

**PLANNING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

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CASE NUMBER: SPC-2015-0111A **PLANNING COMMISSION DATE:** 07/14/2015

PROJECT NAME: Austin Classical School

PROPOSED USE: Private primary school

ADDRESS OF APPLICATION: 6301 Woodrow Avenue

AREA: 1.75 acres

APPLICANT/ Austin Classical School
PO Box 9908
Austin, Texas 78766

AGENT: James Shackleford
4109 Mark Rae Street
Austin, Texas 78727
(512) 751-6874

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

EXISTING ZONING: SF-3-NP

PROPOSED DEVELOPMENT: There is no proposed additional construction at the site – the primary school facility is housed within existing church structures, with an existing playground located more than fifty feet from the nearest residence.

SUMMARY STAFF RECOMMENDATION: The site plan will comply with all requirements of the Land Development Code prior to its release.

PREVIOUS PLANNING COMMISSION ACTION: N/A

AREA STUDY: Downtown **WATERSHED:** Shoal Creek

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive watershed ordinance

CAPITOL VIEW: Not in View Corridor

T.I.A.: Not Required

PROJECT INFORMATION:

ZONING: SF-3-NP

MAX. BLDG. COVERAGE: 40%

MAX. IMPERV. CVRG.: 45%

MAX HEIGHT: 35'

REQUIRED PARKING: 81

EXIST. USE: Church and school

LIMITS OF CONSTRUCTION: NA

PROPOSED BLDG. CVRG: 39% (existing)

PROPOSED IMP. CVRG: 83% (existing)

PROPOSED HEIGHT: 35' (existing)

PROVIDED PARKING: 81 (existing)

PROPOSED USE: Church and school

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SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting a conditional use permit to operate a private primary school for up to 99 children in grades Kindergarten through Fifth. The school has operated at the site since August 2013, and two prior Site Plan applications had been filed but expired before they were ready to be heard by the Planning Commission. The project has a significant history of neighborhood concern and compliance complaints. The school is open Mondays and Wednesdays from 9 am to 4 pm.

The site plan will comply with all requirements of the Land Development Code prior to its release.

Environmental: The site is in the Shoal Creek watershed, which is within the Desired Development Zone. There is no increase in impervious coverage beyond what has been approved and no known Critical Environmental Features are located within the limits of construction.

Transportation: Vehicular/garage access will be available from Woodrow and Arcadia Avenues. Parking is existing and available on site.

SURROUNDING CONDITIONS: Zoning/ Land use

North: SF-3-NP (Single-family residential)

East: SF-3-NP (Single-family residential)

South: SF-3-NP (Single-family residential)

West: SF-3-NP (Single-family residential)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Woodrow Ave	80'	40'	Collector
Arcadia Ave	50'	30'	Local

NEIGHBORHOOD ORGANIZATIONS:

- Austin Heritage Tree Foundation
- Austin Independent School District
- Austin Neighborhoods Council
- Brentwood Neighborhood Association
- Brentwood Neighborhood Planning Contact Team
- Friends of the Emma Barrientos MACC
- Highland/Skyview Neighborhood Planning Contact Team
- North Austin Neighborhood Alliance
- Northwest Baptist Church
- Real Estate Council of Austin, Inc
- SEL Texas
- Shoal Creek Conservancy
- Sierra Club, Austin Regional Group
- Sustainable Neighborhoods

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CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.


A conditional use site plan must:

1. **Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
2. **Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning district.
3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site;** Staff response: This application is compatible with the abutting sites in all of these cases. No additional construction is proposed.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading facilities have been provided.
5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute to any of these adverse effects.
6. **For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed.** Staff response: The proposed project is not in the East Austin Overlay district.

A Conditional Use Site Plan May Not:

1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform with all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site than would a permitted use.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: Access is limited into the site, and surrounding vehicular circulation in the area of the project is not anticipated to have any detriment to safety or convenience.
3. **Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.

§ 25-5-145 - EVALUATION OF CONDITIONAL USE SITE PLAN.

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- (A) The Land Use Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.
- (B) A conditional use site plan must:
- (1) comply with the requirements of this title;
 - (2) comply with the objectives and purposes of the zoning district;
 - (3) have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;
 - (4) provide adequate and convenient off-street parking and loading facilities;
 - (5) reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects; and
 - (6) for a conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the city council for the area in which the use is proposed.
- (C) A conditional use site plan may not:
- (1) more adversely affect an adjoining site than would a permitted use;
 - (2) adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;
 - (3) adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign; or
 - (4) for a large retail use described in Section 25-2-815 (Large Retail Uses), adversely affect the future redevelopment of the site.
- (D) A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.

Source: Section 13-1-663(a); Ord. 990225-70; Ord. 990520-70; Ord. 010607-8; Ord. 031211-11; Ord. 20070215-072; Ord. 20110804-008.

§ 25-5-146 - CONDITIONS OF APPROVAL.

- (A) To make a determination required for approval under Section 25-5-145 (Evaluation Of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:
- (1) a special yard, open space, buffer, fence, wall, or screen;
 - (2) landscaping or erosion;
 - (3) a street improvement or dedication, vehicular ingress and egress, or traffic circulation;
 - (4) signs;
 - (5) characteristics of operation, including hours;
 - (6) a development schedule; or
 - (7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.
- (B) As a condition of approval for a conditional use site plan, a parking area for a cocktail lounge or a restaurant with a late-hours permit must be separated from a property used or zoned townhouse

and condominium residence (SF-6) district or more restrictive by not less than 200 feet unless:

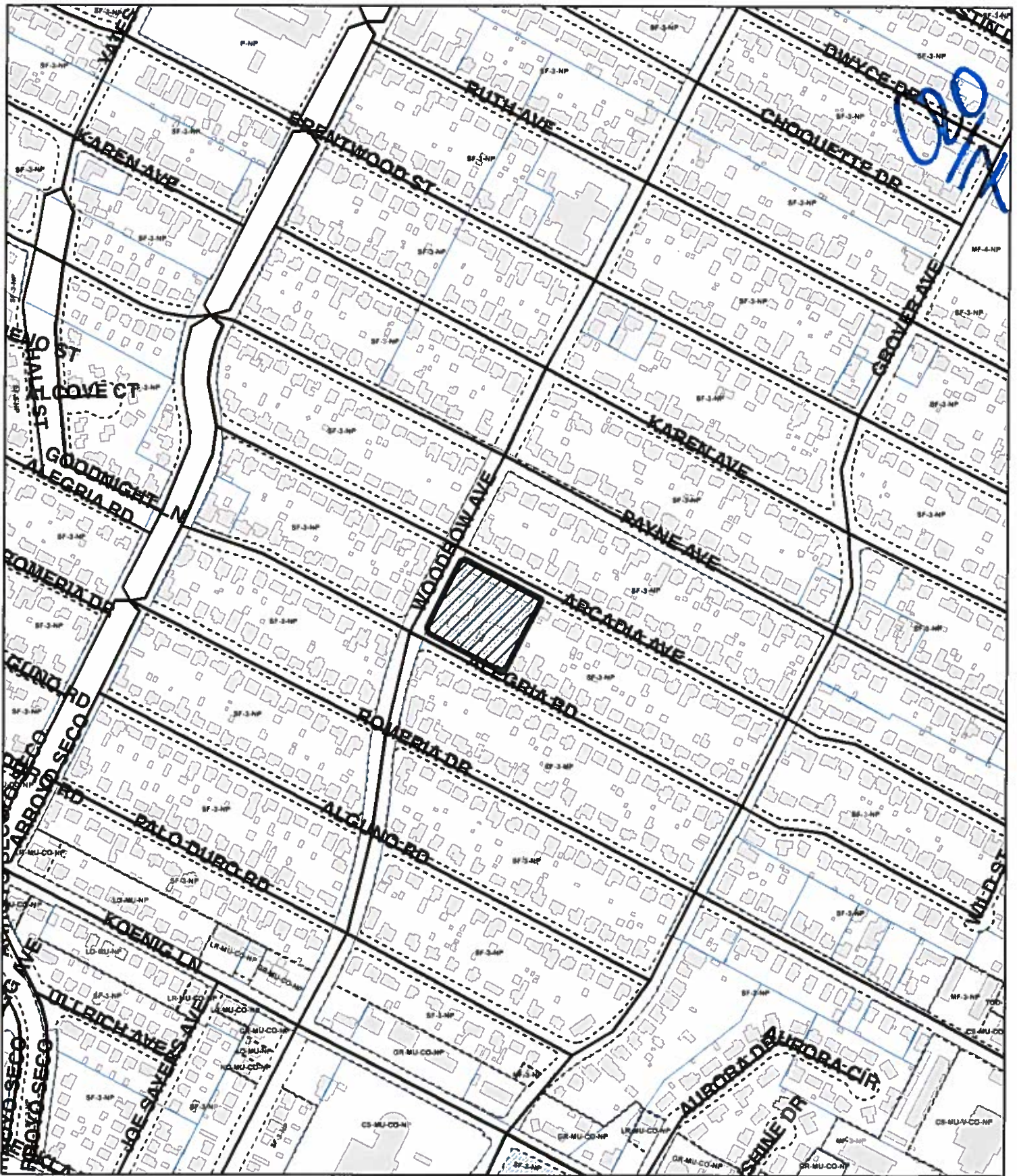
- (1) the lounge or restaurant is located within an enclosed shopping center; or
- (2) the Land Use Commission grants a variance from this requirement when the Land Use Commission approves the site plan.

Source: Section 13-1-665; Ord. 990225-70; Ord. 010607-8; Ord. 031211-11.

Austin Classical School Submittal Timeline

Case Number	Submittal Date	U0 Master Comments	U1 Update	U1 Master Comments	U2 Update	U2 Master Comments	Expired
SPC-2013-0183A	5/16/2013	7/1/2013 NA	NA	NA	NA	NA	11/12/2013
SPC-2014-0156A	4/29/2014	7/10/2014	8/15/2014	11/17/2014	1/2/2015	1/15/2015	1/15/2015
SPC-2015-0111A	3/6/2015	5/5/2015	5/15/2015*	Pending			*at Informal stage

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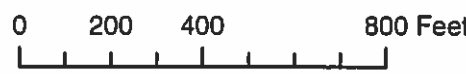


SITE PLAN



- SUBJECT TRACT**
- ZONING BOUNDARY**

CASE#: SPC-2015-0111A
ADDRESS: 6301 Woodrow Ave
CASE NAME: Austin Classical School
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

March 6, 2015

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Reference: Austin Classical School
Northwest Baptist Church
6301 Woodrow Avenue
Austin, Texas 78758

Subject: Conditional Use Permit

To Whom It May Concern:

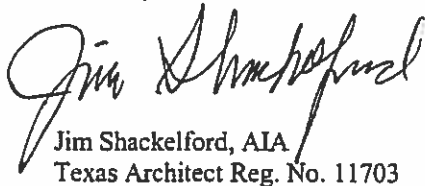
Austin Classical School (ACS), a not-for-profit private primary education organization, desires to operate a private primary school for children grades Kindergarten – Grade 5 on the premises of Northwest Baptist Church, located at 6301 Woodrow Avenue, Austin, Texas 78758. Based on our review of the City of Austin ordinances, we understand that such a use requires a conditional use permit, and this summary letter and associated site plan, application, and maps form our request for such a permit.

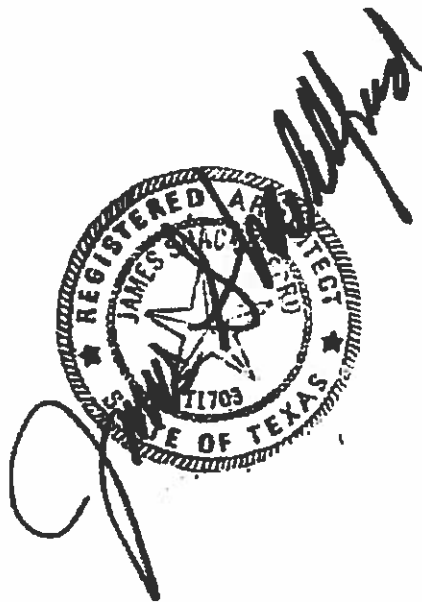
The Austin Classical School will use a model of Classical education, which involves introducing the mind to the “great ideas” through the “great books” in order that students can effectively join the “great conversation” of the ages. Classical education differs fundamentally from traditional education in its focus on the interrelation of all knowledge. While traditional education teaches math, English, and history as isolated “subjects,” classical education seeks to show the interrelation of all knowledge. Math relates to science which relates to logic. Literature relates to history which relates to art and music. Christian classicists take the connection further by pursuing the interrelatedness of all knowledge under the sovereignty of God through theology. Classic education seeks to stir the heart and the intellect to invite curiosity and ignite a passion for learning. It is less about training for a specific, temporal vocation and more about learning to think and live with an eternal purpose.

The Austin Classical School will meet at Northwest Baptist Church on Mondays and Wednesdays from 9:00 AM – 4:00 PM. The ACS will occupy portions of Level 1 of an existing education building, and will utilize existing surface parking. **NO NEW CONSTRUCTION OR DEVELOPMENT IS PROPOSED.** All parent and student drop-off and pick-up will be located in the parking lot accessed from Woodrow Avenue. We anticipate no more than 99 students will attend the school. There will be a maximum of 6 staff and faculty members, who will park in the rear parking lot accessed from Alegria St.

Please review this matter at your earliest opportunity. If you have any comments or questions, please contact me at 512-751-6874.

Sincerely,


Jim Shackelford, AIA
Texas Architect Reg. No. 11703



AUSTIN CLASSICAL SCHOOL 6301 WOODROW AVENUE AUSTIN, TEXAS 78757

DATE OF SUBMITTAL: MARCH 6, 2015

PRINCIPAL STREET
TYPE: WOODROW AVENUE
MINOR ARTERIAL

PROPERTY OWNER:
NORTHWEST BAPTIST CHURCH I
6301 WOODROW AVENUE
AUSTIN, TEXAS 78757
512-454-6815

ARCHITECT:
JAMES SHACKELFORD, AIA
4109 MARK RAE
AUSTIN, TEXAS 78727
512-751-6874

WATERSHED: SHOAL CREEK
CLASSIFICATION: URBAN
SUBJECT TO WATERSHED PROTECTION REGULATIONS: EXEMPT

NO PART OF SUBJECT PROPERTY IS WITHIN 100 YEAR FLOOD PLAIN

LEGAL DESCRIPTION: LOT A, RESUB OF LOTS 12 - 19, BLOCK O, VIOLET CROWN HEIGHTS,
SECTION 2,
VOLUME 1225/1825, PAGE 141

SHEET INDEX
SHEET 1 COVER SHEET
SHEET 2 SITE PLAN

APPROVED BY:

FOR DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT _____ (DATE)

SITE PLAN/DEVELOPMENT PERMIT NUMBER _____ (DATE)



LOCATION MAP

NOTE: NO CONSTRUCTION IS PROPOSED WITH THIS SITE PLAN

NO.	REVISION/CORRECTION TABLE	EXPLANATION	DATE	BY	TOTAL #		TOTAL #		APPROV.
					CHANGES	IMPROVEMENTS	CHANGES	IMPROVEMENTS	

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SPC-2015

