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

CASE NUMBER: SP-2012-0320DT **PC DATE:** April 9, 2013

PROJECT NAME: 2306 Webberville Road Parking

ADDRESS OF APPLICATION: 2306 Webberville Road

APPLICANT: BCMT Enterprises, LLC (Ben Seiwert) 512-610-2008

AGENT: ATS Engineers (Andrew Evans) 512-328-6995

AREA: Offsite Parking (5,823 sq. ft.)

WATERSHED: Lady Bird Lake (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 waiver from a 200 foot compatibility setback for an off – site parking facility associated with a cocktail lounge.

EXISTING ZONING: The proposed off-site parking is currently zoned CS-CO-MU-NP. The property is located on the North side of Webberville Road between Northwestern Avenue and Prospect Avenue. The lot is composed of one zoning tract. The entire lot is zoned CS-MU-CO-NP. The parking lot will serve the cocktail lounge two lots northeast from the property in question at 2316 Webberville Road.

NEIGHBORHOOD ORGANIZATIONS:

Central East Austin Neighborhood Plan
Blackshear/ Prospect Hill Neighborhood Association
Buena Vista Neighborhood Association
Greater East Austin Neighborhood Association
Organization of Central East Austin Neighborhoods

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the waiver to the 200 foot compatibility set back neighboring SF-6 or more restrictive zoning. Staff recommends approval of the variance to allow parking within 200 feet of SF-3 zoning. The site plan will comply with all requirements of the Land Development Code prior to its release.

DEPARTMENT COMMENTS:

The proposed cocktail lounge is a Conditional Use in CS-1 zoning. A variance from Land Use Commission is required at the time of the variance approval to locate parking within 200 feet of SF-3 zoning [25-5-146(B)(2)].

CASE MANAGER: Amanda Couch Telephone: 974-2881
Amanda.Couch@austintexas.gov

PROJECT INFORMATION: .1337 acres (5,823 sq. ft. off-site parking)

EXIST. ZONING: CS-MU-CO-NP

MAX. BLDG. COVERAGE: 0%

MAX. (CS) IMPERVIOUS CVRG.: 95%

REQUIRED PARKING: 13 spaces

Proposed Access: Webberville Road

EXISTING BLDG. CVRG: 0%

PROPOSED IMPERVIOUS CVRG: 85%

PROVIDED PARKING: 13 spaces

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The variance is requested because the existing parking is within 200 ft. of the single family property to the North that is zoned SF-3- NP. There is an attached letter of support from numerous adjacent single family homeowners for this variance and from the neighborhood association.

The conditional overlay in the zoning ordinance limits trips to no more than 2,000 per day. The zoning also prohibits the following uses on the CS-1 tract: adult oriented businesses, automotive repair services, auto sales, auto washing (of any type), construction sales & services, convenience storage, liquor sales, pawn shop, service station, and vehicle storage.

Environmental: This site is located in the Lady Bird Lake Watershed and subject to Urban Watershed regulations. All Environmental comments are cleared.

Transportation: Access to the proposed parking lot will be from Webberville Road and egress for the proposed parking lot will be at the 15 foot alley to the north of the property. This parking lot is providing 8 of the required 13 spots for the cocktail lounge at 2316 Webberville Road. A variance was attained by the Board of Adjustments to reduce the parking requirements to 13 (Case # C15-2012-0063).

SURROUNDING CONDITIONS:

Zoning/ Land Use

North:	SF-3- NP (Single Family)
East:	CS-CO-MU-NP (Parking)
South:	CS-CO-MU-NP (Commercial)
West:	CS-CO-MU-NP (Residential)

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:

§ 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.

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 off-site parking use is a variance to the 200 ft. compatibility setback required for adjacent SF-6 or more restrictive zoning districts.

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. In addition, there will be no buildings proposed. A variance is required for parking within 200 feet of single-family.

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. This parking lot is providing 8 of the 13(BOA variance C15-2012-0063) required parking spots for cocktail lounge at 2316 Webberville Road, tow lots to the North.

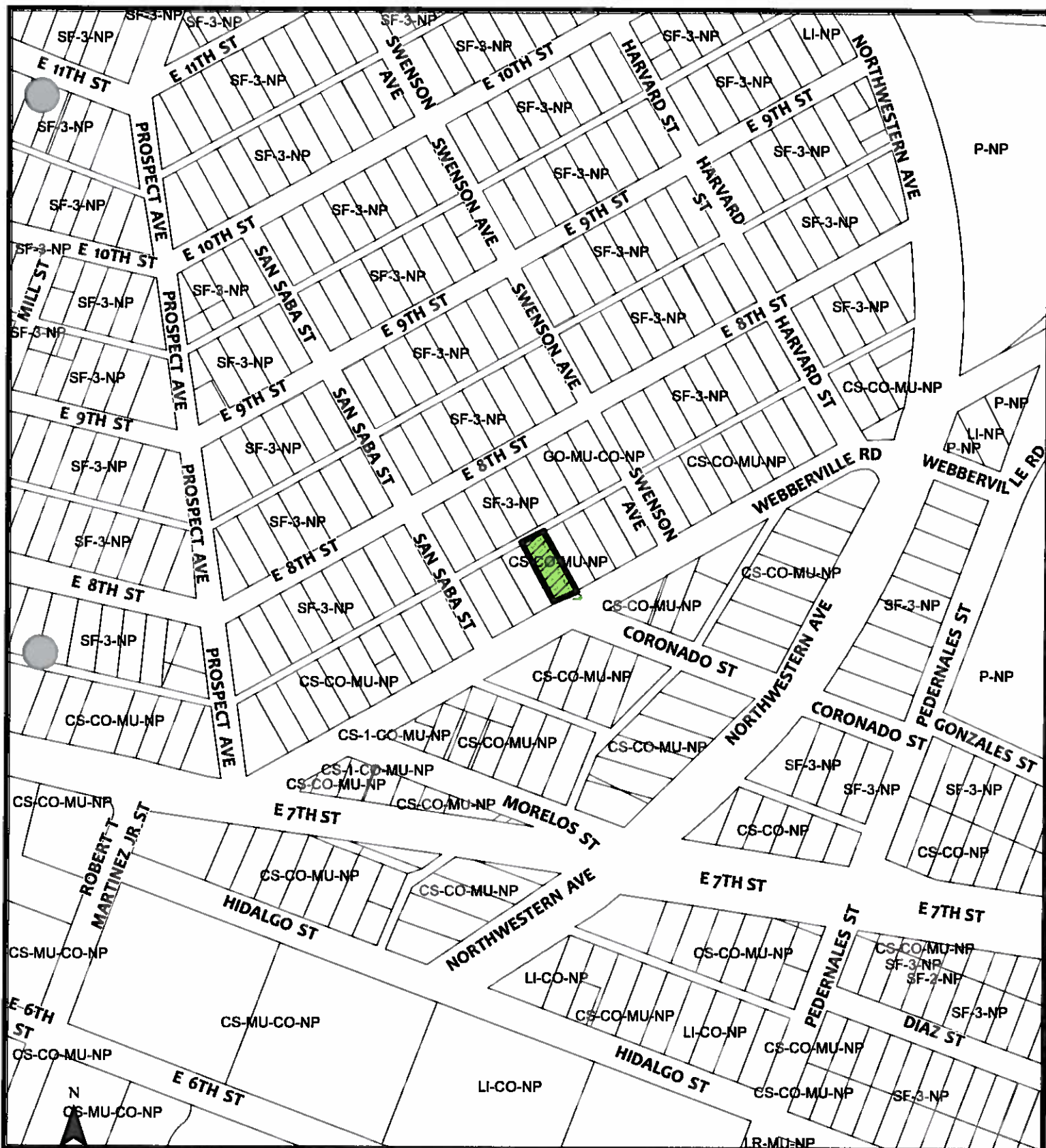
5. Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.

Staff Response: The site plan will comply with all requirements of the Land Development Code, including all other compatibility requirements 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;**
An off-site parking lot will have no more impact on adjoining properties than other permitted uses in CS-CO-MU-NP zoning which could operate with similar 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 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.



Site Plan

CITY OF AUSTIN
FULL PURPOSE JURISDICTION

1 inch = 250 feet

Title: 2306 Webberville Road Parking Lot
Case Number: SP-2012-0320DT
Manager: Amanda Couch
Zoning: CS-CO-MU-NP

Apr 04, 2013

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



PLANNING AND DEVELOPMENT REVIEW DEPARTMENT



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January 31, 2013

Board of Adjustment c/o Susan Walker
Development Review Department
505 Barton Springs Rd.
Austin, Texas

Re: Offsite parking application SP-2012-0320DT

To whom it may concern,

This letter is submitted on behalf of Blackshear-Prospect Hill Neighborhood Association (B-PHNA) regarding the aforementioned site plan application.

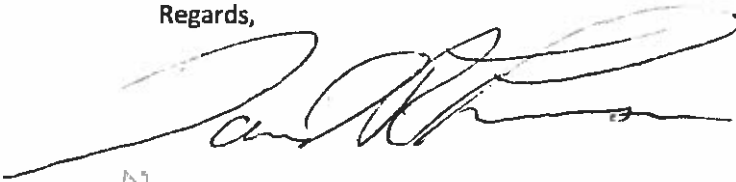
We understand that there is currently a site plan application in review for 2306 Webberville Rd. to construct offsite accessory parking for Gourmands Neighborhood Pub, and the proposed site is located within 200' of a single-family property.

On January 31, 2013, B-PHNA members in attendance voted to support the application.

Should you have any questions, please contact:

President - David Thomas
Address: 2004-B East 9th. St
Phone: 703-898-2392
Email: david@davidthomasphotos.com

Regards,



B-PHNA by David Thomas

2013 FEB 04 AM 10:28:17



As a resident/owner of a property in close proximity to 2306 Webberville Rd., I support the applicants request for a conditional use permit to construct accessory off-site parking for Gourmands Neighborhood Pub on a now vacant lot within 200' of a single family residence.

707 San Saba	Edwin Roberts	2300 Webberville 2304	P. Q. James
2303 E 8 th St.		2304 Webberville	
2305 E 8 th St.	May E Nequa	2306 Webberville	Proposed Parking LOT
2307 E 8 th St.		2316 Webberville	Shirley
2309 E 8 th St.		2318 Webberville	Vianna Lopez
2311 E 8 th St.		2301 Webberville	
2313 E 8 th St.		2301 Coronado	Pearline Bell
2315 E 8 th St.	Lick Wallen for Lelling RDR Properties	2303 Coronado	Ron Gribb

Attached to this document is a graphic depiction of the addresses listed and signed off on this page.



