

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

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**CASE NUMBER:** SPC-2016-0583A

**PLANNING COMMISSION DATE:** June 27, 2017

**PROJECT NAME:** Growing Curiosity

**ADDRESS:** 9000 Georgian Drive

**WATERSHEDS:** Little Walnut Creek (Urban)

**AREA:** .802 acres

**EXISTING ZONING:** SF-3-NP

**APPLICANT:** 9000 Georgian LLC (Breana Sylvester)  
9000 Georgian Dr.  
Austin, TX 78753

**ENGINEER:** KBGE (Abby Stephenson)  
105 W. Riverside Dr., Suite 110  
Austin, TX 78704

**CASE MANAGER:** Nikki Hoelter

**PHONE:** 974-2863

**E-MAIL:** [nikki.hoelter@austintexas.gov](mailto:nikki.hoelter@austintexas.gov)

**DESCRIPTION OF PROJECT:**

The applicant is requesting approval of a conditional use permit for Day Care Services (Commercial) in a SF-3-NP zoning district. Day Care 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 22 children (with 3 employees). The site will include a play area, parking and sidewalks, on .802 acres.

The conditional use permit will allow the change of use from the existing 1697 square foot single family residence to day care 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 will operate Monday through Friday, 7:30am – 6:00 pm.

**SUMMARY COMMENTS ON SITE PLAN:**

No new construction is proposed with this site plan. This site meets all code requirements, including compatibility standard requirements. A privacy fence will provide screening for the single family residences along the south, west and north property lines.

Parking will be provided on site, with drop off and pick up to occur on-site and on-street adjacent to the daycare. All access to the site will be from Georgian Drive.

**NEIGHBORHOOD PLAN:** North Lamar Combined Neighborhood Plan

**BOARD AND COMMISSION ACTIONS:** N/A

**NEIGHBORHOOD ORGANIZATIONS:**

- Austin Heritage Tree Foundation
- Austin Independent School District
- Austin Neighborhoods Council
- Real Estate Council of Austin, Inc
- SEL Texas
- Sierra Club, Austin Regional Group
- Sustainable Neighborhoods
- Bike Austin
- Homeless Neighborhood Association
- Austin Northwest Association
- Georgian Acres Neighborhood Association
- North Lamar Combined Neighborhood Plan Contact Team
- Friends of Austin Neighborhoods
- North Growth Corridor Alliance

**PROJECT INFORMATION**

<b>GROSS SITE AREA</b>	.802 acres		
<b>EXISTING ZONING</b>	SF-2-NP		
<b>WATERSHED</b>	Little Walnut Creek		
<b>WATERSHED ORDINANCE</b>	Comprehensive Watershed Ordinance(Urban)		
<b>TRAFFIC IMPACT ANALYSIS</b>	Not required		
<b>CAPITOL VIEW CORRIDOR</b>	N/A		
<b>PROPOSED ACCESS</b>	Georgian Drive		
	<b>Allowed/Required</b>	<b>Existing</b>	<b>Proposed</b>
<b>FLOOR-AREA RATIO</b>	NA	0.05:1	.05:1
<b>BUILDING COVERAGE</b>	NA	1697.58 sf	1697.58 sf
<b>IMPERVIOUS COVERAGE</b>	NA	15.77%.	15.77%
<b>PARKING</b>		3	2 regular spaces 1 handicap

**EXISTING ZONING AND LAND USES**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-3-NP	Single family residence
<i>North</i>	SF-3-NP	Single family residence
<i>South</i>	SF-3-NP	Single family residence
<i>East</i>	SF-3-NP	Single family residence
<i>West</i>	SF-3-NP	Single family residence

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, such as 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 zoning district, including height, impervious cover, and building cover. The Conditional Use Permit is requested to allow day care (commercial), which allows for care of more than 20 children.
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. Loading facility requirements are specifically for package deliveries and are not triggered with the size of the proposed use.
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.

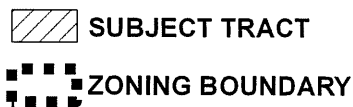
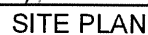
A Conditional Use Site Plan May Not:

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.
3. **Adversely affects an adjacent property or traffic control through the location, lighting,**

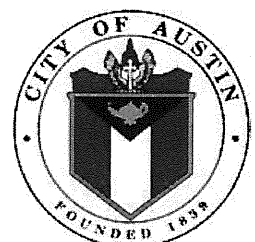
**or type of signs;** Staff response: Any proposed signage will comply with the requirements of the Land Development Code sign regulations.





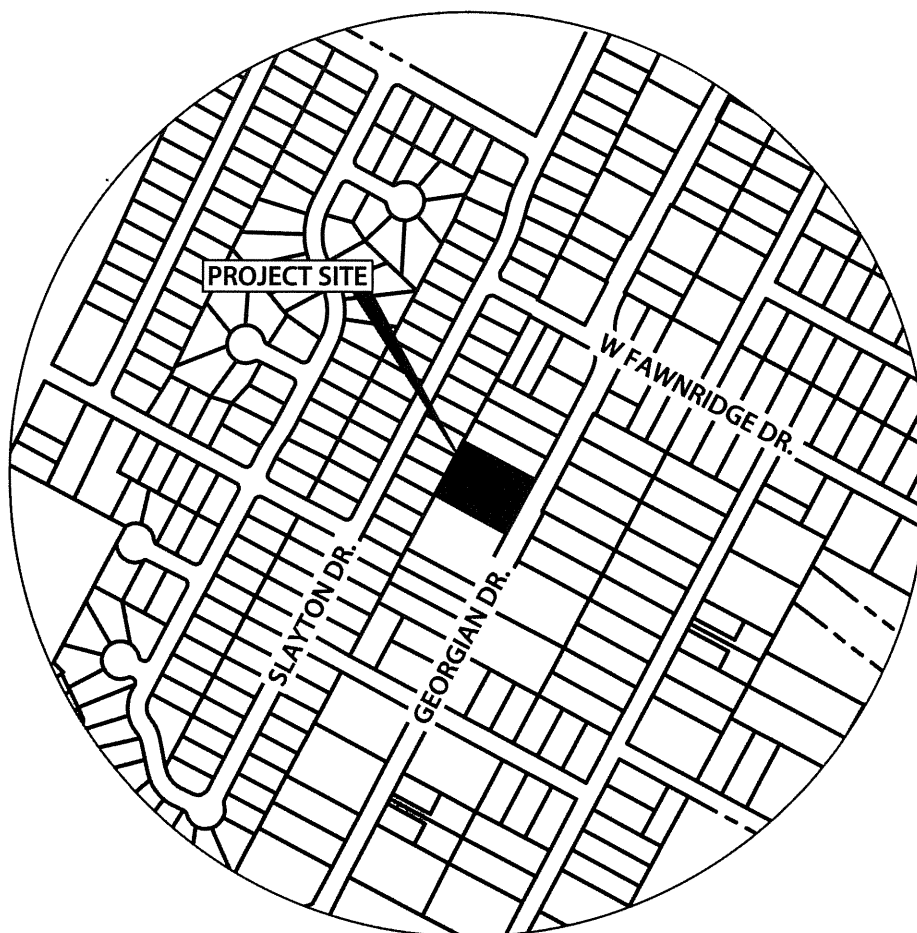


CASE#: SPC-2016-0583A  
ADDRESS: 3000 Georgian Dr.  
CASE NAME: Growing Curiosity  
MANAGER: Nikki Hoelter

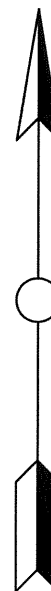


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This product has been produced by the Planning and Development Review Department for the




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# VICINITY MAP

SCALE: NTS  
MAPSCO GRID: 526F  
COA GRID: L30

CHECKED BY: <b>CHAD KIMBELL, PE</b>		<b>GROWING CURIOSITY CONDITIONAL USE SITE PLAN</b>  CITY OF AUSTIN, TRAVIS COUNTY, TX	  KIMBELL   BRUEHL   GARCIA   ESTES	CLIENT INFORMATION  GROWING CURIOSITY 9000 GEORGIAN DR. AUSTIN, TX 78753  BREANA SYLVESTER (903) 819-1986
JOB NUMBER: <b>423</b>	ISSUE DATE: <b>12/14/16</b>			
SHEET: <b>EXHIBIT</b>		<b>VICINITY MAP</b>	105 West Riverside Drive, Ste 110, Austin, Texas 78704 T (512) 439-0400 www.kbge-eng.com TBPE No.F-12802	



June 18, 2017

To Members of the Planning Commission,

We at the Georgian Acres Neighborhood Association (GANA) would like to endorse the Growing Curiosity Community School becoming a part of our neighborhood, upon approval of all code requirements from the City of Austin.

Georgian Acres houses an extraordinarily high population of preschool-aged children and we are excited about our neighbors having more high-quality childcare options available. We have been partnering with Growing Curiosity since October and look forward to continuing the collaboration between our organizations in the future. Permitting all city and state regulations are met, we have no objections to the property at 9000 Georgian Drive receiving a conditional use permit to operate a childcare facility within our neighborhood. If there are any questions, please feel free to reach out to Daniela Nuñez at [georgianacresatx@gmail.com](mailto:georgianacresatx@gmail.com) or 512-998-6999.

Thank you for your time and consideration. Have a wonderful day.

Best,

Daniela Nuñez, GANA President

Rodney Thrailkill, GANA Vice President

Karen Bissett, GANA Secretary

9000 Georgian, LLC

06/18/2017

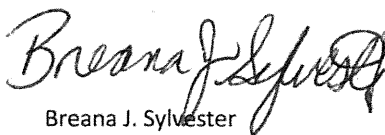
To whom it may concern,

We, Breana Sylvester and Zachary Sandfield, are the directors of 9000 Georgian, LLC, the organization with ownership of the 9000 Georgian property in consideration for conditional commercial use. We purchased the property with the express desire to lease the property to Growing Curiosity Community School, a start-up non-profit preschool and childcare facility, and have no other plans for its use. The Georgian Acres community has a very high proportion of preschool aged children, and few childcare options local to the neighborhood. Growing Curiosity Community School hopes to support the Georgian Acres and surrounding community by providing quality childcare. They are developing an extensive scholarship program to make their school programs available to families of diverse socioeconomic backgrounds. They have made efforts to include on the organizational board members from the community to ensure that going forward, Growing Curiosity meets the needs of the community.

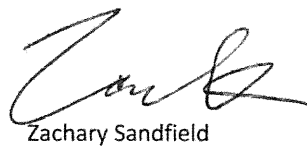
We at 9000 Georgian look forward to working with the city as our plans for the property unfold.

Sincerely,

Georgian Acres, LLC



Breana J. Sylvester



Zachary Sandfield