

C-18  
|

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

**CASE NUMBER:** SPC-2014-0265AT **PLANNING COMMISSION DATE:** 04/14/2015

**PROJECT NAME:** Radio Coffee & Beer

**PROPOSED USE:** Cocktail lounge

**ADDRESS OF APPLICATION:** 4204 Manchaca Road

**AREA:** 3,471 square feet, part of 0.92-acre tract

**APPLICANT:** Greg Wilson  
Telvending Corp  
1617 Watchhill Rd  
Austin, TX 78703  
(512) 422-1155

**AGENT:** Paul W. Linehan  
1010 Land Creek Cove, Suite 100  
Austin, TX 78746  
(512)328-6050

**CASE MANAGER:** Christine Barton-Holmes, LEED AP Telephone: 974-2788  
[christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov)

**EXISTING ZONING:** CS-1-MU- CO. The applicant is requesting a conditional use permit for a cocktail lounge within an existing restaurant and outdoor seating area, and a variance for parking within 200' of residential uses.

**PROPOSED DEVELOPMENT:**

No construction is proposed with this plan; all uses will take place in existing structures.

**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 does not recommend approval of the Conditional Use Permit and variance request. The site plan will not comply with all transportation-related requirements of the Land Development Code prior to its release.

C18  
1/2

**PREVIOUS PLANNING COMMISSION ACTION:** C14-2014-0103 – change in zoning from LR-MU-CO to CS-1-MU-CO; approved by Council 7-0 on October 16, 2014. SPC-2014-0265AT was postponed to the April 14, 2015 hearing at the applicant’s request.

**AREA STUDY:** South Lamar Combined NPA (Suspended)  
**WATERSHED:** West Bouldin Creek  
**APPLICABLE WATERSHED ORDINANCE:** Current/ Comprehensive watershed ordinance  
**CAPITOL VIEW:** Not in View Corridor  
**T.I.A.:** Not Required

**PROJECT INFORMATION:**

**ZONING:** CS-1-MU-CO  
**MAX. BLDG. COVERAGE:** 75%  
**MAX. IMPERV. CVRG.:** 90%  
**MAX HEIGHT:** 60’

**COCKTAIL LOUNGE AREA:** 3,471 sq ft  
**PROPOSED BLDG. CVRG:** Existing  
**PROPOSED IMP. CVRG:** Existing  
**PROPOSED HEIGHT:** NA – existing single-story building  
**PROVIDED PARKING:** 49  
**PROPOSED USE:** Cocktail lounge

**REQUIRED PARKING:** 48  
**EXIST. USE:** Beer/coffee shop

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The applicant is requesting a Conditional Use Permit to allow a 1,950-square foot cocktail lounge with 1,556 square feet of outdoor seating and circulation areas totaling 3,471 square feet, and parking within 200’ of residential uses, including off-site parking. The site plan will not comply with all transportation requirements of the Land Development Code prior to its release. Staff does not recommend approval of the conditional use permit and variance request.

**Environmental:** The site is in the West Bouldin 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 Manchaca Road and Fort View Road. A portion of the parking is provided on-site, with the remaining required parking provided on an existing site 500’ away. The minimum parking requirement has been met. Driveway spacing, size, and layout standards have not been met.

**SURROUNDING CONDITIONS: Zoning/ Land use**

**North:** LO-MU, SF-3, then LO (Single-family, then Gathright Cv, then office)  
**East:** CS, then GR-MU, then LR (Commercial, then office and single-family)  
**South:** LR-MU-CO, then CS-1 and CS (Commercial, then Fort View Rd, then commercial)  
**West:** SF-3 (Single-family)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Manchaca Rd	Varies	60’	Major arterial
Fort View Rd	50’	30’	Local Street

**NEIGHBORHOOD ORGANIZATIONS:**

- Austin Heritage Tree Foundation
- Austin Independent School District
- Austin Neighborhoods Council
- Bike Austin
- Friends of the Emma Barrientos MACC

C18  
3

Go!Austin/Vamos!Austin  
Homeless Neighborhood Association  
Perry Grid 614  
Preservation Austin  
Real Estate Council of Austin, Inc  
Save Our Springs Alliance  
SEL Texas  
Sierra Club, Austin Regional Group  
South Central Coalition  
South Lamar Neighborhood Association  
Super Duper Neighborhood Objectors and Appealers Organization

**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 not compatible with the abutting sites as it pertains to traffic circulation.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and has been provided. Loading facilities are not provided and are not required.
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 driveways, sidewalks, and on-site maneuvering are currently substandard and the increase in intensity of use will exacerbate an already un-safe traffic circulation configuration.

C18  
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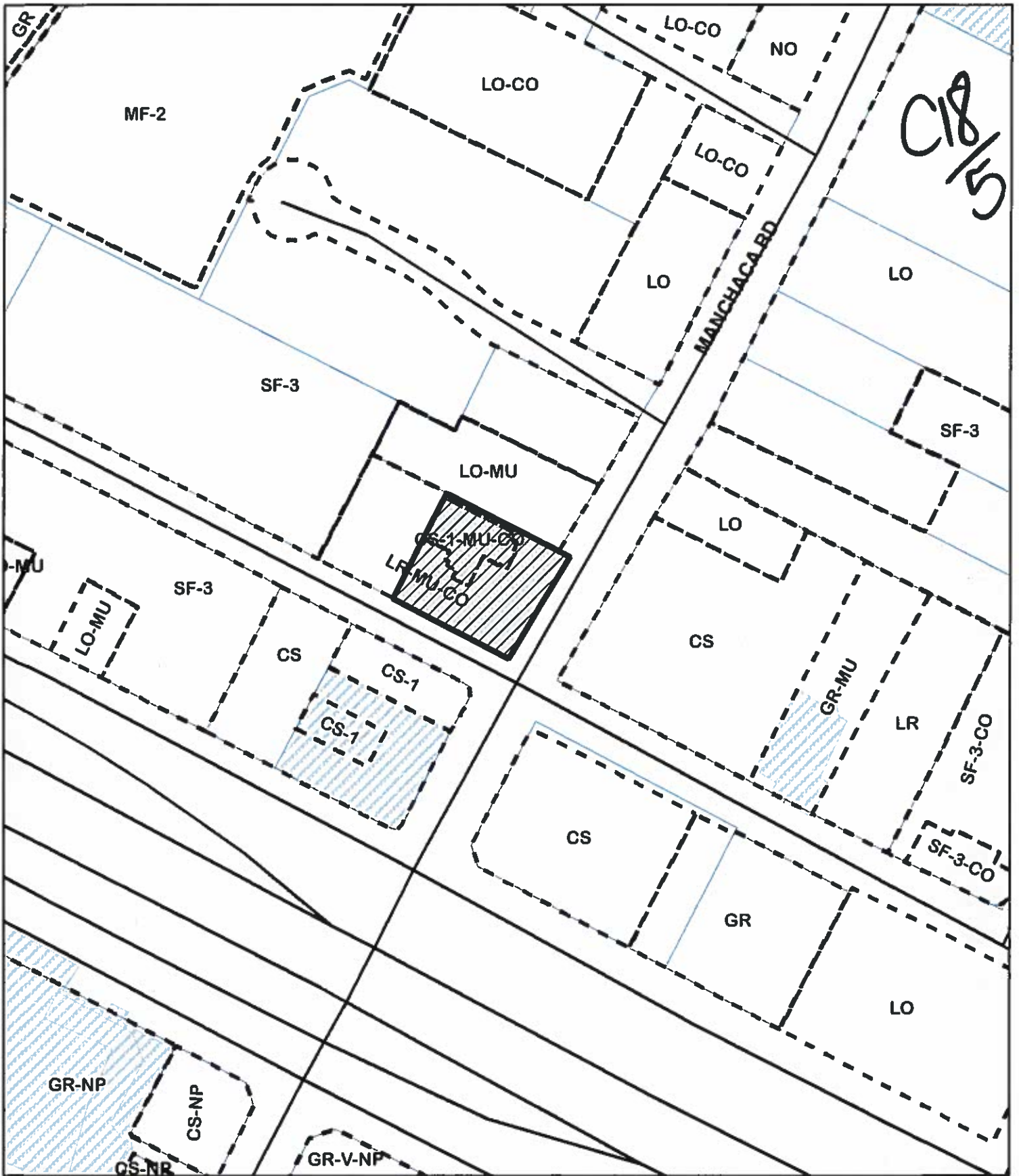
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: The current driveway facilities, sidewalk facilities, and on-site maneuvering adversely affect safety and convenience of vehicular and pedestrian circulation.

There are currently three driveways accessing the site from Fort View, two for the current Radio Coffee & Beer facility and one to a residence on site, and one driveway accessing the site from Manchaca Road. The driveways do not meet City standards regarding driveway separation from adjacent driveways, driveway separation from right-of-way intersections, and frontage requirements to have driveways on major roadways (TCM Table 5-2, TCM 5.3.1.J, LDC, 25-6-381(A)). Additionally, while the driveway widths meet TCM standards, they are wider than staff typically encourages in order to facilitate a pedestrian oriented space and adhere to the Complete Streets Policy.

There is currently an existing 4' sidewalk at the back of curb on Manchaca Road and no sidewalk exists on Fort View Road. The lack of sidewalks along Fort View Road and the substandard sidewalk along Manchaca, with no protective barrier for pedestrians, adversely affects the safety of pedestrians traveling from all directions towards Radio Coffee & Beer (TCM, table 1-7).

There are numerous issues with on-site maneuvering which include, but are not limited to, drive aisle widths and throat lengths. The current drive aisle width is 16.5', 10.5' under the required two way drive aisle width (TCM, Table 5-2). Secondly, the minimum throat length for the driveway on Manchaca Road is 50'. Parking currently encroaches in the throat length, creating a significant conflict between vehicles reversing out of the parking spot and vehicles entering the site and pedestrians using the sidewalk (TCM, Table 5-2)

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.



**SITE PLAN**


**CASE#:** SPC-2014-0265AT

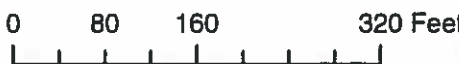
**ADDRESS:** 4204 Manchaca Rd

**CASE NAME:** Radio Coffee & Beer

**MANAGER:** Christine Barton-Holmes



-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**



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.



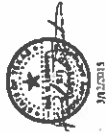
**OPERATOR:** Donna Galati

# RADIO COFFEE & BEER

4204 Manchaca Road, 78704  
 CONDITIONAL USE SITE PLAN

INDEX TO SHEETS

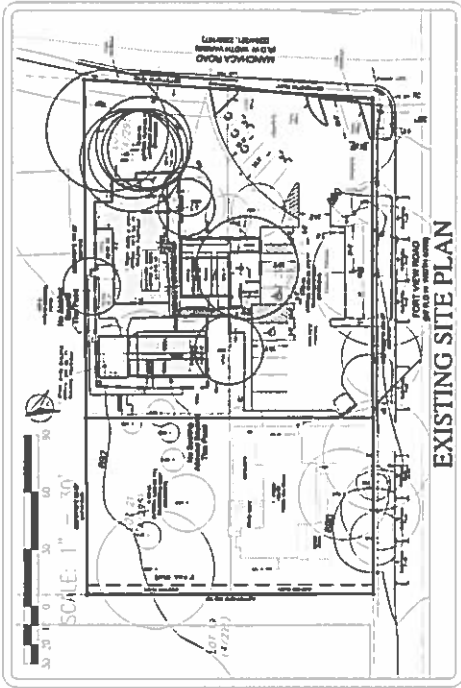
1. COVER
2. SITE PLAN
3. SITE PLAN NOTES AND CALCULATIONS
4. OFFSITE PARKING SITE PLAN



OWNER REPRESENTATIVE / PLANNERS  
 LAND STRATEGIES INC.  
 CONTACT: PAUL LINDER  
 4204 MANCHACA ROAD, SUITE 100  
 AUSTIN, TEXAS 78704  
 PHONE: (512) 224-6000  
 FAX: (512) 224-6172

SITE PLAN DEVELOPER / TRAFFIC ENGINEER  
 DATE: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 FOR CITY OF AUSTIN  
 DATE: \_\_\_\_\_  
 FOR AUSTIN PLANNING & DEVELOPMENT DEPARTMENT  
 DATE: \_\_\_\_\_  
 FOR PLANNING COMMISSION  
 DATE: \_\_\_\_\_

SITE PLAN RELEASE	
FILE NO.	_____
DATE	_____
PROJECT NAME	_____
OWNER	_____
PLANNING COMMISSION	_____
CITY OF AUSTIN	_____
PLANNING DEPARTMENT	_____



**NO CONSTRUCTION SHALL OCCUR WITH THIS PERMIT**

Initial Submittal: July 7, 2014  
 Re-Submittal: December 30, 2014  
 Re-Submittal: January 20, 2015  
 Re-Submittal: February 23, 2015

**REVISIONS/CORRECTIONS**

No.	DESCRIPTION	REVISED (H) ADD (A)	TOTAL # OF SHEETS IN PLAN SET	TOTAL SITE NET CHANGE IN IMP COVER (SQ FT)	CITY OF AUSTIN APPROVAL/DATE	DATE MADE

**GENERAL NOTES:**

Legal Description: Portion of Lots 20 and 21, E.A. Sims Subdivision, as recorded in Volume 4, Page 253 of the plat records of Travis County, Texas.

FEMA Description: FEMA Map# 46454X06451

NOT in 100-yr. floodplain  
 West Boulder Creek Watershed - Suburban  
 City of Austin, Travis County

1. WATERSEWER STATUS: THIS PROJECT IS LOCATED IN THE WEST BOWLING CREEK WATERSHED AND IS CLASSIFIED AS AN URBAN WATERSHED. LAND IS SUBJECT TO TYPICAL WITH THE WATERSHED REGULATIONS SET FORTH IN CHAPTER 25-4 OF THE LAND DEVELOPMENT CODE AND ASSOCIATED CREDITABLE MANUALLY.
2. THIS PROJECT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS PROJECT IS LOCATED WITHIN THE SOUTH LAKEAR RESERVATION PLANNING AREA.
4. THIS PROJECT IS LOCATED WITHIN THE FULL-PURPOSE CITY LIMITS OF AUSTIN AND IS ENTIRELY WITHIN TRAVIS COUNTY, TEXAS.
5. THIS PROJECT IS LOCATED WITHIN THE SOUTH LAKEAR RESERVATION PLANNING AREA. ALL SITE IMPROVEMENTS ARE EXISTING CONDITIONS.
6. NO CONSTRUCTION IS PROPOSED WITH THIS SITE PLAN. ALL SITE IMPROVEMENTS ARE EXISTING CONDITIONS.
7. CU-2014-026 IS APPROVED ON OCTOBER 16, 2014 TO REZONE THIS PROPERTY TO CS-1 (B0-03).
8. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DENOTES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY GREER ENVIRONMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
9. THE SITES UTILITIES AND UTILITIES TRACTS HAS BEEN APPROVED AS ONE UNITSIVE DEVELOPMENT. IF PARTS OF THE TRACTS ARE TO BE DEVELOPED SEPARATELY, THE SITE PLAN AND SITE PLAN APPROVAL MAY BE REQUIRED. A RESTRICTIVE COVENANT REGARDING UNITSIVE DEVELOPMENT, BEARING NO RELATIONSHIP TO THE CITY OF AUSTIN.
10. AUSTIN CITY HAS THE RIGHT TO REMOVE ANY TREES, SHRUBS AND OTHER VEGETATION TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN CITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-4, SUPPLEMENT B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
11. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF AUSTIN AND ANY OTHER AGENCIES REQUIRED TO COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND ANY OTHER AGENCIES REQUIRED TO COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE INSTALLATION AND MAINTENANCE OF OVERHEAD AIR UNDERGROUND UTILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER. THESE UTILITIES SHALL BE INSTALLED IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING UTILITIES SERVICES TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-4 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN THE PROJECT BOUNDARIES. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS TO CONSTRUCT WITHIN THE CITY OF AUSTIN LAND DEVELOPMENT CODE WITHIN THE LIMITS OF CONSTRUCTION WITH THIS PERMIT.
13. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRICAL SAFETY CODE, INTERNATIONAL SAFETY AND HEALTH ASSOCIATION AND TEXAS STATE LAWS REGARDING THE CLEARANCES WITHIN WORKING CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN CITY WILL NOT BE RESPONSIBLE FOR SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
14. THIS SITE PLAN IS SUBJECT TO CHAPTER E OF THE LAND DEVELOPMENT CODE (CYBERNETICAL DESIGN STANDARDS, FOR ANY FUTURE CONSTRUCTION).
15. ALL PROPOSED EXTERIOR LIGHTING SHALL BE INSTALLED ON SHELTERS FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. (SECTION 25-2-10(d))
16. THE USE OF DARK REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL FINISHES, WHERE PYLONS MORE THAN 10 FEET ABOVE THE ROOF OF THE BUILDING, WILL BE PERMITTED IN ANY PROPOSED CONSTRUCTION. (SECTION 25-2-10(f))
17. THE MINIMUM LEVEL OF MECHANICAL EQUIPMENT SHALL BE NOT EXCEED 1000A AT THE PROPERTY LINE AND NOT TO RESIDENTIAL UNITS. (SECTION 25-2-10(g))
18. PRINCIPAL STREET NAME: MANCHACA RD  
 PAVEMENT TYPE: VARIES  
 ROADWAY TYPE: URBAN ROADWAY

The Texas Board of Professional Engineers, 331 Capitol Mall, Suite 2-154, Austin, Texas 78703, has reviewed the above and has determined that the applicant complies with the requirements of the Texas State Board of Professional Engineers, Article 254, Chapter 254, Title 254, Code of Regulations, Title 254.

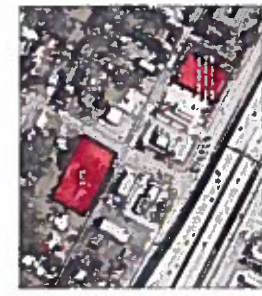
SPC-2014-0265AT

6/18

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**DEEL TABLE**

445	-	SPRINKLER	15"
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469	-	SPRINKLER	15"
470	-	SPRINKLER	15"



**NOTES**  
 The site is comprised of 2 tracts. It has been approved as a site plan for a commercial development. If portions of the tracts are sold, applications for subdivision and site plan approval may be required. A Professional Engineer shall be required to prepare a site plan. The site plan shall be submitted to the City of Austin for review and approval. A site plan shall be submitted to the City of Austin for review and approval. A site plan shall be submitted to the City of Austin for review and approval.



**CONTRACT INFORMATION**  
 CONTRACT NO. 2014-0265AT  
 PROJECT NO. 2014-0265AT  
 SHEET NO. 2 OF 4  
 DATE: 01/15/14

**LARGE LOT SINGLE FAMILY**  
**LO**  
 Barela Raquet A & Christopher J Harvi  
 0406100102

**LR Texas Investments LP**  
 0406100101  
**CS COMMERCIAL**

- COMMERCIAL**
- ELECTRIC METER
  - ELECTRIC SERVICE
  - TELEPHONE UTILITY
  - GAS UTILITY
  - AC PAD
  - CLEAVAGE
  - SIGN
  - WIRE FENCE
  - WOOD FENCE
  - PORT OF APPROVAL
  - RECORD INFORMATION

**SF-3**  
 Mayberry Dolores/ Lisa Robertson  
 0406120313

**Whiddon James Mitchell**  
 0406120314  
**LO-MU**

**CS-1 COMMERCIAL**

- Site Plan Legend**
- C.U.P. Boundary
  - Decomposed Granite Walkway
  - ADA Accessible Route
  - Compact Parking
  - CS-1 Zoning Boundary

**LARGE LOT SINGLE FAMILY**  
**SF-3**  
 Castillo Jorge G & Cordelia J Bronfman  
 0406120350

**LARGE LOT SINGLE FAMILY**  
**CS-1 COMMERCIAL**

**Albar Properties LP**  
 0406120229  
**CS-1 COMMERCIAL**

**Preferred Properties Partnership, Arnold Oil Co. Of Austin**  
 0406120228  
**CS COMMERCIAL**

**LARGE LOT SINGLE FAMILY**  
**SF-3**  
 Benestante Chad H & Jacqueline  
 0406120348

**LARGE LOT SINGLE FAMILY**  
**SF-3**  
 Mendez Roberto  
 0406120317

**Gusta son John C**  
 0406120209  
**SF-3 LARGE LOT SINGLE FAMILY**

**Albar Properties LP**  
 0406120229  
**CS-1 COMMERCIAL**

**LARGE LOT SINGLE FAMILY**  
**SF-3**  
 Emura Living Trust  
 0406120349

**LARGE LOT SINGLE FAMILY**  
**SF-3**  
 Mendez Roberto  
 0406120317

**Albar Properties LP**  
 0406120229  
**CS-1 COMMERCIAL**

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 0406120317

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 0406120209  
**SF-3 LARGE LOT SINGLE FAMILY**

**Albar Properties LP**  
 0406120229  
**CS-1 COMMERCIAL**

SPC-2014-0265AT

**GENERAL NOTES AND ORDINANCE REQUIREMENTS**

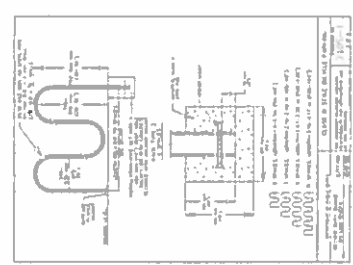
- 1 All improvements shall be made in accordance with the reviewed site plan. Any additional improvements will require a site plan amendment and approval from the Planning and Development Review Department.
- 2 Approval of the site plan does not constitute Building Code approval. Fire Code approval or building department approval is required. A City demolition or relocation permit can only be issued once the historic review process is completed.
- 3 All signs must comply with the requirements of the Land Development Code.
- 4 The owner is responsible for all costs of installation or damage to utilities.
- 5 Accidental electric statements may be required as a state rule.
- 6 Demolition permit must be obtained prior to an application for building permit for non-removal of a structure.
- 7 Water and sewerage service will be provided by the City of Austin.
- 8 For construction within the right of way, a ROW encroachment permit is required.

**FIRE DEPARTMENT**

- 1 The Austin Fire Department requires special fire protection for construction as an "at-weather" structure.
- 2 Hydrant must be installed with the center of the four-inch opening at least 18 inches above finished grade. The four-inch opening must be the diameter of street with three to six feet setbacks from the building. The connection is allowed within three feet of any hydrant and the four-inch opening must be fully accessible.
- 3 **TRAINING OF INSTALLATION:** When fire protection features are installed by the developer, such features shall include all surface access ways which shall be retained and made unobstructed prior to and during the course of construction. Where alternative methods of protection, as approved by the Fire Chief, are provided the above may be modified as allowed.
- 4 All non-combustible piping shall be supported and attached to 60,000 lb. steelwork hangers. Any non-combustible piping shall be supported and attached to 60,000 lb. steelwork hangers.
- 5 Commercial departments and contractors with an industrial capacity of 15 cubic yards in gravel shall not be stored or placed within 10 feet of covering, combustible walls, or combustible open bins.
- 6 Fire lanes designated on the site plan shall be maintained with City of Austin Fire Marshal's office and requested for final approval.
- 7 Vertical clearance required for fire apparatus is 13'10". 6' vertical clearance for width of access ways.

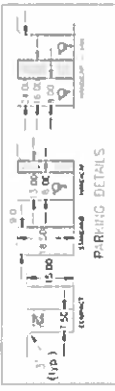
**AMERICANS WITH DISABILITIES ACT**

- The City of Austin has reviewed this plan for compliance with City development regulations only. The applicant, property owner, and occupant of the premises are responsible for determining whether the plan complies with all other laws, regulations, and requirements which may be applicable to the property and its use.
- ACCESSIBILITY NOTES**
- 1 Signs on accessible routes may not exceed 1.20 unless designed as a sign (FAS 4.3.7).
  - 2 Accessible routes must have a slope no greater than 1:50 (FAS 4.3.7).
  - 3 The 18" x 18" size of a ramp in new construction is 1:12. The minimum rise for any ramp is 0.30 in.
  - 4 Ground surface along accessible routes must be stable, firm, and slip resistant.



**TRANSPORTATION NOTES**

- 1 All accessible parking spaces shall be provided by a sign, centered at the head of the parking space. Sign to include international symbol of accessibility and state RESERVED.
- 2 Compact parking spaces must be provided by a sign stating "used car only".
- 3 Each parking space shall have a vertical clearance as specified by the building code (minimum 7 feet).
- 4 Round concrete curbs shall be provided at the end of parking bays and all landscaped curbs unless otherwise noted.
- 5 All parking areas are designed for two-way traffic unless otherwise noted.
- 6 Waste hauling will require a pair of business hours after 6pm and before 6am.



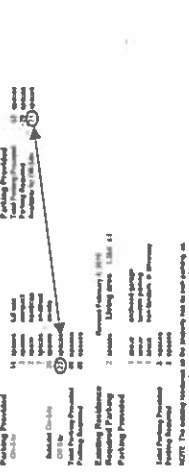
**DEVELOPER INFORMATION**

**CHRYSLER**  
 1817 Neches Road, Austin, TX 78703  
 Phone 9 (512) 423-1155

Design representative responsible for plan preparation:  
 1817 Neches Road, Austin, TX 78703  
 Phone 9 (512) 338-8550 Fax (512) 338-8172 Email: hughes@chrysler.com

Person in charge responsible for construction contract administration:  
 1817 Neches Road, Austin, TX 78703  
 Phone 9 (512) 423-1155

Developer	Project Name	Address	City	State	Zip	Phone	Fax	Email
Chrysler	1817 Neches Road	Austin, TX	78703	TX	78703	(512) 423-1155	(512) 338-8172	hughes@chrysler.com



**SITE PLAN RELEASE**

DATE: 10/22/2015  
 PROJECT: 1817 NECHES RD  
 CITY: AUSTIN, TX  
 COUNTY: TRAVIS

**C18 / 8**



# FORT VIEW CENTER

1825 Fort View Road, 78704  
Off Site Parking Site Plan

Legal Description: Lots 1 & 2 of the Nation and Jones addition, as recorded in Volume 77, Page 169 of the Plat Records of Travis County, Texas.

## This Site Plan Reflects Proposed Offsite Parking for: RADIO COFFEE & BEER

4204 Manchaca Road, 78704

Legal Description: Portion of Lots 20 and 21, E.A. Sims Subdivision, as recorded in Volume 4, Page 295 of the plat records of Travis County, Texas.

OWNER REPRESENTATIVE / MANAGERS  
LAND STRATEGIES INC.  
1000 LANDLUBBS CIRCLE  
AUSTIN, TEXAS 78784  
PHONE: (512) 318-6600  
FAX: (512) 318-6122



Initial Submittal: December 23, 2014  
Re-Submittal: January 20, 2015  
Re-Submittal: February 23, 2015



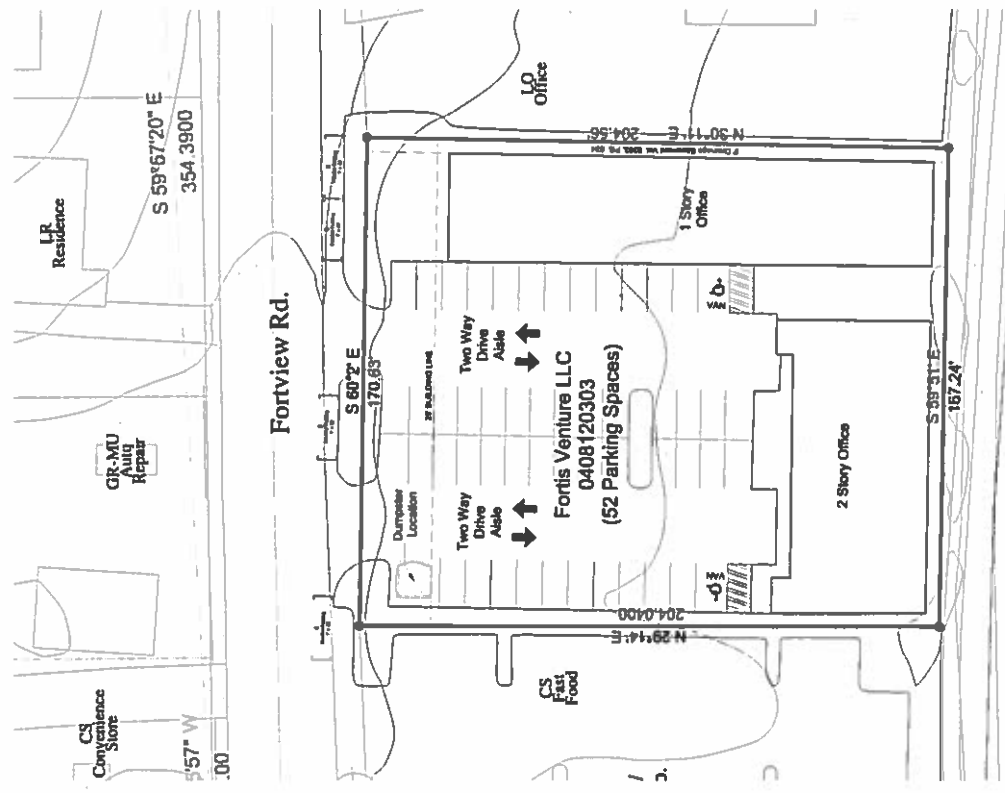
OFFSITE PARKING AGREEMENT  
Accessible Travel Route

SPC-2014-0265AT

**Notes:**

- Each compact parking space must be identified by a sign stating "small car only" and signs posted on the site directing motorists to such spaces, if applicable.
- Signage shall be provided indicating off-site parking as follows: one sign shall be provided at the off-site parking indicating the property or use which it serves, and one sign shall be provided on the site of the use served indicating the location of the off-site parking. LDC. 25-6-503.
- Days and hours of operation for the proposed use from which spaces are being leased are as follows:
  - a. 23 Spaces Monday - Friday:  
5:00 a.m. - 6:00 p.m.
  - b. 52 Spaces Monday - Friday:  
6:00 p.m. - 2:00 a.m.
  - c. 52 Spaces Saturday, Sunday:  
6:00 a.m. - 2:00 a.m.

- Radio Coffee & Beer Hours  
Monday - Sunday:  
6:30 a.m. - 12:00 a.m.
- Off-Site Parking Hours  
Monday - Friday:  
8:00 a.m. - 6:00 p.m.



U.S. 290/ Hwy 71 Frontage Road

Use	No. of Spaces	s.f. (approx.)
General Office/Daycare	1 Story	±5,257 s.f.
General Office	2 Story	±9,020 s.f.
<b>Total</b>		<b>±14,277 s.f.</b>



### PUBLIC HEARING INFORMATION

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- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact listed on a notice); or
  - appearing and speaking for the record at the public hearing; and:
  - occupies a primary residence that is within 500 feet of the subject property or proposed development;
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Case Number: SPC-2014-02655AT

Contact: Christine Barton-Holmes, 512-974-2788 or

Cindy Casillas, 512-974-3437

Public Hearing: March 17, 2015, Zoning and Platting Commission

Timothy P. Vogt  
Your Name (please print)

I am in favor  
 I object

2019-A Gathright Cove

Your address(es) affected by this application

3-11-2015

Date

Signature

Daytime Telephone: 512 619-7012

Comments: I don't understand this case

since Radio is already operating as a coffee/beer garden and employee's patrons are already parking less than 200' from residential uses. Radio Coffee & Beer has caused parking problems east/west of Manchaca Rd. on Fortview and on Gathright and has had a great or significantly adverse effect on traffic on Manchaca Rd.

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review - 4<sup>th</sup> Floor

Christine Barton-Holmes

P. O. Box 1088

Austin, TX 78767-8810

CA  
2/10

**PUBLIC HEARING INFORMATION**

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Case Number: **SPC-2014-0265AT**  
 Contact: **Christine Barton-Holmes, 512-974-2788** or  
**Cindy Casillas, 512-974-3437**  
 Public Hearing: **March 17, 2015, Zoning and Platting Commission**

Cynthia A. Green

Your Name (please print)

2014 Gathright Cove

Your address(es) affected by this application

Cynthia A. Green

Signature

3/15

Date

Daytime Telephone: 512 326-3771

Comments: Too much overflow parking on my previously quiet street already. More historicated people on my street. More traffic driving carelessly in and out of Reddy, in front of me.

No! There's already a beer garden happening there and so many people kill the gas

If you use this form to comment, it may be returned to: On-Daun,

City of Austin

Planning and Development Review - 4<sup>th</sup> floor

Christine Barton-Holmes

P. O. Box 1088

Austin, TX 78767-8810

Unattractive drunk people almost on street already.

No! No! No!

Don't want drunk people on my street.

C/8

**PUBLIC HEARING INFORMATION**

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Case Number: **SPC-2014-0265AT**  
 Contact: **Christine Barton-Holmes, 512-974-2788** or  
**Cindy Casillas, 512-974-3437**  
 Public Hearing: **March 17, 2015, Zoning and Platting Commission**

Russell E. Thomas  
 Your Name (please print)

4017 Victory Dr #103  
 Your address(es) affected by this application

[Signature]  
 Signature

March 7  
 Date

I am in favor  
 I object

Daytime Telephone: 512-633-0584

Comments: My concern is that  
loud, outdoo music will  
be allowed. Music i.e,  
loud music and beer  
go together and my  
evenings at home could  
be spoiled

If you use this form to comment, it may be returned to:  
 City of Austin  
 Planning and Development Review - 4<sup>th</sup> floor  
 Christine Barton-Holmes  
 P. O. Box 1088  
 Austin, TX 78767-8810

C  
 18  
 12

C18/13

Ms. Christine Barton-Holmes

Case Manager: **SPC-2014-0265AT**

Planning and Development Review Department, COA

Dear Ms. Barton-Holmes:

Please include this letter immediately among the documents to be considered by officials regarding the case noted above.

If zoning has any meaning in the first place for Austin residents who have established homes for the purpose of having one dependable place for peace, quiet, and privacy, and safety, then rezoning at 4204 Manchaca Road will not be allowed. I write with my emphatic objection to this proposed development. Our neighborhood on the short street of Gathright Cove is comprised in the main of older people, either retired or near retirement. All of us mind our own business; our lifestyle requires a tranquil environment.

Yet already:

there is an almost continuous background noise of traffic on Ben White, two blocks away;

there are occasional roaring airliners overhead;

police helicopters often circle, creating a huge disturbance sometimes for hours;

sirens wail frequently at any/all hours nearly every day and night; and

trash pickups for the newly built Radio Bar crash like falling planes frequently, around 4:00 a.m. Each of these removals is on an industrial scale, far beyond any consideration for or compatibility with normal human life.

The added noise of yet more regular trash pickups in the middle of the night for the development proposed will further rob our peace and quiet nightly, as will the unregulated noise of development itself, an inescapable occurrence almost anywhere in this city for decades. Development in this city is an endless process that maintains an atmosphere polluted with dust, exhaust, and particulates from building materials, a toxic "air" for us to breathe.

C18  
/14

Worse, new commerce next to us will further inflate property values; this factor will drive up rents even further. Older citizens with low, either fixed or decreasing income (like me) – **some of us will then be homeless**. I speak without exaggeration. **Please do not destroy us in the Sunset of our lives with this rezoning and its certain, disastrous results.**

Further, parking on this street along up to half its length on both sides has begun to occur frequently as a result of the city's recent rezoning to accommodate The Radio Bar. This invasion also impinges on our peace and quiet, and privacy, and parking space. It turns Gathright Cove into a one-lane street and creates a hazard, especially at the turn onto and from Manchaca Road. This new bar has insufficient parking space; thus any added commercial development adjacent to or near it is also sure to have insufficient parking as well and is sure to impinge further on residents. If the Code-Enforcement Department can unceasingly attempt to drive a sacred and revered enterprise like Casa de Luz out of its long-held site for "insufficient parking space", then this proposal by The Radio Bar must not be allowed at all.

Further, the more readily available alcohol is made, the more chaos befalls a sedate neighborhood. Please do not infuse more alcohol into our neighborhood. There is already an excess of crime, homelessness, mental illness, and traffic accidents in our neighborhood. Alcohol sales exacerbate all these social ills and degrade neighborhoods.

Austin is rapidly becoming **an uninhabitable wasteland**. Yet I call on you, the Planning Commission and the Council to act on your highest impulses and thus to reject this rezoning proposal. Please just leave us in peace, such as we have left to us. Commerce, where commerce is already excessive, cannot improve the quality of life for us. Commerce itself cannot flourish without a flourishing citizenry.

*James Burleson*  
James Burleson

Associate Professor

3.8.15

512 444 3458 after 1:00 p.m.

2010 A Gathright Cove Austin 78704

Cc: Planning Commission, City Council

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Case Number: **SPC-2014-0265AT**

Contact: **Christine Barton-Holmes, 512-974-2788**

**Cindy Casillas, 512-974-3437**

Public Hearing: **Planning Commission, Mar 24, 2015**

JAMES BURLESON

Your Name (please print)

2010 A GARRISSET COVE 78704

Your address(es) affected by this application

James Burleson

Signature

Date

Daytime Telephone: 512 444 3458 AFTER 1:00 P.M.

Comments: PLEASE READ ATTACHED LETTER

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

C18  
15

C18  
/16

Ms. Christine Barton-Holmes

Case Manager: **SPC-2014-0265AT**

Planning and Development Review Department, COA

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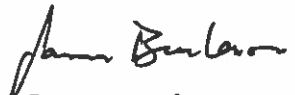
C18  
17

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