

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



CASE NUMBER: SPC-2015-0135A **PLANNING COMMISSION DATE:** 09/08/2015

PROJECT NAME: Detour Bar & Grill

PROPOSED USE: Cocktail lounge

ADDRESS OF APPLICATION: 6705 W US 290 Highway

AREA: 3,457 square feet, part of 5.80-acre tract

APPLICANT: Michael Sanchez
Detour Bar & Grill
6705 W US 290 Highway
Austin, TX 78735
(512) 496-6837

AGENT: Erin Welch
Land Strategies, Inc.
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

EXISTING ZONING: CS-1-MU- CO. The applicant is requesting a conditional use permit for a cocktail lounge expansion within an existing retail strip center.

PROPOSED DEVELOPMENT:

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

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit. The site plan will comply with all requirements of the Land Development Code prior to its release.

PREVIOUS PLANNING COMMISSION ACTION:

AREA STUDY: Oak Hill Combined

WATERSHED: Williamson Creek (Barton Springs Zone)

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive watershed ordinance

CAPITOL VIEW: Not in View Corridor

T.I.A.: Not Required

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PROJECT INFORMATION:

ZONING: CS-1-NP
MAX. BLDG. COVERAGE: 95%
MAX. IMPERV. CVRG.: 95%
MAX HEIGHT: 60'

COCKTAIL LOUNGE AREA: 3,457 sq ft
EXISTING BLDG. CVRG: 43,602 sf (17%)
EXISTING IMP. CVRG: 156,978 sf (62%)
PROPOSED HEIGHT: NA – existing single-story building
PROVIDED PARKING: 239 (approved 1983)
PROPOSED USE: Cocktail lounge

REQUIRED PARKING: 256 (current code)
EXIST. USE: Cocktail lounge

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting a Conditional Use Permit to allow the expansion of an existing 1,483-sq. ft. cocktail lounge to 3,457 sq. ft. The cocktail lounge is located in an existing strip retail center which was approved and built in 1983. Detour Bar & Grill has been at its location since 2004. The site plan will comply with all requirements of the Land Development Code prior to its release. Staff recommends approval of the conditional use permit and variance request.

Environmental: The site is in the Williamson Creek Creek watershed, which is within the Barton Springs 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 William Cannon Drive and Highway 290. All parking is existing and provided onsite.

SURROUNDING CONDITIONS: Zoning/ Land use

North: CS-1-NP/GR-NP, then Highway 290 (Commercial retail)
East: GR-CO-NP and P-CO-NP (Cemetery and parking)
South: LR-NP and SF-3-NP (Office and single-family)
West: SF-3-NP (Single-family)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Highway 290	105'	60'	State/US Highway
William Cannon Dr	50'	115'	Major arterial

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
Austin Independent School District
Aviara HOA
Circle C Neighborhood Association
City of Rollingwood
Estates of Loma Vista HOA
Oak Hill Association of Neighborhoods
Oak Hill Trails Association
Real Estate Council of Austin, Inc
Save Barton Creek Assn
Save Our Springs Alliance
SEL Texas
Sierra Club, Austin Regional Group

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CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

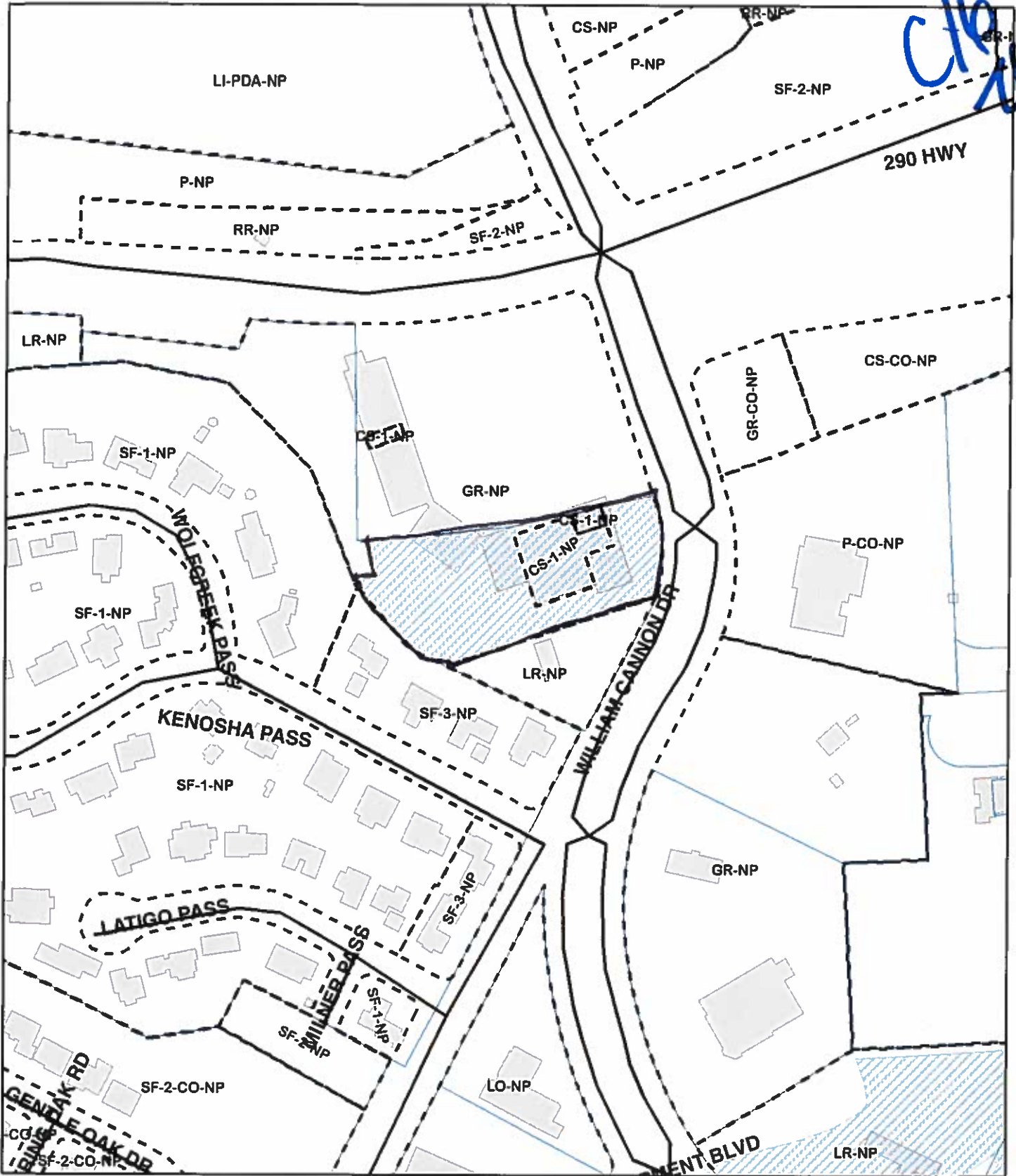
The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements 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 compatible with the abutting sites.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading has 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 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.

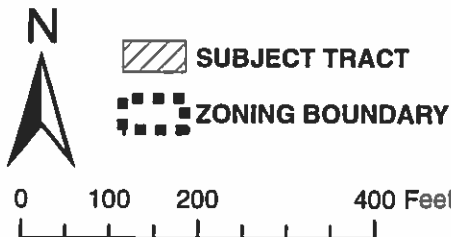
A Conditional Use Site Plan May Not:

1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The use is part of a commercial retail strip center and will have a similar effect as other permitted uses within the center.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: Safety and convenience of vehicular and pedestrian circulation will not be adversely impacted.
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

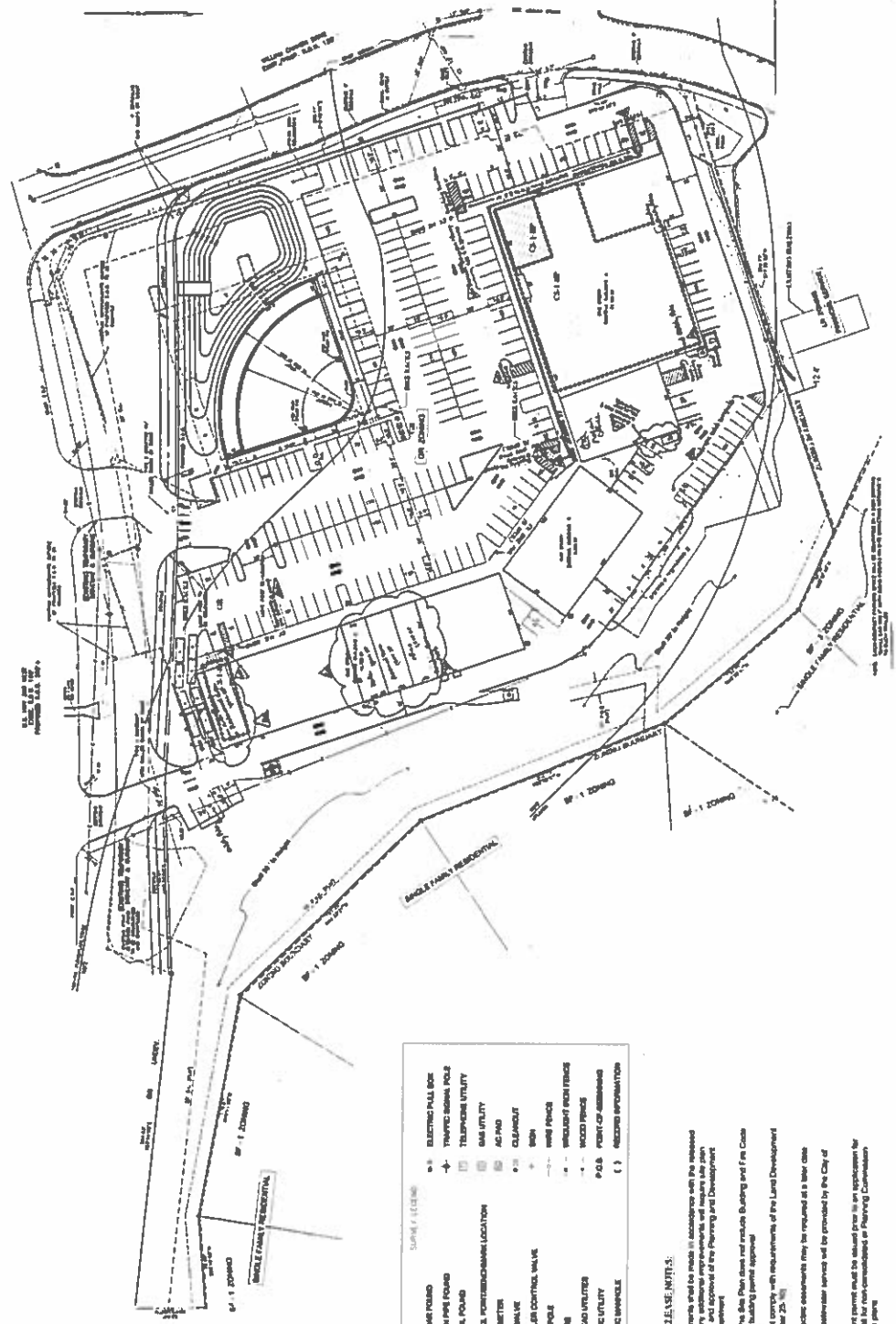
CASE#: SPC-2015-0135A
 ADDRESS: 6705 W US 290 Hwy
 CASE NAME: Detour Bar & Grill
 MANAGER: Christine Barton-Holmes



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: Christine Barton-Holmes



SYMBOLS

○	1" RT. RADIUS ROUND	○	ELECTRIC PULL BOX
○	4" RT. RADIUS ROUND	○	TRANSFORMER POLE
○	6" RT. RADIUS ROUND	○	TELEPHONE UTILITY
○	8" RT. RADIUS ROUND	○	GAS UTILITY
○	12" RT. RADIUS ROUND	○	AC RIG
○	CONTROL POINT/CHAMBER LOCATION	○	CL. RIG
○	WATER METER	○	CL. RIG
○	WATER VALVE	○	WATER PUMP
○	SPRINKLER CONTROL VALVE	○	WIND BREAK
○	UTILITY POLE	○	WOOD FENCE
○	OUT FLOW	○	WOOD FENCE
○	OVERHEAD UTILITIES	○	POST OR SIGN
○	ELECTRIC UTILITY	○	ACCESSORIAL
○	ELECTRIC SERVICE	○	ACCESSORIAL

SITE PLAN RELEASE NOTES:

- All improvements shall be made in accordance with the released site plan. Any additional improvements will require site plan amendments and approval of the Planning and Development Review Department.
- Approval of this Site Plan does not include Building and Fire Code approval (see building permit approval).
- All signs must comply with requirements of the Land Development Code (Chapter 25.04).
- Accessory structure setbacks may be required as a later date.
- Water and wastewater services will be provided by the City of Austin.
- Approved permits must be obtained prior to an application for a building permit (requirements of Planning Department approved site plan).

Site Plan Legend

- EXISTING DETOUR BAR & GRILL
- BIKE RACK
- ADA Accessible Route
- CS-1 ZONING BOUNDARY
- ZONING BOUNDARY



20200105
 I, the undersigned, do hereby certify that I am a duly licensed Professional Engineer in the State of Texas, License No. 10000, and that I am the author of the above site plan, and that the same was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Texas, License No. 10000, and that I am the author of the above site plan, and that the same was prepared by me or under my direct supervision.

SITE PLAN RELEASE

DATE: 10/10/10
 PROJECT: DETOUR BAR & GRILL
 SHEET: 2 OF 2
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

This Plan Release is subject to the terms and conditions of the Land Development Code (Chapter 25.04) and the City of Austin's Comprehensive Zoning Ordinance (Chapter 21C.01). This Plan Release is not a contract and does not constitute a representation or warranty of any kind. The City of Austin is not responsible for any errors or omissions in this Plan Release.

2015-01135A

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GENERAL NOTES AND ORDINANCE REQUIREMENTS

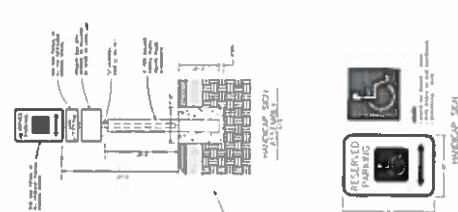
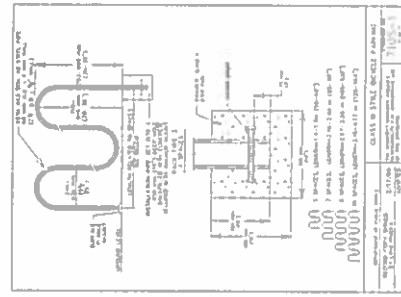
1. All improvements shall be made in accordance with the Planning Site Plan. Any additional improvements shall require a site plan amendment and approval from the Planning and Development Review Department.
2. All improvements shall be made in accordance with the City of Austin's Comprehensive Ordinance Code, including all applicable codes, rules, regulations, and ordinances.
3. All improvements shall be made in accordance with the City of Austin's Comprehensive Ordinance Code, including all applicable codes, rules, regulations, and ordinances.
4. The owner is responsible for all costs of relocation of, or change to, utilities.
5. All construction shall be in accordance with the City of Austin's Comprehensive Ordinance Code, including all applicable codes, rules, regulations, and ordinances.
6. All construction shall be in accordance with the City of Austin's Comprehensive Ordinance Code, including all applicable codes, rules, regulations, and ordinances.
7. Water and wastewater services 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 approval of concrete pavement prior to construction as per its weathering surface.
2. Hydrants must be installed with the center of the hydrant opening at least 18 inches above finished grade.
3. The four-inch opening must be on the driveway or street, with three to six feet setbacks from the curbline.
4. Hydrants shall be installed within three feet of any hydrant and the four-inch opening must be totally unobstructed.
5. **TRUCKING INSTALLATION:** When the production building is installed by the developer, such building shall include all truck access roads which shall be installed and marked immediately prior to and during the construction of the building.
6. The street may be modified or widened.
7. All construction shall be in accordance with the City of Austin's Comprehensive Ordinance Code, including all applicable codes, rules, regulations, and ordinances.
8. Commercial dumpsters and containers with an individual capacity of 15 cubic yards in gross shall not be stored to exceed 10 feet of clearing, continuous walls, or combustible above them.
9. Fire lanes designated in the site plan shall be kept open with City of Austin Fire Marshal's office and approved for this approval.
10. Vertical clearance required for fire apparatus is 17 feet 6 inches for full width of access drive.

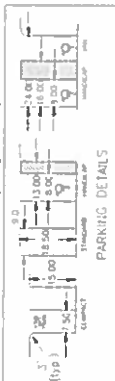
AMERICANS WITH DISABILITIES ACT

- The City of Austin has reviewed this plan for compliance with City development regulations, rules, and ordinances. The applicant, primary owner, and contractor are responsible for determining whether the plan complies with all other laws, regulations, and ordinances which may be applicable to the property and its use.
- ACCESSIBILITY NOTES:**
1. Slopes on accessible routes may not exceed 1:20 unless designed as a ramp (216.4.4.1).
 2. Accessible routes must have a cross slope no greater than 1:50 (216.4.4.3).
 3. The maximum height for a handrail is 42 inches (216.4.4.2).
 4. Ground surfaces along accessible routes must be stable, firm, and slip resistant.



TRANSPORTATION NOTES:

1. All accessible parking spaces shall be identified by a sign, centered at the head of the parking space. Sign to include International Symbol of Accessibility and space RESERVED or equivalent language that sheet 8 of 17 is clearly visible.
2. Compact parking spaces must be identified by a sign stating "small car only".
3. Each parking space shall have a vertical clearance as specified in the Building Code (minimum 7 feet).
4. Shared parking spaces shall be provided at the end of parking bays and all non-compact spaces unless otherwise noted.
5. All parking areas are designed for two-way traffic unless otherwise noted.
6. Vehicle turning and stopping outside of business hours after 8pm and before 6am.



Tenant	Land Use Type	Building Area (SF)	Parking Ratio	Parking Required
Postal Annex	Consumer Convenience Services	1,625	1:275	6
Jack Brown Cleaners	Personal Services	1,510	1:275	5
Detour Bar & Grill (existing)	Cocktail Lounge	1,483	1:100	15
Texas Home & Foods	General Retail Sales (Convenience)	1,974	1:50	39
O'Reilly Auto Parts	General Retail Sales (Convenience)	4,180	1:275	15
HealthScripts	General Retail Sales (Convenience)	2,799	1:275	28
Cross Fit	Personal Improvement Services	2,180	1:275	8
Painting w/ a Twist	Personal Improvement Services	2,123	1:275	8
Via 313	Restaurant	1,768	1:275	6
Well Body Spa	Personal Improvement Services	2,788	1:75	37
Drip City	General Retail Sales (Convenience)	3,440	1:275	5
Hertz Rental Car	General Retail Sales (Convenience)	1,222	1:275	4
Dixie Nails	Automotive Retail	1,145	1:275	4
Sweet Treats	Personal Services	1,221	1:275	4
Chick's Noodle	Food Sales	3,619	1:275	13
Cur to Shoot Salon	Restaurant	2,447	1:100	24
Subway	Personal Services	998	1:275	4
Jurcend	Restaurant	3,215	1:100	12
Vacant	Restaurant	3,423	1:100	14
	General Retail Sales	3,442	1:275	5
	Total Square Footage	43,602	Current Code Parking	256
			Shared Parking Total	273*

* Refer to Shared Parking Evaluation note on Sheet 1 of 4, On-Site Shared Parking Site Plan, Oak Hill Shopping Centre, C14-45-094(R3).

Existing Parking Summary

Regular	169 spaces
Parallel	5 spaces
Compact	58 spaces
Handicap	7 spaces
Total	299 spaces
Bicycle	5 spaces

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SITE PLAN RELEASE

FOR RECORD
 FOR REVIEW
 FOR APPROVAL
 FOR RECORD

DATE: _____
 BY: _____
 TITLE: _____

APPROVED FOR THE CITY OF AUSTIN:

 TITLE: _____

APPROVED FOR THE DEVELOPER:

 TITLE: _____

APPROVED FOR THE ARCHITECT:

 TITLE: _____

APPROVED FOR THE ENGINEER:

 TITLE: _____

APPROVED FOR THE LAND SURVEYOR:

 TITLE: _____

APPROVED FOR THE PLANNING COMMISSION:

 TITLE: _____

APPROVED FOR THE CITY COUNCIL:

 TITLE: _____

APPROVED FOR THE CITY MANAGER:

 TITLE: _____

CASE NUMBER: SMP-201-011554