

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

**CASE NUMBER:** SPC-2021-0228A    **PLANNING COMMISSION DATE:** 12/20/2022

**PROJECT NAME:**    Petite Ecole International

**PROPOSED USE:**    Commercial Daycare

**ADDRESS OF APPLICATION:**    831 Springdale Road

**COUNCIL DISTRICT:**    District 3

**AREA:**    0.691 acre

**APPLICANT/**    Blair Langlinais  
3009 E 17<sup>th</sup> St  
Austin, TX 78702

**AGENT:**    Kate Kniejski, AICP  
Drenner Group, PC  
2705 Bee Caves Rd, Ste. 100  
Austin, TX 78746

**CASE MANAGER:** Christine Barton-Holmes, CNUa, LEED AP    Telephone: 974-2788  
[christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov)

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

**PROPOSED DEVELOPMENT:** There is no proposed additional construction at the site – the daycare facility is housed within an existing church structure.

**SUMMARY STAFF RECOMMENDATION:** The site plan will comply with all requirements of the Land Development Code prior to its release.

**PREVIOUS PLANNING COMMISSION ACTION:**    Postponed from December 13, 2022 hearing

**AREA STUDY:** Govalle    **WATERSHED:** Boggy Creek

**APPLICABLE WATERSHED ORDINANCE:** Current/ Comprehensive watershed ordinance

**CAPITOL VIEW:** Not in View Corridor

**T.I.A.:** Not Required

**PROJECT INFORMATION:**

**ZONING:** SF-3-NP

**MAX. BLDG. COVERAGE:** 40%

**MAX. IMPERV. CVRG.:** 45%

**MAX HEIGHT:** 35'

**REQUIRED PARKING:** 3

**EXIST. USE:** Church

**LIMITS OF CONSTRUCTION:** NA

**PROPOSED BLDG. CVRG:** 14% (existing)

**PROPOSED IMP. CVRG:** 29.6% (existing)

**PROPOSED HEIGHT:** NA (existing)

**PROVIDED PARKING:** 3 (existing)

**PROPOSED USE:** Daycare

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The applicant is requesting a conditional use permit to operate a commercial daycare for up to 40 children. The daycare will be within an existing church structure. The play area is located more than fifty feet from adjacent single-family.

The site plan will comply with all requirements of the Land Development Code prior to its release.

**Environmental:** The site is in the Boggy Creek watershed, which is within the Desired Development Zone. There is no increase in impervious coverage beyond what has been approved and no known Critical Environmental Features are located within the limits of construction.

**Transportation:** Vehicular access will be available from Springdale Road. Parking is existing and available on site.

**SURROUNDING CONDITIONS: Zoning/ Land use**

**North:** SF-3-NP (Boggy Creek, then single-family residential)

**East:** SF-3-NP (Single-family residential)

**South:** LR-MU-NP (Commercial retail)

**West:** P (Police station and community garden)

<b><u>Street</u></b>	<b><u>R.O.W.</u></b>	<b><u>Surfacing</u></b>	<b><u>Classification</u></b>
Springdale Road	60'	55'	Major arterial
Milburn Lane	50'	30'	Local Street

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District  
 Austin Lost and Found Pets  
 Austin Neighborhoods Council  
 El Concilio Mexican-American Neighborhoods  
 Friends of Austin Neighborhoods  
 Gardens Neighborhood Association  
 The Govalle Neighborhood Association  
 Govalle/Johnston Terrace Neighborhood Plan Contact Team  
 Guadalupe Neighborhood Development Corporation  
 Homeless Neighborhood Association  
 Neighborhood Empowerment Foundation  
 Neighbors United for Progress  
 Preservation Austin  
 SEL Texas  
 Sierra Club, Austin Regional Group

### **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 in all of these cases. No additional construction is proposed.
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.
6. **For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed.** Staff response: The proposed project is not in the East Austin Overlay district.

#### **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. This proposed site plan does not more adversely affect an adjoining site than would a permitted use.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: Access is limited into the site, and surrounding vehicular circulation in the area of the project is not anticipated to have any detriment to safety or convenience.
3. **Adversely affects 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.



1: 2400

Lot Lines

Lot Line

**SPC-2021-0228A**

831 SPRINGDALE ROAD



11/30/2022

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. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



PETITE ÉCOLE  
INTERNATIONALE

DAYCARE CONDITIONAL USE PERMIT

LAND STATUS DETERMINATION

SEE RELATED CASE #:  
**C8i-2021-0150**

PARKING TABLE

SIZE	NUMBER	ACCESSIBLE
8' X 22'	2	NO
11' X 18' (WITH 5' X 18' AISLE)	1	YES
TOTAL: 3		

NOTES:  
1. DRIVE IS FOR PICK-UP AND DROP-OFF ONLY.  
2. THE NUMBER OF STAFF CORRESPONDS 1:1 WITH THE NUMBER OF PARKING SPACES.  
3. CITY APPROVED BICYCLE RACKS TO BE INSTALLED. SEE SITE PLAN.

REVISIONS / CORRECTIONS

Number	Description	Revise (R) Add (A) Void (V) Sheet No.s	Total # Sheets in Plan Set	Net Change Imp. Cover (sq. ft.)	Total Site Imp. Cover (sq. ft.) / %	City of Austin Approval - Date	Date Imaged

PETITE ÉCOLE INTERNATIONALE

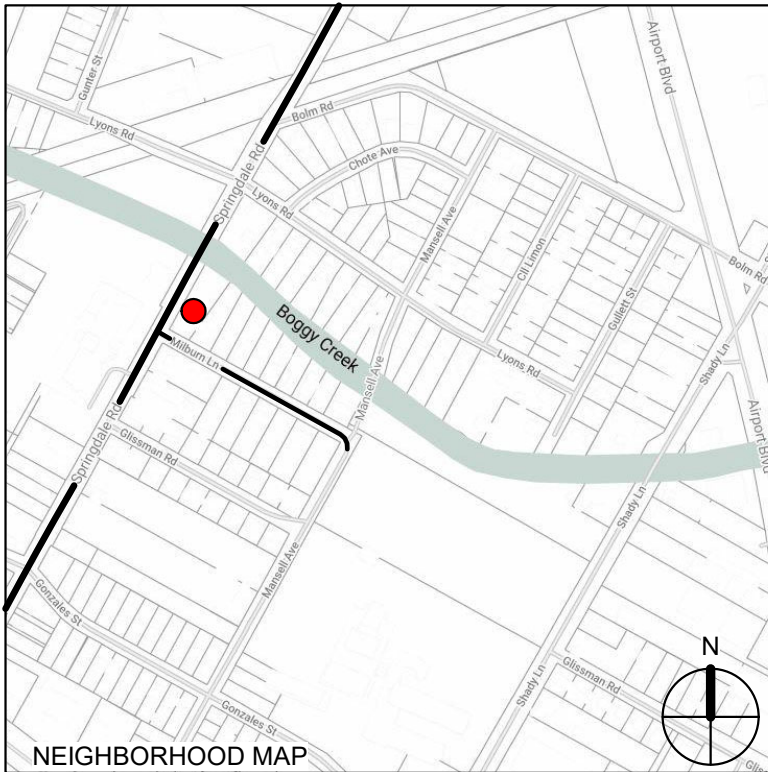
831 SPRINGDALE ROAD

AUSTIN, TEXAS 78702

SUBMITTAL DATE (MAY 26, 2021)

CASE NUMBER (SPC-2021-0228A)

COMPLIANCE WITH THE UNIVERSAL RECYCLING ORDINANCE IS  
MANDATORY FOR MULTI-FAMILY COMPLEXES AND BUSINESSES  
AND OFFICE BUILDINGS

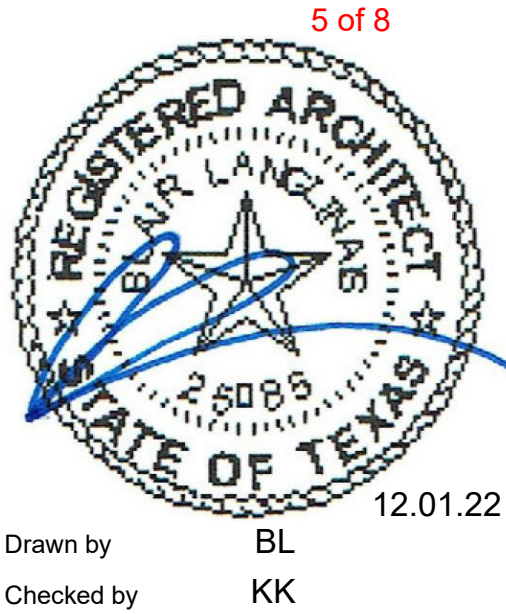


NEIGHBORHOOD MAP

LEGAL DESCRIPTION:  
  
FROM TRAVIS CAD:  
LOT 1 GULLETT GARDENS NO 3 & W 140' OF LOT 13-15  
OLT 30 DIV A JONES J GODWIN SUBD  
  
FROM SURVEY:  
A TRACT OF LAND BEING THE WEST 150 FEET OF LOTS  
13, 14 AND 15 OF THE ROSA JONES (J. GOODWIN)  
SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS  
ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR  
RECORD IN VOLUME 486 AT PAGE 56 OF THE DEED  
RECORDS OF TRAVIS COUNTY, TEXAS  
  
WATERSHED:  
  
BOGGY CREEK - URBAN WATERSHED  
**NOT** IN EDWARD'S AQUIFER RECHARGE ZONE  
  
FLOODPLAIN:  
  
PROJECT IS **NOT** WITHIN THE 100-YEAR FLOODPLAIN  
  
COA 100-YR FLOODPLAIN IS DRAWN USING BEST  
AVAILABLE DATA  
  
COA'S FLOOD PRO SOFTWARE WAS USED  
  
25 - YEAR FLOOD ELEVATION: 447.81  
100 - YEAR FLOOD ELEVATION: 450.14  
  
AREA CALCULATIONS:  
**TOTAL SITE AREA:** 30,082 SF  
**BUILDING COVERAGE:** 4282 SF  
**TOTAL IMPERVIOUS COVER:** 8696 SF  
**FAR:** 14 %  
**I.C.:** 29.6 %  
  
PROJECT DESCRIPTION:  
  
OPERATION OF A PRESCHOOL IN WHAT WAS  
PREVIOUSLY A CHURCH. NO BUILDING IMPROVEMENTS  
OR SITE DEVELOPMENT IS PLANNED BEYOND PARKING  
IMPROVEMENTS.  
  
ZONED SF-3-NP. THE SCHOOL NEEDS A CONDITIONAL  
USE PERMIT WITH THE APPROVAL OF THE LAND USE  
COMMISSION IN ORDER TO OPERATE.

SHEET LIST

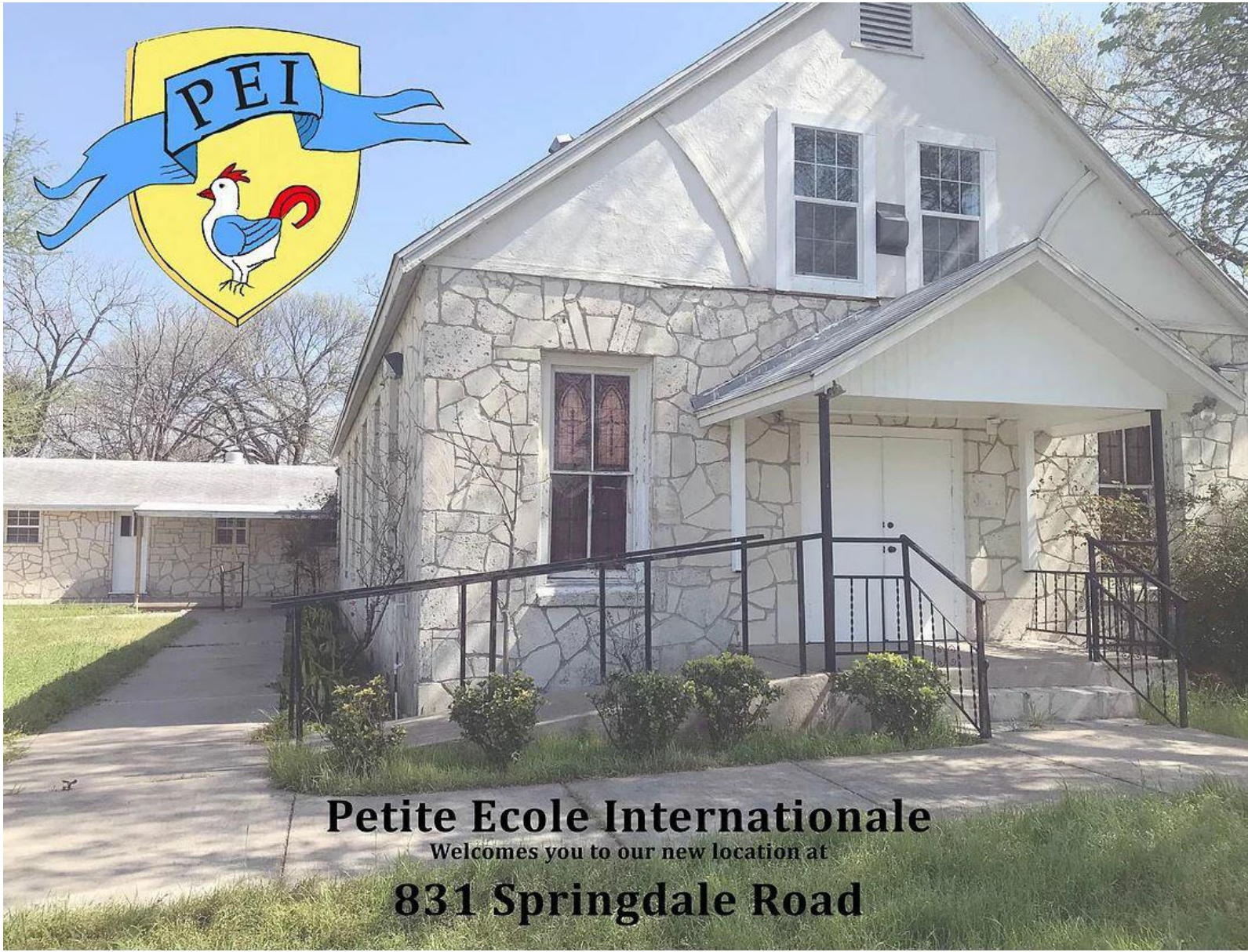
NO.	SHEET NAME
A.0	COVER
A.1	SITE PLAN
A.2	ORIGINAL SURVEY
A.3	PROXIMITY PLAN



PETITE ECOLE  
INTERNATIONALE

831 SPRINGDALE ROAD - AUSTIN, TEXAS - 78702

Date: 12.01.2022  
Issue: SITE PLAN PERMITTING  
Revision:



BLAIR LANGLINAIS, AIA  
JUST RIGHT ARCHITECTURE  
3011 E 17TH STREET  
AUSTIN, TEXAS 78702  
BLAIR@JustRightArchitecture.COM  
T: 512.577.1615  
CONTACT:  
BLAIR  
ARCHITECT

MILBURN SOUTH MACAWS PROPERTIES, LLC  
2311 ENFIELD ROAD  
AUSTIN, TEXAS 78703  
PSSOFFICE@AUSTIN.RR.COM  
T: 512.583.1052  
CONTACT:  
ROSA OR  
NATALIE  
OWNER

CARRIE SCHONAERTS  
PETITE ECOLE INTERNATIONAL  
831 SPRINGDALE  
AUSTIN, TEXAS 78702  
CARRIE@PETITEECOLE.COM  
T: 512.217.7944  
CONTACT:  
CARRIE  
HEADMASTER

FOR CITY USE ONLY:

SITE PLAN RELEASE

Sheet 1 of 4

FILE NUMBER: SPC-2021-0228A EXPIRATION DATE: \_\_\_\_\_  
CASE MANAGER: Christine Bates-Holmes APPLICATION DATE: May 26, 2021  
APPROVED ADMINISTRATIVELY ON: \_\_\_\_\_  
APPROVED BY PLANNING COMMISSION ON: N/A  
APPROVED BY CITY COUNCIL ON: N/A  
under Section 112 of Chapter 25-5 of the Austin City Code

Signing For Director, Development Services Department

DATE OF RELEASE: \_\_\_\_\_ Zoning: SF-3-NP

Rev. 1 \_\_\_\_\_ Correction 1 \_\_\_\_\_  
Rev. 2 \_\_\_\_\_ Correction 2 \_\_\_\_\_  
Rev. 3 \_\_\_\_\_ Correction 3 \_\_\_\_\_

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.

CITY OF AUSTIN CASE NO. SPC-2021-0228A

A.0  
COVER

1 OF 4

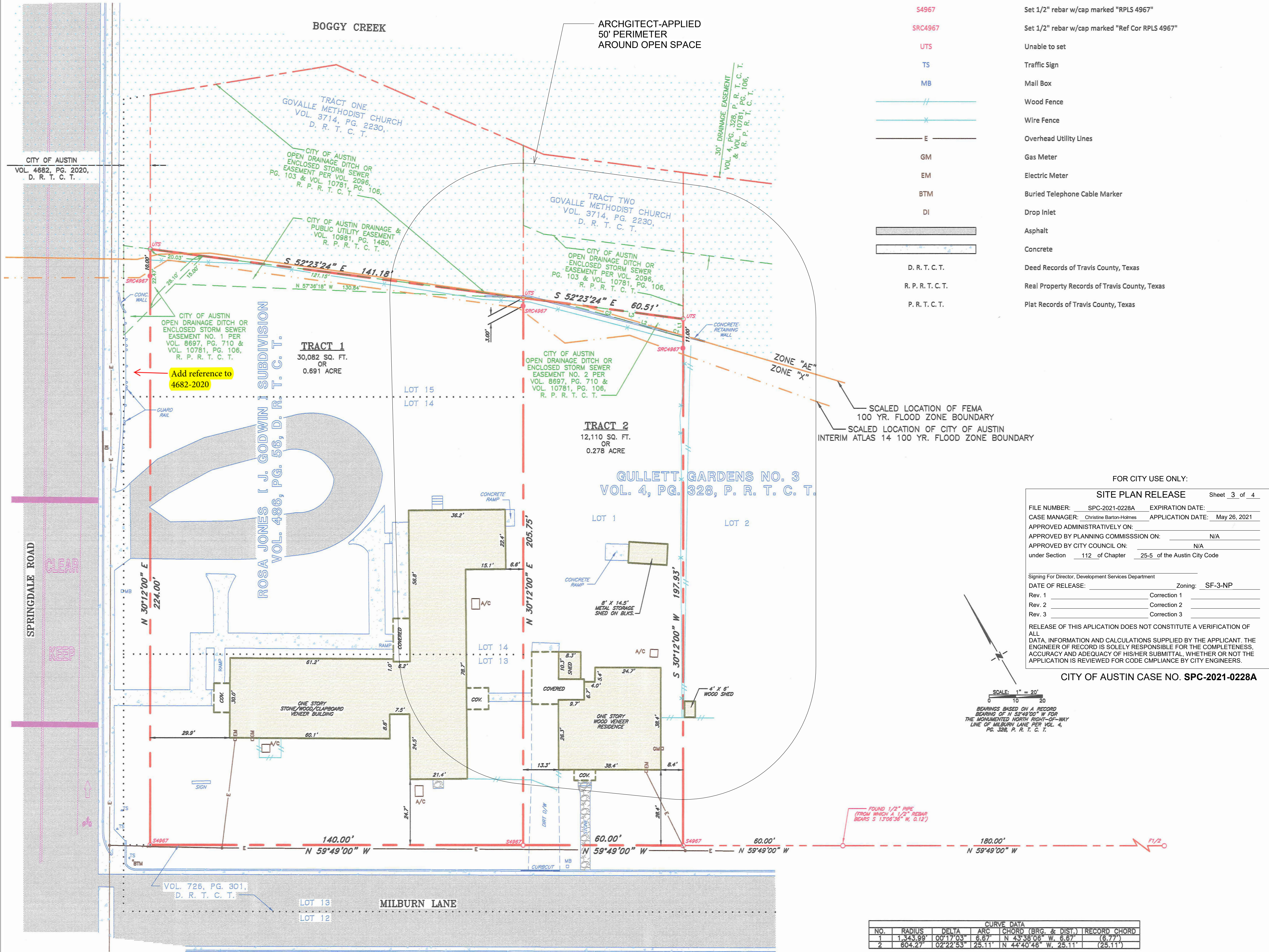








Drawn by DELTA  
Checked by -  
12.01.22



LEGEND

( )	Record data per deed/plat
F1/2	Found 1/2" rebar
S4967	Set 1/2" rebar w/cap marked "RPLS 4967"
SR4967	Set 1/2" rebar w/cap marked "Ref Cor RPLS 4967"
UTS	Unable to set
TS	Traffic Sign
MB	Mail Box
//	Wood Fence
X	Wire Fence
E	Overhead Utility Lines
GM	Gas Meter
EM	Electric Meter
BTM	Buried Telephone Cable Marker
DI	Drop Inlet
[Pattern]	Asphalt
[Pattern]	Concrete
D. R. T. C. T.	Deed Records of Travis County, Texas
R. P. R. T. C. T.	Real Property Records of Travis County, Texas
P. R. T. C. T.	Plat Records of Travis County, Texas

FOR CITY USE ONLY:

**SITE PLAN RELEASE** Sheet 3 of 4

FILE NUMBER: SPC-2021-0228A EXPIRATION DATE: May 26, 2021  
CASE MANAGER: Christine Barton-Holmes APPLICATION DATE: May 26, 2021  
APPROVED ADMINISTRATIVELY ON: N/A  
APPROVED BY PLANNING COMMISSION ON: N/A  
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under Section 112 of Chapter 25-5 of the Austin City Code

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Rev. 2 Correction 2  
Rev. 3 Correction 3

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CITY OF AUSTIN CASE NO. SPC-2021-0228A

CURVE DATA					
NO.	RADIUS	DELTA	ARC	CHORD (BRG. & DIST.)	RECORD CHORD
1	1,343.99	00°17'03"	6.67'	N 43°38'08" W, 6.67' (6.77')	
2	804.27	02°22'53"	25.11'	N 44°40'46" W, 25.11' (25.11')	

LINE DATA		
NO.	BEARING	DISTANCE
1	S 30°12'00" W	8.97'
2	N 43°38'08" W	6.67'
3	S 52°23'24" E	46.73'

Certify to: Heritage Title Company of Austin, Inc. and to Old Republic National Title Insurance Company

② SCALED SURVEY  
1" = 20'-0"

Improvement Survey for (Reference Name): Milburn North Macaws Properties LLC  
Client: Rosa Santis  
For Title Commitment by: Heritage Title Company of Austin, Inc. (Underwriter: Old Republic Nat. Title Ins. Co.)  
GF #: 201801849 Effective Date: August 21, 2018, 8:00 AM  
Property Address: 831 Springdale Road & 4606 Milburn Lane

DESCRIPTION - TRACT 1

A tract of land being the West 150 feet of Lots 13, 14 and 15 of the Rosa Jones (J. Godwin) Subdivision, a subdivision in Travis County, Texas according to the map or plat thereof filed for record in Volume 486 at Page 56 of the Deed Records of Travis County, Texas, **Save and Except** that portion conveyed to the public for right-of-way purposes in Volume 726 at Page 301 of the Deed Records of Travis County, Texas (D. R. T. C. T.), **Save and Except** that portion conveyed to the City of Austin, for right-of-way purposes in Volume 4682 at Page 2020 of the Deed Records of Travis County, Texas and **Save and Except** that portion of Lot 15 conveyed to the City of Austin for open drainage ditch or enclosed storm sewer easement purposes in Volume 2096 at Page 103 of the Real Property Records of Travis County, Texas. Said tract of land being more particularly described by metes and bounds as follows:

Commencing, for a tie, at a 1/2" pipe found, on the North right-of-way line of Milburn Lane (Vol. 726, Pg. 301, D. R. T. C. T.) found for the common South corner of Lots 2 and 3 of the Gullett Gardens No. 3, according to the map or plat filed for record in Volume 4 at Page 328 of the Plat Records of Travis County, Texas, from which a 1/2" rebar found for the common South corner of Lots 5 and 6 of said Gullett Gardens No. 3 bears S 59°49'00" E, 180.00 feet;

Thence N 59°49'00" W, along the aforementioned North right-of-way line, 120.00 feet to a 1/2" rebar with a cap marked "RPLS 4967" set for the Southwest corner of Lot 1 in the aforementioned Gullett Gardens No. 3 and the **Point of Beginning** of the tract of land herein described;

Thence N 59°49'00" W, continuing along the aforementioned North right-of-way line, 140.00 feet to the intersection of said North right-of-way line and the East right-of-way line of Springdale Road (Vol. 4682, Pg. 2020, D. R. T. C. T.);

Thence N 30°12'00" E, along the aforementioned East right-of-way line, passing at 214.00 feet a 1/2" rebar with a cap marked "Ref Cor RPLS 4967" set for a reference corner and continuing for a total distance of 224.00 feet to a point for a corner on the South boundary line of an easement described in Volume 2096 at Page 103 of the Real Property Records of Travis County, Texas;

Thence S 52°23'24" E, along the aforementioned South boundary line, 141.18 feet to a point for a corner on the West boundary line of the above-mentioned Lot 1;

Thence S 30°12'00" W, along the aforementioned West boundary line of Lot 1, passing at 3.00 feet a 1/2" rebar with a cap marked "Ref Cor RPLS 4967" set for a reference corner and continuing for a total distance of 205.75 feet to the **Point of Beginning**.

Said tract of land containing 30,082 square feet or 0.691 acre, more or less.

DESCRIPTION - TRACT 2

A tract of land being a portion of Lot 1 in the Gullett Gardens No. 3, according to the map or plat filed for record in Volume 4 at Page 328 of the Plat Records of Travis County, Texas, **Save and Except** that portion of said Lot 1 conveyed to the City of Austin for open drainage ditch or enclosed storm sewer easement purposes in Volume 2096 at Page 103 of the Real Property Records of Travis County, Texas and **Save and Except** the Northerly 30 feet of said Lot 1, a dedicated drainage easement by said plat of Gullett Gardens No. 3. Said tract of land being more particularly described by metes and bounds as follows:

Commencing, for a tie, at a 1/2" pipe found, on the North right-of-way line of Milburn Lane (Vol. 726, Pg. 301, D. R. T. C. T.) found for the common South corner of Lots 2 and 3 of the Gullett Gardens No. 3, according to the map or plat filed for record in Volume 4 at Page 328 of the Plat Records of Travis County, Texas, from which a 1/2" rebar found for the common South corner of Lots 5 and 6 of said Gullett Gardens No. 3 bears S 59°49'00" E, 180.00 feet;

Thence N 59°49'00" W, along the aforementioned North right-of-way line, 60.00 feet to a 1/2" rebar with a cap marked "RPLS 4967" set for the common South corner of Lots 1 and 2 in the aforementioned Gullett Gardens No. 3 and the **Point of Beginning** of the tract of land herein described;

Thence N 59°49'00" W, continuing along the aforementioned North right-of-way line, 60.00 feet to a 1/2" rebar with a cap marked "RPLS 4967" set for the Southwest corner of the aforementioned Lot 1;

Thence N 30°12'00" E, along the West boundary line of the aforementioned Lot 1, passing at 202.75 feet a 1/2" rebar with a cap marked "Ref Cor RPLS 4967" set for a reference corner and continuing for a total distance of 205.75 feet to a point for a corner on the South boundary line of an easement described in Volume 2096 at Page 103 of the Real Property Records of Travis County, Texas;

Thence S 52°23'24" E, along the aforementioned South boundary line, 60.51 feet to a point for a corner on the common boundary line of the above-mentioned Lots 1 and 2;

Thence S 30°12'00" W, along the aforementioned common boundary line, passing at 11.00 feet a 1/2" rebar with a cap marked "Ref Cor RPLS 4967" set for a reference corner and continuing for a total distance of 197.93 feet to the **Point of Beginning**.

Said tract of land containing 12,110 square feet or 0.278 acre, more or less.

GENERAL NOTES:

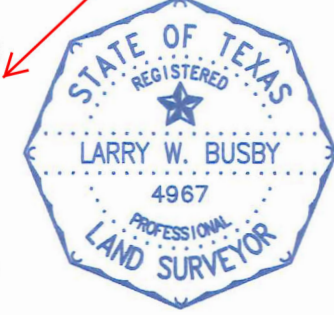
- Tract 1 and Tract 2 shown and described hereon are, in the opinion of Delta Land Surveying, the same tracts as intended to be conveyed to the Govalle United Methodist Church of Travis County, Texas according to the deed filed for record in Volume 3714 at Page 2230 of the Deed Records of Travis County, Texas **Save and Except** that portion conveyed to the City of Austin for right-of-way purposes by a deed filed for record in Volume 4682 at Page 2020 of the Deed Records of Travis County, Texas. However it should be noted that the following discrepancies exist in the record deed filed in Volume 3714 at Page 2230 of the Deed Records of Travis County, Texas:
  - The aforementioned Deed (Vol. 3714, Pg. 2230) does not **Save and Except** out of Tract Two (Lot 1, Gullett Gardens No. 3, Vol. 4, Page 328, Plat Records) the Northerly 30 feet of said Lot 1, a dedicated drainage easement by said plat.
  - The aforementioned Deed (Vol. 3714, Pg. 2230) does not **Save and Except** out of Tract One the Southerly 25 feet of Lot 13, Rosa Jones (J. Godwin) Subdivision previously conveyed for right-of-way purposes by a document filed for record in Volume 728 at Page 301 of the Deed Records of Travis County, Texas.
- The easements filed for record in Volume 8697 at Page 710 and in Volume 10981 at Page 1480 of the Real Property Records of Travis County, Texas do not recognize the portion of Lots 13, 14 and 15 of Rosa Jones (J. Godwin) Subdivision as filed for record in Volume 486 at Page 56 of the Deed Records of Travis County, Texas conveyed to the City of Austin for right-of-way purposes by a document filed for record in Volume 4682 at Page 2020 of the Deed Records of Travis County, Texas.
- Tract 1 being subject to restrictive covenants of record as filed in Volume 821, Page 530; Volume 2469, Page 141; Volume 3222, Page 1909 and Volume 3714, Page 2230 of the Deed Records of Travis County, Texas.
- Tract 2 being subject to restrictive covenants of record as filed in Volume 4, Page 328, Plat records of Travis County, Texas and Volume 1288, Page 10; Volume 2469, Page 141; Volume 3222, Page 1909 and Volume 3714, Page 2230, Deed Records Travis County, Texas.

With reference to my copy of the Federal Emergency Management Agency Flood Insurance Rate Map for Travis County, Texas, Community Panel No. 48453C04651, Revised on 1/6/16, the subject property's scaled location lies within Flood Zone "X" (outside of the 100 year flood zone) and in Zone "AE", which is designated a 100 year Special Flood Hazard Area. The above map may not include all Special Flood Hazard Areas and after a more detailed study the Special Flood Hazard Areas may be modified and other areas added. Localized flooding may occur someday due to changes in adjacent drainage patterns.

Add the following: discrepancies, roadways,

I do hereby certify that this survey was made on the ground, under my direct supervision and the plat hereon is a true and correct representation of this property, said survey and plat meet the Minimum Standards for Land Surveying in the State of Texas; there are no visible conflicts encroachments, overlapping of improvements or easements except as shown or noted; all easements and other matters of record of which I have been advised by the above referenced title commitment are as shown hereon. Delta Land Surveying makes no representation to the accuracy or completeness of said commitment.

Larry W. Busby  
TX RPLS No. 4967



Improvement Survey of a portion of Lot 1, Gullett Gardens No. 3 and a portion of Lots 13, 14, & 15, Rosa Jones Subdivision, City of Pflugerville, Travis County, Texas.

Milburn North Macaws Properties LLC

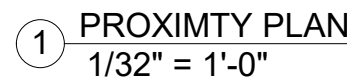
DELTA LAND SURVEYING  
2106 Live Oak Circle  
Round Rock, Texas 78683  
(612) 781-9800  
www.DeltaLandSurveying.net

**A.2**  
ORIGINAL  
SURVEY  
3 OF 4





BL



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Date: 12.01.2022  
Issue: SITE PLAN PERMITTING  
Revision:

## A.3

### PROXIMITY PLAN

4 OF 4