

C8/1

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

CASE NUMBER: SP-93-0419D(XT2) **ZAP COMMISSION DATE:** August 20, 2013

PROJECT NAME: Westlake Bible Church. -- LUC Site Plan Extension

ADDRESS: 9300 FM 2244

AREA: 74.94 acres

WATERSHED: Lake Austin (Watersupply Rural, DWPZ)

JURISDICTION: 2-Mile ETJ

APPLICANT: Coats, Rose, Yale, Ryman & Lee
(John M. Joseph)
901 S. Mopac Expy, Bldg 1, Suite 500
Austin, Texas 78703
(512) 469-7987

AGENT: Urban Design Group
Don Sansom
3660 Stoneridge Rd
Austin, Texas 78746
(512) 347-0040

EXISTING ZONING: 2-Mile ETJ

PROPOSED DEVELOPMENT: The site has been developed with over 50% of its total proposed improvements for a religious assembly campus, including religious assembly, educational, and administrative structures; infrastructure; and parking. The approval of this extension will allow the build-out of the rest of the proposed campus.

Update for August 20, 2013 Hearing: The applicants and staff met on August 13, 2013 to discuss current and proposed improvements on the site. Historically staff has recommended a ten-year extension for churches, taking into account a funding process that typically differs from private construction. However, in this instance, the site has been and continues to be developed to a standard beyond what is required. The applicants have also agreed to seven conditions of approval, listed below. Because of the conditions agreed to and the nature of the use and the existing and proposed improvements, staff recommends a twenty-five year extension.

1. Upgraded water quality systems installed and maintained to current code.
2. Constructed wet pond also treats runoff from Cuernavaca Drive
3. An additional lane added to Cuernavaca Drive to connect to Bee Cave Road, to facilitate church facility traffic
4. Development of publicly-accessible open space, including existing ball fields and 18-hole disc golf course
5. Ongoing maintenance and preservation of publicly-accessible open space

- C8/2
6. Site plan applications submitted to the City after the property is located in the COA full purpose jurisdiction will be subject to tree preservation and tree mitigation requirements (including heritage tree requirements) in accordance with the 2013 ECM and LDC; except that Ashe Juniper (commonly called cedar) will be exempt from tree mitigation requirements. No other landscape requirements will be applicable to this project.
 7. The Erosion Hazard Zone shall be avoided to the greatest extent possible in designated areas

STAFF RECOMMENDATION: The applicant has requested a 25-year extension. Staff recommends a ten-year extension, as is customary for religious uses, to August 30, 2023. Staff previously granted this site plan an administrative 1-year extension from August 30, 2012 to August 30, 2013.

The applicant has included a letter explaining details of the efforts made toward obtaining a building permit; this is included in this backup.

25-5-63(C) Extension of released site plan by the Land Use Commission: “the Land Use Commission may extend the expiration date of a released site plan beyond the date established by this chapter if the Land Use Commission determines that the request complies with the requirements for extension by the director under 25-5-62 (*Extension of Released Site Plan by Director*).”

25-5-62(C)(1)

(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;
- (b) the applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed;
- (c) the applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy; **or**
- (d) the applicant has constructed a significant portion of the infrastructure required for development of the original site plan; and”

ZONING AND PLATTING COMMISSION ACTION: The Zoning and Platting Commission approved a 15-year phasing extension to this project on July 22, 1997.

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

Telephone: 974-2788

PREVIOUS APPROVALS: The site plan was granted a one year administratively approved extension from August 30, 2012 to August 30, 2013.

PROJECT INFORMATION: 74.94 acres

EXIST. ZONING: NA – 2-Mile ETJ

MAX. BLDG. COVERAGE : NA

PROP. BLDG CVRG: 142,990 sq. ft. (18%)

MAX. IMPERV. CVRG.: 50%

PROP. IMP. CVRG.: 732,104 sq. ft (22%)

08/3

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 is within the 2-Mile ETJ

ENVIRONMENTAL: All environmental comments have been cleared.

TRANSPORTATION: All transportation comments have been cleared.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: 2-Mile ETJ (single-family residential)

South: 2-Mile ETJ (single-family residential, meeting/assembly, & government services)

East: 2-Mile ETJ (single-family residential)

West: 2-Mile ETJ (agricultural)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
FM 2244	avg 200'	90'	Major Arterial

NEIGHBORHOOD ORGANIZATION:

Lake Austin Collective

Super Duper Neighborhood Objectors and Appealers Organization

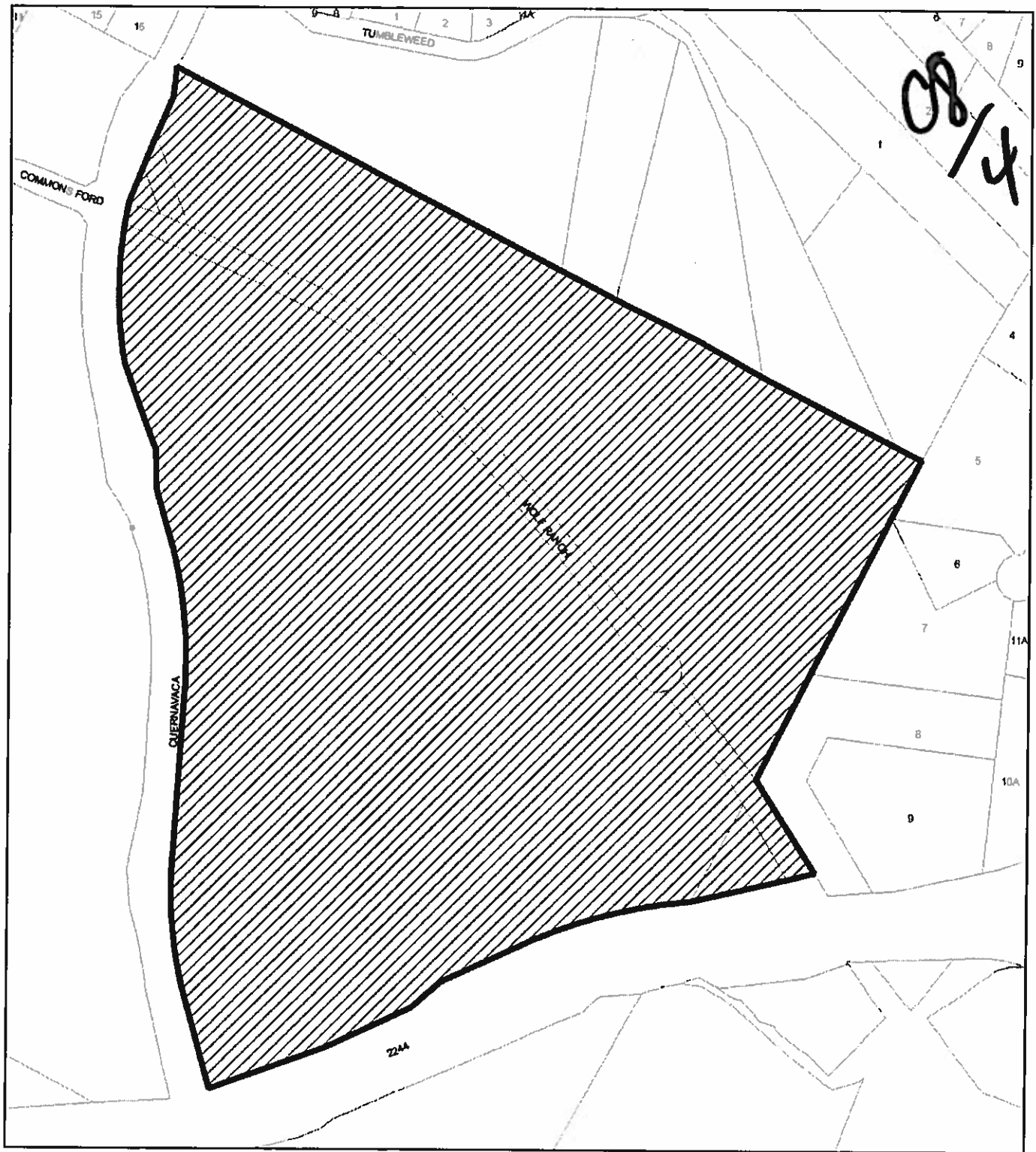
Austin Monorail Project



Sierra Club, Austin Regional Group

The Real Estate Council of Austin, Inc

Save Our Springs Alliance

City of Rollingwood



-  Subject Tract
 Base Map

CASE#: SP-93-0419D(XT2)
ADDRESS: 9300 FM 2244 Road



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.

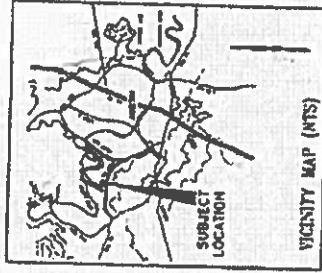
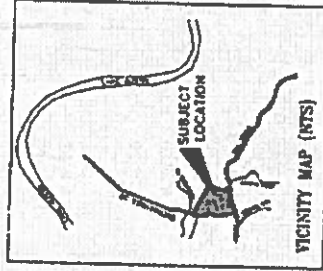
WESTLAKE BIBLE CHURCH

(9238 FM ROAD 2244)

SITE DEVELOPMENT PERMIT

74.94 ACRES OF THE JAMES E. WOLFE ESTATE
FREDRICH C. PECHT SURVEY NO. 493, ABSTRACT NO. 634
TRAVIS COUNTY, TEXAS

DEVELOPED AS A LEGAL LOT BY THE CITY OF AUSTIN, IN A LEGAL LOT DETERMINATION.



SUBMITTED FOR APPROVAL BY

[Signature]
RECORDED INSTRUMENT NUMBER

APPROVED BY

[Signature]
FOR THE CITY OF AUSTIN, TEXAS 8/1/74

BY PLANNING CONSULTANT

APPROVED BY

[Signature]
FOR THE CITY OF AUSTIN, TEXAS 8/1/74

RECORD COUNTY INSTRUMENT NUMBER

DATE

FOR THE CITY OF AUSTIN, TEXAS

NO CONSTRUCTION SHALL OCCUR ON ANY LAND IN
VIOLATION OF A TRAVIS COUNTY DEVELOPMENT PERMIT

THIS PERMIT IS VALID FOR THE PERIOD OF 180 DAYS FROM THE DATE OF ISSUANCE. IF THE PERMIT IS NOT USED WITHIN THE PERIOD, IT SHALL BE DEEMED TO HAVE EXPIRED. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PERMIT AREA FROM UNAUTHORIZED ACCESS AND FOR THE REMOVAL OF ANY OBSTRUCTIONS TO THE PERMIT AREA.

THIS PLAN IS SUBJECT TO THE REGULATIONS AND REQUIREMENTS OF THE CITY OF AUSTIN, TEXAS, AND THE TRAVIS COUNTY DEVELOPMENT PERMIT.

NO.	DATE	REVISION
1	8/1/74	ISSUED
2	8/1/74	REVISED
3	8/1/74	REVISED
4	8/1/74	REVISED
5	8/1/74	REVISED
6	8/1/74	REVISED
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20	8/1/74	REVISED

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20	8/1/74	REVISED

SUBMITTER: BUREAU OF PUBLIC WORKS
APPROVED: [Signature]
DATE: 8/1/74

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20	8/1/74	REVISED

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VINCENT GERARD & ASSOCIATES
LAND PLANNING CONSULTANTS
100 WESTLAKE DR. SUITE 100, AUSTIN, TEXAS
(512) 338-2203

UTLMANN & HARRIS, INC.
CONSULTING ENGINEERS
100 WESTLAKE DR. SUITE 100, AUSTIN, TEXAS 78746 (512) 338-2203

C8/5

Handwritten signature or initials.



PARKING SUMMARY

TYPE	NO. OF SPACES
Handicapped	1
Other	10
TOTAL	11

IMPERVIOUS COVER CALCULATIONS

NOTE: PERCENT OF IMPERVIOUS COVER IS BASED ON THE TOTAL AREA OF THE SITE. THE PERCENT OF IMPERVIOUS COVER IS BASED ON THE TOTAL AREA OF THE SITE. THE PERCENT OF IMPERVIOUS COVER IS BASED ON THE TOTAL AREA OF THE SITE.

IMPERVIOUS COVER BY SLURRY CLASSIFICATION

SLURRY CLASSIFICATION	PERCENT OF COVER	AREA (SQ. FT.)
1. Asphalt	100%	1,000
2. Concrete	100%	2,000
3. Gravel	100%	3,000
4. Sand	100%	4,000
5. Other	100%	5,000
TOTAL	100%	15,000

PERCENT OF IMPERVIOUS COVER

SLURRY CLASSIFICATION	PERCENT OF COVER
1. Asphalt	100%
2. Concrete	100%
3. Gravel	100%
4. Sand	100%
5. Other	100%
TOTAL	100%

PERCENT OF IMPERVIOUS COVER

SLURRY CLASSIFICATION	PERCENT OF COVER
1. Asphalt	100%
2. Concrete	100%
3. Gravel	100%
4. Sand	100%
5. Other	100%
TOTAL	100%

COATS | ROSE

A Professional Corporation

C8/X

JOHN M. JOSEPH

jmjoseph@coatsrose.com
Direct Dial
512.541.3593

April 5, 2013

Via Hand Delivery

Mr. Greg Guernsey
Planning and Development Review Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

Re: Request for Extension of Site Plan; Austin Ridge Bible Church (previously known as Westlake Bible Church) Site Plan; SP-93-0419D

Dear Mr. Guernsey:

This law firm represents Austin Ridge Bible Church, the owner of the property that is the subject of City of Austin Site Plan, Case Number SP-93-0419D ("Site Plan"), the cover sheet of which is attached for your convenience. This site plan was issued August 31, 1994 and on July 22, 1997, was extended by action of the Planning Commission to August 31, 2012. On December 21, 2012, the City of Austin approved a one-year administrative extension. The subject tract is located wholly in Travis County and the extra-territorial jurisdiction of the City of Austin.

I am writing to request to the Land Use Commission, pursuant to Section 25-5-63 of the City of Austin Land Development Code, for a 25-year extension of the Site Plan. Since the site plan approval, more than 50% of the improvements in that extended site plan have been completed and are occupied. Please see the attached colored sketch, which identifies the completed portions of the site improvements. Economic conditions have impacted Austin Ridge's ability to complete the balance of the improvements depicted in the Site Plan. Our client has made good faith and commercially reasonable efforts to achieve all of the goals of its project, and has not abandoned, and does not intend to abandon, its project. As you are aware, churches do not use the same mechanisms as developers for the financing of infrastructure. They often rely on charitable contributions and fund raising to generate funds for development projects. Therefore, we appreciate your anticipated support of the extension request as our client continues to diligently pursue completion of the Site Plan.

Barton Oaks Plaza, 901 South MoPac Expressway, Building 1 Suite 500, Austin, Texas 78746

Phone: 512-469-7987 Fax: 512-469-9408

Web: www.coatsrose.com

HOUSTON | CLEAR LAKE | AUSTIN | DALLAS | SAN ANTONIO | NEW ORLEANS
1755261.1/012232.000001

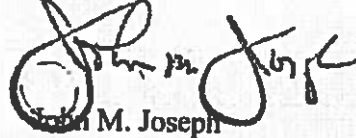
SCANNED

April 5, 2013
Page 2

C8/8

Thank you for your immediate attention to this matter. If you need additional information, please contact me.

Sincerely,


John M. Joseph

cc: Pastor Bixby, Austin Ridge Bible Church
Don Sansum, Project Engineer

Attachment

SCANNED



Urban Design Group

CS/19

October 1, 2012

Michael Simmons-Smith
Planning and Development Review Department
City of Austin
P.O. Box 1088
Austin, Texas 78767

Re: Westlake Bible Church
9238 Bee Cave Road (RM 2244)
COA File No. SP-93-0419D
Site Plan Extension Request - Engineer's Summary Letter
UDG Project No. 06-425.013

Dear Michael:

As the design engineer for the Westlake Bible Church, I have prepared this letter in accordance with the City of Austin's site plan requirements to describe the proposed development of the Church's property at 9238 Bee Cave Road.

Description of the Property

The Westlake Bible Church property consists of 77.1 acres and is located within the Lake Austin Watershed and the City of Austin's 2-mile Extraterritorial Jurisdiction (ETJ).

Description of Applicable Watershed Protection Regulations

The development of the property is subject to the City of Austin's Lake Austin Watershed Ordinance (See attached Chapter 245 Determination dated August 31, 2012).

Description of the Proposed Development of the Property

Existing Development

The Church has constructed religious assembly, education and administrative buildings; parking and drives; drainage and utility infrastructure; and recreational facilities on the property in accordance with its overall site plan (City of Austin File No. SP 93 0419D). The completed facilities (identified on the attached exhibit) represent more than 50% of the total proposed improvements.

Proposed Development

The Church proposes to continue the construction of the religious assembly and support buildings; parking and drives; drainage and utility infrastructure; and recreational facilities on the property as depicted on its overall site plan. As has been its practice since initiating construction in 1994, the Church will construct the remaining facilities in phases based on its needs and funding. In accordance with the City's requirements, the Church will continue to submit to the City for review and approval detailed construction plans identifying the limits of construction, temporary erosion controls, and permanent stabilization procedures for each subsequent phase.

WBC, Eng Summary Letter for Site Plan Extension Application, 10-01-12

Urban Design Group
3660 Stoneridge Road • Suite E101 • Austin • Texas • Tel. 512 347-0040 • Fax. 512 347-1311

SCANNED

8/10

Description of Drainage Facilities

Existing Drainage Facilities

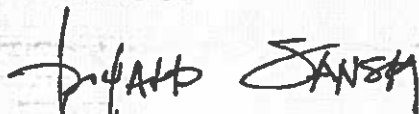
The Church submitted construction plans in 2008 to the City of Austin for a combination detention/wet pond to meet the City's requirements for stormwater detention and water quality controls for the entire site in lieu of the multiple sedimentation/filtration ponds shown on the Church's original site plan. In 2009, following the City's review and approval of the plans, the Church constructed the pond and a drainage channel for this purpose. The facilities have functioned since that time in accordance with the City's drainage criteria and water quality control requirements to: 1) result in no identifiable negative impact on downstream flooding; and 2) protect the natural and traditional character of the land and waterways.

Proposed Drainage Facilities

Subsequent building phases will include the construction of additional drainage facilities, consisting of inlets, swales and pipes, to collect and convey storm flows to the Church's combination detention/wet pond. These facilities will be included in the construction drawings for each phase submitted to the City for review and approval.

I hereby certify that this letter is correct and the accompanying plans for the Westlake Bible Church site plan are complete and in compliance with the applicable provisions of the City of Austin Land Development Code.

URBAN DESIGN GROUP


Donald Sansom, P.E.



Attachments:

- Westlake Bible Church – Chapter 245 Determination issued by the City of Austin, August 31, 2012
- Westlake Bible Church – Overall Site Plan Exhibit

INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link: http://www.amlegal.com/austin_tx/.

Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City through the case manager and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

If a person satisfies the criteria to become an interested party, they must communicate an interest by either delivering a written statement to the Land Use Commission conducting the hearing or appearing and speaking for the record at the public hearing. A person may also provide a written statement to the Case Manager or by making telephone contact with the Case Manager. The communication must: 1) generally identify the issues of concern; 2) include the person's name, telephone phone number, and mailing address; and 3) if the communication is by telephone, be confirmed in writing.

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SP-93-0419D(XT2)

Contact: Christine Barton-Holmes, 512-974-2788 or Rosemary Ramo, 512-974-2784

☒ I meet the requirements for and request to be an interested party

CHICK KOBELAN 512-328-1680

Name (please print)

Telephone number

ATWATER COW AUSTIN TX 78733

LOTS BLOCKS SEVEN ONE SIX TWO PHS 2

Address(es) affected by this application (Street, City, ZIP Code)

8525 FALLERA DRIVE AUSTIN TX 78735

Mailing address (Street, City, ZIP Code)

5-1-13

Signature

Date

Comments: MY LOT ADJOINS THIS

PROPERTY

Mail comment forms to:

City of Austin

Planning and Development Review Department

Attn: Christine Barton-Holmes

P. O. Box 1088

Austin, TX 78767-1088

CS

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Case Number: SP-93-0419D(XT2)

Contact: Christine Barton-Holmes, 512-974-2788 or Rosemary Ramos, 512-974-2784

☒ I meet the requirements for and request to be an interested party

Sally Dennison 512/263-9608
Name (please print) Telephone number

149 N. Tomblewood Trl, Austin, 78733
Address(es) affected by this application (Street, City, ZIP Code)

SAME

Mailing address (Street, City, ZIP Code)

Sally Dennison 4/30/2013
Signature Date

Comments: I'm concerned about light at night, noise (especially on Sunday mornings), and trespassers from community parks.

Mail comment forms to:

City of Austin

Planning and Development Review Department

Attn: Christine Barton-Holmes

P.O. Box 1088

Austin, TX 78767-1088

C8/2