

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

CASE NUMBER: SPC-2016-0368A **PC DATE:** January 9, 2018

PROJECT NAME: Didactia Preschool

ADDRESS: 1507 Hether Drive

WATERSHEDS: West Bouladin 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
E-MAIL: nikki.hoelter@austintexas.gov

PHONE: 974-2863

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 converting an existing single family structure to day care, 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, three

restaurants, residences, indoor storage facilities, food sales, cocktail lounge and daycare.

SUMMARY COMMENTS ON SITE PLAN:

The daycare is proposing to change the use of an existing single family dwelling unit which would allow for more children. The proposed change of use requires a conditional use site plan because the daycare (commercial) land use it a conditional use within the SF-3 zoning district. The day care will consist of two, one story buildings, totaling 1,943 square feet.

This change of use, conditional use site plan does not affect any other existing land use on the property. Parking is provided for all uses within the legal lot. Although it's a multi lot site, it's considered one legal lot because a land status determination was granted..

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.

No new construction is proposed with this site plan approval.

TRANSPORTATION COMMENTS:

Although no construction will occur with this site plan permit, changes to the site will be accomplished with a site plan exemption, which allows construction of 1000 square feet or less.

The following transportation improvements are proposed for the conditional use permit approval:

- The six head in, back-out parking spaces located along South Lamar shall be removed in accordance with the Land Development Code and Transportation Criteria Manual. This is in line with the Complete Streets and Vision Zero Policy to provide safe, comfortable and convenient access and travel for people of all ages and abilities.
- The existing sidewalk along South Lamar shall be reconstructed to core transit corridor standards to the maximum extent practicable and a sidewalk easement shall be dedicated. The clear zone (sidewalk) will be 7 feet and planting zone will be 8 feet; however, the installation of trees in the planting zone will not be provided.
- The curb and gutter adjacent to the existing head-in, back out parking shall be reconstructed to City of Austin standards.
- The one-way driveway entrance on South Lamar shall be reconstructed to meet the Transportation Criteria Manual.
- Exit and entry signs, one-way signs for traffic circulation, striping and markings, and pavement reconstruction will be provided.
- Additional bicycle parking is provided in accordance with the Land Development Code.
- The site provides compliance with Americans with Disabilities Act relating to parking and accessible routes to the proposed building entrance, accessible parking spaces, and right-of-way.

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.

After extensive review of the previously approved site plan exemptions and consolidated site plan applications, the number of required vehicular parking spaces for the site, prior to parking reductions, are 107 vehicular spaces and 5 bicycle parking spaces. The daycare will require a total of 6 parking spaces, which is based on the number of employees as dictated by the Land

Development Code.

A 20% parking reduction was granted because the site is located in the urban core (LDC 25-6-478(A)), and a 10% parking reduction was granted because the site provides a minimum of one shower and changing facility available to both genders (LDC 25-6-478 (D)). Therefore, the site was granted an overall 30% vehicle parking reduction for the entire legal lot.

The total number of required vehicular parking spaces, after the granted 30% parking reduction, are 75 spaces. The site provides 79 vehicular parking spaces and 5 bicycle spaces. All parking is provided and shared between all uses within the legal lot.

The project was postponed due to continued outstanding issues relating to existing parking for the entire site and uses.

The DSD transportation reviewer, Natalia Rodriguez, conducted extensive research on the site to determine the required parking for each building based off of the existing uses and certificate of occupancies. The majority of the changes made to the site were completed through site plan exemptions which are reviewed and approved by the Development Assistance Center staff. Since there were numerous exemptions on the site, additional research was necessary in order to find the previously approved permits showing the change of uses, building additions, square footages, parking ratios, etc. After the research was completed, staff determined the existing uses, square footages, and parking ratios for the site which enabled the overall required parking for the existing and proposed uses to be determined. The site complies with the number of required parking spaces as shown on the conditional use site plan.

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	75 spaces w/reductions		79 spaces**

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

**Overall parking total for the site which are shared.

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

Planning Commission Action:

October 24, 2017 – postponed by the neighborhood

November 14, 2017 – postponed by staff

November 28, 2017 – postponed by the applicant

December 12, 2017 – postponed by staff

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.

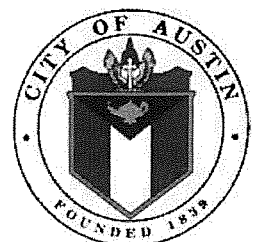
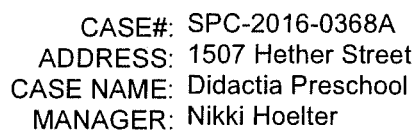
A conditional use site plan must:

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 such as civic uses, including day cares.
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 coverage. The conditional use Permit is requested to allow a day care (commercial) use within the SF-3 zoning district. Agreed upon improvements along South Lamar, removing the head in, head out parking, reconstructing the drive and installing sidewalks.
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.



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

SHEET INDEX

- 1 - COVER
- 2 - SITE PLAN
- 3 - TRANSPORTATION CLOSE-UP

ALARIFE,
pllc.

ARCHITECTURE
BUILDING
CONSULTING

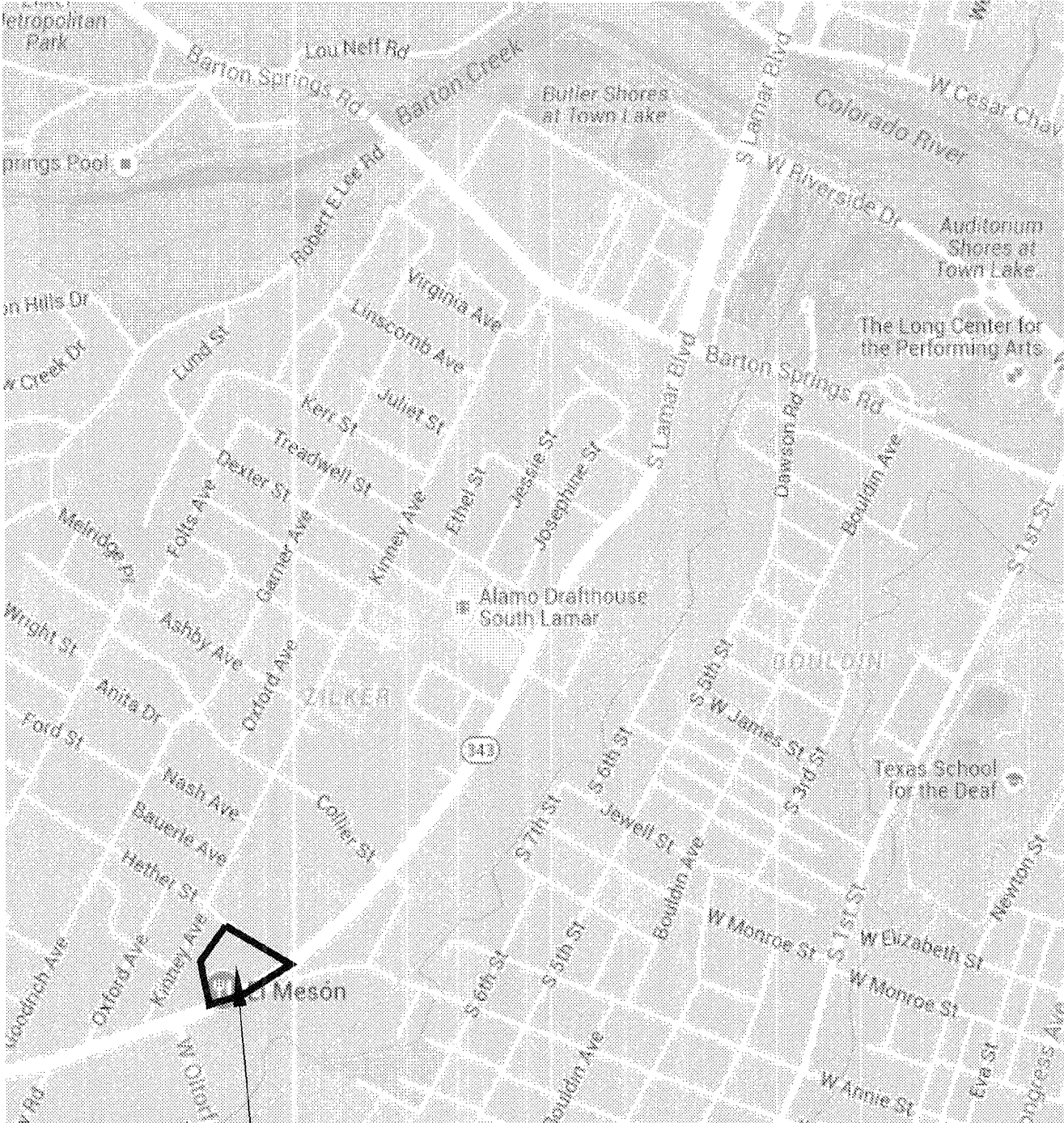
1416 Alameda Dr.
Austin, TX 78704
512.801.9819

alarife@aol.com

DIDACTICA - AULA II

1507 HETHER ST. AUSTIN, TX 78704

AUSTIN FIRE DEPARTMENT	
Fire Design Codes	International Fire Code Edition w/CoA Local Amdts.
Fire Flow Demand @ 20 psi	
Intended Use	Commercial Daycare
Construction Classification	Type V
Building Fire Area (sf)	1048 sf.
Automatic Fire Sprinkler	NA
AFD Fire Hydrant Flow Test Date : 2/21/15	
block # 2000 ; type BLVD. _____	
block # 1700 ; type ST	
Location: 559857 & 559862 ; (2004 & 202032 S. Lamar Blvd.).	
and	
HETHER STREET (corner w/ Kinney av.)	
High- Rise	No



SITE LOCATION

OWNER: BARTON HILLS PROPERTIES

CONTACT REPRESENTATIVE:

Dr. E. Logan Wagner AIA, Architect
1416 Alameda Dr. Austin, Texas 78704
tel: 512-801-9819 (

LEGAL DESCRIPTION:

98,356 square feet, more or less, of land, same being all of lots 6, 7, and 8 and parts of lots 1 (one) and 5 (five) of W. Staehely and Charles Wendlandt Jr., resubdivision of part of lots 3, 4, 5, 6, 7 and 8 of Fredericksburg Road Acres No. 2 a subdivision in Travis County, Texas according to the map or plat of record in Volume 3, Page 238 of the plat records of Travis County, Texas which tract is more fully described in the deed recorded in Volume 5764, Page 968 Travis County.

Number	Description	Revise (R) Add (A) Void (V) sheet #s	Total # Sheets in plan set	Net Change Imp. Cover (sf)	Total Site Imp. Cover (sf) %	City of Austin Approval Date	Date Imaged

****APPLICATION FOR CONDITIONAL USE ONLY****
CASE # - SPC-2016-0368A
SUBMITTAL : SEPTEMBER 12, 2016

CUP APPROVED BY PLANNING COMMISSION ON

(DATE) _____

THESE DRAWINGS, THE PROJECT MANUAL, AND THE DESIGN SHOWN THEREON ARE INSTRUMENTS OF SERVICE ONLY AND REMAIN THE PROPERTY OF ALARIFE, pllc. THE REPRODUCTION OR UNAUTHORIZED USE OF THESE DOCUMENTS WITHOUT THE WRITTEN CONCENT OF ALARIFE, pllc. IS PROHIBITED.

PROJECT NAME:
DIDACTICA - AULA III
1507 Hether Street
Austin, Texas 78704

PROJECT NUMBER:
SPC-2016-0368A

COVER

SEPTEMBER 12, 2016
NTS
DRAWN BY: ELW / DVH

SHEET NO:

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

Bldg. name	area	% gross	use	zoning	bldg. ht.	foundn.
						stories/ft.
1. El Maroon	3000 sf	.03	res.	CS	1/12'	1.8
2 & 3. CASA I	1800 sf	.014	res.	CS	1/18'	1.8
4. Almaroon I	2458 sf	.01	in/ser. Maroon	CS	1/13'	1.8
5. Almaroon II	3431 sf	.03	in/ser. Maroon	CS	1/12.7'	1.8
6. CASA II	1135 sf	.012	res.	SF3	1/14'	1.8
7. CASA III	1082 sf	.011	res.	SF3	1/14'	1.8
8. CASA IV	1038 sf	.01	res.	SF3	1/14.4'	1.8
9. AULA III	1048 sf	.01	comm. daycare	SF3	1/13.6'	1.8
10. AULA I	895 sf	.01	comm. daycare	SF3	1/18'	1.8
11. GOLDEN GOOSE	1450 sf	.018	cocktail lounge	CS1	1/12'	1.8
12. TONY PIES	750 sf	.008	restaurant	CS1	1/13'	1.8
13A. HENRY'S	990 sf	.01	restaurant	CS	1/10'	1.8
14B. OFFICE	441 sf	.004	office	CS	1/10'	1.8
15. AULA	990 sf	.01	restaurant	CS	1/10'	1.8

TABLE 2: TOTAL GROSS FLOOR AREA

lot	zoning	area	F.A.R.
part of lot 1	CS	8341	.18
LGT 6	CS	33327	.24
LGT 7	CS	30721	.20
part of lot 5	SF3	12322	.37
LGT 8	SF3	10242	.20

TABLE 3: IMPERVIOUS COVER

ZONING	TOTAL AREA	TOTAL AREA %	ALLOWED AREA	ACTUAL AREA	ACTUAL AREA %
SF3	22,997.83 SF	45%	10,349 SF	7,217 SF	31%
CS	73,358.35 SF	95%	71,358 SF	58,187 SF	77%
TOTAL	98,356.18 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.
Bldg. 9, 1048 sq. ft. / 30 = 34.9 students
Bldg. 10, 882 sq. ft. / 30 = 29.4 students
2. 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.
3. Sidewalk easement shall be provided under separate permit.
4. Construction will not occur at the site.
5. Handicap parking spaces will be 9' 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 1108.
6. One way driveways to have signs indicating one way and will meet City of Austin standards.
7. All new driveways will be 20' radii or more and will meet City of Austin standards.
8. Parking dimensions: standard 9'x17'.
9. New exit and entry signs proposed with separate permit.
11. This change will be processed as a separate permitting process.
12. One way street signs (and other proposals) will be provided under a separate permit.
13. All indicated callouts shall be provided under a separate permit.
14. All striping and markings shall be provided under separate permit.

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SEPTEMBER 12, 2016
NTS
DRAWN BY: ELW / DVH

SHEET NO.

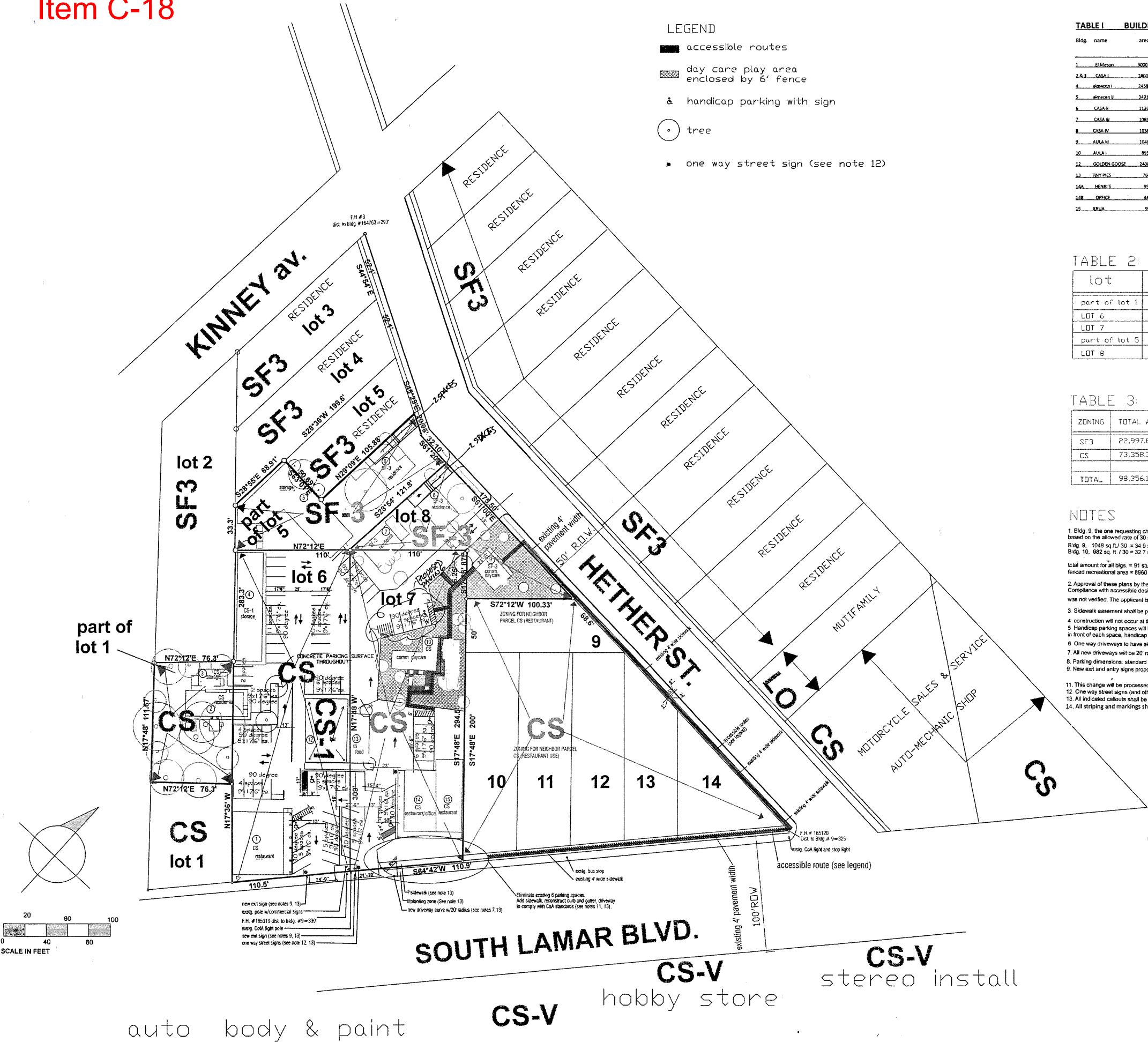


TABLE 4 :BUILDING DATA SUMMARY

BLDG. #	USE	AREA
1	RESTAURANT	3000 SF
2 & 3	SINGLE FAMILY RESIDENC	1800 SF
4	INDOOR STORAGE	2458 SF
5	INDOOR STORAGE	3491 SF
6	SINGLE FAMILY RESIDENC	1136 SF
7	SINGLE FAMILY RESIDENC	1089 SF
8	SINGLE FAMILY RESIDENC	1039 SF
9	DAYCARE SERVICES	1048 SF
10	DAYCARE SERVICES	895 SF
12	COCKTAIL LOUNGE	2400 SF
13	RESTAURANT	760 SF
14A	RESTAURANT	990 SF
14B	OFFICE	441 SF
15	RESTAURANT	990 SF

TABLE V PARKING SCHEDULE

BLDG.	USE	AREA	USE INFO	REQD. RATIO	REQD. SPACES
1	restaurant	3000 sf		1:75 sf	40
14A	restaurant	990 sf		1:100 sf	9.9
14B	office	441 sf		1:275 sf	1.6
15	restaurant	990 sf		1:100 sf	9.9
2, 6, 7 & 8	single fam. Res.	5 units	2 per unit		10.0
4	indoor storage	2458 sf		1:1000 sf	2.5
5	indoor storage	3491 sf		1:1000 sf	3.5
9, 10	daycare services	6 staff	1 per staff		6.0
* 12	cocktail lounge	2400 sf		1:4 seats	16.0
13	restaurant	760 sf		1:100 sf	7.6
Total # of spaces required before reductions:					107

REDUCTIONS:					
Urban core reduction (LDC 25-6-478A) (20%)					21.4
Unisex showers (2) (LDC 25-6-478D) (10%)					10.7
Total amount of spaces reduced					32.1

PARKING SUMMARY					
TOTAL REQUIRED	= 74.9 =				75 SPACES
TOTAL PROVIDED					79 SPACES
SURFACE PROVIDED					79 SPACES
ACCESSIBLE SPACES					5 SPACES
SPACE VAN ACCESSIBLE SPACES					1 SPACE
BICYCLE SPACES					5 SPACES

NOTES

- 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:
Bldg. 9, 1048 sq.ft. / 30 = 34.9 students
Bldg. 10, 982 sq. ft. / 30 = 32.7 students.

total amount for all bldgs. = 91 students.
fenced recreational area = 8960 sq. ft. at 80 sq.ft per student, 112 students allowed in recreational area.
- 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 9' 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' radii or more and will meet City of Austin standards.
- Parking dimensions: standard 9'x17'.
- New exit and entry signs proposed with separate permit.

- 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.
 - SHOWERS ARE PROVIDED IN BLDGS. 9 & 10 in accordance to LDC 25-6-478D
- * Existing cocktail lounge has received a parking deficiency based on amnesty for bar issued On 1/07/2004.

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SHEET NO.

LEGEND

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

SOUTH LAMAR BLVD.

CS-V

hobby store

CS-V

auto body & paint

CS-V

stereo install

TRANSPORTATION CLOSE-UP