

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

CASE NUMBER: SPC-2016-0368A **PC DATE:** October 24, 2017

PROJECT NAME: Didactia Preschool

ADDRESS: 1507 Hether Drive

WATERSHEDS: West Bouldin Creek (Urban)

AREA: 2.25 acres

EXISTING ZONING: SF-3-NP

OWNER: Barton Hills Property

APPLICANT: Dr. E. Logan Wagner
1416 Alameda Dr.
Austin, TX 78704

CASE MANAGER: Nikki Hoelter

PHONE: 974-2863

E-MAIL: nikki.hoelter@austintexas.gov

DESCRIPTION OF PROJECT:

The applicant is requesting approval of a conditional use permit for a daycare services (commercial) use in a SF-3 zoning district. Daycare services (commercial) use is the use of a site for the provision of daytime care for more than 20 persons. This use includes nursery schools, preschools, day care centers for children or adults, and similar uses, and excludes public and private primary or secondary educational facilities. The applicant is proposing to care for a maximum of 91 children (with 6 employees). The daycare currently exist, however the owner is adding 1 building which will increase the amount of children being cared for onsite therefore requiring a conditional use permit for the designation of daycare (commercial). The daycare site includes a play area, parking and sidewalks, on 2.25 acres.

The conditional use permit will allow the change of use from single family residence to day care commercial use.

No construction will occur with this permit.

STAFF RECOMMENDATION:

Staff recommends approval of the conditional use site plan, it meets all code requirements. The proposed project is not requesting any waivers or variances. The daycare sits within an existing multi lot site, which includes the existing land uses 3 restaurants, residences, indoor storage facilities, food sales and a cocktail lounge. The day

car will operate in addition to the existing land uses.

SUMMARY COMMENTS ON SITE PLAN:

The daycare is proposing an expansion in to an existing building which would allow for more children, however this triggered a conditional use site plan because, the land use, daycare (commercial) is a conditional use within the SF-3 zoning district. The day care will consist of three, one story buildings, totaling 2,705 square feet.

This change of use, conditional use site plan does not affect any other existing land use on the property. Parking will be shared with the other uses on site. Although it's a multi lot site, its considered 1 lot because a land status determination was granted, making it 1 large lot.

No new construction is proposed with this site plan. An exemption will be required to install sidewalks and reconstruct the new drive along South Lamar. An outdoor play area is provided at 50 feet from the nearest single family residence. This site meets all code requirements, including compatibility standard requirements.

Parking will be provided on site, with drop off and pick up to occur on-site. All access to the site will be from South Lamar and Hether Street.

NEIGHBORHOOD PLAN: Zilker Neighborhood Plan

NEIGHBORHOOD ORGANIZATIONS:

Friends of Zilker
Friends of Austin Neighborhoods
Zilker Neighborhood Association
Austin Independent School District
Austin Neighborhoods Council
SEL Texas
Sierra Club, Austin Regional Group
Bike Austin
Homeless Neighborhood Association
South Central Coalition
Preservation Austin

PROJECT INFORMATION

GROSS SITE AREA	2.25 acres		
EXISTING ZONING	SF-3, CS, CS-1		
WATERSHED	West Bouldin Creek		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance(Urban)		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	N/A		
PROPOSED ACCESS	S. Lamar Blvd. and Hether Street		
	Allowed/Required	Existing	Proposed
BUILDING COVERAGE (3 buildings)		2075 sq. ft.	2075 sq. ft.**
IMPERVIOUS COVERAGE		31%	31%**
PARKING	73 spaces w/reductions		75 spaces

**data is only for the daycare (commercial) use; SF-3 zoning district

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	SF-3, CS-1, CS	Restaurant, daycare, indoor storage, residences, food sales and cocktail lounge
<i>North</i>	SF-3-NP	Single family residence
<i>South</i>	CS-V, CS-MU-V-NP	Car sales, commercial
<i>East</i>	CS	Under construction
<i>West</i>	SF-3, CS	Single family residence, commercial

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:

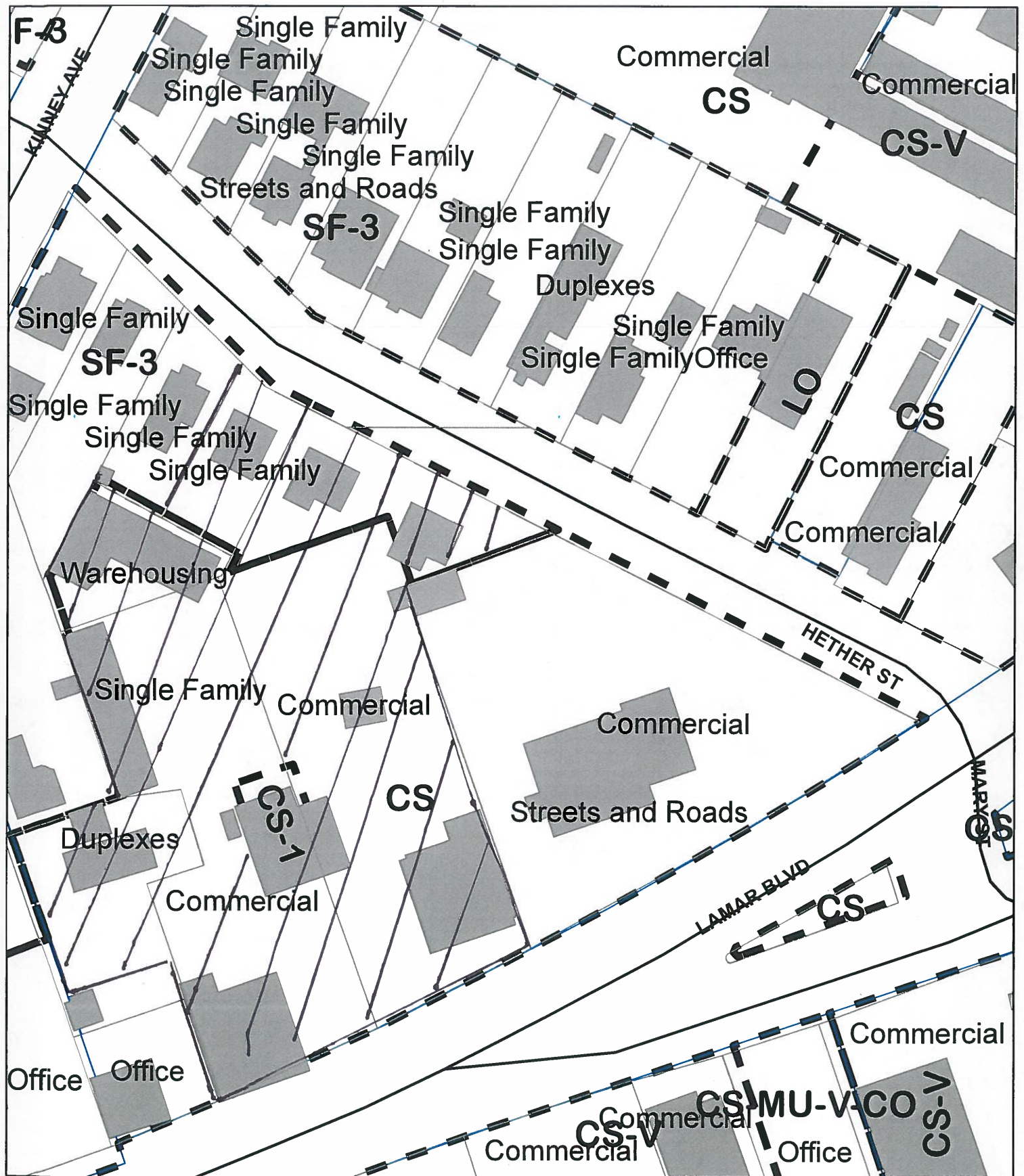
- 1. Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
- 2. Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning district. The SF-3 zoning district is intended for moderate-density residential development and development densities compatible with residential development including civic uses, including day care.
- 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 because the existing residential home will be used for the day care, and the layout of the property will not be changing in regards to setbacks, landscaping, or traffic circulation. This site plan complies with all development regulations of the SF-3, CS and CS-1 zoning districts, including height, impervious cover, and building cover. The Conditional Use Permit is requested to allow a day care (commercial) use within the SF-3 zoning district.

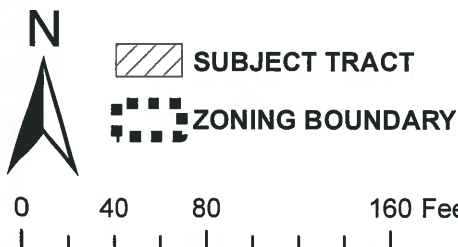
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Parking for the employees will be provided on site. Since this is a daycare facility parents will only be dropping off and picking up children, and not parked for an extended amount of time on street or in a parking space.
5. **Reasonably protect persons and property from erosion, flood, fire, noises, 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.

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 to all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: A daycare use only requires parking be provided for employees on site, however parking will be shared for all the listed uses as shown on the plan and in this report.
3. **Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: Any proposed signage will comply with the requirements of the Land Development Code sign regulations.



SITE PLAN



CASE#: SPC-2016-0368A
 ADDRESS: 1507 Hether Street
 CASE NAME: Didactia Preschool
 MANAGER: Nikki Hoelter



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

- LEGEND
- accessible routes
 - day care play area enclosed by 6' fence
 - handicap parking with sign
 - tree
 - one way street sign (see note 12)

TABLE 1: BUILDING DATA

TOTAL SITE AREA: 99,356 SQ. FT.						
BLDG. NAME	GROSS FLOOR AREA SQ. FT.	USE	ZONING	BUILDING HEIGHT STOREY	FOUNDATION TYPE	
1. ELMERSON	2,720 SF	03	restaurant (600sqft)	CS-1	1/2"	S on G
2. CASHI	1,380 SF	01	restaurant	CS	1/2"	P & B
3. ALMAGEN I	433 SF	004	storage indoor	CS	1/2"	S on G
4. ALMAGEN II	2,300 SF	03	storage indoor	CS	1/2"	S on G
5. ALMAGEN III	2,430 SF	03	storage indoor	CS	1/2 7"	S on G
6. CASHI	1,136 SF	012	residential	SF3	1/4"	P & B
7. CASHI	1,080 SF	011	residential	SF3	1/4"	P & B
8. CASHI	1,876 SF	01	residential	SF3	2/29 4"	P & B
9. DIDACTICA II	1,000 SF	01	commercial daycare**	CS-1	1/12 6"	P & B
10. DIDACTICA I	1,000 SF	01	commercial daycare**	CS	1/12 6"	S on G
11. DIDACTICA II	675 SF	007	commercial daycare**	CS	1/12 6"	S on G
12. GOLDEN LODGE	2,000 SF	004	cocktail lounge (1000sqft)	CS-1	1/12 6"	S on G
13. DRY MEY	600 SF	008	food sales	CS-1	1/12 6"	S on G
14. HANDBS OFFICE	1,253 SF	02	restaurant (1000sqft)	CS	1/12 6"	S on G
15. BARLEY BARN	1,437 SF	03	restaurant (1000sqft)	CS	1/12 6"	S on G

* PROPOSED
 ** 50 FT IN PARALLEL WITH EXISTING ACCESSORY USE
 *** EACH COMMERCIAL DAYCARE HAS TWO EMPLOYEES, A TOTAL OF 6

TABLE 2: TOTAL GROSS FLOOR AREA

lot	zoning	area	FAR
part of lot 1	CS	8341	18
LOT 6	CS	3332?	24
LOT 7	CS	30721	20
part of lot 5	SF3	12322	37
LOT 8	SF3	1024?	20

TABLE 3: IMPERVIOUS COVER

ZONING	TOTAL AREA	TOTAL AREA %	ALLOWED AREA	ACTUAL AREA	ACTUAL AREA %
SF3	32,997.03 SF	45%	10,349 SF	7,317 SF	31%
CS	73,358.23 SF	95%	71,558 SF	58,187 SF	77%
TOTAL	99,356.16 SF		81,707 SF	65,404 SF	16%

NOTES

1. Bldg. 9, the one requesting change of use from SF-3 to commercial daycare, will be allowed a maximum of 35 students based on the allowed rate of 30 sq. ft. per student.
2. Bldg. 9, 104 sq ft / 30 = 3.47 students
3. Bldg. 10, 962 sq. ft. / 30 = 32.07 students
4. Bldg. 11, 675 sq. ft. / 30 = 22.5 students
5. Total amount for all bldgs. = 91 students
6. Allowed recreational area = 6000 sq. ft. at 60 sq ft per student, 112 students allowed in recreational area.
7. Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Compliance with accessibility design such as the 2010 Standards of Accessibility Design or the 2010 Texas Accessibility Standards was not verified. The applicant is responsible for compliance with all accessibility standards.
8. Sidewalk assessment shall be provided under separate permit.
9. Construction will not occur at the site.
10. Handicap parking spaces will be 8' wide plus a 5' aisle, adjacent building area, sign on a post will be installed in front of each space, handicap parking spaces and signage will be installed to meet city standards accessibility standards, IRC TABLE 1106.
11. One way driveways to have signs indicating one way and meet City of Austin standards.
12. All new driveways will be 20' wide or more and meet City of Austin standards.
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ALARIFE, INC.

ARCHITECTURE
BUILDING
CONSULTING

1416 Alameda Dr.
Austin, TX 78704
512.801.9819

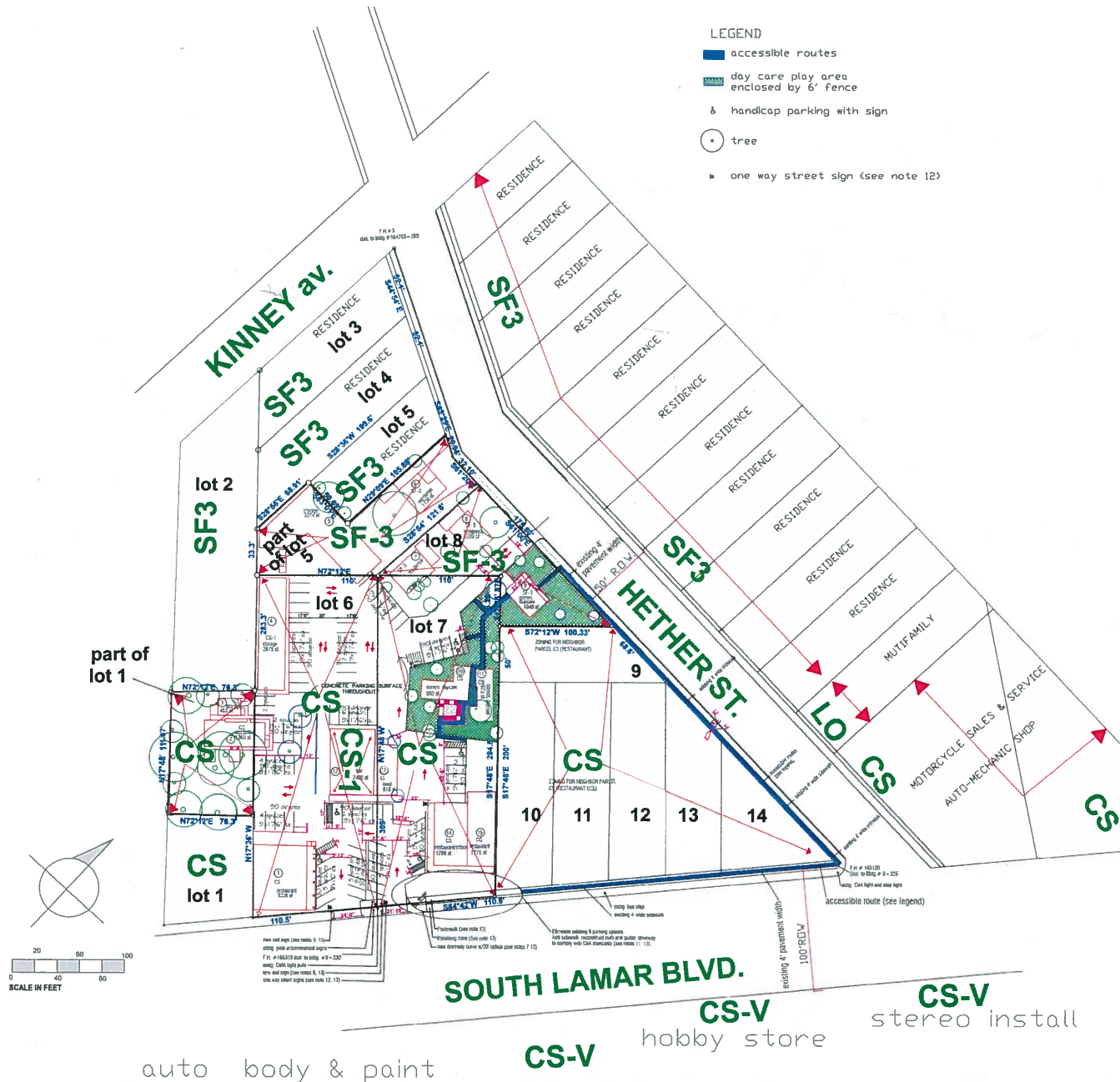
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PROJECT NAME:
DIDACTICA - ALA III
1507 Helther Street
Austin, Texas 78704
PROJECT NUMBER:
SPC-2016-0388A

SEPTEMBER 12, 2016
NTS
DRAWN BY: ELW / DVH

2 OF 3



SITE PLAN

ALARIFE,
pllc.

ARCHITECTURE
BUILDING
CONSULTING

1416 Alameda Dr.
Austin, TX 78704
512.801.9819

alarife@aol.com

TABLE 4: BUILDING DATA SUMMARY

BLDG	USE	AREA SQ FT
1	RESTAURANT	2,720 SF
2,3	SGL FAM RESIDENCE	1,802 SF
4	OUTDOOR STORAGE	2,300 SF
5	OUTDOOR STORAGE	2,430 SF
6	SGL FAM RESIDENCE	1,138 SF
7	SGL FAM RESIDENCE	1,089 SF
8	SGL FAM RESIDENCE	1,039 SF
9	DAYCARE SERVICES	1,099 SF
10	DAYCARE SERVICES	1,039 SF
11	DAYCARE SERVICES	875 SF
12	COCKTAIL LOUNGE	2,002 SF
13	FOOD SALES	893 SF
14	RESTAURANT	1,332 SF
15	RESTAURANT	1,437 SF

TABLE 5: PARKING SCHEDULE

TABLE 7. PARKING SCHEDULE						
BUILDING	USE	AREA	USE TYPE	SPACE TYPE	SPACE COUNT	
1	restaurant	2,720 SF	TYPE A	TYPE A	31	
2,3	SGL FAM RESIDENCE	1,802 SF	TYPE A	TYPE A	31	
4	OUTDOOR STORAGE	2,300 SF	TYPE A	TYPE A	31	
5	OUTDOOR STORAGE	2,430 SF	TYPE A	TYPE A	31	
6	SGL FAM RESIDENCE	1,138 SF	TYPE A	TYPE A	31	
7	SGL FAM RESIDENCE	1,089 SF	TYPE A	TYPE A	31	
8	SGL FAM RESIDENCE	1,039 SF	TYPE A	TYPE A	31	
9	DAYCARE SERVICES	1,099 SF	TYPE A	TYPE A	31	
10	DAYCARE SERVICES	1,039 SF	TYPE A	TYPE A	31	
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12	COCKTAIL LOUNGE	2,002 SF	TYPE A	TYPE A	31	
13	FOOD SALES	893 SF	TYPE A	TYPE A	31	
14	RESTAURANT	1,332 SF	TYPE A	TYPE A	31	
15	RESTAURANT	1,437 SF	TYPE A	TYPE A	31	
Total # of spaces required before reduction						304
REDUCTIONS						
Vehicle space reduction: 100% (100% of 304) = 304						304
Use case reduction (2) BIC 31.6-47000 = 100%						100%
Total reduction = 304 - 304 = 0						0
PARKING SUMMARY						
TOTAL REQUIRED = 73 SPACES						73
TOTAL PROVIDED = 75 SPACES						75
SURFACE PROVIDED = 75 SPACES						75
ADA SPACES PROVIDED = 5 SPACES						5
SPACE VAN ACCESSIBLE SPACES = 1 SPACE						1
PROPOSED ADA SPACES INCLUDING VAN = 6 SPACES						6
BICYCLE SPACES PROVIDED = 5 SPACES						5
BICYCLE SPACES PROVIDED = 5 SPACES						5

NOTES

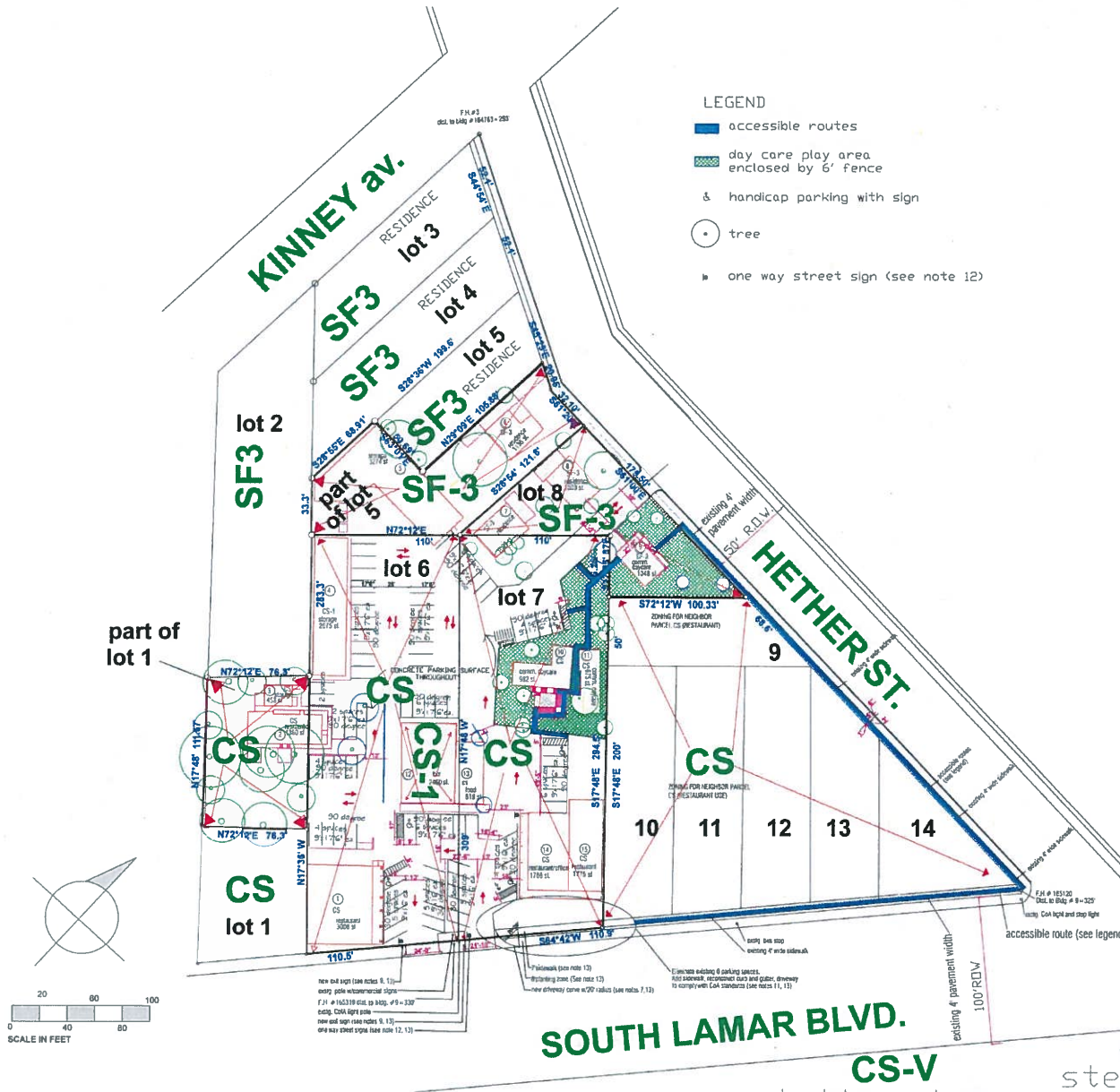
- Bldg. 8, the one requesting change of use from SF-3 to commercial daycare, will be allowed a maximum of 35 students based on the allowed ratio of 30 sq. ft. per student.
Bldg. 9, 1049 sq ft / 30 = 34.9 students
Bldg. 10, 982 sq ft / 30 = 32.7 students
Bldg. 11, 875 sq ft / 30 = 29.2 students
Total amount for all bldgs. = 96.8 students
Bldg. 12, 2002 sq ft / 30 = 66.7 students
Bldg. 13, 893 sq ft / 30 = 29.8 students
Bldg. 14, 1332 sq ft / 30 = 44.4 students
Bldg. 15, 1437 sq ft / 30 = 47.9 students
Total amount for all bldgs. = 239.8 students
Bldg. 12, 2002 sq ft / 30 = 66.7 students
Bldg. 13, 893 sq ft / 30 = 29.8 students
Bldg. 14, 1332 sq ft / 30 = 44.4 students
Bldg. 15, 1437 sq ft / 30 = 47.9 students
Total amount for all bldgs. = 239.8 students
- Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Compliance with accessible design such as the 2010 Standards of Accessible Design or the 2010 Texas Accessibility Standards was not verified. The applicant is responsible with compliance with all accessibility standards.
- Sidewalk easement shall be provided under separate permit.
- Construction will not occur at the site.
- Handicap parking spaces will be 8' wide plus a 5' wide, striped loading area, sign on a post will be installed in front of each space. Handicap parking spaces and signage are to meet City standards accessibility standards, (IBC TABLE 1106).
- One way driveways to have signs indicating one way and will meet City of Austin standards.
- All new driveways will be 20' wide or more and will meet City of Austin standards.
- Parking dimensions: standard 8'x17'
- New east and entry signs proposed with separate permit.
- Total sq. footage of daycare = 2075
- This change will be processed as a separate permitting process.
- One way street signs (and other proposals) will be provided under a separate permit.
- All indicated callouts shall be provided under a separate permit.

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1507 Heather Street
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PROJECT NUMBER:
SPC-2016-0368A

SEPTEMBER 12, 2016
NTS
DRAWN BY: ELW / DVH

3 OF 3



auto body & paint

CS-V

hobby store

CS-V stereo install

TRANSPORTATION CLOSE-UP