

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

CASE NUMBER: SPC-2018-0054A

PLANNING COMMISSION DATE: September 25, 2018

PROJECT NAME: Guadalupe-Saldana Netzero Subdivision

ADDRESS: 1200 Paul Teresa Saldana Street

WATERSHEDS: Boggy Creek

AREA: 7.7 acres

EXISTING ZONING: MF-3-NP

APPLICANT: Guadalupe-Saldana Affordable Homes
1200 Paul Teresa Saldana Street
Austin, TX 78702

ENGINEER: Jones and Carter, Inc. (Gemsong Ryan)
3100 Alvin Devane Blvd. Suite 150
Austin, TX 78744

CASE MANAGER: Clarissa Davis

PHONE: 974-1423

E-MAIL: Clarissa.Davis@austintexas.gov

DESCRIPTION OF PROJECT:

The applicant is requesting approval of a conditional use permit for Day Care Services (Commercial) in a MF-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 convert the land use from MF/Accessory to MF Daycare. The daycare facility is currently operating to exclusively serve the residents of the development. This application will extend its services to the neighboring communities.

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.

SUMMARY COMMENTS ON SITE PLAN:

No new construction is proposed with this site plan. 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.

NEIGHBORHOOD PLAN: Govalle/Johnston Terrace Combined Neighborhood Plan

BOARD AND COMMISSION ACTIONS: N/A

NEIGHBORHOOD ORGANIZATIONS:

Sierra Club, Austin Regional Group
United East Austin Regional Group
Black Improvement Association
Del Valle Community Coalition
Govalle/Johnston Terrace Neighborhood Plan Contact Team A
African American Cultural Heritage District Business Association
Friends of Austin Neighborhoods
Govalle Neighborhood Association
SEL Texas
Austin Independent School District
Claim Your Destiny Foundation
Guadalupe Neighborhood Development Corporation
Bike Austin
Preservation Austin
Neighbors United for Progress
Austin InnerCity Alliance
East Austin Conservancy
Neighborhood Empowerment Foundation
Austin Neighborhoods Council
Homeless Neighborhood Association

PROJECT INFORMATION

GROSS SITE AREA	7.7 acres		
EXISTING ZONING	MF-3-NP		
WATERSHED	Boggy Creek		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance(Urban)		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	N/A		
PROPOSED ACCESS	Paul Teresa Saldana Street		
	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	NA	-	-
BUILDING COVERAGE	NA	36,573 sf	36,573 sf
IMPERVIOUS COVERAGE	NA	47%.	47%
PARKING		16	14 regular spaces 2 handicap

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	MF-3-NP	Multifamily/Daycare
<i>North</i>	SF-3-NP	Single family residence
<i>South</i>	P-NP	College
<i>East</i>	SF-3-NP	Single family residence
<i>West</i>	MF-4-NP	Multifamily

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 MF-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 day care will not change operation, 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 MF-3 zoning district, including height, impervious cover, and building cover.
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.

GUADALUPE SALDANA NETZERO SUBDIVISION PHASE 3 - CHANGE OF USE PERMIT PLANS

DATE OF SUBMITTAL: January 24, 2018

OWNER:
JEREMIAH PROGRAM
1200 PAUL TERESA SALDANA STREET
AUSTIN, TX 78702
(512) 770-9036

ENGINEER:
JONES AND CARTER, INC.
3100 ALVIN DEVANE BLVD., SUITE 150
AUSTIN, TEXAS 78744 512-441-9493

LEGAL DESCRIPTION: LOT 1, BLOCK C; GUADALUPE SALDANA
NETZERO SUBDIVISION, DOCUMENT 201100006 O.P.R.T.C.T.

SITE PLAN CASE NO.: SP-2009-0346C.SH

SUBDIVISION CASE NO.: C8-2009-0112.A.SH

ZONING: MF-3-NP

URBAN WATERSHED: BOGGY CREEK

RELATED CASES: BOA C15-2009-0099

CHANGE OF USE PERMIT PLANS
OF
GUADALUPE SALDANA
NETZERO SUBDIVISION
PHASE 3
FOR
JEREMIAH PROGRAM

1200 PAUL TERESA SALDANA STREET
AUSTIN, TX

INDEX OF DRAWINGS

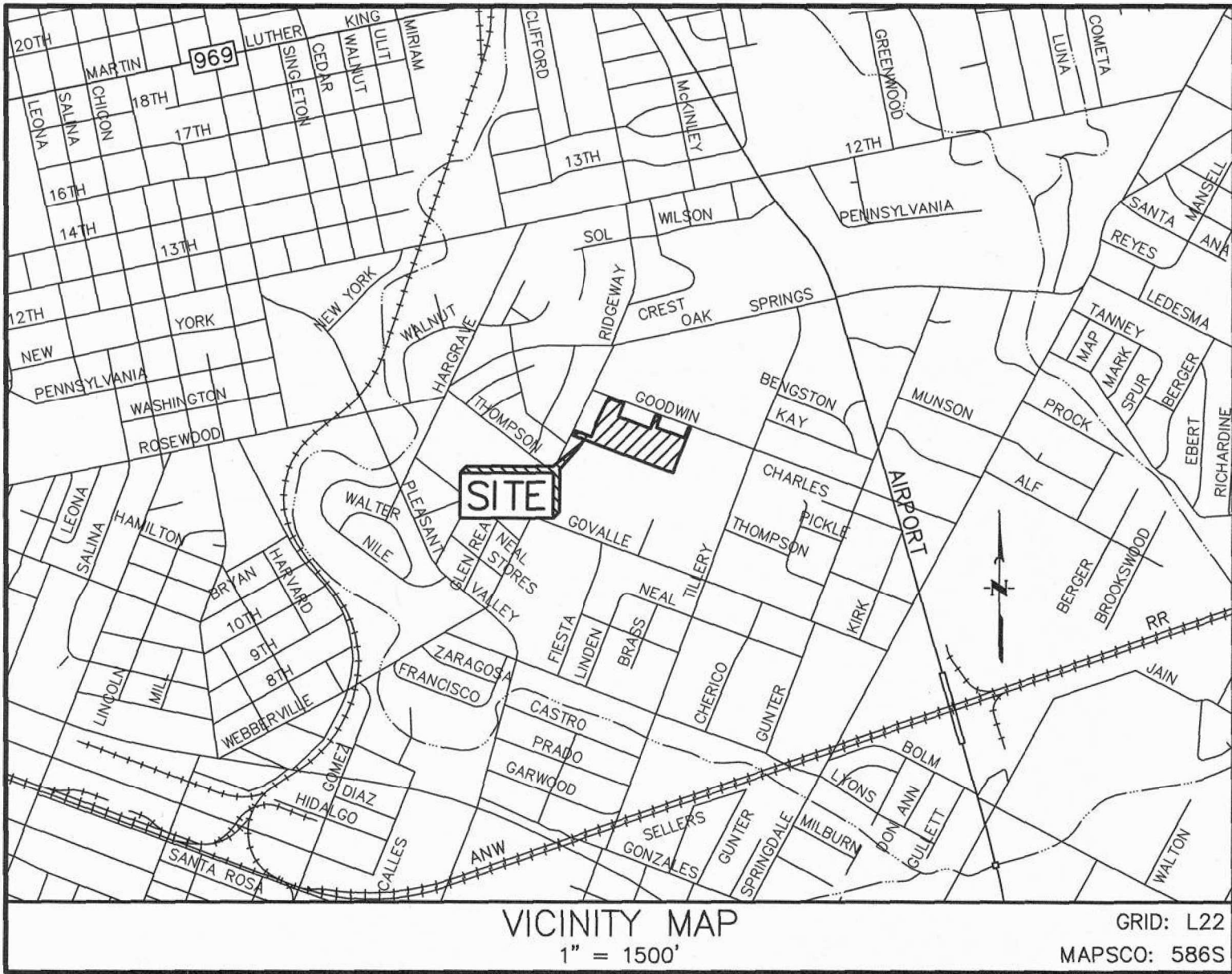
SHEET #	TITLE
1.	COVER SHEET & INDEX
2.	SITE PLAN

GENERAL PLAN NOTES:

- RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
- WATERSHED STATUS: THIS PROJECT IS LOCATED IN THE BOGGY CREEK (URBAN) WATERSHED, AND IS NOT CONTAINED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. THIS PROJECT IS SUBJECT TO THE WATERSHED PROTECTION REGULATIONS APPLICABLE AS OF THE DATE OF ORIGINAL APPLICATION.
- NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN. FIRM PANEL NO. 48453C0465H TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS. DATED SEPTEMBER 26, 2008.
- THERE ARE KNOWN CRITICAL ENVIRONMENTAL FEATURES ON THIS SITE.
- THE PLAN IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH CHAPTER 25-8, SUB-CHAPTER A OF THE LAND DEVELOPMENT CODE.
- COMPLIANCE WITH ONE STAR GREEN BUILDING STANDARDS IS REQUIRED FOR ALL BUILDINGS CONSTRUCTED ON THIS SITE.

REVISIONS/CORRECTIONS

REV #	DESCRIPTION	REVISE (R) DELETE (D) ADD (A) SHEET No'S	TOTAL SHEETS IN PLAN SET	NET CHANGE IMPERV. COVER SF	TOTAL SITE IMPERV. COVER SF / %	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED



REVIEWED BY:

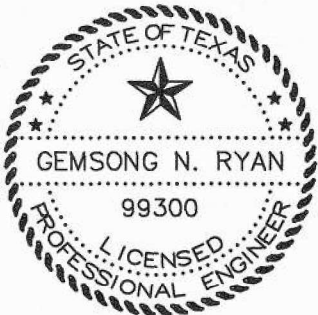
FOR THE DIRECTOR OF PLANNING AND
DEVELOPMENT REVIEW DEPARTMENT

DATE

Gemsong N. Ryan
GEMSONG N. RYAN, PE

1-24-18
DATE

JANUARY 2018



JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
3100 Alvin Devane Blvd., Suite 150 Austin, Texas 78741 (512) 441-9493

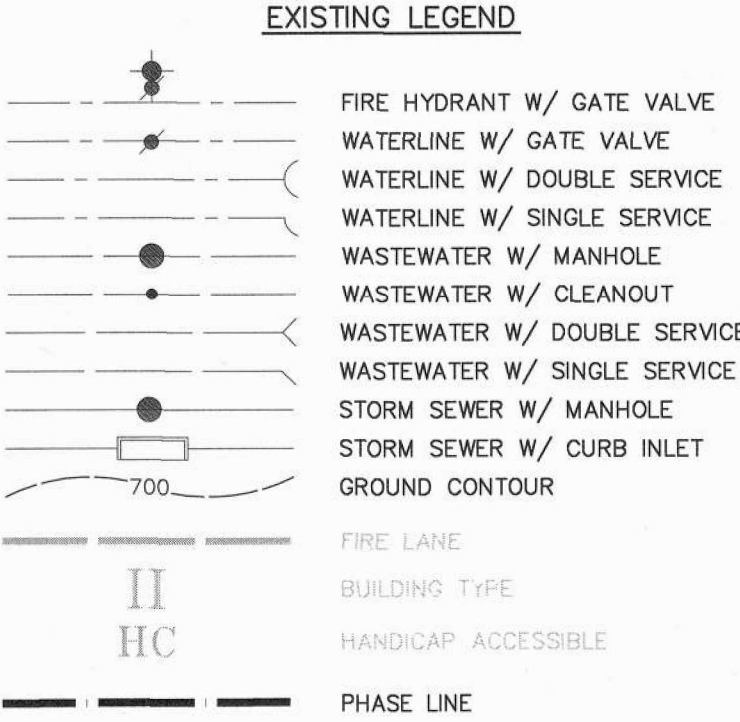
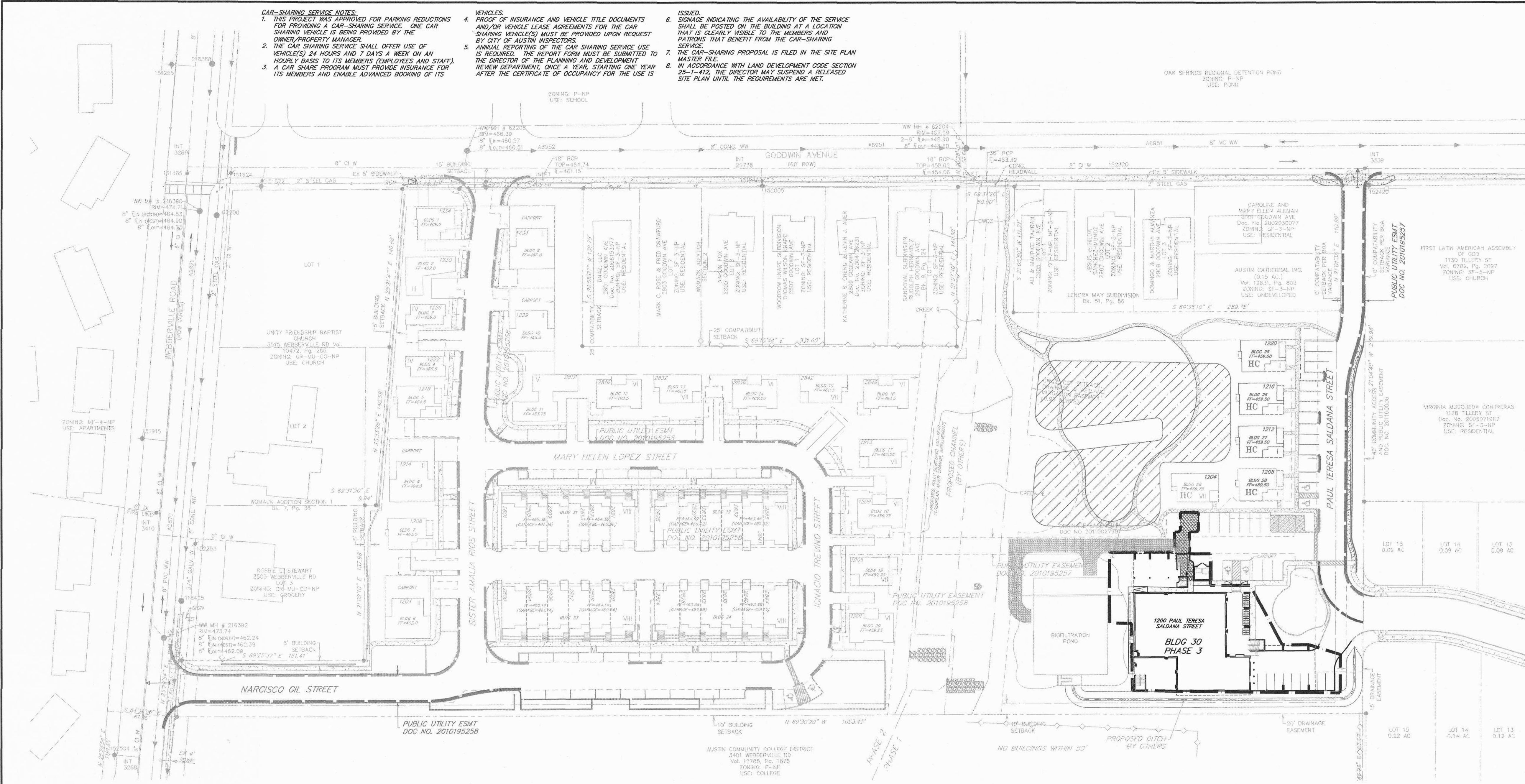
SITE PLAN APPROVAL SHEET _____ OF _____
FILE NUMBER: _____ APPLICATION DATE: _____
APPROVED BY COMMISSION ON _____ UNDER SECTION _____ ON _____
CHAPTER _____ OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER _____
PROJECT EXPIRATION DATE (ORD.#970805-A) _____ DWPZ _____ DDZ _____

Director, Planning and Development Review
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: _____
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

DGN. BY: GNR DATE: January 24, 2018
DWN. BY: GWT JOB NO. 15853-0001

SHEET NO.
1
OF
2



BUILDINGS	
BLDG COVER	58,908 SF 17.6%
GROSS SF	111,506
COVERED PATIO	6,014
IMP COVER	169,162 SF 47.1%
FOUNDATION	CONC. SLAB ON GRADE

PARKING	
UNITS	SPACES/UNIT REQUIRED
1 BEDROOM	7 1.5 10.5
2 BEDROOM	61 2 122
3 BEDROOM	21 2.5 52.5
4 BEDROOM	3 3 9
5 BEDROOM	1 3.5 3.5
DAYCARE	7 1 7
TOTAL 211	
TOTAL REQUIRED AFTER URBAN REDUCTION 157	
TOTAL PROVIDED 157	
COMPACT SPACES 7	
HC REQUIRED 6	
BICYCLE PARKING 16	

BUILDING TYPE	I	II	III	IV	V	VI	VII	VIII	DAYCARE	TOTAL
NUMBER OF BUILDINGS	7	4	1	2	1	5	5	4	7,269	31
GROSS SF	1,798	4,280	600	1,146	2,160	5,198	1,457	802	1	35,573
GARAGE AREA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3933	N/A	3933
COVERED PATIO AREA	82.5	192	N/A	N/A	N/A	219	78	802	N/A	6013.5
BUILDING COVERAGE	1049	1440	583	1387	1078	1000	1000	13313	N/A	55506
UNITS PER BUILDING	2	2	1	1	1	1	1	6	N/A	3
STORIES	2	2	1	2	2	2	2	3	N/A	4
PROP LAND USE	DUPLEX	DUPLEX	MF	MF	MF	MF	MF	MF	MF/DAYCARE	MF/DAYCARE
BUILDING HEIGHT	25.125	25.125	14	25.75	25	25.75	21	39.7	40	40
UNIT TYPE/BUILDING	A/B	C/D	E	F	G	H	I	J/K	L	M
UNIT TYPE	A	B	C	D	E	F	G	H	I	M, N, Q, P
GROSS SF/UNIT	934	892	1400	1400	950	1146	2180	1898	1457	1154
BEDROOMS/UNIT	2	1	3	2	2	2	4	3	2	3
1ST FLOOR AREA	934	N/A	626	626	650	596	1422	965	901	518
2ND FLOOR AREA	N/A	892	774	774	N/A	550	738	933	556	636
GARAGE/STORAGE AREA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	620	745

NOTE:
• PARKING REDUCTIONS (25-6-478)
• 20% URBAN REDUCTION
• 20 SPACE REDUCTION FOR CAR SHARING
(TOTAL REDUCTION LESS THAN 40%)

BOA VARIANCE C15-2009-0099:
A VARIANCE WAS APPROVED TO DECREASE THE MINIMUM COMPATIBILITY SETBACK REQUIREMENT OF SECTION 25-2-1067 (G) FROM 25 FEET TO 0 FEET IN ORDER TO ERCT A PRIVATE DRIVE FOR SINGLE-FAMILY RESIDENTIAL USE IN AN "MF-3-NP", MULTI-FAMILY - NEIGHBORHOOD PLAN ZONING DISTRICT. (GOVALL NEIGHBORHOOD PLAN)

A VARIANCE WAS APPROVED TO DECREASE THE MINIMUM OFF-STREET PARKING REQUIREMENT OF SECTION 25-6-APPENDIX A FROM 135 OFF-STREET PARKING SPACES TO 120 OFF-STREET PARKING SPACES IN AN "MF-3-NP", MULTI-FAMILY RESIDENTIAL - NEIGHBORHOOD PLAN ZONING DISTRICT. (GOVALL NEIGHBORHOOD PLAN)

APPROVED WITH SP-2009-0376C.SH

SITE PLAN APPROVAL SHEET OF
FILE NUMBER: APPLICATION DATE:
APPROVED BY COMMISSION ON UNDER SECTION ON
CHAPTER OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-6-81, LDC) CASE MANAGER
PROJECT EXPIRATION DATE (ORD #970905-A) DWP2 DDZ

Director, Planning and Development Review
RELEASED FOR GENERAL COMPLIANCE: ZONING:
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3
Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

NO.	DATE	REVISIONS	APP.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

JEREMIAH PROGRAM
AUSTIN, TEXAS

GUADALUPE SALDANA NETZERO
SUBDIVISION PHASE 3
1200 PAUL TERESA SALDANA STREET

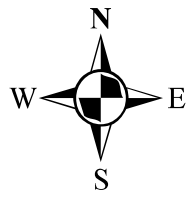
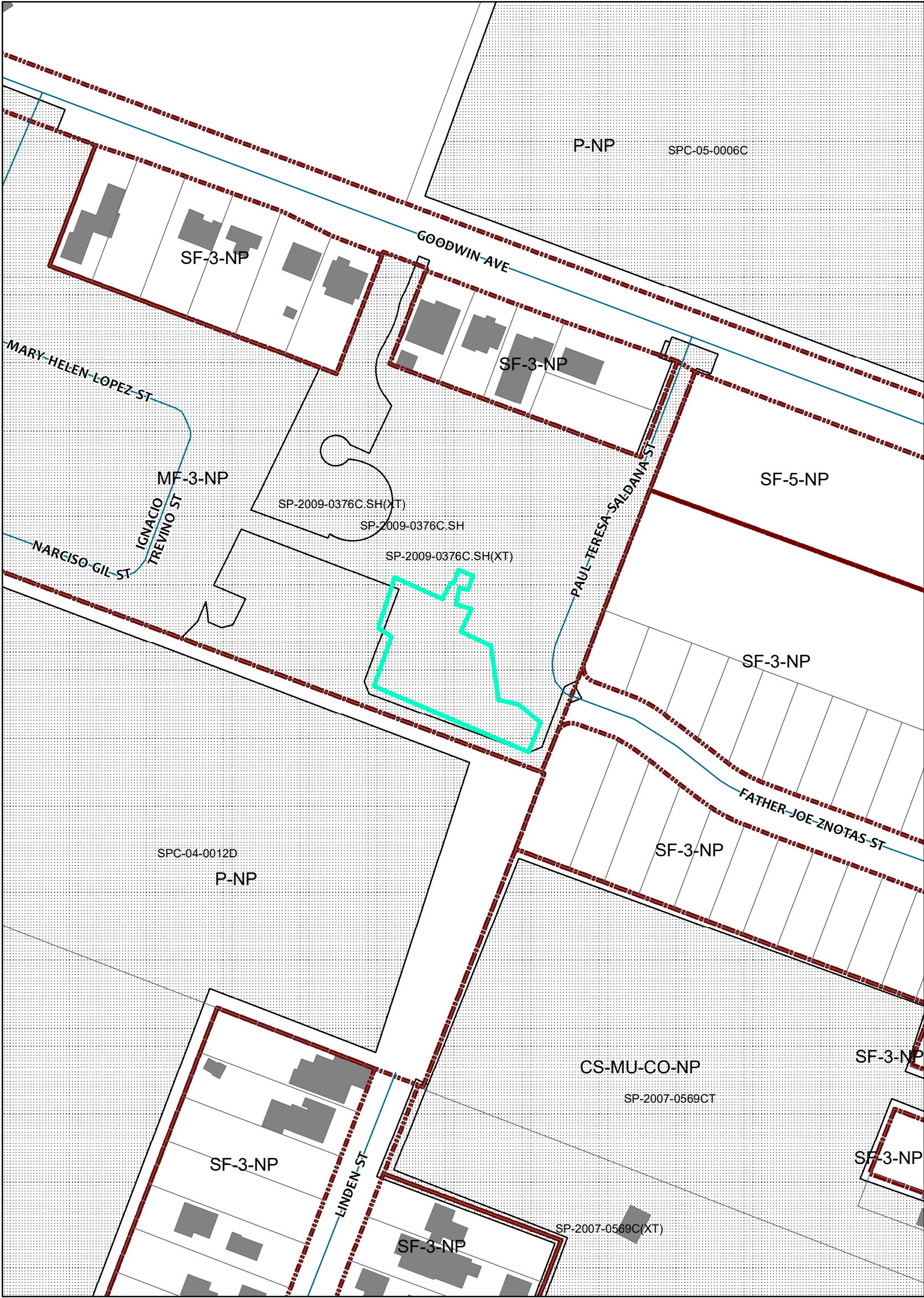
MASTER SITE PLAN

JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
3100 Alvin Devane Blvd., Suite 150 Austin, Texas 78741 (512) 441-9493

SCALE: 1"=50' DGN. BY: GNR
DATE: JANUARY 2018 DWN. BY: GWT
JOB NO. A115-010 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.



SHEET NO.
2
OF 2



Legend

- Site Plan Case
- Zoning

0 75 150 300 Feet

CASE#: SPC-2018-0054A
ADDRESS: 1200 Paul Teresa Saldana St
CASE NAME: Guadalupe-Saldana Net Zero Subdivision
MANAGER: Clarissa Davis

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 sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

OPERATOR: Clarissa Davis