

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

**CASE NUMBER:** SPC-2016-0140A      **ZAP DATE:** July 5, 2016

**PROJECT NAME:** William's Community School

**ADDRESS:** 5209 Duval Road

**APPLICANT:** First Church of God of Austin (Count Fuller) (512)-626-3228  
5209 Duval Rd, Austin, TX 78727

**AGENT:** Green Civil Design (Kerri Pena) (512)-773-2766  
201 University Oaks Blvd, Ste. 540, Round Rock, TX, 78665

**AREA:** 4.93 acres

**COUNCIL DISTRICT:** 6

**WATERSHED:** Walnut Creek

**WATERSHED ORDINANCE:** Comprehensive Watershed Ordinance

**C.I.P. STATUS:** N/A

**T.I.A.:** N/A

**CAPITOL VIEW:** N/A

**PROPOSED DEVELOPMENT:**

The applicant is requesting approval of a Conditional Use Permit to locate a private primary school in an existing religious assembly building in an SF-3 zoning district. The proposal is to house the school entirely within the existing building, and no additional construction is proposed.

**EXISTING ZONING:** The site is zoned SF-3. Private Primary Educational Facility is a Conditional Use in the SF-3 zoning district [LDC 25-2-491].

**STAFF RECOMMENDATION:**

Staff recommends approval of the Conditional Use Permit for the proposed private primary educational facility. This site plan will comply with all Land Development Code requirements.

**CASE MANAGER:** Scott Grantham

[scott.grantham@austintexas.gov](mailto:scott.grantham@austintexas.gov)  
512-974-2784

**PROJECT INFORMATION:** 4.93 acres

**ALLOWED F.A.R.:** N/A

**MAX. BLDG. COVERAGE:** 40%

**MAX. IMPERVIOUS CVRG:** 45%

**REQUIRED PARKING:** 20

**PROPOSED ACCESS:** Duval Road

**EXIST. ZONING:** SF-3

**PROPOSED F.A.R.:** 0.03:1

**PROPOSED BLDG. CVRG:** 3%

**PROPOSED IMPERVIOUS CVRG:** 19%

**PROVIDED PARKING:** 58

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The proposed private primary educational use is a conditional use in the SF-3 zoning district.

**Environmental:** All environmental comments have been cleared.

**Transportation:** All transportation comments have been cleared.

**SURROUNDING CONDITIONS:****Zoning/ Land Use**

<b>North:</b>	Duval Rd, then SF-2 (Educational Facilities) and SF-1 (Single Family)
<b>East:</b>	SF-2 (Single Family)
<b>South:</b>	LO (Office)
<b>West:</b>	Angus Rd, then GO-CO (Retirement Housing) and MF-2 (Apartment/Condo)

**NEIGHBORHOOD ORGNIZATIONS:**

Homeless Neighborhood Association  
 Friends of Austin Neighborhoods  
 Northwest Austin Coalition  
 Austin Heritage Tree Foundation  
 Angus Valley Area Neighborhood Association  
 Mesa Park Neighborhood Assn.  
 Friends Of Angus Valley  
 Sierra Club, Austin Regional Group  
 Seltexas  
 Austin Independent School District

**CONDITIONAL USE PERMIT**

**D. 25-5-145.** 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.

**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 Land Use 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 will comply with all regulations and requirements of the Land Development Code prior to site plan release and approval.

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

Staff Response: The SF-3 zoning district is intended for moderate-density residential development and development densities compatible with residential development including civic uses, such as private

schools. This site plan complies with all development regulations of the SF-3 zoning district, including height, impervious cover, and building cover.

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 proposed development complies with the site development regulations of the SF-3 zoning district. Private primary school is a civic use, which is compatible for this district.

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

Staff Response: The site plan will comply with off-street parking and loading facility requirements.

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 project is not in the East Austin Overlay.

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

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

Staff Response: The site plan does not adversely affect an adjoining site more than a permitted use.

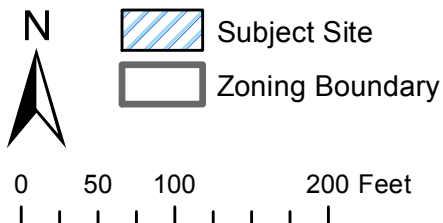
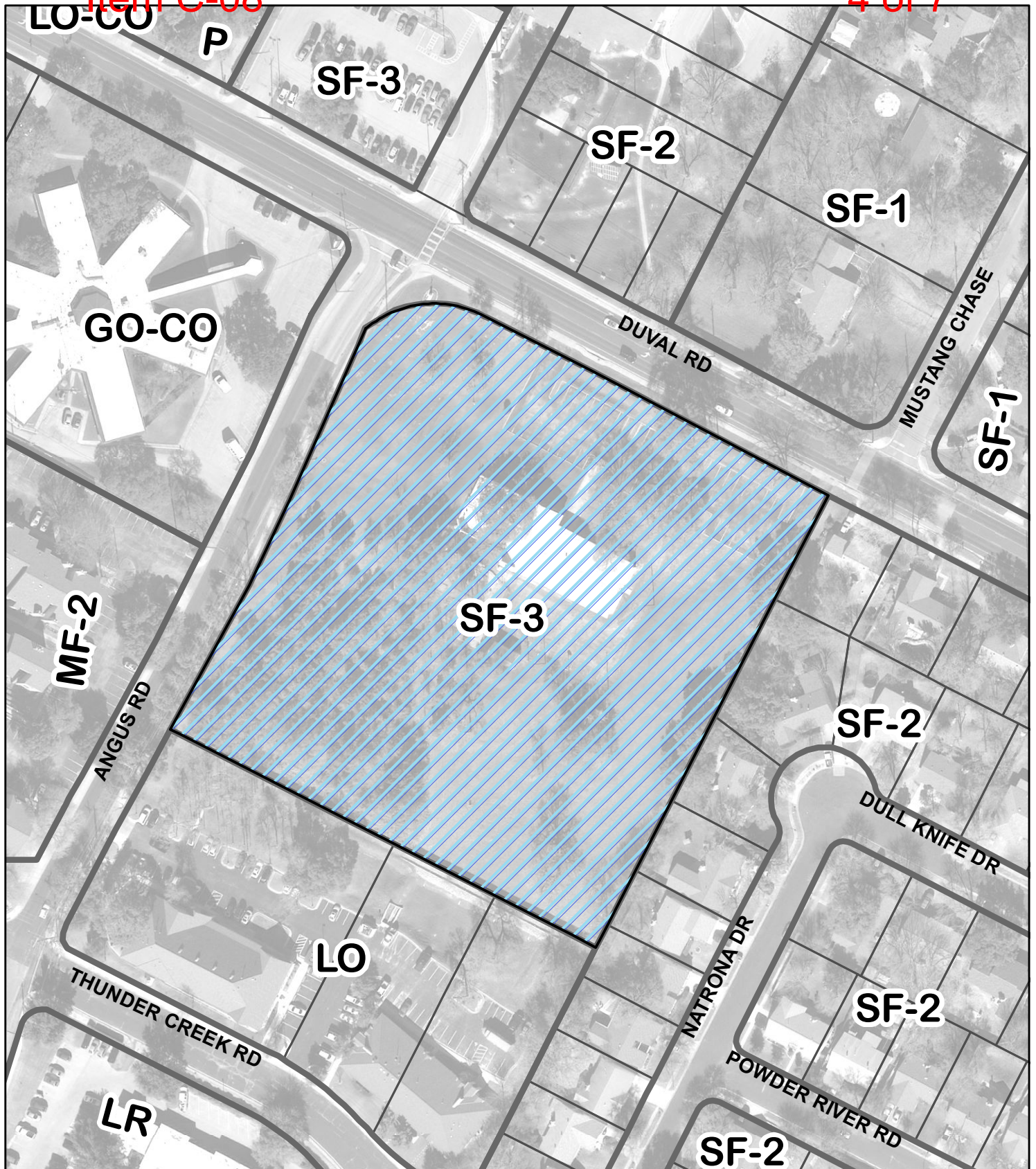
8. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or**

Staff Response: The site plan does not adversely affect the safety and convenience of vehicular and pedestrian circulation.

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

Staff Response: Any proposed signage will comply with the requirements of the Land Development Code. Compatibility notes on the plans regulate lighting, and the applicant will demonstrate compliance with lighting requirements prior to release of the site plan.





Case Name: William's Community School  
 Case Number: SPC-2016-0140A  
 Address: 5209 Duval Road  
 Case Manager: Scott Grantham

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 map was produced by the Development Services Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





**PUBLIC HEARING INFORMATION**

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

board or commission's decision may be appealed by a person with standing appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
- appearing and speaking for the record at the public hearing;
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.austintexas.gov/devservices](http://www.austintexas.gov/devservices).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

**Case Number: SPC-2016-0140A**

**Contact: Scott Grantham, 512-974-2942 or Elsa Garza, 512-974-2308**

**Public Hearing: Zoning and Platting Commission, Jul 5, 2016**

Edward C. VIGUS

Your Name (please print)

☒ I am in favor  
☐ I object

5230 Thunder creek Rd. apt. 163

Your address(es) affected by this application

Edward C. Vigus

Signature

06/17/2016

Date

Daytime Telephone: 512-343-1720

Comments: My Concern is the traffic congestion it might impose on the parents of Davis elementary. On mornings and after noons Duval Road and Angus Rd. is very busy. When a plan is submitted to address this traffic concern and both parties involved are satisfied I would say yes, I approve, Otherwise I say No.

If you use this form to comment, it may be returned to:

City of Austin

Development Services Department - 4<sup>th</sup> floor

Scott Grantham

P. O. Box 1088

Austin, TX 78767-8810

CONDITIONAL USE SITE PLAN

FOR

WILLIAM'S COMMUNITY SCHOOL

5209 DUVAL RD.

AUSTIN, TEXAS 78727

PROJECT DATA

LEGAL DESCRIPTION: LOT 4, BLOCK A OF RE-SUBDIVISON OF TRACT ONE – MESA PARK 5, AS RECORDED IN VOLUME 97, PAGE 175, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

ZONING: SF-3

WATERSHED: WALNUT CREEK  
CLASSIFICATION: SUBURBAN

THIS SITE IS LOCATED OVER THE EDWARD’S AQUIFER RECHARGE ZONE.

NO PORTION OF THIS SITE IS LOCATED WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN AS DEFINED BY THE FEMA FIRM PANEL NO. 48453C0265 K, DATED JANUARY 6, 2016, FOR TRAVIS COUNTY, TEXAS

LAND USE

- 1. ALL SITE IMPROVEMENTS ARE EXISTING.
- 2. NO CONSTRUCTION IS PROPOSED WITH THIS PLAN.
- 3. THE PROPOSED USE IS A PRIVATE EDUCATION FACILITY.
- 4. THE WATER LINE IS EXISTING. WATER AND WASTEWATER SERVICE IS PROVIDED BY AUSTIN WATER UTILITY. THERE ARE NO PROPOSED CHANGES TO THE EXISTING WATER SERVICE OR SITE PLUMBING.

STANDARD SITE PLAN NOTES

- ORDINANCE REQUIREMENTS
- 1. All improvements shall be made in accordance with the released site plan.. Any additional improvements will require a site plan amendment and approval from the Planning and Development Review Department.
  - 2. Approval of this site plan does not include Building Code approval; Fire Code approval; or building, demolition, or relocation permits approval. A city demolition or relocation permit can only be issued once the historic review process is complete.
  - 3. All signs must comply with the requirements of the Sign and Land Development Code.
  - 4. The owner is responsible for all costs of relocation of, or damage to, utilities. Additional electric easements may be required at a later date.
  - 6. A Development Permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approval site plans.
  - 7. Water and wastewater service will be provided by City of Austin.
  - 8. For construction within the right-of-way, a ROW excavation permit is required.

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 hour-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 curbline(s). No obstruction is allowed within three feet of any hydrant and hour-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 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 pervious/ decorative paving shall be engineered and installed for 80,000 lb. live-vehicle loads. Any pervious/ decorative paving within 100 feet of any building must be approved by the Fire Department.
- 5. Commercial dumpster 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 for full width of access drive.

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 to the premises are responsible for determining whether the plan complies with all of the laws, regulations, and restrictions which may be applicable to the property and its use.



LOCATION MAP

NTS

City of Austin Grid No.: J35  
Mapsc0: 465N



SHEET INDEX

SHEET NO.	TITLE
1	COVER SHEET
2	SITE PLAN

APPLICANT:  
NAME: SUZANNE BYRNE  
COMPANY NAME: THE WILLIAM MOSING CENTER  
ADDRESS: 13584 POND SPRINGS RD, BLDG. A  
AUSTIN, TX 78729  
TELEPHONE NO.: (512) 250-5700

OWNER:  
NAME: COUNT FULLER  
COMPANY NAME: FIRST CHURCH OF GOD OF AUSTIN, INC.  
ADDRESS: 5209 DUVAL ST  
AUSTIN, TX 78727  
TELEPHONE NO.: (512) 626-3228

APPROVED BY:

DEVELOPMENT SERVICES DEPARTMENT

DATE

SPC-2016-0140A

DEVELOPMENT PERMIT NUMBER

MARCH 18, 2016

SUBMITTAL DATE

NOTE:

1. 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.

2. CONDITIONAL USE PERMIT WAS GRANTED FOR PRIVATE PRIMARY EDUCATIONAL FACILITY IN AN SF3 ZONING DISTRICT BY THE ZONING AND PLATTING COMMISSION ON \_\_\_\_\_.



201 University Oaks Blvd., Ste. 540 PMB 101  
Round Rock, Texas 78665  
(512) 773-2766  
Texas Registered Engineering Firm F-17563

SHEET

1

1 OF 2

SITE PLAN APPROVAL

SHEET 1 OF 2

FILE NUMBER: SPC-2016-0140A

APPLICATION DATE: MARCH 18, 2016

APPROVED BY COMMISSION ON: UNDER SECTION: 142

CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (25-5-61, LDC): CASE MANAGER: SCOTT GRANTHAM

PROJECT EXPIRATION DATE (ORD.#970905-A): DWPZ DDZ

Director, Planning & Development Review

RELEASED FOR GENERAL COMPLIANCE: ZONING SF-3-NP

Rev. 1 Correction 1

Rev. 2 Correction 2

Rev. 2 Correction 2

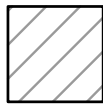

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

CASE NO.: SPC-2016-0140A

FILE: C:\Green Civil Design\Projects\1000 - William's Community School\1000-101 COVER.dwg PLOTTED: 5/25/2016 4:08 PM BY: WGP DSC: LAYOUT1





<b>SITE INFORMATION</b>	
GROSS SITE AREA:	214,620 SF/4.927 AC
IMPERVIOUS COVER	EXISTING
BUILDING COVERAGE	40,865 SF (19.04%)
GROSS SQUARE FT.	7,207 SF (3.36%)
F.A.R.	7,207 SF .03:1
<b>PARKING CALCULATIONS</b>	
USE	PRIVATE PRIMARY EDUCATION FACILITY
PARKING RATIO:	1.5 PER EMPLOYEE
REQUIRED SPACES:	20
PROVIDED SPACES:	56 STANDARD 2 HANDICAP
<b>SCHOOL FACILITIES</b>	
	INDOOR AREAS: 7,207 SF
	OUTDOOR AREAS: 6,487 SF
<hr/> TOTAL: 13,694 SF	

SITE PLAN APPROVAL SHEET 2 OF 2

FILE NUMBER: SPC-2016-0140A APPLICATION DATE: MARCH 18, 2016

APPROVED BY COMMISSION ON: \_\_\_\_\_ UNDER SECTION 142

CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (25-5-81, LDC) \_\_\_\_\_ CASE MANAGER SCOTT GRANTHAM

PROJECT EXPIRATION DATE (ORD.#97905-A) \_\_\_\_\_ DWP2 \_\_\_\_\_ DD2 \_\_\_\_\_

\_\_\_\_\_  
Director, Planning & Development Review



RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING SF-3-NP

Rev. 1 \_\_\_\_\_ Correction 1 \_\_\_\_\_

Rev. 2 \_\_\_\_\_ Correction 2 \_\_\_\_\_

Rev. 2 \_\_\_\_\_ Correction 2 \_\_\_\_\_

*Final plan 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.*

SHEET <div>2</div> <div>2 OF 2</div>	WILLIAM'S COMMUNITY SCHOOL 5209 DUVAL ROAD	<div><p>201 University Oaks Blvd., Ste. 540 PMB 101 Round Rock, Texas 78665 (512) 773-2766</p><p>Texas Registered Engineering Firm F-17563</p></div>	<div><p><i>Kerr K. Pera</i> 6/6/16</p></div>	NO. _____	DESIGNED BY: _____	FILE NAME: WSS BASE	_____
	SITE PLAN			DRAWN BY: _____	DATE: _____	_____	
				CHECKED BY: _____	PROJECT NO.: _____	_____	_____
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