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

CASE NUMBER: SPC-2015-0162AS

PC DATE: 08/11/2015

PROJECT NAME: The Catherine

ADDRESS OF APPLICATION: 214 Barton Springs Road

AREA: 2,720 square feet (footprint of cocktail lounge)

APPLICANT/ SLR Residential at Barton Springs LLC (214) 922-1146
3102 Oak Lawn Avenue, Suite 800
Dallas, TX 75219

AGENT: Land Use Solutions (Michel Hausmann) (512) 212-4114
1717 W. 6th Street
Austin, TX 78703

CASE MANAGER: Nikki Hoelter Phone: (512) 974-2863
nikki.hoelter@austintexas.gov

PROPOSED USE: Cocktail Lounge
EXISTING ZONING: CS-1-V-NP and L-V-NP
NEIGHBORHOOD PLAN: Downtown

PROPOSED DEVELOPMENT: The applicant is requesting a conditional use permit for a 2,720 square foot cocktail lounge on the 19th floor within a multi-family high rise building. The building is under construction, and near completion. The hours of operation are planned for Monday through Sunday 5pm to 9pm. No additional construction will occur with this permit.

SUMMARY STAFF RECOMMENDATION: The site plan will comply with all requirements of the Land Development Code prior to its release.

PROJECT INFORMATION

GROSS SITE AREA	2,720 sf (cocktail lounge) 2.83 acres (gross site area)
EXISTING ZONING	CS-1-V-NP
WATERSHED	Lady Bird Lake
WATERSHED ORDINANCE	Current Code
TRAFFIC IMPACT ANALYSIS	Not applicable
CAPITOL VIEW CORRIDOR	Not applicable
PROPOSED ACCESS	Barton Springs Rd. and S. 1 st Street
Proposed Impervious Cover	2.32 acres/ 81%
Proposed Building Coverage	55,895 sf / 45.2%
Height	19 stories, 199.5 ft
Parking required: 629 spaces	Parking proposed: 636 spaces

C19
2

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	CS-1-V-NP, L-V-NP	Multifamily building - 19 stories
<i>North</i>	PUD-NP	Hotel, Lady Bird Lake
<i>South</i>	CS-1-V-NP	Restaurant
<i>East</i>	PUD-NP	Hotel, Office building
<i>West</i>	P-NP	Auditorium Shores

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff evaluation 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. CS-1 is specific to permitting a cocktail lounge.
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: The conditional use permit will only serve the residents; additional parking or access will not be affected or required. Construction will not occur with this permit.
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 the listed 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. The site is located in the Downtown Neighborhood Plan.

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 prior to its release. This proposed site plan would appear to not more adversely affect an adjoining site than would a permitted use.

C19
/3

2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: The cocktail lounge will be located on the 19th floor and not having direct access to the right of way, therefore will not affect pedestrian or vehicular circulation.
3. **Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: The applicant has agreed that additional signage marketing the cocktail lounge will not be erected or mounted to be visible from the street. A note has been provided on the coversheet.

COMMISSION ACTION:

The Commission may either; approve, approve with conditions or deny the conditional use site plan permit.

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 and 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.

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting a conditional use permit for a cocktail lounge within an existing building. The cocktail lounge will only serve residents, of the building. The applicant is labeling it a "private" cocktail lounge; however the Land Development Code doesn't differentiate between a private or public cocktail lounge.

The parking requirement increases for this type of use, however additional parking will not be provided. The applicant has agreed to provide a note on the coversheet which states the cocktail lounge is for residents only and marketing or signage is prohibited on the outside of the building. The use will serve only residents therefore not increasing the parking or traffic.

The site plan for the overall project was approved in 2005, for a 300 unit multifamily development with a parking garage. It's currently under construction. Once approved, a correction will be done to the 2005 site plan to reference the conditional use site plan permit.

The site plan will comply with all requirements of the Land Development Code prior to its release.

C19
4

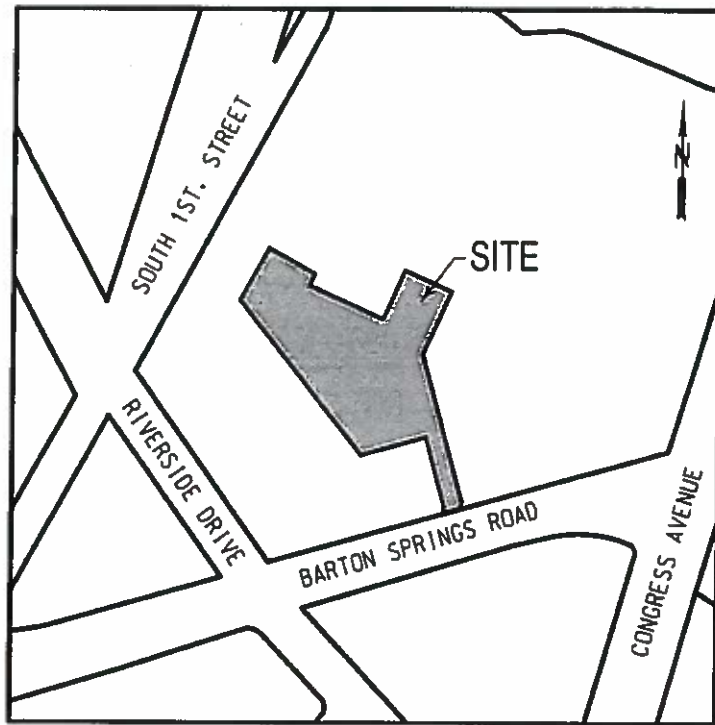
NEIGHBORHOOD ORGANIZATIONS:

- Neighborhood Council
- Waterfront Planning Advisory Board
- Austin Heritage Tree Foundation
- South Central Coalition
- Bouldin Creek Neighborhood Planning Team
- Austin Independent School District
- Austin Neighborhoods Council
- Bike Austin
- Austin Trail Foundation
- Friends of the Emma Barrientos MACC
- Real Estate Council of Austin, Inc
- SEL Texas
- Sierra Club, Austin Regional Group

214 BARTON SPRINGS ROAD

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5

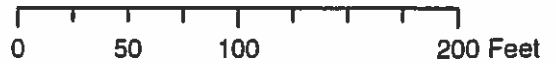
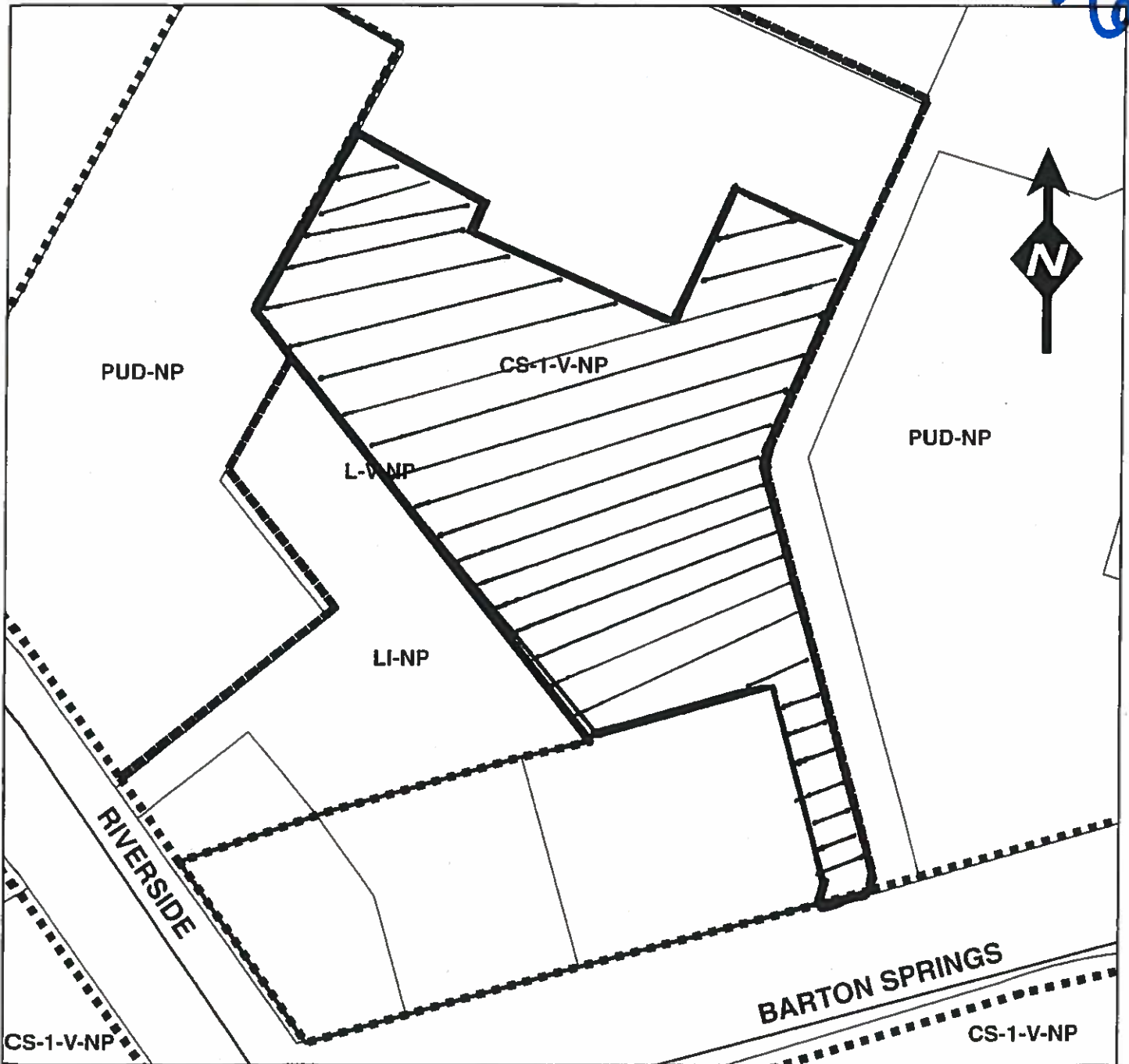
VICINITY MAP (NTS)






TOWN LAKE WATERSHED
URBAN WATERSHED

SITE PLAN CONDITIONAL USE PERMIT

C19
26



Legend

-  Site Plan Case
-  EXTERNAL.tcad_parcel
-  Zoning
-  Street Address Centerline

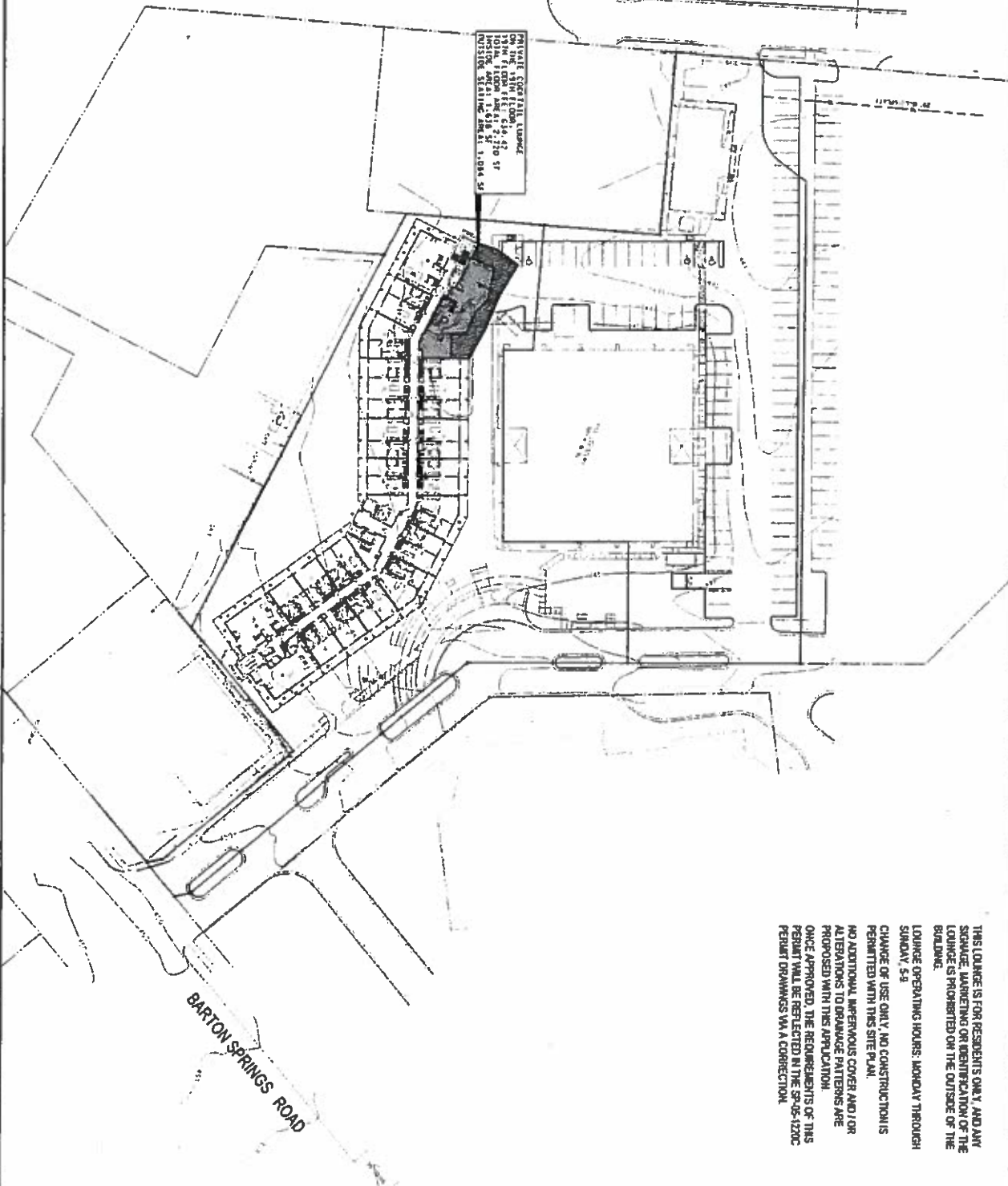
THE CATHERINE
CASE NO.: SPC-2015-0162AS
ADDRESS: 214 BARTON SPRINGS ROAD
CASE MANAGER: NIKKI HOELTER



C19
A18

SOUTH 1ST STREET

PRIVATE COOPERATIVE, LUNDAKE
 1818 W. LINDA ST. #101
 HOUSTON, TEXAS 77058
 PHONE: 713.462.2720
 OUTSIDE SEATING AREA: 1,084 SF



THIS LOUNGE IS FOR RESIDENTS ONLY, AND ANY
 SIGNAGE, MARKETING OR IDENTIFICATION OF THE
 LOUNGE IS PROHIBITED ON THE OUTSIDE OF THE
 BUILDING.
 LOUNGE OPERATING HOURS: MONDAY THROUGH
 SUNDAY, 5-9
 CHANGE OF USE ONLY AND CONSTRUCTION IS
 PERMITTED WITH THIS SITE PLAN.
 NO ADDITIONAL IMPERVIOUS COVER AND/OR
 ALTERATIONS TO DRAINAGE PATTERNS ARE
 PROPOSED WITH THIS APPLICATION.
 ONCE APPROVED, THE REQUIREMENTS OF THIS
 PERMIT WILL BE REFLECTED IN THE SP-05-1200C
 PERMIT DRAWINGS VIA A CORRECTION.

BARTON SPRINGS ROAD

<p>SP1 SHEET 2 OF 3 SHEETS 200 001 00-013</p>		<p>THE CATHERINE - 214 BARTON SPRINGS RD AUSTIN, TEXAS</p>	<p>CONDICIONAL USE PERMIT</p>
<p>DATE: 08/11/2015 TIME: 10:00 AM PROJECT: THE CATHERINE SHEET: 2 OF 3 DRAWN: JMS/ELC CHECKED: JMS</p>	<p>ARCHITECT: ROCK PARTNERS 915 CONGRESS AVE AUSTIN, TX 78701 TEL: 512.478.0000 FAX: 512.478.0000</p>	<p>DESIGNER: UDG 10000 N. MOORE AVE SUITE 100 DALLAS, TX 75243 TEL: 214.416.1000 FAX: 214.416.1000</p>	<p>UDG JOB NO. 08-373-013</p>

