

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

**CASE NUMBER:** SPC-2015-0107CT      **PC DATE:** April 12, 2016

**PROJECT NAME:** San Juan Diego Catholic High School

**ADDRESS OF APPLICATION:** 2512 S 1<sup>st</sup> St

**APPLICANT:** Roman Catholic Diocese of Austin Texas (Patrick Baker) (512) 804-1935  
P.O. Box 13327  
Austin TX 78711

**AGENT:** Urban Design Group PC (Don Sansom) (512) 347-0040  
3660 Stoneridge Ste E101  
Austin, TX 78746

**AREA:** 3.792 acres

**COUNCIL DISTRICT:** 3

**WATERSHED:** East Bouldin Creek (urban)

**WATERSHED ORDINANCE:** Comprehensive Watershed Ordinance (urban)

**C.I.P. STATUS:** N/A

**T.I.A.:** N/A

**CAPITOL VIEW:** N/A

**PROPOSED DEVELOPMENT:**

The applicant is requesting a conditional use permit to construct a private secondary educational facility with a proposed ball field and other associated improvements. The proposed school will be constructed in two phases totaling 59,500 square feet in size, 2 stories (39 ft) in height.

**EXISTING ZONING:** The site is zoned LO-CO, LO-V-CO, and GR-V-CO. The proposed private secondary educational use is a conditional use in the LO base zoning district. Vehicular access from the property from Herndon Lane is prohibited per Ordinance No. 20060928-082.

**STAFF RECOMMENDATION:**

Staff recommends approval of the conditional use permit for the proposed private secondary educational facility. This site plan will comply with all Land Development Code requirements.

**CASE MANAGER:** Rosemary Avila      Telephone: 974-2784  
[Rosemary.avila@austintexas.gov](mailto:Rosemary.avila@austintexas.gov)

**PROJECT INFORMATION:** 3.792 acres

**EXIST. ZONING:** LO-CO, LO-V-CO, and GR-V-CO (the building is not on the GR portion of the site)

**ALLOWED F.A.R.:** 0.70:1 (LO)

**PROPOSED F.A.R.:** 0.36:1

**MAX. BLDG. COVERAGE:** 50% (LO)

**PROPOSED BLDG. CVRG:** 24.7% (LO)

**MAX. IMPERVIOUS CVRG.:** 70% (LO)  
90% (GR)

**PROPOSED IMPERVIOUS CVRG:** 45.4% (overall)  
50.4% (LO) & 8.7% (GR)

**REQUIRED PARKING:** 114

**PROVIDED PARKING:** 114

**PROPOSED ACCESS:** S 1<sup>st</sup> St

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The proposed private secondary educational use is a conditional use in the LO base zoning district. The building will be located on the LO-CO and LO-V-CO zoned portion of the lot.

**Environmental:** All comments will be cleared prior to permit issuance; the only remaining items are payments of fees.

**Transportation:** All comments will be cleared prior to permit issuance. The site has access to S 1<sup>st</sup> Street and will have a joint access agreement with the adjacent religious assembly property to the west.

**SURROUNDING CONDITIONS:****Zoning/ Land Use**

<b>North:</b>	SF-3 (Single Family) & LR-CO (Single Family)
<b>East:</b>	CS-V (Restaurant) and GR-CO (Commercial) South 1 <sup>st</sup> Street, then P-NP (Government Services)
<b>South:</b>	Herndon Lane, then SF-3 (Single Family), LO and LO-V (Day Care)
<b>West:</b>	LO-CO (Religious Assembly)

**NEIGHBORHOOD ORGNIZATIONS:**

Austin Heritage Tree Foundation  
 Austin Independent School District  
 Austin Neighborhood Council  
 Austin Parks Foundation  
 Beyond2ndNature  
 Bike Austin  
 Friends of Austin Neighborhoods  
 Friends of Emma Barrientos MACC  
 Galindo Area Patriotic Porch Party / GAPPP  
 Galindo Elementary Neighborhood Assn.  
 Preservation Austin  
 Perry Grid 614  
 SEL Texas  
 Sierra Club, Austin Regional Group  
 South Central Coalition

**CONDITIONAL USE PERMIT**

**D. 25-5-145.** 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.

**§ 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 & 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.

#### **CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA**

A. 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 Planning 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:

B.

1. **Comply with the requirements of this title;**

Staff Response: This site plan must comply with all regulations and requirements of the Land Development Code prior to site plan release and approval.

2. **Comply with the objectives and purposes of the zoning district;**

Staff Response: The proposed private secondary educational use is a conditional use in the LO base zoning district. Private secondary educational use is a permitted use in the GR base 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;**

Staff Response: Yes. The site plan will comply with all requirements of the Land Development Code. In addition, the site plan will comply with setback and height requirements.

4. **Provide adequate and convenient off-street parking and loading facilities; and**

Staff Response: The site plan will comply with off-street parking and loading facility requirements. The site plan will have off-site parking with the adjacent religious assembly property to the west.

5. **Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.**

Staff Response: The site plan will comply with all requirements of the Land Development Code and reasonably protects the health, safety, and welfare of persons and property.

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.

C. **In addition, a conditional use site plan may not:**

7. **More adversely affect an adjoining site than would a permitted use;**

Staff Response: No

8. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or**

Staff Response: The site plan does not adversely affect the safety and convenience of vehicular and pedestrian circulation.

9. **Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign.** Staff Response: All signs and lighting will comply with the Land Development Code.

**ENGINEER'S SUMMARY LETTER FOR  
SAN JUAN DIEGO CATHOLIC HIGH SCHOOL**

The proposed development will consist of the construction of 59,500 SF private secondary school with associated, drainage, utility and parking facilities. The subject 3.792 acre tract is located at 2516 South First Street. This application for development activities includes the following scope of work:

- Partial clearing of the site (within the limits of construction);
- Grading of the site;
- Installation of the proposed site drainage, water quality, utility and parking improvements;
- Construction of the proposed school building, and
- Revegetation of disturbed areas.

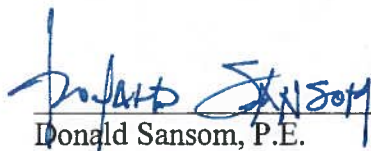
No portion of the subject tract lies within the FEMA 100-year floodplain and no development activities are proposed within the Critical Water Quality Zone of a classified waterway. Construction of the proposed facilities will not alter existing drainage patterns. Stormwater detention requirements for the project will be satisfied through modifications to the outlet controls of the site's existing subsurface stormwater detention facility.

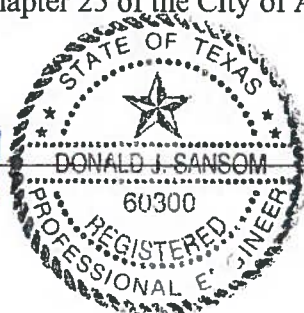
The majority of the property is undeveloped and its vegetation consists of lawn and scattered oak trees. Trees to be removed and replaced as a result of the proposed development activities are identified on the Site Plan. A portion of the site was previously disturbed for the construction of a storm drainage pipe and subsurface stormwater detention facility.

Construction of the proposed building, parking and ancillary facilities will result in an impervious cover of 45.4% of the site. A water quality control pond will be constructed to capture and treat an equivalent volume of runoff from an adjacent impervious area in accordance with the City staff's recommendations.

Temporary controls consisting of tree protection fencing, silt fences, rock berms, and stabilized entrances will be installed and maintained by the Contractor to prevent erosion and the loss of material from the site. Upon completing the installation of the improvements, the Contractor will restore and revegetate all disturbed areas with an appropriate seed mix. All excess material will be removed from the site and placed in an approved spoil disposal area.

I hereby certify that this summary letter is correct and that the accompanying plans are complete and in compliance with Chapter 25 of the City of Austin Land Development Code.

  
Donald Sansom, P.E.



4.4.16  
Date





0      80      160      320 Feet

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

- **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.



