PLANNING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET


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:

<table>
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<tr>
<th>SITE AREA</th>
<th>341,857 SF, 7.848 acres</th>
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<tr>
<td>ZONING</td>
<td>P-NP (Public)</td>
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<tr>
<td>PROPOSED USE</td>
<td>Public Primary Educational Facilities</td>
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<tr>
<td>PROPOSED IMPERVIOUS COVER</td>
<td>226,490 SF, 66.3%</td>
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<tr>
<td>PROPOSED BUILDING COVERAGE</td>
<td>99,070 SF, 28.98%</td>
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<tr>
<td>PROPOSED BUILDING HEIGHT</td>
<td>2 stories, 35 feet</td>
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<tr>
<td>PROPOSED F.A.R</td>
<td>0.29:1</td>
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<tr>
<td>PROPOSED ACCESS</td>
<td>Brentwood Street, Yates Avenue</td>
</tr>
<tr>
<td>PROPOSED PARKING</td>
<td>69 automobile, 77 bicycle</td>
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</tbody>
</table>
NEIGHBORHOOD ORGANIZATIONS:
Austin Independent School District  Homeless Neighborhood Association
Austin Lost and Found Pets  Neighborhood Empowerment Foundation
Austin Neighborhoods Council  North Austin Neighborhood Alliance
Bike Austin  SELTexas
Brentwood Neighborhood Association  Shoal Creek Conservancy
Brentwood Neighborhood Plan Contact Team  Sierra Club, Austin Regional Group
Friends of Austin Neighborhoods

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.
# Brentwood Elementary School

**6703 Yates Avenue, Austin, Texas 78757**

**Submit Date:** AUGUST 23, 2019

**Mapco Grid:** 825T, Coa Grid: 4188

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<td>SIGNAGE AND STRIPING PLAN</td>
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## Legal Description

4000 SURF & SLEET, W & N/W 8254

A PARK AND WALT DE LA RIEU A WOMAN ORGANIZATIONS AND PROJECTS OF A CHARITABLE ORGANIZATION創作

## Fire Design Codes

- **2014 International Fire Code with City of Austin Local Amendments**

<table>
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<th>Wing A (Type B)</th>
<th>32,324 SF</th>
<th>3.750 GPM</th>
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<tr>
<td>Wing C (Type B)</td>
<td>36,285 SF</td>
<td>4.680 GPM</td>
</tr>
<tr>
<td>Wing D (Type B)</td>
<td>16,000 SF</td>
<td>1.000 GPM</td>
</tr>
</tbody>
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## Intended Use

- Occupancy E (Education) - Public School

## Construction Classification

- Admin: California Gym and 2 Story Academic Wing - Type B
- Remaining structures: 100 Wing and 200 Wing - Type B

## Building Fire Area (SF)

- Wing A (Type B): 32,324 SF
- Wing B (Type B): 10,804 SF
- Wing C (Type B): 36,285 SF
- Wing D (Type B): 16,000 SF

## Automatic Fire Sprinkler System

- Type (if applicable): NFPA 13

## Reduced Fire Flow Demand in GPM @ 10 psi if automatic fire sprinkler system is to be provided

To be determined by Fire Protection Contractor

## AFD Fire Hydrant Flow Test Date

10/20/2019

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**Brentwood Elementary School**

6703 Yates Avenue, Austin, Texas 78757

**PLOTTED:**

**JOB NO:**

**TBA**

**FIRM REGISTRATION NO.:** 1452

**TBPE FIRM REGISTRATION NO.:** F-1416

**TBPLS FIRM REGISTRATION NO.:** 10065600

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**NOTE:**

1. **THE ABOVE MEANS THE DRAWING SCALE ALLOWS FOR THE DRAWING TO BE REPRODUCED UP TO 100% SIZE.**

2. **COPIES OF THE ABOVE DRAWING ARE TO BE FURNISHED TO THE PROJECT MANAGER.**

3. **ADJUST SCALES ACCORDINGLY.**

4. **THE ABOVE DRAWING IS A REPRODUCTION OF THE ORIGINAL DRAWING.**

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**LEGAL DESCRIPTION:**

4000 SURF & SLEET, W & N/W 8254

A PARK AND WALT DE LA RIEU A WOMAN ORGANIZATION

**DATE:** 11/21/2019

**STATUS:**

**C001**

**COVER SHEET**

Brentwood Elementary School

6703 Yates Avenue, Austin, Texas 78757

**SPC-2019_0358AX**