

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

CASE NUMBER: SP-2013-0327C(XT2) **PC COMMISSION DATE:** May 15, 2018

PROJECT NAME: St. Francis Anglican Church – Site Plan Extension

ADDRESS: 3401 Oak Creek Drive

AREA: 5.85 acres

WATERSHED: Walnut Creek (Suburban Watershed)

COUNCIL DISTRICT: 7

JURISDICTION: Full Purpose

APPLICANT: St. Francis Episcopal Church
10435 Burnet Rd, #125
Austin, Texas

AGENT: 360 Professional Services, Inc
Scott Foster
PO Box 3639
Cedar Park, Texas 78630

EXISTING ZONING: SF-6

PROPOSED DEVELOPMENT: A religious assembly campus, to be constructed in two phases, was approved with SP-2013-0327C. All of Phase 1 is complete, including infrastructure. Phase 2 consists of a building expansion totaling 5,200 square feet to the existing 5,500 square foot religious use building. The extension will allow the construction of the addition and completion of the site.

STAFF RECOMMENDATION: Staff recommends the requested extension to February 27, 2028. Staff previously granted a one year administratively approved extension from February 27, 2017 to February 27, 2018. Religious facilities often request lengthy extensions due to the nature of their funding, and these requests are supported by staff.

PLANNING COMMISSION ACTION: N/A

CASE MANAGER: Christine Barton-Holmes, CNUa, LEED AP Telephone: 974-2788
Christine.barton-holmes@austintexas.gov

PREVIOUS APPROVALS: The site plan was granted a one year administratively approved extension from February 27, 2017 to February 27, 2018.

PROJECT INFORMATION: 5.85 acres

EXIST. ZONING: SF-6

MAX. BLDG. COVERAGE: 40%

MAX. IMPERV. CVRG: 55%

PROP. BLDG CVRG: 10,849 sq. ft. (4.26%)

PROP. IMP. CVRG: 0.73 acres (28%)

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: MF-4-CO (Oak Creek Drive, then undeveloped)

South: SF-2-CO (greenbelt, then single-family)

East: RR and LO (medical office)

West: SF-2 (single-family)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
Oak Creek Drive	80'	45'	Local City/County Street

NEIGHBORHOOD ORGANIZATION:

- Austin Independent School District
- Bike Austin
- Friends of Austin Neighborhoods
- Homeless Neighborhood Association
- McNeil/Ashton Woods Neighborhood Association
- Neighborhood Empowerment Foundation
- North Growth Corridor Alliance
- Northwest Austin Coalition
- Northwood Neighborhood Association
- NW Austin Working Group
- SELTexas
- Sierra Club of Austin

CORRECTIONS							
No.	DESCRIPTION	REVISE (R) DELETE (D) ADD (A)	TOTAL SHEETS IN PLAN	NET CHANGE IMPERV. COVER	SITE IMPERV. COVER	% IMP. COVER	APPROVAL DATE
1	REDUCE REGULATION METER SIZE	1,13(R)	25	0	13.3%	12%	2-4-15
2	BUILD PHASING WINDOW UPDATES	1,4,7,11,12(R)	25	1992 SF	0.14%	12%	7-20-13
3	REWORK PAVING DETAIL FOR CONC. CURB AND SIDEWALK	1,5,6,7,9,11,12(R)	25	0	0.08%	12%	11-18-10
4	REWORK PAVING DETAIL FOR CONC. CURB AND SIDEWALK, ADD HANDRAILS, PAMP. 2 DETAILS	1,4,7,9(R) 24(A)	24	0	0.08%	12%	2-10-17

CONSOLIDATED SITE PLAN FOR ST. FRANCIS ANGLICAN CHURCH

DATE OF SUBMITTAL: 08/30/2013

OWNERS NAME AND ADDRESS

ST. FRANCIS ANGLICAN CHURCH
10435 BURNET ROAD #125
AUSTIN, TEXAS 78758

PROJECT ADDRESS

3401 OAK CREEK DRIVE
AUSTIN, TEXAS 78727

LEGAL DESCRIPTION

5.85 ACRES OUT OF THE FRANCISCO GARCIA SURVEY NO. 60, ABSTRACT NO. 312 SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT BEING THE REMAINDER OF 43.21 ACRE TRACT OF LAND CONVEYED TO JOHN M. HUBER, BY DEED RECORDED IN VOL. 1976, PAGE 202 OF THE DEED RECORDS OF TRAVIS COUNTY.

LEGAL LOT DETERMINATION CASE: CBI-04-0077

SITE AREA: 5.85 ACRES

PREVIOUS RELATED SITE PLAN CASE: SP-2008-0099C

ZONING: SF-6

SUBURBAN WATERSHED: WALNUT CREEK

PRESSURE ZONE AREA: NORTHWEST A

FIRE FLOW: AVAILABLE: 13,631 GPM

REQUIRED FIRE FLOW: 1,500 GPM (PHASE I)

*PROPOSED BUILDING WILL BE 10,169 GROSS SQUARE FOOT,

2-STORY, TYPE V CONSTRUCTION AND INCLUDE FIRE SPRINKLERS.

PROP. BLDG PHASE I WILL BE 9,819 SF
2-STORY TYPE V CONSTRUCTION WITHOUT SPRINKLERS
PHASE I & II BUILDING TO BE 10,699 GSF,
2-STORY TYPE V CONSTRUCTION
SPRINKLES TRD AT PHASE II BLDG PERMIT

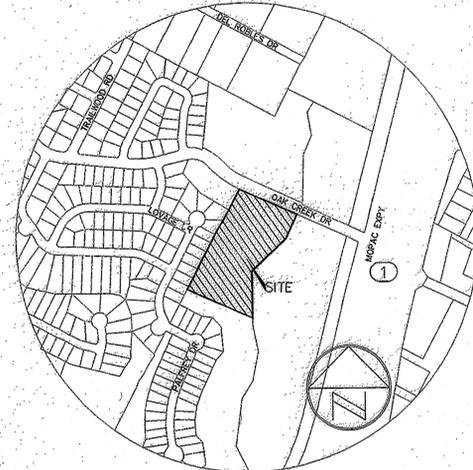
THIS SITE IS LOCATED WITHIN THE EDWARD'S AQUIFER RECHARGE ZONE

GENERAL PLAN NOTES:

- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE REGISTERED PROFESSIONAL ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- WATERSHED STATUS: THIS PROJECT IS LOCATED IN THE WALNUT CREEK WATERSHED, CLASSIFIED AS SUBURBAN BY THE CITY OF AUSTIN. THIS PROJECT IS SUBJECT TO THE WATERSHED PROTECTION REGULATIONS APPLICABLE AS OF THE DATE OF THE ORIGINAL APPLICATIONS.
- A PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN. FIRM PANEL NO. 48433C02654, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.
- WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF AUSTIN.
- THERE ARE NO CRITICAL ENVIRONMENTAL FEATURES ON SITE.
- RELEASE OF THE APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICANT IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
- THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS).
- AN ADMINISTRATIVE VARIANCE WAS GRANTED PER LDC 25-8-42(B) (5) FOR CUT/FILL UP TO 12 FEET ASSOCIATED WITH THE WATER QUALITY AND/OR DETENTION FACILITIES.
- THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (COA EOM 1.12.0 AND COA ITEM NO. 658S OF THE SSM) PROVISION THAT ALL TRENCHING GREATER THAN 5 FEET DEEP MUST BE INSPECTED BY A GEOLOGIST (TEXAS P.G.) OR A GEOLOGIST'S REPRESENTATIVE.
- RETAINING WALLS OVER FOUR FEET IN HEIGHT, MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, SHALL BE ENGINEERED AND WILL REQUIRE A SEPARATE PERMIT (UNIFORM BUILDING CODE 106.2.5)

PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A 2-STORY RELIGIOUS ASSEMBLY BUILDING TOTALING 10,699 SQ. FT. (GSF) ON A 5.35 ACRE SITE WITH ASSOCIATED PARKING, WATER QUALITY, DETENTION AND UTILITY IMPROVEMENTS. THE TOTAL IMPERVIOUS COVER IS 12.4%.



LOCATION MAP NOT TO SCALE
CITY GRID: L35/L36
MAPSGO: 466E/46EJ

3401 OAK CREEK DRIVE AUSTIN, TEXAS

AUGUST 2013

ENGINEER'S CERTIFICATION:

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER A OF THE LAND DEVELOPMENT CODE.



[Signature]
 LICENSED PROFESSIONAL ENGINEER
 REGISTRATION NO. 84652
 360 PROFESSIONAL SERVICES, INC.
 P.O. BOX 3639
 CEDAR PARK, TEXAS 78630

1/9/14

APPROVED BY:

[Signature]
 PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

3-4-2014
DATE

AUSTIN WATER UTILITY

[Signature]
 CITY OF AUSTIN FIRE DEPARTMENT

[Signature]
 2/25/14
 DATE

CITY OF AUSTIN INDUSTRIAL WASTE

11/5/14
DATE

AUSTIN WATER UTILITY
EXPIRATION DATE

FEB 24 2017

[Signature]
2-10-17

Inspection Notice: Please call Watershed Protection and Development Review, Construction Inspection Division at 772-6300 for arrangements for payment of inspection fees and job assignment for inspection of the public utilities related to this site. Inspection fees must be paid before any pre-construction meeting can be held.

REVISIONS

No.	DESCRIPTION	REVISE (R) DELETE (D) ADD (A)	TOTAL SHEETS IN PLAN	NET CHANGE IMPERV. COVER	SITE IMPERV. COVER	% IMP. COVER	APPROVAL DATE

Sheet List Table

Sheet Number	Sheet Title
01	COVER SHEET
02	GENERAL NOTES (SHEET 1 OF 2)
03	GENERAL NOTES (SHEET 2 OF 2)
04	SLOPE MAP
05	DEMOLITION PLAN
06	EROSION CONTROL AND SEDIMENTATION PLAN
07	SITE AND DIMENSION CONTROL PLAN
08	DRAINAGE AREA MAPS AND CALCULATIONS
09	GRADING PLAN
10	STORM SEWER PLAN
11	WATER QUALITY AND DETENTION POND PLAN
12	WATER QUALITY AND DETENTION POND CROSS SECTIONS
13	UTILITY PLAN
14	EROSION AND SEDIMENTATION CONTROL DETAILS
15	SITE AND PAVING DETAILS
16	UTILITY DETAILS
17	STORM DETAILS
18	TRAFFIC CONTROL PLAN
19	LANDSCAPE PLAN
20	LANDSCAPE DETAILS
21	BUILDING ELEVATIONS
22	BUILDING ELEVATIONS
23	BUILDING ELEVATIONS
24	SITE CROSS SECTIONS
25	QUALITY ASSURANCE/QUALITY CONTROL RECOMMENDATIONS FOR CLAY LINERS FOR WATER QUALITY BONDS
26	HANDRAIL & SIDEWALK DETAILS

PREPARED BY:

CIVIL ENGINEER:



360 PROFESSIONAL SERVICES, INC.

TEXAS REGISTRATION F4932
 P.O. BOX 3639
 CEDAR PARK, TEXAS 78630
 PHONE (512) 554-4832
 CONTACT: SCOTT J. FOSTER, P.E.

LANDSCAPE ARCHITECT:

MHB LANDSCAPE ARCHITECT
 544 MILITARY DRIVE
 CANYON LAKE, TEXAS 78133
 PHONE (512) 448-0137
 CONTACT: MARK BROOKS, RLA

SURVEYOR:

CASTLEBERRY SURVEYING, LTD
 3613 WILLIAMS DRIVE, SUITE 903
 GEORGETOWN, TEXAS 78628
 PHONE (512) 930-1600
 CONTACT: JASON PARKER

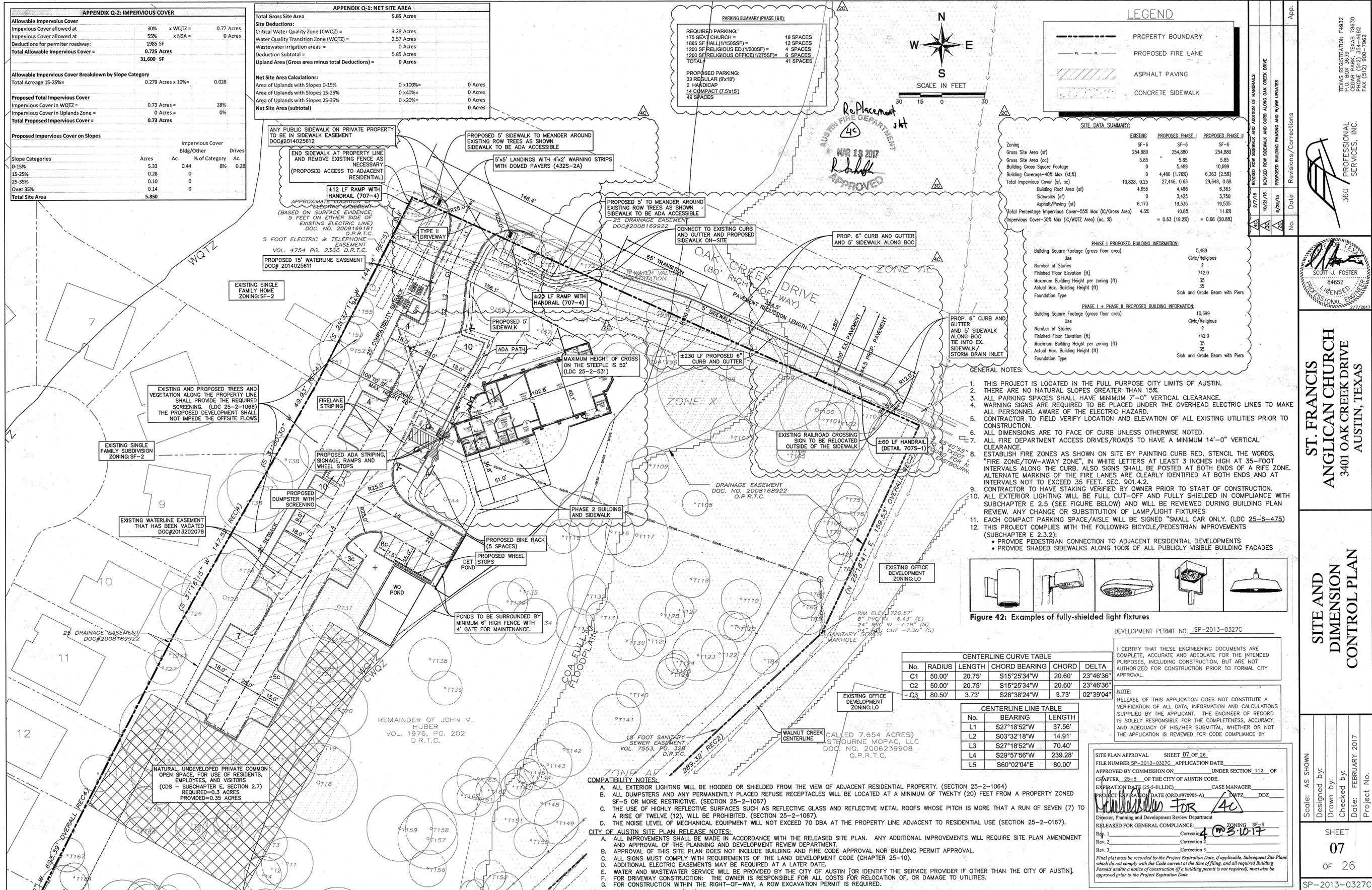
ARCHITECT:

WCS ARCHITECTS
 3300 CRANE AVENUE
 BRYAN, TX 77801
 (979) 779-3338
 CONTACT: BILL SCARMADO, AIA

SITE PLAN APPROVAL SHEET 01 OF 25
 FILE NUMBER SP-2013-0327C APPLICATION DATE 8/30/13
 APPROVED BY COMMISSION ON _____ UNDER SECTION 112.1 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
 EXPIRATION DATE (25-5-81 LDC) 2/27/17 CASE MANAGER Michaels
 PROJECT EXPIRATION DATE (ORD#77698-A) _____ DWFP DDZ
[Signature]
 Director, Planning and Development Review Department
 RELEASED FOR GENERAL COMPLIANCE: 2/27/14 ZONING SF-6
 Rev. 1 Correction 1 2-4-15
 Rev. 2 Correction 2 7-20-15
 Rev. 3 Correction 3 11-18-10
 Final plan must be recorded by the Project Expiration Date. If applicable, Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits under a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

SHEET 01 OF 25

SP-2013-0327C



ST. FRANCIS ANGLICAN CHURCH
 3401 OAK CREEK DRIVE
 AUSTIN, TEXAS

SITE AND DIMENSION CONTROL PLAN

Scale: AS SHOWN

Designed by: _____

Drawn by: _____

Checked by: _____

Date: FEBRUARY 2017

Project No. _____

SHEET 07 OF 26

SP-2013-0327C

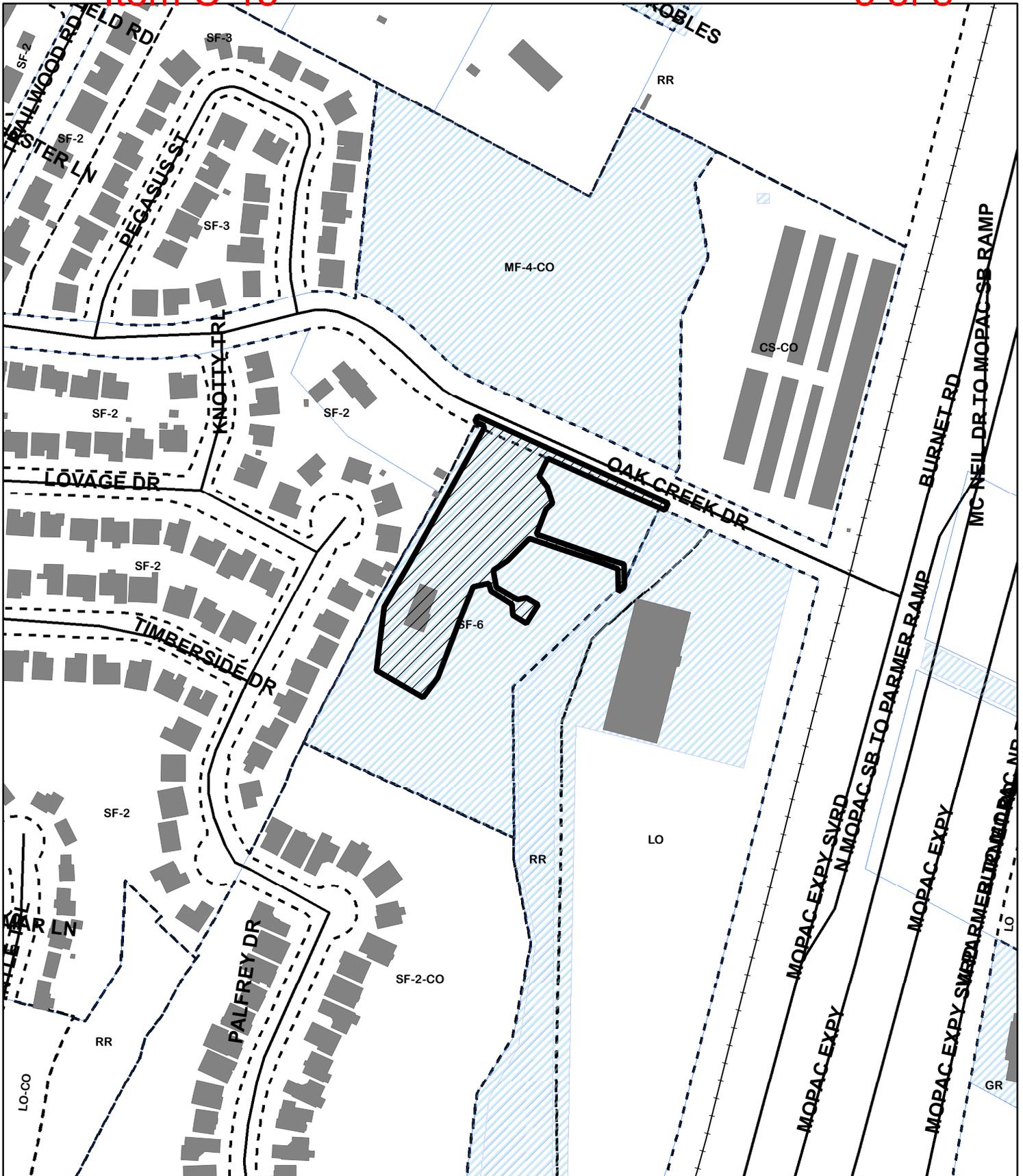
TEKSA REGISTRATION F4932
 P.O. BOX 3639
 CEDAR PARK, TEXAS 78613
 360 PROFESSIONAL SERVICES, INC.
 FAX (512) 300-1962

APPROVED
 MAR 13 2017
 R. J. FOSTER
 LICENSED PROFESSIONAL ENGINEER
 44652

REVISIONS

No.	Date	Revisions/Corrections
1	10/21/16	REVISED ROW SIDEWALK AND CURB ALONG OAK CREEK DRIVE
2	6/29/16	REVISED BUILDING PHASING AND W/W UPDATES

PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
 RELEASED FOR GENERAL COMPLIANCE: _____



SITE PLAN



-  SUBJECT TRACT
-  ZONING BOUNDARY



CASE#: SP-2013-0327C(XT2)
 ADDRESS: 3401 Oak Creek Drive
 CASE NAME: St. Francis Anglican 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



P.O. Box 3639
Cedar Park, Texas 78630

January 19, 2018

City of Austin
Planning and Development Review Department
505 Barton Springs Road, 4th Floor
Austin, TX 78704

**Re: Summary Letter-St. Francis Anglican Church
Request for Site Plan Extension
SP-2013-0327C**

To Whom It May Concern:

On behalf of the owner, St. Francis Anglican Church, we are requesting a 10-year Land Use Commission Extension to the above referenced site plan. A one-year, administrative site plan extension was granted on May 10, 2017 and the current expiration date is February 27, 2018. The following letter summarizes the project characteristics, project history, and the request for approval of an extension of the site plan.

The project is located in the full purpose city limits of the City of Austin at 3401 Oak Creek Drive. The 5.85-acre site is located in the Walnut Creek (Suburban) Watershed. The proposed project consists of the construction of one religious use building with associated parking lot and drives, utilities, landscaping and water quality/detention improvements. A portion of this site lies within the 100-Year Floodplain, as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 48453C0265H, dated September 26, 2008, for Travis County, Texas and incorporated areas. This site is located within the Edwards Aquifer Recharge Zone as defined by the Texas Commission on Environmental Quality (TCEQ), and a Water Pollutant Abatement Plan was submitted and previously approved by TCEQ during the site development permit process. Of the 5.85 acres, 3.28 acres is within the critical water quality zone and the remaining 2.57 is within the critical water quality zone.

A brief summary of the project history is as follows:

<u>Application</u>	<u>File No.</u>	<u>Application Date</u>	<u>Approval Date</u>
Legal Lot Determination	C81-04-0077	March 2, 2004	March 11, 2004
Site Plan Application	SP-2013-0327C	August 30, 2013	March 6, 2014
Administrative Site Plan Extension	SP-2013-0327C(XT)	January 3, 2017	May 10, 2017

Chapter 25-5-63 of the City of Austin Land Development Code (Extension of Released Site Plan by The Land Use Commission) provides that an application may request that the Land Use Commission extend the expiration date of a released site plan if the expiration date was previously extended under Section 25-5-62. The site plan was approved pursuant to Section 25-5-62 on May 10, 2017. Each of the requirements for a site plan extension within Section 25-5-62 are set forth below along with the applicant's statement regarding the project's compliance with each requirement:



(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;*

The proposed project is located within the Desired Development Zone and meets the majority of current code requirements including water quality, detention, subdivision, tree preservation, and zoning requirements.

(b) *the applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed;*

Phase I is completed. Phase II consists of a future building expansion (approximately 5,200 SF). All infrastructure requirements including water quality, detention, utilities, and parking have been constructed with Phase I which support Phase II.

(c) *the applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy; or*

Phase I which includes an approximately 5,500 SF religious use building has been completed and is suitable for permanent occupancy.

(d) *the applicant has constructed a significant portion of the infrastructure required for development of the original site plan; and*

All major infrastructure improvements have been completed with Phase I. This includes an access driveway and parking lot, water, wastewater, and water quality and detentions controls which support Phase II.

(2) *the director determines that:*

(a) *if a traffic impact analysis was submitted with the application for site plan approval*

(i) *the assumptions and conclusions of the traffic impact analysis are valid; or*

This section is not applicable since the project complies with 2 (b) of the section.

(ii) *if the assumptions and conclusions are not valid, the applicant has submitted an addendum to the traffic impact analysis that demonstrates that traffic impacts will be adequately mitigated; or*

This section is not applicable since the project complies with 2 (b) of the section.



City of Austin, January 19, 2018, Page 3

(b) *if a traffic impact analysis was not submitted with the application for site plan approval, the applicant demonstrates that traffic impacts will be adequately mitigated.*

A traffic impact analysis was not submitted nor required with the original site plan because this project's traffic does not exceed the thresholds established in the LDC. Since the original application, no substantial traffic improvements are known to have been made in the vicinity of the project and the original waiver can be assumed to be valid.

Based upon the information above, the project appears to comply with Section 25-5-62 and Section 25-5-63. If you have any questions or comments regarding this request, please contact me at (512) 900-7662.

Yours very truly,

360 PROFESSIONAL SERVICES, INC.
Texas Firm Registration F4932

A handwritten signature in blue ink, appearing to read "Scott J. Foster", is written over the printed name.

Scott J. Foster, P.E.
Principal



1/19/18