

CU/1

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

**CASE NUMBER:** SPC-2012-0353C **PC DATE:** October 22, 2013

**PROJECT NAME:** Burnet Marketplace

**ADDRESS OF APPLICATION:** 6701 Burnet Road

**APPLICANT:** Big Red Dog Engineering/ Consulting

**AGENT:** Bob Brown (512) 669-5560

**AREA:** 4,846 sq. ft. (CUP Site Area)

**WATERSHED:** Shoal 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 (CUP) for a cocktail lounge.

**EXISTING ZONING:** CS1-MU-V-CO-NP

**NEIGHBORHOOD ORGNIZATIONS:**

Austin Neighborhoods Council

Homeless Neighborhood Association

Brentwood neighborhood Planning Contact Team

Austin Heritage Tree Foundation

Super Duper Neighborhood Objectors and Appealers Organization

North Austin Neighborhood Alliance

Brentwood Neighborhood Association

Highland/ Skyview Neighborhood Plan

Allandale Neighborhood Association

Sierra Club

League of Bicycling Voters

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the Conditional Use Permit. This project is in compliance with all Land Development Code requirements and is in the same location as an existing CUP.

**DEPARTMENT COMMENTS:**

The proposed CUP is a change in footprint of an existing CUP which was permitted under SPC-2011-0149A, known as Pour House Pub. It is necessary to alter the footprint of the cocktail lounge to allow it to fit within the proposed Vertical Mixed Use building. This site has been appropriately zoned as CS-1-MU-CO-NP with zoning case C14-2011-0031.

**CASE MANAGER:** Amanda Couch Telephone: 974-2881  
[Amanda.couch@austintexas.gov](mailto:Amanda.couch@austintexas.gov)

C11/2

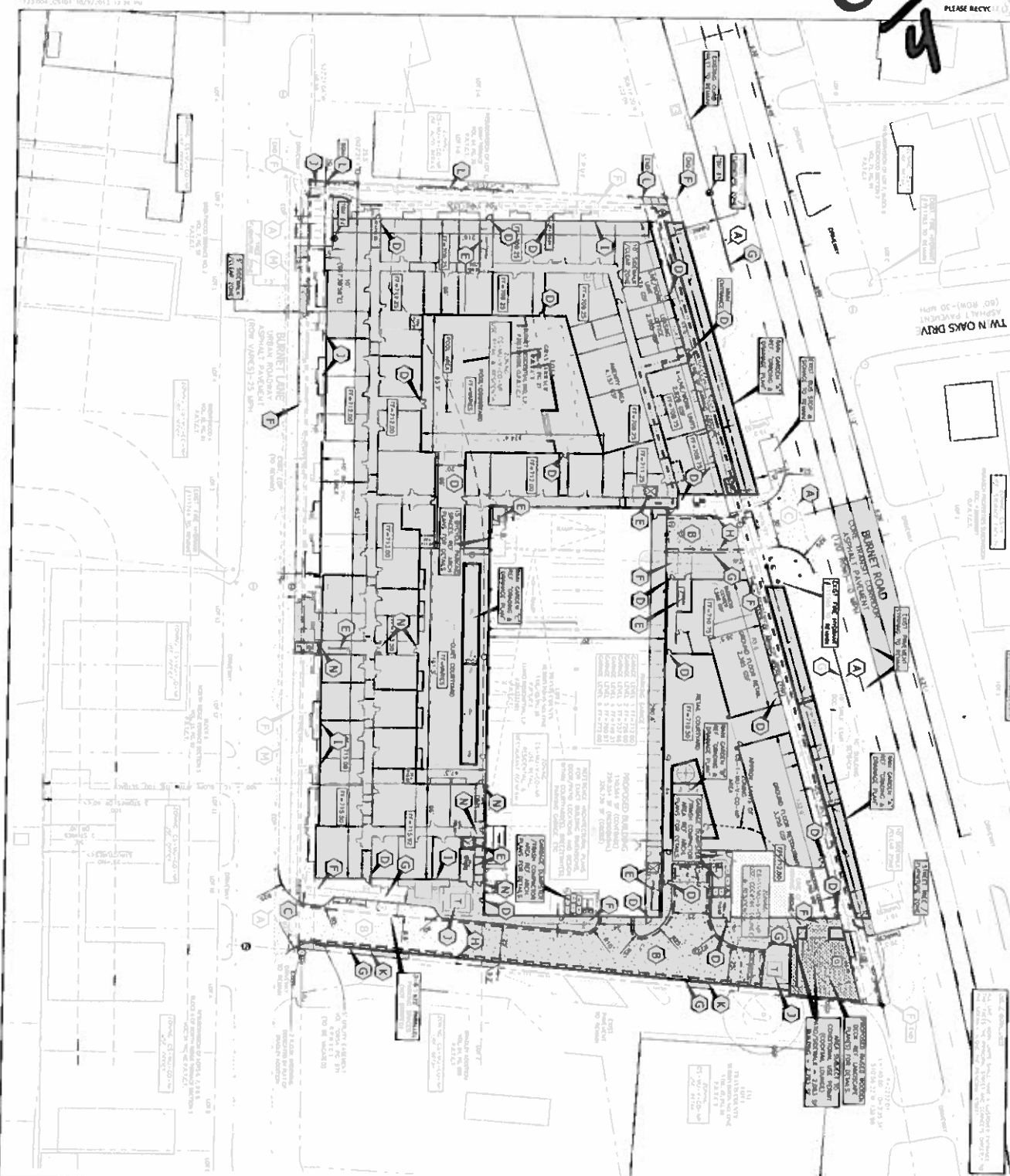
## **CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA**

- 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 use is allowed under zoning district and is required to get a conditional use permit for a cocktail lounge use.
  - 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: Yes.
  - 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.
- C. In addition, a conditional use site plan may not:**
- 7. More adversely affect an adjoining site than would a permitted use;**  
Staff Response: No
  - 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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4

PLEASE RECYCLE



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| <p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>1. ALL SETBACKS SHALL BE MEASURED FROM THE EXISTING GRADE.</li> <li>2. ALL EASEMENTS SHALL BE SHOWN AND Labeled.</li> <li>3. ALL UTILITIES SHALL BE SHOWN AND Labeled.</li> <li>4. ALL EXISTING BUILDINGS SHALL BE SHOWN AND Labeled.</li> <li>5. ALL EXISTING PARKING SHALL BE SHOWN AND Labeled.</li> <li>6. ALL EXISTING STREETS SHALL BE SHOWN AND Labeled.</li> <li>7. ALL EXISTING UTILITIES SHALL BE SHOWN AND Labeled.</li> <li>8. ALL EXISTING EASEMENTS SHALL BE SHOWN AND Labeled.</li> <li>9. ALL EXISTING SETBACKS SHALL BE SHOWN AND Labeled.</li> <li>10. ALL EXISTING BUILDINGS SHALL BE SHOWN AND Labeled.</li> <li>11. ALL EXISTING PARKING SHALL BE SHOWN AND Labeled.</li> <li>12. ALL EXISTING STREETS SHALL BE SHOWN AND Labeled.</li> <li>13. ALL EXISTING UTILITIES SHALL BE SHOWN AND Labeled.</li> <li>14. ALL EXISTING EASEMENTS SHALL BE SHOWN AND Labeled.</li> <li>15. ALL EXISTING SETBACKS SHALL BE SHOWN AND Labeled.</li> <li>16. ALL EXISTING BUILDINGS SHALL BE SHOWN AND Labeled.</li> <li>17. ALL EXISTING PARKING SHALL BE SHOWN AND Labeled.</li> <li>18. ALL EXISTING STREETS SHALL BE SHOWN AND Labeled.</li> <li>19. ALL EXISTING UTILITIES SHALL BE SHOWN AND Labeled.</li> <li>20. ALL EXISTING EASEMENTS SHALL BE SHOWN AND Labeled.</li> <li>21. ALL EXISTING SETBACKS SHALL BE SHOWN AND Labeled.</li> <li>22. ALL EXISTING BUILDINGS SHALL BE SHOWN AND Labeled.</li> <li>23. ALL EXISTING PARKING SHALL BE SHOWN AND Labeled.</li> <li>24. ALL EXISTING STREETS SHALL BE SHOWN AND Labeled.</li> <li>25. ALL EXISTING UTILITIES SHALL BE SHOWN AND Labeled.</li> <li>26. ALL EXISTING EASEMENTS SHALL BE SHOWN AND Labeled.</li> <li>27. ALL EXISTING SETBACKS SHALL BE SHOWN AND Labeled.</li> <li>28. ALL EXISTING BUILDINGS SHALL BE SHOWN AND Labeled.</li> <li>29. ALL EXISTING PARKING SHALL BE SHOWN AND Labeled.</li> <li>30. ALL EXISTING STREETS SHALL BE SHOWN AND Labeled.</li> </ol> | <p><b>LEGEND:</b></p> <ul style="list-style-type: none"> <li>1. EXISTING BUILDING</li> <li>2. EXISTING PARKING</li> <li>3. EXISTING STREET</li> <li>4. EXISTING UTILITY</li> <li>5. EXISTING EASEMENT</li> <li>6. EXISTING SETBACK</li> <li>7. EXISTING BUILDING</li> <li>8. EXISTING PARKING</li> <li>9. EXISTING STREET</li> <li>10. EXISTING UTILITY</li> <li>11. EXISTING EASEMENT</li> <li>12. EXISTING SETBACK</li> <li>13. EXISTING BUILDING</li> <li>14. EXISTING PARKING</li> <li>15. EXISTING STREET</li> <li>16. EXISTING UTILITY</li> <li>17. EXISTING EASEMENT</li> <li>18. EXISTING SETBACK</li> <li>19. EXISTING BUILDING</li> <li>20. EXISTING PARKING</li> <li>21. EXISTING STREET</li> <li>22. EXISTING UTILITY</li> <li>23. EXISTING EASEMENT</li> <li>24. EXISTING SETBACK</li> <li>25. EXISTING BUILDING</li> <li>26. EXISTING PARKING</li> <li>27. EXISTING STREET</li> <li>28. EXISTING UTILITY</li> <li>29. EXISTING EASEMENT</li> <li>30. EXISTING SETBACK</li> </ul> | <p><b>SCALE:</b></p> <p>1" = 100'</p> | <p><b>DATE:</b></p> <p>12/15/2011</p> | <p><b>PROJECT:</b></p> <p>BURNET MARKETPLACE</p> | <p><b>CLIENT:</b></p> <p>THE BURNET GROUP</p> | <p><b>DESIGNER:</b></p> <p>THE BURNET GROUP</p> | <p><b>CONTRACTOR:</b></p> <p>THE BURNET GROUP</p> |
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