

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

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**CASE NUMBER:** SPC-2015-0111A    **PLANNING COMMISSION DATE:** 08/11/2015

**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 Shackelford  
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](mailto: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:** Postponed from July 14, 2015.

**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:**

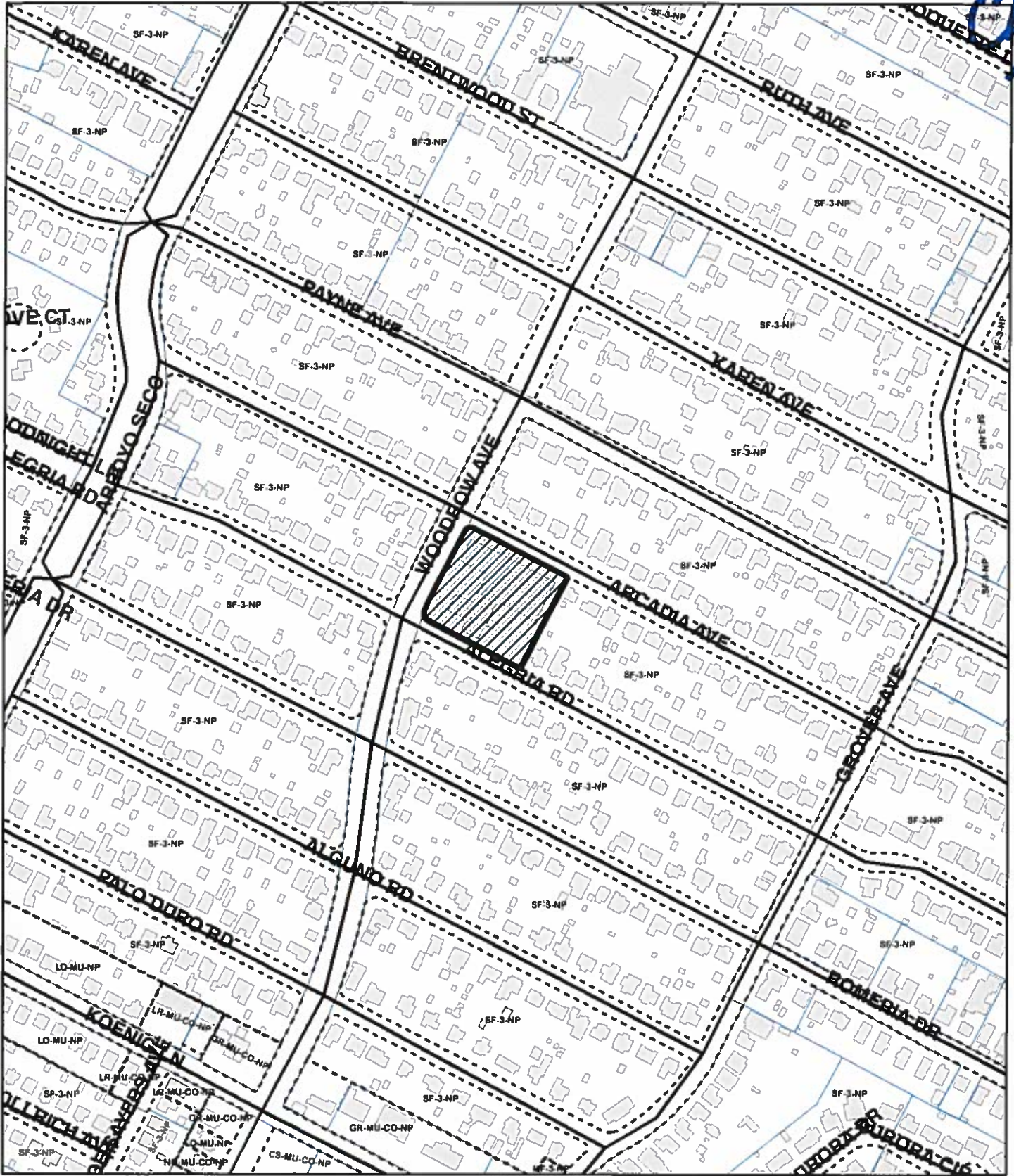
1. **Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
2. **Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning district.
3. **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.



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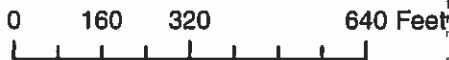


**SITE PLAN**

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



 SUBJECT TRACT  
 ZONING BOUNDARY



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

2/15/15

# AUSTIN CLASSICAL SCHOOL 6301 WOODROW AVENUE AUSTIN, TEXAS 78757

DATE OF SUBMITTAL: MARCH 6, 2015

PRINCIPAL STREET: WOODROW AVENUE  
TYPE: MINOR ARTERIAL

PROPERTY OWNER: NORTHWEST BAPTIST CHURCH  
6301 WOODROW AVENUE  
AUSTIN, TEXAS 78757  
512-454-4815

ARCHITECT: JAMES SHACKELFORD AIA  
4109 MARK KALE  
AUSTIN, TEXAS 78727  
512-751-4874

WATERSHIP: SHOAL CREEK  
CLASSIFICATION: URBAN  
SUBJECT TO WATERSHIP 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 GARDEN HEIGHTS,  
SECTION 2  
VOLUME 1235/1325, PAGE 141

SHEET INDEX  
SHEET 1 COVER SHEET  
SHEET 2 SITE PLAN

APPROVED BY:

FOR BULLETIN, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

DATE:

SITE PLAN/DEVELOPMENT PLAN# NUMBER:

(DATE)



LOCATION MAP

NOTE: NO CONSTRUCTION IS PROPOSED WITH THIS SITE PLAN

NO.	REVISION/CONNECTION TABLE	DATE	BY	CHKD.	APP. (BY SHEET NO.)	TOTAL # SHEETS	CHANGED SHEETS (TOTAL)	TOTAL SHEETS	CITY OF AUSTIN



## FIRE DEPARTMENT

1. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY FIRE PROTECTION EQUIPMENT AND SERVICES FOR THE PROJECT.
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## GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ALBANY ZONING ORDINANCES AND THE ALBANY FIRE DEPARTMENT REGULATIONS.
2. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY FIRE PROTECTION EQUIPMENT AND SERVICES FOR THE PROJECT.
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## DEVELOPER INFORMATION

NAME: CLASSICAL SCHOOL  
 ADDRESS: 1234567890  
 CITY: ALBANY, NY  
 STATE: NY  
 ZIP: 12243

## AMERICANS WITH DISABILITIES ACT

THE CITY OF ALBANY HAS ADOPTED THE AMERICANS WITH DISABILITIES ACT (ADA) TO ENSURE THAT ALL CITY SERVICES ARE ACCESSIBLE TO ALL CITIZENS, REGARDLESS OF THEIR ABILITIES.

## SITE PLAN NOTES

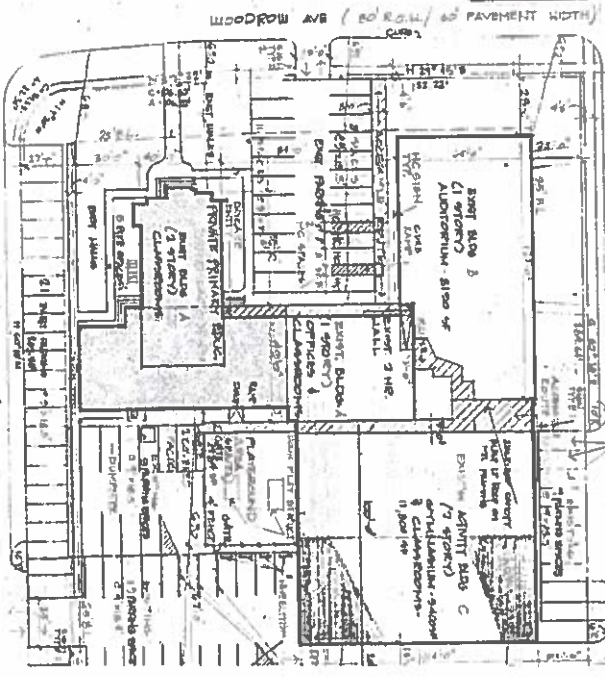
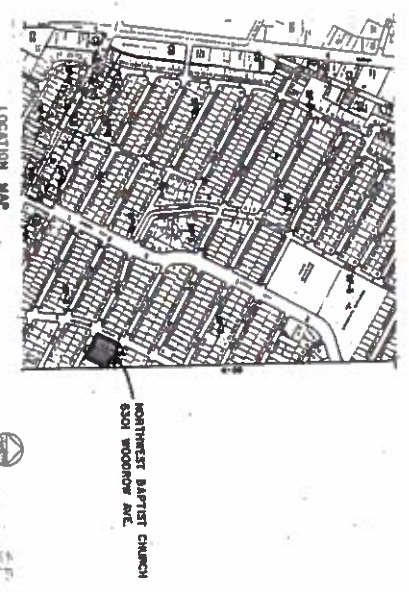
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## URBAN WATERSHED REQUIREMENTS

THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY FIRE PROTECTION EQUIPMENT AND SERVICES FOR THE PROJECT.

## BILITY

THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY FIRE PROTECTION EQUIPMENT AND SERVICES FOR THE PROJECT.



## SITE PLAN

APPROVALS

DATE: 5/15/2024

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	8/15/2014	11/17/2014	1/2/2015	1/15/2015	11/12/2013
SPC-2014-0156A	4/29/2014	7/10/2014	5/15/2015*	Pending			1/15/2015
SPC-2015-0111A	3/6/2015	5/5/2015					*at Informal stage

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**§ 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.

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