

**PLANNING COMMISSION REVIEW SHEET  
CONDITIONAL USE SITE PLAN APPROVAL****CASE NUMBER:** SPC-2010-0214CS **P.C. DATE:** March 8, 2011**PROJECT NAME:** Double Down Lounge**ADDRESS:** 515 Pedernales St.**AREA:** 0.1522 acres**APPLICANT:** Double Down Lounge (Chris Mullins)  
515 Pedernales St.  
Austin, TX 78702  
(512) 382-0315**AGENT:** Powell Designs (Doug Powell)  
2024 E. 2<sup>nd</sup> Street, Unit B  
Austin, TX 78702  
(512) 947-0420**EXISTING ZONING:** CS-1-CO-MU-NP**PROPOSED DEVELOPMENT:** The proposed development consists of a 525 square foot outdoor seating area for use by the existing Double Down Lounge with associated improvements.

The site is zoned CS-1-CO-MU-NP, which allows cocktail lounges as a conditional use and requires approval by the Planning Commission. The existing site consists of a 1,260 square foot cocktail lounge with related parking area.

**VARIANCE REQUEST:** The applicant is requesting a variance to allow a parking area for a cocktail lounge with a late-hours permit within 200 feet of property used or zoned SF-6 or more restrictive [25-5-146(B)(2)].

The request is triggered by the property northeast of this site zoned SF-3 with residential use and the property west of this site zoned CS-CO-MU-NP with condominium use. The Land Use Commission may grant a variance to this requirement upon approving the site plan.

**NEIGHBORHOOD ORGANIZATION:**

Austin Independent School District  
Austin Monorail Project  
Austin Neighborhood Council  
Austin Parks Foundation  
Barrio Unidos  
Buena Vista Neighborhood Association  
Cristo Rey Neighborhood Association  
Del Valle Community Coalition  
East River City Citizens  
East Side Business Alliance  
Eastville – Central

El Concilio, Coalition of Mexican American Neighborhood Association  
 Greater East Austin Neighborhood Association  
 Guadalupe Neighborhood Development Corporation  
 Home Builders Association of Greater Austin  
 Homeless Neighborhood Organization  
 League of Bicycling Voters  
 Pedernales Neighborhood Association  
 People Organized in Defense of Earth  
 Sentral Plus East Austin Koalition  
 Sierra Club, Austin Region Group  
 Super Duper Neighborhood Objectors and Appealers Organization  
 Tejano Town  
 The Real Estate Council of Austin, Inc.  
 United East Austin Coalition

**NEIGHBORHOOD PLAN:** Holly Neighborhood Plan

**WATERSHED:** Town Lake (Urban)

**APPLICABLE WATERSHED ORDINANCE:** n/a

**CAPITOL VIEW:** n/a

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

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the site plan. The site plan complies with all requirements of the Land Development Code.

**PLANNING COMMISSION ACTION:**

**CASE MANAGER:** Cesar Zavala Telephone: 974-3404  
[cesar.zavala@ci.austin.tx.us](mailto:cesar.zavala@ci.austin.tx.us)

**PROJECT INFORMATION:**

**ZONING:** CS-1-CO-MU-NP

**ALLOWED:**

**MAX. BLDG. CVRG:** 95%

**MAX. HEIGHT:** 60 ft.

**MAX. IMP. CVRG:** 95%

**FAR ALLOWED:** 2:1

**EXIST. USE:** Cocktail Lounge

**REQUIRED PARKING:** 14 spaces

**PROPOSED:**

**EXISTING. BLDG. CVRG:** 19%

**EXISTING HEIGHT:** 1 story

**EXISTING IMPERV. CVRG.:** 100%

**EXISTING FAR:** 0.19:1

**PROPOSED USE:** Cocktail Lounge with a 525 sq. ft. patio/outdoor seating area.

**PROPOSED PARKING:** 14

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The existing site contains a 1,260 square foot cocktail lounge with associated parking area and is zoned CS-1-CO-MU-NP. The existing building was built in 1972 and the lot was zoned C-2 (CS-1) Commercial-Liquor Sales in September 1972, with the earliest available building permit dated August 1977. Approval of the conditional use permit is required to allow the addition of the uncovered 525 square foot outdoor seating area for the existing 1,260 square foot cocktail lounge.

**Transportation:** The site currently contains 15 parking spaces and complies with parking requirements for the 1,260 square foot existing cocktail lounge use. The site proposes 14 parking spaces for the proposed 1,785 square foot cocktail lounge with outside seating and will also comply with parking requirements. The existing parking configuration on the west portion of the parking area will not change as a result of the proposed outdoor expansion. The applicant will be providing a 4 foot wooden fence on the north portion of the parking lot for screening from the SF-3 zoned property.

**Environmental:** The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Town Lake watershed, which is classified as urban.

**SURROUNDING CONDITIONS:**

**Zoning/ Land use:**

**North:** 6<sup>th</sup> Street then CS-CO-MU-NP cocktail lounge use, and SF-3-NP residential use northeast of site

**East:** CS-MU-CO-NP, warehouse use

**South:** Alley then CS-MU-CO-NP, warehouse use

**West:** Pedernales St. then CS-CO-MU-NP, mix-use with condominiums

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Pedernales St	60'	40'	Collector
6 <sup>th</sup> Street	60'	30'	Local City

**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:

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:**

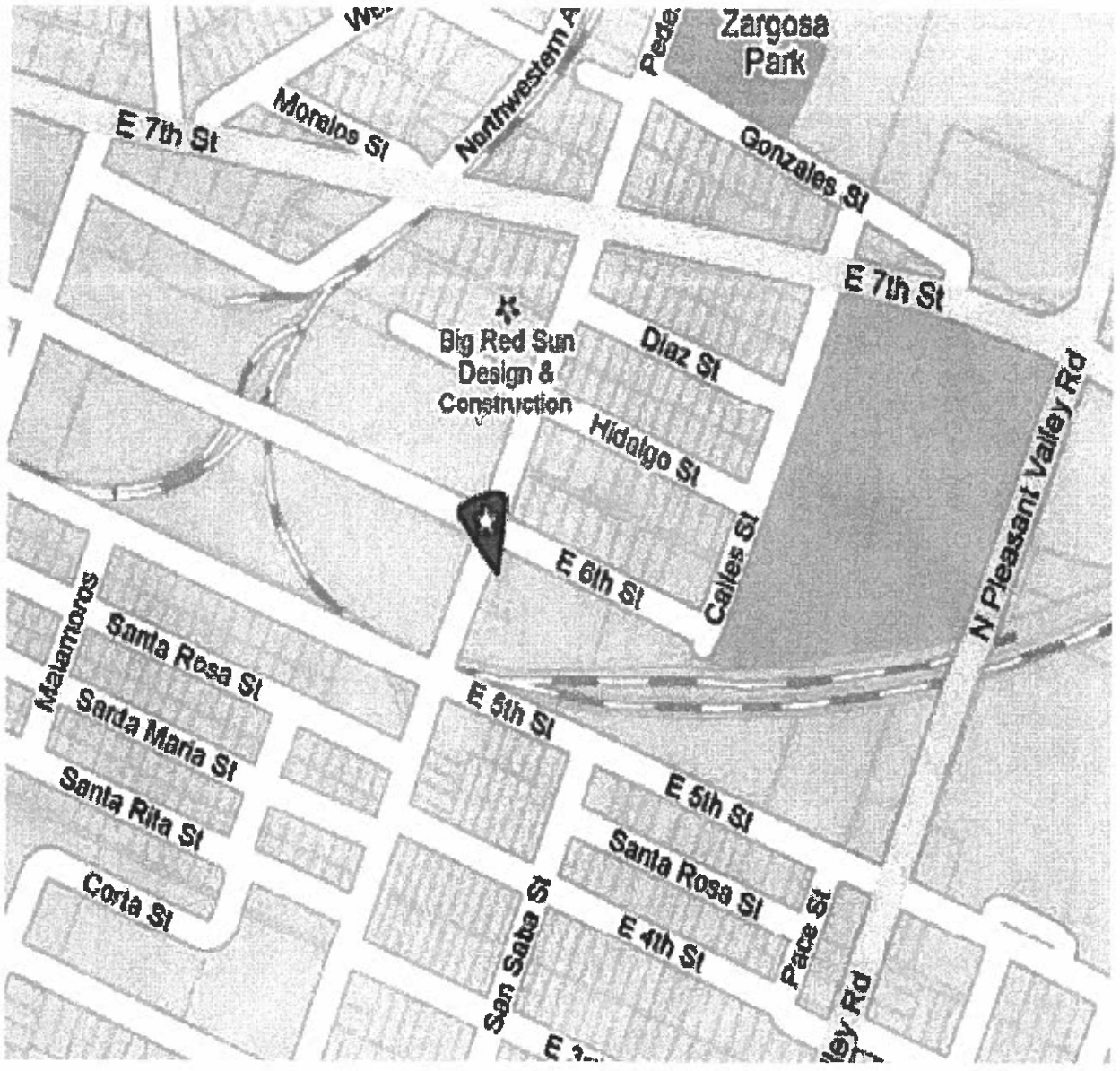
1. **Comply with the requirements of this title;** Staff Response: This site plan complies with all regulations and requirements of the Land Development Code.
2. **Comply with the objectives and purposes of the zoning district;** Staff Response: The cocktail lounge is allowed as a conditional use in CS-1-CO-MU-NP zoning.
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 cocktail lounge is compatible with the abutting uses as a mixed-use. The use is allowed in CS-1-CO-MU-NP and the property has an existing building with cocktail lounge use. Access and circulation for the site is compatible, with no landscaping required.
4. **Provide adequate and convenient off-street parking and loading facilities; and** Staff Response: Off-street parking is not required. A loading facility is not required for this size facility.
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, and reasonably protects the health, safety, and welfare of persons and property.

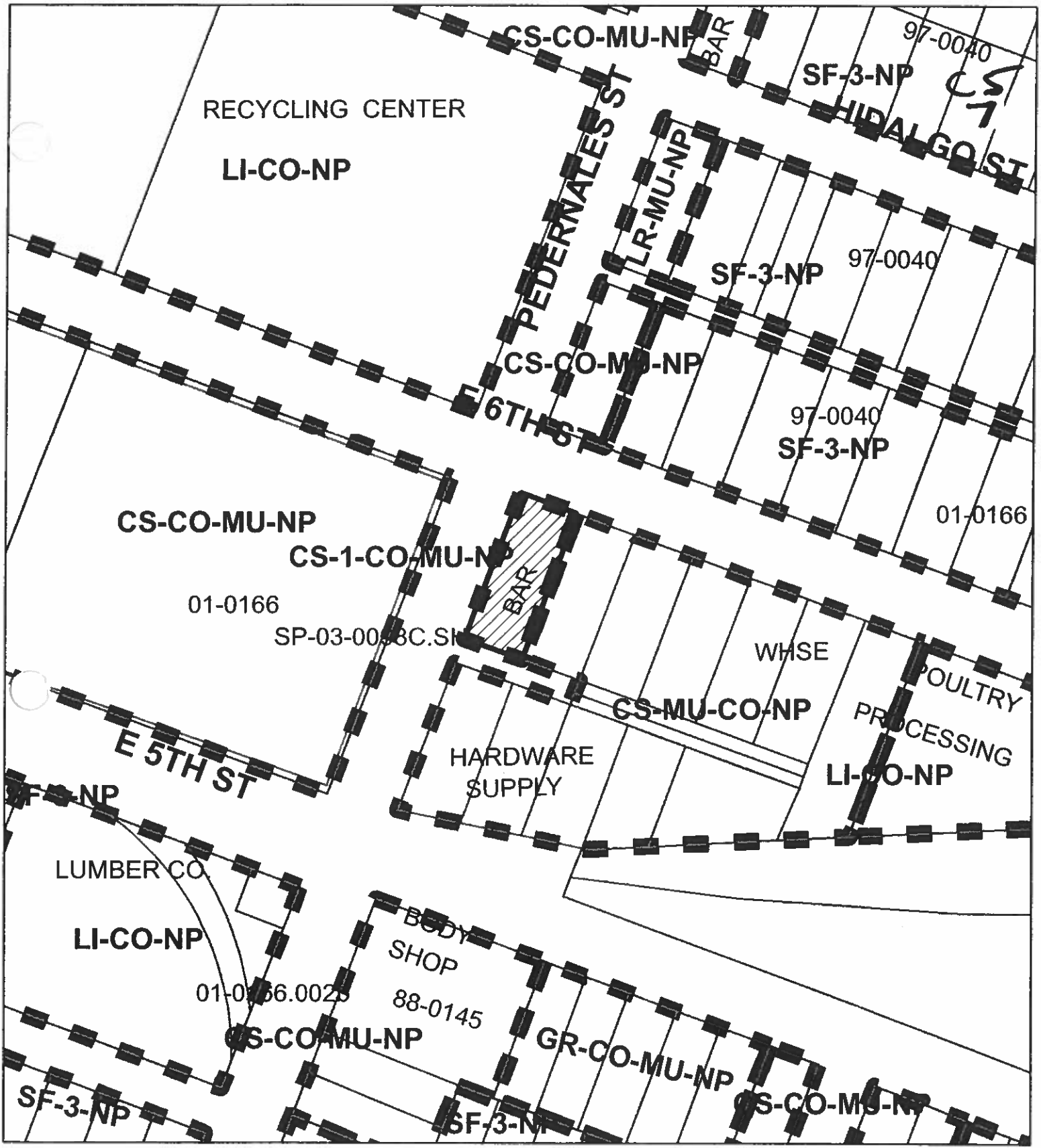
**For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a Neighborhood Plan adopted by the City Council for the area in which the use is proposed.** Staff response: The proposed project is not in the East Austin Overlay but is in the Holly Neighborhood Plan. The site complies with the land use recommendations associated with the plan.



**C. 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: The site plan is not anticipated to have any detriment of vehicular 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. All signs will comply with the Land Development Code.
  4. **For a large retail use described in Section 25-2-813(Large Retail Uses), adversely affect the future redevelopment of the site.** Staff Response: Not a retail use.
- 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.





-  SUBJECT TRACT
-  ZONING BOUNDARY

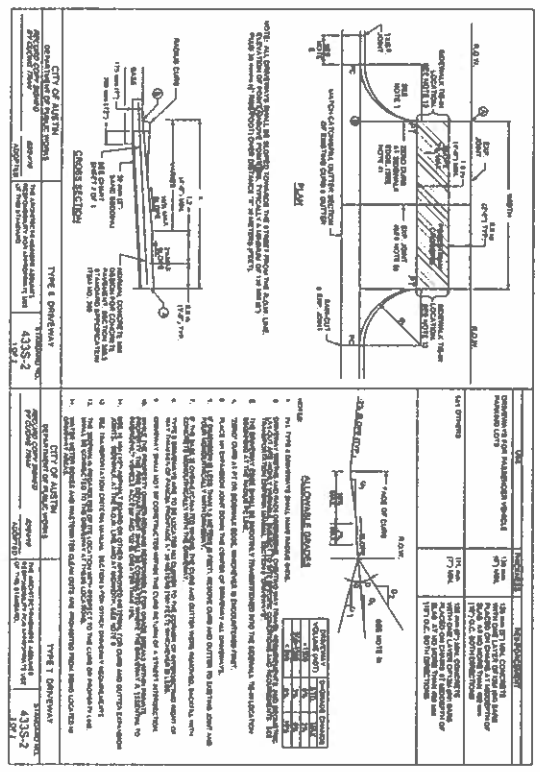
OPERATOR: C. ZAVALA

CASE#: SPC-2010-0214CS  
 ADDRESS: DOUBLE DOWN LOUNGE  
 PROJECT: 515 PEDERNALES ST.  
 GRID: K21  
 MANAGER: CESAR ZAVALA



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

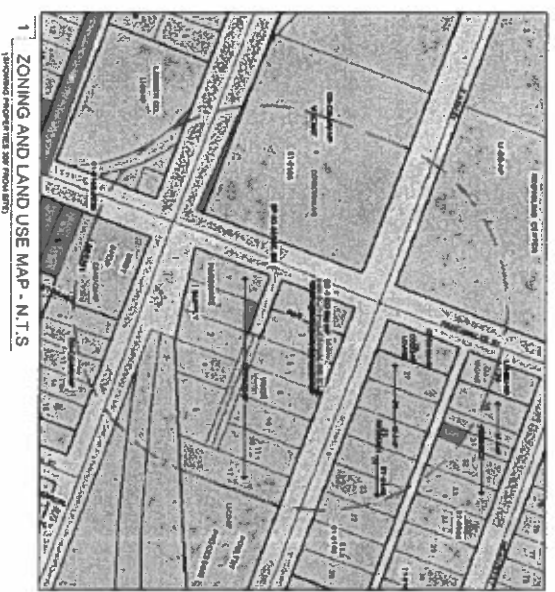
150



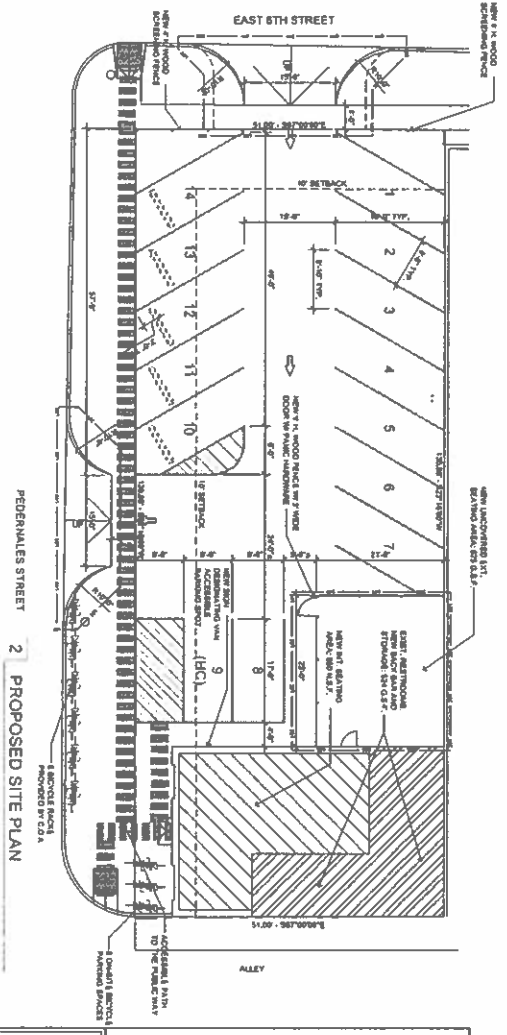
3 C.O.A. TYPE II DRIVEWAY DETAILS

SITE INFORMATION SHOWN IS BASED OFF OF THE CITY OF AUSTIN SURVEY INFORMATION. THIS SURVEY INFORMATION IS PROVIDED SO SURVING CONDITIONS COULD NOT BE ACCURATELY REPRODUCED.

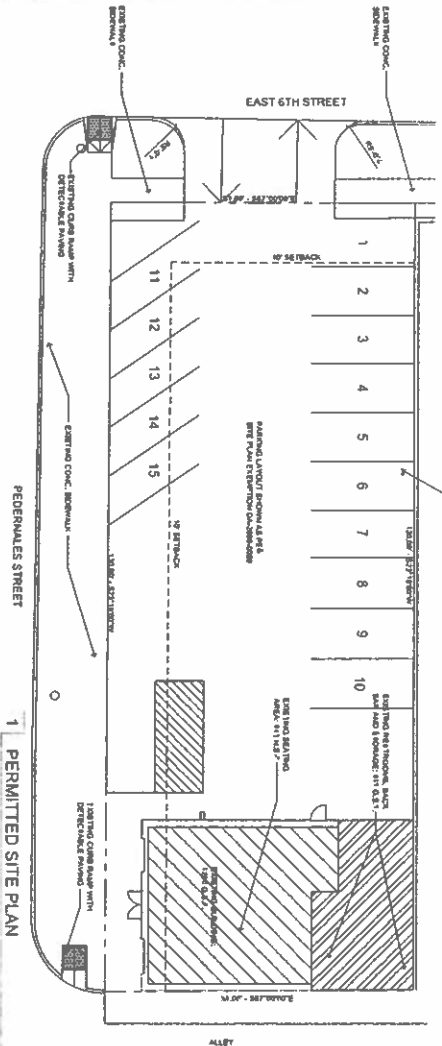
NOTES:  
 • NO INCREASE OR DECREASE IN IMPERVIOUS COVER PROPOSED



1 ZONING AND LAND USE MAP - N.T.S.



2 PROPOSED SITE PLAN



1 PERMITTED SITE PLAN

USE	REQ. AREA (SQ FT)	PERM. AREA (SQ FT)	TOTAL USE (SQ FT)	50% SPACED USE (SQ FT)	REQUIRED PARKING SPACES (MINIMUM)	REQUIRED PARKING AFTER REDUCTIONS (MINIMUM)
Commercial Office	1200	575	725	290	13	13
Commercial Office	1200	575	725	290	13	13
Commercial Office	1200	575	725	290	13	13
Commercial Office	1200	575	725	290	13	13
Commercial Office	1200	575	725	290	13	13
Commercial Office	1200	575	725	290	13	13
Commercial Office	1200	575	725	290	13	13
Commercial Office	1200	575	725	290	13	13
Commercial Office	1200	575	725	290	13	13
Commercial Office	1200	575	725	290	13	13

LEADER	OCCUPANT CATEGORY	PERM. AREA (SQ FT)	PERM. AREA (SQ FT)	PERM. AREA (SQ FT)
11	Commercial Office	1200	575	725
12	Commercial Office	1200	575	725
13	Commercial Office	1200	575	725
14	Commercial Office	1200	575	725
15	Commercial Office	1200	575	725
16	Commercial Office	1200	575	725
17	Commercial Office	1200	575	725
18	Commercial Office	1200	575	725
19	Commercial Office	1200	575	725
20	Commercial Office	1200	575	725

DATE	REVISION	BY	DATE
11/15/23	1	JK	11/15/23
11/15/23	2	JK	11/15/23
11/15/23	3	JK	11/15/23
11/15/23	4	JK	11/15/23
11/15/23	5	JK	11/15/23
11/15/23	6	JK	11/15/23
11/15/23	7	JK	11/15/23
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11/15/23	15	JK	11/15/23
11/15/23	16	JK	11/15/23
11/15/23	17	JK	11/15/23
11/15/23	18	JK	11/15/23
11/15/23	19	JK	11/15/23
11/15/23	20	JK	11/15/23

NO.	DATE	DESCRIPTION
1	11/15/23	ISSUED FOR PERMIT
2	11/15/23	ISSUED FOR PERMIT

EXISTING AND PROPOSED SITE PLANS

DOUBLE DOWN LOUNGE  
 515 PEDERNALES ST  
 AUSTIN, TEXAS 78702

POWELL DESIGN  
 2024 E. 2ND ST., UNIT 8  
 AUSTIN, TEXAS 78702



**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;

- 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.

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Case Number: SPC-2010-0214CS  
 Contact: César Zavala, 512-974-3404 or Elsa Garza, 512-974-2308  
 Public Hearing: Planning Commission, February 22, 2011

*Daniel Baser*  
 Your Name (please print)

I am in favor  
 I object

*2901 E. 6th*  
 Your address(es) affected by this application

*Daniel Baser*  
 Signature

*#6085*  
*2-15-11*  
 Date

Daytime Telephone: \_\_\_\_\_

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

If you use this form to comment, it may be returned to:

City of Austin  
 Planning and Development Review - 4<sup>th</sup> floor  
 Cesar Zavala  
 P. O. Box 1088  
 Austin, TX 78767-8810

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 Contact: César Zavala, 512-974-3404 or Elsa Garza, 512-974-2308  
 Public Hearing: Planning Commission, February 22, 2011

NATALIE TORRES  
 Your Name (please print)  I am in favor  
 I object

Your address(es) affected by this application

5101 E. 41st  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

Daytime Telephone: \_\_\_\_\_

Comments: \_\_\_\_\_

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 Contact: César Zavala, 512-974-3404 or Elsa Garza, 512-974-2308  
 Public Hearing: Planning Commission, March 8, 2011

Nelvin WARD

Your Name (please print)

2401 E. Peterman Rd #5083

Your address(es) affected by this application

Ward

Signature

Daytime Telephone: 512-589-0188

Date

2-28-11

I am in favor  
 I am object

Comments:

We have several bus: this  
 permit parking in our neighbor  
 hood.  
 The landlord has done great job  
 in that complex of creating art  
 spaces, more of that is  
 needed!!

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 Cesar Zavala  
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 Austin, TX 78767-1088

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 Contact: César Zavala, 512-974-3404 or Elsa Garza, 512-974-2308  
 Public Hearing: Planning Commission, March 8, 2011

DANIEL WOODROFF  
 Your Name (please print)  I am in favor  
 I object

2401 E 6th St #304B 78702  
 Your address(es) affected by this application

[Signature] Signature 2-27-11 Date

Daytime Telephone: 512 539 0745

Comments: All previous attempts at a party bar in this location have resulted in noise violations, late night disturbances & increased litter.  
This is a residential neighborhood.  
I welcome a bar but the party is not a welcome addition.

If you use this form to comment, it may be returned to:  
 City of Austin  
 Planning and Development Review - 4<sup>th</sup> floor  
 Cesar Zavala  
 P. O. Box 1088  
 Austin, TX 78767-1088