

**PLANNING COMMISSION SITE PLAN
EXTENSION REVIEW SHEET**

CASE NUMBER: SP-2014-0071C(XT2) **PC HEARING DATE:** March 26, 2019

PROJECT NAME: All Saints Presbyterian Church

ADDRESS OF SITE: 7808 Rialto Blvd

COUNCIL DISTRICT: 8

NEIGHBORHOOD PLANNING AREA: West Oak Hill (Oak Hill Combined) NP Area

WATERSHED: Williamson Creek
(Barton Springs Zone)

JURISDICTION: Full Purpose

**APPLICANT/
OWNER:** David Breeding, All Saints Presbyterian Church (512) 956-1676
5900 Southwest Parkway, Ste 5-520
Austin, TX 78735

AGENT: Leah Bojo, Drenner Group (512) 807-2918
200 Lee Barton Drive, Ste 200
Austin, TX 78704

CASE MANAGER: Rosemary Avila (512) 974-2784
rosemary.avila@austintexas.gov

PROPOSED DEVELOPMENT:

The applicant is requesting a three year extension to a previously approved site plan. The proposed development remaining on the site includes a sanctuary building with associated site improvements.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval to extend this site plan permit by three years, from December 30, 2018 to December 30, 2021 based on the case meeting criteria from LDC Section 25-5-62(C). The applicant has included a justification letter explaining details of this site (see attached).

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) 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”

SUMMARY OF SITE PLAN:

LAND USE: The site is zoned CS-NP, LR-NP, GR-NP, all site calculations (F.A.R., Building coverage, and impervious cover) are within the allowed amount. The applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed.

ENVIRONMENTAL: All environmental comments have been cleared.

TRANSPORTATION: All transportation comments have been cleared.

PREVIOUS APPROVALS

12/30/2014 Site Plan administrative approval, permit expiration 12/30/2017

05/03/2018 One year Site Plan Extension administrative approval, permit expiration 12/30/2018

PROJECT INFORMATION

SITE AREA	264,583.44 sq ft	6.074 acres
EXISTING ZONING	CS-NP, LR-NP, and GR-NP	
	Allowed	Proposed
FLOOR-AREA RATIO	Varies per zoning district	0.147:1
BUILDING COVERAGE	Varies per zoning district	17.45%
IMPERVIOUS COVERAGE	Varies per zoning district	48.73%
PARKING	61	131

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	CS-NP, LR-NP, GR-NP	Religious Assembly
<i>North</i>	Southwest Parkway	----
<i>South</i>	Rialto Blvd	----
<i>East</i>	Terravista Dr	----
<i>West</i>	MF-2-NP	Multifamily

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Rialto Blvd	70 feet	44 feet	Collector
Terravista Dr	70 feet	44 feet	Collector
Southwest Parkway	150 feet	98 feet (w/ median break)	Arterial

NEIGHBORHOOD ORGANIZATIONS:

Aviara HOA

Bike Austin

Covered Bridge Property Owners Association, Inc.

East Oak Hill Neighborhood Association

Escondora Condominium Owners Association

Friends of Austin Neighborhoods

Neighborhood Empowerment Foundation

Oak Hill Association of Neighbors (OHAN)

Oak Hill Neighborhood Plan Contact Team

Oak Hill Trails Association

Save Our Springs Alliance

SEL Texas

Sierra Club, Austin Regional Group

DRENNER GROUP

March 15, 2019

Ms. Denise Lucas
Development Services Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

Via Hand Delivery

RE: All Saints Presbyterian Church SP-2014-0071C(XT2) – Site development permit extension request for a 6.074 acre piece of property located at 7808 Rialto Boulevard, Austin, Texas 78735 (the "Property")

Dear Ms. Lucas:

As representatives of the owner of the Property, please accept this letter as formal justification for the requested extension.

According to City of Austin Land Development Code Section 25-5-63 (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 Section 25-5-62 (Extension of Released Site Plan By Director). Per Section 25-5-62(C)(1), at least one of the following conditions must be met in order to establish good cause for the requested extension:

- (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.

This request satisfies conditions a, b, c, and d enumerated above.

This project substantially complies with the requirements that would be applicable to a new application. The applicant filed the original site plan approval with the good faith expectation that the site plan would be constructed. Being a church, the owner's sole source of funding construction comes from charitable donations by church members. Given the anticipated \$14 million cost to construct the final building (the sanctuary), it is taking multiple years to raise sufficient funds. As such, more time is requested than to conduct the capital campaign for this project and mobilize to commence construction. Several structures suitable for permanent occupancy have been completed, the final building to be completed is the sanctuary. All utilities in the right-of-way have been constructed. The only remaining work in the right of way is the installation of a driveway and the Phase II portions of the sidewalk. The Final Acceptance of the

March 14, 2019

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right-of-way improvements have been included in this submittal. The red area on the attached site plan sheet shows the only area that has not yet been completed.

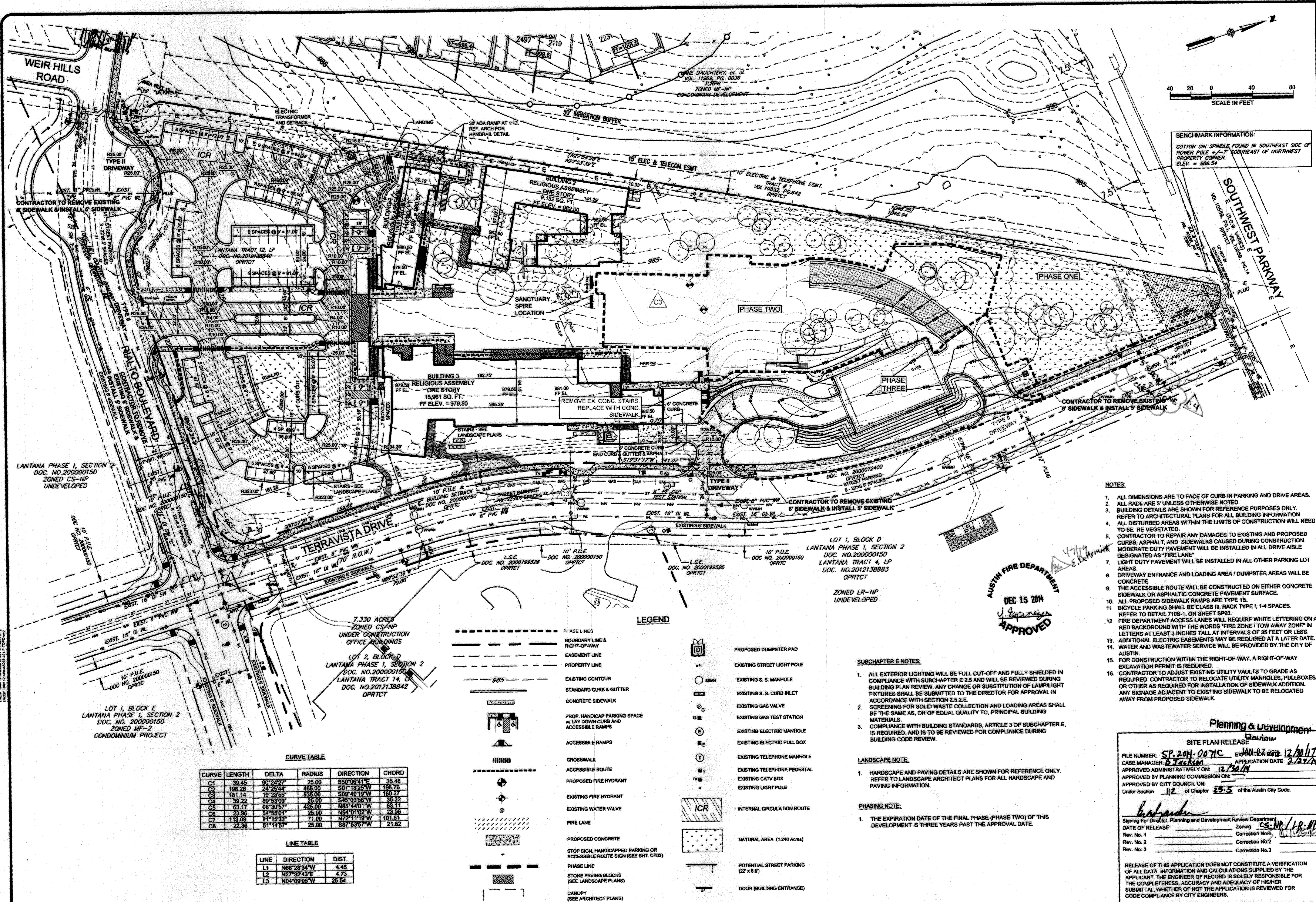
Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,



Leah M. Bojo

cc: David Breeding, All Saints Presbyterian Church (*via electronic mail*)
Bryant Bell, Civil & Environmental Consultants, Inc. (*via electronic mail*)



BENCHMARK INFORMATION:
COTTON GIN SPINDLE FOUND IN SOUTHEAST SIDE OF
POWER POLE +/- 7' SOUTHEAST OF NORTHWEST
PROPERTY CORNER.
ELEV. = 906.54

- NOTES:
- ALL DIMENSIONS ARE TO FACE OF CURB IN PARKING AND DRIVE AREAS.
 - ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
 - BUILDING DETAILS ARE SHOWN FOR REFERENCE PURPOSES ONLY. REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING INFORMATION.
 - ALL DISTURBED AREAS WITHIN THE LIMITS OF CONSTRUCTION WILL NEED TO BE RE-VEGETATED.
 - CONTRACTOR TO REPAIR ANY DAMAGES TO EXISTING AND PROPOSED CURBS, ASPHALT, AND SIDEWALKS CAUSED DURING CONSTRUCTION. MODERATE DUTY PAVEMENT WILL BE INSTALLED IN ALL DRIVE AISLE DESIGNATED AS "FIRE LANE".
 - LIGHT DUTY PAVEMENT WILL BE INSTALLED IN ALL OTHER PARKING LOT AREAS.
 - DRIVEWAY ENTRANCE AND LOADING AREA / DUMPSTER AREAS WILL BE CONCRETE.
 - THE ACCESSIBLE ROUTE WILL BE CONSTRUCTED ON EITHER CONCRETE SIDEWALK OR ASPHALTIC CONCRETE PAVEMENT SURFACE.
 - ALL PROPOSED SIDEWALK RAMP ARE TYPE 1B.
 - BICYCLE PARKING SHALL BE CLASS III, RACK TYPE I, 14 SPACES. REFER TO DETAIL 7105-1, ON SHEET SP03.
 - FIRE DEPARTMENT ACCESS LANES WILL REQUIRE WHITE LETTERING ON A RED BACKGROUND WITH THE WORDS "FIRE ZONE / TOW AWAY ZONE" IN LETTERS AT LEAST 3 INCHES TALL AT INTERVALS OF 35 FEET OR LESS.
 - ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
 - WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
 - FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A RIGHT-OF-WAY EXCAVATION PERMIT IS REQUIRED.
 - CONTRACTOR TO ADJUST EXISTING UTILITY VAULTS TO GRADE AS REQUIRED. CONTRACTOR TO RELOCATE UTILITY MANHOLES, PULLBOXES OR OTHER AS REQUIRED FOR INSTALLATION OF SIDEWALK ADDITION. ANY SIGNAGE ADJACENT TO EXISTING SIDEWALK TO BE RELOCATED AWAY FROM PROPOSED SIDEWALK.

AUSTIN FIRE DEPARTMENT
DEC 15 2014
APPROVED

- SUBCHAPTER E NOTES:
- ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
 - SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
 - COMPLIANCE WITH BUILDING STANDARDS, ARTICLE 3 OF SUBCHAPTER E, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.

LANDSCAPE NOTE:

- HARDSCAPE AND PAVING DETAILS ARE SHOWN FOR REFERENCE ONLY. REFER TO LANDSCAPE ARCHITECT PLANS FOR ALL HARDSCAPE AND PAVING INFORMATION.

PHASING NOTE:

- THE EXPIRATION DATE OF THE FINAL PHASE (PHASE TWO) OF THIS DEVELOPMENT IS THREE YEARS PAST THE APPROVAL DATE.

LEGEND

- PHASE LINES
BOUNDARY LINE & RIGHT-OF-WAY
EASEMENT LINE
PROPERTY LINE
- EXISTING CONTOUR
STANDARD CURB & GUTTER
CONCRETE SIDEWALK
PROP. HANDICAP PARKING SPACE
W/ LAY DOWN CURB AND ACCESSIBLE RAMPS
- ACCESSIBLE RAMPS
CROSSWALK
ACCESSIBLE ROUTE
PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
EXISTING WATER VALVE
FIRE LANE
- PROPOSED CONCRETE
STOP SIGN, HANDICAPPED PARKING OR
ACCESSIBLE ROUTE SIGN (SEE SHT. DT03)
- PHASE LINE
STONE PAVING BLOCKS
(SEE LANDSCAPE PLANS)
- CANOPY
(SEE ARCHITECT PLANS)
- PROPOSED DUMPSTER PAD
EXISTING STREET LIGHT POLE
EXISTING S. S. MANHOLE
EXISTING S. S. CURB INLET
EXISTING GAS VALVE
EXISTING GAS TEST STATION
EXISTING ELECTRIC MANHOLE
EXISTING ELECTRIC PULL BOX
EXISTING TELEPHONE MANHOLE
EXISTING TELEPHONE PEDESTAL
EXISTING CATV BOX
EXISTING LIGHT POLE
- INTERNAL CIRCULATION ROUTE
NATURAL AREA (1.246 Acres)
POTENTIAL STREET PARKING
(22' x 8')
- DOOR (BUILDING ENTRANCE)

CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	39.45	90°24'27"	25.00	S50°06'41"E	35.48
C2	198.28	24°25'44"	465.00	S07°18'25"W	195.76
C3	181.14	19°23'55"	535.00	S09°49'19"W	180.27
C4	39.22	69°53'09"	25.00	S45°03'56"W	35.32
C5	63.17	08°30'57"	425.00	N85°44'01"W	63.11
C6	23.36	54°55'01"	25.00	N84°01'02"W	23.06
C7	113.09	91°15'33"	71.00	N72°11'19"W	101.51
C8	22.36	51°14'57"	25.00	S87°53'57"W	21.62

LINE TABLE

LINE	DIRECTION	DIST.
L1	N65°28'34"W	4.45
L2	N27°32'43"E	4.73
L3	N04°09'06"W	25.54

Planning & Development
SITE PLAN RELEASE

FILE NUMBER: SP-2014-0071C EXPIRATION DATE: 12/30/17
CASE MANAGER: B. Jackson APPLICATION DATE: 2/27/14
APPROVED ADMINISTRATIVELY ON: 12/30/14
APPROVED BY PLANNING COMMISSION ON: _____
APPROVED BY CITY COUNCIL ON: _____
Under Section 112 of Chapter 25.5 of the Austin City Code.

Signing For Director, Planning and Development Review Department:
DATE OF RELEASE: _____ Zoning: CS-NP/LR-NP
Rev. No. 1 _____ Correction No.1 _____
Rev. No. 2 _____ Correction No.2 _____
Rev. No. 3 _____ Correction No.3 _____

RELEASE OF THIS 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 APPLICATION IS REVIEWED FOR
CODE COMPLIANCE BY CITY ENGINEERS.

ALL SAINT'S PRESBYTERIAN CHURCH
7816 RIALTO BOULEVARD
DETAILED SITE PLAN

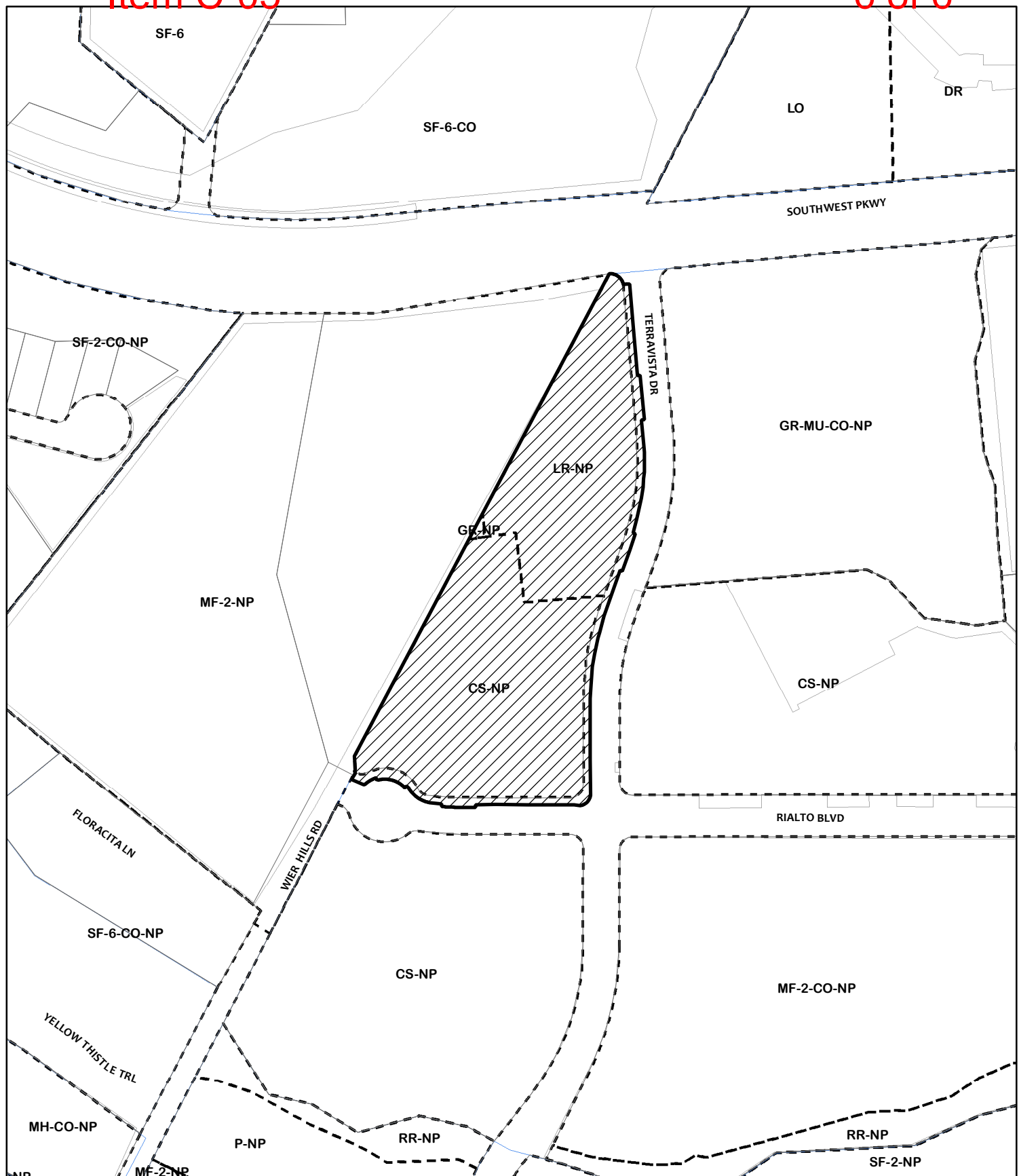
REVISIONS	DATE	BY	NO.
DESCRIPTION			



DESIGNED BY: P.V. P.V.
DRAWN BY: TMS TMS
CHECKED BY: P.V. P.V.
DRAWING NAME: A237-01-SP01

Paul L. Vektor
Professional Engineer
No. 68879
State of Texas

LJA Engineering, Inc.
5316 Highway 280 West
Suite 150
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FAX F-1368

JOB NUMBER:
A237-0401
SP01
SHEET NO.
6
OF 26 SHEETS



 **SUBJECT TRACT**
 **ZONING BOUNDARY**

0 120 240 480 Feet

CASE#: SP-2014-0071C(XT2)
 ADDRESS: 7808 Rialto Blvd
 CASE NAME: All Saints Presbyterian Church
 MANAGER: Rosemary Avila



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.