

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

CASE NUMBER: SPC-2015-0111A(R1) **PLANNING COMMISSION DATE:** 08/14/2018

PROJECT NAME: Austin Classical School

PROPOSED USE: Private primary school

COUNCIL DISTRICT: 7

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, CNUa, LEED AP Telephone: 974-2788
christine.barton-holmes@austintexas.gov

EXISTING ZONING: SF-3-NP

PROPOSED DEVELOPMENT: There is no proposed 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: The original CUP for 99 children, grades Kindergarten through Fifth, was unanimously approved by the Commission on August 11, 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%

LIMITS OF CONSTRUCTION: NA

PROPOSED BLDG. CVRG: 39% (existing)

PROPOSED IMP. CVRG: 83% (existing)

MAX HEIGHT: 35'
REQUIRED PARKING: 81
EXIST. USE: Church and school

PROPOSED HEIGHT: 35' (existing)
PROVIDED PARKING: 81 (existing)
PROPOSED USE: Church and school

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting a conditional use permit to operate a private primary school for up to 242 children in grades Kindergarten through Eighth Grade. 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 school is open Mondays, Wednesdays, and Thursdays 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

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.

07-17-18

Austin Fire Department Fire Design Codes	International Fire Code Edition with City of Austin Local Amendments
Fire Flow Demand @ 20 psi m	Most demanding building's calculated fire flow demand — 2015 IFC Appendix B, table B105.1
Intended Use	Religious Assembly and Education
Construction Classification	II-B
Building Fire Area (s.f.)	42,735sf
Automatic Fire Sprinkler System Type (If applicable)	NA
Reduced Fire Flow Demand @ 20 psi for having a sprinkler system (gpm) if applicable	4500 GPM
AFD Fire Hydrant Flow Test Date	02.19.2017
AFD Fire Hydrant Flow Test Location	Woodrow Avenue and Alguno Road
High-Rise	No
Alternative Method of Compliance AMOC If applicable	NA

Note: Student Load greater than 99 will require a building change in occupancy from Religious Assembly to Private Educational, conditions found in Chapter 9 of the Fire Code shall be complied with and a voice/alarm communication system shall be installed.

Approved For Acceptance

City of Austin Fire Department

7/18/18
Date



AUSTIN FIRE DEPARTMENT - FIRE PREVENTION DIVISION
Engineering Services Section
One Texas Center, Ste 200 - 505 Barton Springs Road
Austin, Texas 78704
Telephone (512) 974-0160 - Facsimile (512) 974-0162



Austin Fire Department Hydrant Flow Test Report					
TEST DATE: 2/19/17	COMPANY: PREV				
TIME: 8:40 HRS	SHIFT: N/A	OFFICER: N/A			
RESIDUAL HYDRANT					
MAP GRID: J17	HYDRANT: 117017	PIPE INTERSECTION: 2847	MAIN SIZE: 12	ADD BOX: 1605	
BLK: 5900	DIRECTION: WOODROW	STREET NAME: WOODROW	TYPE: AVE		
STATIC PRESSURE (PSI): 78	RESIDUAL PRESSURE (PSI): 76				
COMMENTS:					
FLOW HYDRANT					
MAP GRID: J18	HYDRANT: 480592	PIPE INTERSECTION: 78	MAIN SIZE: 8	ADD BOX: 1605	
BLK: 1800	DIRECTION: ALGUNO	STREET NAME: ALGUNO	TYPE: RD		
STATIC PRESSURE (PSI): 74	VELOCITY PRESSURE (PSI): 68				
dc = discharge coefficient straight 2 1/2" hose = .8 w/45' elbow = .35 @ 150psi = N/A					
FLOW RATE (GPM): 1153					

AUSTIN CLASSICAL SCHOOL

6301 WOODROW AVENUE

AUSTIN, TEXAS 78757

DATE OF SUBMITTAL: ~~MARCH 6, 2015~~
NO NEW CONSTRUCTION IS PROPOSED OR PLANNED

PRINCIPAL STREET: WOODROW AVENUE
TYPE: MINOR ARTERIAL

PROPERTY OWNER: NORTHWEST BAPTIST CHURCH
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

LEGAL DESCRIPTION: LOT A, RESUB OF LOTS 12 - 19, BLOCK O, VIOLET CROWN HEIGHTS,
SECTION 2
VOLUME 1225/1325, PAGE 141

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 SITE PLAN

APPROVED BY:

ms CBG alh

FOR DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

9-17-15
(DATE)

SITE PLAN/DEVELOPMENT PERMIT NUMBER

(DATE)

SITE PLAN RELEASE NOTES

Thursday

- ENROLLMENT SHALL NOT EXCEED ~~NINETY-NINE (99)~~ ²⁴² STUDENTS. ³⁰
- STAFFING (TEACHERS, ADMINISTRATORS, ETC) SHALL NOT EXCEED ~~TWENTY-FIVE (25)~~ PERSONS.
- GRADES SHALL BE LIMITED TO PRE-K THRU ~~4TH~~ GRADE ^{8th}.
- HOURS OF OPERATION SHALL BE LIMITED TO 8:00 AM THRU 4:00 PM.
- DAYS OF OPERATION SHALL BE LIMITED TO THREE (3) DAYS PER WEEK (MONDAY, WEDNESDAY AND FRIDAY). NON-CLASSROOM ACTIVITIES SUCH AS PARENT CONFERENCES AND MEETINGS, TEACHERS MEETINGS AND WORKDAYS, TUTORING, FUND RAISING EVENTS, SERVICE PROJECTS, AND OTHER SCHOOL-RELATED EVENTS WILL NOT BE LIMITED TO MONDAYS, WEDNESDAYS OR FRIDAYS, NOR THE HOURS OF OPERATION LISTED ABOVE.
- STAFF/TEACHER PARKING SHALL BE LIMITED TO ON-SITE PARKING AREA ONLY.
- DROP-OFF OF STUDENTS SHALL OCCUR ON-SITE (NOT ON PUBLIC STREETS). THE DRIVEWAY ON NE CORNER OF THE SITE (NEXT TO GYMNASIUM) WILL BE DESIGNATED (VIA SIGNAGE) TO BE ONE-WAY (SOUTHBOUND). PARENTS/GUARDIANS WILL ENTER SITE VIA ARCADIA (VIA ONE-WAY DRIVE); STACKING WILL OCCUR IN EAST PARKING AREA; DROP-OFF WILL OCCUR WITHIN THE SOUTHERN PARKING AREA (ON ALEGRIA). THIS IS THE CURRENT PATTERN OF MORNING AND AFTERNOON TRAFFIC FLOW AS DESCRIBED BY SCHOOL TO THE NEIGHBORHOOD.
- FREE-STANDING SIGN FOR AUSTIN CLASSICAL SCHOOL SHALL BE LOWERED TO SIX (6) FEET IN HEIGHT ABOVE EXISTING GRADE AND BROUGHT INTO COMPLIANCE WITH CODE AS REQUIRED BY ORDINANCE. - ~~complete~~
- PLANT SCREENING (ALONG ENTIRE LENGTH OF EAST PROPERTY LINE), AS REQUIRED IN 1999 CUP, WILL BE RE-PLANTED AND MAINTAINED WHILE THE CHURCH CONTINUES TO USE AND/OR OWN.



LOCATION MAP

NOTE: NO CONSTRUCTION IS PROPOSED WITH THIS SITE PLAN

REV. NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMPERVIOUS COVER (SQ FT)	TOTAL SITE IMPERVIOUS COVER (SQ FT)/%	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED

SITE PLAN APPROVAL SHEET 1 OF 2
FILE NUMBER: 616-289-000 APPLICATION DATE: 8-6-15
APPROVED BY COMMISSION ON 2-11-16 UNDER SECTION 142 OF
CHAPTER 20.5 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (S-5-11, LDC 9-18-18 CASE NUMBER 616-289-000)
PROJECT EXPIRATION DATE (ORD 97095-4) DATE FOR
ms CBG alh for Development Services Department
Director, Watershed Protection and Development Review
RELEASED FOR GENERAL COMPLIANCE 8-15-2018 GEB
Rev. 1

IN CLASSICAL SCHOOL

MARCH 6, 2015
 6301 WOODROW AVENUE, AUSTIN, TEXAS 78757
 NORTHWEST BAPTIST CHURCH TRUSTEES
 6301 WOODROW AVENUE, AUSTIN, TEXAS 78757 454-6915
 JIM SHACKELFORD, AIA, TEXAS ARCHITECT REG. NO. 11703
 4109 MARK PAE
 AUSTIN, TEXAS 78727
 512-751-6874
 SF-3
 SHOAL CREEK
 URBAN

EXEMPT
 NO PART OF THIS PROJECT IS WITHIN A 100 YEAR FLOODPLAIN
 LOT A, RESUB OF LOTS 12 - 19, BLOCK Q, VIOLET CROWN HEIGHTS,
 SECTION 2 - VOLUME 1225/1525, PAGE 141
 WOODROW AVENUE
 NONE
 72,628 SF
 .51
 60,457 SF
 83%
 28,488 SF
 59%

AGE (ALL BUILDINGS ARE EXISTING)
 N BUILDING/PRIVATE PRIMARY EDUCATION/ *Private Secondary Education*
 EDUCATION LEVEL ONLY

ES:
 2
 28 FT.
 PIER & BEAM/SLAB-ON-GRADE
 LEVEL 1: 8,848 SF
 LEVEL 2: 3,120 SF
 TOTAL: 11,968 SF
 LEVEL 1: 5,400 SF
 LEVEL 2: 5,400 SF
 TOTAL: 10,800 SF
 PRIVATE PRIMARY EDUCATION/ *Secondary*
 REN (MAX ENROLLMENT) FOR PRIVATE PRIMARY EDUCATION: 99
 ABLE ENROLLMENT PER
 PLAN SERVICES (1 PUPIL/30 SF):
 E PRIMARY EDUCATION STAFF: 184
 25

CAUDITORIUM) BUILDING - RELIGIOUS ASSEMBLY/ *Private Primary & Secondary Education*

ES:
 1
 33 FT.
 SLAB-ON-GRADE
 LEVEL 1: 8,190 SF
 LEVEL 2: 11,400 SF
 TOTAL: 19,590 SF
 ASSEMBLY CLASSROOM/GYM/ *Private Primary & Secondary Education*

ES PER LDC, 25-6-472, APPENDIX A

AREA	PARKING RATIO REQUIRED	PARKING REQUIRED	PARKING PROVIDED
730			
25 STAFF	15 SPACE/STAFF	45	45 SPACES
8,190 SF	1 SPACE/275 SF	30 SPACES	30 SPACES
11,800 SF	1 SPACE/275 SF	43 SPACES	43 SPACES
5,400 SF	1 SPACE/300 SF	11 SPACES	11 SPACES

* weekdays only

VIDED:

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GENERAL CONSTRUCTION NOTES

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE WORK OF THE DESIGN ENGINEER.
2. CONTRACTOR SHALL CALL THE ONE CALL CENTER (472-2822) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
3. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION OF THE CITY'S ONE CALL STOP SHOP (COS) AT 974-6360 OR 974-7034 AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET R.O.W. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S R.O.W. MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.
4. FOR SLOPES OR TRENCHES GREATER THAN FIVE FEET IN DEPTH, A NOTE MUST BE ADDED STATING "ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION." (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE, INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, AUSTIN, TEXAS.)
5. ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
6. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO THE FOLLOWING, THE ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE, FILTRATION AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.
 - a. RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT (INSIDE THE CITY LIMITS), OR
 - b. INSTALLATION OF AN ELECTRIC OR WATER METER (IN THE FIVE MILE ET).

DEVELOPER INFORMATION

OWNER: NORTHWEST BAPTIST CHURCH ADDRESS: 6301 WOODROW AVE, AUSTIN, TX 78757
 PHONE: 512-454-6815

OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS:
 JIM SHACKELFORD PHONE: 512-751-6874

PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE:
 JIM SHACKELFORD PHONE: 512-751-6874

PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE:
 JIM SHACKELFORD PHONE: 512-751-6874

AMERICANS WITH DISABILITIES ACT

THE CITY OF AUSTIN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.

FIRE DEPARTMENT

1. THE AUSTIN FIRE DEPARTMENT REQUIRES ASPHALT OR CONCRETE PAVEMENT PRIOR TO CONSTRUCTION AS AN "ALL WEATHER DRIVING SURFACE".
2. HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE FOUR-INCH OPENING AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE FOUR-INCH OPENING MUST FACE THE DRIVEWAY OR STREET WITH THREE-TO-SIX-FOOT SETBACKS FROM THE CURBLINES. NO OBSTRUCTION IS ALLOWED WITHIN THREE FEET OF ANY HYDRANT AND THE FOUR-INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET.
3. TIMING OF INSTALLATION: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE DEVELOPER, SUCH FACILITIES SHALL INCLUDE ALL SURFACE ACCESS ROADS WHICH SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHERE ALTERNATIVE METHODS OF PROTECTION, AS APPROVED BY THE FIRE CHIEF, ARE PROVIDED, THE ABOVE MAY BE MODIFIED OR WAIVED.
4. ALL PAVEMENT/DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED FOR 80,000 LB. LIVE-VEHICLE LOADS. ANY PAVEMENT/DECORATIVE PAVING WITHIN 100 FEET OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
5. COMMERCIAL DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN TEN FEET OF OPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE EAVE LINES.
6. FIRE LANES DESIGNATED ON SITE PLAN SHALL BE REGISTERED WITH CITY OF AUSTIN FIRE MARSHAL'S OFFICE AND INSPECTED FOR FINAL APPROVAL.
7. VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 14 FEET, 0 INCHES FOR FULL WIDTH OF ACCESS DRIVE.

URBAN WATERSHED REQUIREMENTS

PROJECT ACREAGE: 1.67 ACRES
 WATERSHED:
 CLASSIFICATION:
 PROPOSED DEVELOPMENT:

DRAINAGE PATTERN:

EROSION & SEDIMENTATION CONTROLS:

CRITICAL WATER QUALITY ZONE:

FLOODPLAIN IMPROVEMENTS:

UNDERGROUND STORAGE TANKS:

CRITICAL ENVIRONMENTAL FEATURES:

TREES 8" OF LARGER: NONE

SHOAL CREEK

URBAN

USE EXISTING CHURCH EDUCATION BUILDING FOR PRIVATE PRIMARY EDUCATION OPERATING 12 HOURS/WEEK. NO MODIFICATIONS TO EXISTING BUILDINGS IS PROPOSED. EXISTING PARKING IS ADEQUATE FOR PROPOSED USE WITHOUT MODIFICATION. NO MODIFICATIONS TO EXISTING DRAINAGE PATTERNS ARE PROPOSED. THE PROPOSED USE WILL NOT CHANGE THE EXISTING QUANTITY OR QUALITY OF STORMWATER RUNOFF.

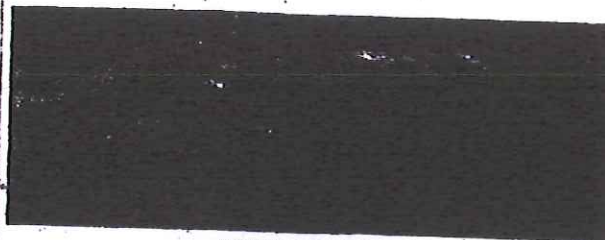
NONE REQUIRED. NO CHANGES TO EXISTING BUILDINGS AND PARKING ARE PROPOSED.

NONE
 NO FLOODPLAIN ON PROPERTY.

NONE

NONE

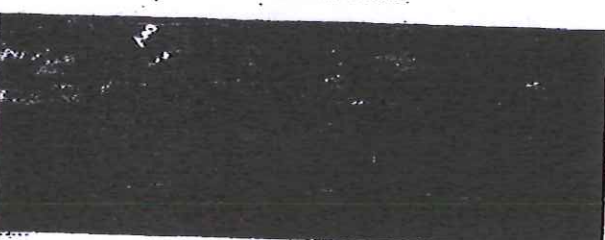
NONE



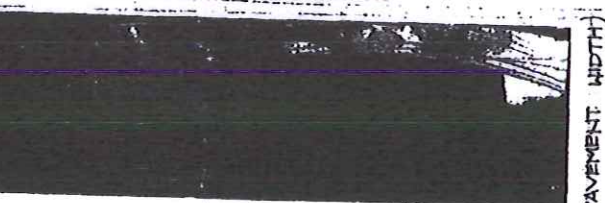
WEST ELEVATION PHOTO



SOUTHWEST ELEVATION PHOTO



SOUTHEAST ELEVATION PHOTO



NORTH ELEVATION PHOTO

SF-3
 EXISTING RESIDENTIAL

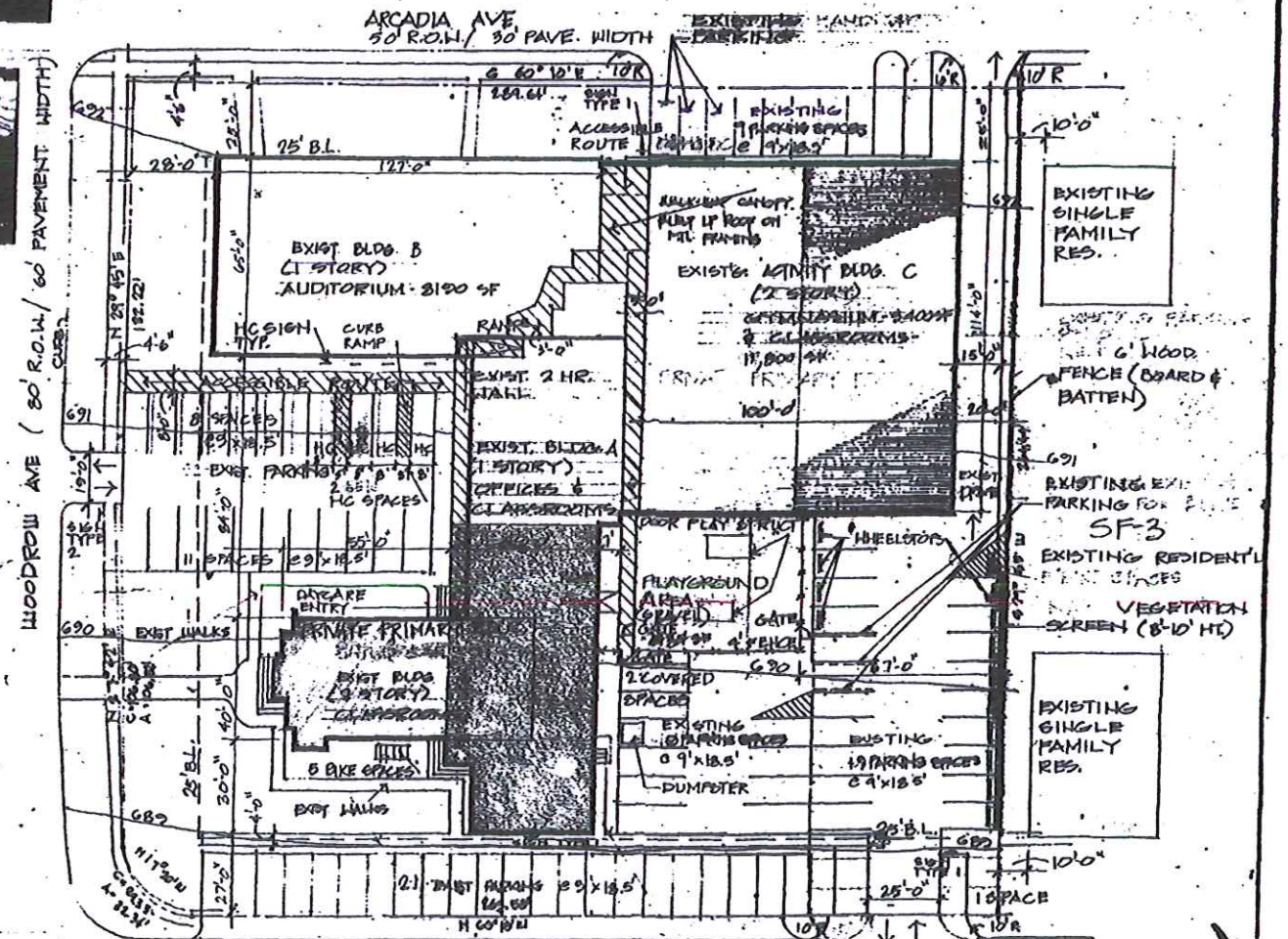


LOCATION MAP

NORTHWEST BAPTIST CHURCH
 6301 WOODROW AVE.



SF-3
 EXISTING RESIDENTIAL



Development Services Department

APPROVALS
 CITY CLERK: [Signature] DATE: 1 MAY 25 2017

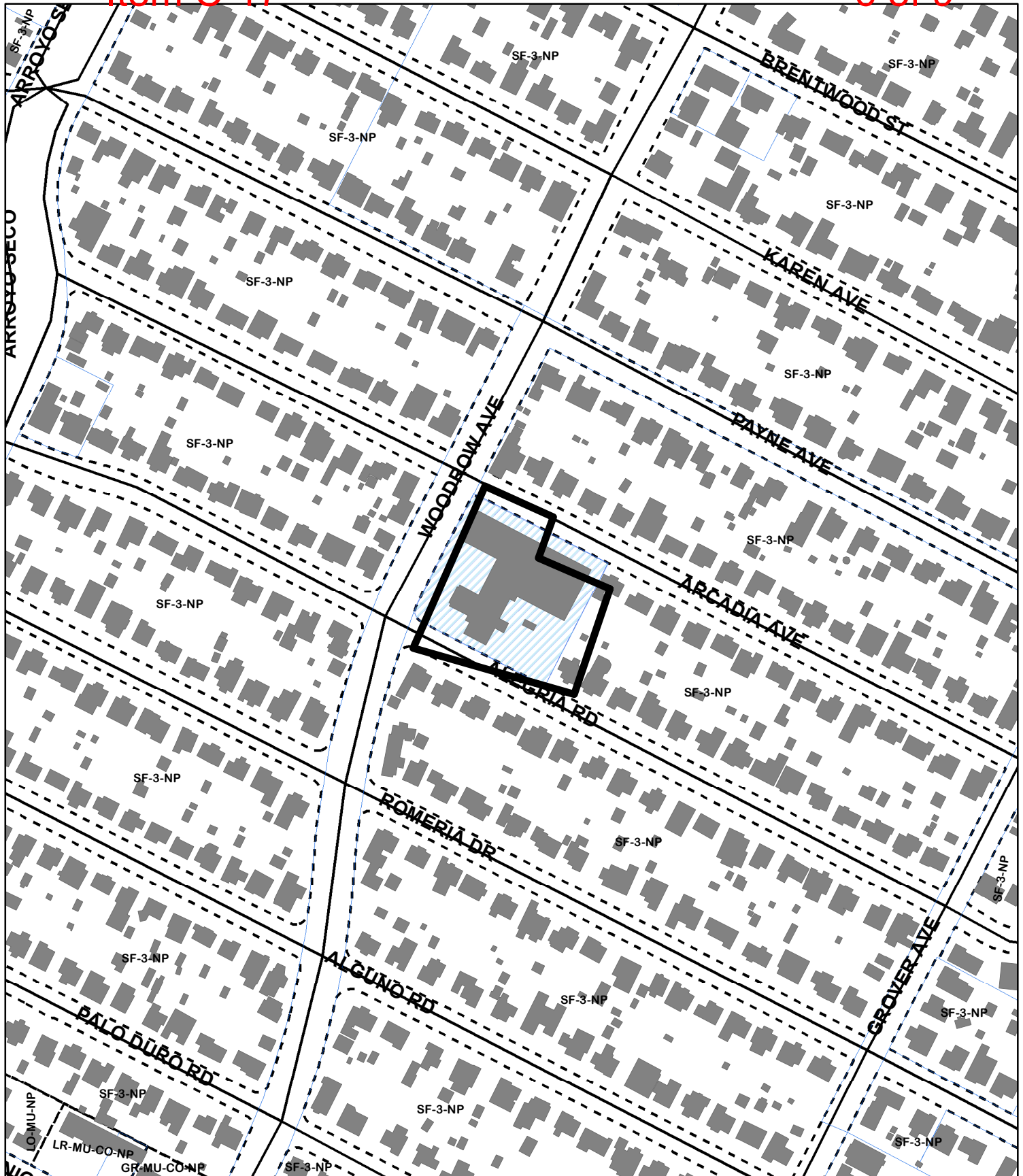
FILE NUMBER: 2015-00118 APPLICATION DATE: 5/15/15
 APPROVED BY COMMISSION ON 3-11-15 UNDER SECTION 107 OF
 CHAPTER 29.5 OF THE CITY OF AUSTIN CODE
 EXPIRATION DATE: 05-31-17

SITE PLAN

SF-3
 EXISTING RESIDENTIAL

SCALE 1"=20'-0"





SITE PLAN

CASE#: SPC-2015-0111A(R1)

ADDRESS: 6301 Woodrow Ave

CASE NAME: Austin Classical School

MANAGER: Christine Barton-Holmes

 SUBJECT TRACT

 ZONING BOUNDARY


0 120 240 480 Feet

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

To: Ms. Christine Barton-Holmes
City of Austin Planning and Development Review Department
Case Manager
christine.bartonholmes@austintexas.gov
512.974.2788

Re: Austin Classical School
6301 Woodrow Avenue
SPC-2015-0111A

Austin Classical School (ACS) is a non-profit school currently renting space from Northwest Baptist Church (NWBC) at 6301 Woodrow Avenue. We need to amend our Conditional Use Permit for the upcoming 2017-2018 school year, beginning August 14, 2017.

The Brentwood Neighborhood Association (BNA) and NWBC have a memorandum of understanding related to the ACS use of the facility, which includes many of the items in the Site Plan Release Notes. For these CUP updates, ACS is acting on behalf of NWBC. (See attached agent authorization form.) ACS has met with the BNA Steering Committee to review the requested updates, and the BNA is in support of these updates. (See attached letter.)

Specifically, ACS is seeking the following changes to the CUP (Site Plan Release Notes):

	<u>Current CUP</u>	<u>Requested in Updated CUP</u>	<u>Notes</u>
Enrollment	99	242	
Staff maximum	25	30	Currently have 81 parking spaces onsite
Grades	Pre-K - 6th	Pre-K - 8th	We anticipate having a small number of 7th and 8th graders at this location for 2 years (2018-2020), and then moving them to another location.
Hours	8:00-4:00	8:00-4:00	No change
Days of Operation	MWF	MWTh	Changed the third day from Friday to Thursday
Staff/Teacher parking	Onsite	Onsite	No change
Drop-off/Pick-up	Onsite	Onsite	No change
ACS sign	Lowered 6 inches	N/A	Completed in August 2015
Plant screening on east property line	From 1999 CUP	N/A	Completed in March 2016

In addition, ACS is seeking the use of the two additional buildings on the property (Site Plan: buildings B and C) for private primary and secondary educational use.

We would like to schedule an appointment to review and discuss the specific changes on the site plan.

Thank you,

Cici Scott
President, ACS School Board



April 26, 2017

To: City of Austin Planning Commission

Re: Conditional Use Permit for Austin Classical School

The Brentwood Neighborhood Association (BNA) voted on April 5, 2017 to support these specific CUP changes requested by Austin Classical School relative to our original letter of support dated 7 August 2015:

1. Enrollment limit of 242 students, from current 99
2. Grades shall be limited to Pre-K through 8th grade, instead of through 6th grade
3. Changing meeting days to Mondays, Wednesdays, and Thursdays (instead of Fridays)
4. Updating building usages to include primary AND secondary education (for 7th and 8th graders)
5. Updating staff maximum to 30 (from 25)
6. Changing required parking to 45 spaces from 38 (on weekdays only) - currently have 76

We ask that you approve these changes to the CUP for this property at 6301 Woodrow Avenue.

A handwritten signature in black ink, appearing to read "Bill Spiesman".

Bill Spiesman
President

From: Mo Hull

Sent: Wednesday, August 08, 2018 2:58 PM

To: Barton-Holmes, Christine <Christine.Barton-Holmes@austintexas.gov>

Subject: SPC-2015-0111A(R1) NW Baptist Church/Austin Classical School

Ms. Barton-Holmes,

We live down the street from this location and received the notice of public hearing today. I am trying to adjust my schedule to attend the hearing, but am not sure I can on short notice.

In the meantime, I was wondering if a neighborhood traffic impact analysis has been conducted for this project? Should this question be addressed to a different person at CoA?

The school currently operates with just under 100 children, in addition to teaching staff, which on the original application in 2015 indicated 6 staff. The current application indicates up to 242 students, and 30 staff. Given that the majority of students do not live in the neighborhood, are too young to drive, and will be dropped off and picked up (2 trips per student per day, 3 days/wk), even taking into consideration siblings, it would appear that the ACS would be approaching an increase in 300 trips on school days. My primary concern as a neighbor are the stacking of cars during the busy drop-off and pickup times - the NW Baptist church already does not have space for the cars their 99 students arrive/depart in. How will an additional cars use the adjacent roads?

I would additionally like to note that on the 2015 application letter (dated March 6, 2015), in addition to only indicating 6 staff, no more than 99 students, and 2 day/wk schooling, the applicant stated that "all parent and student drop-off and pick-up will be located in the parking lot accessed from Woodrow Avenue" which has certainly not been the case - cars enter in and stack on the Arcadia side, go thru the church drive crossing the block, and exit on the Alegria side. The current application exceeds those assumptions.

I appreciate any information you may be able to provide. I would love to see any plans the city and/or ACS have provided in order to accommodate the increase in vehicle traffic, and stacking during the busy drop-off periods. As long as there is a plan in place, and vehicular traffic will be using Woodrow, instead of Alegria or Arcadia, ACS has so far been a good neighbor and I hope they continue that relationship.

Thank you,
Maureen Hull