

C11/1

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

CASE NUMBER: SPC-2014-0091A **PLNNG. COMM. DATE:** 9-9-2014

ADDRESS: 508 E. Oltorf

WATERSHED: Blunn Creek (Urban)

AREA: 2472 s.f.

EXISTING ZONING: GO-NP

NEIGHBORHOOD PLAN: Greater South River City Combined

PROJECT NAME: 508 E. Oltorf

PROPOSED USE: Limited restaurant (Coffee shop)

OWNER: 508 E. Oltorf LLC (Jimmy Nassour)
3839 Bee Caves Rd., Ste. 200
Austin, TX 78746
(512) 474-2900

AGENT: Carlson Comm'l. Properties, LLC (Steve Portnoy)
3839 Bee Caves Rd., Ste. 200
Austin, TX 78746
(512) 474-2900

NEIGHBORHOOD ORGANIZATION:

511- Austin Neighborhoods Council
1200- Super Duper Neighborhood Objectors
and Appealers organization
1037- Homeless Neighborhood Assn.
498- South Central Coalition
74- South River City Citizens Assn.
1075- League of Bicycle Voters
1360- Zoning Committee of South River City Citizens
1185- Greater SRCC Nghbrhd Planning Team

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive watershed ordinance
CAPITOL VIEW: Not in View Corridor
SUMMARY STAFF RECOMMENDATION: Recommended
PLANNING COMMISSION ACTION: 8-26-2014, Postponed (Neighborhood) 8-0
CASE MANAGER: Lynda Courtney, 974-2810

C11/2

PROJECT INFORMATION:

EXIST. ZONING: GO-NP

SITE AREA.: .3874 Acres

EXIST. USE: Office

PROP. USE: Office and Lmtd. Restaurant

IMPERV. COVER EXIST: 17,464 SF (94.9%)

IMPERV. COVER PROPOSED: 17,457 (94.9%)

IMPERV. COVER MAXIMUM: 80%

PARKING REQUIRED: 17 Spaces

PARKING PROVIDED: 23 Spaces

BLDG. HT.: 25' (60' Max. allowed)

FAR: .18 (1:1 Max)

BLDG. CVRG: 13% (60% Max.)

SUMMARY COMMENTS ON SITE PLAN:

The applicant is requesting a conditional use permit for the conversion of a portion of an existing building to a limited restaurant use (Proposed coffee shop), which is conditionally permitted in GO zoning.

The existing building, previously used as medical and general office use, will be renovated internally to allow for a coffee shop use on the bottom floor (744 SF) and an office on the top floor (2472 SF). A small deck seating area will be added over existing impervious cover on the lower level.

SURROUNDING CONDITIONS:

Zoning/ Land use

North: SF-3-NP, Single family Residential

South: Oltorf St., then MF-6-CO-NP, Multifamily, and SF-2-NP, Religious Assembly

East: Rebel Rd., then CS-NP, Auto sales

West: LR-NP, Retail

C11/3

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. A limited restaurant is a conditionally-permitted use in GO zoning.**
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: This application falls within the regulations of the Land Development Code and is compatible with the uses of abutting sites.**
4. Provide adequate and convenient off-street parking and loading facilities; **Staff response: Adequate and convenient off-street parking are provided, meeting the minimum parking requirements for a limited restaurant. No loading facilities are proposed.**
5. Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects; **Staff response: The site does not contribute to any of these adverse effects.**

A Conditional Use Site Plan May Not:

1. More adversely affect an adjoining site than would a permitted use; **Staff response: This site plan conforms to all regulations and standards established by the Land Development Code for its proposed use and zoning. This site plan does not more adversely affect an adjoining site than would the existing use or a regularly 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: This is not anticipated to any detriment of 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.**

Index To Sheets

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- 5 SP2 GENERAL DETAILS & NOTES
- 6 ARI EXTERIOR ELEVATIONS/COMPATIBILITY SECTION
- 7 ARI EXTERIOR ELEVATIONS/COMPATIBILITY SECTION

508 EAST OLTORF COFFEE SHOP

CONDITIONAL USE PERMIT

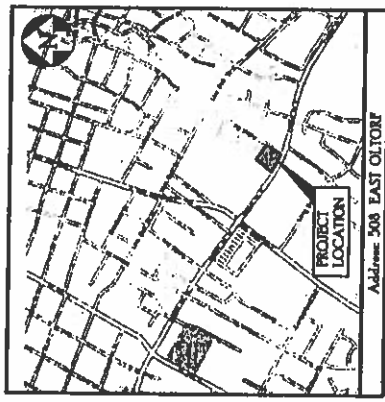
Watershed: Blount Creek (Urban)
 Flood Zone: Central South (CSI)
 Ordinance: CH-05-0159 (South River City Neighborhood Plan)
 MAPCO Grid No: RHQ.39
 MAPSCO Page No: 614V.0153
 FEMA Maps: 4845300895H, Dated September 26, 2003
 Zoning: CO-NP
 TCRQ Recharge Zone: NO
 COA Recharge Zone: NO



DATE: _____
 SUBMITTED FOR APPROVAL: **MARCH 10, 2014**
 PERMIT NUMBER: **SFC-2014-0091A**

APPROVED BY: _____
 PLANNING AND DEVELOPMENT REVIEW DEPARTMENT DATE: _____

DATE	DESCRIPTION



Legal Description:
 Lot 2, Deildfield Subdividing
 A.S. Lot 2, Deildfield Subdividing
 According to the plat recorded
 in Volume 10, Page 87 of the Plat Records
 of Travis County, Texas.

Owner/Architect:
 508 E Oltorf, LLC
 36350 Bee Cave Road, Suite 200
 West Lake Hills, TX 78746
 Phone: (512) 474-5000
 Contact: Steve Portney

Architect:
 Dick Clark & Associates
 907 W. 7th Street
 Austin, TX 78701
 Phone: (512) 472-4980
 Contact: Mark Vornberg

No.	Description	Revisions / Corrections			
		Date	By	For	By

- NOTES:**
- RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A GUARANTEE OF ALL CITY, COUNTY, STATE AND FEDERAL REGULATIONS. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
 - ALL APPLICANTS FOR THE APPOINTMENT OF THIS PERMIT SHALL BE REQUIRED TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
 - APPROVAL OF THIS PERMIT BY THE CITY OF AUSTIN DOES NOT IMPLY THE CITY'S ENDORSEMENT OF ANY PRODUCT, SERVICE OR COMPANY. APPROVAL OF THIS PERMIT DOES NOT IMPLY THE CITY'S ENDORSEMENT OF ANY PRODUCT, SERVICE OR COMPANY.
 - EXISTING UTILITIES ARE SHOWN FOR INFORMATION ONLY. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
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 - THIS SITE IS NOT LOCATED WITHIN THE EXISTING WATER RECHARGE ZONE.

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DATE	DESCRIPTION

ECC LONGARO & CLARKE
 Consulting Engineers
 Land Development & Stormwater Management & Water Resources
 3450 Duane Road, Suite 200, Austin, Texas 78746
 (512) 335-0728 - www.longaroclarke.com - EPC Reg. No. F-04

5/15

DATE	DESCRIPTION

508 EAST OLTORF
COFFEE SHOP
CONDITIONAL USE PERMIT
SITE PLAN



J.C. LONGARD - CLARK
Consulting Engineers
1500 East Main Street, Suite 200
Portland, Oregon 97214
503.462.1234
www.jclongard.com

SP1
47
SFC-2012-0034



PROJECT DATA

SITE AREA: 18,360 SF

ZONING: OS-MP

EXISTING BUILDING COVERAGE: 2,472 SF

PROPOSED BUILDING COVERAGE: 2,472 SF

EXISTING GROSS FLOOR AREA: 2,472 SF

PROPOSED GROSS FLOOR AREA: 2,472 SF

EXISTING FLOOR AREA (OFFICE): 2,472 SF

PROPOSED FLOOR TO AREA RATIO: 0.14

PROPOSED BUILDING HEIGHT: 33 FT

IMPERVIOUS COVER DATA

EXISTING IMPERVIOUS COVER: 2,472 SF

PROPOSED IMPERVIOUS COVER: 2,472 SF

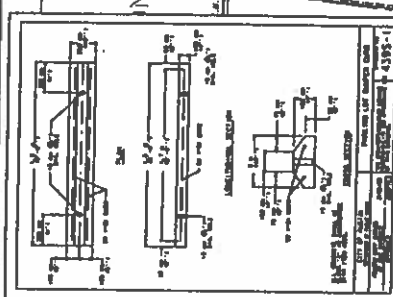
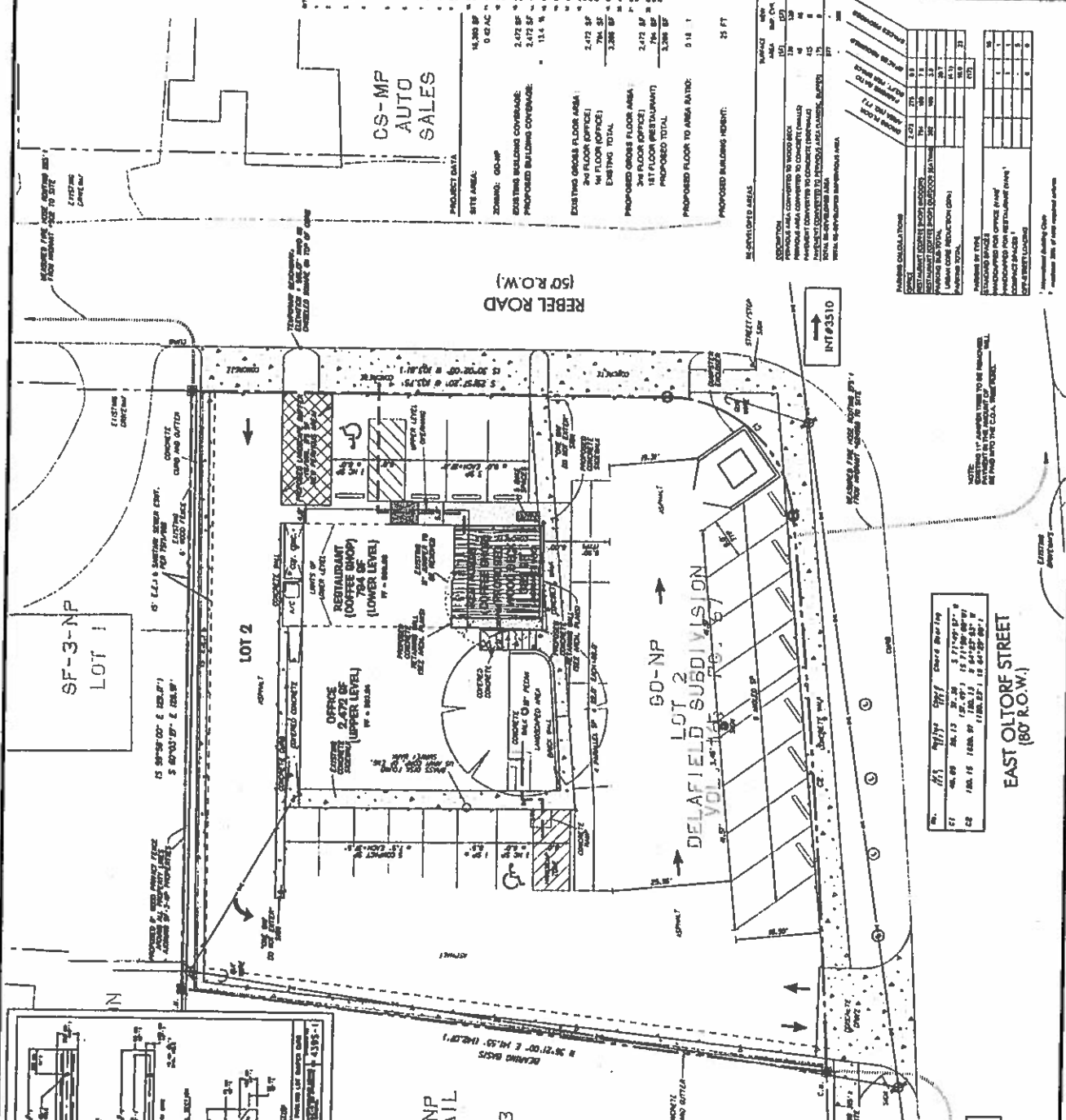
PERCENT IMPERVIOUS COVER: 13.4%

IMPERVIOUS COVER DATA

ITEM	AREA (SF)	PERCENT
EXISTING IMPERVIOUS COVER	2,472	13.4%
PROPOSED IMPERVIOUS COVER	2,472	13.4%
TOTAL IMPERVIOUS COVER	4,944	26.8%

IMPERVIOUS COVER DATA

ITEM	AREA (SF)	PERCENT
EXISTING IMPERVIOUS COVER	2,472	13.4%
PROPOSED IMPERVIOUS COVER	2,472	13.4%
TOTAL IMPERVIOUS COVER	4,944	26.8%



SF-3-NP
LOT 1

LOT 2

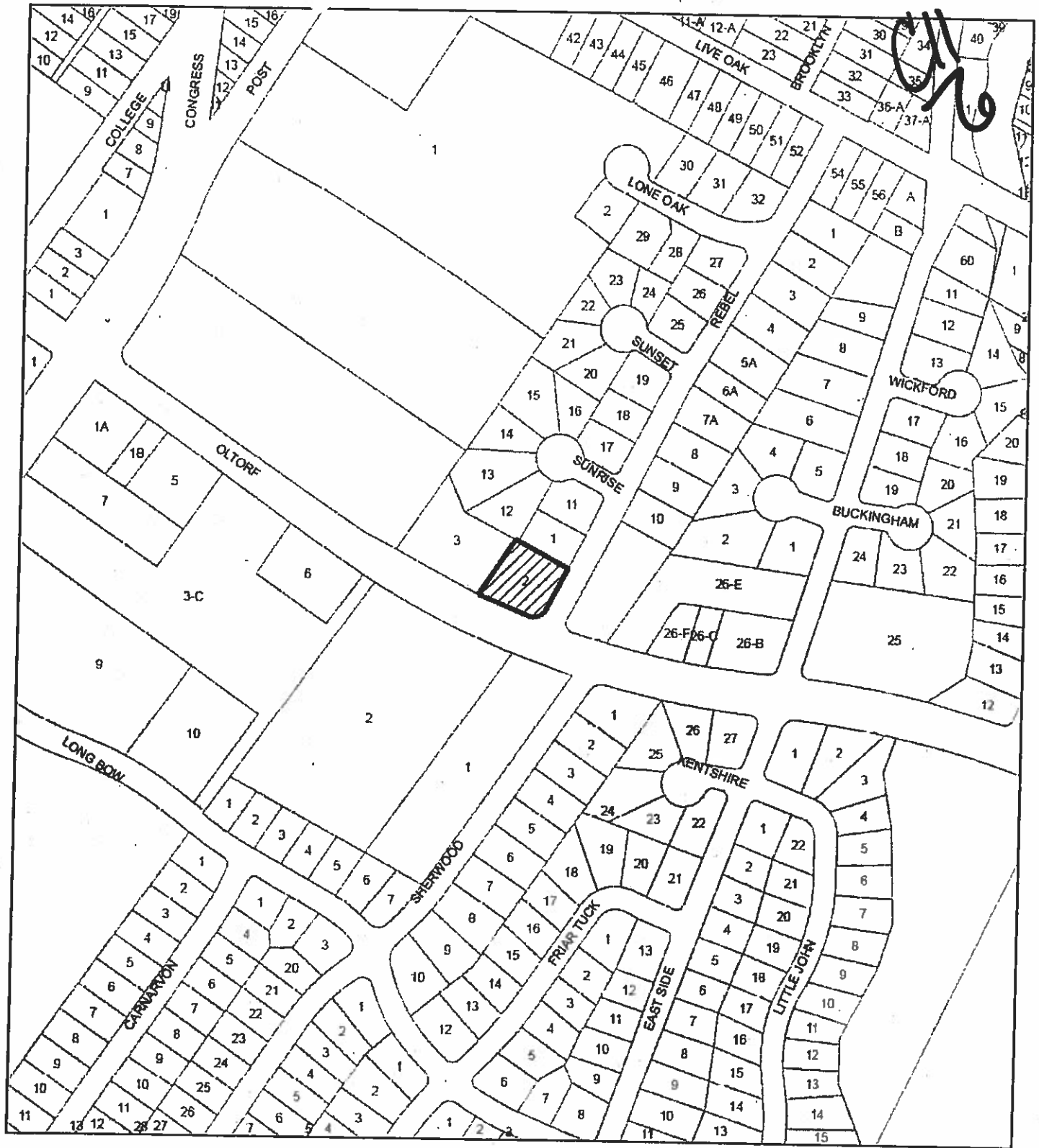
LOT 2
90-NP
DELAFIELD SUBDIVISION
VOL. 14, P. 144



LR-NP
RETAIL
LOT 3

EAST OLTORF STREET
(80' R.O.W.)

NOTES

NO.	DATE	DESCRIPTION
1	10/12/11	ISSUE FOR PERMIT
2	10/12/11	ISSUE FOR PERMIT
3	10/12/11	ISSUE FOR PERMIT
4	10/12/11	ISSUE FOR PERMIT
5	10/12/11	ISSUE FOR PERMIT
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19	10/12/11	ISSUE FOR PERMIT
20	10/12/11	ISSUE FOR PERMIT



 Subject Tract
 Base Map

CASE# SPC-2014-0091A
 ADDRESS: 516 E. Oltorf 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.

Courtney, Lynda

From: Couch, Amanda
Sent: Thursday, July 10, 2014 4:07 PM
To: Joseph Longaro
Cc: Courtney, Lynda; 'steve. portnoy'; Mark Vornberg; Jain, Sangeeta
Subject: RE: 508 E. Oltorf Coffee Shop - SPC-2014-0091A

all / X

Joe,

TR1 is cleared.

Staff will recommend the CUP with the following conditions:

1. the head-in, back-out parking along Rebel Road is removed,
2. the drive aisle on Rebel Road closest to Oltorf Street is closed, and
3. a sidewalk, built to Urban Roadway standards is constructed along Rebel Road.

Staff considers the current layout of the parking and drive aisle to be a safety hazard to the additional foot traffic that will be generated by the new use. Please contact me with any questions.

Thank you,

..
Amanda M. Couch
Senior Planner

City of Austin
Planning and Development Review Department, Land Use Review
505 Barton Springs Road, 4th Floor, Austin, Texas 78704
(512)974-2881

Supervisor:
Sangeeta Jain
Sangeeta.Jain@austintexas.gov

From: Joseph Longaro [redacted]
Sent: Thursday, July 10, 2014 2:01 PM
To: Couch, Amanda
Cc: Courtney, Lynda; 'steve. portnoy'; Mark Vornberg
Subject: 508 E. Oltorf Coffee Shop - SPC-2014-0091A

Amanda

Pursuant to our meeting on Tuesday July 8th, 2014 we have addressed your comment TR1 in that the ADA routing shown on the site plan does cross over onto the proposed Deck and as such an ADA Ramp is not needed, as the ADA route on the site plan is shown correctly

In regard to the remaining comments, you indicated you would be discussing the remaining items with the transportation team. Can you please let us know the status of

this and if all is cleared, there are no reaming comments and as such we would like to be scheduled for the Next Planning Commission Hearing.

Thank you

Joe

**Joseph Longaro, P.E.
President
Longaro & Clarke, L.P.
3839 Bee Caves Road, Suite 150
Austin, Texas 78746
PH 512-306-0228
Mob 512-784-8722
Email Joe@longaroclarke.com
www.longaroclarke.com**

CL/4

CITY OF AUSTIN – PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
SITE PLAN APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: **SPC-2014-0091A**
REVISION #: **00**
CASE MANAGER: **Lynda Courtney**

UPDATE: **U1**
PHONE #: **512-974-2810**

PROJECT NAME: **508 E Oltorf Coffee Shop**
LOCATION: **516 E OLTORF ST**

SUBMITTAL DATE: **June 20, 2014**
REPORT DUE DATE: **July 7, 2014**
FINAL REPORT DATE: **July 7, 2014**

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STAFF REPORT:

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Planning and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

UPDATE DEADLINE (LDC 25-5-113):

It is the responsibility of the applicant or his/her agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is September 17, 2014.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

EXTENSION OF UPDATE DEADLINE (LDC 25-1-88):

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

UPDATE SUBMITTALS:

An informal update submittal is required. You must submit the distribution to the case manager.

Please submit 2 copies of the plans and 2 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers. No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility.

REVIEWERS:

Planner 1 : Natalia Rodriguez
Site Plan : Lynda Courtney
Transportation : Amanda Couch

Environmental Review - Pamela Abee-Taulli - 512-974-1879

UPDATE 1 July 1, 2014

Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings, but must receive formal updates in order to confirm positive plan set changes.

CU
10

General Notes Sheet

EV 1-6 UPDATE 1 Comments revoked. Thank you.

EV 7 UPDATE 1 Comment cleared. Thank you.

EV 8 UPDATE 1 You may absolutely defer this to the construction phase. My comment was not appropriate for the Part A application. Thank you.

Fire For Site Plan Review - James Reeves - 512-974-0193

Approved

Site Plan Review - Lynda Courtney - 512-974-2810

SP1. Comment addressed.

SP2. Comment addressed.

SP3. Comment addressed.

SP 4. FYI—This site plan requires a conditional use permit because the use, Limited Restaurant, is conditionally permitted in GO zoning. When all substantive staff comments are addressed, this project will be scheduled for public hearing and approval before Planning Commission. An additional notification of the surrounding neighbors, property owners and overlapping neighborhood associations will be required prior to this public hearing, and an additional notification fee will be required at that time.

SP5. FYI— FLASH DRIVE—Upon approval of this site plan, a flash drive will be required to be submitted to be scanned into the City of Austin database.

Transportation Review - Amanda Couch - 512-974-2881

TR1. Accessible routes within the boundary of the site must be provided from public transportation stops, accessible parking and passenger loading zones, and public streets or sidewalks to the accessible building entrance they serve. [IBC1104.1]. Provide accessible routes in accordance with TAS standards.

U1: Show ramp where ADA route traverses over the proposed wood deck.

CU
/ 11

- TR2. ***U1: Comment cleared.***
- TR3. ***U1: Comment cleared.***
- TR4. ***U1: Comment cleared.***
- TR5. ***U1: Comment cleared.***
- TR6. ***U1: Comment cleared.***
- TR7. ***U1: Comment cleared.***
- TR8. Show the location of 4 foot sidewalks according to City Standards along Rebel Road .
LDC, Sec. 25-6-352; TCM, 4.2.1.
U1: Comment pending discussion with the transportation team.
- TR9. The standard location for a sidewalk is between the curb line and property line, 2 feet off the property line. Show this dimension on the site plan. Meandering sidewalks are encouraged in order to avoid trees or other natural features. Sidewalks adjacent to the curb are not allowed unless approved by the transportation reviewer. TCM, 4.2.1, 4.2.2.
U1: Comment pending discussion with the transportation team.
- TR10. Raised curbs on driveways must terminate at sidewalks. Indicate the termination of curbs and show the standard driveway detail. Do not show curb ramps at the driveway. TCM, 5.3.1.E; COA Std. No. 433-2.
U1: Comment pending discussion with the transportation team.
- TR11. Head-in, back-out parking is prohibited on streets and alleys in SF-6 and more permissive districts, unless approved by the Transportation reviewer. LDC, 25-6-472; TCM, 5.3.1.F.
U1: Comment pending discussion with the transportation team.

CH
C11
T2

SRCC South River City Citizens

SRCC Neighborhood Assoc.
P.O. 40632
Austin, TX 78704
www.srccatx.org

City of Austin Planning Commission
One Texas Center
Room 325
505 Barton Springs Road
Austin, TX 78704

Sounthaly Outhavong
president@srccatx.org

Gretchen Otto
vicepresident@srccatx.org

Garret Nick
secretary@srccatx.org

Nancy Byrd
treasurer@srccatx.org

August 25, 2014

RE: SPC-2014-0091A - 508 E. Oltorf Coffee Shop

Planning Commissioners:

In the August 5, 2013 SRCC General Meeting, our members voted to support the Conditional Use Permit required to allow the owners of 508 Oltorf to build a small coffee shop on ground floor that complied with the "Restaurant Limited" conditional use that is permitted under their current zoning. This support was granted with several stipulations and with much deliberation. Chief among the concerns that our membership raised was whether sufficient parking would be available.

It has come to our attention that, without enough time for our membership to meet and vote again, the Planning Commission will consider granting this Conditional Use Permit with the requirement that the applicant 'remove' four of the parking spaces in order to limit head-in parking. While we have requested a postponement so that our membership can consider the ramifications and re-consider our support, the applicant would like to have the case heard. If the Planning Commission will not honor our request to postpone the hearing, SRCC would like to reiterate the concerns and factors that our membership considered upon voting to support this development:

1. SRCC voted to oppose the prior proposal to develop the site into a restaurant primarily due to the traffic and parking impact that this would have on the already heavily impacted Rebel Rd. residents. The immediate neighbors agreed and filed a valid petition to oppose an upzoning that would allow for a full restaurant to be built on the site.
2. SRCC voted to approve the CUP for "Limited Restaurant" because, among other things, the applicant assured the membership that there would be ample parking for the increased volume of patrons that a coffee shop would incur.
3. Rebel Rd. is heavily affected by its commercial neighbors - the body shop across the street from the applicants site routinely parks customer/project cars along it and it is a favorite overflow parking destination for the thousands of Curra's customers just around the corner.
4. Given the continued development along the Oltorf corridor, SRCC expects the current body shop on the northeast corner of Rebel and Oltorf to be redeveloped in the near future to something more appropriate for the corridor and, sadly, more parking intensive. This will only worsen the problem on this increasingly busy intersection.

While SRCC respects the need for the City of Austin to encourage safe parking standards, the elimination of 4 of the primary parking spots for the proposed coffee shop at 508 Oltorf would likely cause the immediate neighbors to be dramatically impacted by the increase traffic that this development would create. In addition, it would most likely completely change the neighborhood association's support of the permit. We ask that you postpone the hearing in order for our membership to properly consider the ramifications of these changes

Sincerely,

Sounthaly Outhavong
SRCC President