

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

CASE NUMBER: SPC-2015-0245C

PC DATE: April 26, 2016

PROJECT NAME: Fuente Learning Center

ADDRESS: 758 Springdale Road

COUNCIL DISTRICT – Three (#3)

AREA: 0.547 acres

APPLICANT: Rosa Santis
758 Springdale Road
Austin, Texas 78702
Phone: (512) 270-2900

AGENT: Southwest Engineers
142 Cimarron Park Loop, Suite A
Buda, Texas 78610
Phone: (512) 312-4336
(Matt Dringenberg)

EXISTING ZONING: SF-3-NP

PROPOSED DEVELOPMENT: A conditional use permit for the development of a private secondary educational facility within a single-family zoning district. Associated improvements will include the addition of a six-vehicle space parking lot, driveway relocation, sidewalks and utilities. The school intends to enroll no more than two (2) high school-level students, and employ a maximum of four (4) staff members.

NEIGHBORHOOD ORGANIZATION:

United East Austin Coalition
Austin Neighborhoods Council
Cristo Rey Neighborhood Association
Del Valle Community Coalition
African American Cultural Heritage District Business Association
Govalle/Johnston Terrace Neighborhood Planning Area
Homeless Neighborhood Association
Guadalupe Neighborhood Development Corporation
Preservation Austin
East Austin Conservancy
Claim Your Destiny Foundation

Austin Parks Foundation
Govalle Neighbors
El Concilio Mexican-American Neighborhoods
Austin Independent School District
Friends of Austin Neighborhoods
Bike Austin
Sierra Club, Austin Regional Group
Austin Heritage Tree Foundation
SEL Texas
Beyond2ndNature

AREA STUDY: Govalle Neighborhood Planning Area

WATERSHED: Boggy Creek (Urban)

APPLICABLE WATERSHED ORDINANCE: Current/Comprehensive Watershed Ordinance

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of the conditional use site plan for this proposed development. The site plan will comply with all requirements of the Land Development Code prior to permit release.

PLANNING COMMISSION ACTION:

Planning Commission – July 8, 2008: SPC-2008-0180C, Fuente Learning Center Conditional Use Permit. The Commission approved the staff recommendation for a private secondary educational facility (6-0-2).

CASE MANAGER: Michael Simmons-Smith Telephone: (512) 974-3294
michael.simmons-smith@austin.texas.gov

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting approval of a conditional use permit for a Private Secondary Educational Facility within an SF-3-NP zoning district.

The site currently consists of an existing residence that has been previously used as a single family home, and the application applied for and received approval for a conditional use permit for such a private school in 2008 (SPC-2008-0180C). Construction on the site did not immediately commence, and in July 2011 a one-year administrative site plan extension was granted, as Case Number SPC-2008-0180C(XT). Again, construction did not begin, and the site plan expired in 2012. Following the site plan expiration, in 2014 the applicant began construction activity on the property, and received a citation from the City of Austin Inspection Division for construction work without a valid permit. Because the conditional use permit for this development expired when the site plan expired, it was necessary for the applicant

to reapply in order to once again permit the CUP and the associated construction on the property.

Transportation: The site fronts along Springdale Road and takes access only to that roadway. It provides adequate parking for the proposed use, and for the stated student enrollment and number of staff.

Environmental: The site is located within the Boggy Creek watershed, which is classified as Urban, and complies with all Environmental regulations.

SURROUNDING CONDITIONS:

Zoning/ Land Use:

North: P-NP – Austin Police Department
East: Springdale Road
South: SF-3-NP - Single-Family Residences
West: SF-3-NP - Single-Family Residences

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:

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.** Staff Response: This site plan complies with all regulations and requirements of the Land Development Code.
- 2. Comply with the objectives and purposes of the zoning district.** Staff Response: The proposed building and land use is compatible with the abutting uses. It complies with setbacks required as well as height, building coverage and impervious coverage.
- 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: The site plan will comply with all such requirements of the SF-3 zoning district.
- 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, 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 development complies with the goals and objectives of the neighborhood plan adopted by the City Council.

C. 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 for the SF-3 zoning district. 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: The site plan is not anticipated to have any detriment of vehicular safety or convenience. The proposed development did not require a traffic impact analysis.
- 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. All signs will comply with the Land Development Code.
- 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.

§ 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.

OWNER:
ROSA SANTIS
758 SPRINGDALE ROAD
AUSTIN, TX 78702

ENGINEER:
SOUTHWEST ENGINEERS, INC.
142 CIMARRON PARK LOOP, SUITE A
BUDA, TX 78610
PH: (512) 312-4336
CONTACT: MATTHEW DRINGENBERG

FLOODPLAIN STATUS:
NO PORTION OF THE PROJECT SITE IS WITHIN A MAPPED FEMA FLOODPLAIN ACCORDING TO THE FEMA MAP PANEL NO. 48453C0465H, FOR TRAVIS COUNTY-TEXAS, DATED SEPTEMBER 26, 2008.

WATERSHED NOTE:
THE PROJECT SITE IS LOCATED IN THE BOGGY CREEK WATERSHED, WHICH IS CLASSIFIED AS URBAN.

LEGAL DESCRIPTION:
S 121.7 FT OF LOT 4 OLT 29-30 DIV A JONES J GOODWIN SUBD

PROJECT DESCRIPTION:
THE PROJECT CONSISTS OF THE CONSTRUCTION OF ONE (1) STORY PRIVATE SECONDARY EDUCATIONAL FACILITY TOTALING 3,090 SQ (GSF) FT ON A .565-ACRE SITE WITH ASSOCIATED PARKING AND UTILITY IMPROVEMENTS. THE TOTAL IMPERVIOUS COVER IS 38.6%. THE MAXIMUM ANTICIPATED NUMBER OF PEOPLE IS 2 HIGH SCHOOL STUDENTS AND 4 STAFF MEMBERS FOR A TOTAL OF 6 PEOPLE.

ENVIRONMENTAL FEATURES:
THERE ARE NO CRITICAL ENVIRONMENTAL FEATURES WITHIN 150 FEET OF THE SITE.

CITY OF AUSTIN DEVELOPMENT DESIGNATION:
THIS PROJECT IS LOCATED WITHIN THE DESIRED DEVELOPMENT ZONE.

EDWARDS AQUIFER NOTE:
THIS PROJECT IS NOT LOCATED WITHIN THE AQUIFER RECHARGE ZONE.

DETENTION:
A WAIVER FROM STORMWATER DETENTION REQUIREMENTS FOR THE PROPOSED IMPROVEMENTS (SPC-2008-0180C) WAS GRANTED ON JUNE 3, 2008 (WAIVER NO. BOG-2008-037-W), BY THE CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.

WATER QUALITY:
THIS PROJECT IS LOCATED IN AN URBAN WATERSHED AND QUALITIES FOR THE PAYMENT IN LIEU OF WATER QUALITY CONTROLS. A PAYMENT IN LIEU WAS APPROVED AND PROCESSED AS PART OF SPC-2008-0180C AND APPROVED ON MAY 19, 2008.

RELATED CASE NO.(S):
SPC-2008-0180C C14-01-0148 C8-1913-1244 C8I-2007-0331

ZONING:

ORDINANCE	ACREAGE	CASE NUMBER	ZONING
011213-42	0.565	C14-01-0148	SF-3-NP
(NPA-2007-0009.01)			

PRESSURE ZONE:
CENTRAL NORTH (CNI)

BENCHMARK:
REFER TO PLAN SHEETS FOR BENCHMARK INFORMATION

- NOTES:**
- CONTRACTOR IS FULLY RESPONSIBLE FOR FIELD LOCATING ALL EXISTING UTILITIES, PRIVATE AND PUBLIC, WITHIN THE WORK AREA. NEITHER OWNER NOR ENGINEER HAS AS-BUILT INFORMATION FOR UNDERGROUND UTILITIES AND MAKES NO GUARANTEE AS TO THEIR LOCATION. CONTRACTOR WILL EMPLOY CONSTRUCTION METHODS NECESSARY TO ENSURE UNDERGROUND UTILITIES ARE NOT DAMAGED (IE. HAND DIGGING ETC.) THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UTILITIES, PRIVATE OR PUBLIC, AND SHALL REPAIR ANY UTILITIES DAMAGED TO THE OWNER'S SPECIFICATIONS AT NO COST TO HIM.
 - THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICES UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
 - THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE CITY OF AUSTIN (COA) LAND DEVELOPMENT CODE (LDC) COMMERCIAL, DESIGN STANDARDS FOR URBAN ROADWAYS.
 - COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF THE COA SUBCHAPTER E, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.
 - ADJACENT IMPROVEMENTS ARE BASED ON CITY OF AUSTIN GIS INFORMATION AND ARE SHOWN FOR REFERENCE ONLY.
 - TRAFFIC CONTROL PLAN NOTE**
THIS NOTE IS BEING PLACED ON THE PLAN SET IN PLACE OF AN TEMPORARY TRAFFIC CONTROL STRATEGY WITH THE FULL UNDERSTANDING THAT, AT A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION, A TEMPORARY TRAFFIC CONTROL PLAN MUST BE REVIEWED AND APPROVED BY THE RIGHT OF WAY MANAGEMENT DIVISION. THE OWNER/REPRESENTATIVE FURTHER RECOGNIZE THAT A REVIEW FEE, AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE, SHALL BE PAID EACH TIME A PLAN OR PLAN REVISION IS SUBMITTED TO RIGHT OF WAY MANAGEMENT DIVISION FOR REVIEW.

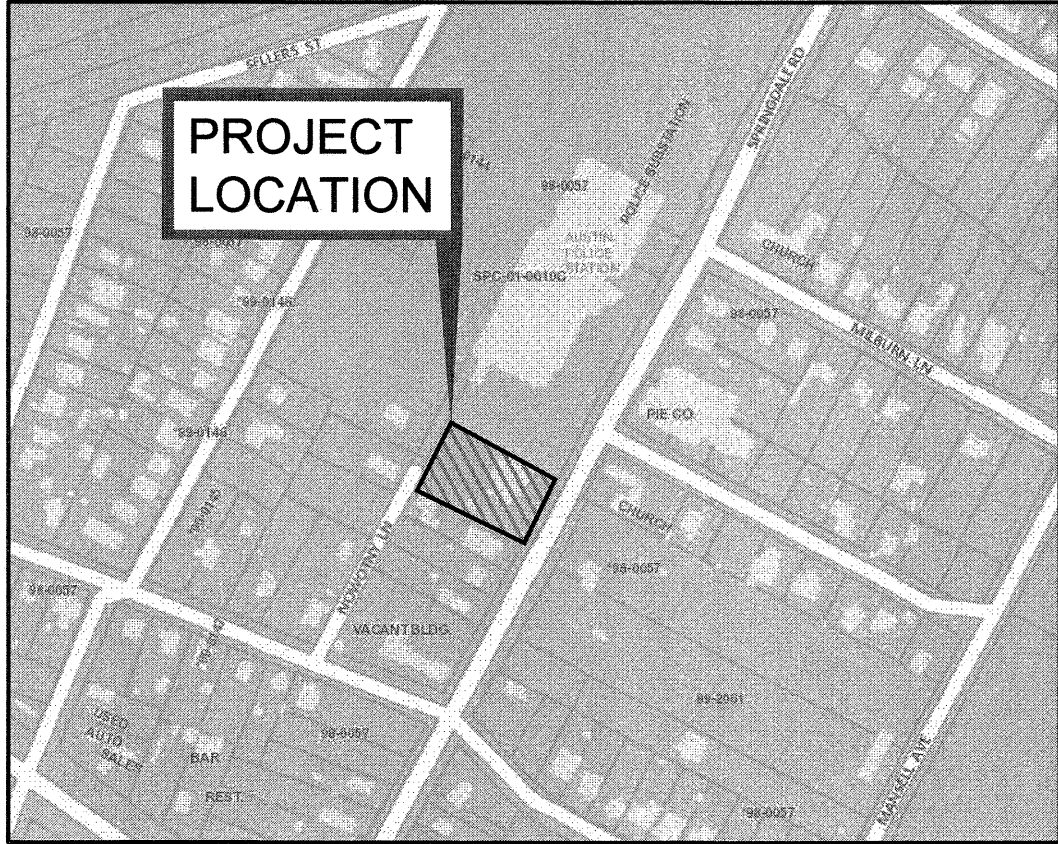
THE FOLLOWING MUST BE TAKEN INTO CONSIDERATION WHEN DEVELOPING FUTURE TRAFFIC CONTROL STRATEGIES:

- PEDESTRIAN AND BICYCLE TRAFFIC ACCESS MUST BE MAINTAINED AT ALL TIMES, UNLESS OTHERWISE AUTHORIZED BY ROW MANAGEMENT
 - NO LONG-TERM LAND CLOSURES WILL BE AUTHORIZED, UNLESS ROW MANAGEMENT DETERMINES THAT ADEQUATE ACCOMMODATIONS HAVE BEEN MADE TO MINIMIZE TRAFFIC IMPACT.
 - PROJECT SHOULD BE PHASED SO THAT UTILITY INSTALLATION MINIMALLY IMPACTS EXISTING OR TEMPORARY PEDESTRIAN FACILITIES
- EVA.MOORE@AUSTINTEXAS.GOV

CONSTRUCTION DRAWINGS FOR FUENTE LEARNING CENTER

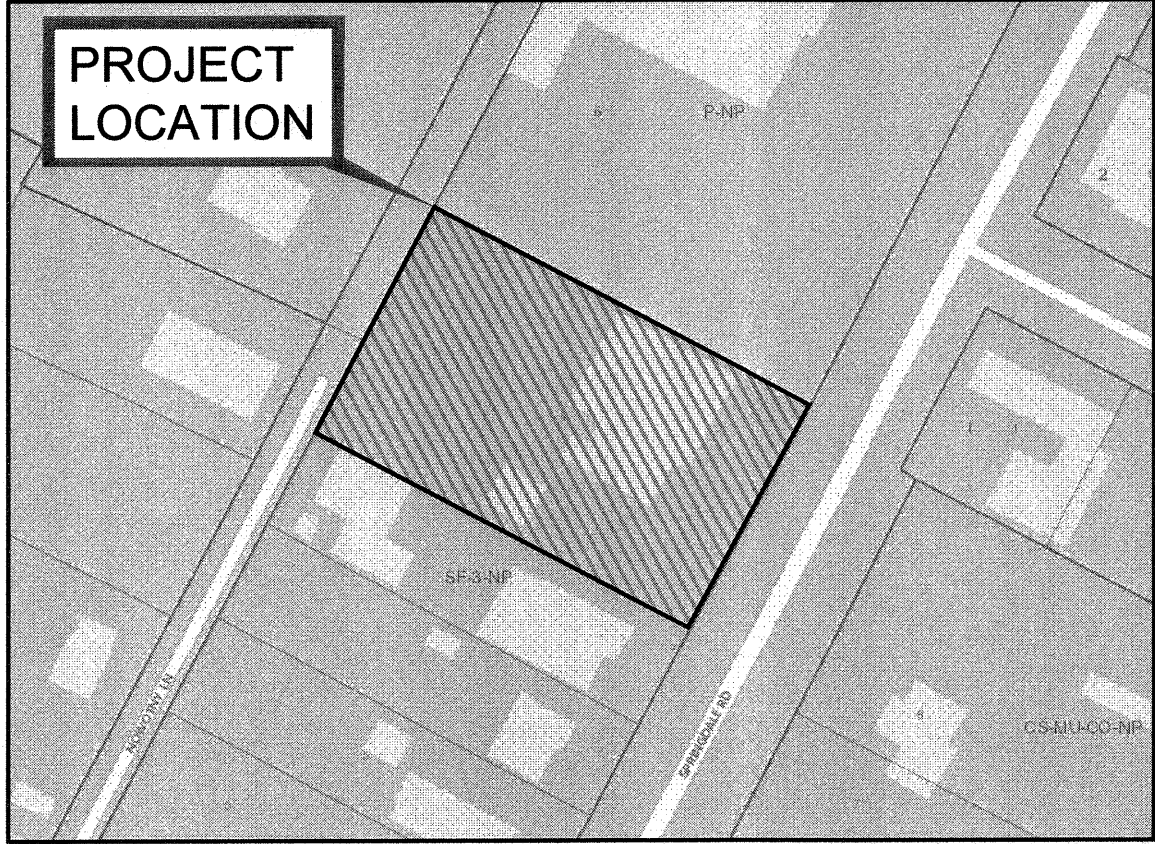
758 SPRINGDALE ROAD
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS 78702

APRIL 2016
CONDITIONAL USE PERMIT
SWE PROJECT NO. 577-001-15



MAPSCO PG. NO. 616A
COA GRID: L21

LOCATION MAP
N.T.S.



ZONING MAP
N.T.S.

PRESSURE ZONE:	CENTRAL NORTH (CNI)
STATIC PRESSURE:	109 PSI
WATERSHED:	BOGGY CREEK
BUILDING TYPE:	V-B (EXISTING) - 3,090 SF
WATER SUPPLY	
FIXTURE UNITS:	EX. BLDG - 13.0 IRRIGATION DEMAND - 20
DOMESTIC DEMAND:	EX. BLDG 1 - 13 GPM IRRIGATION DEMAND - 15 GPM
METER SIZES:	EX. BLDG 1 - 5/8" (PROPOSED) IRRIGATION - 5/8" (EXISTING)
FIRE PROTECTION	
BUILDING MATERIAL TYPE	V-B
LARGEST BUILDING SIZE (PHASE 1)	3,090 SF
FIRE FLOW DEMAND	1,500 GPM (2 HOURS)
AVAILABLE FIRE FLOW	4319 GPM@20 PSI (BASED ON AFD FIRE FLOW TEST)

City of Austin
Watershed Protection and Development Review Department
Land Status Determination
1995 Rule Platting Exception
August 08, 2007

File Number: C8I-2007-0331
Address: 758 SPRINGDALE RD
Tax Parcel ID: # 0204140309 Tax Map Date: 01/22/1998

The Watershed Protection & Development Review has determined that this parcel, as described in the attached description and map, IS EXCEPTED FROM THE REQUIREMENT TO PLAT in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

The parcel of land consists of five acres or less, and is described as being the South 121.7 Feet of Lot 4, J. Goodwin, Junior Subdivision of Order 29 & 30, Division A in the current deed recorded on Jan 18, 2007, in Book 080711036, Travis County Deed Records. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on Jan 26, 1976 in Volume 3074, Page 1476, Travis County Deed Records. The parcel was lawfully meeting utility service, as defined in Section 212.012 of the Texas Land Development Code, on January 1, 1995, as evidenced by wastewater service on Jan 26, 1999. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

Additional Notes/Conditions:
NONE

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Land Development Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other regulation of the City of Austin or any other regulation.

By: *[Signature]*
Jana Brown, Director of the Director
Watershed Protection and Development Review Department

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW A. DRINGENBERG, P.E. #114250 ON THE DATE INDICATED. ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.



TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.

REVIEWED BY THE AUSTIN WATER UTILITY APPLIES ONLY TO FACILITIES WITHIN PUBLIC STREETS OR PUBLIC UTILITY EASEMENTS. ALL OTHER WATER AND WASTEWATER FACILITIES INSIDE PRIVATE PROPERTY ARE UNDER THE JURISDICTION OF BUILDING INSPECTION.

ALL BRANCH CONNECTIONS SHALL HAVE THE VALVE BOLTED TO THE MAIN BY METHODS OF FLANGE OR SWIVEL TEES. FOSTER ADAPTORS MAY BE USED IN LIEU OF FLANGE OR SWIVEL TEES WHEN CALLED OUT ON PLANS BY DESIGN ENGINEER.

AUSTIN WATER UTILITY
EXPIRATION DATE
APR 04 2019

Inspection Notice: Please call Development Services Department, Site and Subdivision Inspection Division at 512-974-6160 for arrangements for payment of inspection fees and job assignment for inspection of the public utilities to this site. Inspection fees must be paid before any pre-construction meeting can be held.

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	NOTES SHEET (1 OF 2)
3	NOTES SHEET (2 OF 2)
4	EXISTING CONDITIONS
5	EROSION AND SEDIMENTATION CONTROL PLAN
6	EROSION AND SEDIMENTATION NOTES AND DETAILS
7	EXISTING AND PROPOSED DRAINAGE AREA MAP
8	SITE AND DIMENSION CONTROL PLAN
9	SITE PLAN NOTES AND DETAILS
10	GRADING PLAN
11	WATER AND WASTEWATER PLAN
12	WATER AND WASTEWATER DETAILS SHEET
13	LANDSCAPE PLAN
14	BUILDING ELEVATIONS

SUBMITTED BY: SOUTHWEST ENGINEERS, INC.
DATE: MAY 27, 2015

SUBMITTED BY: *[Signature]* 04.01.16
MATTHEW A. DRINGENBERG, P.E. DATE
SOUTHWEST ENGINEERS, INC.

APPROVED BY: CITY OF AUSTIN (COA) DEVELOPMENT SERVICES DEPARTMENT DATE

APPROVED BY: *[Signature]* 04/01/16
AUSTIN WATER UTILITY (AWU) DATE

APPROVED BY: *[Signature]*
CITY OF AUSTIN (COA) INDUSTRIAL WASTE/ PRE-TREATMENT DATE

REVIEWED BY: *[Signature]* 4/6/2016
AUSTIN FIRE DEPARTMENT DATE

SITE PLAN/DEVELOPMENT PERMIT NUMBER: SPC-2015-0245C

SITE PLAN APPROVAL	SHEET 1 OF 14
FILE NUMBER	SPC-2015 - 0245C APPLICATION DATE MAY 27 2015
APPROVED BY COMMISSION ON	UNDER SECTION 142
OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.	
EXPIRATION DATE (25-5-81, LDC)	CASE MANAGER SIMMONS-SMITH
PROJECT EXPIRATION DATE (ORD #970905-A)	
DWPZ DDZ	
Development Services Department	
RELEASED FOR GENERAL COMPLIANCE: ZONING SF-3-NP	
Rev. 1	Correction 1
Rev. 2	Correction 2
Rev. 3	Correction 3
Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.	

Southwest Engineers

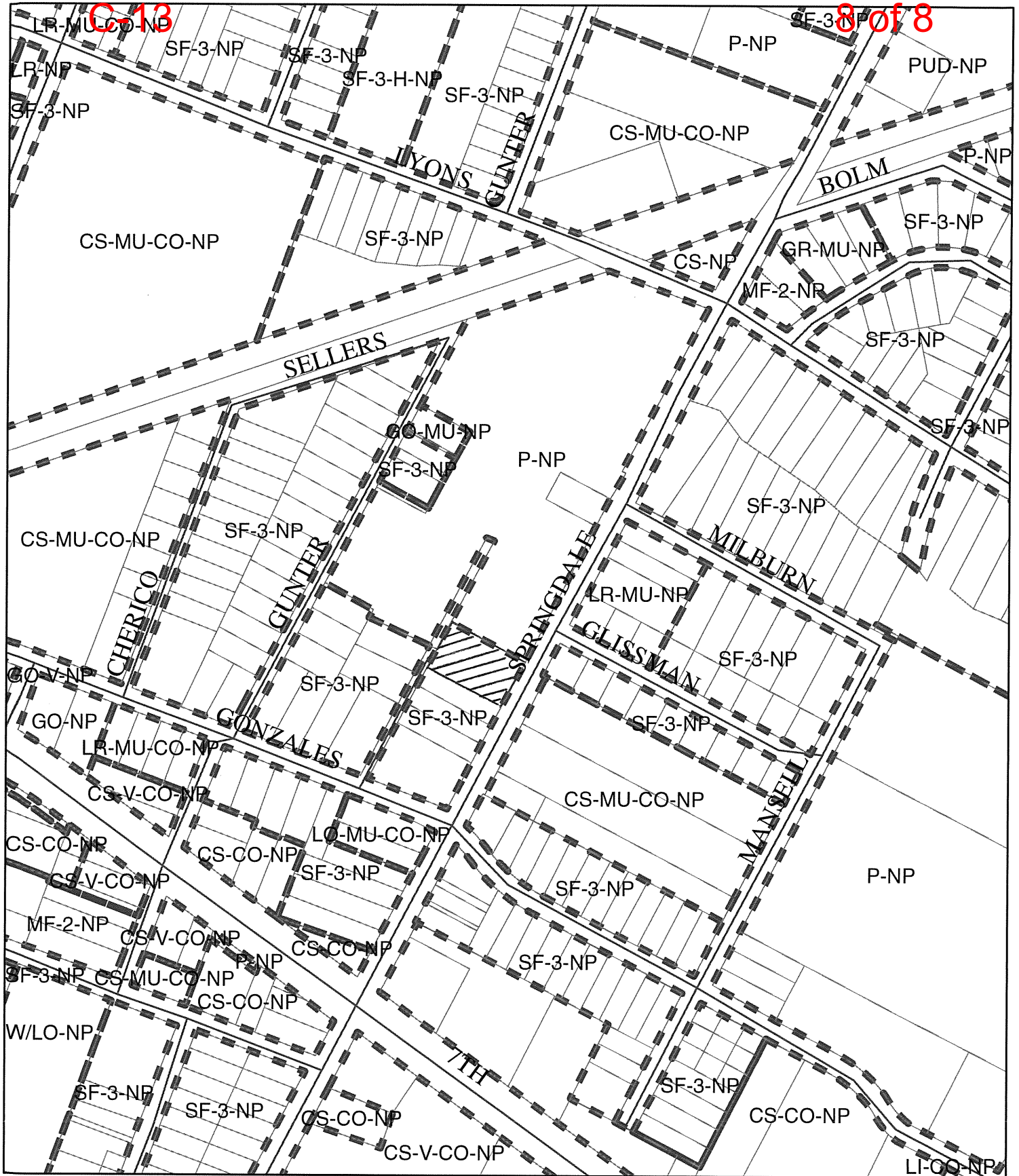
Civil | Environmental | Land Development

GONZALES
307 St. Lawrence St.
Gonzales, TX 78629
P: 830.672.7546
F: 830.672.2034

BUDA
142 Cimarron Park Loop
Suite A
Buda, TX 78610
P: 512.312.4336

TBPE NO. F-1909
WWW.SWENGINEERS.COM
SWE@SWENGINEERS.COM

NO.	DESCRIPTION	(R),(A),(V), #	TOT. SHTS	net % IC	total % IC	APP DATE	DATE IMAGED



0 75 150 300 Feet

CONDITIONAL USE SITE PLAN

CASE NO.: SPC-2015-0245C
 ADDRESS: 758 SPRINGDALE ROAD
 CASE MANAGER: MICHAEL SIMMONS-SMITH

