

**ZONING & PLATTING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SPC-2019-0608A **ZAP DATE:** 06/23/2020

PROJECT NAME: Waterloo School Austin CUP

ADDRESS: 1511 S Congress Avenue

APPLICANT: Congress Avenue Baptist Church
1511 S Congress Avenue
Austin, TX 78704
(512) 916-9940

AGENT: Vincent Gerard and Associates (Vincent Huebinger)
1715 S Capital of TX Highway
AUSTIN, TX 78746
(512) 328-2693

CASE MANAGER: Robert Anderson, (512) 974-3026 or robert.anderson@austintexas.gov

WATERSHED: East Bouldin Creek (Urban)

NEIGHBORHOOD PLAN: South River City

PROPOSED DEVELOPMENT:

The applicant is proposing a Private Secondary Educational Facility in an SF-3-NCCD-NP zoning district.

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 a Private Secondary Educational Facility in an SF-3-NCCD-NP zoning district. Private secondary educational facilities are a conditional use within SF-3 zoning districts, according to Land Development Code Section 25-2-491. Therefore, Land Use Commission review and approval is required.

The site is already developed. The site plan consists of the proposed Secondary Educational Facility use only.

A "Traffic Circulation Analysis & Access Management Plan for Waterloo School" was prepared by the Austin Transportation Department, and is included herein.

PROJECT INFORMATION:

SITE AREA	2.01 acres
ZONING	CS-CO-NCCD-NP / SF-3-NCCD-NP
PROPOSED USE	Private Secondary Educational Facility
EXISTING PARKING	87 vehicle spaces (4 ADA), 5 bicycle spaces

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Austin Lost and Found Pets
Austin Neighborhoods Council
Bike Austin
Bouldin Creek Neighborhood Association
Bouldin Creek Neighborhood Planning Team

Christ Lutheran Church
Friends of Austin Neighborhoods
Grace Methodist Church
Greater South River City Combined Neighborhood Plan
Contact Team

Homeless Neighborhood Association
Neighborhood Empowerment Foundation
Preservation Austin
SELTexas

Sierra Club, Austin Regional Group
South Central Coalition
South River City Citizens Association
Zoning Committee of South River City Citizens

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.



MEMORANDUM

To: Robert Anderson, Case Manager
CC: Vincent Huebinger; Kaustubh Gosavi; Bryan Golden
FROM: Nazlie Saeedi, P.E.
DATE: June 11, 2020
SUBJECT: Traffic Circulation Analysis & Access Management Plan for Waterloo School
 (1511 S. Congress Ave)
 Site Plan Case # SPC-2019-0608A

The Transportation Development Services (TDS) division has reviewed the Traffic Circulation Analysis & Access Management Plan (received June 5, 2020) for the above referenced case. The site is currently zoned SF-3-NCCD-NP. The site plan is requesting a conditional use permit to use an existing school building as a private secondary education facility. The 6,010.5 SF building is located in south Austin at 1511 S. Congress Ave and has three existing driveways, two on Elizabeth Street and one on Nickerson Street.

Trip Generation

Based on the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, the proposed development will generate 304 vehicle trips per day. See Table 1 for a trip generation summary.

Table 1 - Trip Generation								
Land Use	Size	Daily Trips	AM			PM		
			Total	Enter	Exit	Total	Enter	Exit
High School (ITE 530)	150 Students	304	78	52	26	21	10	11
TOTAL		304	78	52	26	21	10	11

Assumptions

The Waterloo School shall always manage site traffic and queuing to occur onsite and not spillback onto the surrounding city roads. To ensure this, the Waterloo School will enforce zip-code and regional based vehicle allotments, CapMetro incentives, and staggered start times. The staggered start times will go in to effect when the school exceeds 90 enrolled students in order to spread arrival times and minimize impacts to adjacent streets. Class start times are as follows:

- 9th Grade 8:45-9:00 AM
- 10th Grade 9:00-9:15 AM
- 11th and 12th Grades 9:15-9:30 AM

Exhibit 1 shows the queueing and access management for the drop-off operations. The exhibit shows enough on-site queueing space for 29 cars. This should be sufficient to fit the maximum cars at once as shown in Table 1 (AM Peak; 26 cars). The driveway on Nickerson Street will be used as faculty and student driver entry and the driveway on Elizabeth Street will be used as the parent entry and student drop-off.

Table 2 shows the expected transportation mode breakdown.

Table 2 – Transportation Modes		
Mode	% of Students	# of Students at Full Enrollment
Capital Metro	30%	45
Parent Carpools	16%	24
Parent Drop Offs	16%	24
Student Drivers	36%	54
Walk & Bike	2%	3

Recommendations/Conclusions

Based on the proposed site traffic, the Waterloo School will be able to contain the queueing onsite. ATD's approval of this conditional use permit is based upon the following conditions to which the applicant (Waterloo School) shall adhere to:

1. To accommodate students, parents, and staff walking safely to/from the school and the shared parking lot across the street, the applicant will be solely responsible for the construction of ADA compliant curb ramps at the northwest and southwest corners at the intersection of Elizabeth Street and Nickerson Street. These improvements shall be constructed within one year of the approval of the conditional use permit.
2. If the land uses or intensities proposed in Table 1 are modified, the applicant shall notify ATD. A reassessment of the queueing and access management study may be required.
3. If the Waterloo School is unable to adhere to the assumptions in the queueing and access management study at any time, the applicant must resolve the issue(s) by meeting with ATD staff to assess.

If you have any questions or require additional information, please contact me at 974-4073.

A handwritten signature in black ink, reading "Nazlie Saeedi". The signature is written in a cursive style with a large, stylized 'N' and 'S'.

Nazlie Saeedi, P.E.

Transportation Development Engineer – Central Lead

Austin Transportation Department



VINCENT GERARD & ASSOCIATES, INC.

June 15, 2020

Planning Commissioners
c/o Denise Lucas, Director
City of Austin
Development Services Department
505 Barton Springs Road
Austin, Texas 78704

RE: Conditional Use Permit Application - Waterloo School Austin - 1511 S. Congress Avenue SP-2019-0608 A

Ms. Lucas,

We are respectfully submitting an application for a Conditional Use Permit at the above address, on behalf of the land owner, The Church on Congress Avenue. The attached aerial map demonstrates the existing and proposed uses on the property. The current sanctuary building was constructed around 1969, and the educational annex (see picture below) was constructed between 1940 and 1958. This is according to historical aerial imagery. The educational annex building is the proposed location for the Conditional Use Permit, based on the current zoning on that parcel of SF-3. Although it has always been used as an educational facility, no Certificates of Occupancy for the structure are available. The eastern half of the lot is zoned SF-3-NCCD-NP and a Conditional Use Permit is required for a Private Secondary Educational Use (*Grades 9-12*) in this type of zoning district. The requested Maximum enrollment with Waterloo is no greater than 150 students.

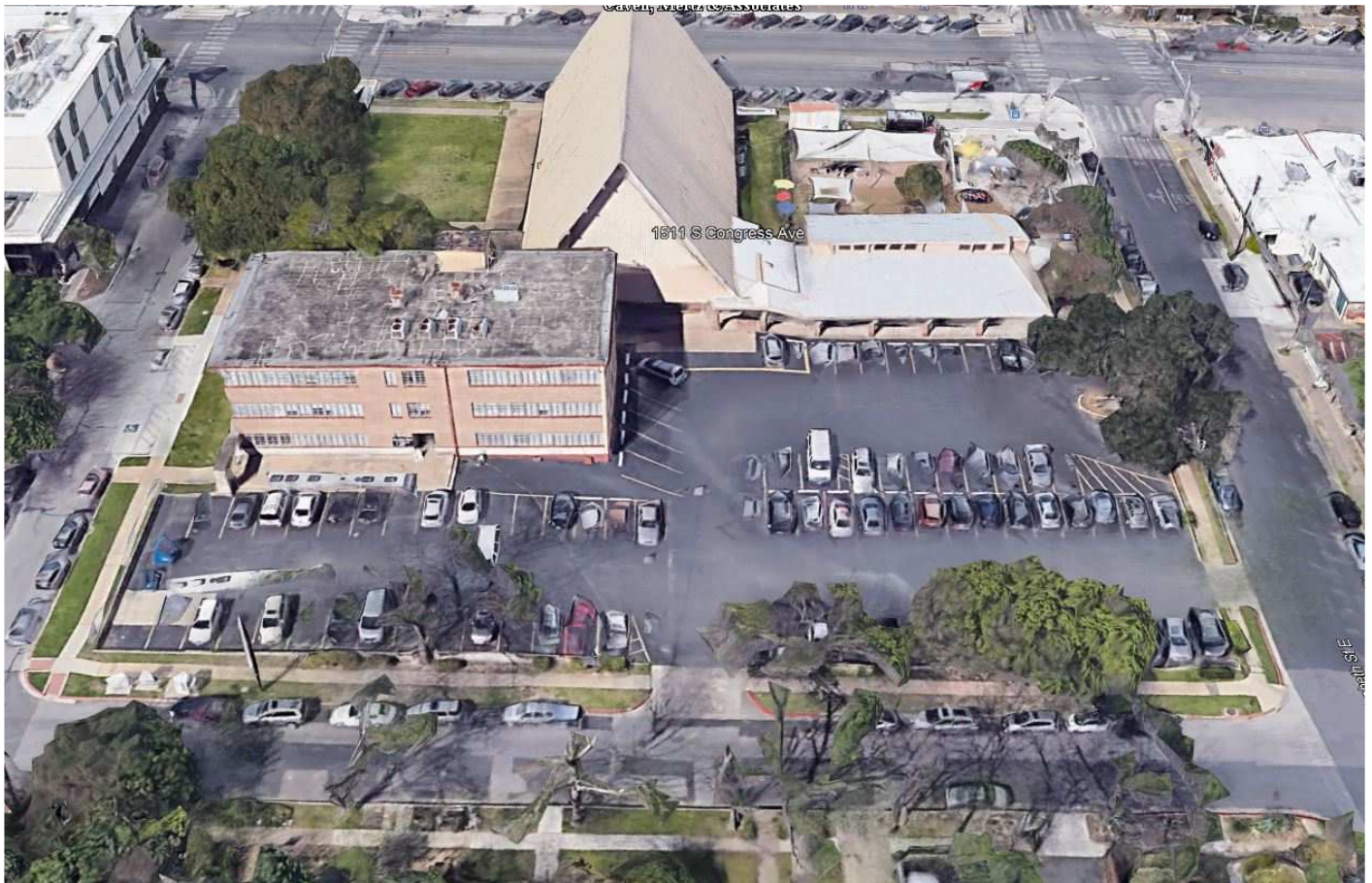


We have obtained an approval from City transportation engineers for a Shared Parking Analysis within this submittal package, which depicts the uses and parking requirements for this property. There is ample parking on site to meet parking requirements for each existing and proposed use during their peak uses. A traffic study with existing AM and PM trips on the surrounding streets has been prepared and approved by Austin Traffic engineers. The proposed use will not increase the neighboring street traffic, based on the trips, calculations and report. There is also on-street parking around the entire block.

The proposed Private Secondary Educational Facility will not negatively impact the subject property, nor adjacent properties. There are 2 conditions for the final approval, both being due by the 1-year anniversary of the project obtaining a Certificate of

Occupancy (“life, safety”). One is to repair the existing Handicapped ramp at the SW corner of Nickerson @ E. Elizabeth street and the other to install a new HC curb ramp on the NW corner of the same Nickerson & E Elizabeth Street intersection. Waterloo has agreed to those conditions for approval.

The project was submitted to the SRCC neighborhood association & on February 3rd, the Neighborhood association almost unanimously approved the application & change (reapplication) of Use. Please don’t hesitate to contact our office with any questions. We appreciate your consideration.



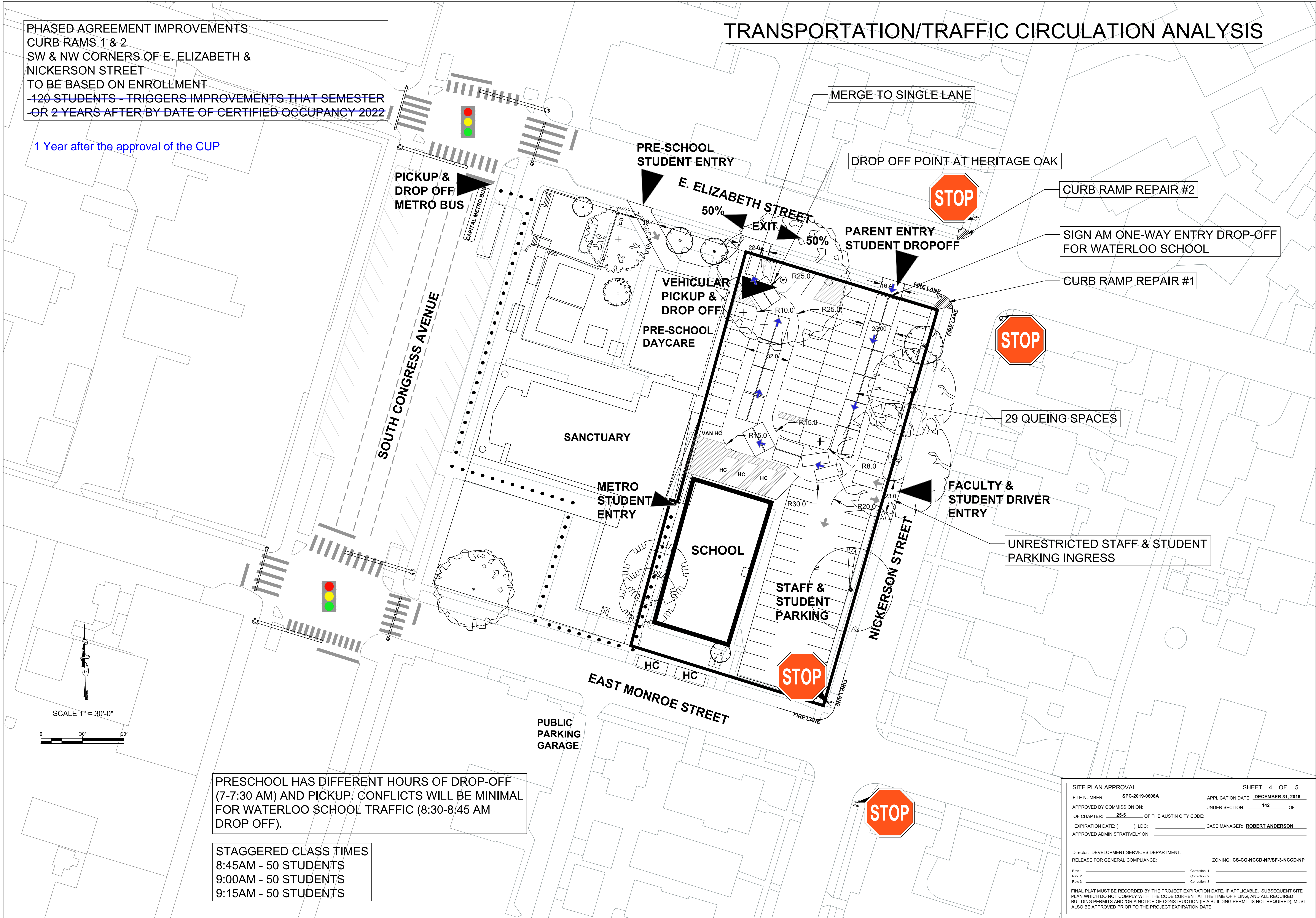
Best Regards,

A handwritten signature in blue ink, which appears to read "V. G. Huebinger".

Vincent G. Huebinger

Xc: Shannon Halley CM Tovo's office, District 9
Craig Doerksen, Waterloo School Administrator

EXHIBIT 1



CONDITIONAL USE LAND USE SITE PLAN
WATERLOO SCHOOL AUSTIN
1511 SOUTH CONGRESS AVENUE
AUSTIN, TEXAS 78704

VINCENT GERARD & ASSOCIATES
LAND PLANNING & ZONING CONSULTANTS
1715 CAPITAL OF TEXAS HWY SOUTH, STE. 207
AUSTIN, TEXAS 78746
(512)328-2693 - *vincent@vincentgerard.com

LAND USE SITE PLAN

WATERLOO SCHOOL

SITE INFORMATION

JURISDICTION: CITY OF AUSTIN, TEXAS 78704
TRAVIS COUNTY

EXISTING USE: RELIGIOUS ASSEMBLY/COMMERCIAL/DAYCARE
PROPOSED USE: RELIGIOUS ASSEMBLY/COMMERCIAL/DAYCARE/
PRIVATE SECONDARY EDUCATION FACILITY

NO PART OF THE TRACT IS WITHIN THE EDWARDS AQUIFER.

SITE IS SUBJECT TO WATERSHED PROTECTION REGULATIONS.

SITE IS WITHIN THE BOULDIN CREEK WATERSHED, AN URBAN WATERSHED

OWNER

CONGRESS AVENUE BAPTIST CHURCH
1511 S CONGRESS AVE.
AUSTIN, TEXAS 78704–2436

ZONING

CS–CO–NCCD–NP
SF–3–NCCD–NP

PRIVATE SECONDARY EDUCATION FACILITY
(NO CONSTRUCTION APPROVED BY THIS SITE PLAN)

DATE

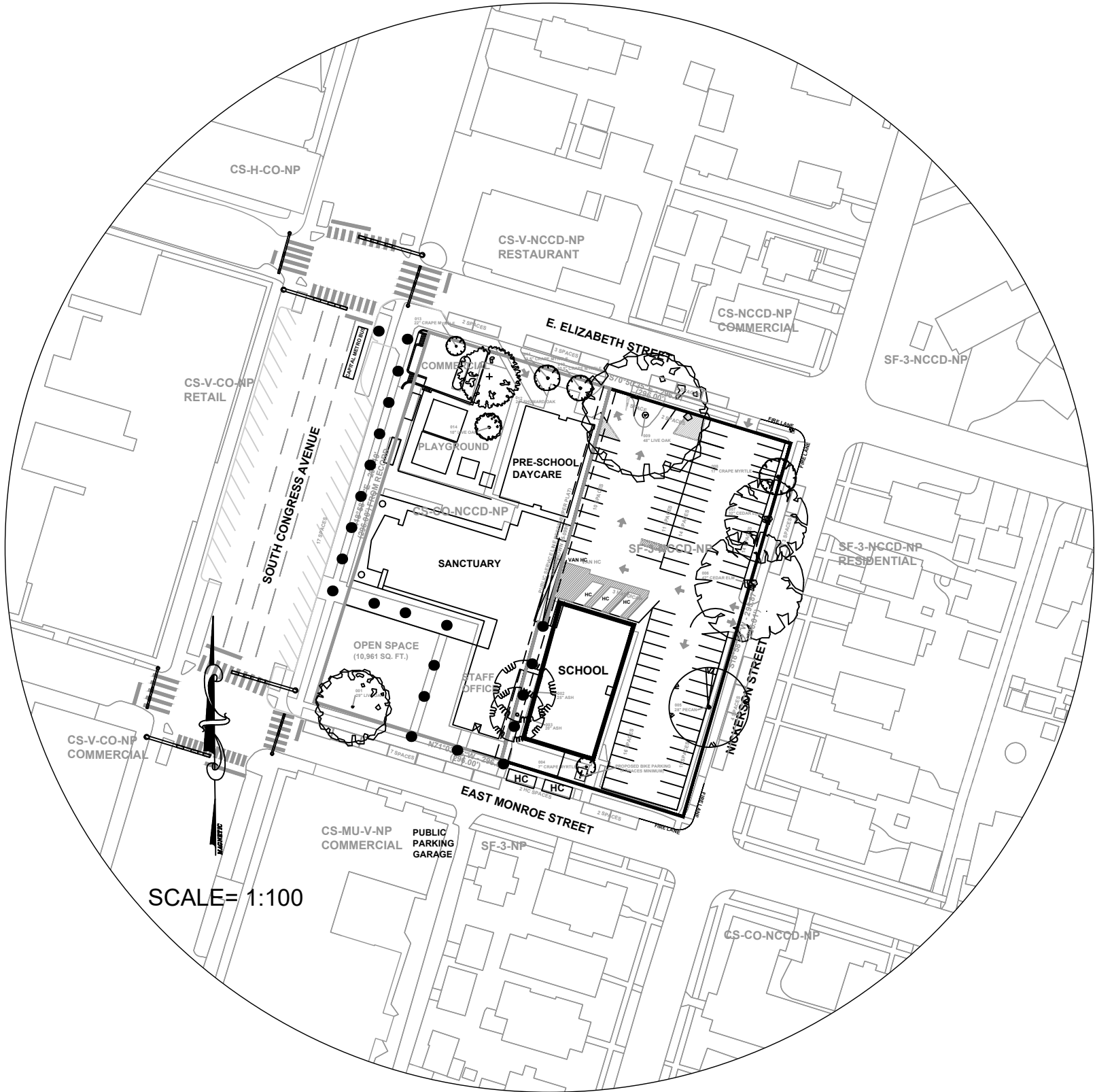
DECEMBER 31, 2019

SITE ADDRESS

1511 SOUTH CONGRESS AVE.
AUSTIN, TX. 78704

LEGAL DESCRIPTION

LOTS 1–12, BLOCK 18, RESUBDIVISION OF
BLOCK 18, SWISHER ADDITION, A SUBDIVISION
IN TRAVIS COUNTY, TEXAS ACCORDING
TO THE MAP OR PLAT THEREOF RECORDED IN
VOL.3, P.163, TRAVIS COUNTY PLAT RECORDS.



SITE DATA TABLE

PARCEL ID: 0300010109
GRID: MJ20
SITE AREA : 87,610 SQ. FT. / 2.0112 ACRES
ZONING: CS-CO-NCCD-NP/ SF-3-NCCD-NP
MAX. IMPERVIOUS COVER: PER STANDARD CS ZONING: 95%
PER STANDARD SF-3 ZONING: 45%
IMPERVIOUS COVER - AVERAGE 74.07%*
IMPERVIOUS COVER - CS-CO-NCCD-NP: 56.57% 24,863 SF
IMPERVIOUS COVER - SF-3-NCCD-NP: 91.58% 39,983 SF
ZONING AREA:
CS-CO-NCCD-NP 43,951 SF 50.16%*
SF-3-NCCD-NP 43,659 SF 49.83%*
OPEN SPACE : 10,961 SQ. FT. / 0.25 ACRES
EXISTING USES: MIXED USE, RELIGIOUS ASSEMBLY, DAYCARE
PROPOSED ADDITIONAL USE: PRIVATE SECONDARY EDUCATION (GRADES 9-12)
EXISTING WATERSHED: EAST BOULDIN CREEK
AUSTIN WATERSHED CLASSIFICATION: URBAN
PRINCIPAL STREET: S. CONGRESS AVENUE - (CORE TRANSIT CORRIDOR)
OVERLAYS:
THE CITY OF AUSTIN CAPITAL VIEW CORRIDOR
FAIRVIEW PARK NCCD SUBDISTRICT (ORDINANCE NO. 20091119.084)
GREATER SOUTH RIVER CITY NEIGHBORHOOD PLAN
RESIDENTIAL DESIGN STARNDARDS: LDC/25-2-SUBCHAPTER F
BUILDING (SCHOOL) TOTAL: 17,931 SQ. FT.
FIRST FLOOR: 5,977 SQ. FT.
SECOND FLOOR: 5,977 SQ. FT.
THIRD FLOOR: 5,977 SQ. FT.
*(est. zoning area of lots per record drawings)

SITE NAME:

CONGRESS AVENUE BAPTIST CHURCH OF AUSTIN
WATERLOO SCHOOL AUSTIN

PLANNER:

VINCENT GERARD & ASSOCIATES
1715 S. CAPITAL OF TEXAS HWY
SUITE 207
AUSTIN, TEXAS 78746
PHONE: (512) 328–2693
VINCE HUEBINGER

RELATED CASES:

C14–2009–0032
2013–101975 BP
DA–2012–1184
2011–028812 SB
NPA–2009.0022.01

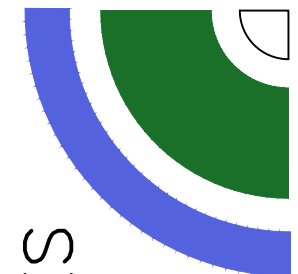
SHEET INDEX

- SHEET 1: COVER SHEET
- SHEET 2: SITE PLAN & NOTES SHEET
- SHEET 3: DIMENSION CONTROL SITE PLAN AND TREE LIST
- SHEET 4: TRANSPORTATION / TRAFFIC CIRCULATION ANALYSIS
- SHEET 5: PLAT SHEET

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.

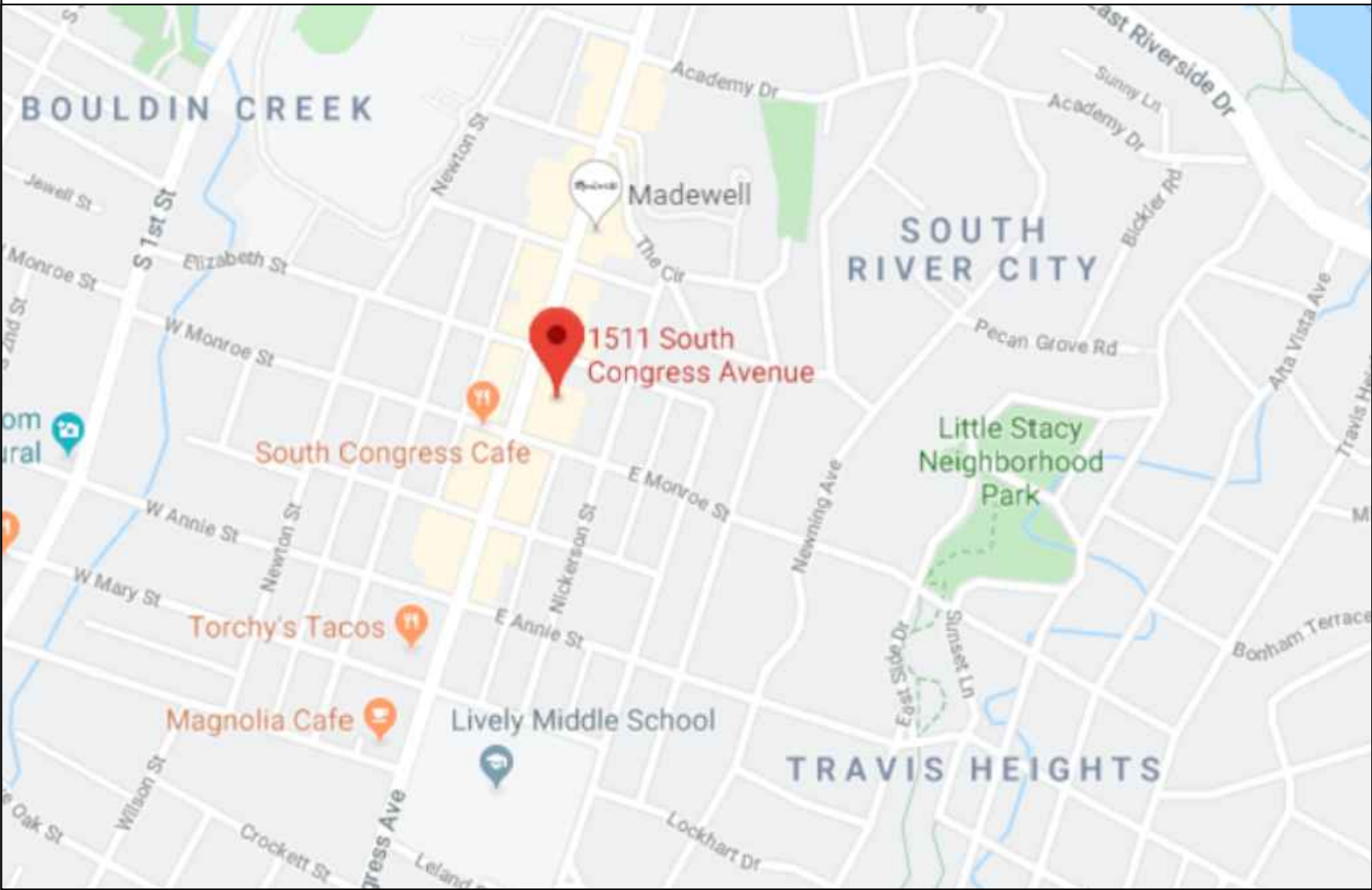
SITE PLAN APPROVAL		SHEET 1 OF 5	
FILE NUMBER: SPC-2019-0608A	APPLICATION DATE: DECEMBER 31, 2019		
APPROVED BY COMMISSION ON: _____	UNDER SECTION: 142 OF _____		
OF CHAPTER: 25-5	OF THE AUSTIN CITY CODE:		
EXPIRATION DATE: () LDC: _____	CASE MANAGER: ROBERT ANDERSON		
APPROVED ADMINISTRATIVELY ON: _____			
Director: DEVELOPMENT SERVICES DEPARTMENT:			
RELEASE FOR GENERAL COMPLIANCE: _____ ZONING: CS-CO-NCCD-NP/SF-3-NCCD-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 PLAN 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.			

CONDITIONAL USE LAND USE SITE PLAN
WATERLOO SCHOOL AUSTIN
1511 SOUTH CONGRESS AVENUE
AUSTIN, TEXAS 78704

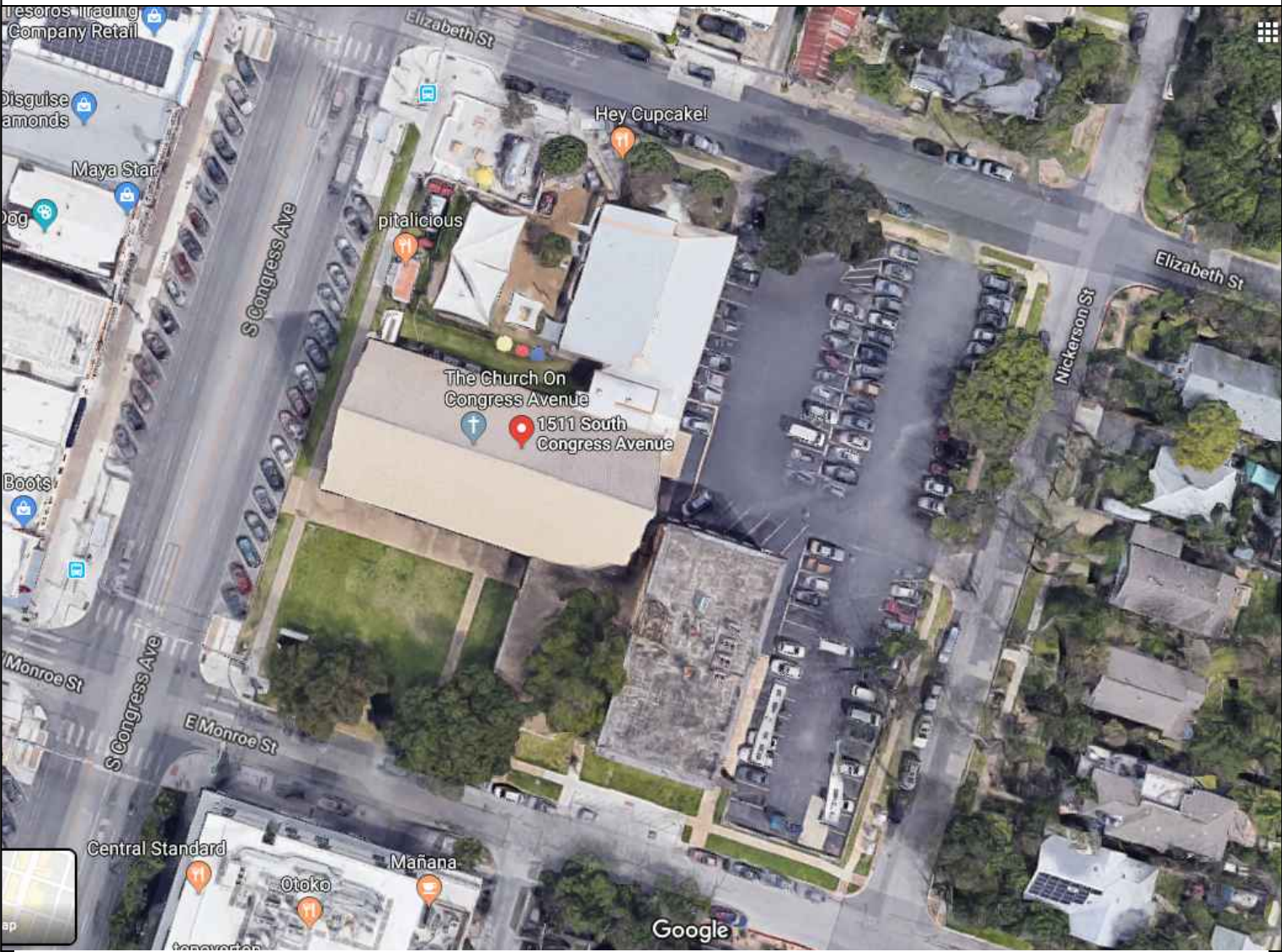


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1715 CAPITAL OF TEXAS HWY SOUTH, STE. 207
AUSTIN, TEXAS 78746
(512)328-2693 - *vinceh@vincentgerard.com

SITE LOCATION MAP:



VICINITY MAP:



EXISTING Land Use Parking:

Land Use	Parking Requirement	Required Spaces
Educational Building	N/A - not in use	
Religious Assembly	1/7 seats (124)	18 spaces
Day Care Services (General)	1/staff	10 spaces
Private Parking Agreement	N/A	35 reserved
TOTAL REQUIRED + RESERVED		28+35 = 63 spaces
20% Reduction - Urban Core		23+35 = 58 spaces
20% Reduction - On Street Parking		17+35 = 52 spaces
Existing On-Site Parking (4 accessible (1 van))		87 spaces
Existing Adjacent On-Street Parking (2 accessible)		43 spaces

PROPOSED Land Use Parking:

*Off peak uses

Land Use	Parking Requirement	Required Spaces
Educational Building (see below for further breakdown)	1.5 spaces/staff & 1 space/3 students enrolled in 11 th & 12 th grades	*53 spaces
Religious Assembly	1/7 seats (124)	*18 spaces
Day Care Services (General) - Pre-school	1/staff	10 spaces
Private Parking Agreement	N/A	35 reserved
TOTAL REQUIRED + RESERVED (not including Religious Assembly)		63+35 = 98 spaces
20% Reduction - Urban Core		51+35 = 86 spaces
20% Reduction - On Street Parking		38 + 35 = 73 spaces
Required Bike Parking		5
Existing On-Site Parking (4 accessible (1 van))		87 spaces
Existing Adjacent On-Street Parking (2 accessible)		43 spaces

*OFF PEAK USES

PROPOSED PRIVATE SECONDARY EDUCATIONAL FACILITY USE IN EDUCATIONAL BUILDING:

- 1.5 SPACES/STAFF - 20 STAFF = 30 SPACES REQUIRED
- 1 SPACE/3 STUDENTS ENROLLED IN 11TH & 12TH GRADES - 70 STUDENTS = 23 SPACES REQUIRED
- 53 SPACES REQUIRED FOR PRIVATE SECONDARY EDUCATIONAL FACILITY
- 40% PARKING REDUCTION PER 25-6-478 = 32 SPACES REQUIRED
- 10% OF STUDENTS TAKE THE CAPITAL METRO BUS TO SCHOOL (APPROXIMATELY 15 STUDENTS).

BICYCLE PARKING IS PROPOSED SOUTH OF THE SCHOOL BUILDING.

OPERATING HOURS OF LAND USES ON PROPERTY:

PROPOSED PRIVATE SECONDARY EDUCATIONAL FACILITY: 9:00 AM - 3:00 PM, MONDAY - FRIDAY, AUGUST - MAY

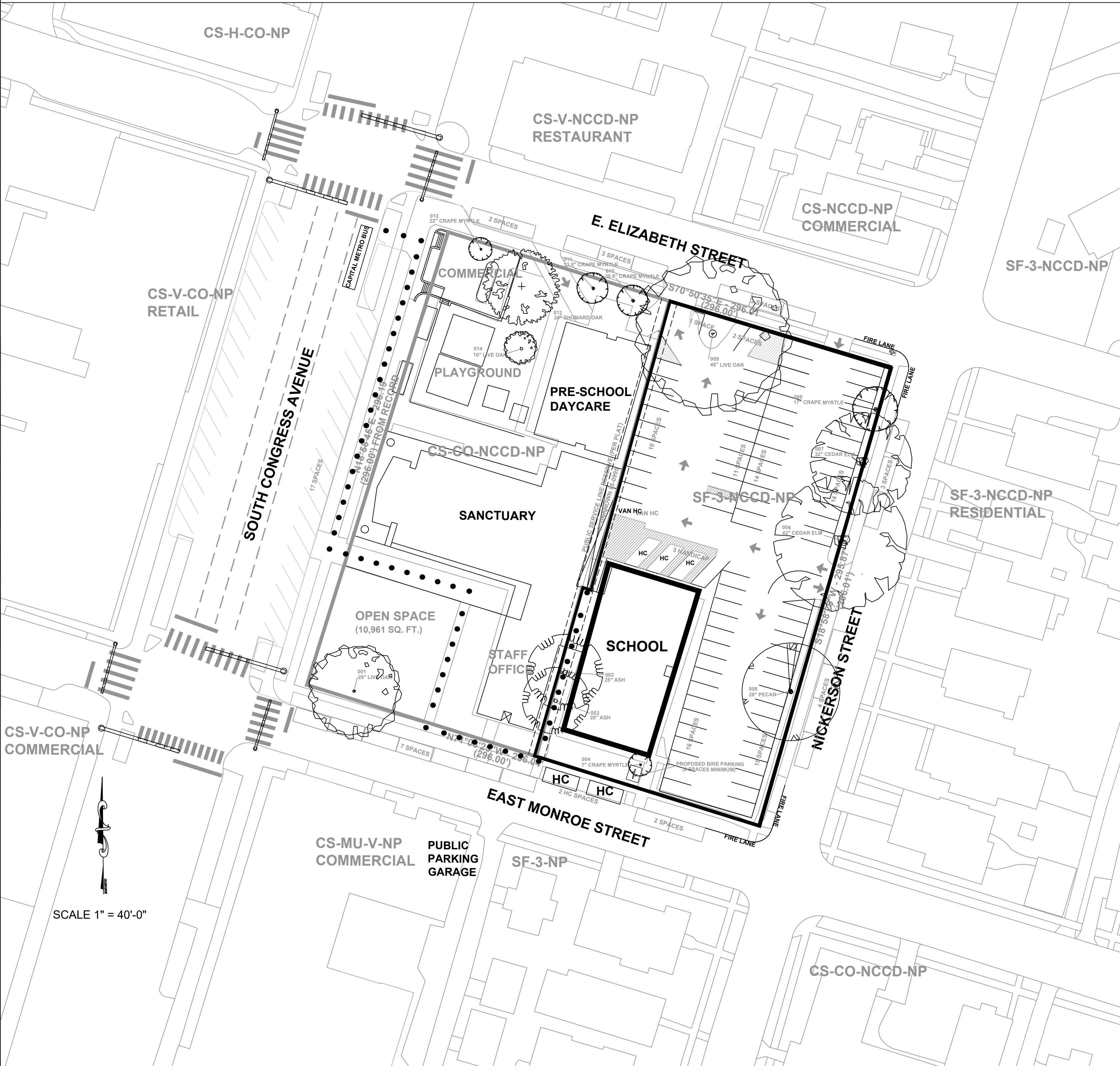
RELIGIOUS ASSEMBLY: 8:00 AM - 7:00 PM ON SUNDAYS, 6:00-8:00 PM ON WEDNESDAYS

DAY CARE SERVICES (GENERAL): 7:30 AM TO 2-6 PM, MONDAY THROUGH FRIDAY, ALL YEAR ROUND

SHARED SPACES ARE OFF-PEAK USES THAT ARE NOT OCCUPIED DURING THE SAME TIME OF DAY. 10 SPACES FOR DAY CARE SERVICES (PRE-SCHOOL) ARE AVAILABLE 24/7. WITH THE 40 PERCENT REDUCTION PER SECTION 25-6-478, 32 SPACES ARE REQUIRED FOR THE PROPOSED PRIVATE SECONDARY EDUCATIONAL USE. 11 SPACES ARE REQUIRED FOR RELIGIOUS ASSEMBLY, AND 6 SPACES ARE REQUIRED FOR THE DAY CARE USE. A TOTAL OF 87 PARKING SPACES EXIST ON THE PROPERTY, AND 43 ON-STREET SPACES ARE ADJACENT TO THE PROPERTY. IN CONCLUSION, THERE IS AMPLE PARKING AVAILABLE FOR ALL THREE USES ON THIS PROPERTY.

COMPOSITE SITE PLAN

(NO CONSTRUCTION APPROVED WITH THIS SITE PLAN.)



SITE PLAN RELEASE NOTES:

- NO CONSTRUCTION APPROVED WITH THIS SITE PLAN.
- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT.
- SITE PLAN REVISION OR CORRECTION AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT.
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.

FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A SEPARATE ROW EXCAVATION PERMIT IS REQUIRED.

- 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.

SITE CALCS.

SITE AREA : 87,610 SQ. FT. / 2.0112 ACRES

ZONING: CS-CO-NCCD-NP/ SF-3-NCCD-NP

MAX IMP. COVER PER STANDARD CS ZONING: 95%

PER STANDARD SF-3 ZONING: 45%

IMPERVIOUS COVER: - AVERAGE 74.07%*

CS-CO-NCCD-NP: 24,863 SF 56.57%

SF-3-NCCD-NP: 39,983 SF 91.58%

ZONING AREA:

CS-CO-NCCD-NP 43,951 SF 50.16%

SF-3-NCCD-NP 43,659 SF 49.83%

BUILDING (SCHOOL): 17,931 SQ. FT.

FIRST FLOOR: 5,977 SQ. FT.

SECOND FLOOR: 5,977 SQ. FT.

THIRD FLOOR: 5,977 SQ. FT.

OPEN SPACE : 10,961 SQ. FT. / 0.25 ACRES

NOTE:

- SCHOOL BUILDING IS EXISTING. NO NEW CONSTRUCTION WILL OCCUR WITH THIS CUP.
- THE WATERSHED IS EAST BOULDIN CREEK AND IS CLASSIFIED AS AN URBAN WATERSHED..
- NO PART OF THIS PROJECT SITE FALLS WITHIN A 100-YEAR FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 48453C0605J. FOR TRAVIS COUNTY TEXAS AND INCORPORATED DATED (01/06/2016). NO FLOODPLAIN MODIFICATIONS ARE PROPOSED IN CONJUNCTION WITH THIS DEVELOPMENT.
- THERE IS NO CONSTRUCTION ASSOCIATED WITH THIS PROJECT.
- THIS SITE IS NOT LOCATED WITHIN A WATER QUALITY TRANSITION ZONE OR A CRITICAL WATER QUALITY ZONE ACCORDING TO COA MAPS. THE CRITICAL WATER QUALITY ZONE (CWQZ) COINCIDES WITH THE BOUNDARIES OF THE COA FULLY DEVELOPED 100-YEAR FLOOD PLAIN.
- THIS SITE IS NOT LOCATED WITHIN THE COA EDWARDS AQUIFER RECHARGE ZONE, CONTRIBUTING ZONE, OR RECHARGE VERIFICATION ZONE ACCORDING TO TCEQ QUAD SHEETS AND COA MAPS. THE SITE IS NOT LOCATED IN THE BARTON SPRINGS WATERSHED.
- THE SITE IS COMPOSED OF 2 DIFFERENT ZONING CATEGORIES, COMMERCIAL AND SINGLE FAMILY, AND WITH MIXED USE LAND USES.
- 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 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
- ACCESSIBILITY PARKING MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE "RESERVED" OR EQUIVALENT LANGUAGE. CHARACTERS AND SYMBOLS ON SUCH SIGN MUST BE LOCATED 60" MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

TRAFFIC CONTROL NOTE:

- THIS NOTE IS BEING PLACED ON THE PLAN SET IN THE ABSENCE OF A TEMPORARY TRAFFIC CONTROL PLAN (TCP) WITH THE FULL UNDERSTANDING THAT AN ENGINEERED TCP SHALL BE REVIEWED AND APPROVED BY THE RIGHT OF WAY MANAGEMENT DIVISION. FURTHERMORE, A TCP SHALL BE SUBMITTED TO TCPREVIEW@AUSTINTEXAS.GOV FOR REVIEW A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT/PROJECT REPRESENTATIVE FURTHER RECOGNIZES THAT A TCP REVIEW FEE IS REQUIRED FOR THE INITIAL REVIEW AND ALL RE-REVIEWS, AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE.
 - REFER TO THE "MOBILITY GUIDELINES" FOR DEVELOPING TRAFFIC CONTROL STRATEGIES
 - HTTP://WWW.AUSTINTEXAS.GOV/PAGE/MOBILITY-GUIDELINES
 - TCP'S SHALL NOT BE APPROVED WITHOUT AN APPROVED SITE PLAN
 - A TRAFFIC CONTROL PLAN IS NOT A PERMIT

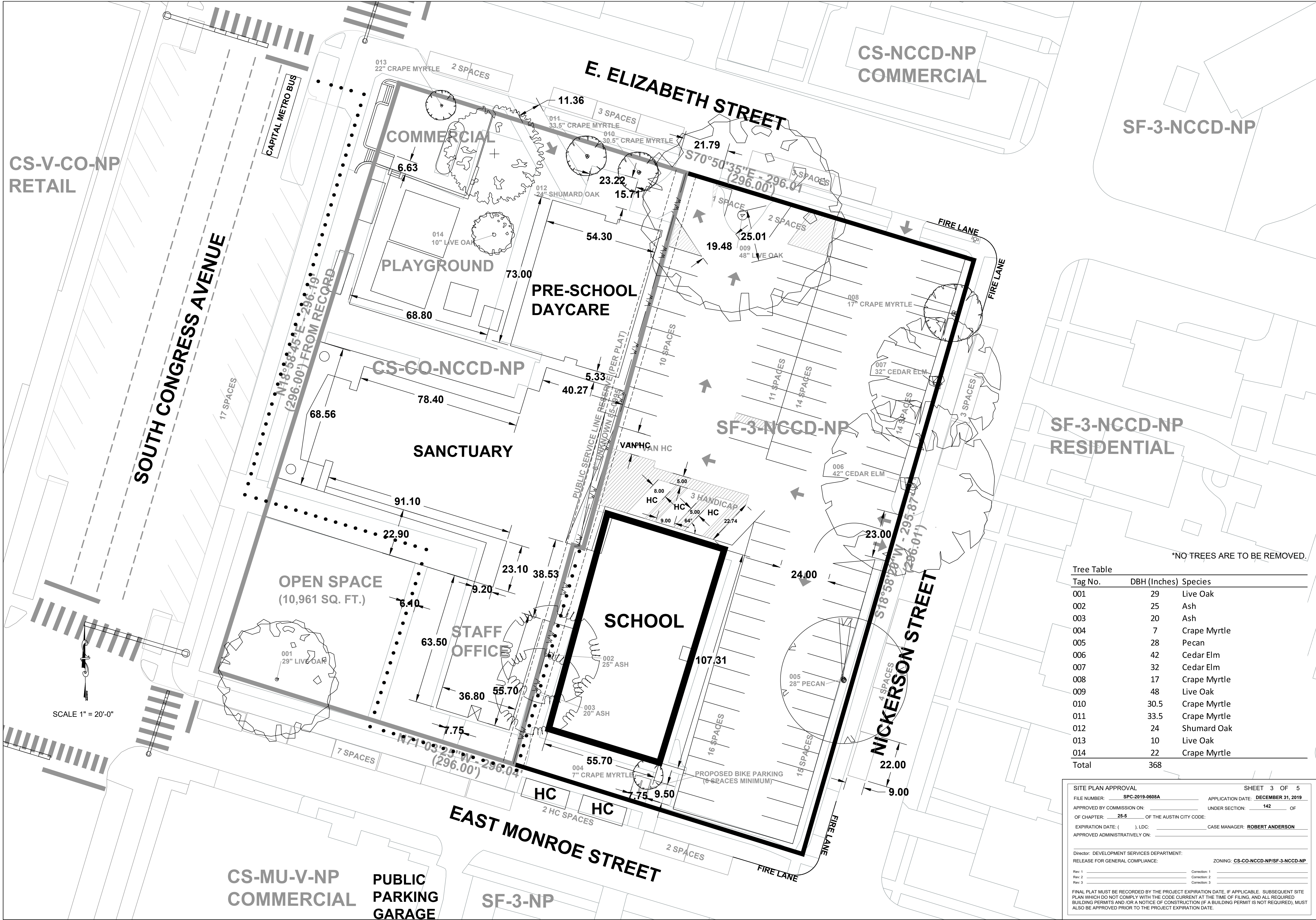
COMPATIBILITY NOTE:

- EXTERIOR LIGHTING MUST BE HOODED OR SHIELDED SO THAT THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM ADJACENT PROPERTY:
- A HIGHLY REFLECTIVE SURFACE, INCLUDING REFLECTIVE GLASS AND A REFLECTIVE METAL ROOF WITH A PITCH THAT EXCEEDS A RUN OF SEVEN TO A RISE OF 12, MAY NOT BE USED, UNLESS THE REFLECTIVE SURFACE IS A SOLAR PANEL OR COPPER OR PAINTED METAL ROOF.
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT MAY NOT EXCEED 70 DB AT THE PROPERTY LINE.
- A PERMANENTLY PLACED REFUSE RECEPTACLE, INCLUDING A DUMPSTER, MAY NOT BE LOCATED 20 FEET OR LESS FROM PROPERTY:
 - (A) IN AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT; OR
 - (B) ON WHICH A USE PERMITTED IN AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT IS LOCATED.

SITE PLAN APPROVAL		SHEET 2 OF 5	
FILE NUMBER: SPC-2019-0608A	APPLICATION DATE: DECEMBER 31, 2019		
APPROVED BY COMMISSION ON: _____	UNDER SECTION: 142 OF _____		
OF CHAPTER: 25-5 OF THE AUSTIN CITY CODE:			
EXPIRATION DATE: (), LDC: _____	CASE MANAGER: ROBERT ANDERSON		
APPROVED ADMINISTRATIVELY ON: _____			
Director: DEVELOPMENT SERVICES DEPARTMENT:			
RELEASE FOR GENERAL COMPLIANCE: _____ ZONING: CS-CO-NCCD-NP/SF-3-NCCD-NP			
Rev. 1 _____	Correction: 1 _____		
Rev. 2 _____	Correction: 2 _____		
Rev. 3 _____	Correction: 3 _____		
FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLAN WHICH DOES 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.			

CONDITIONAL USE LAND USE SITE PLAN
WATERLOO SCHOOL AUSTIN
1511 SOUTH CONGRESS AVENUE
AUSTIN, TEXAS 78704

VINCENT GERARD & ASSOCIATES
LAND PLANNING & ZONING CONSULTANTS
1715 CAPITAL OF TEXAS HWY SOUTH, STE. 207
AUSTIN, TEXAS 78746
(512)328-2893 - *vincent@vincentgerard.com



*NO TREES ARE TO BE REMOVED.

Tree Table		
Tag No.	DBH (Inches)	Species
001	29	Live Oak
002	25	Ash
003	20	Ash
004	7	Crape Myrtle
005	28	Pecan
006	42	Cedar Elm
007	32	Cedar Elm
008	17	Crape Myrtle
009	48	Live Oak
010	30.5	Crape Myrtle
011	33.5	Crape Myrtle
012	24	Shumard Oak
013	10	Live Oak
014	22	Crape Myrtle
Total	368	

SITE PLAN APPROVAL

FILE NUMBER: SPC-2019-0608A

APPROVED BY COMMISSION ON: _____

OF CHAPTER: 25-5 OF THE AUSTIN CITY CODE:

EXPIRATION DATE: (), LDC: _____

APPROVED ADMINISTRATIVELY ON: _____

SHEET 3 OF 5

APPLICATION DATE: DECEMBER 31, 2019

UNDER SECTION: 142 OF

CASE MANAGER: ROBERT ANDERSON

ZONING: CS-CO-NCCD-NP/SF-3-NCCD-NP

Director: DEVELOPMENT SERVICES DEPARTMENT:

RELEASE FOR GENERAL COMPLIANCE:

Rev. 1 _____

Rev. 2 _____

Rev. 3 _____

Correction: 1 _____

Correction: 2 _____

Correction: 3 _____

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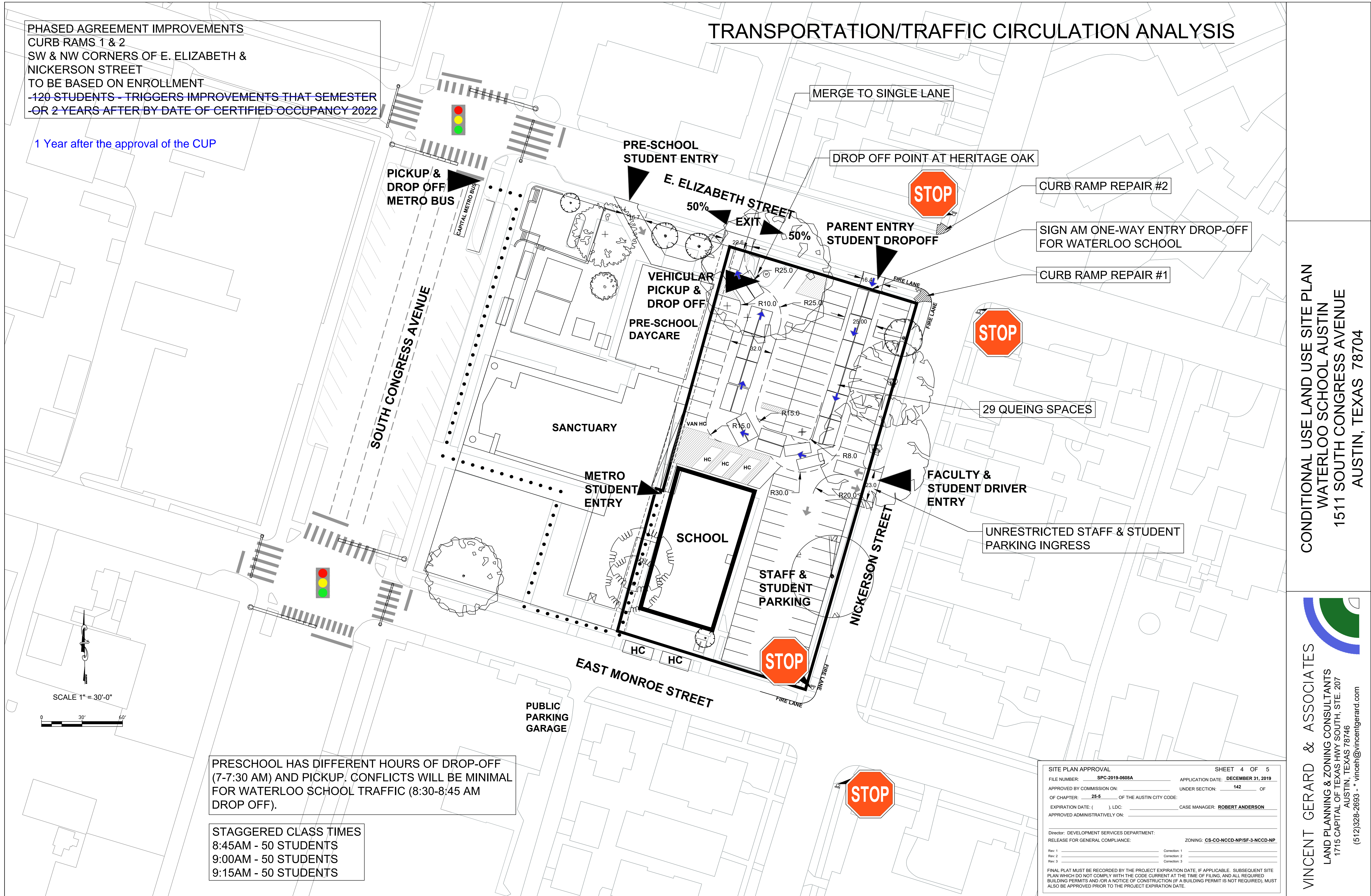
VINCENT GERARD & ASSOCIATES

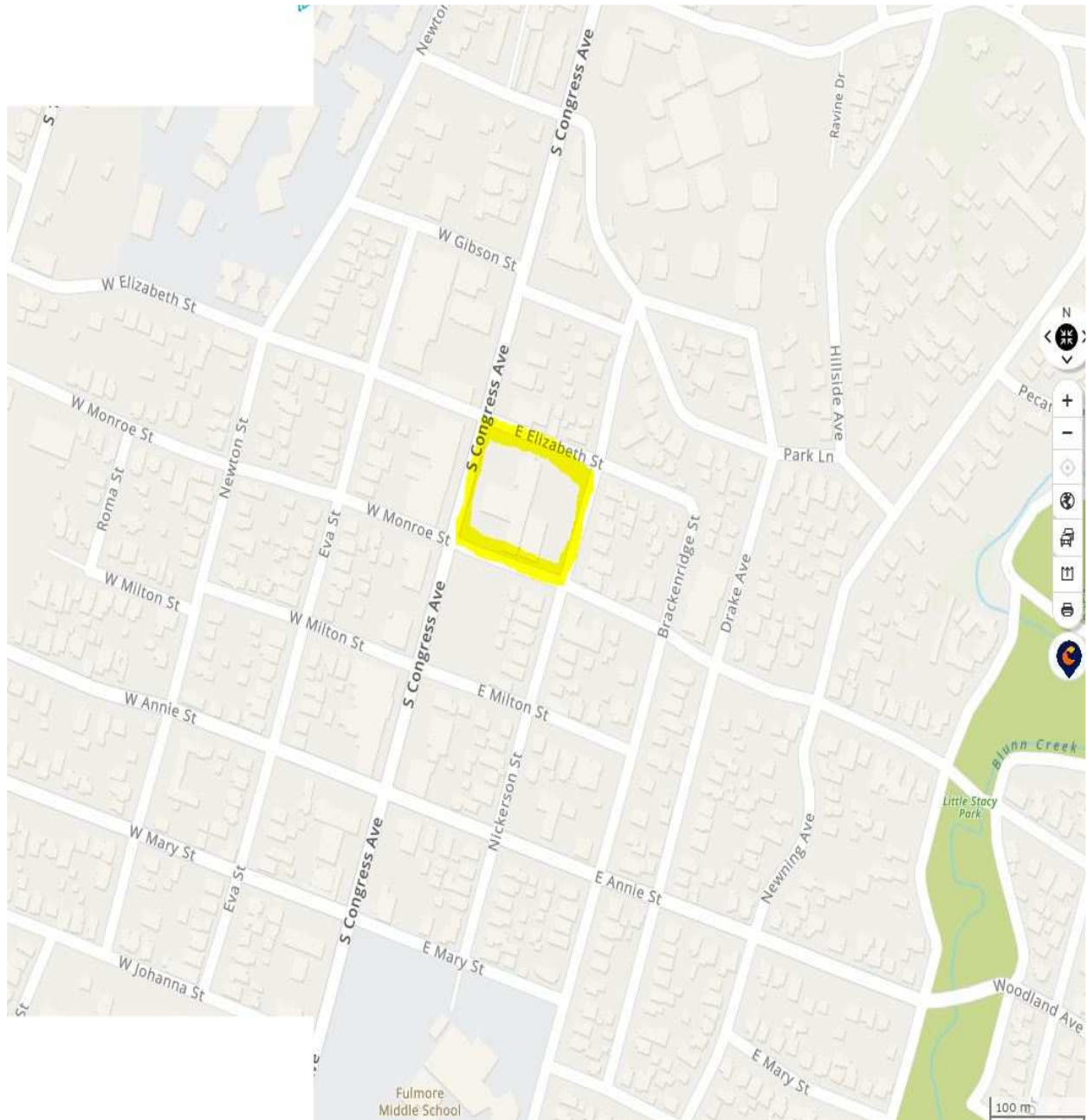
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Location Map 1511 S Congress