

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

CASE NUMBER: SPC-2015-0424A**PLANNING COMMISSION DATE:** February 9, 2016**PROJECT NAME:** Enterprise**PROPOSED USE:** Automotive Rentals**ADDRESS:** 816 Colorado Street**DISTRICT:** 9**AREA:** 0.27 acres**APPLICANT:** 900 Congress I Ltd Investment Prop Mgmt
(Randy Wright) 512-577-9955
900 Congress Ave, Ste L110
Austin, TX 78701**AGENT:** Site Specifics (John Hussey) 512-472-5252
700 N Lamar Blvd, Ste 200A
Austin, TX 78703**CASE MANAGER:** Scott Grantham , 512-974-2942
Scott.grantham@austintexas.gov**EXISTING ZONING:** CBD, Automotive rentals is a conditional use in CBD

PROPOSED DEVELOPMENT: The applicant is requesting a conditional use permit (CUP) for automotive rentals (ground floor only) in CBD zoning. There is no construction proposed with this site plan.

STAFF RECOMMENDATION: Staff recommends approval of the conditional use permit. The site plan complies with all requirements of the Land Development Code.

WATERSHED: Lady Bird Lake**WATERSHED ORDINANCE:** Current/ Comprehensive watershed ordinance**C.I.P. STATUS:** NA**T.I.A.:** NA**CAPITOL VIEW:** NA**PROJECT INFORMATION****EXIST. ZONING:** CBD**ALLOWED F.A.R.:** 8:1**MAX. BLDG. COVERAGE:** 100%**MAX. IMPERVIOUS CVRG:** 100%**REQUIRED PARKING:** 15**PROPOSED ACCESS:** W. 9th Street, Colorado Street**PROPOSED F.A.R.:** NA**PROPOSED BLDG. CVRG:** NA**PROPOSED IMPERVIOUS CVRG:** NA**PROVIDED PARKING:** 15

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The proposed automotive rentals use is a conditional use in a CBD zoning district. The property is currently developed as a 9-story parking garage with a drive-thru bank on the first floor. The CUP is requested for the first floor only. There is no construction proposed with this site plan.

Environmental: The site is located in the Lady Bird Lake Watershed.

Transportation: The site is providing 15 parking spaces. Existing vehicular access is from W. 9th Street (entry) and Colorado Street (exit).

SURROUNDING CONDITIONS:**Zoning/ Land Use**

North: W. 9th Street then CBD (Parking)

East: Colorado Street, then CBD (Office)

South: (CBD) Government Services

West: (CBD) Office

NEIGHBORHOOD ORGNIZATIONS:

Friends of Austin Neighborhoods

Bike Austin

Downtown Austin Alliance

Austin Heritage Tree Foundation

Downtown Austin Neighborhood Assn. (DANA)

Austin Neighborhoods Council

City Of Austin Downtown Commission

Central Austin Community Development

Preservation Austin

Friends of the Emma Barrientos MACC

West Downtown Alliance, Inc.

Existing Street Characteristics:

Name	ROW	Pavement	Classification
W. 9 th Street	80'	60'	Collector
Colorado Street	80'	50'	Major Arterial

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

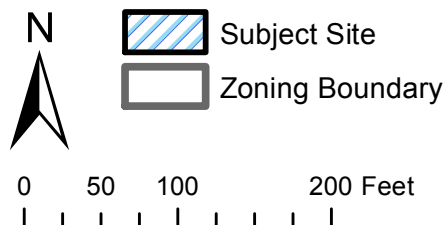
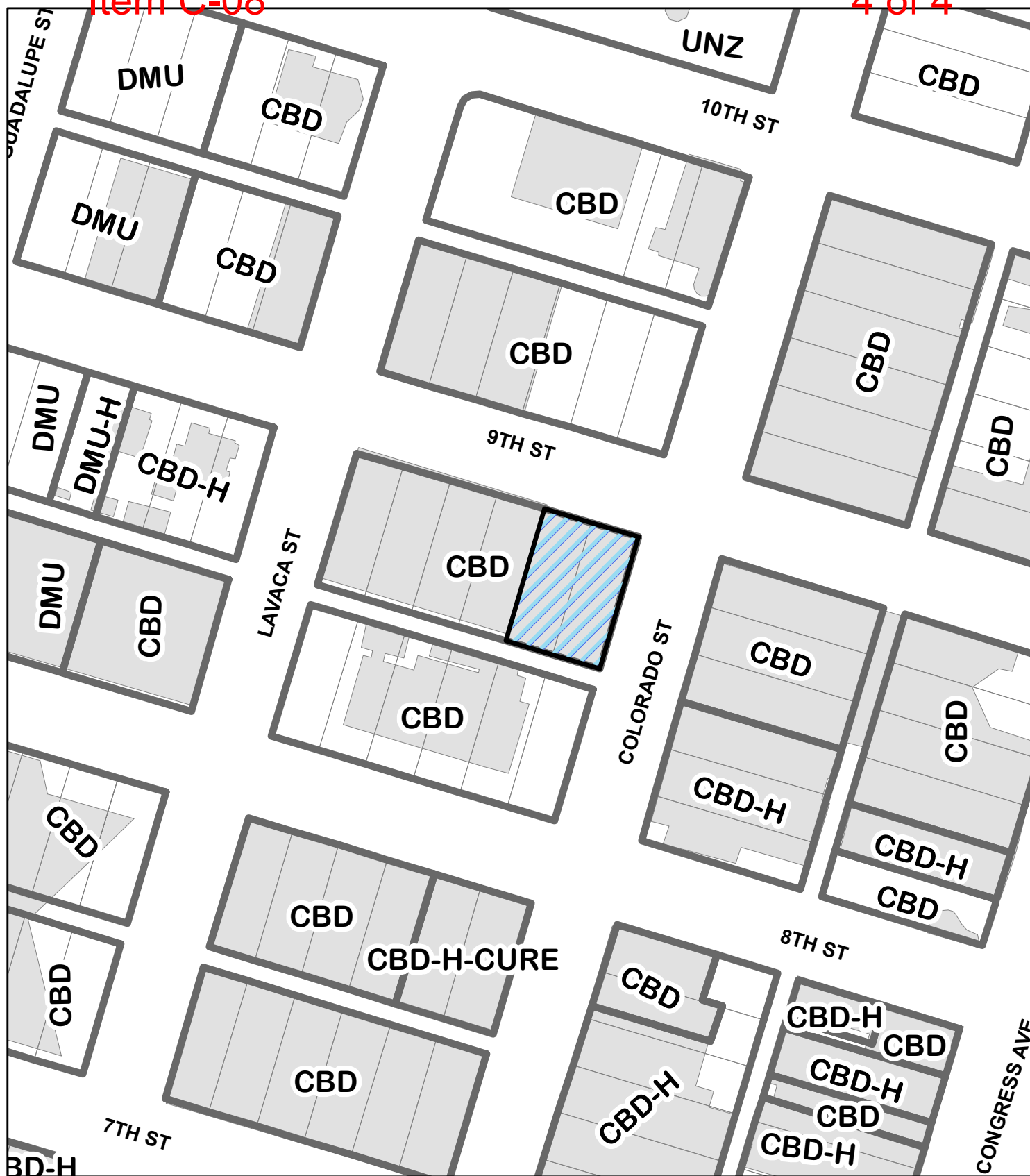
The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: “The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements 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 districts and overlays.
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 in all of these cases.
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 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 site plan will conform with all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site than would a permitted use.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: Access is limited into the site, and surrounding vehicular circulation in the area of the project is not anticipated to have any detriment to safety or convenience.
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.



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 Case Manager: Scott Grantham

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