

**ZONING AND PLATTING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SPC-2014-0500A

ZAP DATE: April 21, 2015

PROJECT NAME: Lot 1 Harris Ridge Retail

ADDRESS OF APPLICATION: 12601 Tech Ridge Blvd

APPLICANT:

Parmer South 97 Ltd. (Grant Gottesman)
4330 Gaines Ranch Loop Ste100
Austin, TX 78735

AGENT:

Jones & Carter, Inc (James Schissler)
1701 DIRECTORS BLVD SUITE 400
Austin, TX 78744

AREA:

3.7 acre site; 4,275 sq ft cocktail lounge use

COUNCIL DISTRICT: 7

WATERSHED: Walnut Creek (Suburban)

WATERSHED ORDINANCE: Comprehensive Watershed Ordinance

T.I.A.: N/A

CAPITOL VIEW: N/A

PROPOSED DEVELOPMENT:

The applicant is requesting a conditional use permit for a cocktail lounge. The building footprint for the proposed cocktail lounge is 2,875 square feet with a 1,400 square foot patio. No additional construction to the site is proposed with this site plan.

EXISTING ZONING: The building footprint is zoned CS-1-CO. Cocktail lounge use is conditional in CS-1 base zoning district. The zoning has a conditional overlay that limits the trips per day to fewer than 2,000.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit for the proposed cocktail lounge use. This site plan complies with all Land Development Code requirements.

CASE MANAGER: Rosemary Avila

Phone: 512-974-2784

rosemary.avila@austintexas.gov

PROJECT INFORMATION: 3.7 acres

EXIST. ZONING: CS-1-CO

ALLOWED F.A.R.: 2:1

MAX. BLDG. COVERAGE: 95%

MAX. IMPERVIOUS CVRG.: 95%

REQUIRED PARKING: 86

EXISTING F.A.R.: 0.12:1
EXISTING BLDG. CVRG: 12%
EXISTING IMPERVIOUS CVRG: 63%
PROVIDED PARKING: 86

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The proposed cocktail lounge is a conditional use in CS-1 zoning. The building is currently vacant and within an existing strip center. The building footprint (2,875 sq ft) and patio (1,400 sq ft) are both zoned CS-1-CO. Staff recommends approval of the conditional use permit.

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

Transportation: All Transportation comments have been cleared. Access to the site will be from Tech Ridge Blvd and Parmer Lane.

SURROUNDING CONDITIONS:

Zoning/Land Use

North: GR, commercial (Walgreens)

East: GR, government services (DMV)

South: MF-2, apartment/condominium

West: Tech Ridge Blvd, then LI-PDA, office

NEIGHBORHOOD ORGANIZATIONS:

SEL Texas

The Real Estate Council of Austin, Inc.

North Growth Corridor Alliance

Pflugerville Independent School District

Austin Neighborhoods Council

TechRidge Neighbors

Sierra Club, Austin Regional Group

Friends of Emma Barrientos MACC

Austin Heritage Tree Foundation

Westview Canyon Homeowners Association

Yager Planning Area

Copperfield Neighborhood Organization (CNO)

Harrisglen HOA

Harris Ridge Phase IV

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.

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

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 cocktail lounge use is a conditional use in the CS-1 base 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: Adequate parking and loading facilities are provided on-site.

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.

4
C/S

ROSENBERG
SAN ANTONIO
THE WOODLANDS
BRYAN/COLLEGE STATION
AUSTIN
DALLAS
HOUSTON
BRENNHAM
GREENSPUNT

*Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveyors Registration No. 10046101*

March 26, 2015

Mr. Greg Guernsey, Director
Planning and Development Review
505 Barton Springs Road, 4th Floor
Austin, Texas 78704

Re: Land Use Commission Site Plan
Lot 1 Harris Ridge Retail
12601 Tech Ridge Blvd.
Austin, Texas 78753

Dear Mr. Guernsey:

On behalf of our client, Parmer South 97, Ltd, Jones & Carter, Inc. has prepared the Land Use Commission Site Plan application package for Lot 1 of the First Replat of Parmer South Retail subdivision. The 3.706-acre site is located at 12601 Tech Ridge Blvd. in the Walnut Creek (Suburban) Watershed. The lot consists of the two retail buildings with a total of 19,300 square feet, sidewalks, parking and drive aisles, utility services, landscaping and ancillary site improvements built under permit SP-2007-0445C. The application is for a Condition Use Permit for approximately 2,875 square feet in Building A for a cocktail lounge tenant with a 1400 square foot patio.

There are no known underground storage tanks or critical environmental features on the site. The lot was constructed with stormwater management facilities and there are no proposed changes to the improvements on the lot.

If you have any questions or require additional information, please contact me at (512) 441-9493.

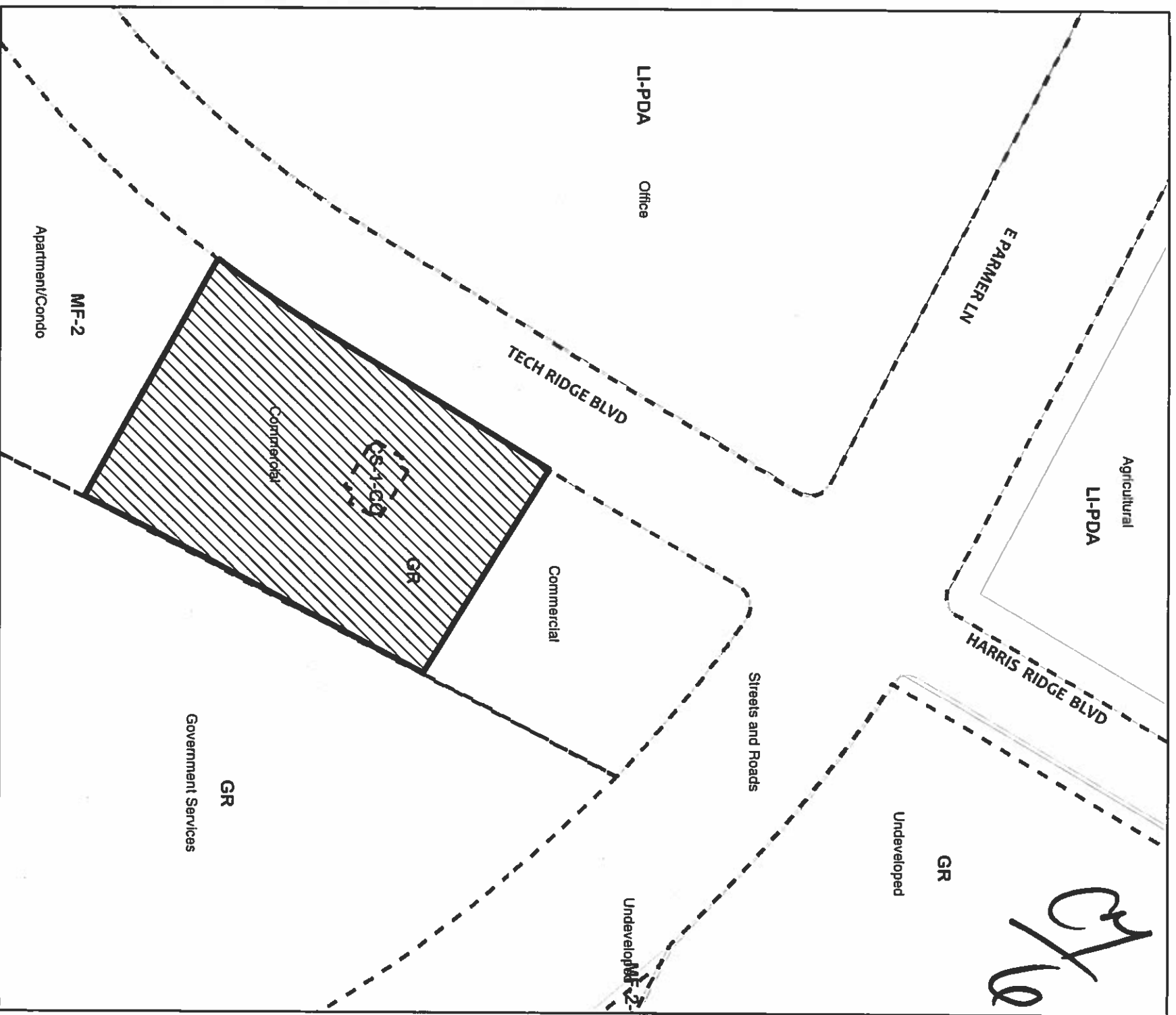
Very truly yours,

James M. Schissler, P.E.

Cc: Grant Gottesman, Live Oak Gottesman

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SUBJECT TRACT
ZONING BOUNDARY
SITE PLAN CUP
CASE#: SPC-2014-0500A
ADDRESS: 12601 Tech Ridge Blvd
CASE NAME: Lot 1 Harris Ridge Retail
MANAGER: Rosemary Avila

320 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.
 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 the specific accuracy or completeness.



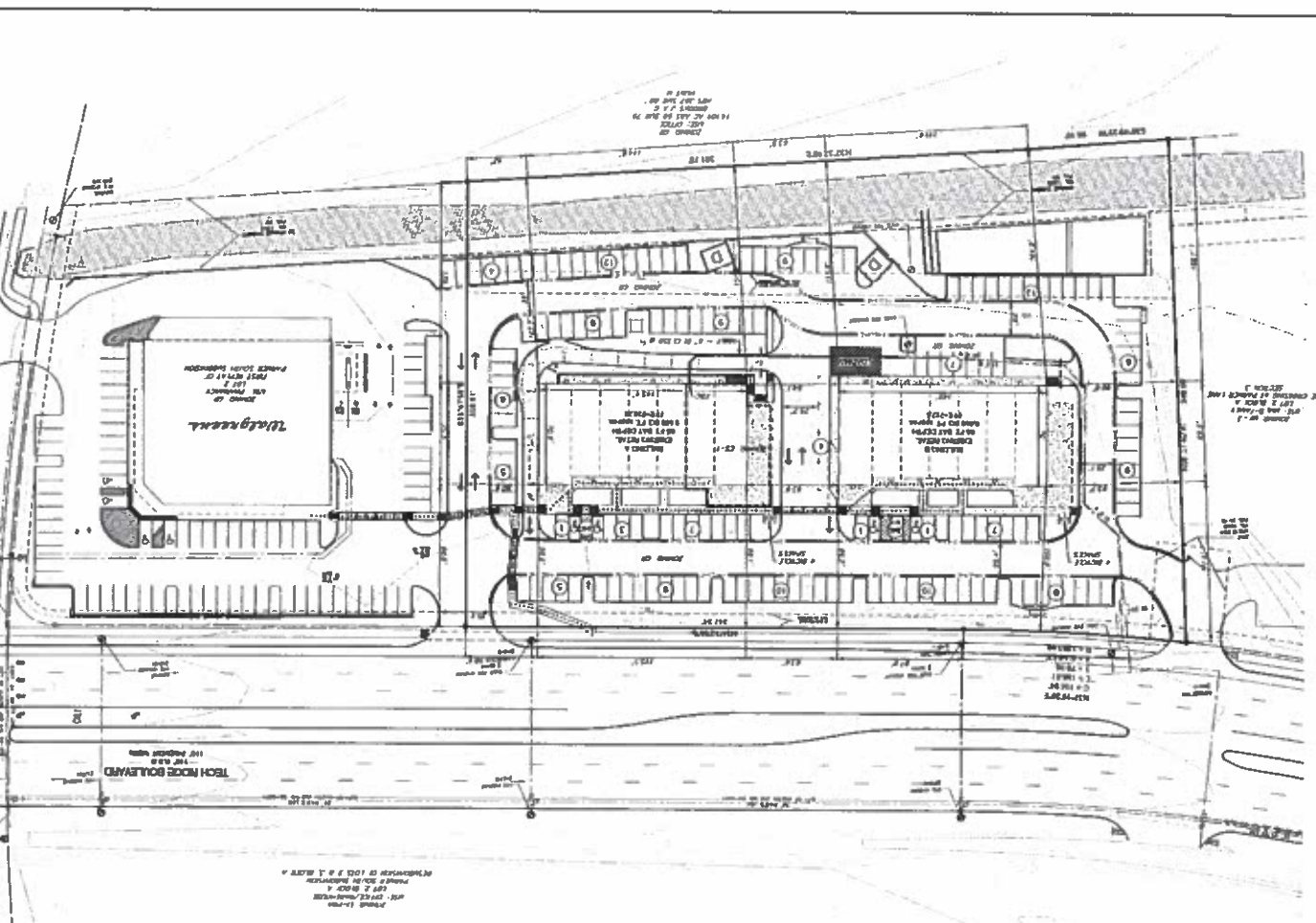
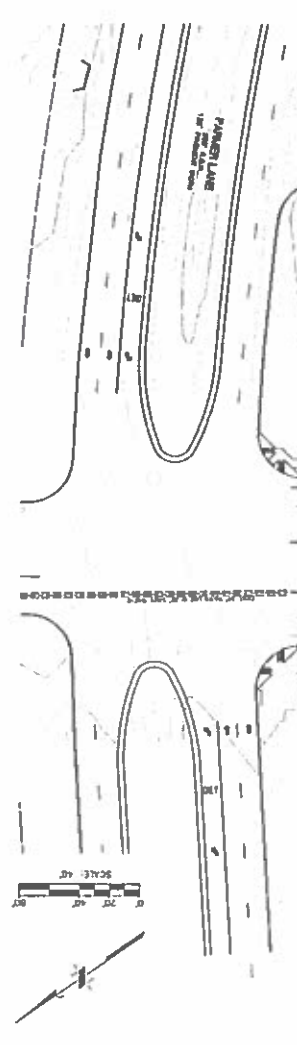
OPERATOR: R. AVILA



LAND USE COMMISSION
LOT 1 HARRIS RIDGE RETAIL
LINE OAK CORNER PLAN

DATE	REVISION

THIS PLAN IS THE PROPERTY OF J.C. HARRIS ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF J.C. HARRIS ASSOCIATES, INC.

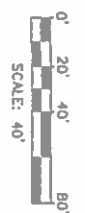


NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT	TOTAL
1	ASPH/CONC DRIVE	10,000	10.0	10,000
2	ASPH/CONC DRIVE	10,000	10.0	20,000
3	ASPH/CONC DRIVE	10,000	10.0	30,000
4	ASPH/CONC DRIVE	10,000	10.0	40,000
5	ASPH/CONC DRIVE	10,000	10.0	50,000
6	ASPH/CONC DRIVE	10,000	10.0	60,000
7	ASPH/CONC DRIVE	10,000	10.0	70,000
8	ASPH/CONC DRIVE	10,000	10.0	80,000
9	ASPH/CONC DRIVE	10,000	10.0	90,000
10	ASPH/CONC DRIVE	10,000	10.0	100,000
11	ASPH/CONC DRIVE	10,000	10.0	110,000
12	ASPH/CONC DRIVE	10,000	10.0	120,000
13	ASPH/CONC DRIVE	10,000	10.0	130,000
14	ASPH/CONC DRIVE	10,000	10.0	140,000
15	ASPH/CONC DRIVE	10,000	10.0	150,000
16	ASPH/CONC DRIVE	10,000	10.0	160,000
17	ASPH/CONC DRIVE	10,000	10.0	170,000
18	ASPH/CONC DRIVE	10,000	10.0	180,000
19	ASPH/CONC DRIVE	10,000	10.0	190,000
20	ASPH/CONC DRIVE	10,000	10.0	200,000
21	ASPH/CONC DRIVE	10,000	10.0	210,000
22	ASPH/CONC DRIVE	10,000	10.0	220,000
23	ASPH/CONC DRIVE	10,000	10.0	230,000
24	ASPH/CONC DRIVE	10,000	10.0	240,000
25	ASPH/CONC DRIVE	10,000	10.0	250,000
26	ASPH/CONC DRIVE	10,000	10.0	260,000
27	ASPH/CONC DRIVE	10,000	10.0	270,000
28	ASPH/CONC DRIVE	10,000	10.0	280,000
29	ASPH/CONC DRIVE	10,000	10.0	290,000
30	ASPH/CONC DRIVE	10,000	10.0	300,000
31	ASPH/CONC DRIVE	10,000	10.0	310,000
32	ASPH/CONC DRIVE	10,000	10.0	320,000
33	ASPH/CONC DRIVE	10,000	10.0	330,000
34	ASPH/CONC DRIVE	10,000	10.0	340,000
35	ASPH/CONC DRIVE	10,000	10.0	350,000
36	ASPH/CONC DRIVE	10,000	10.0	360,000
37	ASPH/CONC DRIVE	10,000	10.0	370,000
38	ASPH/CONC DRIVE	10,000	10.0	380,000
39	ASPH/CONC DRIVE	10,000	10.0	390,000
40	ASPH/CONC DRIVE	10,000	10.0	400,000
41	ASPH/CONC DRIVE	10,000	10.0	410,000
42	ASPH/CONC DRIVE	10,000	10.0	420,000
43	ASPH/CONC DRIVE	10,000	10.0	430,000
44	ASPH/CONC DRIVE	10,000	10.0	440,000
45	ASPH/CONC DRIVE	10,000	10.0	450,000
46	ASPH/CONC DRIVE	10,000	10.0	460,000
47	ASPH/CONC DRIVE	10,000	10.0	470,000
48	ASPH/CONC DRIVE	10,000	10.0	480,000
49	ASPH/CONC DRIVE	10,000	10.0	490,000
50	ASPH/CONC DRIVE	10,000	10.0	500,000
51	ASPH/CONC DRIVE	10,000	10.0	510,000
52	ASPH/CONC DRIVE	10,000	10.0	520,000
53	ASPH/CONC DRIVE	10,000	10.0	530,000
54	ASPH/CONC DRIVE	10,000	10.0	540,000
55	ASPH/CONC DRIVE	10,000	10.0	550,000
56	ASPH/CONC DRIVE	10,000	10.0	560,000
57	ASPH/CONC DRIVE	10,000	10.0	570,000
58	ASPH/CONC DRIVE	10,000	10.0	580,000
59	ASPH/CONC DRIVE	10,000	10.0	590,000
60	ASPH/CONC DRIVE	10,000	10.0	600,000
61	ASPH/CONC DRIVE	10,000	10.0	610,000
62	ASPH/CONC DRIVE	10,000	10.0	620,000
63	ASPH/CONC DRIVE	10,000	10.0	630,000
64	ASPH/CONC DRIVE	10,000	10.0	640,000
65	ASPH/CONC DRIVE	10,000	10.0	650,000
66	ASPH/CONC DRIVE	10,000	10.0	660,000
67	ASPH/CONC DRIVE	10,000	10.0	670,000
68	ASPH/CONC DRIVE	10,000	10.0	680,000
69	ASPH/CONC DRIVE	10,000	10.0	690,000
70	ASPH/CONC DRIVE	10,000	10.0	700,000
71	ASPH/CONC DRIVE	10,000	10.0	710,000
72	ASPH/CONC DRIVE	10,000	10.0	720,000
73	ASPH/CONC DRIVE	10,000	10.0	730,000
74	ASPH/CONC DRIVE	10,000	10.0	740,000
75	ASPH/CONC DRIVE	10,000	10.0	750,000
76	ASPH/CONC DRIVE	10,000	10.0	760,000
77	ASPH/CONC DRIVE	10,000	10.0	770,000
78	ASPH/CONC DRIVE	10,000	10.0	780,000
79	ASPH/CONC DRIVE	10,000	10.0	790,000
80	ASPH/CONC DRIVE	10,000	10.0	800,000
81	ASPH/CONC DRIVE	10,000	10.0	810,000
82	ASPH/CONC DRIVE	10,000	10.0	820,000
83	ASPH/CONC DRIVE	10,000	10.0	830,000
84	ASPH/CONC DRIVE	10,000	10.0	840,000
85	ASPH/CONC DRIVE	10,000	10.0	850,000
86	ASPH/CONC DRIVE	10,000	10.0	860,000
87	ASPH/CONC DRIVE	10,000	10.0	870,000
88	ASPH/CONC DRIVE	10,000	10.0	880,000
89	ASPH/CONC DRIVE	10,000	10.0	890,000
90	ASPH/CONC DRIVE	10,000	10.0	900,000
91	ASPH/CONC DRIVE	10,000	10.0	910,000
92	ASPH/CONC DRIVE	10,000	10.0	920,000
93	ASPH/CONC DRIVE	10,000	10.0	930,000
94	ASPH/CONC DRIVE	10,000	10.0	940,000
95	ASPH/CONC DRIVE	10,000	10.0	950,000
96	ASPH/CONC DRIVE	10,000	10.0	960,000
97	ASPH/CONC DRIVE	10,000	10.0	970,000
98	ASPH/CONC DRIVE	10,000	10.0	980,000
99	ASPH/CONC DRIVE	10,000	10.0	990,000
100	ASPH/CONC DRIVE	10,000	10.0	1,000,000

C/A

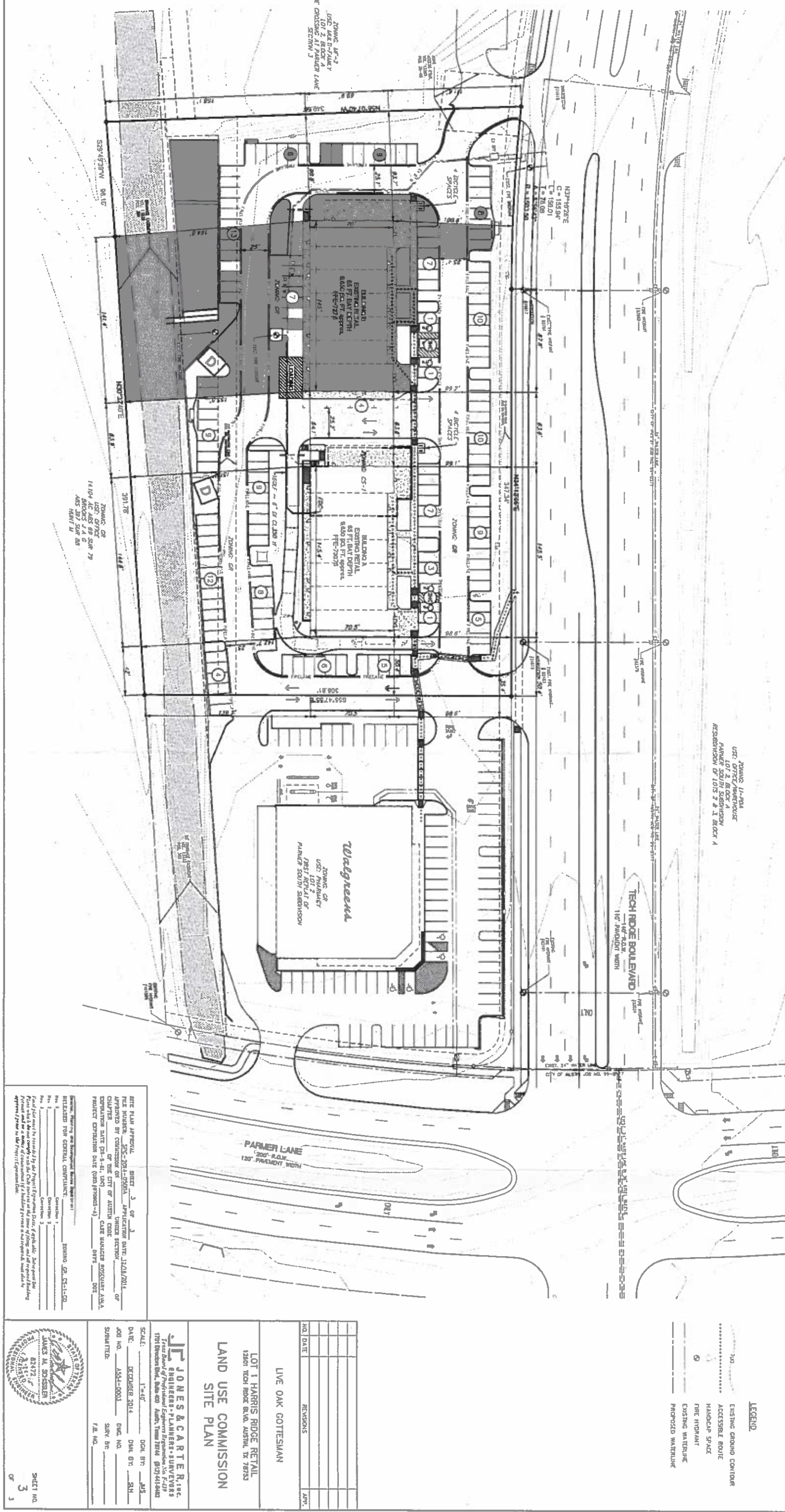
USE AND PARKING TABLE	NAME	SF	USE	SPACE PER SF	REQ'D	STND	COMP	HC	TOTAL	SITE TABLE	GR	CS-1	TOTAL
LOT 1	Building A	2,875	GENERAL REST.	1 space per 75 sf	38.3					FLOOR AREA RATIO	1.021		1.221
	La Topelia Beer	1,300	PERSONAL SERVICES	1 space per 75 sf	4.7					SITE AREA (sf)	156,678	4,955	161,633
	Vacant	2,600	PET SERVICES	1 space per 75 sf	9.5					IMPERVIOUS COVER (sf)	98,592	3,120	101,712
	Pet Hospital	2,875	COCKTAIL LOUNGE	1 space per 50 sf	57.5					% IMPERVIOUS COVER	63	63	63
	Little Woodrow's (B&I)	1,400	COCKTAIL LOUNGE	1 space per 50 sf	28.0					BUILDING COVERAGE	17.265	3.155	20.420
	Building B	6,000	GEN RETAIL SALES	1 space per 275 sf	21.8					% BUILDING COVERAGE	11%	64%	13%
	Sherrill Williams	1,055	ADMIN OFFICE	1 space per 275 sf	3.8					BUILDING TABLE	A	B	
	Red Top Insurance	2,355	LAUNDRY SERVICES	1 space per 275 sf	9.4					NUMBER OF STORES	1	7	
	South Laundry	19,300	LAUNDRY SERVICES	1 space per 275 sf	70.2					BUILDING HEIGHT	27	27	
	SUBTOTAL									FINISHED FLOOR ELEV.	730.75	771.50	
	Wedgegreens	14,820	GEN RETAIL SALES	1 space per 275	54					FOUNDATION TYPE	CONC.	CONC.	
	Total	34,120			277.0	220	5	9	234	TOTAL AREA (sf)	9,650	9,650	9,650

Note:
 1. Underground piping for fire hydrant, 1.5" minimum, must be installed and tested in accordance with NFPA 11 and the Fire Code. By a licensed installer contractor with a plumbing permit. The entire system must be hydrostatically tested at one time, unless isolation is required.
 2. 6" fire line will be extended to Building A.



LEGEND
 --- EXISTING GROUND CONTOUR
 --- ACCESSIBLE ROUTE
 --- HANDICAP SPACE
 --- FIRE HYDRANT
 --- EXISTING WATERLINE
 --- PROPOSED WATERLINE

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN FOR INFORMATION ONLY. THE EXACT LOCATION OF ALL UTILITIES BEFORE CONSTRUCTION WORK, THE AGENTS TO BE EMPLOYED BY THE CLIENT, SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES. THE CLIENT SHALL BE RESPONSIBLE FOR THE LOCATION AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



DATE: 12/16/2014
 PROJECT: LOT 1 HARRIS RIDGE RETAIL
 SHEET: 3 OF 3

J.C. JONES & CARTER, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 1101 Preston Blvd., Suite 800, Austin, Texas 78701 (512) 419-1500

DATE: DECEMBER 2014
 JOB NO.: A554-0001
 SCALE: 1"=40'

DESIGNED BY: JMS
 CHECKED BY: SKH
 SUBMITTED: SURV. BY: F.B. NO.

APPROVED BY: JAMES H. SCHENKEL
 LICENSE NO. 62472

LAND USE COMMISSION
 SITE PLAN

LOT 1 HARRIS RIDGE RETAIL
 1200 TECH RIDGE BLVD. BLDG. AUSTIN, TX 78733

LIVE OAK GOTTESMAN

NO. DATE REVISIONS

SCALE: 1"=40'

DATE: DECEMBER 2014

J.C. JONES & CARTER, INC.

Use: Multifamily

Use: Office/Warehouse

Use: Office

TECH RIDGE BOULEVARD

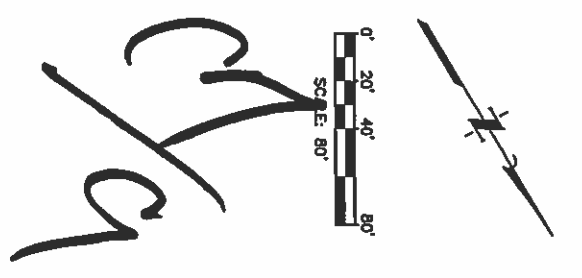
140' R.O.W.
110' PAVEMENT WIDTH

300' Offset

Walgreens

PARMER LANE

200' R.O.W.
120' PAVEMENT WIDTH



LOT 1 HARRIS RIDGE RETAIL
300' OFFSET MAP

J.C. JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
1701 Dickens Blvd., Suite 400 Austin, Texas 78744 (512) 441-9400

SCALE: 1" = 80'
DATE: 3/10/2015
JOB NO: A554-0003