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

CASE NUMBER: SPC-2013-0218A **PLANNING COMMISSION DATE:** 10/22/2013

PROJECT NAME: 600 E. Riverside - Joe's Crab Shack

PROPOSED USE: Office

ADDRESS OF APPLICATION: 600 E. Riverside

AREA: 1.746 acres

APPLICANT/ Jerrett Daw
Big Red Dog Engineering/Consulting
1021 E 7th St, Suite 100
Austin, Texas 78702
512-669-5560

AGENT: Jerrett Daw
Big Red Dog Engineering/Consulting
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Austin, Texas 78702
512-669-5560

CASE MANAGER: Christine Barton-Holmes, LEED AP Telephone: 974-2788
christine.barton-holmes@austintexas.gov

EXISTING ZONING: L-V-NP and CS-1-V-NP.

PROPOSED DEVELOPMENT: There is no proposed additional construction at the site – the applicant proposes to reuse the existing building.

Update for October 22, 2013 Hearing: Staff, neighborhood representatives, and the applicants met on September 27th to discuss the site, this application, and potential uses and site/building changes. The applicants and neighborhood representatives continue to negotiate on possible elements of remodeling the site.

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of the conditional use permit. The site plan will comply with all requirements of the Land Development Code prior to its release.

The applicant proposes to change the use of an existing 12,105 sq. ft. building from a restaurant to an office. No construction work is permitted through the "A" plan on file and no additional parking or signs will be needed. The site is comprised of one, 1.489-acre parcel zoned L-V-NP and one, 0.257-acre parcel zoned CS-1. The requested use change is permitted with the grant of a Conditional Use Permit by the Planning Commission. (LDC 25-5-142) This item was unanimously recommended for approval by the Waterfront Planning Advisory Board on September 9, 2013.

PREVIOUS PLANNING COMMISSION ACTION:

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AREA STUDY: South River City **WATERSHED:** Lady Bird Lake
APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive watershed ordinance
CAPITOL VIEW: Not in View Corridor
T.I.A.: Not Required
PROJECT INFORMATION:
ZONING: L-V-NP & CS-1-V-NP **LIMITS OF CONSTRUCTION:** NA
MAX. BLDG. COVERAGE: 50%/95% **PROPOSED BLDG. CVRG:** NA
MAX. IMPERV. CVRG.: 50%/95% **PROPOSED IMP. CVRG:** NA
MAX HEIGHT: 200'/60' **PROPOSED HEIGHT:** NA
REQUIRED PARKING: 45 **PROVIDED PARKING:** 102
EXIST. USE: Restaurant **PROPOSED USE:** Office

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting a conditional use permit to change the use of an existing restaurant building to office uses. No construction is planned for the site or permitted with the "A" plan currently on file. More than adequate parking is provided with the existing lot. The site plan will comply with all requirements of the Land Development Code prior to its release. Staff recommends approval of the conditional use permit

Environmental: The site is in the Lady Bird Lake watershed, which is within the Desired Development Zone. There is no increase in impervious coverage beyond what is existing and no known Critical Environmental Features are located within the limits of construction.

Transportation: Access is available from Riverside Drive.

SURROUNDING CONDITIONS: Zoning/ Land use

North: Lady Bird Lake

East: P-NP then SF-3-NP (park and single family residential)

South: SF-3-NCCD-NP and GO-NCCD-NP (single family)

West: SF-3-NCCD-NP then L-V-NP (single family condos and office)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
E. Riverside	80'	60'	Major arterial

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
Austin Independent School District
Austin Monorail Project
Austin Neighborhoods Council
Bike Austin
City of Austin Downtown Commission
Greater East Austin Neighborhood Association
Homeless Neighborhood Association
Preservation Austin
Real Estate Council of Austin, Inc
SaveTownLake.org
SEL Texas
Sierra Club, Austin Regional Group
South Central Coalition
South River City Citizens' Association
Super Duper Neighborhood Objectors and Appealers Organization
Waterfront Planning Advisory Board

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.

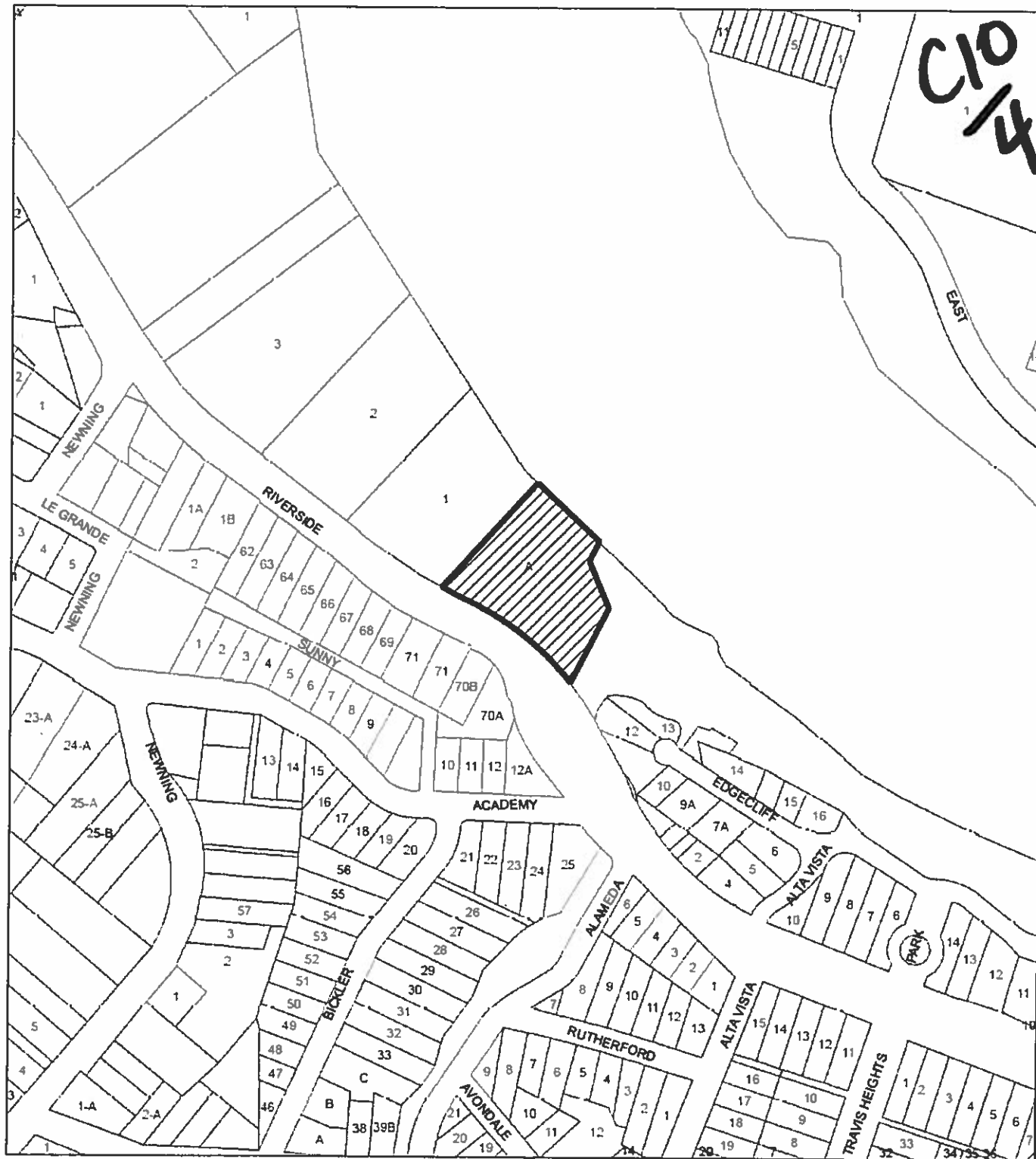
A conditional use site plan must:

1. **Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
2. **Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning districts and overlays.
3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site;** Staff response: This application is compatible with the abutting sites in all of these cases.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading facilities have been provided.
5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute to any of these adverse effects.
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 district.

A Conditional Use Site Plan May Not:

1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform with all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site than would a 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: Access is limited into the site, and surrounding vehicular circulation in the area of the project is not anticipated to have any detriment to 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.

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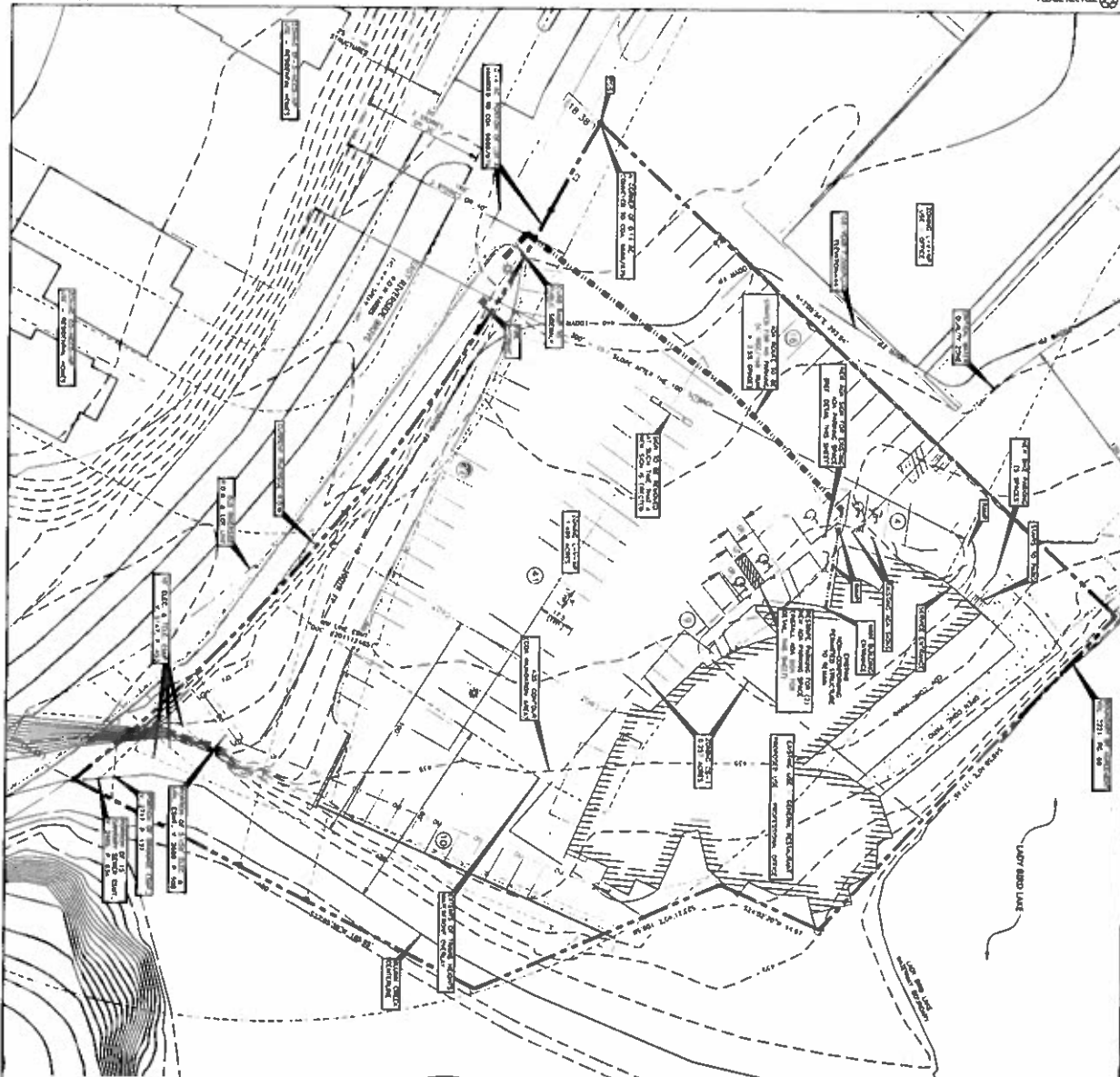
-  Subject Tract
-  Base Map

CASE#: SPC-2013-0218A
ADDRESS: 600 E Riverside Drive

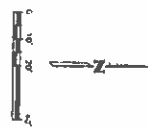


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This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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*CONDITIONAL USE PERMIT
NO NEW CONSTRUCTION



AAAS PACKAGING IDENTIFICATION SYMBOL

PACKING SPACE SYMBOL

Diagram illustrating the AAAS Packaging Identification Symbol, showing a stylized 'A' inside a circle, with dimensions and labels:

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JOE'S CRAB SHACK
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SITE PLAN



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