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

**CASE NUMBER:** SPC-2011-0100A                      **PC DATE:** August 9, 2011  
Postponed from July 26, 2011

**PROJECT NAME:** Crossroads Bar Lounge

**ADDRESS OF APPLICATION:** 1901 S Lamar

**APPLICANT:** Columbine Properties, Inc (William Tamminga) (713) 213-8998

**AGENT:** Hajjar Sutherland Peters & Washmon (Kareem Hajjar) (512) 637-4956

**AREA:** 1,720 sq. ft. cocktail lounge  
11,593 sq. ft. site area

**WATERSHED:** West Bouldin Creek (Urban)

**WATERSHED ORDINANCE:** Comprehensive Watershed Ordinance (Urban)

**C.I.P. STATUS:** N/A

**T.I.A.:** N/A

**CAPITOL VIEW:** N/A

**PROPOSED DEVELOPMENT:**

The applicant is requesting a conditional use permit for a 1,720 square foot cocktail lounge. The proposed new open deck on the S Lamar Blvd. side meets the requirements for a site plan exemption. No modification to the existing impervious cover is proposed with this site plan application.

**EXISTING ZONING:** The proposed Cocktail Lounge is located between the East side of S Lamar Blvd. and W Mary St. The lot is zoned CS-1. Cocktail Lounge is a Conditional Use in CS-1 zoning.

**STAFF RECOMMENDATION:**

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

**CASE MANAGER:** Donna Galati                      Telephone: 974-2733  
[Donna.Galati@ci.austin.tx.us](mailto:Donna.Galati@ci.austin.tx.us)

**PROJECT INFORMATION:** 11,593 sq. ft. site area (1,720 sq. ft. cocktail lounge)

**EXIST. ZONING:** CS-1

**ALLOWED F.A.R.:** 2:1

**MAX. BLDG. COVERAGE:** 95%

**MAX. IMPERVIOUS CVRG.:** 95%

**EXISTING F.A.R.:** 0.12:1

**EXISTING BLDG. CVRG:** 14.8%

**EXISTING IMPERVIOUS CVRG:** 100%

**PROPOSED IMPERVIOUS CVRG:** 96.1%

**REQUIRED PARKING:** 13

**PROVIDED PARKING:** 13

**Proposed Access:** Entrance/Exit: S Lamar Blvd  
Exit only: W Mary St

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The proposed cocktail lounge is a Conditional Use in CS-1 zoning. The proposed new open deck on the S Lamar Blvd. side is to be permitted through the site plan exemption process. No construction is proposed with this site plan.

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**Environmental:** This site is located in the West Bouldin Creek Watershed and subject to Urban Watershed regulations. All Environmental comments are cleared.

**Transportation:** A parking area for a cocktail lounge must be separated from a property used or zoned townhouse and condominium residence (SF-6) district or more restrictive by not less than 200 feet unless the Land Use Commission grants a variance from this requirement when the Land Use Commission approves the site plan. [25-5-146(B)(2)]. The parking area for this proposed cocktail lounge is 200 feet from the nearest single-family use.

Access to the proposed cocktail lounge will be from S Lamar Blvd. There will be exits on both S Lamar Blvd. and W Mary St. The site is in the Urban Core Area, and after the allowable 20% urban core parking reduction, is required to have 13 spaces. All 13 required spaces are located onsite.

The Crossroads site plan layout of parking in relation to the existing freestanding ATM and queue spaces has not changed from the previous approval of a site plan exemption, case number DA-2008-0274.

### SURROUNDING CONDITIONS:

#### Zoning/ Land Use

|               |  |
|---------------|--|
| <b>North:</b> | S Lamar Blvd. CS-V (Mother's Window Tint)      |
| <b>East:</b>  | CS (Austin's Pizza)                            |
| <b>South:</b> | W Mary St., then CS (Bouldin Creek Apartments) |
| <b>West:</b>  | W Mary & S Lamar intersection, then median     |

### NEIGHBORHOOD ORGNIZATIONS:

107—Zilker Neighborhood Assn.  
 127—Bouldin Creek Neighborhood Assn.  
 498—South Central Coalition  
 511—Austin Neighborhoods Council  
 742—Austin Independent School District  
 786—Home Builders Association of Greater Austin  
 943—Save our Springs Alliance  
 1037—Homeless Neighborhood Assn.  
 1074—Bouldin Creek Neighborhood Planning Team  
 1075—League of Bicycling Voters  
 1107—Perry Grid 614  
 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.

### CONDITIONAL USE PERMIT

**D. 25-5-145.** 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.

#### § 25-5-146 CONDITIONS OF APPROVAL.

(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:

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- (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.

### CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA

**A.** 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 Planning 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:

**B.**

**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 use is a conditional use in CS-1 zoning district.

**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 complies with all requirements of the Land Development Code. In addition, the site plan complies with setback and height requirements.

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

Staff Response: The site plan complies with off-street parking and loading facility requirements. The 13 required parking spaces are located onsite.

**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.

**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.

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

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

A cocktail lounge will have no more impact on adjoining properties than other permitted uses in CS-1 zoning which could operate with similar or later hours than the proposed cocktail lounge.

**8. 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

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pedestrian circulation.

9. **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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### PARKING TABLE

SPACES REQUIRED:  
 BAR LOUNGE (1/100):  $1,720/100 =$  17 SPACES  
 TOTAL SPACES REQUIRED: 17 SPACES - 4 = 13\*  
 EXISTING SPACES:  
 ACCESSIBLE: 1 SPACE  
 REGULAR: 8 SPACES  
 COMPACT: 4 SPACES  
 PARALLEL: 0 SPACE

13 SPACES

\* 20% PARKING REDUCTION PER URBAN CORE AREA.

### BICYCLE PARKING TABLE

BICYCLE SPACES REQUIRED:  $5\% \times 14 = 1$  SPACE  
 OR 5 SPACES MINIMUM PER LDC, 25-6-477,  
 APPENDIX 'A'; TCM, 9.2.0, #11)

TOTAL BICYCLE SPACES PROVIDED 5

### CONCRETE PAVEMENT REPAIR NOTE

- 1) EXISTING DAMAGED CONCRETE PAVEMENT TO BE REPAIRED AS NECESSARY.
- 2) REFER TO DETAIL ON THIS SHEET FOR CONCRETE REPAIR DETAIL.

### ACCESSIBLE ROUTE SLOPE

ALL ACCESSIBLE ROUTES NOT TO EXCEED A MAXIMUM SLOPE OF 1:20 AND A MAXIMUM CROSS SLOPE OF 1:50. ALL PARKING ACCESS AISLE NOT TO EXCEED A MAXIMUM SLOPE OF 1:48 ON ANY DIRECTION.

| SLOPE       | MAX. RISE<br>IN | MAX. HORZ PROJECTION<br>FT |
|-------------|-----------------|----------------------------|
| 1:12 < 1:16 | 30              | 30                         |
| 1:16 < 1:20 | 30              | 40                         |

SLOPE GREATER THAN 6" WILL REQUIRE HANDRAILS ON BOTH SIDES OF RAMP.

### SITE PLAN NOTE

- 1) THE INCREASE IN IMPERVIOUS COVER IS OVER EXISTING IMPERVIOUS COVER (CONCRETE).
- 2) NEW ACCESSIBLE SPACE AND ROUTE TO BE STRIPED AS PER ACCESSIBLE PARKING DETAIL.
- 3) EACH COMPACT SPACE/AISLE WILL BE SIGNED "SMALL PARKING ONLY".

### OCCUPANCY LOAD CALCULATIONS

IBC 2009, CHAPTER 10-TABLE 1004.1.1  
 SEATING AREA (UNCONCENTRATED-TABLES/CHAIRS):  
 760 S.F./15 NET=51  
 COVERED PATIO (UNCONCENTRATED-TABLES/CHAIRS):  
 230 S.F./15 NET=16  
 OUTDOOR PATIO (UNCONCENTRATED-TABLES/CHAIRS):  
 442 S.F./15 NET=30

NEW TOTAL OCCUPANCY =97

### BUILDING SUMMARY TABLE

|                             |               |
|-----------------------------|---------------|
| BUILDING CONSTRUCTION TYPE: | TYPE II       |
| FOUNDATION TYPE:            | SLAB ON GRADE |
| ZONING:                     | CS-1          |
| BUILDING AREA:              | 1,430 S.F.    |
| BUILDING HEIGHT:            | 14.5 FT.      |
| NO. STORIES:                | 1             |

### IMPERVIOUS COVER CALCULATIONS

NET SITE AREA: 11,593 S.F. (0.266 AC.)  
 FLOOR TO AREA RATIO: 1:0.153  
 ZONING: CS-1

| IMPERVIOUS COVER: EXISTING          | NEW TOTAL                  |
|-------------------------------------|----------------------------|
| ROOF/COV'D WALK: 1,430 S.F. (12.3%) | 1,720 S.F. (14.8%)         |
| ASPHALT: 0 S.F. (0.0%)              | 0 S.F. (0.0%)              |
| CONCRETE: 10,163 S.F. (87.7%)       | 9,425 S.F. (81.3%)         |
| <b>11,593 S.F. (100.0%)</b>         | <b>11,145 S.F. (96.1%)</b> |

PERVIOUS COVER: 0 S.F. (0.0%) 448 S.F. (3.9%)  
 GOOD GRASS:

### SITE PLAN COMPATIBILITY NOTES

- 1) ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-1064]
- 2) ALL DUMPSTERS AND ANY PERMANENT PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE. [SECTION 25-2-1067]
- 3) THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN THE RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. [SECTION 25-2-1067]
- 4) THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 dba AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067]



Crossroads Bar Lounge Summary Letter

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Brief Description of the Project:

This project is a neighborhood cocktail lounge to be located on 1901 S. Lamar Boulevard. It is expected that this project will serve mostly the area neighborhood residents. The concept of the project is to provide a relaxed atmosphere where residents of all ages can visit. It will promote pedestrian and bicycle-friendly patronage. The design will include bike racks with built-in locks. The project will blend in with South Austin and support existing businesses in the area.

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SCANNED



**Galati, Donna**

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**From:** Zilker NA [REDACTED]  
**Sent:** Tuesday, July 26, 2011 8:37 AM  
**To:** Galati, Donna  
**Cc:** Zilker Executive Committee  
**Subject:** PC agenda 5, SPC-2011-0100A Crossroads

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Hello, Ms. Galati.

The executive committee of the Zilker Neighborhood Association requests a postponement of the conditional use permit hearing for the Crossroads Bar and Lounge, 1901 S. Lamar, to the next available Planning Commission meeting.

Our zoning committee was unable to complete our discussion of various parking and traffic issues with the agent; we would like to have the opportunity to arrange one more meeting.

We will have zoning committee members present at tonight's hearing to request the postponement and to oppose the CUP if the postponement is not granted.

Thank you.

L. Atherton  
(447-7681)

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**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](http://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-2011-0100A**  
 Contact: **Donna Galati, (512) 974-2733** or **Elsa Garza, (512) 974-2308**  
 Public Hearing: **Planning Commission, Jul 26, 2011**

Your Name (please print) Leslie Hirsch

I am in favor  
 I object

Your address(es) affected by this application 1111 West Mary St 78704

Signature Leslie Hirsch Date 7/16/11

Daytime Telephone: 512-442-21630

Comments:

We object to the project up the site approval at 1901 S. Lemae. The insertions of Lemae, West Mary Hether & Eggman off numerous restorated & paved for the neighborhood & community. As a young family with 3 children ages 5 & under we would like to keep noise levels down after 9:00 pm & traffic into & out of the neighborhood low. Please help the city find another use for City of Austin Planning and Development Review - 4<sup>th</sup> floor more bars please on this corner! Thank you, Leslie Hirsch

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 Contact: **Donna Galati, (512) 974-2733** or  
**Elsa Garza, (512) 974-2308**  
 Public Hearing: **Planning Commission, Jul 26, 2011**

Johnny Cuchua  
 Your Name (please print)

2003 South Lamar  
 Your address(es) affected by this application

[Signature]  
 Signature

7-13-11  
 Date

Daytime Telephone: 512-917-0801

Comments: I do not want people from The Crossroads Bar lounge using my parking lot. I will have to incur expenses to minimize and clean up items left in my parking lot. I do not believe that is enough parking available to prevent customers from using my parking lot.

I am in favor  
 object

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

City of Austin  
 Planning and Development Review - 4<sup>th</sup> Floor  
 Donna Galati  
 P. O. Box 1088  
 Austin, TX 78767-8810