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

**CASE NUMBER:** SPC-2013-0463A      **PC DATE:** March 11<sup>th</sup>, 2014

**PROJECT NAME:** W.O.B Expansion

**ADDRESS OF APPLICATION:** 3121 S. Lamar Blvd.

**APPLICANT:** Residences at the Spoke, LLC

**AGENT:** Bury & Partners (Derek Villemez) (512) 328-0011

**AREA:** 1,107 SF (CUP Site Area)

**WATERSHED:** West Bouldin 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 1,107 conditional use permit for an expansion of an existing cocktail lounge which was permitted with SPC-2013-0085A.

**EXISTING ZONING:** CS-1-V, permitted with C14-2013-0127.

**NEIGHBORHOOD ORGANIZATIONS:**

The Real Estate Council of Austin, INC.

Homeless Neighborhood Association

Barton Hills Neighborhood Association

Super Duper Neighborhood Objectors and Appealers Organization

Austin Neighborhood Council

Sierra Club

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the Conditional Use Permit. This project is in compliance with all Land Development Code requirements.

**DEPARTMENT COMMENTS:**

This is a 1,101 SF addition directly adjacent to an existing 3,522 SF Conditional Use Permit. The proposed CUP includes 883 SF of building and 224 SF of patio.

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

**PROJECT INFORMATION:** 1,107 SF CUP

**EXIST. ZONING:** CS-1-V

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

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

**MAX. (CS-1) IMPERVIOUS CVRG.:** 95%

**REQUIRED PARKING:** 607

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

**EXISTING BLDG. CVRG:** 95%

**EXISTING IMPERVIOUS CVRG:** 95%

**PROVIDED PARKING:** 668



**Proposed Access:** North Lamar Blvd.

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** This use is allowed under this zoning and all requirements of the Land Development Code, including Compatibility Standards have been met.

**Environmental:** No comments.

**Transportation:** No comments.

**SURROUNDING CONDITIONS:**

**Zoning/ Land Use**

<b>Northwest:</b>	S. Lamar, then GR (Multi-family)
<b>Northeast:</b>	CS-V (Commercial)
<b>Southeast:</b>	GR-V (Multi-family)
<b>Southwest:</b>	GR (Multi-family)

**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:

- (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.

OK 3

## 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 due to the fact that it is within 540 ft. of SF-5 or more restrictive.

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 including Compatibility Standards, 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:**

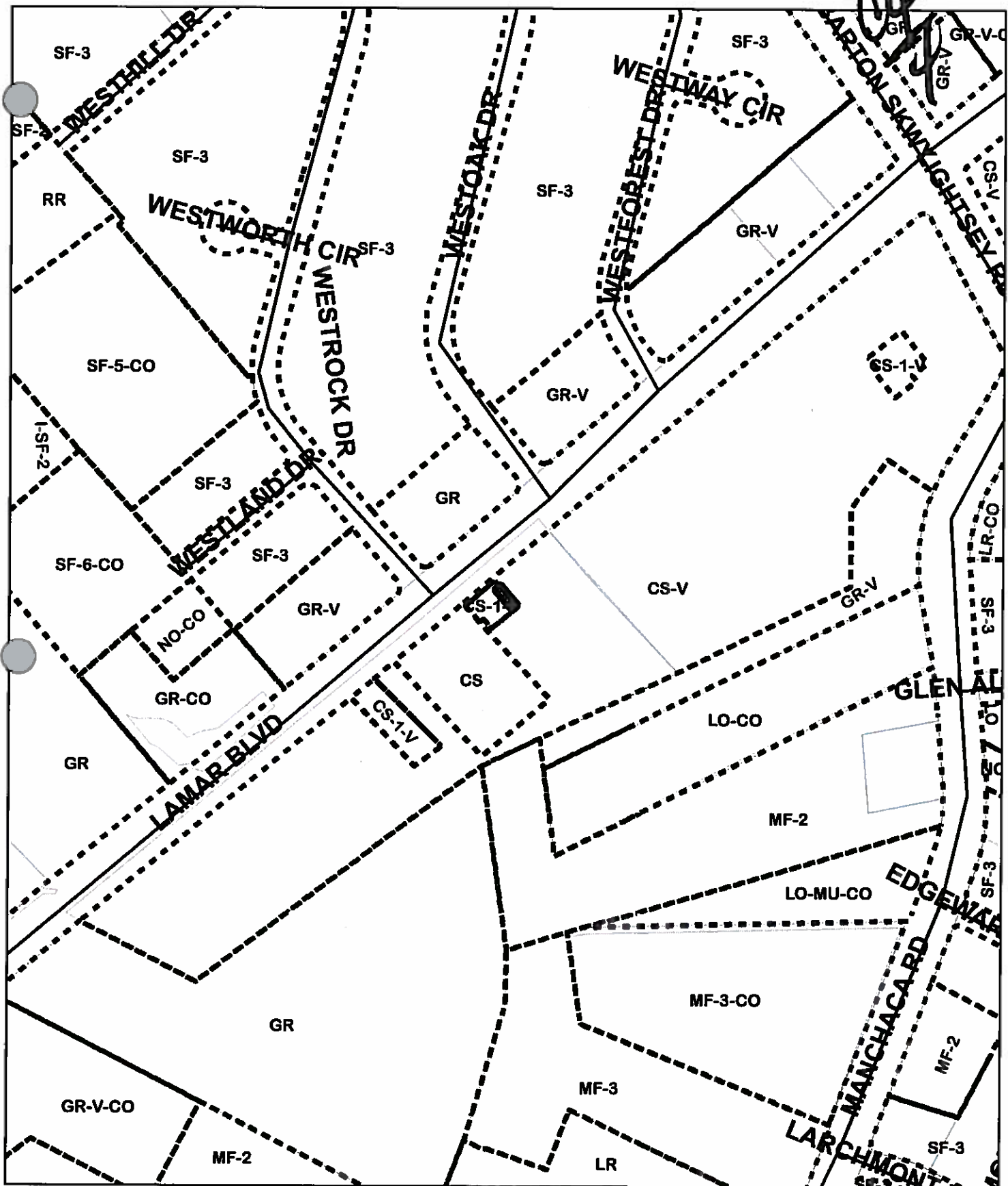
7. **More adversely affect an adjoining site than would a permitted use;**

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.



# SITE PLAN

CASE#: SPC-2013-0463A  
 ADDRESS: 3103 S. Lamar Blvd.  
 CASE NAME: World of Beer Expansion  
 MANAGER: Amanda Couch (974-2881)



SUBJECT TRACT



ZONING BOUNDARY



0 120 240 480 Feet

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.



CH 1/5

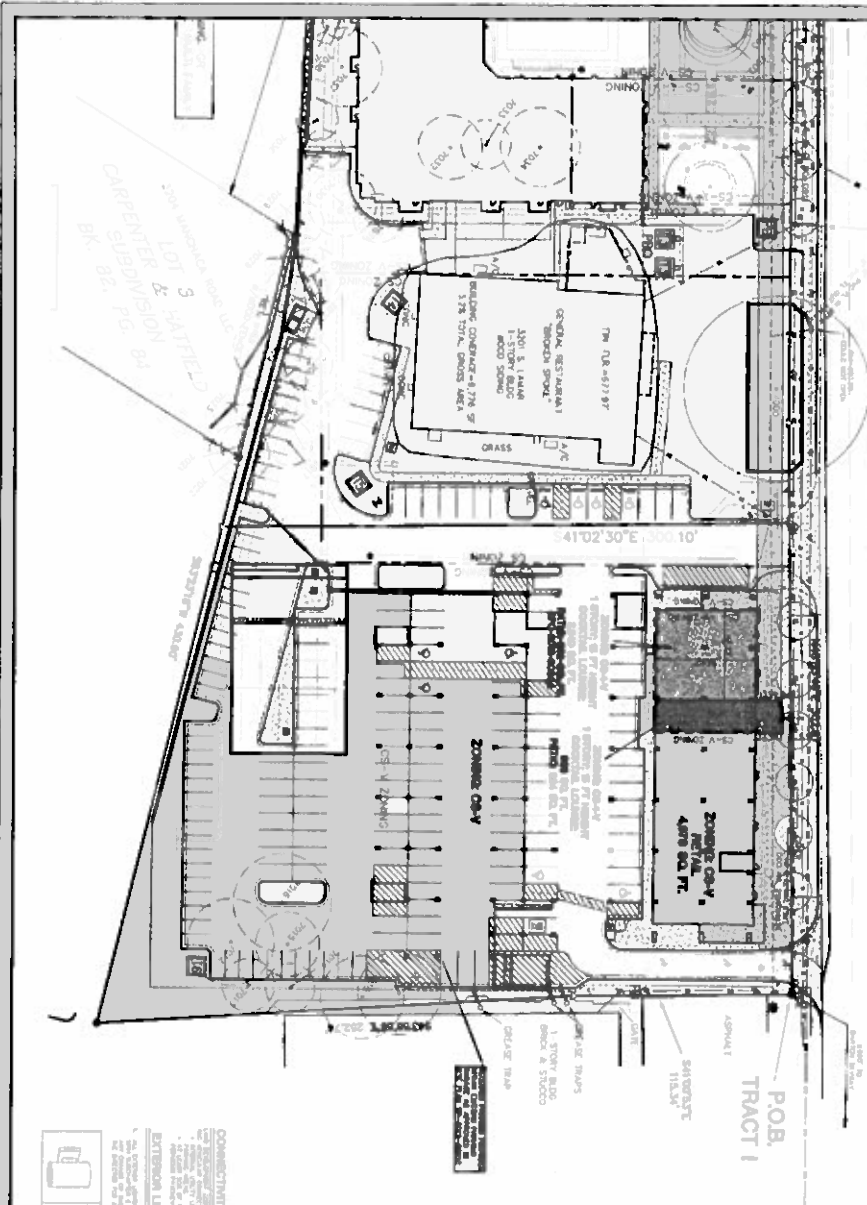
LOT 1724/118  
WEST PARK ADDN  
ZONING: GR  
USE: COMMERCIAL

WESTROCK DRIVE  
(50' PUBLIC R.O.W.)

LOT 1724/120  
WEST PARK ADDN  
ZONING: GR  
USE: COMMERCIAL

WESTOAK DRIVE  
(50' PUBLIC R.O.W.)

SOUTH LAMAR BLVD.  
(50' PUBLIC R.O.W.)



- CONNECTIVITY IMPROVEMENTS**
- 1. IMPROVE EXISTING AND NEW TRAVELERS' INFORMATION SYSTEMS (TIS) TO PROVIDE REAL-TIME TRAVEL INFORMATION TO DRIVERS.
  - 2. IMPROVE EXISTING AND NEW TRAVELERS' INFORMATION SYSTEMS (TIS) TO PROVIDE REAL-TIME TRAVEL INFORMATION TO DRIVERS.
  - 3. IMPROVE EXISTING AND NEW TRAVELERS' INFORMATION SYSTEMS (TIS) TO PROVIDE REAL-TIME TRAVEL INFORMATION TO DRIVERS.
- EXTERNAL LIGHTING**
- 1. PROVIDE EXTERNAL LIGHTING TO IMPROVE VISIBILITY AND SAFETY.
  - 2. PROVIDE EXTERNAL LIGHTING TO IMPROVE VISIBILITY AND SAFETY.
  - 3. PROVIDE EXTERNAL LIGHTING TO IMPROVE VISIBILITY AND SAFETY.

**LINE TABLE**

NO.	BEARING	DISTANCE
L1	S40°06'36"E	166.46'
L2	S49°53'16"W	116.66'
L3	N40°06'44"W	166.45'
L4	N49°53'02"E	116.65'

**SITE ANALYSIS**

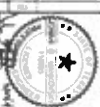
EXISTING LOT AREA: 1.00 AC. (130,680 SQ. FT.)  
 PROPOSED LOT AREA: 1.00 AC. (130,680 SQ. FT.)  
 TOTAL LOT AREA: 2.00 AC. (261,360 SQ. FT.)

**801**

DATE: 11/11/2011  
 DRAWN BY: J. L. L.  
 CHECKED BY: J. L. L.  
 DESIGNED BY: J. L. L.  
 REVIEWED BY: J. L. L.  
 PROJECT NO.: 111884-1002

**WORLD OF BEER EXPANSION**  
**3109 SOUTH LAMAR BOULEVARD**  
**3103 LAMAR SOUTH LP & 3503 LAMAR SOUTH LP**

**ZONING AND LAND USE PLAN**



**BURY**

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SPC-20 3-0463A

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**2**

## INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link:  
[http://www.amlegal.com/austin\\_tx/](http://www.amlegal.com/austin_tx/).

Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City through the case manager and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

If a person satisfies the criteria to become an interested party, they must communicate an interest by either delivering a written statement to the Land Use Commission conducting the hearing or appearing and speaking for the record at the public hearing. A person may also provide a written statement to the Case Manager or by making telephone contact with the Case Manager. The communication must: 1) generally identify the issues of concern; 2) include the person's name, telephone phone number, and mailing address; and 3) if the communication is by telephone, be confirmed in writing.

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SPC-2013-0463A

Contact: Amanda Couch, 512-974-2881 or

Cindy Casillas, 512-974-3437

☒ I meet the requirements for and request to be an interested party  
Note: All contact information is mandatory.

THOMAS G. FARELET JR. 443 671 4896  
Name (please print) Telephone number

3204 MANCHACA RD # 205

Address(es) affected by this application (Street, City, ZIP Code)

AUSTIN TEXAS 78704

Mailing address (Street, City, ZIP Code)

 1-19-2014  
Signature Date

Comments: I HAVE NO OBJECTION TO THE

PROPOSED EXPANSION.

Mail comment forms to:

City of Austin

Planning and Development Review Department

Attn: Amanda Couch

P. O. Box 1088

Austin, TX 78767-1088

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6