274,000
Campus Center Building	August 2007	\$6,181,000
Track	August 2008	\$500,000
High Jump Pit	September 2008	\$7,900
Track Fence	August 2009	\$30,200
Remodel Football Concession Stand	September 2009	\$20,400
Remodel Baseball Concession Stand	February 2010	\$6,200
Football Press Box	November 2010	\$39,000
Softball Field Lights	January 2011	\$72,500
Reception Area	November 2011	\$27,000
Modular Building/Portable Removal	November 2011	\$265,000

SMCA enrollment has dropped about 80 students over the last four years, although enrollment is expected to increase slightly over the upcoming years. We plan to continue improvements to our campus.