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

CASE NUMBER: SPC-2014-0345AS **PC DATE:** November 12, 2014

PROJECT NAME: Tatsu-ya Commissary Kitchen Conditional Use Permit

ADDRESS OF APPLICATION: 1030 Norwood Park Blvd Bldg. 3 Unit 300

APPLICANT: Ramen Tatsu-ya (Tatsu Aikawa) (512) 777-9705
8557 Research Blvd, #126
Austin TX 78758

AGENT: McCray & Co. (Katy Sielen) (512) 666-5793
1109A Shady Lane, Suite A2
Austin, TX 78721

AREA: 3.310 acres site, 4,141 square feet proposed food prep kitchen

WATERSHED: Buttermilk Branch (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 to allow food preparation use.

EXISTING ZONING: The site is zoned GR-CO-NP. Food preparation use is conditional in the GR base zoning district. The zoning ordinance 020110-Z-2 (C14-01-0100) establishes the following conditions:

- 01) A site plan or building permit may not be released, approved, or issued will generate traffic that exceeds the total traffic generation for the property as specified in the TIA (dated 6-11-01).
- 2) A 10 foot wide vegetative buffer between Brettonwoods Lane and Furness Street.

NEIGHBORHOOD ORGNIZATIONS:

The Real Estate Council of Austin, Inc.
Austin Heritage Tree Foundation
Heritage Hills/Windsor Hills Combined Neighborhood Contact Team
Bike Austin
Austin Independent School District
Austin Neighborhood Council
Friends of Emma Barrientos MACC
North Growth Corridor Alliance
SEL Texas
Sierra Club, Austin Regional Group
Beyond2nd Nature
Austin Parks Foundation
Edward Joseph Developments, LTD

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit for food preparation use. This site plan

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complies with all Land Development Code requirements.

CASE MANAGER: Rosemary Avila Telephone: 974-2784
Rosemary.avila@austintexas.gov

PROJECT INFORMATION: 3.310 acres site, 4,141 square feet proposed food prep kitchen
EXIST. ZONING: GR-CO-NP
ALLOWED F.A.R.: 1:1 **EXISTING F.A.R.:** 0.17:1
MAX. BLDG. COVERAGE: 75% **EXISTING BLDG. CVRG:** 17.1%
MAX. (CS) IMPERVIOUS CVRG.: 95% **EXISTING IMPERVIOUS CVRG:** 73.73%
REQUIRED PARKING: 138 **PROVIDED PARKING:** 247
Proposed Access: Norwood Park Blvd and Rutherford Lane

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The proposed food preparation use is a conditional use in this GR-CO-NP zoning. The owner will use an existing 4,441 square foot space for preparing food items for sale offsite.

Environmental: There were no Environmental review comments. No construction is proposed with this Land Use application.

Transportation: All Transportation comments have been cleared. The site has access to Norwood Park Boulevard and Rutherford Lane via direct access, as well as the dedicated two joint access easements.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: Rutherford Lane, then SF-3-NP (Single Family)
East: GR-CO-NP (Commercial- Wal-Mart Store)
South: Norwood Park Blvd, then CH-NP (Commercial- Goodwill Store)
West: GR-NP (vacant)

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.

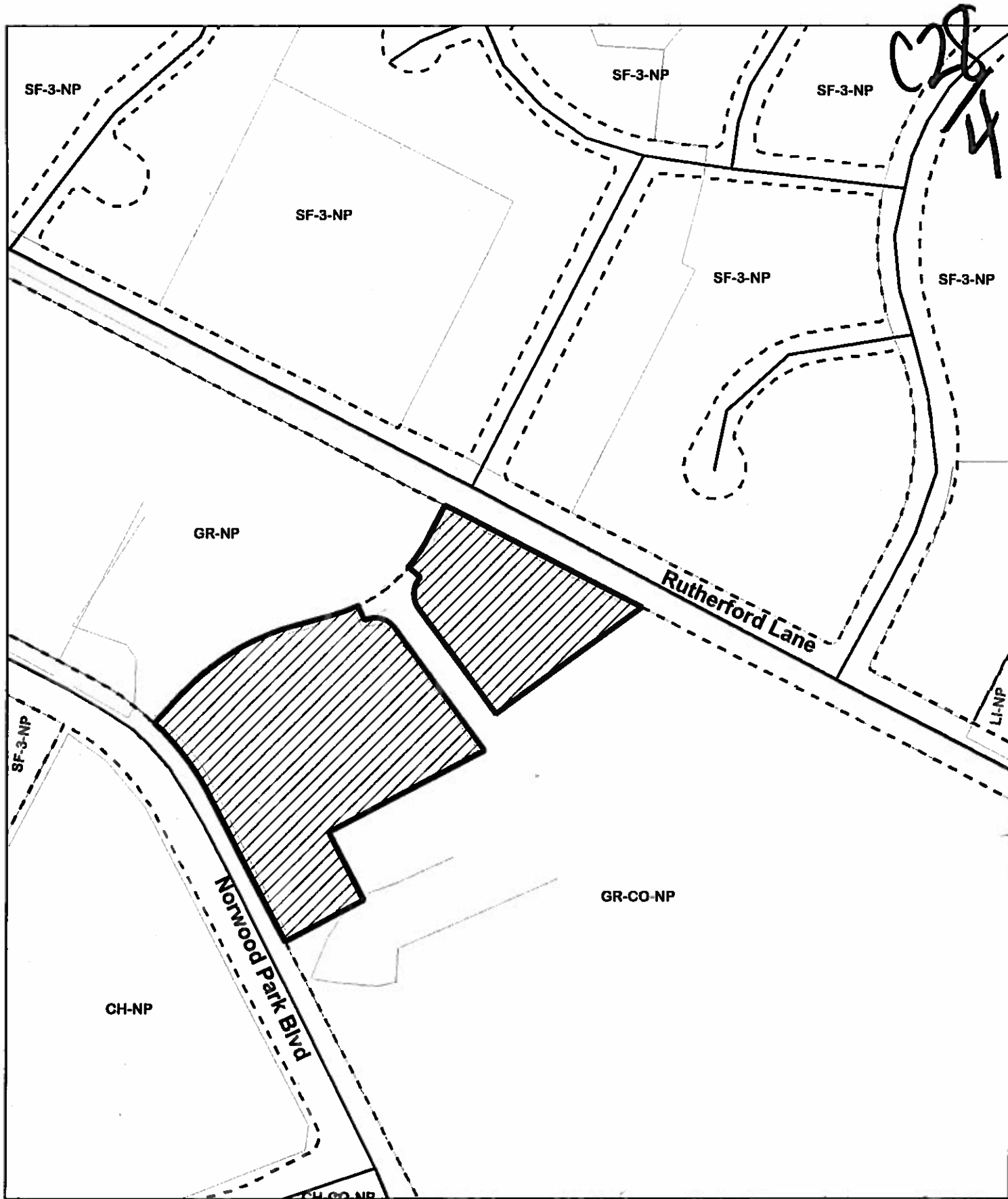
(A) To make a determination required for approval under Section 25-5-145 (Evaluation Of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

- (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.

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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 food preparation use is a conditional use in the GR bas zoning district.
 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 APPEAL

CASE#: SPC-2014-0345AS

ADDRESS: 1030 Norwood Park Blvd, Bldg 3, Unit 300

CASE NAME: Tatsu-ya Commissary Kitchen Conditional Use Permit

MANAGER: Rosemary Avila



 **SUBJECT TRACT**

 **ZONING BOUNDARY**

0 100 200

400 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.





10/14/2014

NO.	DATE	DESCRIPTION
1	10/14/2014	ISSUED FOR PERMIT

TATSUYA
COMMISSARY KITCHEN
 1030 NORWOOD PARK BOULEVARD, BLDG. 3 SUITE 300
 AUSTIN, TEXAS 78755

CONDITIONAL
 USE PERMIT

SITE PLAN &
 CONTROL PLAN

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LEGEND

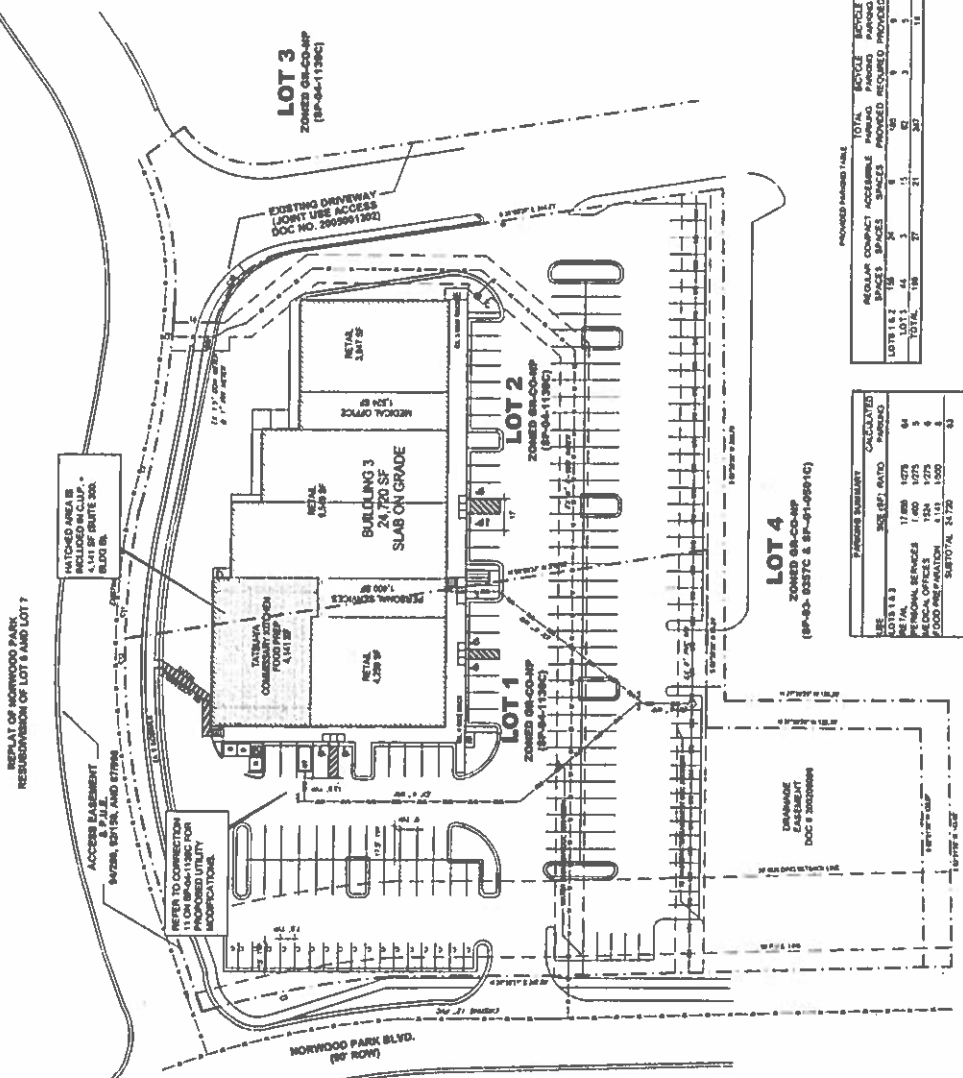
- PROPERTY LINE
- SETBACK/EASEMENT
- CURB & GUTTER
- EXISTING BUILDING
- AREA FOR CONDITIONAL USE PERMIT
- EXISTING WATER
- EXISTING WASTEWATER

REQUIREMENTS

1. ALL SITE & UTILITY INFORMATION OBTAINED FROM AN-A-L-U-C.
2. NO SITE CONSTRUCTION IS PROHIBITED AS PART OF THIS PERMIT. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN, TEXAS, CHAPTER 21C, SUBCHAPTER 21C.03, SECTION 21C.03.001.
3. LOT 3 BUILDING SHALL BE A SLAB ON GRADE. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN, TEXAS, CHAPTER 21C, SUBCHAPTER 21C.03, SECTION 21C.03.001.
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NOTES

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SITE SPECIFIC COVER TABLE LOT 1, 2, 3

NET SITE AREA GROSS SITE AREA 3,300 AC (144,217 SF)	TOTAL BUILDING COVERAGE 24,720 SF (5.7%)	PERCENTAGE COVERED 1.1%
RETAIL	24,720 SF	0.74%
OFFICE	11,174 SF	0.33%
RETAIL	7,386 SF	0.22%
OFFICE	10,338 SF	0.31%
TOTAL	53,626 SF	1.61%

*NO CHANGE TO EXISTING BUILDING SIZE

BUILDING EASEMENT TABLE

EXISTING USE	RETAIL	OFFICE
RETAIL	21,784 SF	2,936 SF
OFFICE	1,534 SF	1,534 SF
TOTAL	23,318 SF	4,470 SF

PROPOSED USE

PROPOSED USE	RETAIL	OFFICE
RETAIL	17,863 SF	1,481 SF
OFFICE	1,481 SF	1,481 SF
TOTAL	19,344 SF	2,962 SF

PERCENTAGE COVERED

PROPOSED USE	RETAIL	OFFICE
RETAIL	0.58%	0.04%
OFFICE	0.04%	0.08%
TOTAL	0.62%	0.12%

PROVIDED PARKING TABLE

REGULAR CONTRACT SPACES	ACCESSIBLE SPACES	TOTAL SPACES	BIKE	TRICYCLE
LOT 1 & 2	15	24	0	0
LOT 3	4	8	0	0
TOTAL	19	32	0	0

PROPOSED SUBMITTAL

USE	SOFT (SF) (AVG)	CARSPACES	REMARKS
LOT 1 & 2	17,863	1,078	64
LOT 3	1,481	150	9
TOTAL	19,344	1,228	73

TOTAL REQUIRED PARKING

USE	SOFT (SF) (AVG)	CARSPACES	REMARKS
LOT 1 & 2	17,863	1,078	64
LOT 3	1,481	150	9
TOTAL	19,344	1,228	73

REPEAT OF NORWOOD PARK, RESUBDIVISION OF LOT 6 AND LOT 7

ACCESS EASEMENT 84228, 84234, AND 84236

REFER TO CONNECTION 11 ON SP-66-1139C FOR RELOCATED UTILITY MODIFICATIONS

NORWOOD PARK BLVD. (BY ROW)

LOT 4 ZONED SR-CO-HP (SP-66-1139C)

LOT 3 ZONED SR-CO-HP (SP-66-1139C)

LOT 2 ZONED SR-CO-HP (SP-66-1139C)

LOT 1 ZONED SR-CO-HP (SP-66-1139C)

EXISTING DRIVEWAY LIGHT USE ACCESS DOC NO. 2005991393

EXISTING DRIVEWAY LIGHT USE ACCESS DOC NO. 2005991393

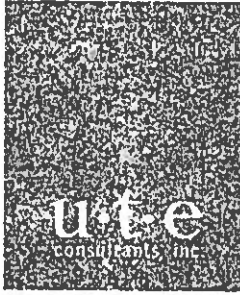
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October 14, 2014

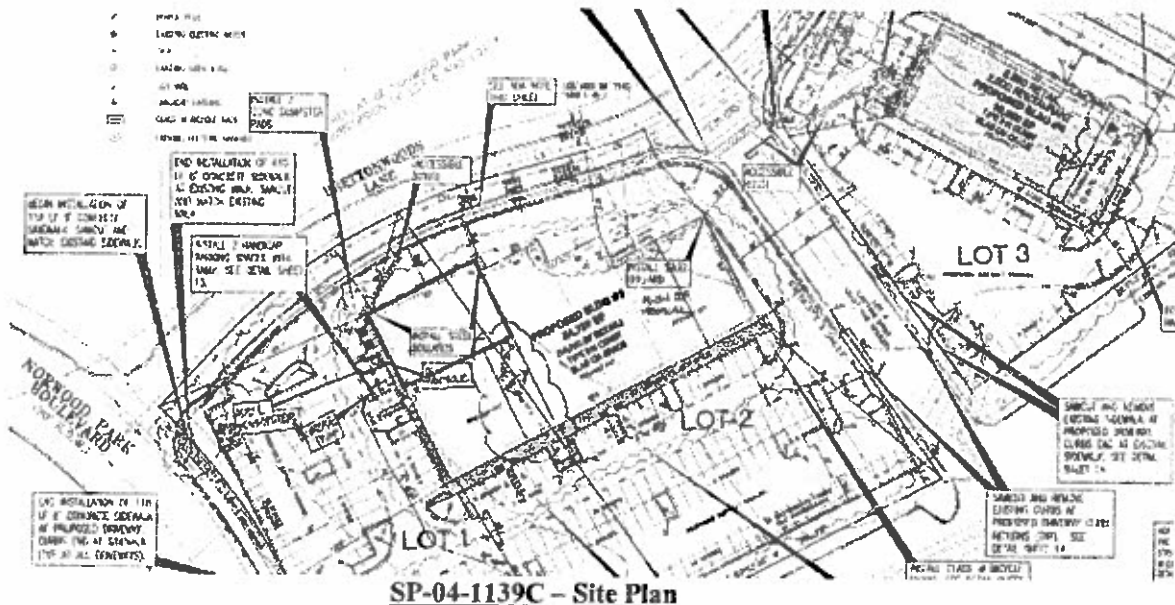
Watershed Protection and Development Review Department
City of Austin
Austin, Texas 78767

RE: **Tatsu-ya Commissary Kitchen**– Conditional Use Permit
1030 Norwood Park Boulevard
Buttermilk Creek Watershed, Urban Watershed
Revised Engineer's Summary Letter

INTRODUCTION

This project consists of the change of use of Suite 300, Building 3 at 1030 Norwood Park Boulevard from Retail to Food Preparation. The site is zoned GR-CO-NP and Food Preparation is a conditional use for that zoning classification. The owner, Tatsu Aikawa will use the **4,141 square foot** space for preparing food items for sale offsite.

The property has an existing site plan on file at the City of Austin (SP-04-1139C) for the construction of a 24,720 square foot building (in which the subject property is housed). This building is located on Lots 1 and 2. A second building constructed on Lot 3 was also included in this site plan. The second building (shown in blue) is 10,850 square foot. The properties have access to Norwood Park Boulevard and Rutherford Lane via direct access, as well as the dedication of two joint use access easements.



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There is no construction associated with this Conditional Use Permit request; there is, however, an interior remodel currently under the building permit review process that is dependent on this conditional use. The additional dumpsters, oil and grease separator, and grease trap required for this new use has been addressed through the correction process of the City of Austin (see Correction 11C). There are no other utility changes proposed with this project.

The site is located within the City of Austin City Limits Full Purpose Jurisdiction. It has access to Norwood Park Blvd, as well as to two joint use access easement on Lots 3 and 4 of the subdivision. The site is part of the Heritage Hills Neighborhood Planning Area. Lots 1 and 2 are part of a Unified Development Agreement recorded in Document Number 2005134687.

The site is in the Buttermilk Creek Watershed, an Urban Watershed. As such, zoning regulations govern allowable impervious cover. The subject property is not located within the Edwards Aquifer Recharge or Transition Zone.

IMPERVIOUS COVER

As noted above there is no proposed site work as part of this permit, so existing impervious cover equals proposed impervious cover, see below:

SITE IMPERVIOUS COVER TABLE: LOTS 1 & 2		
NET SITE AREA= GROSS SITE AREA: 3.310 AC (144,217 SF)		
TOTAL BUILDING COVERAGE: 24,720 SF (EXISTING)		
FAR: 0.17:1 (ALLOWED 1:1)		
IMPERVIOUS COVER	EXISTING & PROPOSED IMPERVIOUS	
ROOF & COVERED WALK	24,720 sf	17.14%
CONCRETE	3,025 sf	2.10%
ASPHALT	78,590 sf	54.49%
TOTAL:	106,335 sf	73.73%
PERVIOUS COVER		
GOOD GRASS:	37,882.00 sf	26.27%

PARKING

The site is currently over parked. The proposed use, Food Preparation has a less intensive parking ratio at 1:500, than the existing use, Retail (1:275). Therefore, there is adequate parking.

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REGULATIONS

Although this property is subject to the Comprehensive Watershed Ordinance, there is no site construction proposed as part of this conditional use permit and therefore, no changes to existing water quality and detention ponds. Since the work consists only of an interior remodel, it is exempt from Subchapter E requirements.

Should you have any comments or questions please do not hesitate to contact me.

Sincerely,



Joan Diane Ternus, P.E.
UTE Consultants, Inc.
Texas Firm Registration No. 5653