

**PLANNING COMMISSION
SITE PLAN EXTENSION
REVIEW SHEET**

CASE NUMBER: SPC-97-0320C(XT4)

PLANNING COMMISSION: August 22, 2017

PROJECT NAME: St. Andrew's Episcopal High School

ADDRESS: 5901 Southwest Parkway

APPLICANT: John Murphy
1112 W. 31st Street
Austin, TX 78735

AGENT: Stantec Consulting (Chris Randazzo P.E.)
221 W. 6th Street, Suite 600
Austin, TX 78701

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

PROPOSED REQUEST:

The applicant is requesting a fourth extension of 15 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 full purpose jurisdiction. The extension would allow the school to complete the construction, obtain donations and fundraise to meet their goal of build out for the entire campus.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the 15 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. This is a 3 phase project; with phase 1 and 2 are complete.

The 15 year extension will extend the permit from September 6, 2016 to September 6, 2031. Granting this amount of years to the permit, for a private school is not unique given the time it takes to plan, fund and build the school facility.

Any additional request for an extension to the permit would come before the commission for approval.

This is the fourth extension request for this project. Since the last extension was approved 10 years ago, numerous improvements have been completed.

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

PREVIOUS APPROVALS

Administrative 1 year extension: December 18, 2000

5 - year extension approved by Planning Commission: June 5, 2001

10 -year extension approved by Planning Commission: September 6, 2006

PROJECT INFORMATION

SITE AREA	73.45 acres		
EXISTING ZONING	GR-CO-NP		
WATERSHED	Barton Creek, Barton Springs Zone, Edwards Aquifer Recharge Zone		
WATERSHED ORDINANCE	Barton Creek watershed Ordinance No. 821118-N, & conditions outlined in zoning Ordinance No.920123-E & the Restrictive Covenant vol. 12930 pg 28		
TRAFFIC IMPACT ANALYSIS	N/A		
CAPITOL VIEW CORRIDOR	N/A		
PROPOSED ACCESS	Southwest Parkway		
	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	N/A	---	.074:1
HEIGHT	N/A	Varies	40 ft max
BUILDING COVERAGE	N/A	-----	181,525.ft/ 5%
IMPERVIOUS COVERAGE	21%	---	21%
PARKING	180	---	325

17 bicycle spaces provided

SUMMARY OF COMMENTS ON SITE PLAN:

This project must comply with requirements in a restrictive covenant which was executed when the original site plan was submitted. Restrictive covenant allows for 21% impervious cover, and requires water quality treatment of the site. In addition comply with the Barton Creek Watershed Ordinance

A majority of the school campus has been constructed. Since the last extension classrooms, a performing arts center, gymnasium expansion and a retention irrigation pond, have been constructed. Parking areas, a pavilion, outdoor amphitheater, several buildings and extension of the drive are within Phase IIID, which are the remaining improvements to be constructed.

The site is located in the East Oak Hill Neighborhood Plan.

ENVIRONMENTAL:

This site is located in the Barton Creek Zone, Barton Springs Zone and Edwards Aquifer Recharge Zone.

TRANSPORTATION:

The school is located on Southwest Parkway which is identified as a Hill Country Roadway, Low Intensity zone. All vehicular access is taken from Southwest Parkway.

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	GR-CO-NP	Existing school
<i>North</i>	LO-CO-NP RR-NP	Multifamily
<i>South</i>	SF-2-NP	Single family residences
<i>East</i>	GO-MU-CO-NP LO-MU-CO-NP	Office buildings
<i>West</i>	GR-MU-NP	Undeveloped

NEIGHBORHOOD ORGNIZATIONS:

Austin Independent School District
 Home Builders Association of Greater Austin
 Austin Monorail Project
 Sierra Club Austin Regional Group
 Barton Creek Association
 City of Rollingwood
 Save our Springs Alliance
 Real Estate Council
 Friends of Austin Neighborhoods
 Balcones Canyon Land Preserve/TNRCC
 Bike Austin
 Covered Bridge Property Owners
 Oak Acres Neighborhood
 Oak Hill Association of Neighborhoods
 Aviara HOA
 Oak Hill Neighborhood Plan
 Oak Hill Trails Association
 Save Barton Creek
 Oak Hill West Neighborhood Plan
 Southwest Neighbors Alliance



Barton Oaks Plaza, Building II
901 South MoPac Expy Ste 225
Austin, Texas 78746
phone 512.328.2008
fax 512.328.2409
www.mckandh.com

July 6, 2016

J. Rodney Gonzales, Director
Development Services Department
One Texas Center, 505 Barton Springs Road
Austin, Texas 78704

via hand deliver

**RE: St. Andrew's Episcopal Upper School – Land Use Commission Site Plan
Extension Request for SP-97-0320C(XT)**

Dear Mr. Gonzales:

I am writing on behalf of St. Andrew's Episcopal School, to respectfully request a site plan extension of SP-97-0320 (the "Site Plan") by the Land Use Commission pursuant to Section 25-5-63 of the Austin City Code for the above referenced property and project.

As outlined in the enclosed letter from Chris Randazzo, P.E., LEED AP with Stantec Consulting Services Inc., the site plan for the St. Andrew's Episcopal Upper School project (the "Upper School") was administratively granted a one-year extension on December 18, 2000, a five-year extension by the Planning Commission on June 5, 2001, and a ten-year extension by the Planning Commission on September 6, 2006. The site development permit is currently extended until September 6, 2016.

St. Andrew's Episcopal School is a private primary and secondary school founded in 1952. It has a Lower and Middle School Campus located on West 31st Street. The Middle School was added in 1981. The Upper School Campus is located on Southwest Parkway. These campuses have grown, expanded and evolved over the last 64 years. Building facilities are built through capital projects that require a great deal of time to plan, fund and implement. For example, new buildings have been recently added to the Lower School, Middle School and Upper School Campuses and additional facilities are planned in the future.

St. Andrew's Upper School was established in 1998, and after 18 years, the Upper School is now over 70% complete. However, the full development of the Upper School according to its approved site plan will require a longer period of time to accomplish due to the long planning and fundraising time necessary to build each new capital facility. Therefore, we are requesting a fifteen (15) year site plan extension from the Land Use Commission under Section 25-5-63 of the Austin City Code.

In connection with the original zoning of the Upper School property for school use, St. Andrew's School and the City of Austin entered into a written agreement establishing the amount of impervious cover and the water quality standards that would apply in perpetuity to the tract. That

