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**PLANNING COMMISSION SITE PLAN  
EXTENSION REVIEW SHEET**

**CASE NUMBER:** SP-2011-0185C(XT2) **PC COMMISSION DATE:** June 23, 2015

**PROJECT NAME:** Promiseland Church – LUC Site Plan Extension

**ADDRESS:** 8901 W. State Hwy 71

**AREA:** 53.05 acres

**WATERSHED:** Williamson Creek (Barton Springs Zone, DWPZ)

**JURISDICTION:** Full Purpose

**APPLICANT:** Promiseland West Church  
8901 W. State Hwy 71  
Austin, Texas 78749

**AGENT:** Metcalfe Wolff, Stuart & Williams, LLP  
(Michele Rogerson Lynch)  
221 W 6<sup>th</sup> Street, Ste. 1300  
Austin, Texas 78701  
(512) 404-2251

**EXISTING ZONING:** RR-NP

**PROPOSED DEVELOPMENT:** A religious assembly campus, including a worship center, chapel, administrative offices, educational and counseling facilities, and outdoor amphitheater, was approved with SP-2011-0185C. All of the facilities have been built or are nearing completion with the exception of the chapel. All infrastructure is in place. The extension will allow the construction of the chapel and completion of the site.

**STAFF RECOMMENDATION:** Staff recommends the requested extension to October 12, 2020. Staff previously granted this site plan an administrative 1-year extension from October 12, 2014 to October 12, 2015.

**PLANNING COMMISSION ACTION:** N/A

**CASE MANAGER:** Christine Barton-Holmes, LEED AP Telephone: 974-2788  
[Christine.barton-holmes@austintexas.gov](mailto:Christine.barton-holmes@austintexas.gov)

**PREVIOUS APPROVALS:** The site plan was granted a one year administratively approved extension from October 12, 2014 to October 12, 2015.

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**PROJECT INFORMATION:** 53.05 acres

**EXIST. ZONING:** RR-NP

**MAX. BLDG. COVERAGE :**20%

**MAX. IMPERV. CVRG.:** 25%

**PROP. BLDG CVRG:** 64,536 sq. ft. (2.8%)

**PROP. IMP. CVRG.:** 7.22 acres (16.3%)

**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 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: AG-NP (State Hwy 71, then agricultural)

South: SF-1-NP (single-family residential)

East: RR-NP, PUD-NP, then SF-6-NP (Agricultural, then single-family)

West: RR-NP, then SF-1-NP (Meeting & Assembly, then single-family)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
W. State Hwy 71	150'	50'	State Highway

**NEIGHBORHOOD ORGANIZATION:**

Austin Heritage Tree Foundation

Austin Independent School District

Aviara HOA

City of Rollingwood

Hill Country Estates Homeowners Assoc

Oak Hill Association of Neighborhoods (OHAN)

Oak Hill Neighborhood Planning Contact Team

Oak Hills Trails Association

Save Our Springs Alliance

SELTexas

Sierra Club of Austin

The Real Estate Council of Austin, Inc

Thomas Springs Alliance

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**SITE PLAN**

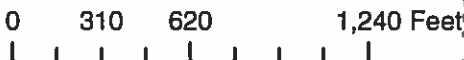


**SUBJECT TRACT**



**ZONING BOUNDARY**

**CASE#:** SP-2011-0185C(XT2)  
**ADDRESS:** 8901 W. State Hwy 71  
**CASE NAME:** Promiseland Church  
**MANAGER:** Christine Barton-Holmes

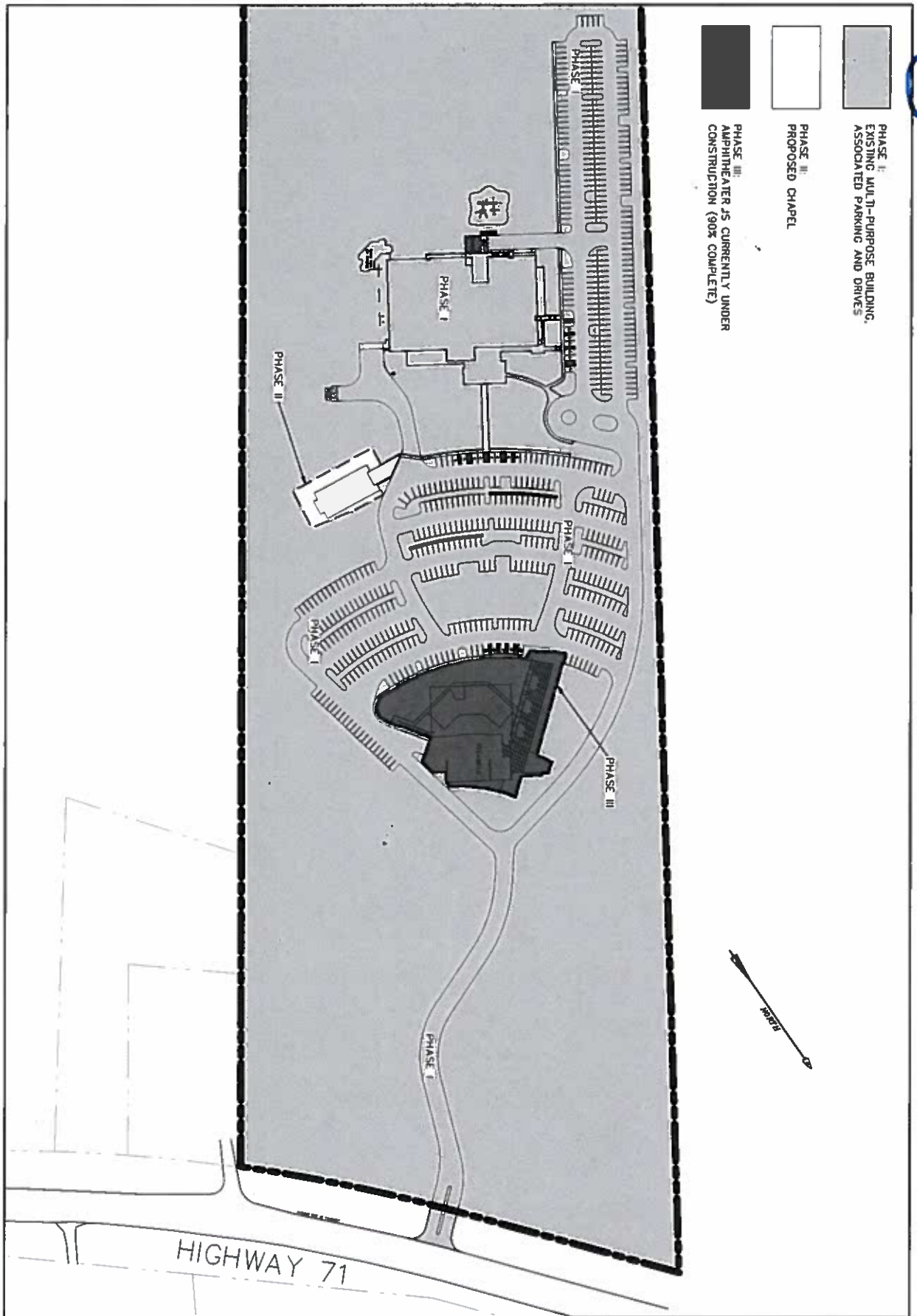


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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

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PROMISELAND WEST CHURCH  
SITE LAYOUT  
EXISTING VERSUS PROPOSED CONDITIONS

HANRAHAN • PRITCHARD ENGINEERING, INC.  
CONSULTING ENGINEERS  
(TX. PE FIRM REG. 448)  
8333 Creek Park Drive  
AUSTIN, TEXAS 78754  
OFFICE 832.486.4724 FAX 832.486.4752  
info@hpe-eng.com

**HPE**

Job No.	218-01	Drawn By	NTB
Scale (Plan)	NTS	Checked By	NTB
Date	6/10/18	Drawn By	

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METCALFE WOLFF  
STUART & WILLIAMS, LLP  
Attorneys at Law

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MICHELE ROGERSON LYNCH  
512.404.2251  
mlynch@mwswtexas.com

June 11, 2015

Mr. Rodney Gonzales  
Development Review Department  
City of Austin  
505 Barton Springs Road  
Austin, Texas 78704

Via Hand Delivery

Re: Proposed Land Use Commission Site Plan Extension (X2) for Promiseland West Church located at 8901 West State Highway 71; City Case Number SP-2011-0185C; (the "Site Plan").

Dear Rodney:

Enclosed, please find an application for a 2nd extension of the Site Plan. The Site Plan was approved on October 12, 2011 and extended administratively on August 22, 2014. The Site Plan now expires on October 12, 2015 according to the regulations of City Code Section 25-5-81.

Section 25-5-63(C) of the City Code outlines criteria for site plan extension by the Land Use Commission. Specifically, the Land Use Commission may extend the expiration date if it is determined that the request complies with the requirements for extension by the Director under Section 25-5-62. The Director extended the Site Plan on August 22, 2014, based upon these requirements, which are still in effect. Although only required to meet one of the criteria in 25-5-62(a-d), the project meets all of the following qualifications for a 2nd extension:

- 1) The director determines that:
  - a) The site plan substantially complies with the requirements that apply to a new application for site plan approval;
    - Although approved in 2011, the project does not conflict with current ordinances passed since 2011.
  - b) The applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed;
    - The applicant moved forward with construction of the majority of the project upon original approval and has continued that construction in good faith. The only remaining structure to be built on the Site Plan is the proposed Chapel.
  - c) The applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy; or
    - The applicant has constructed all but one of the planned structures on the Site Plan.



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- d) The applicant has constructed a significant portion of the infrastructure required for development of the original site plan.
- The applicant has constructed the majority of the infrastructure for the existing and proposed aspects of the project; and

With regard to 25-5-62(C)(2), the assumptions in the approved traffic impact analysis are still valid with regard to the proposed development as noted in the attached letter from HDR Engineering, Inc. and therefore the project is also compliant with 25-5-62(C)(2)(a)(i).

Thus, we respectfully ask for a five year extension to the Site Plan until October 12, 2020 in order to complete the final building of the project, which is the Chapel.

Please let us know if you have questions regarding the request.

Sincerely,

A handwritten signature in black ink that reads "Michele R. Lynch".

Michele R. Lynch

cc: Bob Shepard and Dennis Broughton, LifeAustin  
Hence Distel, Hanrahan Pritchard Engineering  
Kathy Smith, HDR Engineering, Inc.  
Steve Metcalfe, Firm