

C16  
1

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

**CASE NUMBER:** SPC-2010-0340A      **PLNNG. COMM. DATE:** 7-12-2011  
**ADDRESS:** 1504 E. 6<sup>th</sup> Street  
**WATERSHED:** Town Lake (Urban)  
**AREA:** 12600 s.f.  
**EXISTING ZONING:** TOD, Transit Oriented Development (Plaza Saltillo District)  
**NEIGHBORHOOD PLAN:** East Cesar Chavez  
**PROJECT NAME:** Gypsy Lounge  
**PROPOSED USE:** Cocktail Lounge (Expansion of existing use)  
**OWNER:** Enedina Costilla  
6113 Club Terrace  
Austin, TX 78741  
(512) 385-5317  
**AGENT:** Moncada Consulting (Phil Moncada)  
1301 S. IH 35, Ste. 204  
Austin, TX 78704  
(512) 627-8815

**NEIGHBORHOOD ORGANIZATION:**

511- Austin Neighborhoods Council  
1225-Cristo Rey Neighborhood Association  
1200-Super Duper Neighborhood Objectors  
and Appealers organization  
1037-Homeless Neighborhood Assn.  
972- PODER  
744- SPEAK  
454- Guadalupe Assn. For Improved Neighborhoods  
6- Barrio Unido Neighborhood Assn.  
1258- Del Valle Community Coalition  
1220- Greater East Austin Neighborhood Assn.  
1199- United East Austin Coalition  
30- Guadalupe Neighborhood Development  
Corporation  
966- OCEAN  
1017- East River City Citizens  
1075- League of Bicycle Voters  
975- East Cesar Chavez Neighborhood Planning Team

C16  
1/2

**APPLICABLE WATERSHED ORDINANCE:** Current/ Comprehensive watershed ordinance  
**CAPITOL VIEW:** Not in View Corridor  
**SUMMARY STAFF RECOMMENDATION:** Recommended.  
**PLANNING COMMISSION ACTION:** 7-12-2011  
**CASE MANAGER:** Lynda Courtney, 974-2810

**PROJECT INFORMATION:**

**EXIST. ZONING:** TOD, Transit Oriented Development (Plaza Saltillo)  
**SITE AREA.:** 12600s.f.  
**EXIST. USE:** Cocktail Lounge (1000 sf) **BLDG. HT.:** 12' (60' Max. allowed)  
**PROP. USE:** Cocktail Lounge (2000 sf) **FAR:** .0794 (2:1 Max)  
**IMPERV. COVER EXIST:** 7180 SF (56.9%) **BLDG. CVRG:** 7.9% (95% Max.)  
**IMPERV. COVER PROPOSED:** 8180 (64.9%)  
**IMPERV. COVER MAXIMUM:** 95%  
**PARKING REQUIRED:** 12 Spaces  
**PARKING PROVIDED:** 12 Spaces

**SUMMARY COMMENTS ON SITE PLAN:**

The applicant is requesting a conditional use permit for the addition of a 1000 square foot patio to an existing cocktail lounge use in TOD-NP zoning, Transit Oriented Development, in a Neighborhood Plan (East Cesar Chavez).

**SURROUNDING CONDITIONS:**

**Zoning/ Land use**

**North:** TOD-NP, Alley, Restaurant  
**South:** TOD-NP, 6<sup>th</sup> Street, Restaurant  
**East:** TOD-NP, Retail  
**West:** TOD-NP, Office

**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.

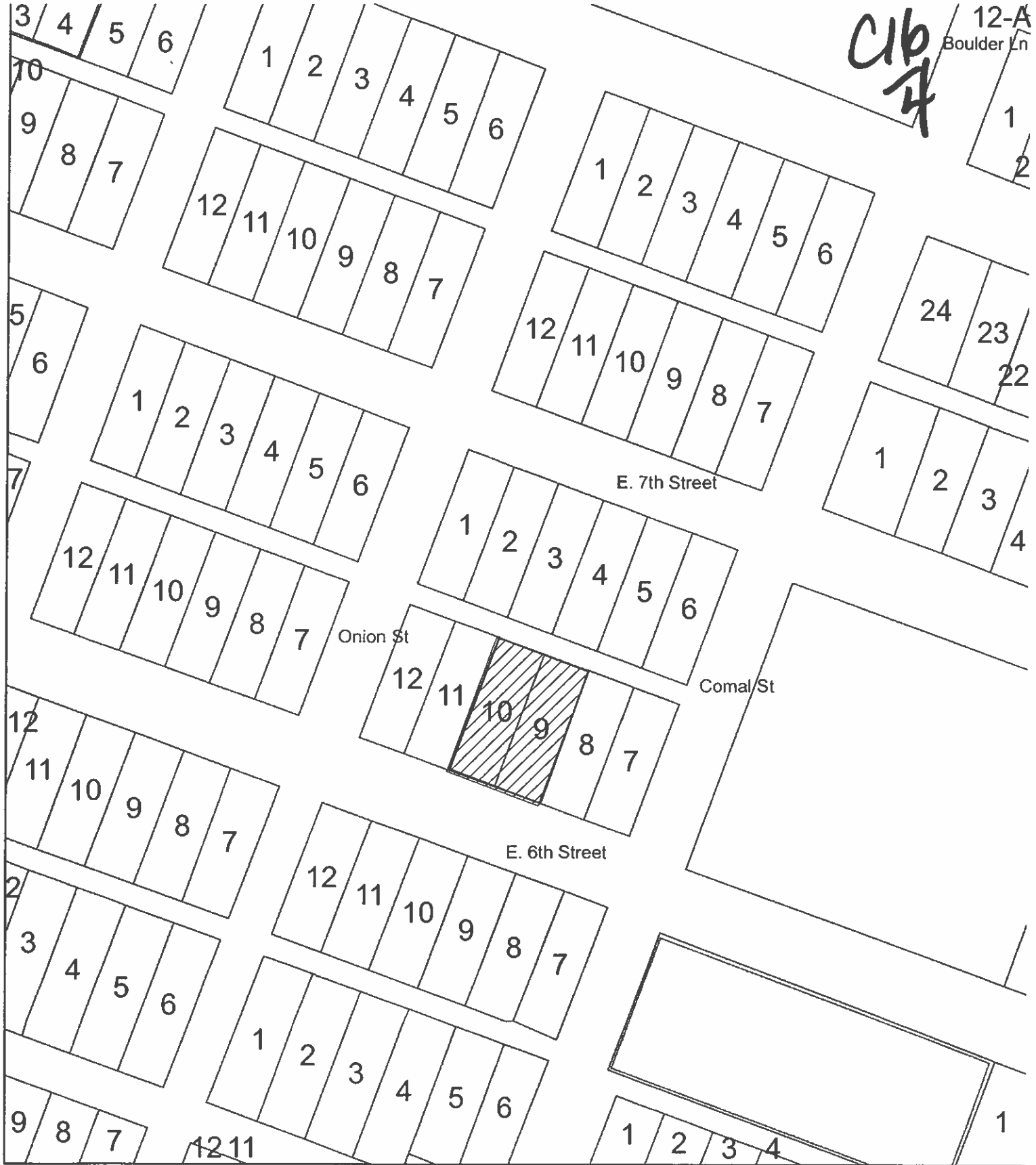
C16  
3

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. A cocktail lounge is a conditionally-permitted use in TOD 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: This application falls within the regulations of the Land Development Code and is compatible with the uses of abutting sites.**
4. Provide adequate and convenient off-street parking and loading facilities; **Staff response: Adequate and convenient off-street parking and loading facilities are provided, meeting the minimum parking requirements for a cocktail lounge in a TOD.**
5. Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects; **Staff response: The site 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: This site plan conforms to all regulations and standards established by the Land Development Code for its proposed use and zoning. This site plan does not more adversely affect an adjoining site than would the existing use or a regularly 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: This is not anticipated to any detriment of 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.**
4. A cocktail lounge have its parking area separated from a property zoned or used as townhouse or condominium residence (SF-6) or more restrictive district by a minimum of 200 feet, unless the cocktail lounge is located within an enclosed shopping center or the Land Use Commission grants a variance from this requirement when the Land Use Commission approves the site plan.  
**Staff response: The parking area for the cocktail lounge does meet the separation distance requirements.**

CIP 4  
12-A  
Boulder Ln



SITE PLAN



-  SUBJECT TRACT
-  ZONING BOUNDARY

CASE#: SPC-2010-0340A  
ADDRESS: 1504 E. 6th Street  
GRID: K22  
MANAGER: LYNDIA COURTNEY

OPERATOR: M. Casillas



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.



016  
9/6

**PARKING TABLE**

SPACES REQUIRED:	14 SPACES
OWNER USE (1/100) 100%/100:	10 SPACES
RENTAL USE (1/100) 100%/100:	20 SPACES
TOTAL SPACES REQUIRED:	30 SPACES
SPACES PROVIDED FOR (MATERIAL PLAN, 100):	18 SPACES
SPACES PROVIDED BY (ADDITIONAL):	12 SPACES
TOTAL SPACES PROVIDED:	30 SPACES

**BICYCLE PARKING TABLE**

BIKE SPACES REQUIRED:	1 BIKE SPACE
OWNER USE (1/100) 100%/100:	1 BIKE SPACE
RENTAL USE (1/100) 100%/100:	1 BIKE SPACE
TOTAL BIKE SPACES REQUIRED:	2 BIKE SPACES
BIKE SPACES PROVIDED FOR (MATERIAL PLAN, 100):	1 BIKE SPACE
BIKE SPACES PROVIDED BY (ADDITIONAL):	1 BIKE SPACE
TOTAL BIKE SPACES PROVIDED:	2 BIKE SPACES

**ACCESSIBLE ROUTE SLOPE**

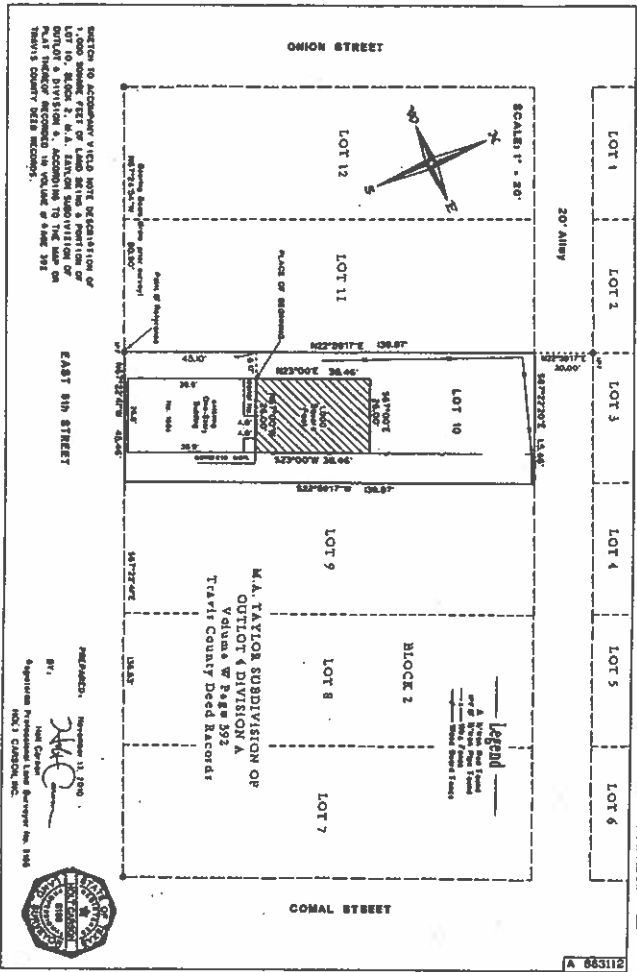
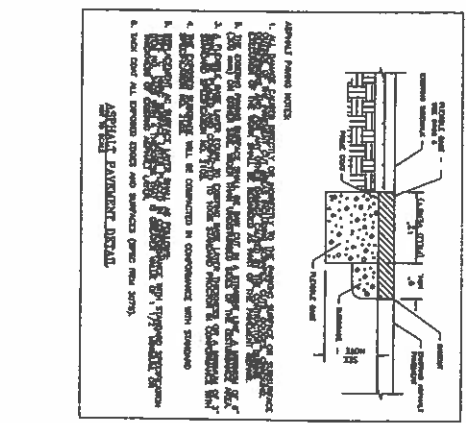
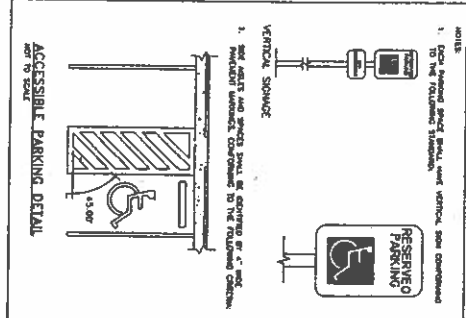
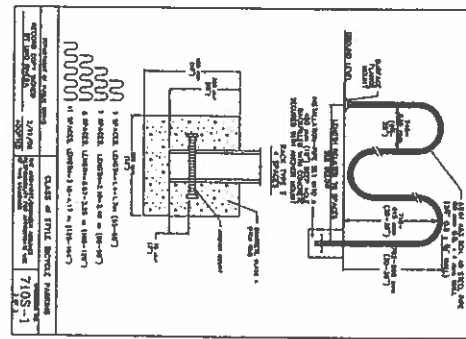
ALL ACCESSIBLE ROUTES MUST BE DESIGNED TO MAINTAIN A MINIMUM CLEARANCE OF 6'6" (1981 mm) FROM THE GROUND TO THE BOTTOM OF ANY OBSTRUCTION. THE SLOPE OF ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1:12 (8.33%).

**PREVIOUS COVER CALCULATIONS**

FOR 1/100 USE AND 100% COVER (100%/100):	1.000
FOR 1/100 USE AND 100% COVER (100%/100):	1.000
TOTAL PREVIOUS COVER:	2.000
FOR 1/100 USE AND 100% COVER (100%/100):	1.000
FOR 1/100 USE AND 100% COVER (100%/100):	1.000
TOTAL PREVIOUS COVER:	2.000

**BUILDING SUMMARY TABLE**

BUILDING CONSTRUCTION TYPE:	1
DATE OF THIS REPORT:	7/10/11
DATE OF THIS REPORT:	7/10/11



**REVISIONS**

NO.	DATE	DESCRIPTION
1	7/10/11	ISSUED FOR PERMITS

**ATX design group**

1400 S. M. A. TAYLOR SUBDIVISION OF LOT 10, BLOCK 2, M. A. TAYLOR SUBDIVISION OF OUTLOT 4 DIVISION A, VOLUME 7, PAGE 592, TARRANT COUNTY DEED RECORDS

DATE: 8/22/11  
SCALE: NTS  
SHEET: 2 OF 2 SHEETS

CASE NO. SPC-2010-0340A

C16  
/7

October 19, 2010

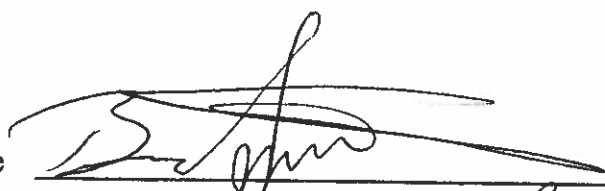
**RE: 1504 E 6<sup>th</sup> Street/Gypsy Bar/ Addition of outdoor patio area**

To Whom It May Concern:

My establishment is requesting your support for a conditional use permit for the addition of an outdoor patio area for the above referenced established business. We are asking that you provide support for our project by reviewing and signing our memo. If you agree to this request would you please sign the memo and get it back to me at your earliest opportunity.

Respectfully,

Tony Villegas

Name   
Address 1914 Gordon  
St Austin  
78202

C16  
/8

October 19, 2010

**RE: 1504 E 6<sup>th</sup> Street/Gypsy Bar/ Addition of outdoor patio area**

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Respectfully,

Tony Villegas

Name Michael Cuts  
Address 1204 E 6<sup>th</sup> St

Resident



C16  
/9

October 19, 2010

**RE: 1504 E 6<sup>th</sup> Street/Gypsy Bar/ Addition of outdoor patio area**

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Respectfully,

Tony Villegas

Name John Gray John Gray - CLAYWORKS  
Address 1209 E 6

CLB  
10

October 19, 2010

**RE: 1504 E 6<sup>th</sup> Street/Gypsy Bar/ Addition of outdoor patio area**

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Respectfully,

Tony Villegas

*Johnny Amorrillo*

Name

Address

1304 E 6th St #4

**Garcia Insurance Agency  
1304 East Sixth #4  
Austin, TX 78702**

C16  
/11

October 19, 2010

**RE: 1504 E 6<sup>th</sup> Street/Gypsy Bar/ Addition of outdoor patio area**

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Respectfully,

Tony Villegas

Name Rachel Dawif

Address 1501 E. 6th 78202

Nuevo León  
1501 E. 6th St.  
78702

C16  
12

October 19, 2010

**RE: 1504 E 6<sup>th</sup> Street/Gypsy Bar/ Addition of outdoor patio area**

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Respectfully,

Tony Villegas

Name Carmen Valera (Carmen Valera)  
Address 1708 E. 6<sup>th</sup> Street 12/20/10

cc: file

C16  
13

October 19, 2010

**RE: 1504 E 6<sup>th</sup> Street/Gypsy Bar/ Addition of outdoor patio area**

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Respectfully,

Tony Villegas

Name Rina & Justin Valeri  
Address 1707 E 6th  
atd 12-22-10

cc: file

JO JOSE (THE OWNER) <sup>C16/14</sup>

October 19, 2010

**RE: 1504 E 6<sup>th</sup> Street/Gypsy Bar/ Addition of outdoor patio area**

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Respectfully,

Tony Villegas

Name José De la Cruz  
Address 1411 E 7<sup>th</sup> St. Austin TX 78702.

C16  
/15

October 19, 2010

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Respectfully,

Tony Villegas

Cisco's

Name Chris Cruz

Address 1511 E 6

C16  
/16

October 19, 2010


**RE: 1504 E 6<sup>th</sup> Street/Gypsy Bar/ Addition of outdoor patio area**

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Respectfully,

Tony Villegas

Name   
Address 1300 East 6<sup>th</sup> ST  
Austin Body works, Inc.



C16  
17

October 19, 2010

**RE: 1504 E 6<sup>th</sup> Street/Gypsy Bar/ Addition of outdoor patio area**

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Respectfully,

Tony Villegas

Name

CLZ

Address

1504 E. 6th #9

C16  
/18

October 19, 2010

**RE: 1504 E 6<sup>th</sup> Street/Gypsy Bar/ Addition of outdoor patio area**

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Respectfully,

Tony Villegas

Name Cew  
Address 1500 E 6<sup>th</sup> #11

C16  
19

October 19, 2010

**RE: 1504 E 6<sup>th</sup> Street/Gypsy Bar/ Addition of outdoor patio area**

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Respectfully,

Tony Villegas

Name Sarah Manowitz  
Address 1500 E. 6<sup>th</sup> St, Austin, TX 78702

C16  
/20

October 19, 2010

**RE: 1504 E 6<sup>th</sup> Street/Gypsy Bar/ Addition of outdoor patio area**

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Respectfully,

Tony Villegas

Name *Juan Sabina*  
Address *1805 East Seventh St.*  
*Aztec Dance Company.*

**Welch, Sue**

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CLP  
21

**From:** Concha Perez [redacted]  
**Sent:** Monday, January 17, 2011 1:22 PM  
**To:** Welch, Sue; Parada, Yolanda  
**Subject:** Case Number: SPC-2010-0340A

Greetings,

City code requires that this property provides parking.

Currently, 1504 E 6th St is violating city code by blocking access to parking on their property. The area they plan to improve is to be used to provide parking. Right now the entire East area has parking problems at bar peak times.

Thank you