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

CASE NUMBER: SPC-2014-0063CS **PLANNING COMMISSION DATE:** 10/28/2014

PROJECT NAME: Hotel Vegas

PROPOSED USE: Cocktail lounge

ADDRESS OF APPLICATION: 1500 & 1502 E 6th St

AREA: 3500 square feet, part of 12,165.78-sf tract

APPLICANT: Michael J. Kuhn
690 B Wood Street
Austin, TX 78703

AGENT: Candy Moreno
CPG Consultants
514 Leland Street
Austin, TX 78704
(512) 507-7822

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

EXISTING ZONING: TOD-NP, Plaza Saltillo TOD, Mixed Use Subdistrict. The applicant is requesting a conditional use permit to allow two patios with associated improvements to serve the existing cocktail lounge, as well as a variance from Section 25-5-146(B) to allow parking less than 200' from residential uses.

PROPOSED DEVELOPMENT:

Construction of two accessibility ramps and an uncovered patio, totaling 3500 sf, to serve an existing cocktail lounge use within an existing 4,008 sq. ft. building, with parking within 200' of residential uses.

DESCRIPTION OF VARIANCE:

Waiver request is as follows: LDC Section 25-5-146(B) As a condition of approval for a conditional use site plan, a parking area for a cocktail lounge or a restaurant with a late-hours permit must be separated from a property used or zoned townhouse and condominium residence (SF-6) district or more restrictive by not less than 200 feet unless:

- (1) The lounge or restaurant is located within an enclosed shopping center; or
- (2) The Land Use Commission grants a variance from this requirement when the Land Use Commission approves the site plan.

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

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PREVIOUS PLANNING COMMISSION ACTION: NA

AREA STUDY: East Cesar Chavez NPA

WATERSHED: Town Lake

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive watershed ordinance

CAPITOL VIEW: Not in View Corridor

T.I.A.: Not Required

PROJECT INFORMATION:

ZONING: TOD-NP

MAX. BLDG. COVERAGE: 95%

MAX. IMPERV. CVRG.: 95%

MAX HEIGHT: 60'

LIMITS OF CONSTRUCTION: 3500 sq ft

PROPOSED BLDG. CVRG: 32.9% - existing

PROPOSED IMP. CVRG: 58.8% - existing

PROPOSED HEIGHT: NA – existing two-story building

REQUIRED PARKING: 7

PROVIDED PARKING: 7

EXIST. USE: Cocktail Lounge

PROPOSED USE: Cocktail lounge

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting a Conditional Use Permit to construct two accessibility ramps and an outdoor, uncovered patio to serve an existing cocktail lounge. The cocktail lounge is located on the first floor of a 4,008-sf building and has existed at the site since at least 1993 – the building was constructed in 1932. 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 and variance request.

Environmental: The site is in the Town Lake 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 Onion St, and pedestrian access is available from E 6th. Parking is existing and available on site.

SURROUNDING CONDITIONS: Zoning/ Land use

North: TOD-NP (Commercial retail, then warehousing)

East: TOD-NP (Commercial retail, then warehousing)

South: TOD-NP (Commercial/undeveloped)

West: TOD-NP (duplexes, then multifamily and commercial)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Onion Street	60'	40'	City Collector
E 6 th Street	60'	40'	City Collector

NEIGHBORHOOD ORGANIZATIONS:

ANT Artists and Neighbors Together

Austin Independent School District

Austin Monorail Project

Austin Neighborhoods Council

Bike Austin

Del Valle Community Coalition

East Austin Conservancy

East Cesar Chavez Neighborhood Planning Team
Friends of the Emma Barrientos MACC
Guadalupe Neighborhood Development Corporation
Real Estate Council of Austin, Inc
Super Duper Neighborhood Objectors and Appealers Organization

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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 cocktail lounge ordinance (LDC 25-2-808 (c)(1)) regarding cocktail lounges 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:

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-2014-0063CS
LOCATION: 1500 E 6TH ST



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.

Hotel Vegas Bar & Volstead Bar Project

1500 and 1502 E. 6th St.
Austin, Tx 78702

Contact Information:

Owner: Michael J Kuhn
609B Wood St
Austin, TX 78703-5417
512-554-6888
Tenant: Charities Ferraro
512-680-0532

Legal Description:

LOT 118.12 BLK 3, OLT 4 DIV A
also known as 1500B, 1502 E 6th St

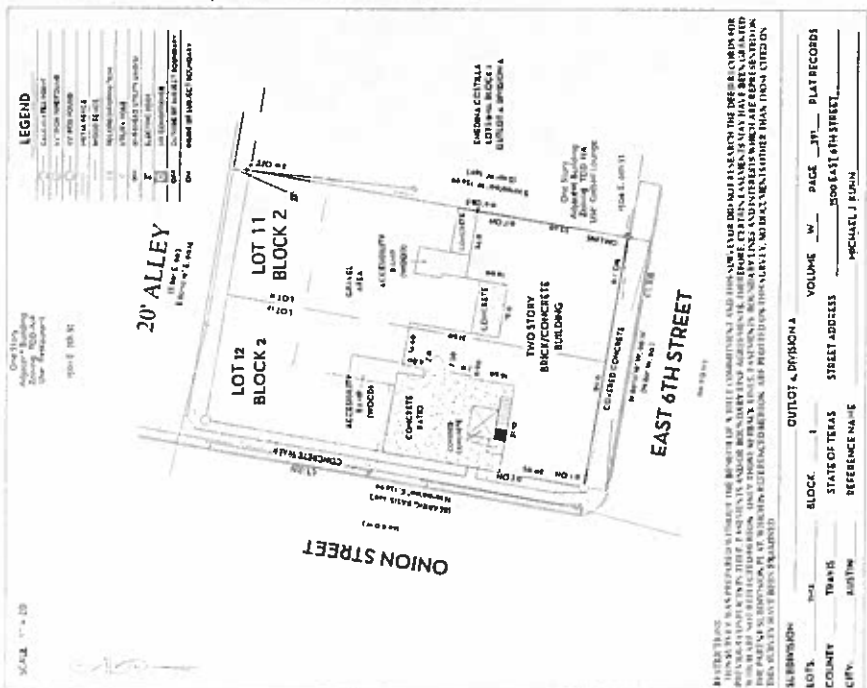
Waterhed:

Lady Bird Lake Urban Watershed

Flood Plain Note:

No portions of these tracts are within the limits of a designated Special Flood Hazard Area as shown on the FEMA Flood Hazard Rate Map (FHRM) 480634-0165E, Travis Co, TX, dated Sept. 26, 2008

Zoning Vicinity Map (not to scale)



Revision/Correction Table

Revision/Correction	Total Sheets in Set	Net Change Imp. Cover	% Site Imp. Cover	Staff Approval

Drawing Index:
1 of 2
2 of 2
Cover Sheet
Site Plan

- Site Plan Notes:**
- All improvements shall be made in accordance with released site plan. Any additional improvements shall require site plan amendment and approval of the planning and development review department.
 - Approval of this site plan does not include Building and Fire Code approval nor Building Permit approval.
 - All signs must comply with requirements of the Land Development Code (Chptr 25-10)
 - Additional Electrical Easements may be required at a later date.
 - Water and Wastewater Service is provided by City of Austin.
 - Any existing structures shown to be removed will require a demolition permit from the City of Austin Planning and Development Review Department.
 - A Development permit must be issued prior to an application for Building permit for Non-Consolidated or Planning Commission approved site plans.
 - This project is located in the Lady Bird Lake (Town Lake) Watershed, which is classified by the City of Austin as an Urban Watershed. This site is not within the Edwards-Aquifer Recharge Zone.
 - Every Accessible Parking Space must be identified by a sign, centered at the head of the parking space. The sign must include the International Symbol of Accessibility and State Reserved, or Equivalent language. Characters and symbols on such signs must be located 40" minimum above the ground to they cannot be obscured by a vehicle parked in the space. (IBC 110.0. ANS1 302.7)
- Approval of these plans by the City of Austin indicates compliance with applicable City Regulations ONLY. Approval by other governmental entities may be required prior to the start of Construction. The applicant is responsible for determining what additional approvals may be necessary.

SUBMITTAL DATE: February 21, 2014

SITE PLAN RELEASE

Sheet _____ of _____

FILE NUMBER: _____ EXPIRATION DATE: _____
CASE MANAGER: _____ APPLICATION DATE: _____
APPROVED ADMINISTRATIVELY ON: _____
APPROVED BY PLANNING COMMISSION ON: _____
APPROVED BY CITY COUNCIL ON: _____
under Section _____ of Chapter _____ of the Austin City Code.

Watershed Protection and Development Review

DATE OF RELEASE: _____ ZONING: _____
REV 1: _____ CORRECTION 1: _____
REV 2: _____ CORRECTION 2: _____
REV 3: _____ CORRECTION 3: _____

Release of this Application does not constitute a verification of all data. Information and calculations supplied by the applicant. The Engineer of Record is solely responsible for completeness, accuracy, and adequacy of his/her submittal, whether or not the Application is reviewed for City Compliance by City Engineers.

Case Number: SP 1 SPC-2014-006506

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Legal Description	LOT #12, BLK 2, DLY 4, DIV A also known as 15008 & 1502, E 6th St
Impervious Cover:	116578 s.f.
Lot Size:	1634 s.f.
Lot Coverage:	1634 s.f.
Existing Conc:	33457 s.f.
Accessibility (amp (wd))	33457 s.f.
Total Existing Bldg:	504208 s.f.
Total Existing parking:	12100 s.f.
Total Imp Cover:	715808 s.f.
Total Imp Cover %:	36.8%
Max Allowable %:	95%

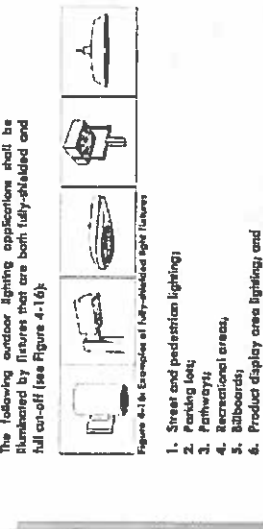
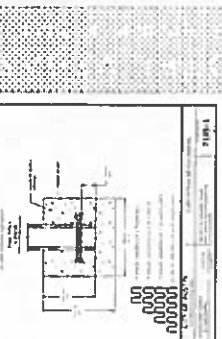
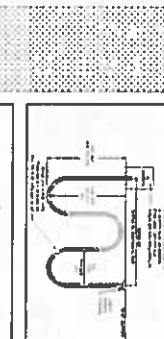
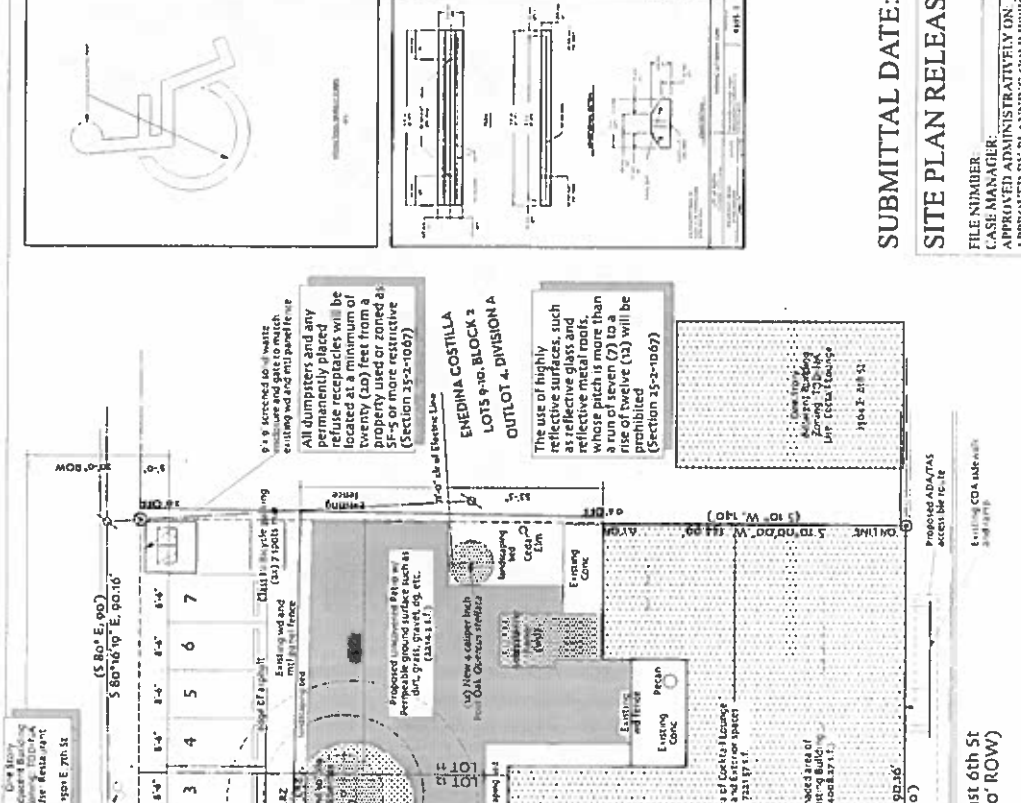
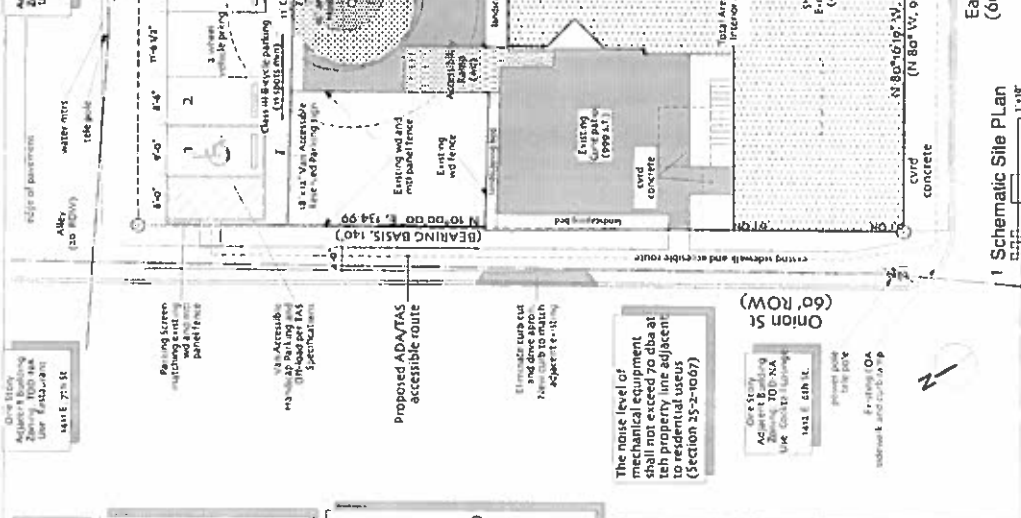
Zoning:	TOD-NP
Lot Size:	1216578 s.f.
Lot Width:	90.16'
Bldg Cvg:	400827 s.f. (33.9%)
Imp Cvg:	68335 s.f. existing 33457 s.f. acible ramp new (permeable uncovered patio)
Parking:	715808 s.f. total proposed (95% max. allowed) 7 onsite existing 5 proposed 5 bike proposed

BUILDING SUMMARY TABLE

Construction Type:	TYPE1
Foundation Type:	TOD-NP
Zoning:	TOD-NP
Bldg Area:	4008 s.f.
Bldg Height:	32 ft.
Slopes:	2

Accessible Route Slope	
All Accessible Routes not to exceed a max slope of 1:20 and a max cross slope of 1:50	
All parking access aisle: not to exceed a max slope of 1:48 in any direction	
SLOPE MAX RISE MAX HORIZ PRJCTN (ft)	
1:12 < 1:16	30
1:16 < 1:20	30
1:20 < 1:24	40

PARKING TABLE	
Spaces Required:	
Lounge Patio (Yard(s)): proposed 2 patios of 3500 s.f. (40% reduction per Plaza Sathillo TOD)	35 spaces (-44) spaces
Total Spaces required for a patio	21 spaces
Reduced Parking Incentive Program Reduction	(-14) spaces
Existing Spaces per Site Plan Exemption DA 2012-1633	1 space
Accessible:	6 spaces
Regular:	7 spaces (existing)
TOTAL PARKING SPACES REQUIRED FOR 2 PATIOS	25 spaces
BICYCLE PARKING	
Bicycle spaces required: 5% of parking or minimum of 5 per LDC, 10-6-477, Appendix A, TCM, 9.2.0, 9.1	25 spaces



- Fully Shaded and Full Cut-off Light Fixtures Required**
The following outdoor lighting applications shall be illuminated by fixtures that are both fully-shaded and full cut-off (see Figure 4-1):
1. Street and pedestrian lighting
 2. Pathways
 3. Recreational areas
 4. Billboards
 5. Product display area lighting and
 6. Building overhangs and open canopies.

TOD COMPLIANCE NOTES

Screening for Solid Waste Collection Loading Area and Mechanical Equipment shall be the same as or of equal quality to principal building materials.

All exterior lighting will be full cut-off and fully unshielded TOD and will be reviewed during building plan review. Any change or substitution of lamp/light fixture shall be submitted to the Director for approval in accordance with Plaza Sathillo TOD: (Section 35-2-1064)

Mark Meyer
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mark@meyer.com

DESIGN

7/15/14
10/15/14
11/15/14
12/15/14
1/15/15

Site Plan

SUBMITTAL DATE: February 21, 2014
SITE PLAN RELEASE
FILE NUMBER: _____
CASE MANAGER: _____
APPROVED ADMINISTRATIVELY BY: _____
APPROVED BY PLANNING COMMISSION: _____
under Section _____ of Chapter _____ of the Austin City Code.

Sheet _____ of _____
EXPIRATION DATE: _____
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Watershed Protection and Development Review
DATE OF RELEASE: _____
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Case Number: SP I SPC-2014-0063AS

7/15/14