PLANNING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET


PROJECT NAME: Norman Elementary School

ADDRESS: 4001 Tannehill Lane, Austin, TX 78721

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

AGENT: Garza EMC (Brian Spencer)
7708 Rialto Blvd
Austin, TX 78735
(512) 298-3284

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

WATERSHED: Fort Branch (Urban) / Walnut Creek (Suburban)

NEIGHBORHOOD PLAN: East MLK Combined NPA (MLK-183)

PROJECT DESCRIPTION:
The applicant proposes to demolish a portion of an existing one-story public elementary school building and rebuild the section in place as a 2-story wing (18,700 sf) 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, add parking, and redevelop the playground area on an a 9.767 acre elementary school campus at 4001 Tannehill Lane. 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.

PROJECT INFORMATION:

| SITE AREA | 425,450 SF, 9.767 acres |
| ZONING | P-NP (Public) |
| PROPOSED USE | Public Primary Educational Facilities |
| PROPOSED IMPERVIOUS COVER | 142,877 SF, 33.6% |
| PROPOSED BUILDING COVERAGE | 60,237 SF, 14.2% |
| PROPOSED BUILDING HEIGHT | 2 stories, 31 feet |
| PROPOSED F.A.R | 0.091:1 |
| PROPOSED ACCESS | Tannehill Lane, Samuel Huston Avenue |
| PROPOSED PARKING | 78 automobile, 12 bicycle |
NEIGHBORHOOD ORGANIZATIONS:
Austin Independent School District
Austin Neighborhoods Council
Bike Austin
Black Improvement Association
Claim Your Destiny Foundation
Del Valle Community Coalition
East Austin Conservancy
East MLK Combined Neighborhood Plan Contact Team
Friends of Austin Neighborhoods
Friends of Northeast Austin
Good Neighbor Program
Hog Pen NA
Homeless Neighborhood Association
Lincoln Garden Association
Neighborhood Empowerment Foundation
Neighbors United for Progress
Preservation Austin
Reissig Group
SELTexas
Sierra Club, Austin Regional Group
Truman Heights Neighborhood Association

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.
NO PARKING - FIRE LANE

ITEM C-31

REDCON common daily activities (continue)

ENSURED:

6 of 7

PUBLIC PRIMARY
EDUCATIONAL FACILITIES

AUSTIN INDEPENDENT
SCHOOL DISTRICT

NFPA 101-2018

FIRE LANE CURB PAINTING AND MARKING

HANDICAP PARKING/STAMP DETAIL

NO PARKING - FIRE LANE

HANDICAP PARKING/STAMP DETAIL

STOP SIGN

Item C-31
SITE PLAN

CASE#:
ADDRESS:
CASE NAME:
MANAGER:

SPC-2018-0566CX
4001 Tannehill Lane
Norman Elementary School
Anaiah Johnson

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OPERATOR: Christine Barton-Holmes