

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

**CASE NUMBER:** SPC-2018-0342CX **PC DATE:** November 13, 2018

**PROJECT NAME:** T.A. Brown Elementary School

**ADDRESS:** 7801 Guadalupe Street

**APPLICANT:** Austin Independent School District  
1111 W. 6<sup>th</sup> Street  
Austin, TX 78703

**AGENT:** Garza, EMC (Darren Huckert)  
7708 Rialto Blvd., Suite 125  
Austin, TX 78735

**CASE MANAGER:** Nikki Hoelter (512) 974-2863  
[Nikki.hoelter@austintexas.gov](mailto:Nikki.hoelter@austintexas.gov)

**NEIGHBORHOOD PLAN:** Highland Neighborhood Plan

**CITY COUNCIL DISTRICT:** Greg Casar -4

**AREA:** 7.38 acres

**EXISTING ZONING:** P-NP, Public- neighborhood plan

**PROPOSED DEVELOPMENT:**

The applicant is proposing the construction of 1, two story 100,934 square foot building for a public primary education facility (elementary school), with a small portion being a second floor for a breezeway that will connect the main portion of the building to the smaller part of the building. The proposed improvements will include parking, and drives for bus and parent drop off and pick up, playground, outdoor learning areas, drainage and water quality pond and associated improvements.

Planning Commission approval is required because the site is zoned P, public and over one acre, LDC Section 25-2-625(D)(2), which states, “for a site of one acre or more, the site development regulations are established by the approval of a conditional use site plan.”

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the conditional use permit because the P, public zoning districts allows civic land uses, such as the proposed school. There was an existing elementary school on the site however it was demolished because of hazardous site issues. A public school is permitted in the majority of zoning districts, the approval is before the commission to obtain approval of the overall site and to establish the site development regulations.

The Austin Independent School District and the City of Austin are entered in an interlocal agreement which was approved in 1994 by the City Council the AISD Board of Trustees. The interlocal agreement allows the school district to have certainty of development regulations over a long period of time and also benefit from agreed upon Land Development Code requirements, such as impervious cover limits, review times, fees, TIA's are waived, no requirements for platting land and posting of fiscal is not required. The

agreement also requires a dedicated review team for all of their projects, which increases consistency with staff and review. The agreement does not waive code requirements in regard to drainage and water quality, transportation, landscape, health and safety or utility requirements. Instead it facilitates the processing of a site plan to move through the development review process with little to no confusion or need for management to get involved in interpretation.

Parking requirements are addressed in the agreement. Elementary schools are required to provide 1.5 spaces for each faculty and staff. The proposed school is required to provide 72 parking spaces, however the site will include 78 spaces. Transportation staff has diligently worked with Austin Transportation Department and Texas Department of Transportation the applicant to provide an acceptable access management plan. Although not required by the interlocal agreement the City saw a need to ensure vehicular traffic would not over burden either drive on Guadalupe or Anderson Lane which in turn would cause congestion on the street. The buses will have a route that is safe and convenient for morning and afternoon drop offs and pick up, that would not interfere with parent pick up and drop offs. The school district anticipates 522 students for the new school.

The site does not have any critical environmental features, nor is it located in the 100 year floodplain. A detention and water quality pond will be constructed to address storm water run-off. The school is adjacent to a 2.2 acre tract of parkland, owned by the City of Austin. The school uses the open area and granite track, which will continue with the new school. This entire parkland tract are not part of the site plan, and no construction will occur in this area.

Landscaping requirements are very similar to current code requirement with the exception of compliance with the heritage tree ordinance. Although it's not required, the AISD arborist works closely with the City's arborist to maintain any protected and heritage trees.

The site plan will comply with all code requirements and interlocal agreement requirements prior to site plan release.

#### PROJECT INFORMATION

|                                |  |                         |
|--------------------------------|--|-------------------------|
| <b>SITE AREA</b>               | 7.38 acres   |                         |
| <b>EXISTING ZONING</b>         | P-NP, Public   |                         |
| <b>WATERSHED</b>               | Buttermilk Branch (Urban)  |                         |
| <b>WATERSHED ORDINANCE</b>     | Comprehensive Watershed Ordinance                                  |                         |
| <b>TRAFFIC IMPACT ANALYSIS</b> | Not required per the Interlocal Agreement between the COA and AISD |                         |
| <b>PROPOSED ACCESS</b>         | Anderson Lane (Hwy 183) and Guadalupe Street                       |                         |
|                                | <b>Allowed/Required</b>  | <b>Proposed</b>         |
| <b>Gross floor area</b>        | N/A  | 100,932 sq. ft.         |
| <b>Building Coverage</b>       | N/A  | 55059 sq. ft.<br>17.13% |
| <b>Impervious Cover</b>        | 65% (per the ILA)  | 57%                     |
| <b>Parking</b>                 | 72*  | 78                      |

\*Parking is based on the interlocal agreement with AISD

**EXISTING ZONING AND LAND USES**

|              | <b>ZONING</b> | <b>LAND USES</b>         |
|--------------|---------------|--------------------------|
| <i>Site</i>  | P-NP          | Vacant                   |
| <i>North</i> | Hwy 183       | Right of way             |
| <i>South</i> | P-NP, MF-3-NP | Single family residences |
| <i>East</i>  | CS-CO-NP      | Commercial building      |
| <i>West</i>  | CS-MU-NP      | Office                   |

**NEIGHBORHOOD ORGNIZATIONS**

Austin Neighborhoods Council

SEL Texas

Austin Independent School District

Home Builders Association of Greater Austin

Homeless Neighborhood Association

Bike Austin

Friends of Austin Neighborhoods

Sierra Club, Austin Regional Group

Austin Inner City Alliance

Austin Neighborhoods Council

Neighborhood Empowerment Foundation

Neighbors United for Progress

Preservation Austin

SEL Texas

**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 Zoning and Platting 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 complies with all regulations and requirements of the Land Development Code. The project is not requesting any variances.

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

Staff Response: The proposed construction of a school is compatible because a school was previously located on the same site. It was permitted prior, but remains a conditional use permit plan because the zoning is P, public, and over one acre in size. P zoning permits the public primary school.

**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 project doesn't include any buildings which will require height limits. All parking and circulation will be on-site, based the agreed upon access management plan. There will be two access drives to access the school. The site complies with all compatibility standard requirements. The project will comply with all requirements of the Land Development Code prior to release.

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

Staff Response: All parking and loading areas will be provided on site.

**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 neighborhood plan, 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 located in the Highland neighborhood plan.

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

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

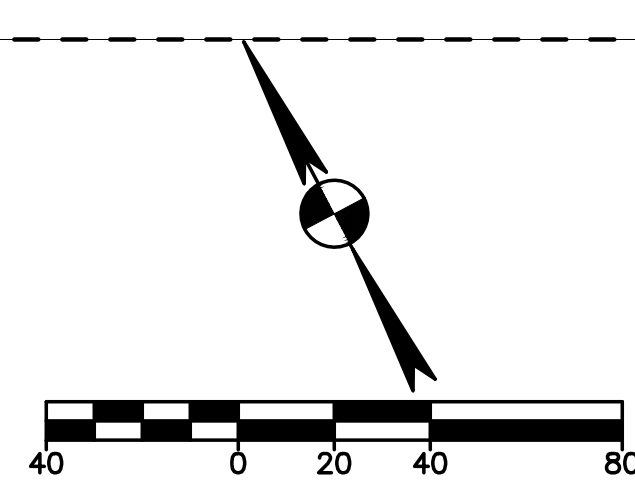
The project will not adversely affect the surrounding area, since the land use was previously a school.

**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. Pedestrian and vehicular circulation will remain onsite.

**9. Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign.**

Staff Response: All signs are permitted separately and lighting will comply with the Land Development Code.



- 1 PROPOSED STANDARD CURB & GUTTER, REF. SHEET 09 FOR DETAIL
- 2 PROPOSED TYPE 2 DRIVEWAY, REF. SHEET 09 FOR DETAIL
- 3 PROPOSED FIRELANE
- 4 PROPOSED BICYCLE PARKING, REF. SHEET 09 FOR DETAIL
- 5 PROPOSED HANDICAP ACCESS ROUTE
- 6 PROPOSED FLAG POLE, REF. ARCH. PLANS FOR DETAIL
- 7 CONNECT TO EXISTING CURB & GUTTER
- 8 PROPOSED FIRE HYDRANT
- 9 PROPOSED PARKING LOT
- 10 PROPOSED DRIVEWAY TO THE TIE INTO EXISTING PAVEMENT
- 11 PROPOSED LIGHT FIXTURE, REF. AE PLANS FOR DETAIL
- 12 PROPOSED BUILDING, REF. ARCH. PLANS FOR DETAIL
- 13 PROPOSED WALL
- 14 PROPOSED LOADING DOCK
- 15 PROPOSED SEDIMENTATION FILTRATION POND, REF. SHEETS 19 & 20 FOR DETAIL
- 16 PROPOSED SLIDING GATE W/KNOX BOX
- 17 PROPOSED MAIN BUILDING ENTRANCE
- 18 PROPOSED CURB CUT
- 19 "CAR POOL AND VAN POOL PARKING ONLY" SIGN, REF. SHEET 09 FOR DETAIL
- 20 "LOW-EMITTING AND FUEL EFFICIENT VEHICLES PARKING ONLY" SIGN, REF. SHEET 09 FOR DETAIL
- 21 "CHARGING STATION ELECTRIC VEHICLE PARKING ONLY WHILE CHARGING" SIGN
- 22 DUAL AC LEVEL 2 EV CHARGING STATIONS/PEDESTAL
- 23 PROPOSED WHEEL STOP, REF. SHEET 09 FOR DETAIL
- 24 PROPOSED SIDEWALK CURB RAMP, REF. SHEET 09 FOR DETAIL
- 25 TAPER CURBS AT SIDEWALK, REF. SHEET 09 FOR DETAIL
- 26 PROPOSED DUMPSTER
- 27 PROPOSED FENCE
- 28 PROPOSED 2'x2' CONCRETE SPLASH PAD
- 29 ACCESS MANAGEMENT SIGNS, SEE SHEET 07 OR DETAIL
- 30 PROPOSED UTILITY TRANSFORMER, 10"x10" PAD BY GENERAL CONTRACTOR, SEE AE PLANS FOR DETAIL
- 31 PROPOSED POWER POLE, SEE AE PLANS FOR DETAIL
- 32 HANDICAP SIGN, REF. SHEET 09 FOR DETAIL
- 33 PROPOSED SIDEWALK TO THE TIE INTO EXISTING SIDEWALK
- 34 PROPOSED "DEAD END/FIRE ACCESS ONLY" SIGNAL

| EXISTING | PROPOSED | DESCRIPTION                               |
|----------|----------|---|
|          |          | PROPERTY LINE (R.O.W.)                    |
|          |          | RECORD INFORMATION                        |
|          |          | LIGHT POLE                                |
|          |          | GROUND LIGHT                              |
|          |          | POWER POLE                                |
|          |          | DOWN GUY                                  |
|          |          | TELEPHONE MANHOLE                         |
|          |          | WATER MANHOLE                             |
|          |          | WATER LINE MARKER                         |
|          |          | UNDERGROUND CABLE MARKER                  |
|          |          | UNDERGROUND GAS LINE MARKER               |
|          |          | UNDERGROUND TELEPHONE MARKER              |
|          |          | GAS RISER                                 |
|          |          | TELEPHONE RISER                           |
|          |          | SPRINKLER CONTROL BOX                     |
|          |          | SWITCH GEAR & PAD                         |
|          |          | TRANSFORMER (SIZE VARIES)                 |
|          |          | FIRE HYDRANT                              |
|          |          | WATER VALVE                               |
|          |          | WATER METER                               |
|          |          | WATER METER VAULT (SIZE VARIES)           |
|          |          | CABLE TV RISER                            |
|          |          | ELECTRIC BOX                              |
|          |          | ELECTRIC METER                            |
|          |          | GAS METER                                 |
|          |          | GAS VALVE                                 |
|          |          | TRAFFIC CONTROL BOX                       |
|          |          | TRAFFIC SIGNAL POST                       |
|          |          | GRATE INLET                               |
|          |          | CURB INLET (SIZE VARIES)                  |
|          |          | GREASE TRAP (SIZE VARIES)                 |
|          |          | OVERHEAD ELECTRIC                         |
|          |          | ELECTRIC MANHOLE (SIZE VARIES)            |
|          |          | WASTEWATER MANHOLE (SIZE VARIES)          |
|          |          | STORMSEWER MANHOLE (SIZE VARIES)          |
|          |          | TELEPHONE MANHOLE (SIZE VARIES)           |
|          |          | WASTEWATER CLEANOUT                       |
|          |          | WIRE FENCE                                |
|          |          | WOOD FENCE                                |
|          |          | CHAIN LINK FENCE                          |
|          |          | DUMPSTER                                  |
|          |          | CURB & GUTTER                             |
|          |          | EDGE OF PAVEMENT                          |
|          |          | FIRE LANE DESIGNATION                     |
|          |          | HANDICAP ACCESS ROUTE                     |
|          |          | CONCRETE SIDEWALKS                        |
|          |          | CONCRETE SIDEWALKS                        |
|          |          | SIDWALK RAMP W/ DETECTABLE WARNING PAVERS |
|          |          | SIGN                                      |
|          |          | WHEELSTOP                                 |
|          |          | BOLLARD                                   |
|          |          | FINISH FLOOR ELEVATION                    |
|          |          | PARKING COUNT (REGULAR SPACES)            |
|          |          | PARKING COUNT (HANDICAP SPACES)           |
|          |          | HANDICAP SPACE                            |
|          |          | BIKE PARKING                              |
|          |          | BARRICADE                                 |

1. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS RAMP. [TAS 4.3.7]
2. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND NON-SLIP. [TAS 4.3.7, 4.5.1]
3. ACCESSIBLE ROUTES MUST BE A CROSS SLOPE NO GREATER THAN 1:50 [TAS 4.3.7]
4. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50. [TAS 4.02.5]
5. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2010 STANDARDS FOR ACCESSIBLE TRANSPORTATION WAS NOT VERIFIED BY THE CITY. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.

1. ALL DIMENSIONS TO CURBS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADI ARE 2.5' (BACK OF CURB) UNLESS OTHERWISE NOTED.
3. FOR SITE AND BUILDING TABLE, SEE SHEET 09.
4. VERIFICATION OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
5. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50.
6. TRASH PICKUP SHALL NOT COINCIDE WITH BUS DROP OFF/PICKUP SCHEDULE.

1. ALL EXTERIOR LIGHTING MUST BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-1064].
2. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES MUST BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE. [SECTION 25-2-1067].
3. THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) A RISE OF TWELVE (12), WILL BE PROHIBITED. [SECTION 25-2-1067].
4. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067].

1. THERE IS A BLANKET ELECTRIC UTILITY EASEMENT DATED 07-29-1998, RECORDED IN VOL. 13241, PG. 117, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, EXECUTED BY AUSTIN ISD TO THE CITY OF AUSTIN.

1. EXISTING SIDEWALKS TO REMAIN HAVE BEEN VERIFIED TO COMPLY WITH THE APPLICABLE VERSION OF THE TEXAS ACCESSIBILITY STANDARDS, FEDERAL ADA REQUIREMENTS, AND CITY OF AUSTIN STANDARDS.

## DATE \_\_\_\_\_

FOR CITY USE ONLY:

| PARKING COUNT |          |          |
|---------------|----------|----------|
|               | REQUIRED | PROVIDED |
| STANDARD      | 69       | 73       |
| ACCESSIBLE    | 4        | 4***     |
| ELECTRIC      | 0        | 2***     |
| LOADING SPACE | 1        | 1        |
| TOTAL VEHICLE | 72*      | 78       |
| TOTAL BICYCLE | N/A**    | 8        |

- \* PER AISD INTERLOCAL AGREEMENT (ILA) §2.10.A1, 1.5 SPACES REQUIRED FOR EACH FACULTY AND STAFF. FOR TOTAL 48 STAFF,  $48 \times 1.5 = 72$  SPACES.
- \*\* PER AISD ILA §2.10.C, BICYCLE PARKING SHALL BE PROVIDED AS SCHOOL DISTRICT DEEMS APPROPRIATE.
- \*\*\* 1 PARKING SPACE IS SHARED BETWEEN ACCESSIBLE SPACE AND 1 ELECTRIC

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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 NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

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