

C12/1

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

CASE NUMBER: SPC-2014-0106A **PLANNING COMMISSION DATE:** 09/09/2014

PROJECT NAME: Zilker Brewing

PROPOSED USE: Liquor Sales/Brewery

ADDRESS OF APPLICATION: 1701 E 6th Street

AREA: 2,350 square feet, part of 0.28-acre tract

APPLICANT: Zilker Brewing Company LLC
3516 Charlotte Rose Drive
Austin, TX 78704

AGENT: Site Specifics
John Hussey
700 N Lamar, Suite 200A
Austin, TX 78703

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

EXISTING ZONING: Plaza Saltillo TOD-NP, NBG Commercial Mixed Use Subdistrict. The applicant is proposing a change of use to cocktail lounge/brewery, and is also requesting a variance from Section 25-5-146(B) to allow parking less than 200' from residential uses.

PROPOSED DEVELOPMENT:

Utilization of 2,350 square foot space for a brewery and liquor sales within an existing 7,350-square foot warehouse. 1,200 sf would be a cocktail lounge, and 1,150 sf would be custom manufacturing.

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.

PREVIOUS PLANNING COMMISSION ACTION: NA.

AREA STUDY: East Cesar Chavez NPA

WATERSHED: Waller Creek

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive watershed ordinance

CAPITOL VIEW: Not in View Corridor

T.I.A.: Not Required

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PROJECT INFORMATION:

ZONING: TOD NP MU
MAX. FLOOR TO AREA RATIO: 2:1%
MAX. IMPERV. CVRG.: 95%
MAX HEIGHT: 60'

LIMITS OF CONSTRUCTION: NA
PROPOSED FAR: NA
PROPOSED IMP. CVRG: NA
PROPOSED HEIGHT: NA – existing single-story building
PROVIDED PARKING: 9
PROPOSED USE: Brewery/Liquor Sales

REQUIRED PARKING: 9
EXIST. USE: Warehouse

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting a conditional use permit to allow a brewery and alcohol sales in an existing warehouse, with parking within 200 feet of single-family residential. No construction is proposed on site. Parking, which is existing, is located at the front of the building. The site plan will comply with the Plaza Saltillo TOD upon its release. Staff recommends approval of the conditional use permit and variance request.

Environmental: The site is in the Waller Creek watershed, which is within the Desired Development Zone. There is no increase in impervious coverage and no known Critical Environmental Features are located within the limits of construction.

Transportation: Current vehicular access is available from East 6th Street. Parking is existing and available on site.

SURROUNDING CONDITIONS: Zoning/ Land use

North: TOD NP (E 6th St, then Commercial, office, and single-family)
East: TOD NP (Commercial warehouse, then parking, then single-family)
South: TOD NP (Warehousing and manufacturing)
West: TOD NP (Warehousing and manufacturing)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
E. 6 th Street	55'	40'	City Collector

NEIGHBORHOOD ORGANIZATIONS:

- African American Cultural Heritage District
- A.N.T. Artists and Neighbors Together
- Austin Heritage Tree Foundation
- Austin Independent School District
- Austin Monorail Project
- Austin Neighborhoods Council
- Barrio Unido Neighborhood Association
- Bike Austin
- Blackshear-Prospect Hill
- Capital Metro
- Cristo Rey Neighborhood Association
- Del Valle Community Coalition
- East Austin Conservancy
- East Cesar Chavez Neighborhood Planning Team
- East River City Citizens
- El Concilio Coalition of Mexican American Neighborhood Associations

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Friends of the Emma Barrientos MACC
Greater East Austin Neighborhood Association
Guadalupe Neighborhood Development
Homeless Neighborhood Association
Organization of Central East Austin
PODER
Preservation Austin
Real Estate Council of Austin, Inc
SEL Texas
Sentral Plus East Austin Koalition (SPEAK)
Sierra Club, Austin Regional Group
Super Duper Neighborhood Objectors and Appealers Organization
Tejano Town
United East Austin Coalition

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:

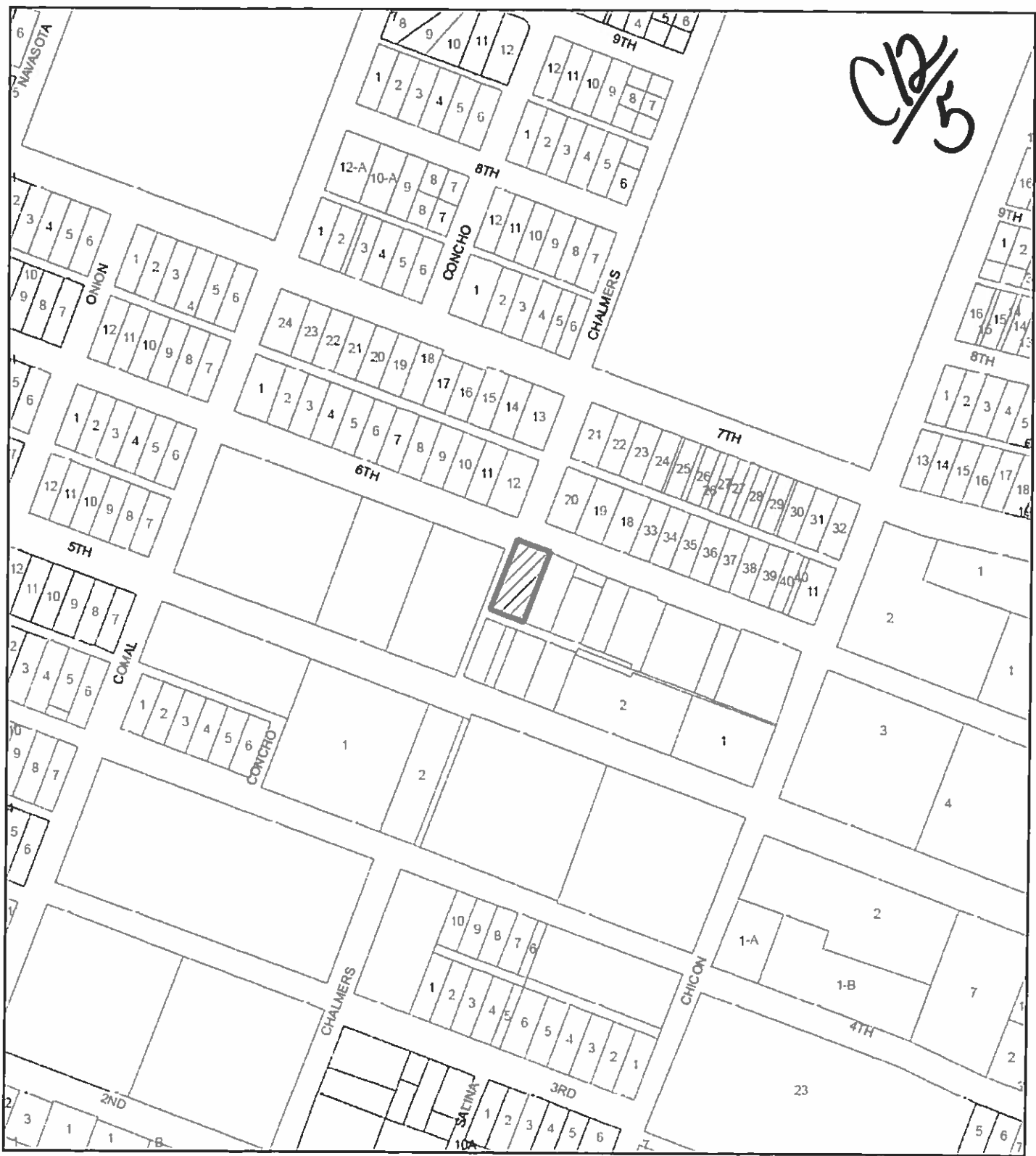
1. **Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
2. **Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning district.
3. **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. This application falls within the regulations of the Permitted Use Table of the TOD (Figure 2-2) regarding liquor sales as a conditional use.
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:

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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.

C12/B



 Subject Tract

 Base Map

CASE#: SPC-2014-0106A
ADDRESS: 1701 W. 6th 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.



C12
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April 9, 2014

City of Austin Planning Commission
City Council Chambers
301 W. 2nd Street

RE: Zilker Brewing Co. conditional use for 1701 E. 6th Street

To whom it may concern:

The East Cesar Chavez Neighborhood Planning Team is writing in support of a conditional use permit being granted to Zilker Brewing Company to operate a taproom on the property at 1701 E. 6th Street. Marco Rodriguez, Forrest Clark and Patrick Clark met with the ECCNPT at our monthly meeting in February to relay the details and goals of their proposed business. Zilker Brewing Company plans to create a hybrid brewery model where brewing and distribution to local retailers and wholesalers is their primary business and selling beer on site in a designated taproom is secondary. They also plan to be involved in the community through collaboration with Eastside businesses and charities, focusing on donation of time and resources to education and arts. The taproom will be a family friendly gathering place for the neighborhood and will not be open past midnight at any time.

At our February 19, 2014 meeting, the ECCNPT discussed the following endorsement criteria and voted in favor of the supporting the conditional use permit for Zilker Brewing Company to operate a production brewery and taproom at 1701 E. 6th Street.

The ECCNPT feels that the proposed type of business in the Saltillo TOD promotes the dense, walkable, vibrant neighborhood we want while preserving the neighborhood's unique character. The location is on a desired pedestrian corridor and within an area that the neighborhood team has designated as a business and entertainment district. The business is repurposing an existing commercial building which meets ECC neighborhood design guidelines Goal 1 "Respect the Prevailing Neighborhood Character".

The East Cesar Chavez Neighborhood Planning Team officially supports the conditional use permit for Zilker Brewing Company to operate a production brewery and taproom at 1701 E. 6th Street.

We hope that you will join us in support of this business and grant a conditional use permit.

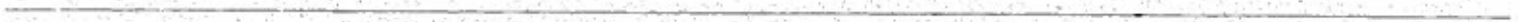
Sincerely,

A handwritten signature in black ink, appearing to read 'Ken Johnson'.

Ken Johnson
Chair
East Cesar Chavez Neighborhood Planning Team

LETTERS OF SUPPORT FROM
NEIGHBORS FOR CONDITIONAL USE

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3/20/17
C/12/9

To Whom It May Concern,

I, Robert Wahl, live on E. 6th St. in the 1700 block with my family of five. I am very excited and supportive of Zilber Brewing moving into our neighborhood. I own the warehouse that Zilber Brewing plans on renting and feel this is an excellent use for this space as it adds jobs and texture to our changing area.

Sincerely,

Robert W. Wahl

512-769-8513

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To whom it may concern,

My name is KC Ricks and I am a one of the owner operators of The Liberty and The Grackle bars on East 6th ST. We are located directly across the street from The Zilker Brewing Company. I am very excited to the addition to the neighborhood and think it will be a wonderful fit.

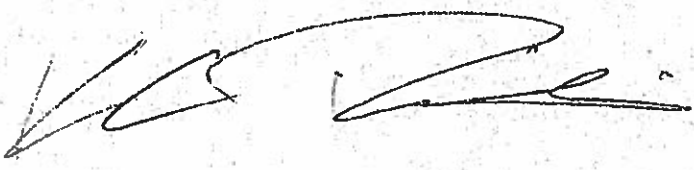
Any question please contact me

512-940-6633

libertybaratx@gmail.com

Sincerely,

KC Ricks



I MAURICE BOUTES
of.

CITY-SRVC
SEWING MACHINE
1705 E 6TH
AUSTIN, TX 78702

approve of the opening of Zilker
Brewing Co., at 1701 E. 6th,
I feel it would be a nice
edition to E. sixth, and would
attract more customers to surrounding
businesses. E. sixth seems to be a
perfect fit for the kind of company,
and only new business creates
job opportunities

M. Bout

CP
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Letter of Recommendation

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I have gotten to know the founders of Zilker Brewing Company, and I feel their brewery would be a welcome addition to the East Austin neighborhood.

Carmen Valera 2/19/14
Carmen Valera Date

Carmen Valera
Owner Tamali House East