

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

CASE NUMBER: SPC-2019-0175A **PC DATE:** 2/25/2020

PROJECT NAME: Austin Montessori School

ADDRESS: 4910 and 4912 Sunset Trail

APPLICANT: Austin Montessori School
5006 Sunset Trail
Austin, TX 78745
(512) 892-0253

AGENT: Smith Holt Architecture and Project Management
6301 Manchaca Rd. Suite J
Austin, TX 78745
(512) 420-0026

CASE MANAGER: Renee Johns, (512) 974-2711 or Renee.Johns@austintexas.gov

WATERSHED: Williamson Creek (suburban)

NEIGHBORHOOD PLAN: Westgate Neighborhood

PROJECT DESCRIPTION:

The applicant proposes a change of use on two existing buildings from Single Family Residential to Day Care Services (Commercial) on two lots zoned SF-2-NP. A Day Care Services (Commercial) use is a Conditional Use in an SF-2 zoning district.

SUMMARY 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.

SUMMARY STAFF COMMENT ON SITE PLAN:

The applicant proposes a Day Care Services (Commercial) use on two existing buildings that were previously residential homes. A use of Day Care Services (Commercial) on lots zoned SF-2 are a Conditional Use that requires Land Use Commission approval according to Land Development Code.

The transportation reviewer requires site improvements in order for the proposed Day Care Services (Commercial) use to function properly. The improvements include new parking spaces, a new accessible path, a new sidewalk and driveway modifications. This can be done via site plan exemption after approval of the CUP.

PROJECT INFORMATION:

SITE AREA	57,500 SF, 1.32 acres
ZONING	SF-2-NP
PROPOSED USE	Day Care Services (Commercial)
PROPOSED IMPERVIOUS COVER	21,639.2 SF, 37.6%
PROPOSED BUILDING COVERAGE	9,169 SF, 15.9%
PROPOSED BUILDING HEIGHT	1 story
PROPOSED F.A.R	0.16:1
PROPOSED ACCESS	Sunset Trail
PROPOSED PARKING	4 automobile

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Neighborhoods Council
 Bike Austin
 East Oak Hill Neighborhood Association
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Go Austin Vamos Austin

Oak Hills Trail Association
 Onion Creek Homeowners Association
 Preservation Austin
 SELTexas
 Sierra Club, Austin Regional Group
 South Austin Neighborhood Alliance
 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 has 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: All signage will comply with the requirements of the Land Development Code.

SMITH L HOLT

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MEMORANDUM

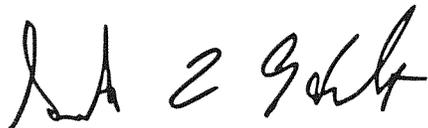
June 6, 2019

City of Austin
505 Barton Springs Rd.
Austin, Texas 78701

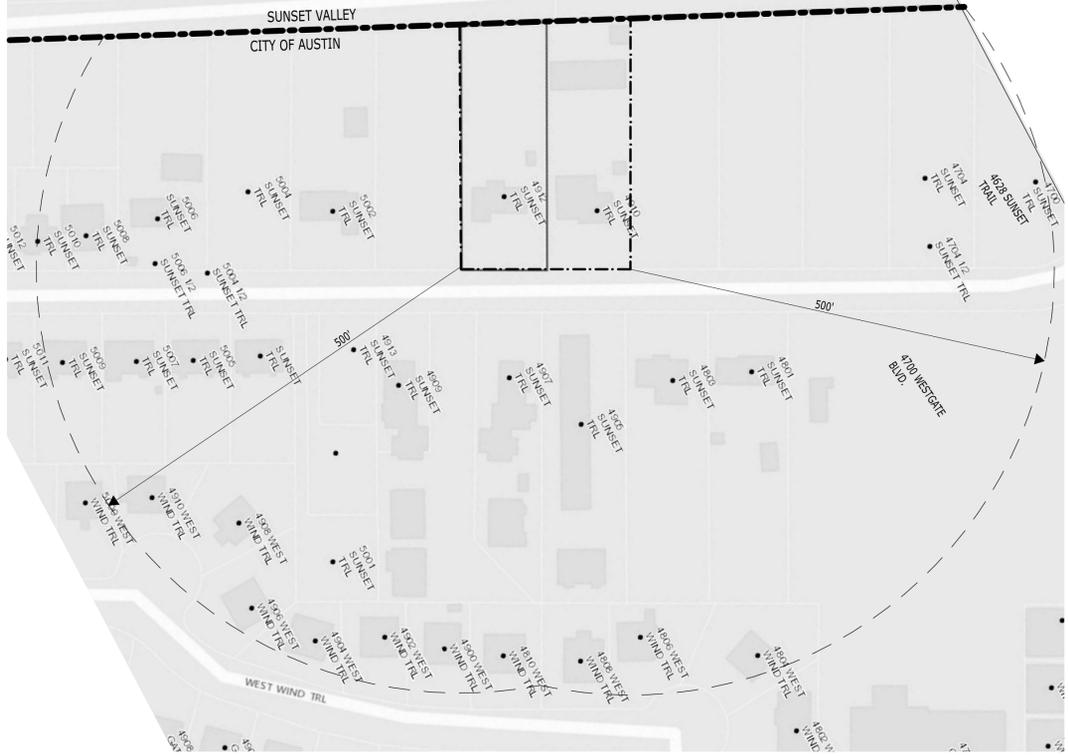
To whom it may concern,

On behalf of Austin Montessori School, we are requesting that the structures located at 4910 and 4912 Sunset Trail be granted use as Commercial Day Care facilities. The school would like to provide year round instruction for toddlers in the tradition of Maria Montessori to support the child as they discover the world and life. If approved, the modifications and the structures will be submitted to Commercial Plan Review for a change of use. All work required will be limited to efforts that fit under a Site Plan Exemption per the City of Austin requirements.

Sincerely yours,



Smith Holt



1 Tax Map
SCALE: 1" = 100'

Site Information Table			
Gross Site Area	GSA	57500 sf	1.3201 Acres
Net Site Area	NSA	57500 sf	1.3201 Acres
Existing Land Use	Residential		
Proposed Land Use	Commercial Daycare		
Minimum Site Area		11500 sf	0.27 Acres
Gross Floor Area		7697 sf	
Building Coverage		9189 sf	15.9% GSA
Impervious Cover		21639.2 sf	37.6% GSA
Floor-To-Area Ratio		0.16 :1	
Building Height		15'	
Foundation Type		Slab on grade.	
Impervious Cover			
Gross Site Area	GSA	57500 sf	1.35 Acres
Net Site Area	NSA	57500 sf	1.35 Acres
Building Footprint	sf	8869	210
%GSA		15.4%	0.4%
Parking/Driveway	sf	9916	0
Sidewalk and Flatwork	sf	1785	300
Total	sf	20570	300
Total	Acres	0.48	0.01
Total	%GSA	35.8%	0.5%

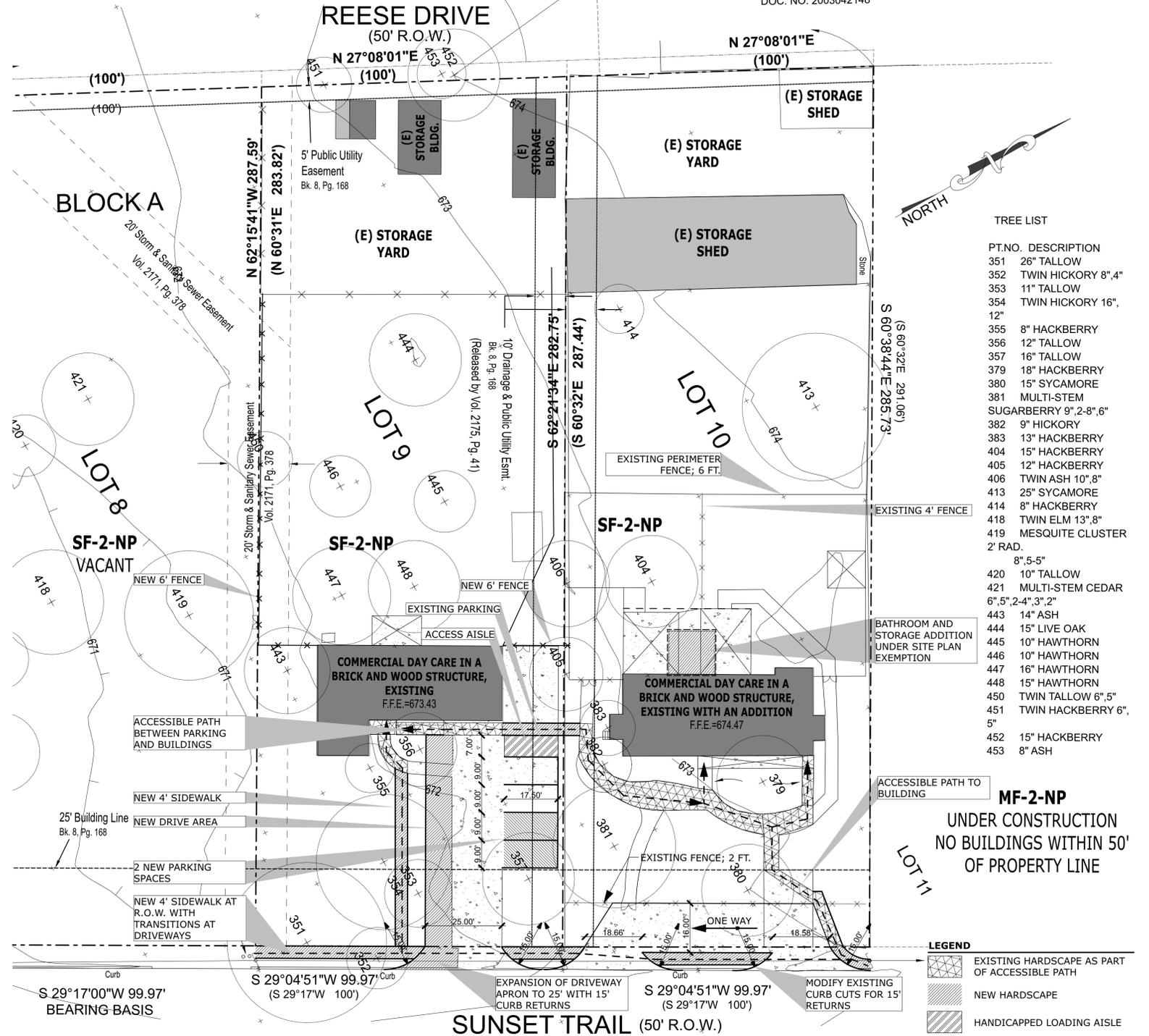
Parking Summary			
Land Use	Quantity	Parking Ratio	Required Spaces
Commercial Daycare	4	1 per employee	4
		Parking Provided	4
		Accessible	1
		Standard Parking	3
		Compact	0
		Total Bike Parking	0
Impervious Cover Per Lot			
	1	2	
Net Site Area	sf	4910 Sunset Trail	4912 Sunset Trail
Zoning		SF2-NP	SF2-NP
Existing to Demo	sf	210	0
New	sf	210	1064
Proposed Net	sf	0	1064
	% GSA	0	3.7%
Facility Enrollment :			
	Capacity	Planned	
4910	57	24	
4912	54	12	
Staff:			
4910		3	
4912		1	

Appendix Q-2

Impervious cover allowed at 45% x Gross Site Area = 0.61 Acres

Allowable Impervious Cover (IC) Breakdown by slope Category			
Total Acreage at 15%-25% Zone	0	Acres	
Allowable IC at 15%-25% zone = 10% of Area	NA	Acres	
Proposed IC	0.50	Acres	37.3% GSA

Slope Categories	Total Site Acres	Bldg & other IC Acres	%GSA	Parking & Drive Way Acres
Area of 0-15%	1.35	0.25	19%	0.25
Area of 15-25%	0			
Area of 25-35%	0			
Area over 35%	0			
Totals	1.35	0.25	19%	0.25



1 Proposed Site Plan
SCALE: 1" = 20'

ACCESSIBILITY NOTES:

- Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Compliance with accessibility standards such as the 2010 Standards for Accessible Design or the 2012 Texas Accessibility Standards was not verified. The applicant is responsible for compliance with all applicable accessibility standards.
- Accessible routes must have a cross-slope no greater than 1:50. [ANSI 403.3]
- Accessible parking spaces must be located on a surface with a slope not exceeding 1:50. [ANSI 502.5]
- Slopes on accessible routes may not exceed 1:20 unless designed as a ramp. [ANSI 403.3]
- The maximum slope of a ramp in new construction is 1:12. The maximum rise for any ramp run is 30 in. The maximum horizontal projection is 30 feet for a ramp with a slope between 1:12 and 1:15, and 40 feet for a ramp with a slope between 1:16 and 1:20. [ANSI 405.2 - 405.6]

SITE PLAN RELEASE NOTES:

- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL
- ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10)
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE

NOTICE:

ALL ELEMENTS OF THE SURVEY AND SITE WORK SHOWN ARE THE PRODUCT OF OTHER. THE ARCHITECT'S SEAL SHALL COVER ONLY THAT WORK THAT RELATES DIRECTLY TO INFORMATION ADDED OR MODIFIED ON THIS DRAWING.

TREE LIST

PT.NO.	DESCRIPTION
351	26" TALLOW
352	TWIN HICKORY 8",4"
353	11" TALLOW
354	TWIN HICKORY 16", 12"
355	8" HACKBERRY
356	12" TALLOW
357	16" TALLOW
379	18" HACKBERRY
380	15" SYCAMORE
381	MULTI-STEM SUGARBERRY 9",2-8",6"
382	9" HICKORY
383	13" HACKBERRY
404	15" HACKBERRY
405	12" HACKBERRY
406	TWIN ASH 10",8"
413	25" SYCAMORE
414	8" HACKBERRY
418	TWIN ELM 13",8"
419	MESQUITE CLUSTER 2' RAD.
	8",5-5"
420	10" TALLOW
421	MULTI-STEM CEDAR 6",5",2-4",3",2"
443	14" ASH
444	15" LIVE OAK
445	10" HAWTHORN
446	10" HAWTHORN
447	16" HAWTHORN
448	15" HAWTHORN
450	TWIN TALLOW 6",5"
451	TWIN HACKBERRY 6", 5"
452	15" HACKBERRY
453	8" ASH

LEGEND

- EXISTING HARDSCAPE AS PART OF ACCESSIBLE PATH
- NEW HARDSCAPE
- HANDICAPPED LOADING AISLE
- ACCESSIBLE ROUTE IN THE R.O.W AND WITHIN THE SITE

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4 Jun 2019

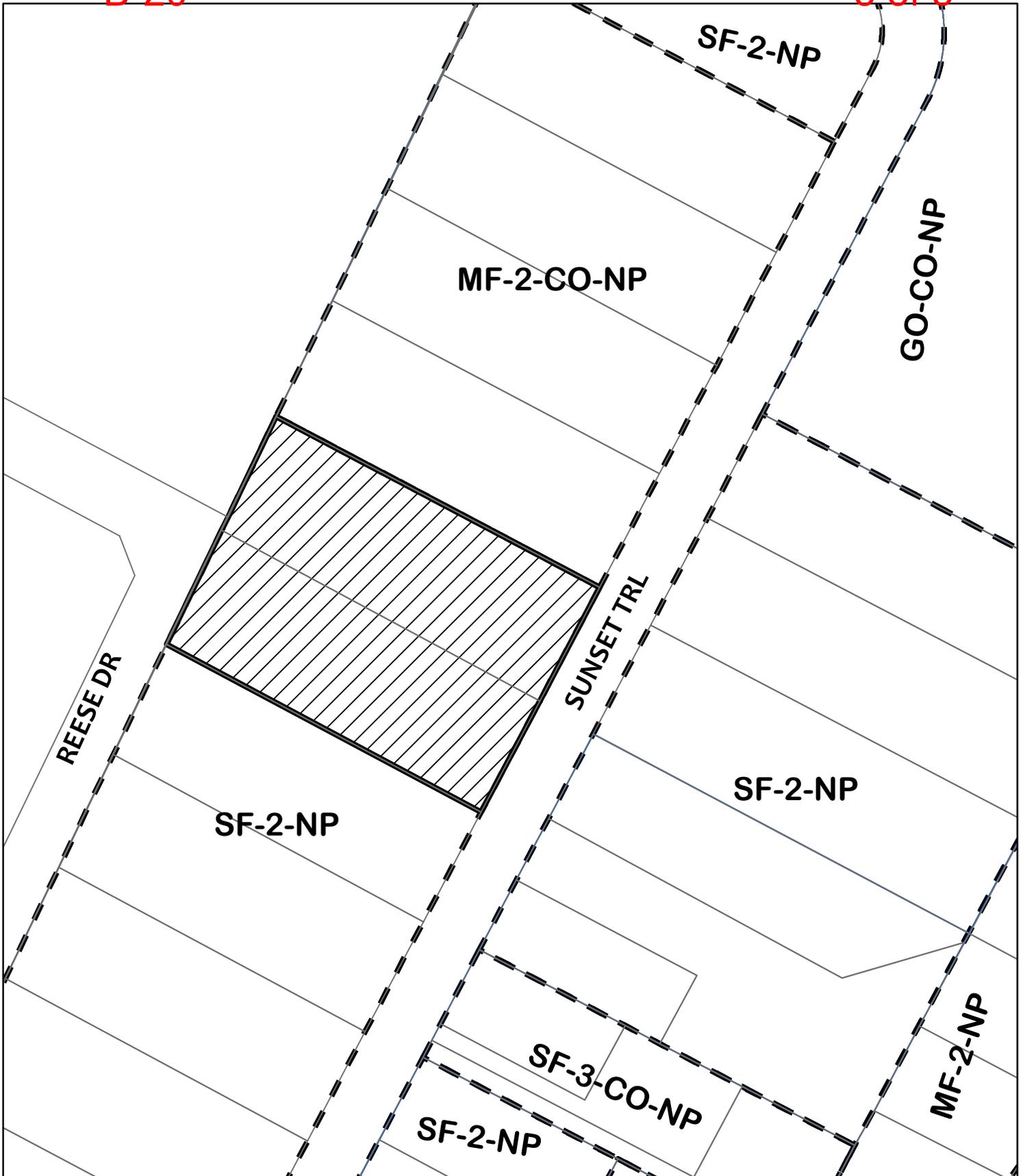
AUSTIN MONTESSORI SCHOOL
4910 & 4912 SUNSET TRAIL
5006 Sunset Trail, Austin, Texas 78745
#Tax Map Key

Revisions:	By:

Site Plan

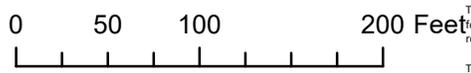
Date: 4 Jun 2019
Checked by: SLH
Drawn: SLH
Job: 18016
Sheet Number: 3

Total sheet count: 4
CASE SP-2019-0175A



 SUBJECT TRACT
 ZONING BOUNDARY

CASE#: SPC-2019-0175A
 ADDRESS: 4910 & 4912 Sunset Trail
 CASE NAME: Austin Montessori School
 MANAGER: Renee Johns



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