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

CASE NUMBER: SPC-2010-0054AT **PLANNING COMMISSION**
HEARING DATE: November 9, 2010

PROJECT NAME: 8565 US 183

ADDRESS: 8565 Research Blvd.

NEIGHBORHOOD PLAN: North Austin Civic Association

APPLICANT: O'Brien Cedrone (Alfredo Cedrone)
8565 Research Blvd.
Austin, TX 78758

AGENT: Conley Engineering (Carl Conley P.E.)
1301 South Capital of Tx Hwy, Suite A-200
Austin, TX 787

CASE MANAGER: Nikki Hoelter Phone: 974-2863
nikki.hoelter@ci.austin.tx.us

PROPOSED DEVELOPMENT:

The applicant is requesting a conditional use permit for a 4,711 square foot cocktail lounge that requires a late-hours permit from the Texas Alcoholic Beverage Commission. The owner plans to use the existing structure and improvements. No construction will occur with this site plan. In addition to the cocktail lounge conditional use permit, off-site accessory parking is being requested. Two separate sites, within 1000 feet of cocktail lounge will provide required parking for the use. One of the parking areas is within 200 feet of SF-3 zoning; therefore a compatibility variance is required.

VARIANCE:

Request approval of a variance to allow parking for a cocktail lounge within 200 feet of a property used or zoned townhouse and condominium residence (SF-6) or more restrictive. [LDC Sec. 25-5-146(B)(2)]

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit for the cocktail lounge and variance. The cocktail lounge currently operates as a restaurant. In reality the use will be a restaurant and cocktail lounge, which will remain open until 2am. The owner anticipates 50% of the income to come from liquor sales, therefore the designation as a cocktail lounge. The bar will occupy less than 50% of the building area. Once designated as a cocktail lounge, the parking ratio is increased at 1 space per 50 square feet of floor area. There are currently 20 spaces on-site, however 94 spaces are required. The owner has entered into agreements with two separate properties to lease parking spaces. 31 spaces will be utilized from the adjoining commercial property. An additional 43 spaces will be leased from a commercial property about 460 feet from the subject site.

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The property which adjoins the cocktail lounge, which will provide the 31 parking spaces, is adjacent to single family zoning. A portion of the parking area is within 200 feet of the single family zoning and use; however one of the buildings provides screening between the parking and the use. The majority of the parking is more than 200 feet; additionally the cocktail lounge is approximately 400 feet from the single family use. There is no direct access to the single family use from the parking area. The site plan complies with all requirements of the Land Development Code including Compatibility Standards.

PROJECT INFORMATION

SITE AREA	15,000 square feet	0.332 acres	
EXISTING ZONING	CS-1-CO-NP		
WATERSHED	Little Walnut Creek		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance (Urban)		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	None		
PROPOSED ACCESS	Research Blvd. (Hwy 183)		
	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	2:1	.25:1	0
BUILDING COVERAGE	95%	23%	0
IMPERVIOUS COVERAGE	95%	79.8	0
PARKING	94	20	74 off-site spaces

SUMMARY COMMENTS ON SITE PLAN:

The proposed cocktail lounge is located on an existing developed property. It currently functions as a restaurant and will continue to be a restaurant but now include a cocktail lounge with late hours. The owner doesn't plan any improvements to the site. The hours of operation for the use will be Monday through Saturday, 7 am to 2 am. The owner will continue to serve breakfast at the restaurant which is reason for the early hours of operation. This use is appropriate for this site because it fronts and takes access to a major arterial, with surrounding uses and zoning compatible to the proposed use. The main reason the owner is seeking a conditional use permit for the cocktail lounge is due to the anticipated increase in liquor sales. A restaurant (general) is a permitted use within the CS-1 zoning district. The requested off site accessory parking will allow the cocktail lounge to meet its minimum required parking.

COMPATIBILITY

The single family houses to the north east of the subject site are about 400 feet from the proposed cocktail lounge building. An existing building will screen the homes and the parking area. The second off-site parking area which is located along Research does not trigger compatibility. Parking for the cocktail lounge will be 200 feet from single family use. Additionally, direct access cannot be taken to the single family neighborhood in both instances. All compatibility setbacks and standards are met.

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	CS-1-CO-NP	Restaurant
<i>North</i>	GR-NP	Retail sales
<i>South</i>	GR-NP	Furniture store
<i>East</i>	GR-NP	Shopping center
<i>West</i>	Highway/GR-NP	Right of way, commercial

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ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Research Blvd. (Hwy 183)	Varies	Approx. 170'	Major Arterial

NEIGHBORHOOD ORGNIZATIONS:

- 511—Austin Neighborhoods Council
- 742—Austin Independent School District
- 786—Home Builders Association of Greater Austin
- 1037—Homeless Neighborhood Assn.
- 1075—League of Bicycling Voters
- 1113—Austin Parks Foundation
- 1200—Super Duper Neighborhood Objectors and Appealers Organization
- 1224—Austin Monorail Project
- 1228—Sierra Club, Austin Regional Group
- 1236—The Real Estate Council of Austin, Inc
- 1273 – North Austin Civic Association
- 1113 – Austin Parks Foundation
- 114 – North Growth Corridor

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CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA

The following evaluation is included to provide staff's position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code (EVALUATION OF CONDITIONAL USE SITE PLAN) states:

A. The Land Use Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

B. A conditional use site plan must:

1. Comply with the requirements of this title;

Staff Response: This site plan complies with all regulations and requirements of the Land Development Code.

2. Comply with the objectives and purposes of the zoning district;

Staff Response: The proposed cocktail lounge is a conditional use within the CS-1 zoning district; however, it could continue to operate as a restaurant that serves alcohol. The use is appropriate because it's located along a major arterial.

3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;

Staff Response: The site plan will comply with all requirements of the Land Development Code. The site plan complies with setback, height, and compatibility requirements. New construction will not occur with this permit.

4. Provide adequate and convenient off-street parking and loading facilities; and

Staff Response: The site plan provides adequate off street parking and loading for the use. It will also provide off site accessory parking directly adjacent to the use and it will be connected by an existing interior drive.

5. Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.

Staff Response: The site plan will comply with all requirements of the Land Development Code including Compatibility Standards, and reasonably protects the health, safety, and welfare of persons and property.

C. In addition, a conditional use site plan may not:

6. More adversely affect an adjoining site than would a permitted use;

An off-site parking lot use will have no more impact on adjoining properties than other permitted uses in the area which could operate with similar hours, because the parking is to serve the adjacent business.

7. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or

Staff Response: The site plan does not adversely affect the safety and convenience of vehicular and pedestrian circulation, since the parking is to serve the adjacent building.

8. Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign. Staff Response: All signs and lighting will comply with the Land Development Code.

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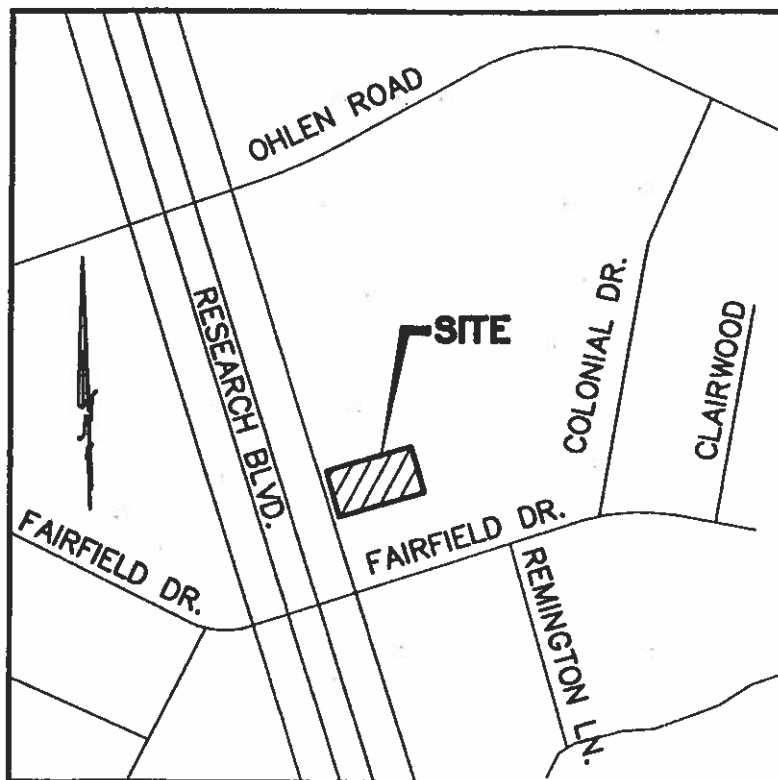
D. A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.

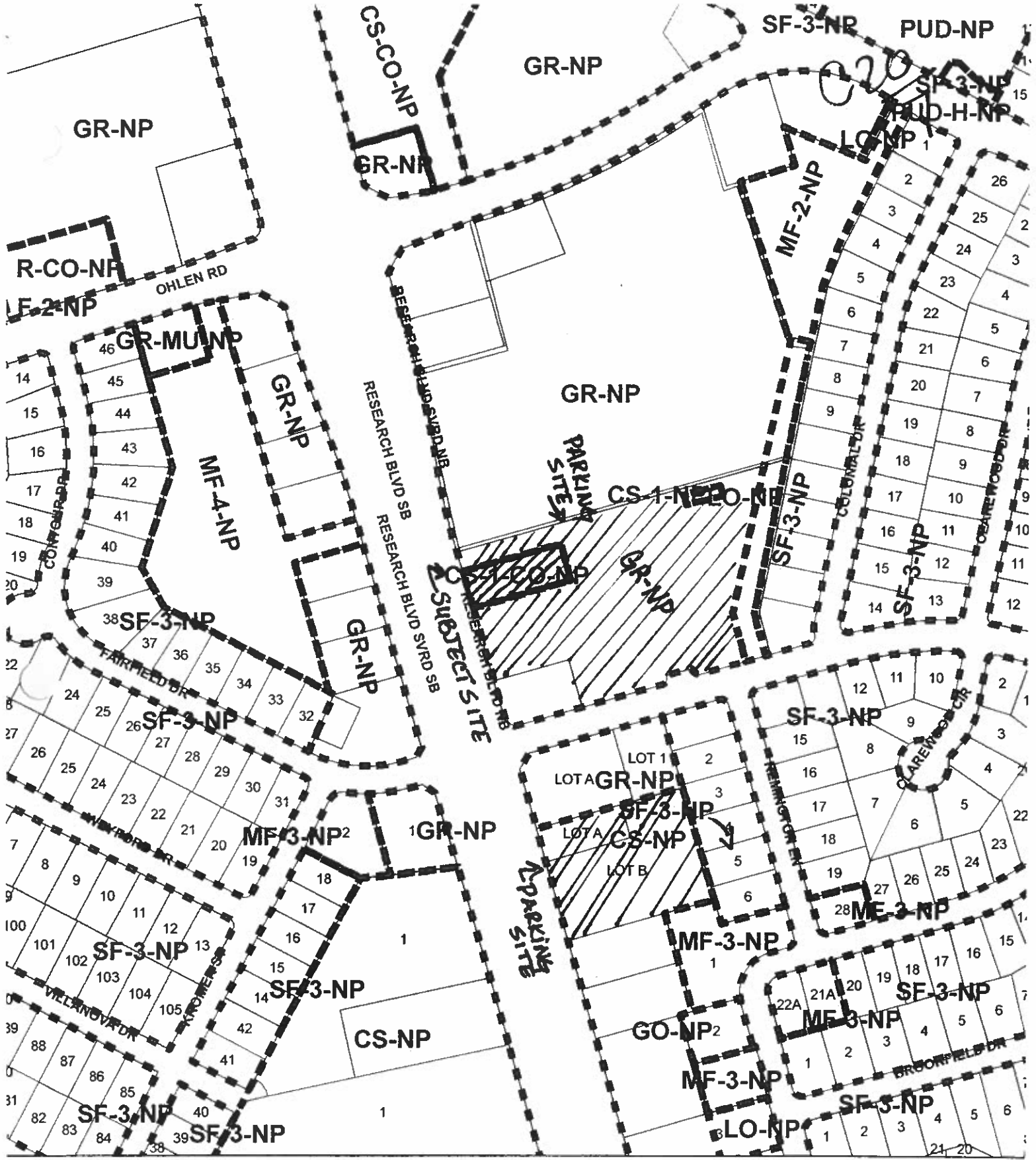
In addition, Sec. 25-5-146 (CONDITIONS OF APPROVAL) states:

(A) To make a determination required for approval under Section 25-5-145 (Evaluation Of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

- (1) a special yard, open space, buffer, fence, wall, or screen;
- (2) landscaping or erosion;
- (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
- (4) signs;
- (5) characteristics of operation, including hours;
- (6) a development schedule; or
- (7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.



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SPC-2010-0054AT



-  SUBJECT TRACT
-  ZONING BOUNDARY

CASE#: SPC-2010-0054AT
 ADDRESS: 8565 Research Blvd
 GRID: K30
 MANAGER: NIKKI HOELTER



OPERATOR: C. Casillas

This map has been produced by site plan review for the sole purpose of geographic reference.

DESCRIPTION	DATE	APPROVED
CHANGE OF USE: 1.) CURRENT TAG OF STORAGE TO CHANGE TO 745 SF OF COCKTAIL LOUNGE 2.) CHANGE 980 SF TO OUTSIDE COCKTAIL LOUNGE 3.) CONDITIONAL USE PERMIT FOR LATE HOURS OF OPERATION FOR COCKTAIL LOUNGE(CS-1 ZONING).	3-3-10	

CURRENT ZONING: CS-1
ALL PROPOSED USES ARE APPROVED WITHIN CS-1 ZONING.

PARKING SUMMARY:

USE	AREA	PARKING REQUIRED	PARKING PROVIDED
COCKTAIL LOUNGE-INDOOR(59,700 SF)	3751 SF	76	76
COCKTAIL LOUNGE-OUTDOOR(1 SF/70 SF)	980 SF	18	18
TOTAL		94	94

94 TOTAL PARKING SPACES PROVIDED.
94 TOTAL PARKING SPACES REQUIRED PROVIDED.

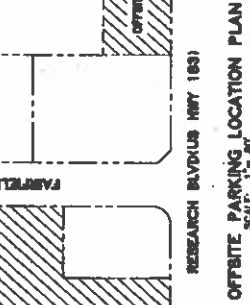
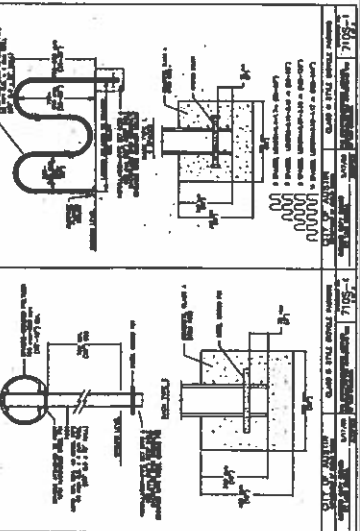
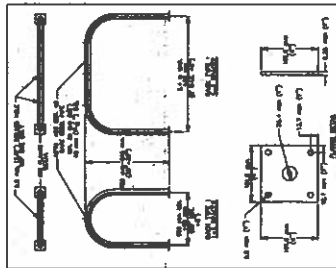
NOTE: 3 ACCESSIBLE SPACES REQUIRED PROVIDED.

SITE DATA:

SITE AREA: 15,000 SF
BUILDING FLOORSPACE COVERAGE: 3751 SF (25.0%)
PARKING FLOORSPACE COVERAGE: 180 SF (1.2%)
TOTAL IMPERVIOUS COVER: 11,070 SF (73.8%)
BUILDING HEIGHT: 15 FT.
P.A.R.: 0.268

NOTES:

- HOURS OF OPERATION: MONDAY-SATURDAY 7:00AM TO 2:00AM
- SEWERAGE SHALL BE PROVIDED INDICATING OFF-SITE PARKING AS FOLLOWS:
1. ALL OFF-SITE PARKING SHALL BE PROVIDED WITHIN THE LOCATION AND ONE SIGN SHALL BE PROVIDED ON THE SITE OF THE USE SERVED REGARDING THE LOCATION OF THE OFFSITE PARKING.
- EVERY ACCESSIBLE PARKING SPACE MUST BE COUNTERED BY A SIGN CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE "RESERVED" ON EQUIVALENT LANGUAGE. CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT BE OCCURRED BY A VEHICLE PARKED IN THE SPACE.
- NO CONSTRUCTION IS PROPOSED WITH THE CONDITIONAL USE SITE PLAN APPLICATION.
- LOCAL DESCRIPTION: LOT 1, LEON A. SCHMIDT ADDITION BOOK 61, PAGE 314
- APPROXIMATELY 460 FEET TO SIGN RESEARCH BLVD.
- SUBJECT TRACT ON ASSOCIATED OFFSITE PARKING.



SITE PLAN

SITE ADDRESS: 8565 RESEARCH BLVD.

RESEARCH BLVD. (HWY 189)

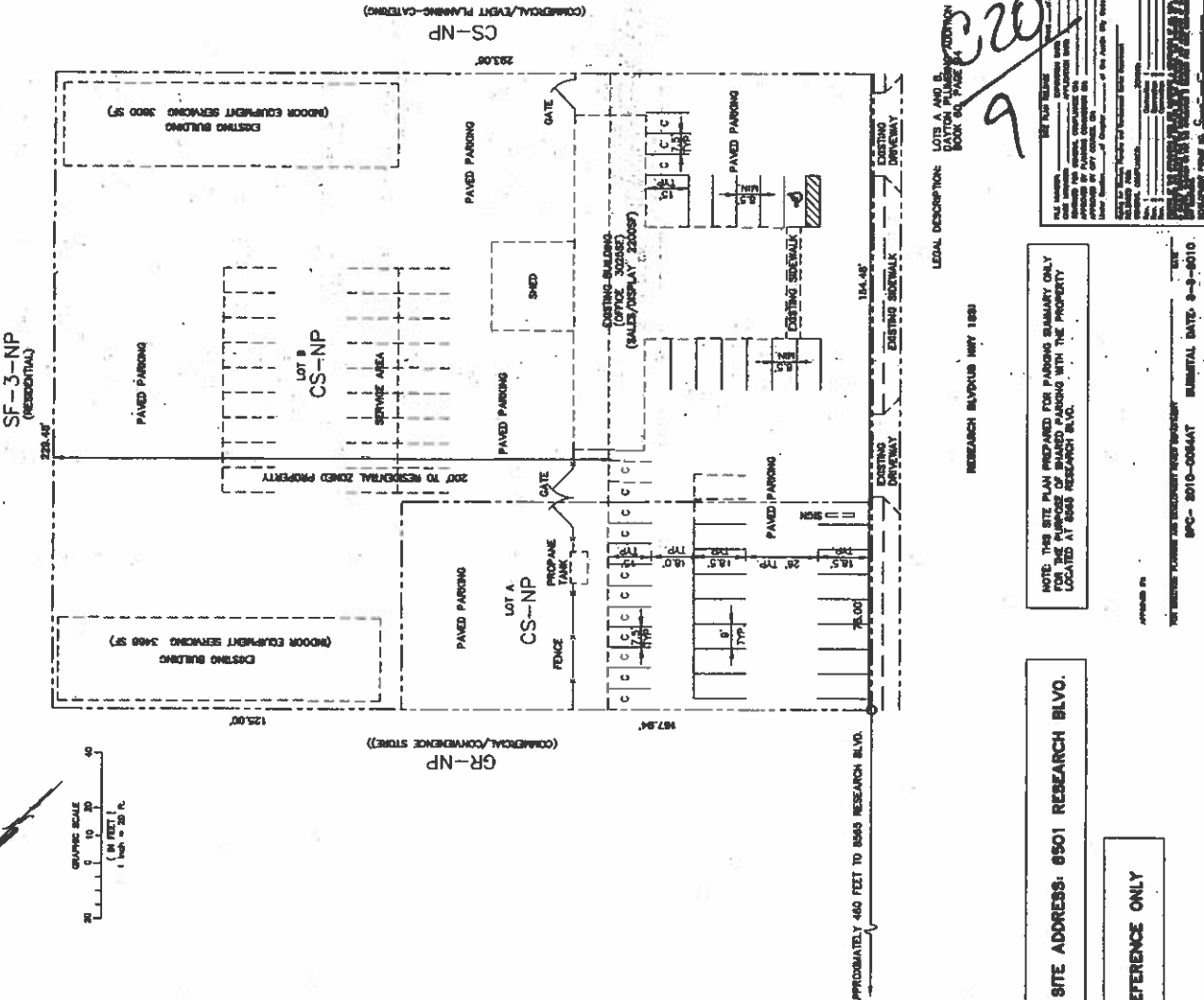
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CS-1 SITE PLAN
CS-2 OFFSITE PARKING PLAN-1
CS-3 OFFSITE PARKING PLAN-2

CS-1
CS-2
CS-3

RESEARCH BLVD. (HWY 189)
SCALE: 1" = 80'

APPROVED BY: [Signature]
SUBMITTED DATE: 3-3-2010
PROJECT: [Project Name]

CONDITIONAL USE SITE PLAN
MASTER TRAPPS
CON
CON
CON



USE	AREA	PARKING RATIO	REQUIRED PARKING
OFFICE	3025 SF	159/270 SF	11 SPACES
INDOOR SALES SERVICE, DISPLAY	2200 SF	159/700 SF	4.4 SPACES
INDOOR EQUIPMENT SERVICE	7088 SF	159/1000 SF	7.07 SPACES
TOTAL REQUIRED PARKING			22.47 SPACES
TOTAL PARKING PROVIDED			91 SPACES

- NOTES**
1. SIGNAGE SHALL BE PROVIDED INDICATING OFF-SITE PARKING AS FOLLOWS. ONE SIGN SHALL BE PROVIDED AT THE OFFSITE PARKING INDICATING THE PROPERTY OR USE WHICH IT SERVES, AND ONE SIGN SHALL BE PROVIDED ON THE SITE OF THE USE SERVED INDICATING THE LOCATION OF THE OFFSITE PARKING.
 2. EACH COMPACT PARKING SPACE/ANGLE WILL BE MARKED "SMALL CAR ONLY".
 3. ACCESS GATED TO THE SERVICE AREA WILL ONLY BE OPENED DURING BUSINESS HOURS FOR MCCOY'S AND CLOSED AFTER BUSINESS HOURS.

HOURS OF OPERATION

MONDAY-FRIDAY: 8:00AM-8:30PM
 SATURDAY: 8:00AM-8:00PM
 SUNDAY: CLOSED

NOTE: THIS SITE PLAN PREPARED FOR PARKING SUMMARY ONLY FOR THE PURPOSE OF SHARED PARKING WITH THE PROPERTY LOCATED AT 8501 RESEARCH BLVD.

OFFSITE PARKING SITE ADDRESS: 8501 RESEARCH BLVD.

SITE PLAN FOR REFERENCE ONLY

LEGAL DESCRIPTION: LOTS A AND B LOTION PARKING LOTION PARKING LOTION PARKING BOOK 60, PAGE 9

RESEARCH BLVD/BLVD HWY 100

DATE: 10/23/20

BY: [Signature]

SCALE: 1" = 20' (GRAPHIC SCALE)

CONLEY ENGINEERING INC.
 1501 South Circle of Times Square, Box A, Suite 200
 Civil Engineers
 Land Planning Development Company

SHARED PARKING PLAN
 SECTION THREE

100' A.M.E.U. SQUARE SECTION THREE

LOT 14
 LOT 15

SF-3-NP
 SINGLE FAMILY

LEGAL DESCRIPTION: LOTS 14 AND 15
 LOT 1 SQUARE SECTION THREE
 BOOK 60, PAGE 253

DATE: 9-3-2010
 SUBMITTAL DATE: 9-3-2010

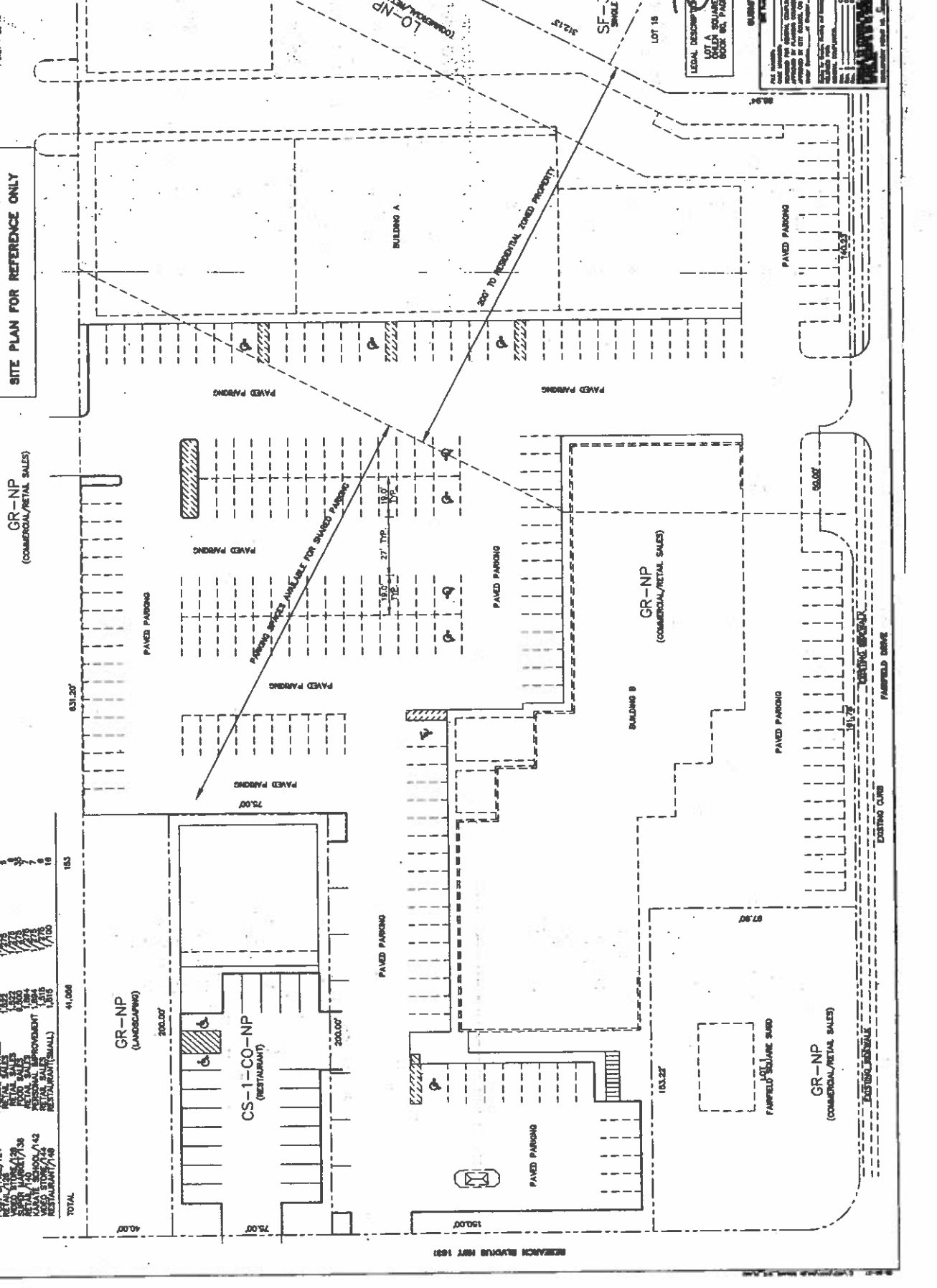
1" = 20'
 GRAPHIC SCALE
 (IN FEET)

NOTE: THIS SITE PLAN PREPARED FOR PARKING SUMMARY ONLY
 FOR THE PURPOSE OF SHARED PARKING WITH THE PROPERTY
 LOCATED AT 8565 RESEARCH BLVD.

SITE PLAN FOR REFERENCE ONLY

NOTE: PARKING DATA FROM C14--83--011
 TOTAL PARKING REQUIRED 153
 TOTAL PARKING PROVIDED 62
 TOTAL PARKING EXCESS AVAILABLE FOR SHARED PARKING 91

GR-NP
 (COMMERCIAL/RETAIL SALES)



PARKING SUMMARY

USE	BLDG SF	PARKING RATIO	PARKING REQUIRED
FURNITURE STORE/102	11,363	1/200	57
RETAIL/114	1,475	1/200	7
RETAIL/118	1,475	1/200	7
RESTAURANT/120	3,770	1/100	38
RESTAURANT/124	2,777	1/100	28
RETAIL/126	1,475	1/200	7
RETAIL/128	1,475	1/200	7
RETAIL/130	1,475	1/200	7
RETAIL/132	1,475	1/200	7
RETAIL/134	1,475	1/200	7
RETAIL/136	1,475	1/200	7
RETAIL/138	1,475	1/200	7
RETAIL/140	1,475	1/200	7
RETAIL/142	1,475	1/200	7
RETAIL/144	1,475	1/200	7
RETAIL/146	1,475	1/200	7
RETAIL/148	1,475	1/200	7
RETAIL/150	1,475	1/200	7
RETAIL/152	1,475	1/200	7
RETAIL/154	1,475	1/200	7
RETAIL/156	1,475	1/200	7
RETAIL/158	1,475	1/200	7
RETAIL/160	1,475	1/200	7
RETAIL/162	1,475	1/200	7
RETAIL/164	1,475	1/200	7
RETAIL/166	1,475	1/200	7
RETAIL/168	1,475	1/200	7
RETAIL/170	1,475	1/200	7
RETAIL/172	1,475	1/200	7
RETAIL/174	1,475	1/200	7
RETAIL/176	1,475	1/200	7
RETAIL/178	1,475	1/200	7
RETAIL/180	1,475	1/200	7
RETAIL/182	1,475	1/200	7
RETAIL/184	1,475	1/200	7
RETAIL/186	1,475	1/200	7
RETAIL/188	1,475	1/200	7
RETAIL/190	1,475	1/200	7
RETAIL/192	1,475	1/200	7
RETAIL/194	1,475	1/200	7
RETAIL/196	1,475	1/200	7
RETAIL/198	1,475	1/200	7
RETAIL/200	1,475	1/200	7
TOTAL	41,056		153

GR-NP (LANDSCAPING)
 CS-1-CO-NP (RESTAURANT)
 GR-NP (COMMERCIAL/RETAIL SALES)

RESEARCH BLVD (HWY 158)
 FAIRFIELD DRIVE
 EASTING, SOUTHWEST

EXISTING CURB
 EXISTING SIDEWALK

153.00
 75.00
 75.00
 153.00
 40.00
 631.20
 200.00
 200.00
 153.00

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SPC-2(10-0054AT
 Contact: Nikki Hoelzer, 512-974-2863 or Cindy Casillas, 512-974-3437
 Public Hearing: Planning Commission, Nov. 9, 2010

Your Name (please print) Rhessa Cook
 Your address(es) affected by this application 8604 Colonial Dr 78758

I am in favor
 I object

Signature Rhessa Cook Date 11-1-10

Daytime Telephone 512-339-0784

Comments:

I strongly oppose this
 as we dont need any more
 drunk drivers in this
 area. Keep the drinks
 off the streets of Austin

If you use this form to comment, it may be returned to:
 City of Austin
 Planning and Development Review
 Nikki Hoelzer
 P. O. Box 1088
 Austin, TX 78767-8810

DESCRIPTION	DATE	APPROVED
CHANGE OF USE: 1.) CURRENT 745 SF OF STORAGE TO CHANGE TO 745 SF OF COCKTAIL LOUNGE 2.) CHANGE 960 SF TO OUTSIDE COCKTAIL LOUNGE 3.) CONDITIONAL USE PERMIT FOR LATE HOURS OF OPERATION FOR COCKTAIL LOUNGE(CS-1 ZONING).	3-3-10	

CURRENT ZONING: CS-1
ALL PROPOSED USES ARE APPROVED WITHIN CS-1 ZONING.

PARKING SUMMARY:

USE	AREA	PARKING REQUIRED	PARKING PROVIDED
COCKTAIL LOUNGE-INDOOR(1 SP/50 SF)	3751 SF	75	75
COCKTAIL LOUNGE-OUTDOOR(1 SP/50 SF)	960 SF	19	19
TOTAL		94	94*

* 20 ONSITE SPACES AND 43 OFFSITE SPACES PER 2-26-10 LETTER AGREEMENT.
43 OFFSITE SPACES PER 2-26-10 LETTER AGREEMENT.
31 OFFSITE SPACES PER _____ LETTER AGREEMENT.

94 TOTAL PARKING SPACES PROVIDED.

NOTE: 5 ACCESSIBLE SPACES REQUIRED/PROVIDED.

SITE DATA:

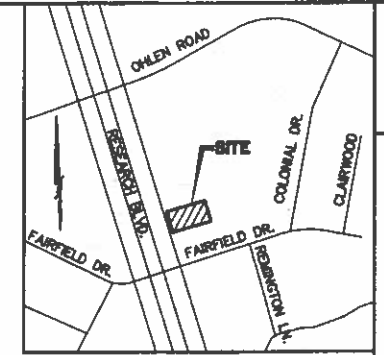
SITE AREA: 15,000 SF

BUILDING IMPERVIOUS COVERAGE: 3751 SF (25.0%)
PARKING IMPERVIOUS COVERAGE: 7182 SF (47.8%)
OUTDOOR SEATING: 960 SF (6.4%)
SIDEWALKS/MISC.: 96 SF (0.6%)
TOTAL IMPERVIOUS COVER: 11,970 SF (79.8%)

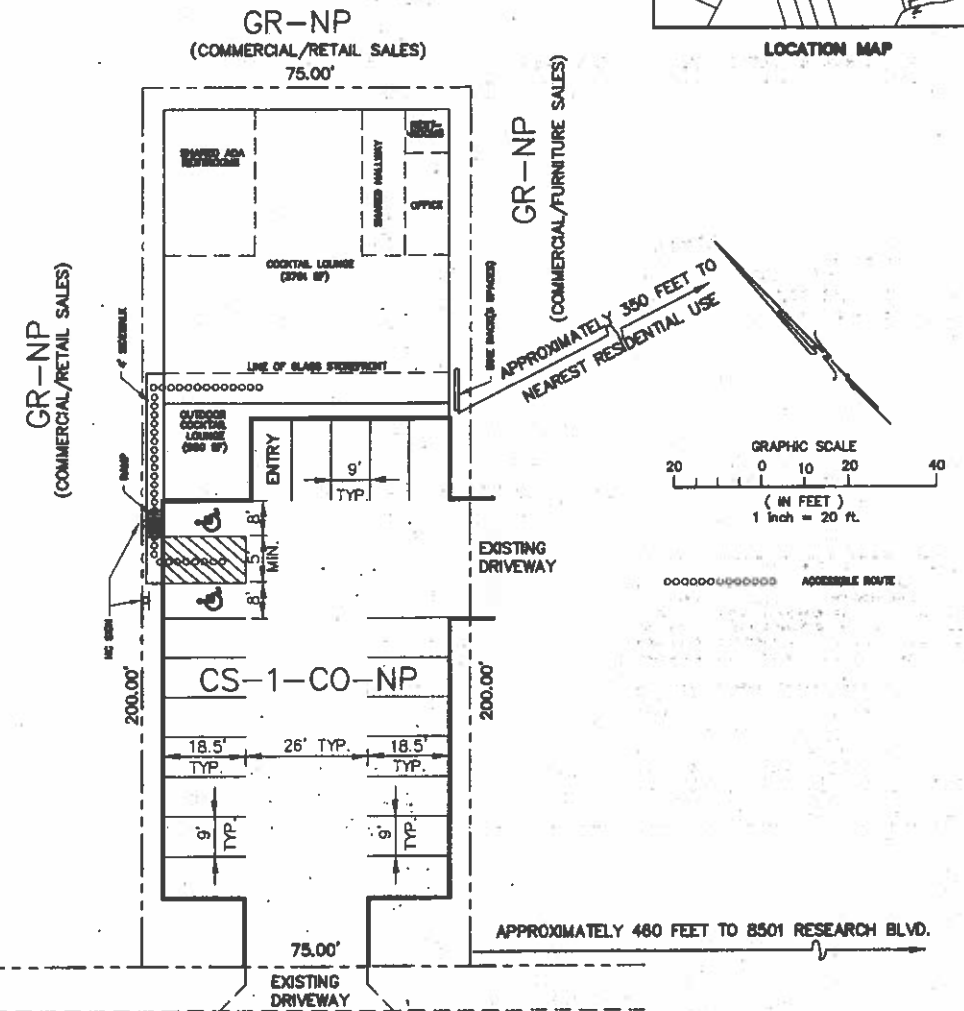
BUILDING HEIGHT: 15 FT.
F.A.R. 0.258

NOTES:

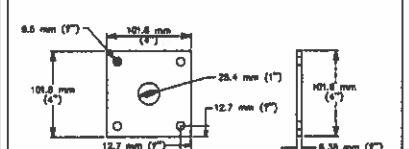
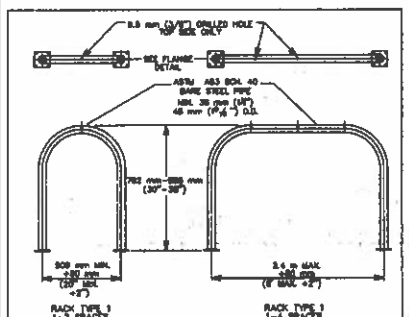
- HOURS OF OPERATION: MONDAY - SATURDAY 7:00AM TO 2:00AM
- SIGNAGE SHALL BE PROVIDED INDICATING OFF-SITE PARKING AS FOLLOWS: ONE SIGN SHALL BE PROVIDED AT THE OFFSITE PARKING INDICATING THE PROPERTY OR USE WHICH IT SERVES, AND ONE SIGN SHALL BE PROVIDED ON THE SITE OF THE USE SERVED INDICATING THE LOCATION OF THE OFFSITE PARKING.
- EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE "RESERVED", OR EQUIVALENT LANGUAGE. CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 80" MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT BE OBTURED BY A VEHICLE PARKED IN THE SPACE.
- NO CONSTRUCTION IS PROPOSED WITH THE CONDITIONAL USE SITE PLAN APPLICATION.
- LEGAL DESCRIPTION: LOT 1, LEON A. SCHMIDT ADDITION, BOOK 81, PAGE 314
- THERE IS NO RESIDENTIAL ZONED PROPERTY EAST OF RESEARCH BLVD. WITHIN 200 FEET FROM THE SUBJECT TRACT OR ASSOCIATED OFFSITE PARKING.



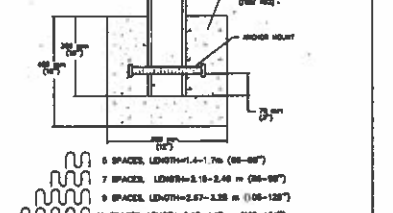
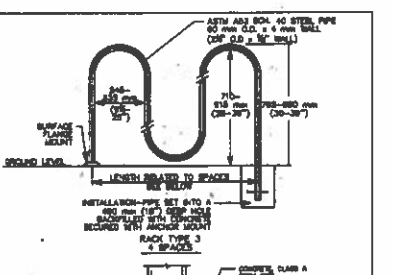
LOCATION MAP



OFFSITE PARKING LOCATION PLAN SCALE: 1" = 80'



CITY OF AUSTIN CLASS II STYLE BICYCLE PARKING
RECORD COPY BOUND BY 160-1604 2/17/00
710S-1 1 OF 2



CITY OF AUSTIN CLASS II STYLE BICYCLE PARKING
RECORD COPY BOUND BY 160-1604 2/17/00
710S-1 1 OF 2

INDEX

CO1	SITE PLAN
CO2	OFFSITE PARKING PLAN-1
CO3	OFFSITE PARKING PLAN-2

SITE ADDRESS: 8565 RESEARCH BLVD.

SITE PLAN RELEASE

FILE NUMBER: _____ EXPANSION DATE: _____
 CHEE NUMBER: _____ APPLICATION DATE: _____
 REVISION FOR GENERAL COMPLIANCE ON: _____
 APPROVED BY PLANNING COMMISSION ON: _____
 APPROVED BY CITY COUNCIL ON: _____
 Under Section _____ of Chapter _____ of the Austin City Code.

Signed for Director, Planning and Development Review Department

RELEASED FOR: _____
 GENERAL COMPLIANCE: _____

Rev. 1 _____ Correction 1 _____
 Rev. 2 _____ Correction 2 _____
 Rev. 3 _____ Correction 3 _____

APPROVED BY: _____ DATE: _____
 FOR DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
 8PC-2010-0054AT SUBMITAL DATE: 3-3-2010

DEVELOPMENT PERMIT NO. C-_____

GONLEY ENGINEERING INC.
 Civil Engineers Land Planners Development Consultants
 1301 South Capital of Texas Highway, Bldg. A, Suite 230
 P.O. Box 162713 Austin, Texas 78716-2713 (512)328-3506
 CONDITIONAL USE SITE PLAN
 MISTER TRAMPS
 8565 RESEARCH BLVD.
 SHEET
 CO1
 OF 3
 CEI 463-04-C

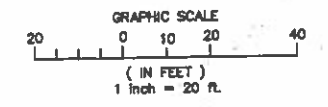
PARKING SUMMARY

TENANT/SUITE	USE	BLDG SF	PARKING RATIO	PARKING REQUIRED
FURNITURE STORE/102	FURNITURE SALES	11,363	1/500	23
RETAIL/114	RETAIL SALES	1,875	1/275	7
RESTAURANT/118	RESTAURANT(LARGE)	3,787	75	5
TEMPLE/111	RELIGIOUS ASSEMBLY	1,875	1/275	7
RESTAURANT/120	RESTAURANT(SMALL)	2,272	1/100	23
POST OFFICE/124	ADMIN. SERVICES	1,522	1/275	6
RETAIL/126	RETAIL SALES	1,522	1/275	6
VIDEO STORE/128	RETAIL SALES	1,522	1/275	6
SUPER MARKET/138	FOOD SALES	9,500	1/275	35
RETAIL/140	RETAIL SALES	1,894	1/275	7
KARATE SCHOOL/142	PERSONAL IMPROVEMENT	1,894	1/275	7
VIDEO STORE/144	RETAIL SALES	1,515	1/275	6
RESTAURANT/148	RESTAURANT(SMALL)	1,515	1/100	15
TOTAL		41,056		153

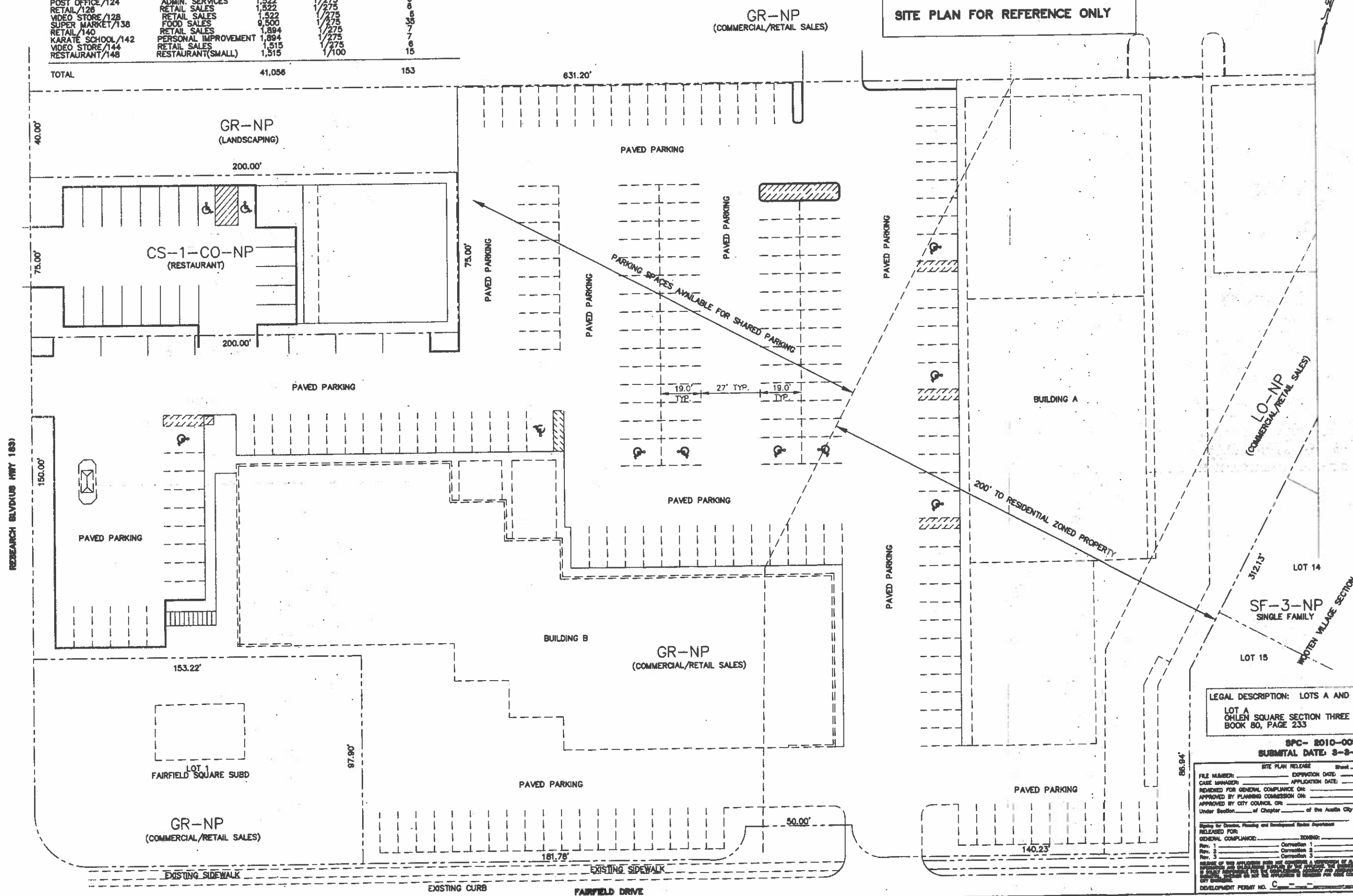
TOTAL PARKING REQUIRED 153
 TOTAL PARKING PROVIDED 215
 TOTAL PARKING EXCESS AVAILABLE FOR SHARED PARKING 62

NOTE: PARKING DATA FROM C14r-83-011

NOTE: THIS SITE PLAN PREPARED FOR PARKING SUMMARY ONLY FOR THE PURPOSE OF SHARED PARKING WITH THE PROPERTY LOCATED AT 8565 RESEARCH BLVD.



SITE PLAN FOR REFERENCE ONLY



LEGAL DESCRIPTION: LOTS A AND B,
 LOT A OHLEN SQUARE SECTION THREE
 BOOK 80, PAGE 233

SPC- 2010-0084AT
 SUBMITAL DATE: 3-2-2010

FILE NUMBER: _____ EXPIRATION DATE: _____
 CASE MANAGER: _____ APPLICATION DATE: _____
 REVIEWED FOR GENERAL COMPLIANCE OR: _____
 APPROVED BY PLANNING COMMISSION OR: _____
 APPROVED BY CITY COUNCIL OR: _____
 Under Section _____ of Chapter _____ of the Austin City Code.

RELEASED FOR: _____
 GENERAL COMPLIANCE: _____
 Rev. 1: _____
 Rev. 2: _____
 Rev. 3: _____

DEVELOPMENT FORM NO. C-_____

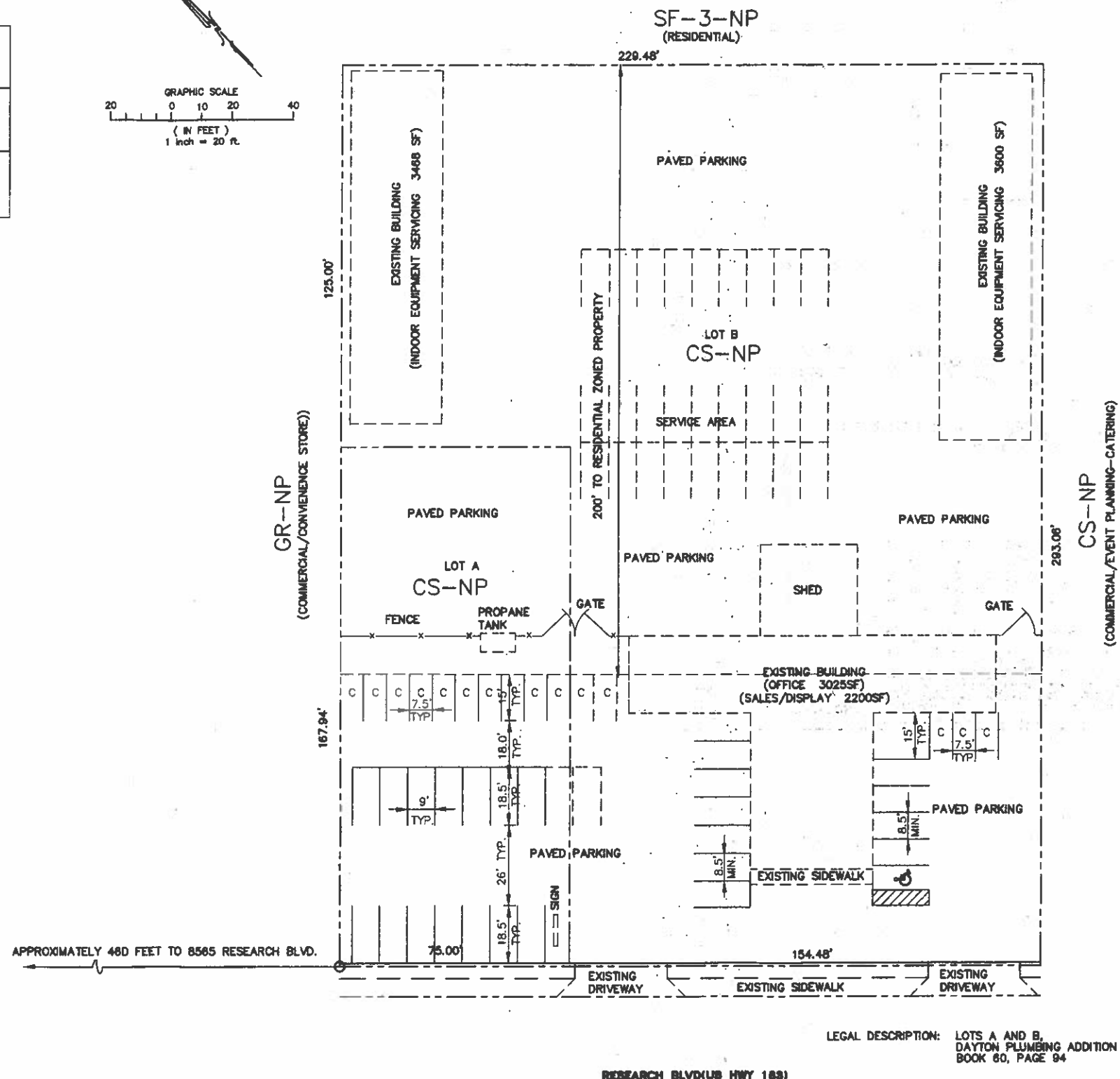
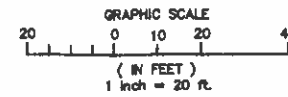
PARKING SUMMARY			
USE	AREA	PARKING RATIO	REQUIRED PARKING
OFFICE	3025 SF	1SP/275 SF	11 SPACES
INDOOR SALES, SERVICE, DISPLAY	2200 SF	1SP/500 SF	4.4 SPACES
INDOOR EQUIPMENT SERVICE	7068 SF	1SP/1000 SF	7.07 SPACES
TOTAL REQUIRED PARKING			22.47 SPACES
TOTAL PARKING PROVIDED			51 SPACES

NOTES:

- SIGNAGE SHALL BE PROVIDED INDICATING OFF-SITE PARKING AS FOLLOWS: ONE SIGN SHALL BE PROVIDED AT THE OFFSITE PARKING INDICATING THE PROPERTY OR USE WHICH IT SERVES, AND ONE SIGN SHALL BE PROVIDED ON THE SITE OF THE USE SERVED INDICATING THE LOCATION OF THE OFFSITE PARKING.
- EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY".
- ACCESS GATES TO THE SERVICE AREA WILL ONLY BE OPENED DURING BUSINESS HOURS FOR McCOY'S AND CLOSED AFTER BUSINESS HOURS.

HOURS OF OPERATION

MONDAY-FRIDAY: 8:00AM-5:30PM
 SATURDAY: 9:00AM-5:00PM
 SUNDAY: CLOSED



LEGAL DESCRIPTION: LOTS A AND B, DAYTON PLUMBING ADDITION BOOK 60, PAGE 94

RESEARCH BLVD (US HWY 183)

OFFSITE PARKING SITE ADDRESS: 8501 RESEARCH BLVD.

SITE PLAN FOR REFERENCE ONLY

NOTE: THIS SITE PLAN PREPARED FOR PARKING SUMMARY ONLY FOR THE PURPOSE OF SHARED PARKING WITH THE PROPERTY LOCATED AT 8565 RESEARCH BLVD.

APPROVED BY:

FOR DIRECTOR PLANNING AND DEVELOPMENT REVIEW DEPARTMENT DATE
 SPC- 2010-0084AT SUBMITAL DATE: 3-3-2010

SITE PLAN RELEASE

FILE NUMBER: _____ SHEET _____ OF _____
 RELEASED FOR: _____ EXPIRATION DATE: _____
 DESIGNED FOR GENERAL COMPLIANCE OR: _____ APPLICATION DATE: _____
 APPROVED BY PLANNING COMMISSION ON: _____
 APPROVED BY CITY COUNCIL ON: _____
 Under Section _____ of Chapter _____ of the Austin City Code.

Revised for: Planning and Development Review Department

REVISIONS:

Rev.	Description	Corrections
Rev. 1	GENERAL COMPLIANCE	Corrections 1
Rev. 2		Corrections 2
Rev. 3		Corrections 3

DEVELOPMENT PERMIT NO. _____

02-00-07 E:\AR\51001\MCCOY'S SITE PLAN

CONLEY ENGINEERING INC.
 Civil Engineers Land Planners Development Consultants
 1501 South Capital of Texas Highway, Bldg. A, Suite 250
 P.O. Box 162713 Austin, Texas 78716-2713 (512)328-3508



SHARED PARKING PLAN
 McCOY'S LAWN MOWER SALES
 8501 RESEARCH BLVD.

SHEET
CO2
 OF 3
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