

**PLANNING COMMISSION  
SITE PLAN COMPATIBILITY WAIVER REQUEST REVIEW SHEET**

**CASE:** SPC-2012-0358C

**PLANNING COMMISSION DATE:** August 13, 2013

**PROJECT NAME:** Casa Columbia

**ADDRESS OF SITE:** 2409 E 7<sup>th</sup> Street

**APPLICANT:** J&J Investments, LLC (Jose Nunez), 512.293.0816

**AGENT:** Brushy Creek Engineering, LLC (Aaron Pesek, PE), 512.992.8969

**AREA:** 0.53 acres

**WATERSHED:** Town Lake (Urban)

**WATERSHED ORDINANCE:** Comprehensive Watershed Ordinance

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

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

**CAPITOL VIEW:** N/A

**PROPOSED DEVELOPMENT:**

The applicant is proposing to construct a 3,192 sq. ft. restaurant building, with parking, detention and water quality. The development is taking access to E 7<sup>th</sup> St.

**EXISTING ZONING:**

The proposed restaurant is zoned CS-CO-MU-NP. Restaurants are a permitted use in the base zoning district, CS. The conditional overlay prohibits certain industrial and heavy commercial uses on this site. The site plan complies with the zoning ordinance.

**DESCRIPTION OF WAIVER:**

Waiver request is as follows: LDC Section 25-2-1067(G):

Unless a parking area or driveway is on a site that is less than 125 feet wide, a parking area or driveway may not be constructed 25 feet or less from a lot that is (1) in an SF-5 or more restrictive zoning district; or (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

The applicant requests a waiver from a 25-foot to a 17.73-foot compatibility setback for a parking lot. The site plan is adjacent to two single-family uses in the CS-CO-MU-NP zoning district. The proposed parking lot is separated from the single family uses by an alleyway and screening is proposed in the form of a 6-foot privacy fence.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the waiver from LDC Section 25-2-1067(G) to reduce the Compatibility driveway setback requirement from 25 feet to 17.73 feet from adjacent CS-CO-MU-NP- zoned property used as single family. The adjacent single-family houses are on the south side of their lots. Therefore, the parking lot will be separated from the houses by their backyards as well as the 17-foot alleyway, with a 6-foot wooden fence behind the parking lot additional buffering and screening.

**CASE MANAGER:** Christine Barton-Holmes, LEED AP     **PHONE:** 974-2788  
Christine.Barton-Holmes@austintexas.gov

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**PROJECT INFORMATION:** 0.53 acres

**EXIST. ZONING:** CS-CO-MU-NP

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

**MAX. IMPERV. CVRG.:** 95%

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

**HEIGHT:** 60'

**REQUIRED PARKING:** 34

**PROPOSED ACCESS:** Driveway access to East 7<sup>th</sup> St.

**PROP. BUILDING CVR:** 3,192 sq.ft. (0.138%)

**PROP. IMP. CVRG.:** 18,845 sq.ft. (82.5%)

**PROPOSED F.A.R.:** 0.138:1

**PROP. HEIGHT:** 20.22' (1 story)

**PROVIDED PARKING:** 42 spaces

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**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The applicant is requesting a waiver from Compatibility standards to reduce the setback for parking from 25 feet to 17.73 feet in order to construct a restaurant building. The site is separated from adjacent single-family by an alleyway, and fencing is proposed for screening. The site is narrow and constrained by the adjacent railroad right-of-way and heritage tree preservation. The site plan will comply with all applicable regulations upon site plan approval.

**Environmental:**

The site is located with the Town Lake watershed, which is classified as an Urban Watershed. There are no critical environmental features. Heritage tree preservation is included in the open space/pedestrian amenity area.

**Transportation:**

Access to the proposed restaurant will be from East 7<sup>th</sup> St. The proposed development did not require a TIA.

This administrative site plan will comply with all applicable requirements of the Land Development Code prior to its release. Staff recommends approval of the waiver.

**PLANNING COMMISSION ACTION:**

**SURROUNDING CONDITIONS:**

Zoning/ Land Use

North: CS-CO-NP (Commercial retail), then SF-3-NP (single family)

South: LI-CO-NP & CS-CO-NP (commercial retail/warehousing & single family), then LI-CO-NP (warehousing)

East: CS-CO-MU-NP (medical offices, commercial retail, warehousing, & single family)

West: CS-CO-MU-NP (railroad right-of-way, then commercial retail)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
East 7 <sup>th</sup> St	121'	50'	Major Arterial

**NEIGHBORHOOD ORGANIZATIONS:**

African American Cultural Heritage District Business Association

Austin Heritage Tree Foundation

Austin Independent School District

Austin Monorail Project

Austin Neighborhoods Council

Blackshear Prospects Hills

Buena Vista Neighborhood Association

Cristo Rey Neighborhood Association

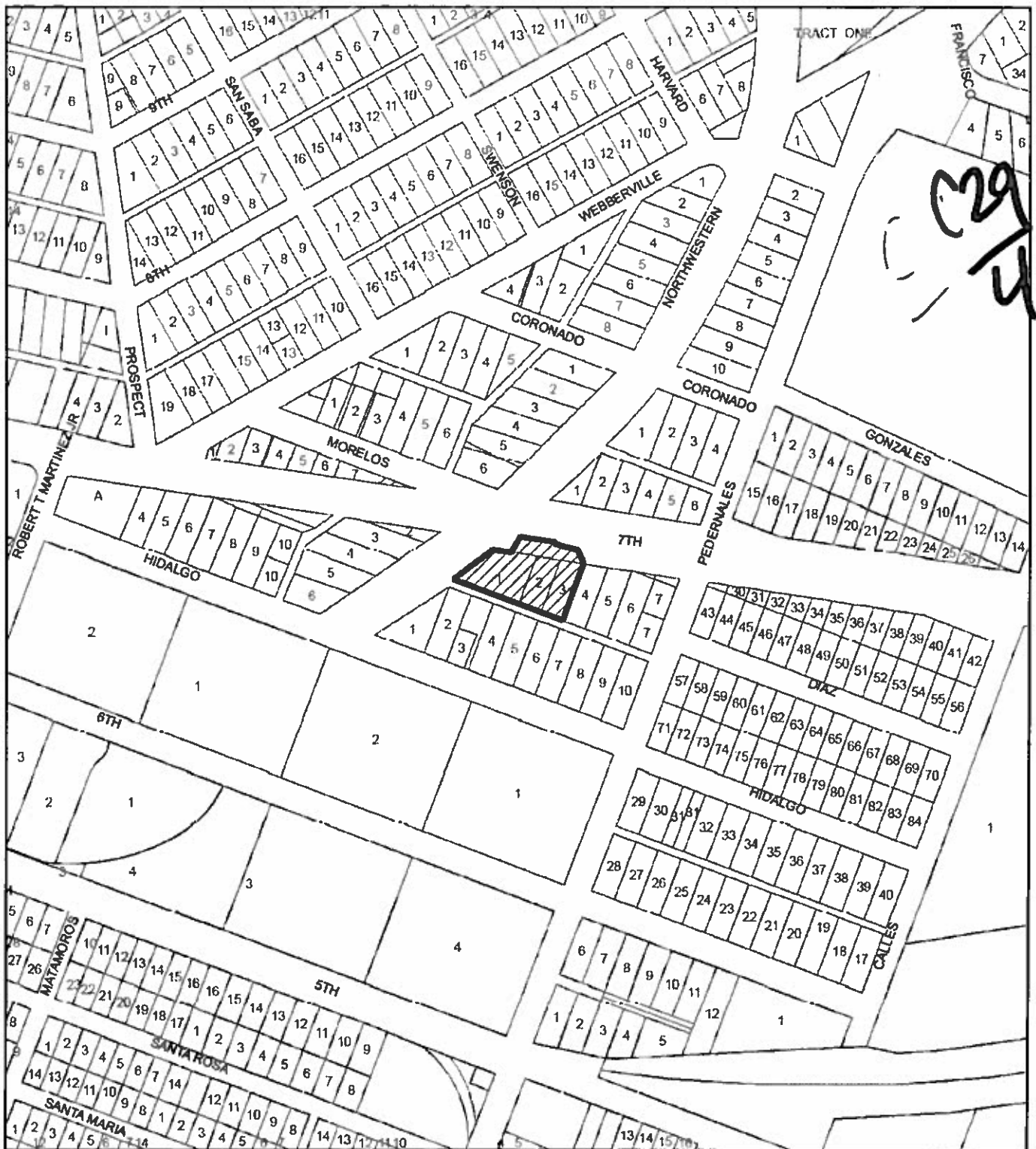
Del Valle Community Coalition

East River City Citizens

El Concilio Coalition of Mexican American Neighborhoods Association

Greater East Austin Neighborhood Association  
Guadalupe Neighborhood Development Corporation  
Holly Neighborhood Coalition  
Home Builders Association of Greater Austin  
Homeless Neighborhood Assn.  
League of Bicycling Voters  
Organization of Central East Austin Neighborhoods (OCEAN)  
PODER  
SELTEXAS  
Sentral Plus East Austin Koalition (SPEAK)  
Sierra Club, Austin Regional Group  
Super Duper Neighborhood Objectors and Appealers Organization  
Tejano Town  
The Real Estate Council of Austin, Inc.  
United East Austin Coalition

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Subject Tract



Base Map

CASE#: SP-2012-0358C  
ADDRESS: 2409 E. 7th Street

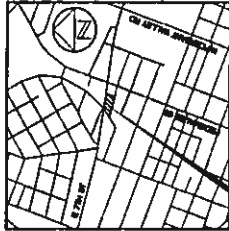


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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

# SITE DEVELOPMENT PLANS FOR CASA COLOMBIA 2409 E. 7th STREET AUSTIN, TEXAS 78704

SP-2012-0358C  
SUBMITTAL DATE: OCTOBER 17th, 2012



SITE  
LOCATION

VICINITY MAP  
N.T.S.  
CITY OF AUSTIN  
APPROVED PAGE 8/10

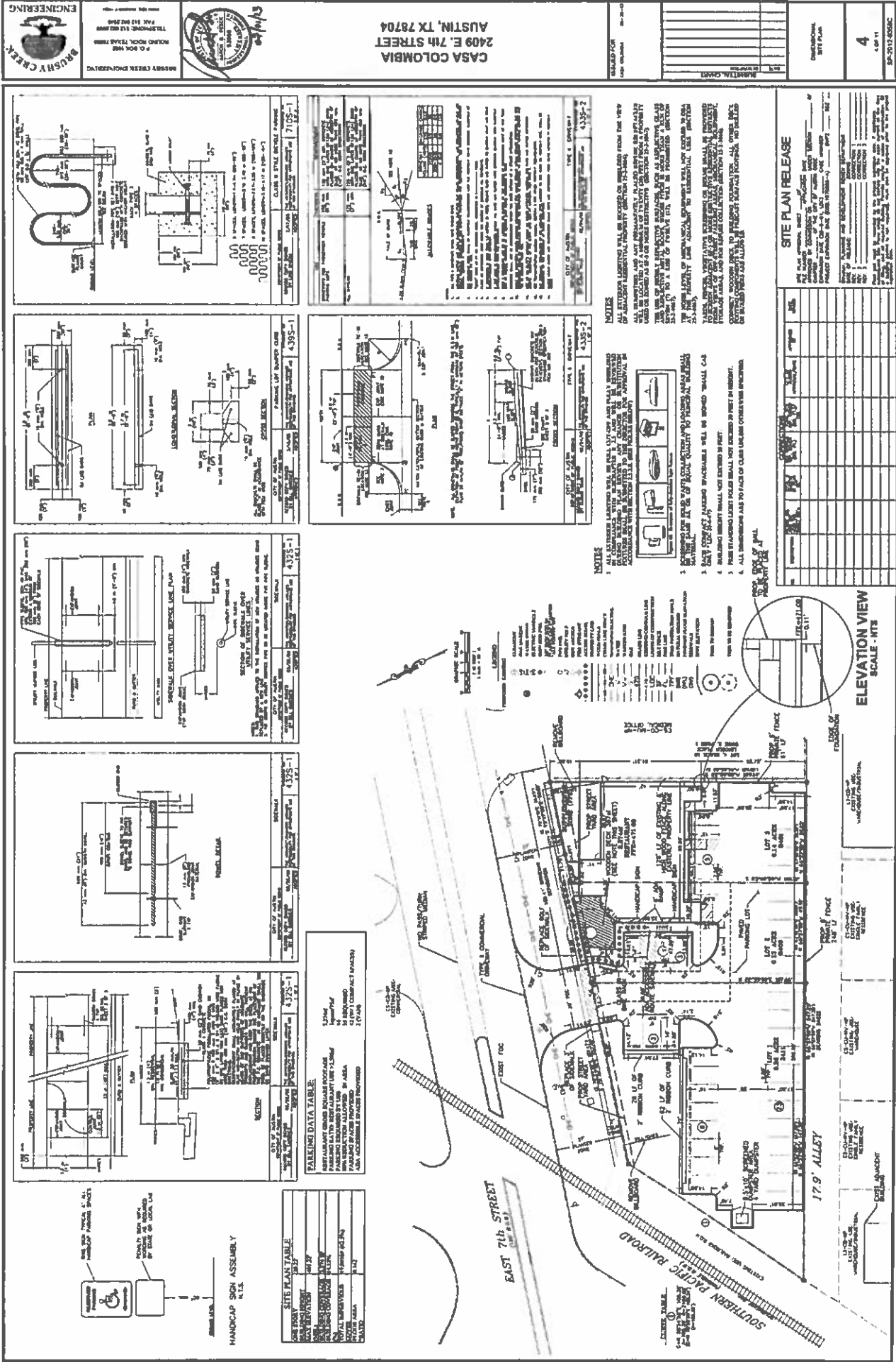


P.O. BOX 1002  
ROUND ROCK, TEXAS 76680  
TELEPHONE: 512.892.8869  
FAX: 512.892.2545  
FIRM REG. NUMBER F-13324

<b>UTILITIES</b> <b>WATER &amp; WASTEWATER</b> UTILITY LOCATING SERVICE CITY OF AUSTIN PHONE: 512.975.6888 PROVIDER: 344.0771 <b>GAS</b> UTILITY LOCATING SERVICE CITY OF AUSTIN PHONE: 512.975.6888 PROVIDER: 344.0771		<b>CONTRACTOR</b> ADACHI & FINE, P.C. 1000 N. MOORE AVE. SUITE 200 AUSTIN, TX 78701 PHONE: 512.444.1111 FAX: 512.444.1111 EMAIL: info@adachiandfine.com	
<b>CONSULTANTS</b> ADACHI & FINE, P.C. 1000 N. MOORE AVE. SUITE 200 AUSTIN, TX 78701 PHONE: 512.444.1111 FAX: 512.444.1111 EMAIL: info@adachiandfine.com		<b>LANDSCAPE ARCHITECT</b> WILLIAMS & ASSOCIATES 1000 N. MOORE AVE. SUITE 200 AUSTIN, TX 78701 PHONE: 512.444.1111 FAX: 512.444.1111 EMAIL: info@williamsandassociates.com	
<b>NOTES</b> 1. THESE PLANS ARE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY OF AUSTIN. 2. THE CITY OF AUSTIN DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. 3. THE CITY OF AUSTIN DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. 4. THE CITY OF AUSTIN DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. 5. THE CITY OF AUSTIN DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. 6. THE CITY OF AUSTIN DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. 7. THE CITY OF AUSTIN DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. 8. THE CITY OF AUSTIN DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. 9. THE CITY OF AUSTIN DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. 10. THE CITY OF AUSTIN DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. 11. THE CITY OF AUSTIN DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON.			
<b>APPROVED BY:</b> CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS 1000 N. MOORE AVE. SUITE 200 AUSTIN, TX 78701 PHONE: 512.444.1111 FAX: 512.444.1111 EMAIL: info@cityofaustin.com			

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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-2012-0358C

Contact: Christine Barton-Holmes, 512-974-2788

Rosemary Ramos, 512-974-2784

Public Hearing: Planning Commission, Jul 23, 2013

PODER - Susana Alvarez

Your Name (please print)

2604 E. Cesar Chavez 28202

Your address(es) affected by this application

Susana Alvarez

Signature

Date

Daytime Telephone: 428-6950

Comments: The two houses that are currently near the restaurant are both for sale & adjacent to Commercial & industrial zoning.

<input checked="" type="checkbox"/> I am in favor <input type="checkbox"/> I 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

Christine Barton-Holmes

P. O. Box 1088

Austin, TX 78767-8810

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Rosemary Ramos, 512-974-2784

Public Hearing: Planning Commission, Jul 23, 2013

DORA GARCIA FOR

Your Name (please print)

3502 E. 6th St. 78702

Your address (or affected by this application)

Alicia Ortega

Signature

Date

Daytime Telephone: 512-453-7451

Comments:

My Aunt Natalie Torres  
died last July 2012 & I  
became the owner when she  
left me her share of an old  
adobe of her estate.

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

City of Austin

Planning and Development Review - 4<sup>th</sup> floor

Christine Barton-Holmes

P. O. Box 1088

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☒ I am in favor  
☐ I object