

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

CASE NUMBER: SPC-2020-0036A **ZAP DATE:** 6/2/2020

PROJECT NAME: 3521 Convict Hill Daycare

PROJECT ADDRESS: 3521 Convict Hill Road

APPLICANT: Kyle Holder (512) 762-3321

AGENT: Kyle Holder (512) 762-3321

WATERSHED: Williamson Creek (Suburban)

CASE MANAGER: Jeremy Siltala (512) 974-2945 or jeremy.siltala@austintexas.gov

PROJECT DESCRIPTION:

The applicant proposes a commercial daycare use in an existing building in SF-3 zoning district. No construction is proposed with this application.

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.

PROJECT INFORMATION:

SITE AREA	11,372 SF
ZONING	SF-3
PROPOSED USE	Daycare Services (Commercial)
IMPERVIOUS COVER	4,741 SF, 41.7%
BUILDING COVERAGE	2,854 SF, 25.1%
BUILDING HEIGHT	2 stories, 28 feet
F.A.R	0.34:1
ACCESS	Convict Hill Road
PARKING	7 automobile

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Austin Lost and Found Pets
Bike Austin
Circle C Neighborhood Assn.
Deer Park Owners Association, Inc.
Friends of Austin Neighborhoods
Homeless Neighborhood Association
Maple Run-Wheeler Creek-Woodstone Village
Neighborhood Empowerment Foundation
Oak Hill Association of Neighborhoods (OHAN)

Onion Creek Homeowners Assoc.
Palomino Park HOA
Preservation Austin
SELTexas
Save Barton Creek Assn.
Save Our Springs Alliance
Sierra Club, Austin Regional Group
South Austin Neighborhood Alliance (SANA)
TNR BCP - Travis County Natural Resources

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:

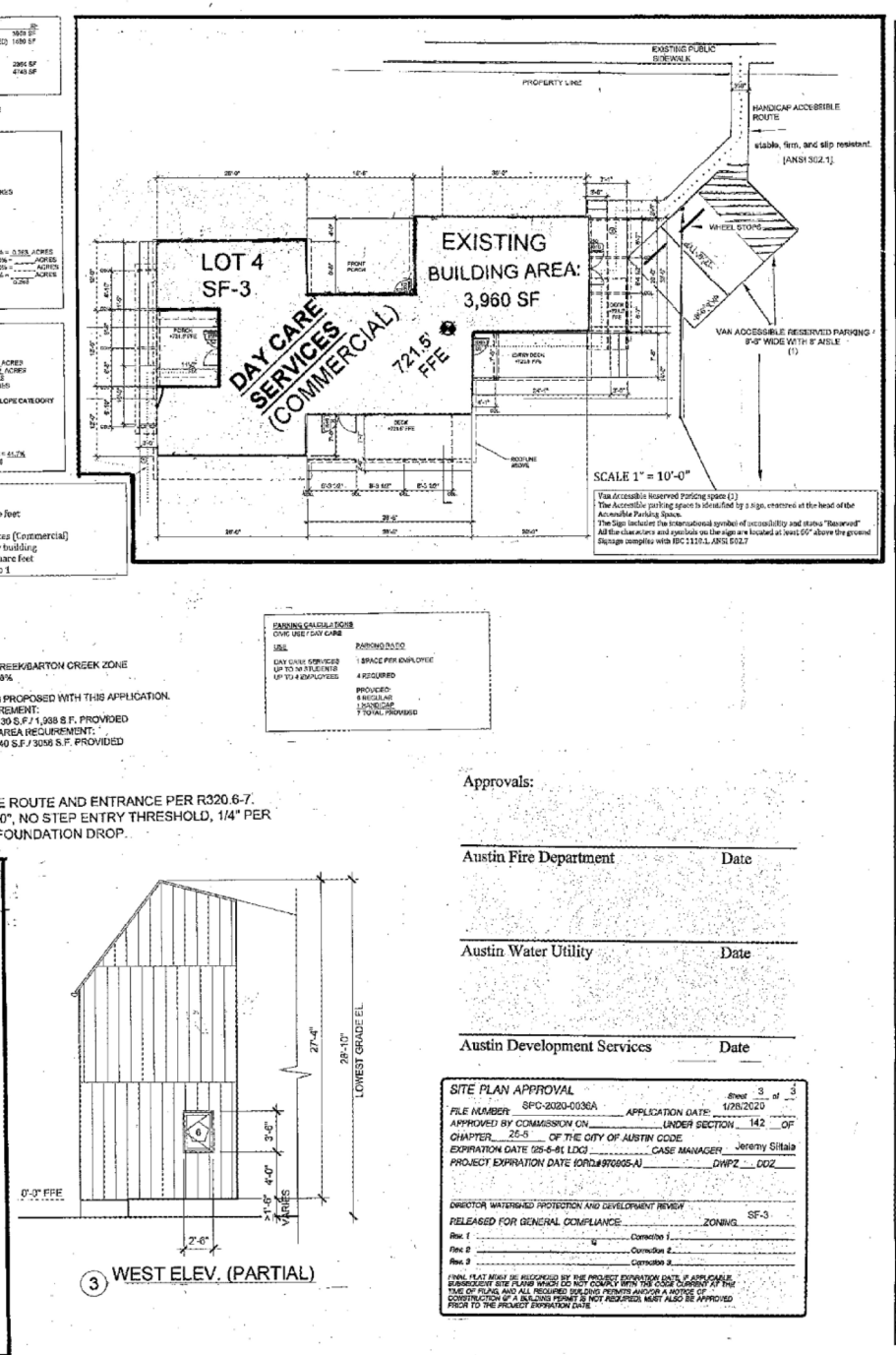
1. More adversely affect an adjoining site than would a permitted use; Staff response: The site plan will conform with all regulations and standards established by the Land Development Code prior to its release.
2. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including 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.

COMMISSION ACTION:

The Commission may either; approve, approve with conditions or deny the conditional use site plan permit.

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 and 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.



**SITE
PLAN**
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