

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

CASE NUMBER: SPC-2019-0358AX

PC DATE: 4/28/2020

PROJECT NAME: Brentwood Elementary School

ADDRESS: 6703 Yates Avenue, Austin, TX 78757

APPLICANT: Austin Independent School District (Zach Pearce)
1111 W 6th Street
Austin, TX 78703
(512) 745-2566

AGENT: MWM Design Group (Shari Pape)
305 E Huntland Drive, Suite 200
Austin, TX 78752
(512) 689-3289

CASE MANAGER: Anaiah Johnson, (512) 974-2932 or anaiah.johnson@austintexas.gov

WATERSHED: Shoal Creek (Urban)

NEIGHBORHOOD PLAN: Brentwood NPA

PROJECT DESCRIPTION:

The applicant proposes to demolish a portion of an existing one-story public elementary school building and rebuild as a 2-story structure with associated water quality, utility, sidewalk, parking, playground, and landscape improvements.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit. The site plan will comply with all requirements of the Land Development Code prior to its release.

SUMMARY STAFF COMMENT ON SITE PLAN:

The applicant proposes to replace a school building, reconfigure parking and loading areas, and redevelop the playground area on a 7.848 acre elementary school campus at 6703 Yates Avenue. The proposed project would remove existing building portions from the 100-year floodplain and improve site circulation during pickup and drop-off times. Sites zoned Public (P) greater than one acre in size are a Conditional Use that require Land Use Commission approval according to Land Development Code section 25-2-625. As this is an A-plan (land use only), no construction will be permitted with this plan. Construction will be permitted with the approval of the associated B-plan (construction), which will finalize the engineering details for the site.

PROJECT INFORMATION:

SITE AREA	341,857 SF, 7.848 acres
ZONING	P-NP (Public)
PROPOSED USE	Public Primary Educational Facilities
PROPOSED IMPERVIOUS COVER	226,490 SF, 66.3%
PROPOSED BUILDING COVERAGE	99,070 SF, 28.98%
PROPOSED BUILDING HEIGHT	2 stories, 35 feet
PROPOSED F.A.R	0.29:1
PROPOSED ACCESS	Brentwood Street, Yates Avenue
PROPOSED PARKING	69 automobile, 77 bicycle

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Bike Austin
 Brentwood Neighborhood Association
 Brentwood Neighborhood Plan Contact Team
 Friends of Austin Neighborhoods

Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 North Austin Neighborhood Alliance
 SELTexas
 Shoal Creek Conservancy
 Sierra Club, Austin Regional Group

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.
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.

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 prior to its release.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: The project is not anticipated to have any detriment to safety or convenience.
3. **Adversely affect 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.

OWNER:
AUSTIN PUBLIC SCHOOLS
4000 S IH 35 FRONTAGE RD,
AUSTIN, TX 78704

CONTACT
JOSEPH PILE, PROJECT MANAGER
JOSEPH.PILE@AUSTINISD.ORG
(573) 289-7197

CIVIL ENGINEER / AGENT:
MWM DESIGN GROUP, INC.
305 E HUNTLAND DR, STE #200
AUSTIN, TEXAS 78752

CONTACT:
MATTHEW RECTOR, P.E., CFM
(512) 453-0767

ARCHITECT:
VLK ARCHITECTS, INC.
2700 VIA FORTUNA, STE 230
AUSTIN, TEXAS 78704

CONTACT:
RICHARD JAYNES, AIA PRINCIPAL IN CHARGE
(512) 807-3145

MEP:
DBR ENGINEERING CONSULTANTS
7800 SHOAL CREEK BLVD #100
AUSTIN, TEXAS 78757

CONTACT:
THOMAS RAVENEY PE
(512) 637-4393

STRUCTURAL ENGINEER:
DATUM ENGINEERS
8140 N. MOPAC EXPWY, BLDG. 1, STE 120
AUSTIN, TEXAS 78205

CONTACT:
PAUL WARFIELD, PRINCIPAL IN CHARGE
PAULW@DATUMENGINEERS.COM

LANDSCAPE ARCHITECT:
MWM DESIGN GROUP, INC.
305 E HUNTLAND DR, STE #200
AUSTIN, TEXAS 78752

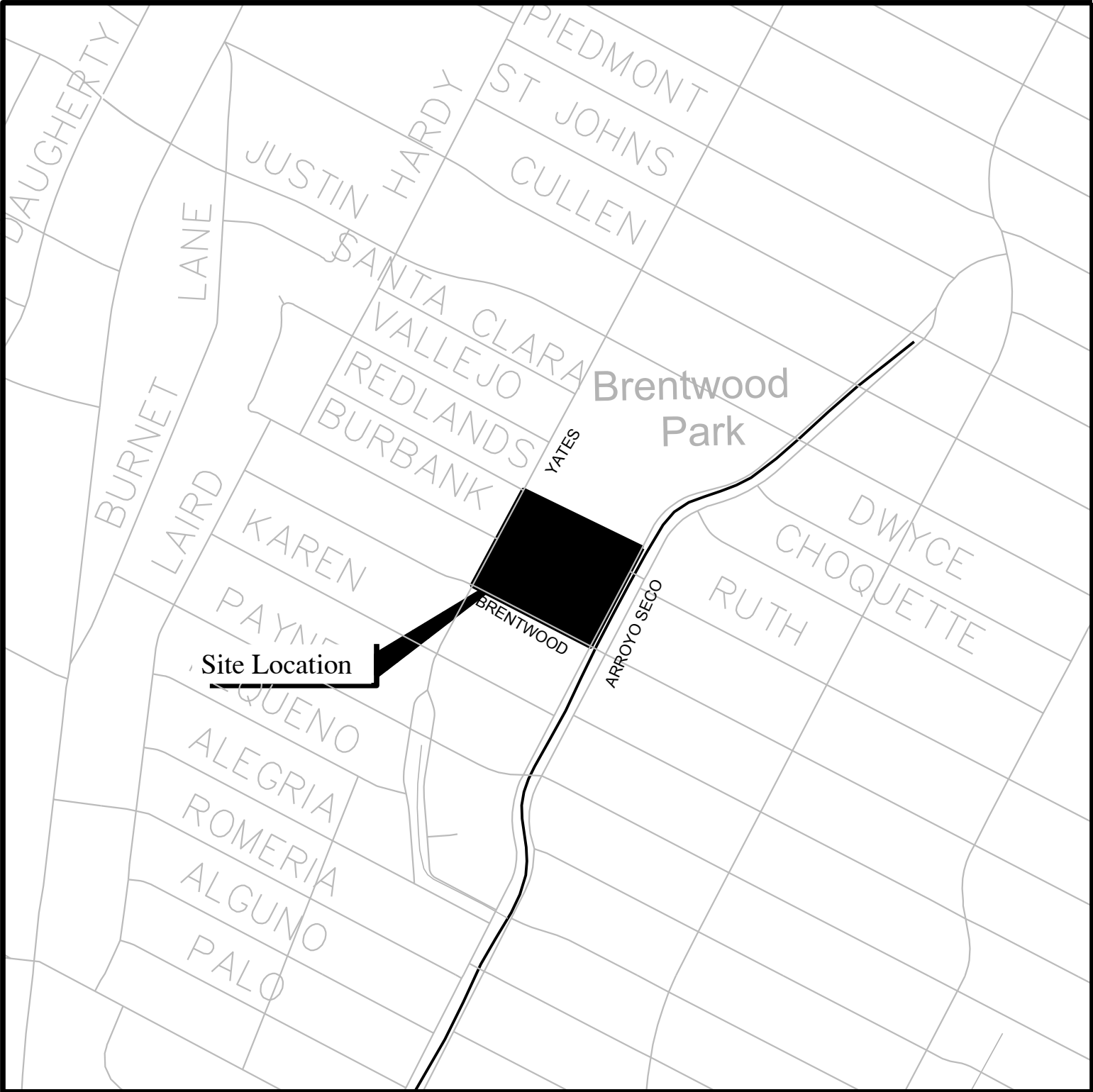
CONTACT:
DAVID CAZARES, ASLA, LEED AP
(512) 453-0767

Brentwood Elementary School

6703 Yates Avenue Austin, Texas 78757

SUBMITTAL DATE
DATE: AUGUST 23, 2019

MAPSCO GRID # 525-T COA GRID # J28



LOCATION MAP

NOTES:

1. THIS SITE LIES WITHIN THE COA FULL PURPOSE JURISDICTION.
2. PORTIONS OF THIS SITE ARE WITHIN THE 100 YEAR FLOODPLAIN AS PER FEMA FIRM PANEL #48453C0455J, DATED JANUARY 6, 2016.
3. NO CRITICAL ENVIRONMENTAL FEATURES ARE KNOWN TO EXIST WITHIN 150' OF THE PROJECT SITE.
4. THIS SITE IS NOT LOCATED OVER THE EDWARD'S AQUIFER RECHARGE OR CONTRIBUTING ZONES.
5. TREES GREATER THAN 8" IN DIAMETER ARE KNOWN TO EXIST ON THIS SITE.
6. AS PART OF THE SITE PLAN, THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED TO BE ON SITE AT ALL TIMES.
7. THIS PROJECT HAS 6 PRIVATE HYDRANTS WITHIN THE PROPERTY. THE PROPERTY OWNER IS REQUIRED TO COMPLY WITH THE AUSTIN FIRE CODE. FAILURE TO COMPLY MAY RESULT IN CIVIL AND/OR CRIMINAL REMEDIES AVAILABLE TO THE CITY. THE PERFORMANCE OF THIS OBLIGATION SHALL ALWAYS REST WITH THE OWNER OF RECORD. FIRE HYDRANTS ON PRIVATE PROPERTY ARE REQUIRED TO BE SERVICED, MAINTAINED AND FLOWED ANNUALLY, USING A CONTRACTOR REGISTERED WITH THE CITY TO PROVIDE THE SERVICE.
8. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
9. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES AND BUSINESSES AND OFFICE BUILDINGS.
10. ALL PROPOSED CONSTRUCTION AND STANDARD DETAILS SHALL BE REVIEWED ACCORDING TO CITY OF AUSTIN CODE AND CRITERIA AT THE TIME OF THE CONSTRUCTION ELEMENT "B" SITE PLAN APPLICATION.

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 25-8 SUBCHAPTER-A OF THE LAND DEVELOPMENT CODE.

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

SUBMITTED BY:

MATTHEW RECTOR, P.E.
MWM DESIGN GROUP
305 E HUNTLAND DRIVE, SUITE 200
AUSTIN, TX. 78752
(512) 453-0767

APPROVED BY:
FOR DIRECTOR OF DEVELOPMENT
SERVICES DEPARTMENT

SITE DEVELOPMENT PERMIT NUMBER

APPROVED BY:
AUSTIN WATER UTILITY

APPROVED BY:
CITY OF AUSTIN FIRE DEPARTMENT

APPROVED BY:
INDUSTRIAL WASTE

LEGAL DESCRIPTION: ABS 697 SUR 7 SPEAR G W ACR 8.264

A 7.848 ACRE TRACT OF LAND BEING A PORTION OF A CALLED 1.67 ACRE TRACT OF LAND CONVEYED BY INSTRUMENT, RECORDED IN VOLUME 907, PAGE 581 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF A CALLED 7.6 ACRE TRACT OF LAND CONVEYED BY INSTRUMENT, RECORDED IN VOLUME 907, PAGE 587 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

WATERSHED: SHOAL CREEK CLASSIFICATION: URBAN

CITY OF AUSTIN REVISION BLOCK

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

Austin Fire Department- Project Information Table	
Fire Design Codes	2015 International Fire Code with City of Austin Local Amendments
Fire Flow Demand @ 20 psi (GPM)	Wing A (Type IIb) = 32,205 SF = 3,750 GPM Wing B (Type Ib) = 10,674 SF = 1,500 GPM Wing C (Type IIb) = 36,355 SF = 4,000 GPM Wind D (Type Ib) = 18,059 SF = 1,500 GPM
Intended Use	Occupancy E (Education) - Public School
Construction Classification	Admin: Cafeteria Gym and 2 Story Academic Wing - Type II-B. Remaining structures: 100 Wing and 300 Wing - Type Ib
Building Fire Area (SF)	Wing A (Type IIb) = 32,205 SF Wing B (Type Ib) = 10,674 SF Wing C (Type IIb) = 36,355 SF Wind D (Type Ib) = 18,059 SF
Automatic Fire Sprinkler System Type (If applicable)	NFPA 13
Reduced Fire Flow Demand in GPM @ 20 psi if an automatic fire sprinkler system is to be provided	To be determined by Fire Protection Contractor
AFD Fire Hydrant Flow Test Date	10/6/2019

SHEET INDEX		SHEET DESCRIPTION
SHEET INDEX	SHEET NUMBER	
1	C001	COVER SHEET
2	C100	EXISTING CONDITIONS
3	C101	EROSION AND SEDIMENT CONTROL PLAN
4	C102	EROSION DETAILS
5	C103	EROSION DETAILS
6	C104	DEMOLITION PLAN
7	C105	SITE PLAN
8	C106	DIMENSION CONTROL PLAN
9	C107	ACCESS PLAN
10	C108	FIRE PROTECTION PLAN
11	C400	PAVING PLAN
12	C401	SIGNAGE AND STRIPING PLAN

THIS NOTE IS BEING PLACED ON THE PLAN SET IN PLACE OF A 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 RECOGNIZES 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 RIGHT OF WAY MANAGEMENT.

NO LONG-TERM LANE CLOSURES WILL BE AUTHORIZED, UNLESS RIGHT OF WAY 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.

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THEIR INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

SITE PLAN APPROVAL SHEET 1 OF 12
FILE NUMBER: SPC-2019-0358AX APPLICATION DATE: AUGUST 23, 2019
APPROVED BY COMMISSION ON UNDER SECTION 142 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE. ANAIAH JOHNSON
EXPIRATION DATE(25-5-B1, LDC) CASE MANAGER
PROJECT EXPIRATION DATE (ORD. #970905-A) DWPZ_X DDZ

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: ZONING P-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.

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 UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

11/21/2019

305 East Huntland Drive
Suite 200
Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734

TBAE FIRM REGISTRATION NO.: 1452
TBPE FIRM REGISTRATION NO.: F-1416
TBPL FIRM REGISTRATION NO.: 10063600

NO.	DATE	DESCRIPTION	BY

01"

The bar above measures one inch on the original drawing. Adjust scales accordingly.

COVER SHEET

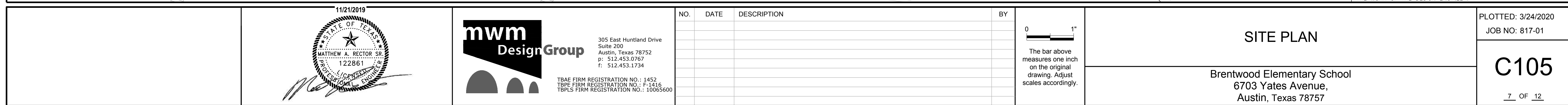
Brentwood Elementary School
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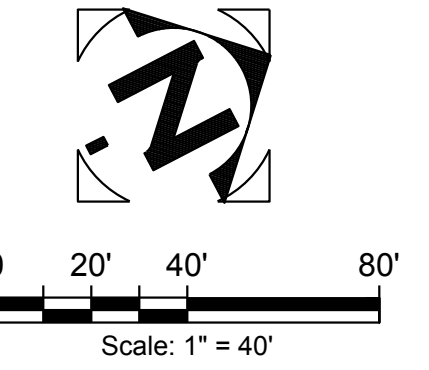
PLOTTED: 3/24/2020
JOB NO: 817-01

C001

1 OF 12

SPC-2019_0358AX





1" = 20'


EAST OUTSIDE POND WALL DETAIL

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 UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

	Staff	Regular	Handicapped	Electric Vehicle	Electric Vehicle Handicapped	Bicycle
Existing	69	66	3	0	0	100
Proposed	69	58	3	6	2	77

[illegible]

0 1"



The bar above measures one inch on the original drawing. Adjust scales accordingly.

Brentwood Elementary School
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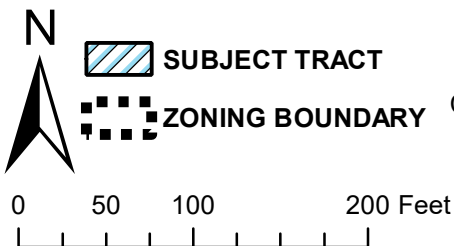
C106

8 OF 12

SPC-2019_0358AX



SITE PLAN



SUBJECT TRACT



ZONING BOUNDARY

CASE#: SPC-2019-0358AX
 ADDRESS: 6703 Yates Avenue
 CASE NAME: Brentwood Elementary School
 MANAGER: Anaiah Johnson

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