

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



CASE NUMBER: SPC-2014-0528A **PC DATE:** May 26, 2015

PROJECT NAME: Twin Liquors Conditional Use Permit

ADDRESS OF APPLICATION: 1717 S Pleasant Valley Rd Unit 260

APPLICANT: Parke Green Investments, LLC (Meyer Marcos)

823 Congress Ave, Ste 600
Austin, TX 78701

AGENT: Thrower Design (Ron Thrower) (512) 476-4456

PO Box 41957
Austin, TX 78745

AREA: 2.72 acre site; 1,800 sq ft footprint

COUNCIL DISTRICT: 3

WATERSHED: Country Club West (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 liquor store expansion. The existing liquor store will expand by 1,800 square feet, from 900 square feet to 2,700 square feet total. No additional construction to the site is proposed with this site plan.

EXISTING ZONING: The site is zoned ERC (East Riverside Corridor), in the CMU Subdistrict (Corridor Mixed Use). Liquor Store use is a Conditional Use in the CMU Subdistrict.

SUMMARY STAFF RECOMMENDATION:

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

CASE MANAGER: Rosemary Avila Phone: 512-974-2784

rosemary.avila@austintexas.gov

PROJECT INFORMATION: 2.72 acres

EXIST. ZONING: ERC

ALLOWED F.A.R.: 2:1

MAX. BLDG. COVERAGE: NA-ERC

MAX. IMPERVIOUS CVRG.: 90%

REQUIRED PARKING: 402

PROPOSED ACCESS: S Pleasant Valley Rd and Riverside Drive

EXISTING F.A.R.: 0.179:1


EXISTING BLDG. COVRG.: 17.9%

EXISTING IMPERVIOUS CVRG.: 90%

PROVIDED PARKING: 644

SUMMARY COMMENTS ON SITE PLAN:

Land Use: Cocktail lounge use is a conditional use in ERC-CMU Subdistrict. The building is currently vacant and within an existing strip center. 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 S Pleasant Valley Road and Riverside Drive.

SURROUNDING CONDITIONS:

Zoning/Land Use

North: ERC, apartment/condominium
East: ERC, Wickersham Lane then apartment/condominium
South: ERC, commercial
West: ERC, S Pleasant Valley Road then commercial

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
Austin Neighborhoods Council
Austin Parks Foundation
Beyond2ndNature
Crossing Gardenhome Owners Assn. (The)
Del Valle ISD
Del Valle Community Coalition
East Austin Conservancy
East Riverside Corridor Staff Liaison
East Riverside/Oltorf Neigh Plan Contact Team
Friends of Emma Barrientos MACC
Montopolis Area Neighborhood Alliance
Pleasant Valley
Preservation Austin
SEL Texas
Sierra Club, Austin Regional Group
Southeast Austin Neighborhood Alliance
The Real Estate Council of Austin, Inc.

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;

3
Cly

- (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 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 liquor store use is a conditional use in the East Riverside Corridor.

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 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.

Thrower Design

P. O. Box 41957
Austin, Texas 78704
(512) 476-4456

March 26, 2015

Rosemary Avila
Case Manager
City of Austin

CLP
1/1

RE: Twin Liquors Conditional Use Permit
Summary Letter

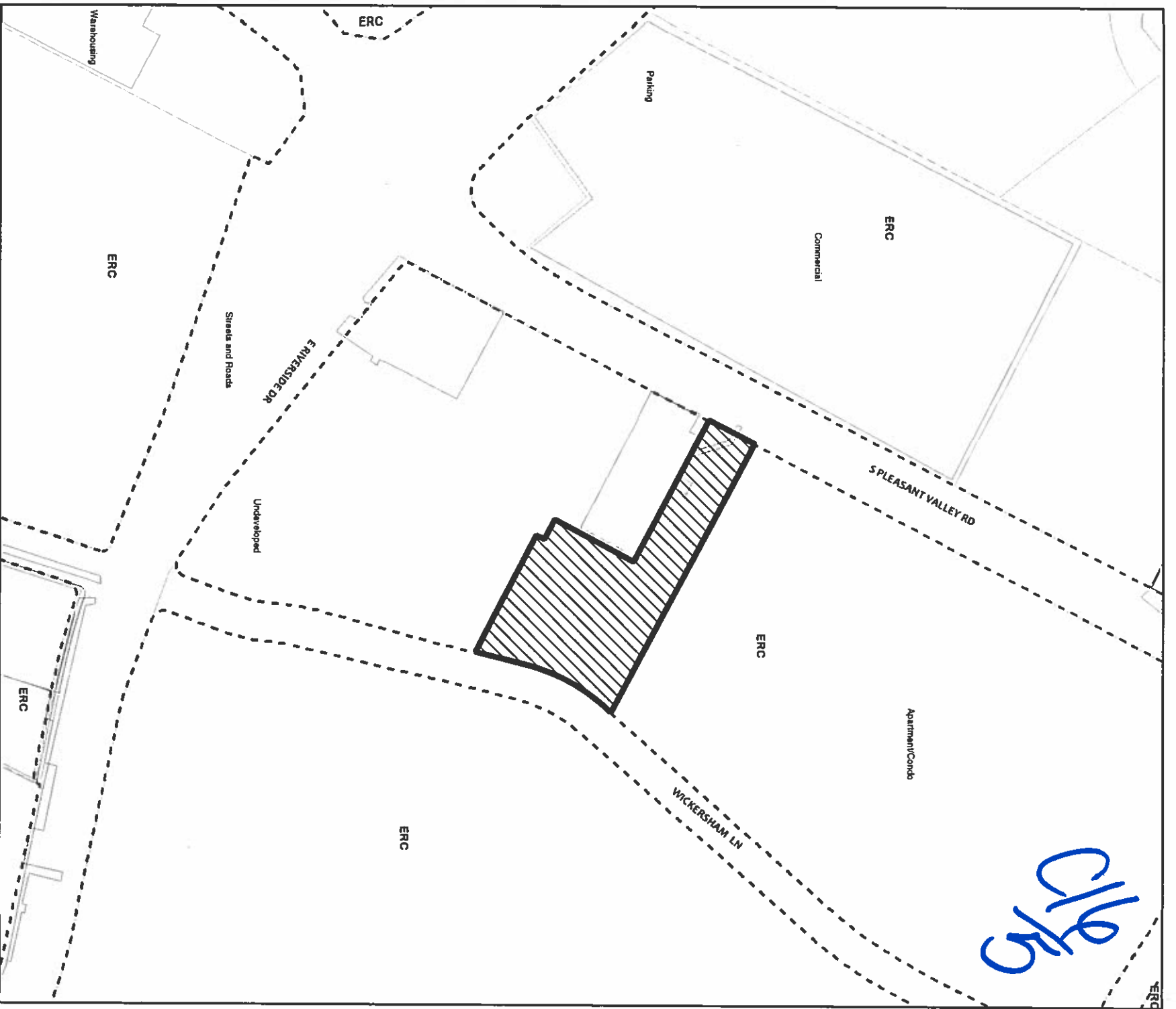
The subject property is comprised of 2.72 acres of land and is located at the northeast corner at 1717 S. Pleasant Valley Road. The property is currently zoned ERC and contains a strip center. This proposed conditional use permit would expand the existing liquor store from 900 sf to 2,700 sf. The attached plan shows the existing building and parking with sufficient parking count for the new use. All infrastructure for the proposed use is already in place. There will be no site related construction. The purpose of this conditional use permit is for tenant finish out only.

Should you have any questions or need additional information, please do not hesitate to call me or Ron Thrower at 476-4456.



Sincerely,



Neslie Cook



SITE PLAN CUP

 **SUBJECT TRACT**
 **ZONING BOUNDARY**
 CASE#: SPC-2014-0528A
 ADDRESS: 1717 S Pleasant Valley Rd Unit 260
 CASE NAME: Twin Liquors Conditional Use Permit
 MANAGER: Rosemary Avila

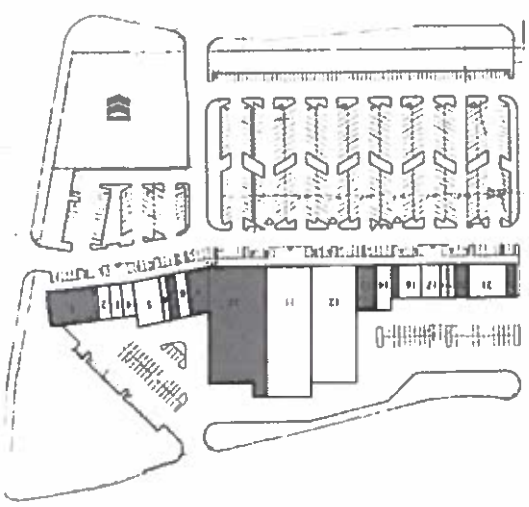


0 125 250

500 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 information relative location of property boundaries.





LINE	DESCRIPTION	AREA (SQ. FT.)
1	Lot 1	12,500
2	Lot 2	12,500
3	Lot 3	12,500
4	Lot 4	12,500
5	Lot 5	12,500
6	Lot 6	12,500
7	Lot 7	12,500
8	Lot 8	12,500
9	Lot 9	12,500
10	Lot 10	12,500
11	Lot 11	12,500
12	Lot 12	12,500
13	Lot 13	12,500
14	Lot 14	12,500
15	Lot 15	12,500
16	Lot 16	12,500
17	Lot 17	12,500
18	Lot 18	12,500
19	Lot 19	12,500
20	Lot 20	12,500
21	Lot 21	12,500
22	Lot 22	12,500
23	Lot 23	12,500
24	Lot 24	12,500
25	Lot 25	12,500
26	Lot 26	12,500
27	Lot 27	12,500
28	Lot 28	12,500
29	Lot 29	12,500
30	Lot 30	12,500
31	Lot 31	12,500
32	Lot 32	12,500
33	Lot 33	12,500
34	Lot 34	12,500
35	Lot 35	12,500
36	Lot 36	12,500
37	Lot 37	12,500
38	Lot 38	12,500
39	Lot 39	12,500
40	Lot 40	12,500
41	Lot 41	12,500
42	Lot 42	12,500
43	Lot 43	12,500
44	Lot 44	12,500
45	Lot 45	12,500
46	Lot 46	12,500
47	Lot 47	12,500
48	Lot 48	12,500
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87	Lot 87	12,500
88	Lot 88	12,500
89	Lot 89	12,500
90	Lot 90	12,500
91	Lot 91	12,500
92	Lot 92	12,500
93	Lot 93	12,500
94	Lot 94	12,500
95	Lot 95	12,500
96	Lot 96	12,500
97	Lot 97	12,500
98	Lot 98	12,500
99	Lot 99	12,500
100	Lot 100	12,500

TOTAL
 12,500
 100%

PROPOSED LIQUOR SALES (REST.)
 12,500
 100%

EXISTING RESTAURANT (REST.)
 12,500
 100%

EXISTING RESTAURANT (REST.)
 12,500
 100%

EXISTING RESTAURANT (REST.)
 12,500
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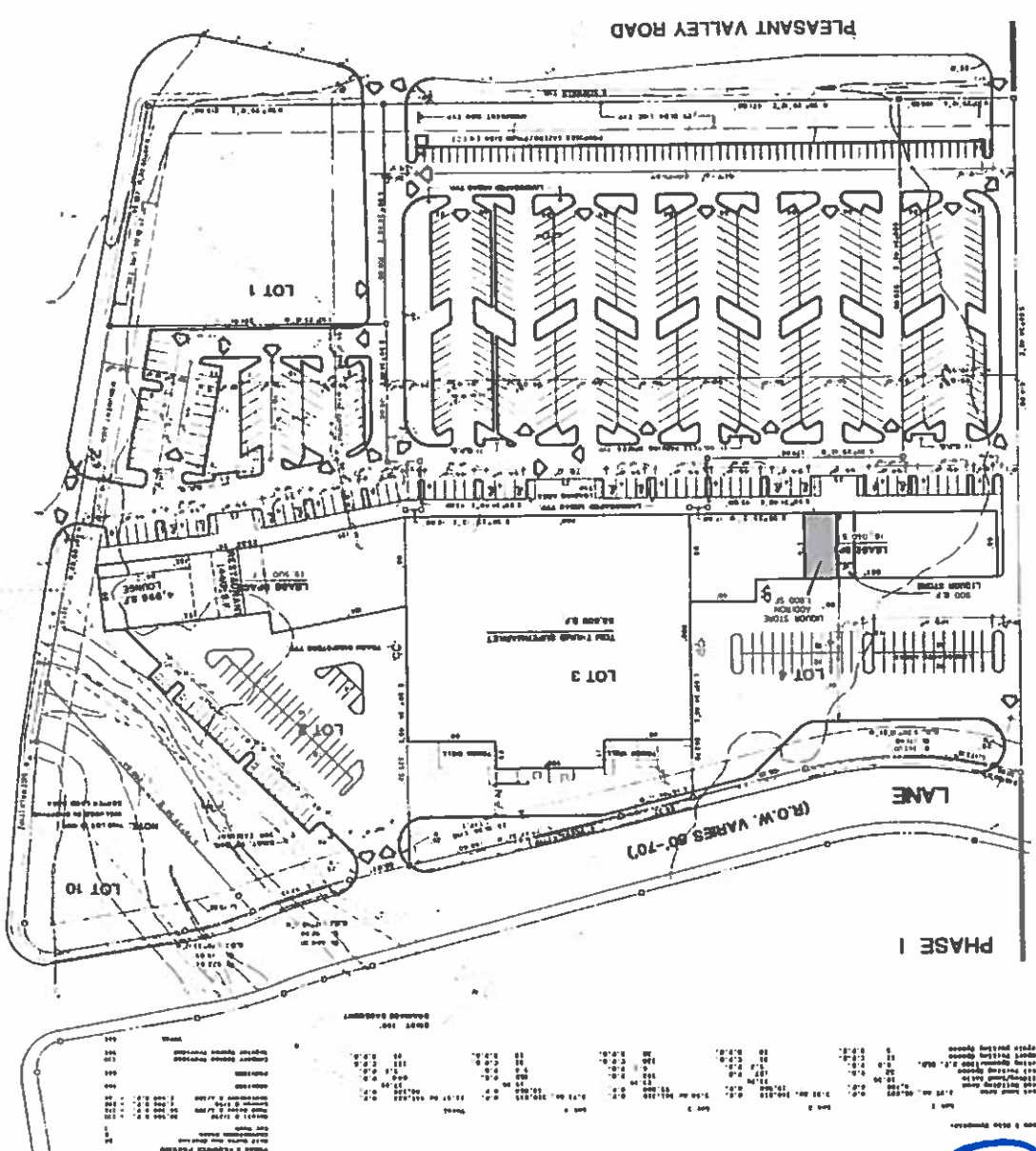
EXISTING RESTAURANT (REST.)
 12,500
 100%

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 12,500
 100%

EXISTING RESTAURANT (REST.)
 12,500
 100%

EXISTING RESTAURANT (REST.)
 12,500
 100%

EAST RIVERSIDE DRIVE (R.O.W. VARIES)



LINE	DESCRIPTION	AREA (SQ. FT.)
1	Lot 1	12,500
2	Lot 2	12,500
3	Lot 3	12,500
4	Lot 4	12,500
5	Lot 5	12,500
6	Lot 6	12,500
7	Lot 7	12,500
8	Lot 8	12,500
9	Lot 9	12,500
10	Lot 10	12,500

THERE IS NO CONSTRUCTION ASSOCIATED WITH THIS SITE PLAN



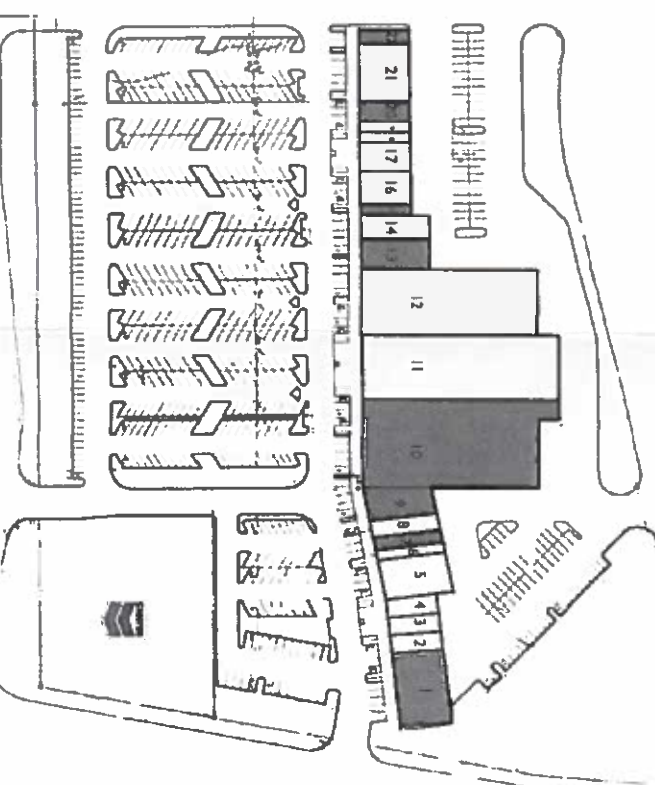
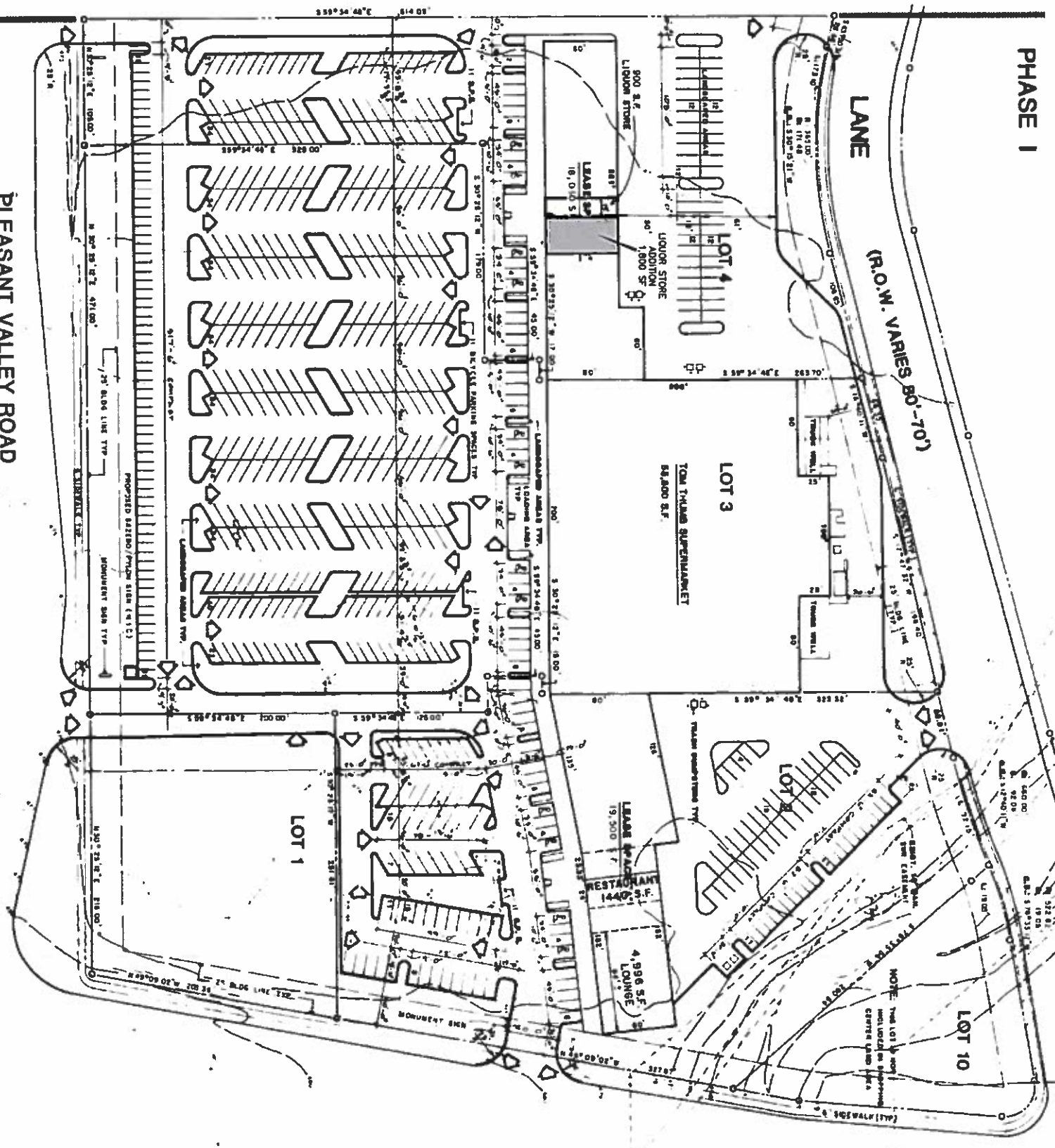
CVE

Phase 1 Site Overview

Lot #	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
Lot 1	1,177	45,883	517	1,133	19,815	817	518	241,212	817
Lot 2	1,177	45,883	517	1,133	19,815	817	518	241,212	817
Lot 3	1,177	45,883	517	1,133	19,815	817	518	241,212	817
Lot 4	1,177	45,883	517	1,133	19,815	817	518	241,212	817
Lot 5	1,177	45,883	517	1,133	19,815	817	518	241,212	817
Lot 6	1,177	45,883	517	1,133	19,815	817	518	241,212	817
Lot 7	1,177	45,883	517	1,133	19,815	817	518	241,212	817
Lot 8	1,177	45,883	517	1,133	19,815	817	518	241,212	817
Lot 9	1,177	45,883	517	1,133	19,815	817	518	241,212	817
Lot 10	1,177	45,883	517	1,133	19,815	817	518	241,212	817

PHASE 1 REQUIRED PARKING

Use	S.F.	Ratio	Parks
PROPOSED LIQUOR SALES (RETAIL)	1,800	1/276	7
EXISTING LIQUOR SALES (RETAIL)	900	1/276	3
EXISTING RESTAURANT	64,247	1/276	208
EXISTING RESTAURANT (2,500)	2,500	1/100	25
EXISTING RESTAURANT (2,500)	4,250	1/75	57
TOTAL	84,157		297



Unit	Tenant	SF
1	Vicent	5,900
2	EZ Fryer Fryer Loans	1,240
3	Cricket Winches	1,940
4	Agencies	1,900
5	Executive Smiles	3,207
6	Shelley	1,150
7	Huber Casper's Pizza	1,218
8	Vicent	1,800
9	Vicent	1,854
10	Vicent	2,224
11	Goodwill	13,742
12	Flour Tortillas	19,900
13	Vicent	2,100
14	Sally Beauty	1,900
15	Vicent	1,200
16	Quarterm to Tem	1,800
17	Quarterm to Tem	1,800
18	Quarterm to Tem	900
19	Nash by The	1,370
20	Nash by The	900
21	El Palo Leo	4,320
22	Vicent	1,200

REQUIRED PARKING

USE	S.F.	RATIO	PARKS
PROPOSED LIQUOR SALES (RETAIL)	1,800	1/276	7
EXISTING LIQUOR SALES (RETAIL)	900	1/276	3
EXISTING RESTAURANT	64,247	1/276	208
EXISTING RESTAURANT (2,500)	2,500	1/100	25
EXISTING RESTAURANT (2,500)	4,250	1/75	57
TOTAL	84,157		297

PROPOSED PARKING
STANDARD SPACES 132
COMPACT SPACES 100
HANDICAP SPACES 12

TOTAL 244 SPACES

THERE IS NO CONSTRUCTION ASSOCIATED WITH THIS SITE PLAN



DL/A

Thruer Design
P.O. BOX 41857 • AUSTIN, TEXAS 78704 • (512) 478-4466
LAND PLANNERS

TWIN LIQUORS PLEASANT VALLEY
CONDITIONAL USE PERMIT
1717 S. PLEASANT VALLEY ROAD
AUSTIN, TEXAS 78741

SITE PLAN

SHEET NO. 2 of 2

SPC-2014-0528A

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NO.	DATE	DESCRIPTION