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**ZONING AND PLATTING COMMISSISON SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SPC-2011-0220A **ZAP Date:** November 15, 2011

PROJECT NAME: Toro Negro Lounge

ADDRESS: 615 Slaughter Lane

APPLICANT: Carl S. Trevino
615 W. Slaughter Lane
Austin, TX 78748

AGENT: Moncada Consulting (Phil Moncada)
1301 S. IH 35 Suite 204
Austin, TX 78741

CASE MANAGER: Nikki Hoelter Phone: 974-2863
Nikki.hoelter@austintexas.gov

AREA: 2151 sq. ft. (area for cocktail lounge)
4.64 acres (gross site area)

WATERSHED: Slaughter Creek (Suburban)

T.I.A.: N/A

CAPITOL VIEW: N/A

PROPOSED DEVELOPMENT:

The applicant is requesting a conditional use permit for a 2,151 square foot cocktail lounge. No additional construction to the site is proposed with this site plan. The proposed cocktail lounge is located within an existing shopping center, which includes pet services, retail and medical office use.

No modification to the building or impervious cover is associated with this site plan/change of use; the existing building and parking will be utilized.

EXISTING ZONING: The tenant space was zoned specifically CS-1 for the cocktail lounge use. The remainder of the site is zoned GR-CO. A cocktail lounge is a conditional use within the CS-1 zoning district.

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

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26 - Far South Austin Community Association
242 - Slaughter Lane Neighborhood Association
627 - Onion Creek Neighborhood Association

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit. It's located in a predominantly commercial, and retail area, with multi family nearby. It will be located within an existing shopping center. Additionally, compatibility standards will not be triggered. The site plan will comply with all requirements of the Land Development Code prior to its release.

PROJECT INFORMATION: 4.64 acres (2151 sq. ft. cocktail lounge)

EXIST. ZONING: CS-1

ALLOWED F.A.R.: 2:1

EXISTING F.A.R.: 1:1

MAX. BLDG. COVERAGE: 95%

EXISTING BLDG. CVRG: .01% (cocktail lounge)

MAX. (CS) IMPERVIOUS CVRG.: 95%

EXISTING IMPERVIOUS CVRG: 61% (gross site)

REQUIRED PARKING: 22 (cocktail lounge)

PROVIDED PARKING: 106 (for all uses on site)

Proposed Access: Slaughter Lane and South First Street

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting a conditional use permit for a 2151 square foot cocktail lounge. The use would seem to be appropriate due the proximity of the commercial uses surrounding the proposed cocktail lounge. Directly to the west, is undeveloped land. The building and parking lot are existing and no improvements will be made to the site.

Environmental: This site is located in the Slaughter Creek Watershed and subject to Suburban Watershed regulations. All Environmental comments are cleared.

Transportation: Access to the proposed cocktail lounge will be from Slaughter Lane and South First Street. The site plan complies with all other transportation requirements.

SURROUNDING CONDITIONS:

Zoning/ Land Use

- North:** DR, GR-CO, CS-CO - Retail, Undeveloped, Auto sales
- East:** GR-CO – Auto Parts Store, Service Store
- South:** GR-CO – Apartments and Service Station
- West:** DR - Undeveloped

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- 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 the CS-1 zoning district. CS-1 is an intensive zoning category, which in this case is surrounding by comparable land uses and 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 site plan will comply with all requirements of the zoning district. Compatibility Standards are not triggered by the cocktail lounge.
 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.
 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.
 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 or a neighborhood plan.
- 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 the CS-1 zoning district.
 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 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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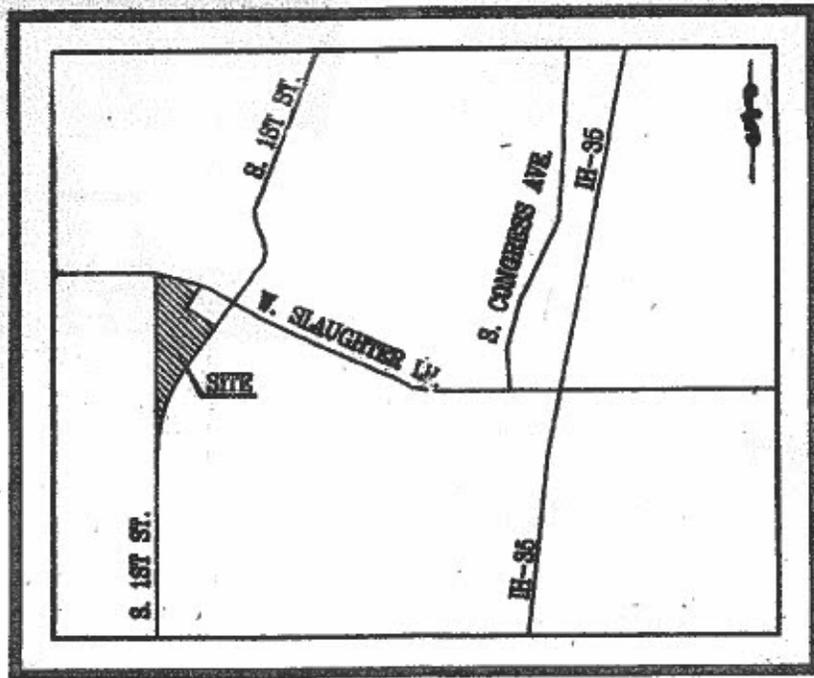
D. 25-5-145. A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect 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:

- (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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VICINITY MAP

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PARTICIPATE
PROGRAM W
1999 BY TH
DEVELOPME
DIVISION.

LEGAL DESCRIPTION

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ALES
Mall
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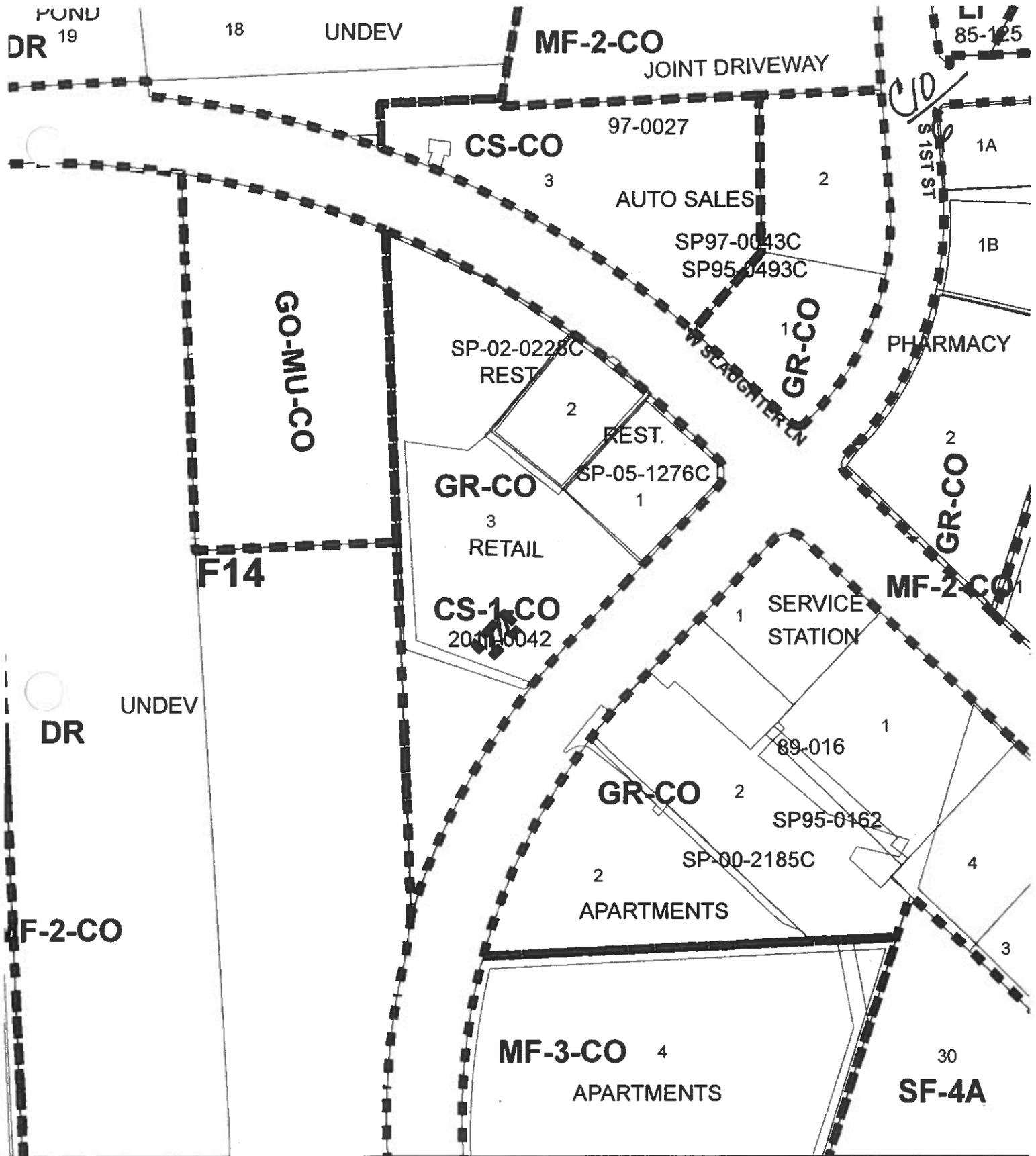
NE NEAR
GATE
PARKOR
BI-CYCLE

LOT 3, BLOCK "C"
1/10 SLAUGHTER/SOUTH FIRST, SECTION SIX
DOCUMENT NUMBER 200200048, DEED RECORDS OF
TRAVIS COUNTY, TEXAS.

992 #

C8-95-0027.6A

200200048



SITE PLAN



-  SUBJECT TRACT
-  ZONING BOUNDARY

CASE#: SPC-2011-0220A
 ADDRESS: 615 Slaughter Lane
 GRID:
 MANAGER: Nikki Hoelter



OPERATOR:

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.

