

ZONING AND PLATTING COMMISSION- SITE PLAN- EXTENSION REVIEW SHEET

CASE NUMBER: SPC-2007-0497C(XT3)

ZAP HEARING DATE: Jan. 4, 2022
ZAP Postponement on Dec. 21, 2021

PROJECT NAME: Offices at Ribelin Ranch- Phase 1; The

ADDRESS OF SITE: 7016 Ribelin Ranch Drive

COUNCIL DISTRICT: 10

WATERSHED: Bull Creek
(Water supply suburban)

JURISDICTION: Full Purpose

**APPLICANT/
OWNER:** Tom Stacy, Austin Baptist Church
9003 Waterford Centre Blvd, Ste 100
Austin, TX 78717

AGENT: Richard Suttle, Armbrust & Brown
100 Congress Ave, Ste. 1300
Austin, TX 78701

(512) 435-2378

CASE MANAGER: Rosemary Avila
rosemary.avila@austintexas.gov

(512) 974-2784

PROPOSED DEVELOPMENT:

The applicant is requesting a fifteen year extension to a previously approved site plan. The proposed development is religious assembly.

SUMMARY STAFF RECOMMENDATION:

Staff does not recommend the 15 year extension. Staff does recommend a ten year extension to this site plan permit expiration.

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 PUD, all site calculations 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.

AUSTIN TRANSPORTATION DEPT: All ATD comments have been cleared.

PREVIOUS APPROVALS

02/25/2008 Site Plan administrative approval, permit expiration 09/13/2010

08/01/2010 One year Site Plan Extension administrative approval, permit expiration 08/31/2011

12/13/2012 MGA approved to extend permit expiration to 08/31/2021

Mayor's Covid 19 Orders extended all expirations to 12/31/2021

PROJECT INFORMATION

SITE AREA	497716.56 sf	11.426 acres
EXISTING ZONING	PUD	
	Allowed	Proposed
FLOOR-AREA RATIO	0.25:1	0.22:1
BUILDING COVERAGE	60%	13.66%
IMPERVIOUS COVERAGE	67%	62.58%
PARKING	509 required	529 provided

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	PUD	Religious Assembly
<i>North</i>	ROW, Then PUD	Ribelin Ranch Drive, Vacant
<i>South</i>	R&D-PDA	Religious Assembly
<i>East</i>	ROW, Then PUD	Ribelin Ranch Drive, Vacant
<i>West</i>	ROW, then PUD	McNeil Drive, Multi-Family

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Ribelin Ranch Drive	77'	47'	Level 1 ASMP
McNeil Drive	73' Avg	47'	Level 1 ASMP

NEIGHBORHOOD ORGANIZATIONS:

2222 Coalition of Neighborhood Assn., Inc.
 Austin Lost and Found Pets
 Bike Austin
 Bull Creek Foundation
 Canyon Creek HOA
 Friends of Austin Neighborhoods
 Glenlake Neighborhood Association
 Lake Austin Collective
 Leander ISD Population and Survey Analysts

Long Canyon Homeowners Association
 Long Canyon Phase II & III HOA Inc.
 Mountain Neighborhood Association (MNA)
 Neighborhood Empowerment Foundation
 Riverplace HOA
 SEL Texas
 Sierra Club, Austin Regional Group
 Steiner Ranch Community Association
 Westminster Glen HOA

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

RICHARD T. SUTTLE
(512) 435-2310
rsuttle@abaustin.com

July 27, 2020

Denise Lucas, Director
City of Austin, Development Services Department
505 Barton Springs Road
Austin, Texas 78704

Re: Site Plan Extensions for The Offices At Ribelin Ranch Phase I (SPC-2007-0497C(XT2).MGA) and Kallestad Laboratories-PRA (SP-2007-0549B(XT2)) (the "Application")

Dear Mrs. Lucas:

Our firm represents Austin Baptist Church ("Church"), the owner of the above referenced properties. The Church has owned and occupied the properties since January 12, 2011. They have constructed buildings and infrastructure in furtherance of its project and respectfully requests to extend the approved site plans for The Offices At Ribelin Ranch Phase I and Kallestad Laboratories-PRA Site Plan referenced by City of Austin Case No. SPC-2007-0497C(XT2).MGA and SP-2007-0549B(XT2) (the "Project"). This request is made in accordance with Section 25-5-63 of the Land Development Code ("LDC").

Under Section 25-5-63(C), the Land Use Commission may extend the expiration date of a released site plan beyond the date established if the Land Use Commission determines that the request complies with the requirements for extension by the director under Section 25-5-62. According to Section 25-5-62(C), an applicant must satisfy provisions (C)(1) and (2), however, under provision (1), the applicant must comply with any, but not all, of subsections (a) through (d). For this project, the Applicant has satisfied subsection (b), (c), and (d). In accordance with subsection (b), the applicant filed the original site plan with a good faith expectation that the site plan would be constructed. However it has taken much longer than originally expected since fundraising is required to complete the Project and the COVID-19 pandemic has hindered these efforts. Since Austin Baptist Church must raise funds to be able to construct facilities, they would like the ability to extend the site plan for approximately fifteen years until August 31, 2036.

For background, the existing site plans were granted a Land Use Commission approved extension until August 31, 2021 through Austin Case No. SPC-2007-0497C(XT2).MGA and SP-2007-0549B(XT2). Furthermore, subsection (c) and (d) requires that an applicant must construct at least one structure shown on the original site plan that is suitable for permanent occupancy,

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and that a significant portion of the required infrastructure is complete. A majority of the development has been constructed with the exception of a maintenance building and additional parking.

Similar to provision (1), provision (2) requires that an applicant satisfy either subsection (a) or subsection (b). Subsection (a) states, “the director determines that if a traffic impact analysis was submitted with the application for site plan approval, the assumptions and conclusions of the traffic impact analysis are valid.” Under the original site plans submitted for the property the development assumptions of the originally approved TIA, that was submitted with the Planned Unit Development zoning case (C814-04-0061), are still valid as the land uses and densities that have been constructed to-date do not exceed what was originally contemplated. The original site plan (SPC-2007-0497C) assumed 124,000 square feet of general office as the land use. The proposed use, which has been mostly constructed as mentioned above, had a difference in daily trips between office and religious assembly use of 235 fewer trips than what was previously approved. This information was provided and approved with the previous site plan extension.

I’d like to have a call to discuss this unique situation. In the meantime if you have any questions, comments, or need additional information, please do not hesitate to contact me.

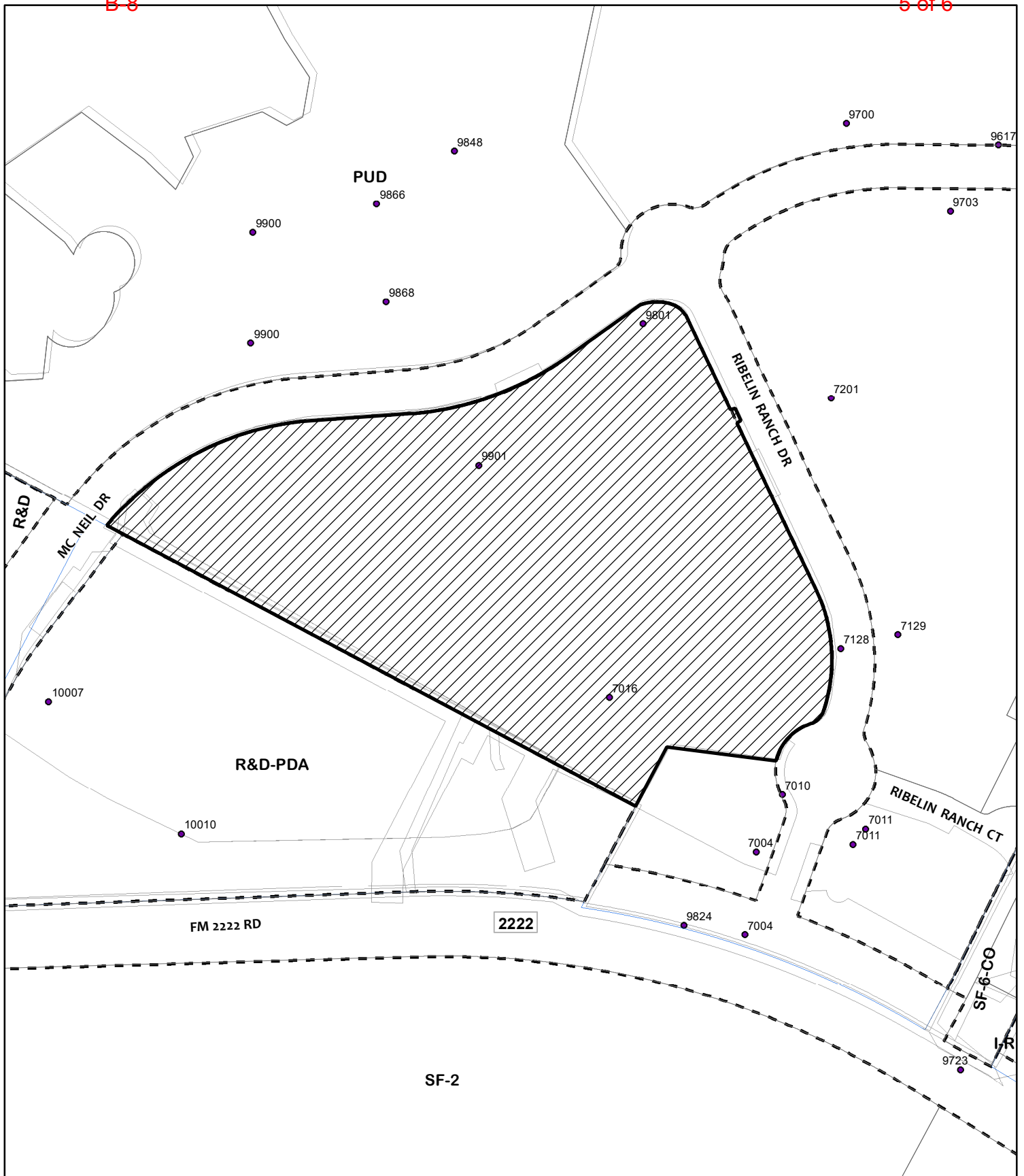
Thank you in advance,

Respectfully,



Richard T. Suttle

cc: Tom Stacy; Austin Baptist Church
Jonathan McKee; Garza EMC
Jewels Cain; Armbrust & Brown, PLLC



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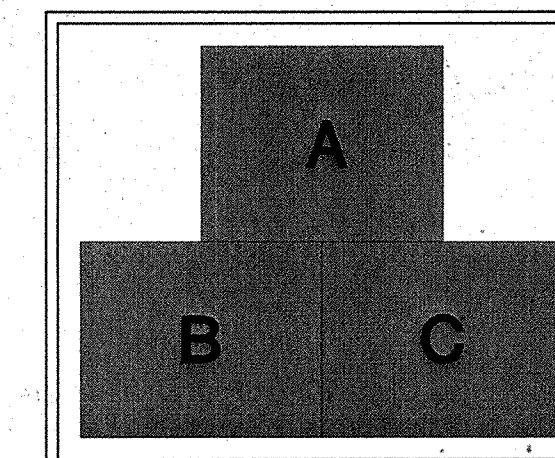
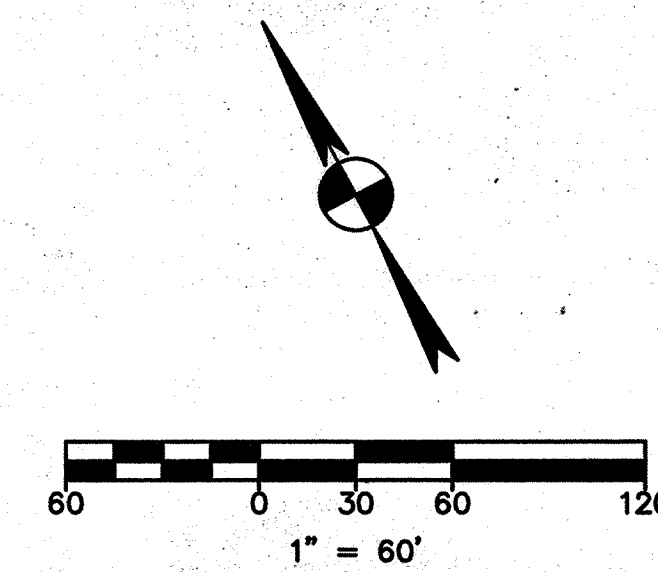
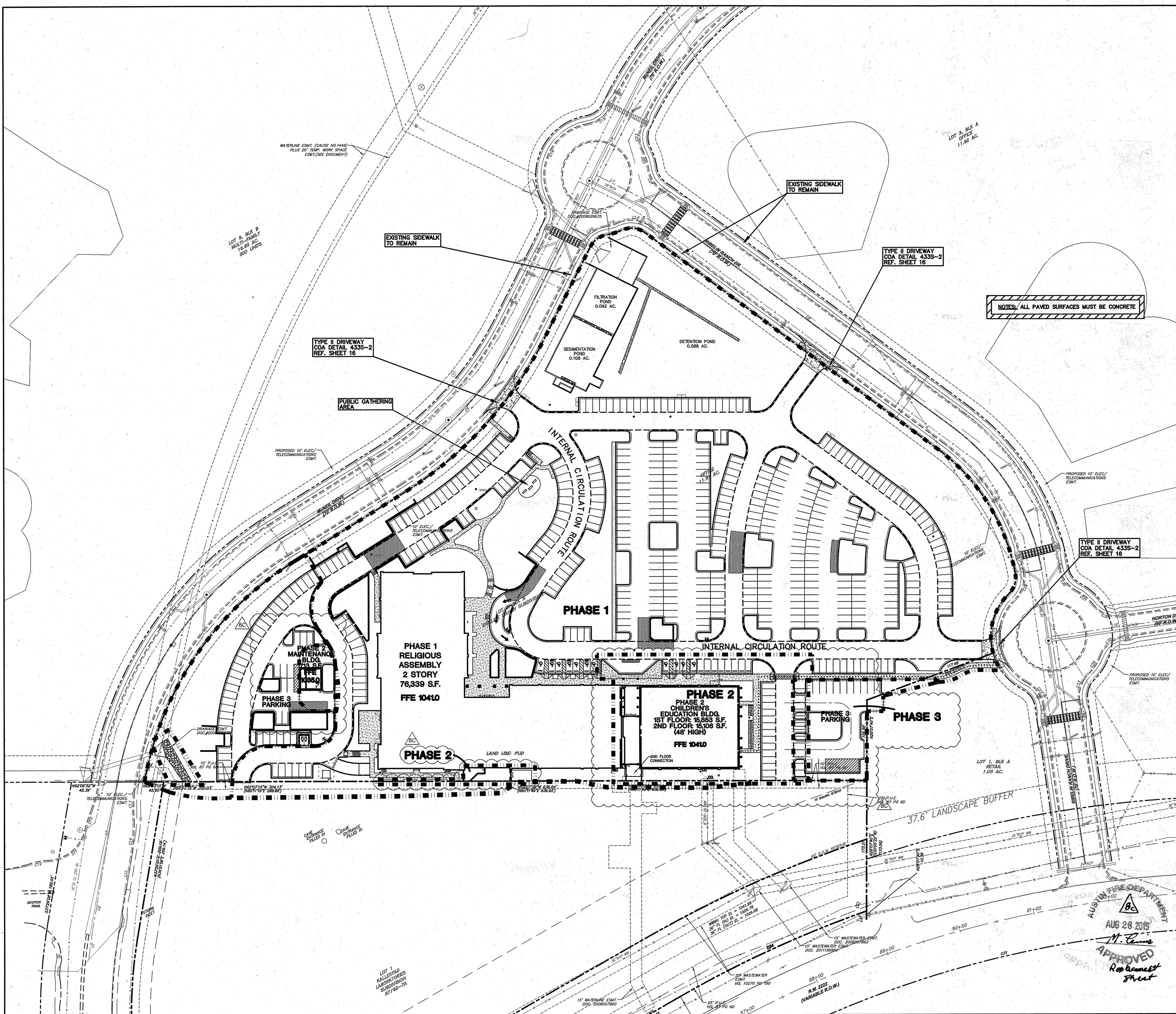
CASE#: SPC-2007-0497C(XT3)
 ADDRESS: 7016 Ribelin Ranch Drive
 CASE NAME: Offices at Ribelin Ranch- Phase 1; The
 MANAGER: Rosemary Avila



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.

OPERATOR: R. Avila



KEY MAP

LEGEND

EXISTING	PROPOSED	PROPERTY (R.O.W.) LINE
(XX) DE	XX DE	RECORD INFORMATION
XX	XX	LIGHT POLE
XX	XX	POWER POLE
XX	XX	DOWN GUY
XX	XX	TRANSFORMER (SIZE VARIES)
XX	XX	FIRE HYDRANT
XX	XX	WATER VALVE
XX	XX	WATER METER
XX	XX	WATER METER VAULT
XX	XX	WATER MANHOLE
XX	XX	TELEPHONE RISER
XX	XX	ELECTRIC BOX
XX	XX	ELECTRIC METER
XX	XX	GAS METER
XX	XX	TRAFFIC CONTROL BOX
XX	XX	TRAFFIC SIGNAL POST
XX	XX	GRATE INLET
XX	XX	CURB INLET (SIZE VARIES)
XX	XX	GREASE TRAP (SIZE VARIES)
XX	XX	WIRE FENCE
XX	XX	WOOD FENCE
XX	XX	CHAIN LINK FENCE
XX	XX	OVERHEAD ELECTRIC
XX	XX	ELECTRIC MANHOLE (SIZE VARIES)
XX	XX	WASTEWATER MANHOLE (SIZE VARIES)
XX	XX	STORMSEWER MANHOLE (SIZE VARIES)
XX	XX	TELEPHONE MANHOLE (SIZE VARIES)
XX	XX	DUMPSTER
XX	XX	TRASH COMPACTOR
XX	XX	CURB & GUTTER
XX	XX	EDGE OF PAVEMENT
XX	XX	FIRE LANE DESIGNATION
XX	XX	HANDICAP ACCESS ROUTE
XX	XX	CONCRETE SIDEWALKS
XX	XX	WALL
XX	XX	WHEELSTOP
XX	XX	BOLLARD
XX	XX	PARKING COUNT (REGULAR SPACES)
XX	XX	PARKING COUNT (HANDICAP SPACES)
XX	XX	HANDICAP SPACE
XX	XX	HANDICAP ACCESSIBLE ROUTE
XX	XX	TREE TO BE REMOVED
XX	XX	TREE TO BE SAVED
XX	XX	TREE VENT

- NOTES:
- CONTRACTOR SHALL CONSTRUCT CURB AND GUTTER TO PT. OF CURVE.
 - CONTRACTOR SHALL CONSTRUCT SIDEWALKS TO END OF ROADWAY APPROACH.
 - DIMENSIONS SHOWN HEREON ARE TO THE BACK OF CURB.
 - ALL RADI ARE 2.50 FEET TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 - ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH EDM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS".
 - SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP [TAS 4.3.7].
 - ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50 [TAS 4.3.7].
 - THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. PROVIDE A DETAIL OF THE RAMP [TAS 4.8.2, FIG. 16].
 - GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT [TAS 4.5.1]. SHOW A DETAIL OF THE GROUND SURFACE OR INDICATE THE SURFACE TEXTURE WITH A NOTE.
 - ALL ROOF DRAINS ON THE PROPERTY MUST BE DIRECTLY CONNECTED TO THE ON-SITE STORMSEWER SYSTEM.

FOR CITY USE ONLY:

SITE PLAN RELEASE		Sheet 12 of 42
FILE NUMBER: SPC-2007-0497C	EXPIRATION DATE: 8-31-11	
CASE MANAGER: COURTNEY	APPLICATION DATE: 8-13-07	
APPROVED ADMINISTRATIVELY ON: 2-25-08	APPROVED BY: DM	
APPROVED BY PLANNING COMMISSION ON: 2-5-08	DESIGNED BY: DM	
APPROVED BY CITY COUNCIL ON:	REVIEWED BY: DM	
Under Chapter 141, Section 25-5 of The Austin City Code.		
Signed: [Signature] Director, Watershed Protection and Development Review Department		
DATE OF RELEASE: 2-25	of 58	Zoning: RUD
Rev. 1	Correction	8-13-07
Rev. 2	Correction	2
Rev. 3	Correction	2
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.		

MASTER SITE PLAN & PHASING PLAN PHASES 1, 2, & 3

THE OFFICES AT RIBELIN
RANCH-PHASE 1
MCNEIL RD. @ R.M. 2222
AUSTIN BAPTIST CHURCH

PLOTTING SCALE: 1" = 1'	DATE PLOTTED: 07/04/2008
FILE: E:\356\3\TRAC\2\13560312MSP01.dwg	
DRAWN BY: AM	DESIGNED BY: DM
REVIEWED BY: DM	PROJECT NO.: 1356-03.30
SHEET 12 OF 42	

REPLACEMENT SHEET SPC-2007-0497C