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**PLANNING COMMISSION
SITE PLAN EXTENSION**

CASE NUMBER: SP-04-0075C(XT2) **PLANNING COMMISSION**
HEARING DATE: October 28, 2010

PROJECT NAME: Episcopal Church of the Good Shepherd

ADDRESS: 2210 Exposition Blvd.

APPLICANT: Episcopal Diocese of Texas (James Lamm) Phone: (512) 476-3523
3201 Windsor Road
Austin, TX 78703

AGENT: Heimsath Architects Inc. (Eric Mac Inerney) Phone: (512)797-0092
2108 EM Franklin Avenue
Austin, TX 78723

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

PROPOSED DEVELOPMENT:

The applicant is requesting a second extension of 5 years to a previously approved site plan. The proposed development includes an education building, parish hall, administrative/classroom building and narthex building to an existing religious assembly use and day care. The development will also include surface parking, driveway, utilities and water quality improvements.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of a 3 year extension given the remaining development that remains with the project. The narthex building is the last building that will require a building permit and construction once the site plan is extended.

Staff's recommendation is 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 3 year extension will extend the permit from August 17, 2014 to August 17, 2017. This is the second extension for the project. The approval would give the permit a 13 year life. The first extension was approved in 2007 for 7 years.

The Planning Commission has the discretion to either approve the staff recommendation or to grant the 5 year request.

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PROJECT INFORMATION

TOTAL SITE AREA	171,644 square feet	3.94 acres	
EXISTING ZONING	SF-3		
WATERSHED	Johnson Creek (urban) Lady Bird Lake (Suburban)		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	None		
PROPOSED ACCESS	Windsor Rd., Exposition Blvd., and Gilbert St.		
	Allowed	Existing	Proposed
FLOOR-AREA RATIO	1:1	0	.48:1
BUILDING COVERAGE	50%*	0	32.6%/155,909 sf
IMPERVIOUS COVERAGE	45%*		50.99%/187,526 sf
PARKING	Required - 91	0	Provided - 107

** A BOA variance was granted to permit 50% building coverage and impervious cover, an increase from the SF-3 maximum of 40% and 45% respectively. C15-03-065

SUMMARY COMMENTS ON SITE PLAN:

The main building is under construction, with all other buildings on the site plan built, with the exception of the narthex building. The site plan expiration must be extended for the building permit to be obtained for the last building. If not extended, the expiration date was August 17, 2014 and the site development permit expires.

In 2003 a Board of Adjustment variance was granted to allow the impervious cover to exceed the maximum permitted for the SF-3 zoning district of 45% to 50%. The plan complies with this variance and all other code requirements.

The property lies within two watersheds, and classifications, adding to the complexity of the project.

COMPATIBILITY

The property is surrounded by SF-3 zoning and land use to the west and south. To the north there is SF-3 zoning and single family residences. The site complies with building, parking and driveway setbacks along the west property line. There is an existing rectory and drive within the 25 foot compatibility setback; however they are existing non-complying.

A fence is provided along the west property line for screening. There are extensive trees and shrubs along the west property line as well. Plantings are located along the north property line, to screen parking, in addition there are trees and shrubs along the south property line to provide screening.

PREVIOUS APPROVALS

August 17, 2004 – Site plan approved administratively by staff.

May 15, 2007 – Zoning and Platting Commission approved 7 year extension from August 17, 2007 to August 17, 2014.

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	SF-3	Religious assembly, rectory, day care, office
<i>North</i>	SF-3, LO, GR	Single family residence, and retail
<i>South</i>	SF-3	Single family residence
<i>East</i>	SF-3, MF-1	Condos, and single family residences
<i>West</i>	SF-3	Single family residences

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ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Windsor Road	Varies	33ft	Collector
Exposition Blvd.	Varies	40 ft.	Collector
Gilbert St.	Varies	38 ft.	Collector

NEIGHBORHOOD ORGANIZATIONS:

- 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
- 1200—Super Duper Neighborhood Objectors and Appealers Organization
- 1224—Austin Monorail Project
- 1113 - Austin Parks Foundation
- 1228 - Sierra Club Austin Regional Group



 Subject Tract
 Base Map

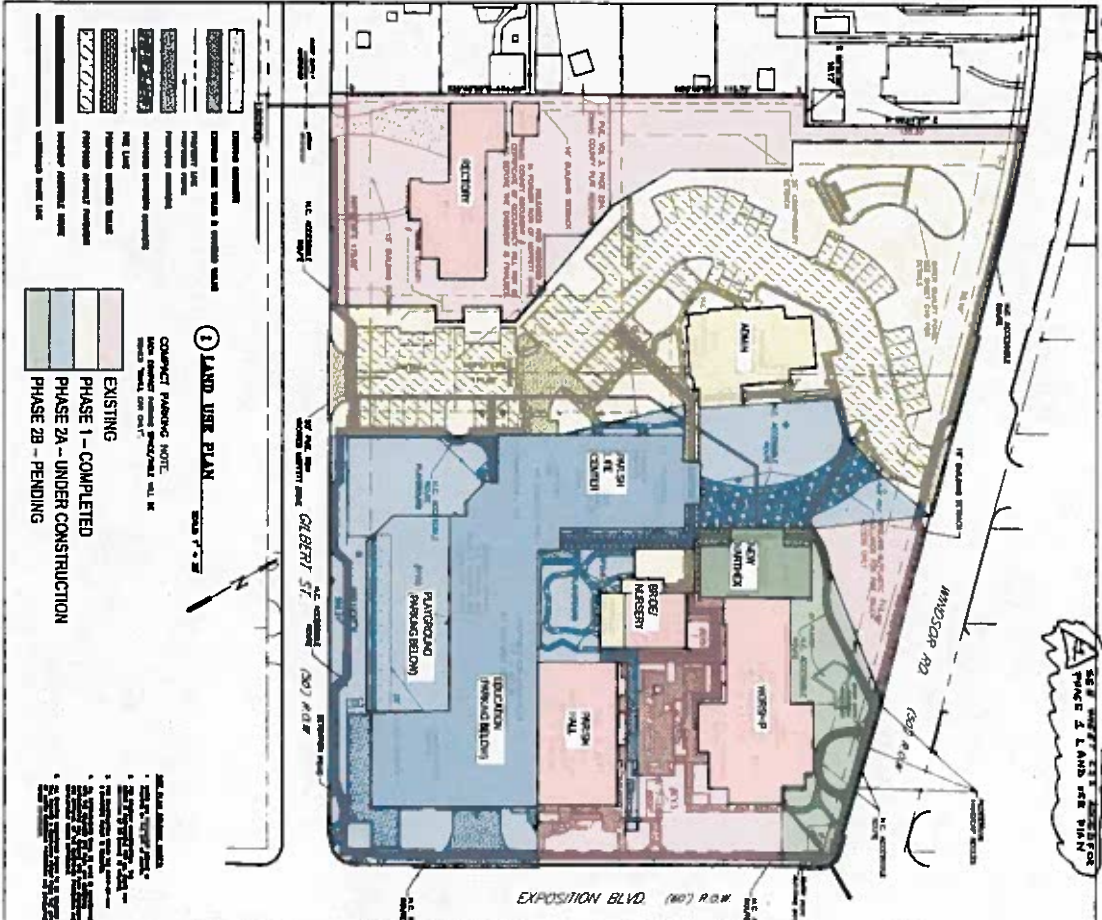
CASE#: SP-04-0075C(XT2)
 ADDRESS: 2210 Exposition Blvd.



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.

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- LEGEND**
- EXISTING
 - PHASE 1 - COMPLETED
 - PHASE 2A - UNDER CONSTRUCTION
 - PHASE 2B - PENDING
- CONTRACT PARKING NOTE:**
SEE PHASE 2B UNDER CONSTRUCTION FOR CONTRACT PARKING LAYOUT.
- LAND USE PLAN**
SCALE: 1" = 20'

- CONTRACT DEVELOPER NOTE:**
THE CITY OF AUSTIN HAS REVIEWED THIS PLAN AND HAS APPROVED IT FOR THE CITY OF AUSTIN. THE CITY OF AUSTIN IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN. THE CITY OF AUSTIN IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN. THE CITY OF AUSTIN IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN.

City of Austin
COPY

CONTRACT DEVELOPER NOTE:
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LAND USE PLAN
SCALE AS SHOWN

HEIMSATH ARCHITECTS
605 Brazos Street, Suite 100, Austin, Texas 78701
Tel: (512) 478 1621 Fax: (512) 477 7259 www.heimsath.com

EPISCOPAL CHURCH OF THE GOOD SHEPHERD
2205 MOFFETT AUSTIN, TX

<p>PC1</p>	<p>SITE PLAN BY PHASE</p>	<p>HEIMSATH ARCHITECTS 2108 E M Franklin, Austin, Texas 78723 Tel: (512) 478 1621 Fax: (512) 477 7259 www.heimsath.com</p>	<p>EPISCOPAL CHURCH OF THE GOOD SHEPHERD 2205 MOFFETT AUSTIN, TX</p>
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ENVISION COLLABORATE DESIGN DELIVER

June 6, 2014

Donna Galati
City of Austin Commercial Plan Review
505 Barton Springs Rd.
Austin, TX 78704

RE: 2004-0075C
Episcopal Church of the Good Shepherd
3201 Windsor Rd, 2210 Exposition Blvd.

We are requesting a second extension of the site plan for the Episcopal Church of the Good Shepherd. As we discussed in our meeting on January 10th, 2014, given the complexity, expense, and of the scope of the site plan, it has taken the church longer than expected to be able to implement the scope of work contained in the site plan. Phase 1 was completed in 2004/2005. Phase 2A is currently in permitting and construction is expected to begin in the next month. A demolition permit is in place and selected demolition is underway. Phase 2B, the Narthex addition, has been delayed slightly due to the discovery of some unexpected structural and envelope issues in the existing building that had to be evaluated. Phase 2B is actively in the planning process, but given the length of the commercial building permitting process, a permit will not be able to be received by the August 14, 2014 expiration of the site plan. Furthermore, the construction work for phase 2B cannot take place till until the work of Phase 2A is completed, as the congregation will need to worship in the Phase 2A building while the work is being done for Phase 2B.

The current site plan took an immense amount of work on the part of the church, the neighborhood, and the city, and the results have been excellent. We feel it would be best for all parties involved not to re-open the discussion. The current site plan keeps alive an impervious cover variance granted by a unanimous vote of the Board of Adjustment with neighborhood support. In addition, the complexity of the site given the split water shed, the extensive tree cover, the existing buildings and the drainage system built in Phase 1 would make it exceedingly difficult to update with current code and still adhere to the plan agreed to in and codified by the agreement between the church and the neighborhood.

SCANNED





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ENVISION COLLABORATE DESIGN DELIVER

The church would like an additional three- to five-year extension to ensure that the Phase 2B construction can be permitted before the expiration of the site plan.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric MacInerney".

Eric MacInerney, AIA
Principal, Heimsath Architects



PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SP-04-0075C(XT2)
 Contact: Nikki Hoelter, 512-974-2863 or Natalia Rodriguez 512-974-3099
 Public Hearing: Planning Commission, Oct 14, 2014

DEBORAH LEONARD

Your Name (please print)

Austin, TX

2800 Mountrich View Rd 78703

Your address(es) affected by this application

Deborah Leonard

Signature

10/9/14

Date

Daytime Telephone: 512-291-3535

Comments: *When all due respect to the church, the construction has been a burden on the neighborhood. The lane streets have been converted to streets + curbs. The noise from the heavy vehicles & equipment sometimes drains over. They drive fast + some of them recklessly. DON'T ALLOW MORE THIS FOR ANOTHER FIVE YEARS*

CONSIDERATE FOR THE COMMUNITY
5/150 question the impact the project has on our property value.

City of Austin
 Planning and Development Review - 4th floor
 Nikki Hoelter
 P. O. Box 1088
 Austin, TX 78767-1088

I am in favor
 I object

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PUBLIC HEARING INFORMATION

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Case Number: SP-04-0075C(X12)
 Contact: Nikki Hoelter, 512-974-2863 or Natalia Rodriguez 512-974-3099
 Public Hearing: Planning Commission, Oct 14, 2014

Your Name (please print)
TODD CRESSLER

Your address (if affected by this application)
2203 Mountain View Ln 78703

 I am in favor
 I object

Signature
Todd Cressler

Date
10/07/14

Daytime Telephone: 512 494 8091

Comments: ONE NEIGHBORHOOD AND STREETS HAVE BEEN SUBJECTED TO ENOUGH DISRUPTION AND STREET DAMAGE FROM THIS COMMERCIAL CONSTRUCTION PROJECT. I FEEL ANOTHER FIVE YEAR EXTENSION TO THE SITE PLAN WOULD BE TOO BIG A BURDEN FOR THE NEIGHBORHOOD. I OBJECT TO AN EXTENSION.

If you use this form to comment, it may be returned to:

City of Austin
 Planning and Development Review - 4th floor
 Nikki Hoelter
 P. O. Box 1088
 Austin, TX 78767-1088

10/07/14
~~512-974-2863~~