

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

CASE NUMBER: SPC-2015-0403A **PLANNING COMMISSION DATE:** 03/22/2016

PROJECT NAME: Detour Domain Bar & Grill

PROPOSED USE: Cocktail lounge

ADDRESS OF APPLICATION: 11101 Burnet Road

AREA: 3,742 square feet, part of 7.812-acre tract

APPLICANT: Michael Sanchez
MGM Affair LLC
Domain Detour
11101 Burnet Rd
Austin, TX 78758

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: NBG-NP. The applicant is requesting a conditional use permit for a cocktail lounge expansion within an existing retail strip center. Cocktail lounges are a conditional use in the Transit-Oriented District subdistrict of the North Burnet Gateway Regulating Plan per the NBG Zoning District Land Use Table.

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: SPC-2009-0239A for the initial cocktail lounge – approved 8-0 on December 8, 2009.

AREA STUDY: North Burnet/Gateway

WATERSHED: Walnut Creek (Suburban)

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive watershed ordinance

CAPITOL VIEW: Not in View Corridor

T.I.A.: Not Required

PROJECT INFORMATION:**ZONING:** NBG-NP**MAX. BLDG. COVERAGE:** 80%**MAX. IMPERV. CVRG.:** 80%**MAX HEIGHT:** 60'**REQUIRED PARKING:** 133**EXIST. USE:** Cocktail lounge**COCKTAIL LOUNGE AREA:** 3,742sq ft**EXISTING BLDG. CVRG:** 26,881 sf (8%)**EXISTING IMP. CVRG:** 2.514 ac (32%)**PROPOSED HEIGHT:** NA – existing single-story building**PROVIDED PARKING:** 213**PROPOSED 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 1,893-sq. ft. cocktail lounge to 3,742 sq. ft. The cocktail lounge is located in an existing strip retail center which was approved and built in 2006. Detour Bar & Grill has been at its location since 2009. The site plan will comply with all requirements of the Land Development Code prior to its release, and is not in proximity to any uses that would trigger Compatibility, such as single-family residential. Staff recommends approval of the conditional use permit.

Environmental: The site is in the Walnut Creek watershed, which is a Suburban Watershed. There is no increase in impervious coverage and no known Critical Environmental Features are located onsite.

Transportation: Current vehicular access is available from Burnet Road and Kramer Lane. All parking exists and provided onsite.

SURROUNDING CONDITIONS: Zoning/ Land use**North:** NBG-NP (Undeveloped, then hotel)**East:** NBG-NP (Warehousing)**South:** NBG-NP (Retail/Restaurants and warehousing)**West:** MI-PDA (Offices)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Burnet Rd	105'	85'	State/US Highway
Kramer Ln	72'	42'	Local City/County Street

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
 Austin Independent School District
 Austin Neighborhoods Council
 Austin Northwest Association
 Bike Austin
 Friends of Austin Neighborhoods
 Friends of the Emma Barrientos MACC
 Neighborhoods of North Austin/NONA
 North Burnet Gateway Neighborhood Association
 North Growth Corridor Alliance
 SEL Texas
 Sierra Club, Austin Regional Group

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.

PHOTOGRAPHIC MYLAR \$56.00 8-31-99



LEGEND

- 1/2" IRON ROD FOUND
- ▲ NAIL FOUND
- ◎ CONCRETE MONUMENT SET AT IRON PIPE FOUND
- SIDEWALK

LOT 2, BLOCK A
IBM SUBDIVISION EAST
BK. 94, PG. 88

S59°59'50"E 692.39'

N72°08'16"W
120.09'
CALCULATED THE

10' ELECTRIC EASEMENT

BURNET ROAD
(70' R.O.W.)

F.M. HIGHWAY 1325

APPROX. LOC.
ELEC. & TEL. EASY.
N17°01'44"E 502.72'

JAMES ROGERS
SURVEY NO. 19

LOT 1
7.812 ACRES

LOT 2, BLOCK A
8.758 ACRES
CITY OF AUSTIN
VOL. 11595, PG. 65

IBM SUBDIVISION WEST
BK. 94, PG. 88

517°52'10"W 502.79'

10' ELECTRIC EASEMENT

S59°49'08"E 82.18'

BEARING BASIS

S30°00'35"W 69.88'

N59°59'25"W 692.35'

KRAMER LANE (70' R.O.W.)

LOT 8-A BLOCK 'A' LOT 7-A

RESUB. OF LOTS 7, 8, & 9 BLOCK A
LONGHORN BUSINESS PARK NO. 2
BK. 77, PG. 151

LOT 6 BLOCK 'A' LOT 5

LONGHORN BUSINESS PARK NO. 2
BK. 74, PG. 60

GENERAL NOTE:

THE BASIS OF BEARINGS SHOWN HEREON IS THE SOUTHWESTERLY LINE OF THAT 7.815 ACRE TRACT CONVEYED TO HARDAGE HOTELS IV, L.L.C. BY DEED RECORDED IN VOLUME 13115, PAGE 1740 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

HARDAGE SUBDIVISION

DATE: JANUARY, 1999
PREPARED BY:

b Bury+Pittman, Inc.
Consulting Engineers and Surveyors
Austin, Texas Tel 512/328-0011 Fax 512/328-0325
© Copyright 1998, Bury+Pittman, Inc.

Drawn by: DMG Approved by: JTB Project No.: 870-01.20 File: H:\870\01\87001PL.dwg

C8-99-0031.0A

THIS SEAL CERTIFIES THAT THE PLAN IS ACCURATE AND IN GENERAL COMPLIANCE WITH THE COA LAND DEVELOPMENT CODE.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE CONSULTANT WHO PREPARED THEM. IN APPROVING THESE PLANS, THE COA MUST RELY UPON THE ADEQUACY OF THE WORK OF THE CONSULTANT.

THE INTENT OF THIS PLAN IS TO SATISFY CITY OF AUSTIN ORDINANCE REQUIREMENTS ONLY, AND IS NOT TO BE USED FOR BIDDING AND/OR CONSTRUCTION PURPOSES.

SITE PLAN RELEASE

SHEET ____ OF ____

FILE NUMBER: _____ EXPIRATION DATE: _____
CASE MANAGER: _____ APPLICATION DATE: _____
APPROVED ADMINISTRATIVELY ON: _____
APPROVED BY PLANNING COMMISSION ON: _____
APPROVED BY CITY COUNCIL ON: _____

Under Section _____ of Chapter _____ of the Austin City Code.

 Signing For Director, Watershed Protection and Development Review Department

DATE OF RELEASE: _____ ZONING: _____

REV. 1 _____ COR. 1 _____

REV. 2 _____ COR. 2 _____

REV. 3 _____ COR. 3 _____

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OWNER INFORMATION:
 Detour Bar & Grill
 Contact: Michael Sanchez
 6705 Hwy 290, #107
 Austin, TX 78735
 PH: (512) 496-6837

2.12.2016
LSI# 1274.05

PLAT

DETOUR
PROJECT ADDRESS:
111101 Burnet Road
Austin, TX 78758
PLAN TYPE:

1010 LAND CREEK CV.
SUITE 100
AUSTIN, TX 78746
PPH.: (512) 328-6050
FFAX: (512) 328-6172
LSI@LandStrat.COM

1983 - 2015
32
YEARS OF
EXCELLENCE

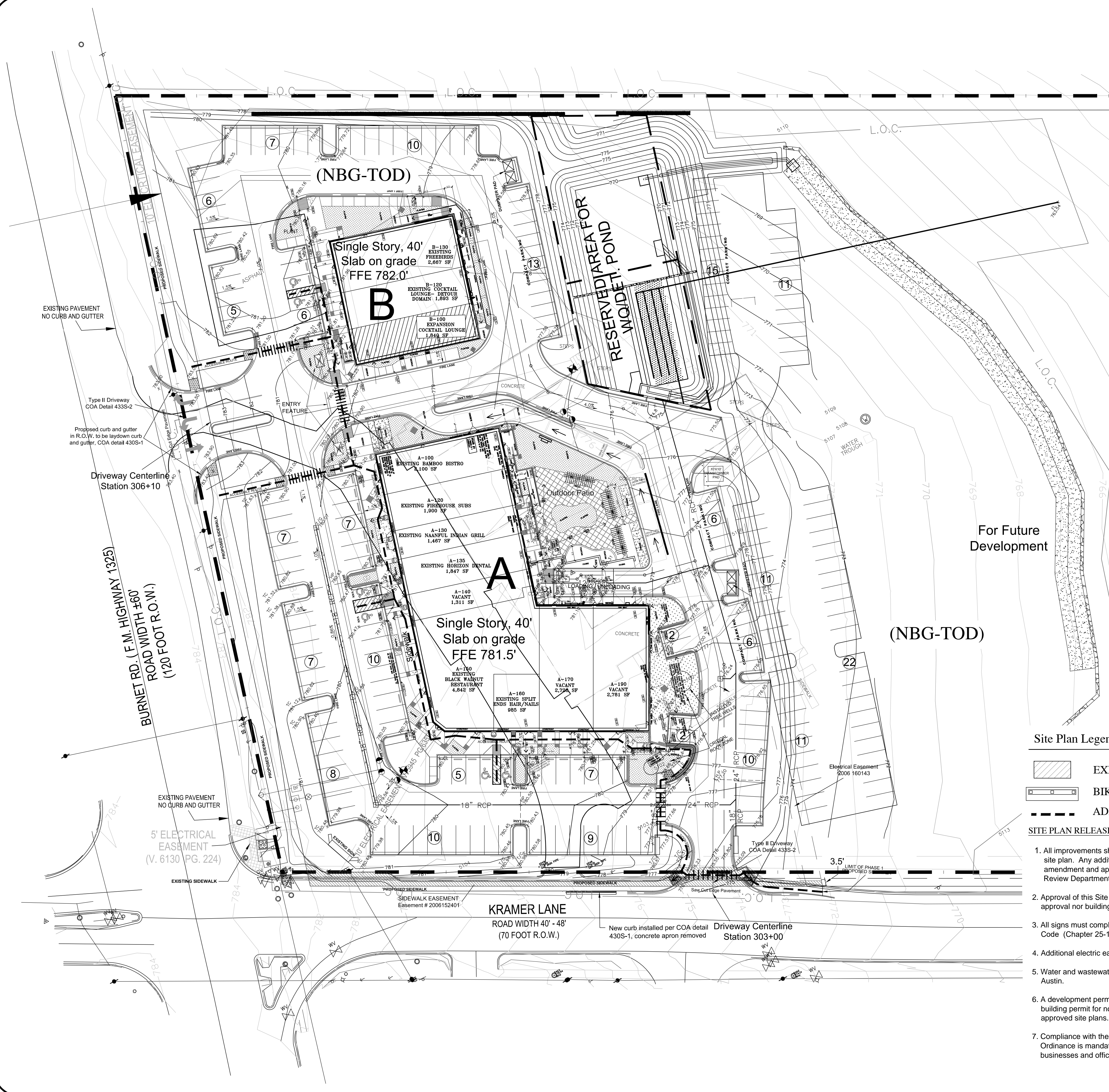
LAND STRATEGIES INC.

PAUL LINEHAN & ASSOCIATES

SHEET

2 OF 6

SPC-2015-0403A



Building A Tenants	Land Use Type	Building Area (SF)	Parking Ratio	Parking Required
Bamboo Terrace	Restaurant	2,100	1:100	21
Firehouse Subs	Restaurant	1,900	1:100	19
Naanful Indian Grill	Restaurant	1,467	1:100	15
Horizon Dental	Dental Office	1,847	1:275	7
Vacant	Retail	1,311	1:275	5
Vacant	Retail	4,842	1:275	18
Office	Retail	985	1:275	4
Vacant	Retail	2,784	1:275	10
Vacant	Retail	2,781	1:275	10
Patio	Retail	464	1:275	2
Building A Total Square Footage		20,481	Current Code Parking	111

Building B Tenants	Land Use Type	Building Area (SF)	Parking Ratio	Parking Required
Cocktail Lounge Expansion	Restaurant	1,840	1:50	37
Cocktail Lounge	Restaurant	1,893	1:50	38
Freebirds	Restaurant	2,667	1:75	36
Building B Total Square Footage		6,400	Current Code Parking	111

Detour Domain Summary	Land Use Type	Building Area (SF)	Parking Ratio	Parking Required
Combined Parking	All uses combined	26,881	Current Code Parking	222

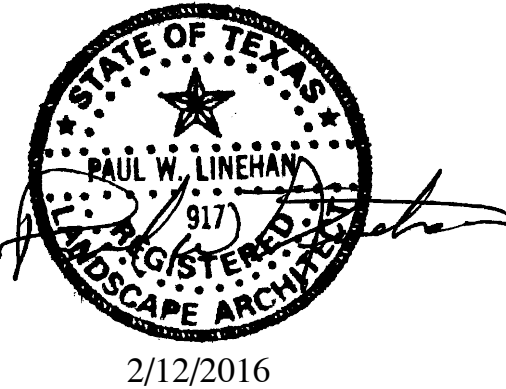
Parking Calculations under Section 4.4.2 of the North Burnet/Gateway Regulating Plan		Required Parking by Code	222
		Minimum Parking (60%)	133
		Maximum Parking (100%)	222
		Existing Parking	213

Existing Parking Summary	
Regular	167 spaces
Compact	40 spaces
Handicap	6 spaces
Total	213 spaces
Van access	2 spaces
Bicycle	11 spaces

Site Data Table	
Number of Buildings	2
Building Height	Single Story (max 40')
Impervious Cover Summary	
Building	0.607 ac.
Parking and Circ.	1.676 ac.
Walkways	0.230 ac.
Patio	0.116 ac.
Signage and Misc.	0.010 ac.
Total Impervious Cover	2.514 ac.

- Site Plan Legend
- EXPANSION DETOUR BAR & GRILL
 - BIKE RACK
 - ADA Accessible Route

- SITE PLAN RELEASE NOTES:
- All improvements shall be made in accordance with the released site plan. Any additional improvements will require site plan amendment and approval of the Planning and Development Review Department.
 - Approval of this Site Plan does not include Building and Fire Code approval nor building permit approval.
 - All signs must comply with requirements of the Land Development Code (Chapter 25-10).
 - Additional electric easements may be required at a later date.
 - Water and wastewater service will be provided by the City of Austin.
 - A development permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved site plans.
 - Compliance with the Commercial and Multi-Family Recycling Ordinance is mandatory for multi-family complexes and businesses and office buildings.



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OWNER INFORMATION:
Detour Bar & Grill
Contact: Michael Sanchez
6705 Hwy 290, #107
Austin, TX 78735
PH: (512) 496-6837

2.12.2016
LS# 127405
SIT PLAN
AND CALCULATIONS

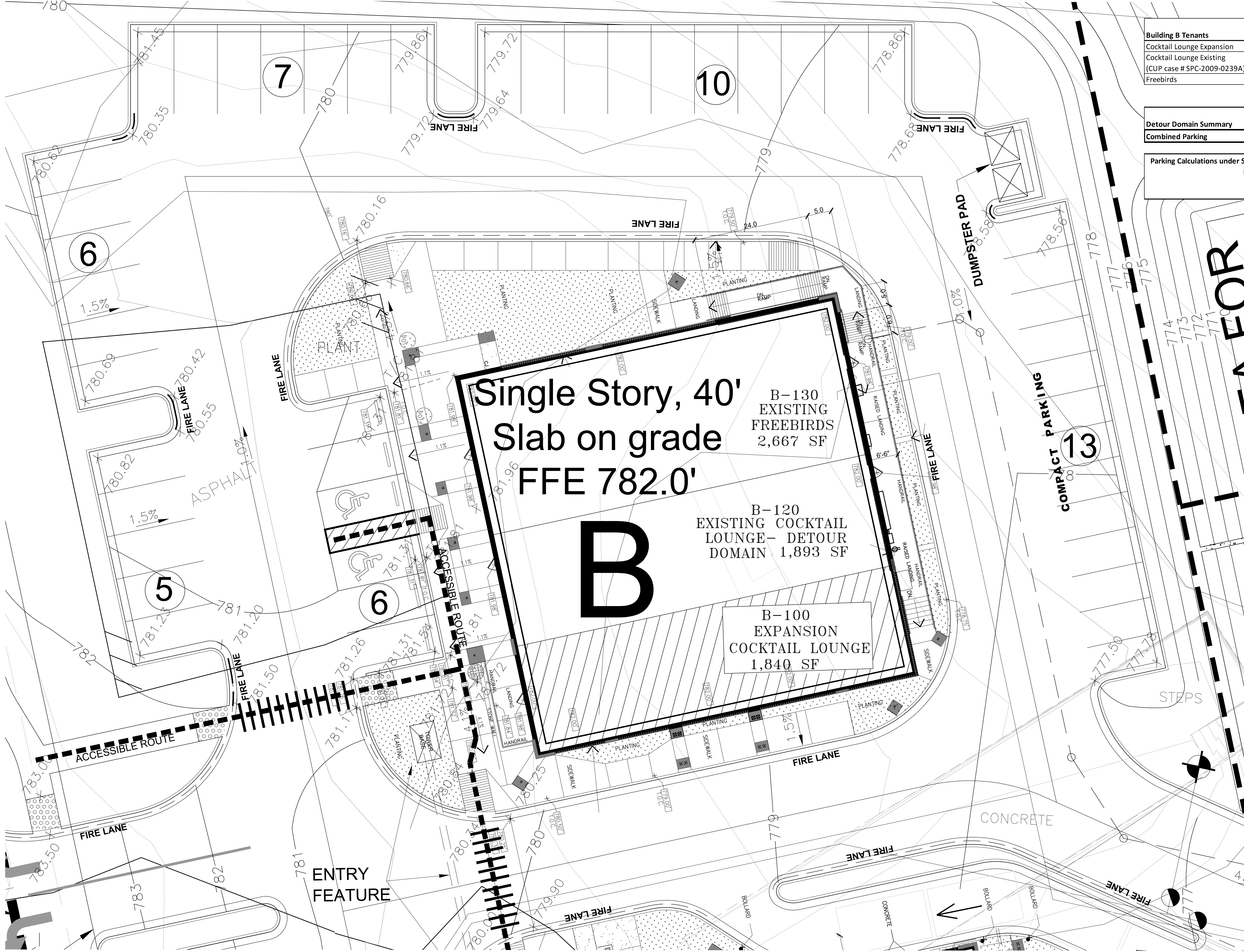
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EXPIRATION
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LAND STRATEGIES INC.
PAUL LINEHAN & ASSOCIATES

SHEET
3
OF
6

SPC-2015-0403A



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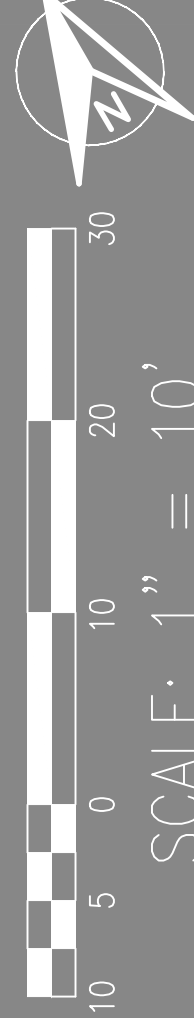
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PH: (512) 496-6837

DETOUR BAR & GRILL (DOMAIN)
PROJECT ADDRESS: 2.12.2016
11101 Burnet Road LSI# 1274.05
Austin, TX 78758
PLAN TYPE: BLDG B SITE PLAN AND CALCULATIONS

1010 LAND CREEK CV.
SUITE 100
AUSTIN, TX 78746
PH.: (512) 328-6050
FAX: (512) 328-6172
LSI@LandStrat.COM

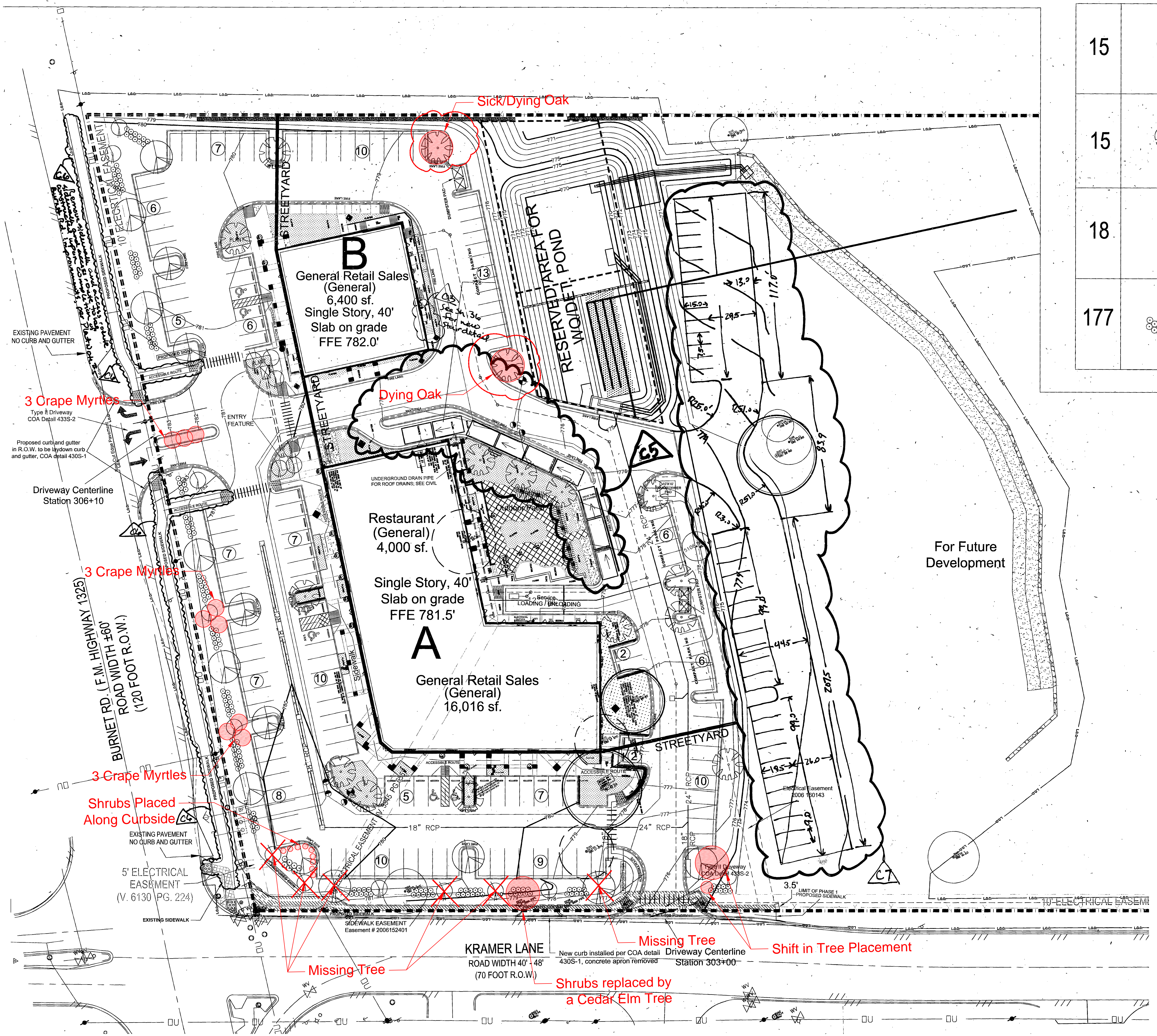
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PAUL LINEHAN & ASSOCIATES

SHEET

4 OF 6

SPC-2015-0403A

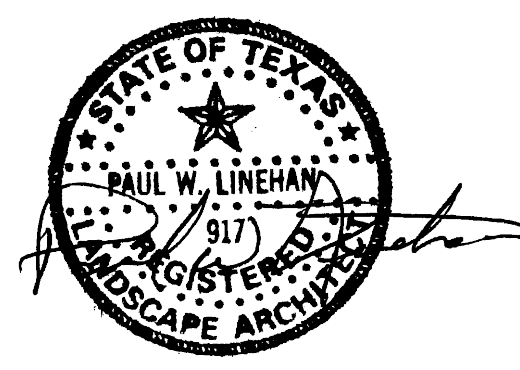


15		CANOPY TREES (3" CAL.) (BUFFER AND/OR REPLACEMENT TREES) LIVE OAK RED OAK BUR OAK CEDAR ELM ALL TREES TO BE CLASS 1 TYPE FROM CITY OF AUSTIN PREFERRED PLANT LIST. NO MORE THAN 50% TO BE OF ONE SPECIES
15		CANOPY TREES (1-1/2" CAL.) (BUFFER AND/OR REPLACEMENT TREES) LIVE OAK RED OAK BUR OAK CEDAR ELM ALL TREES TO BE CLASS 1 TYPE FROM CITY OF AUSTIN PREFERRED PLANT LIST. NO MORE THAN 50% TO BE OF ONE SPECIES
18		ORNAMENTAL TREES (2" CAL.) YAUPOH HOLLY TEXAS REDBUD (BUFFER AND/OR REPLACEMENT TREES) MOUNTAIN LAUREL EVERGREEN SUMAC CRAPE MYRTLE MEXICAN PLUM ALL TREES TO BE CLASS 1 TYPE FROM CITY OF AUSTIN PREFERRED PLANT LIST. NO MORE THAN 50% TO BE OF ONE SPECIES. THE TREES WILL BE PICKED FROM THE UTILITY COMPATIBLE SHADE TREE LIST
177		SHRUBS (5 GAL.) SILVERADO SAGE MEXICAN SAGE BUSH COTONEASTER DWARF WAX MYRTLE BIG MUHLY GRASS ROSEMARY PINE MUHLY GRASS PINK SKULLCAP MEXICAN FEATHER GRASS ALL SHRUBS TO BE CHOSEN FROM THE CITY OF AUSTIN PREFERRED PLANT LIST. NO MORE THAN 50% TO BE OF ONE SPECIES.

PROTECTED

UNPROTECTED
SAVED

UNPROTECTED
REMOVED



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FAX: (512) 328-6172
LSI@LandStrat.com

2/12/2016
PROJECT ADDRESS:
1101 Burnet Road
Austin, TX 78758
PLAN TYPE:
LANDSCAPE EXHIBIT

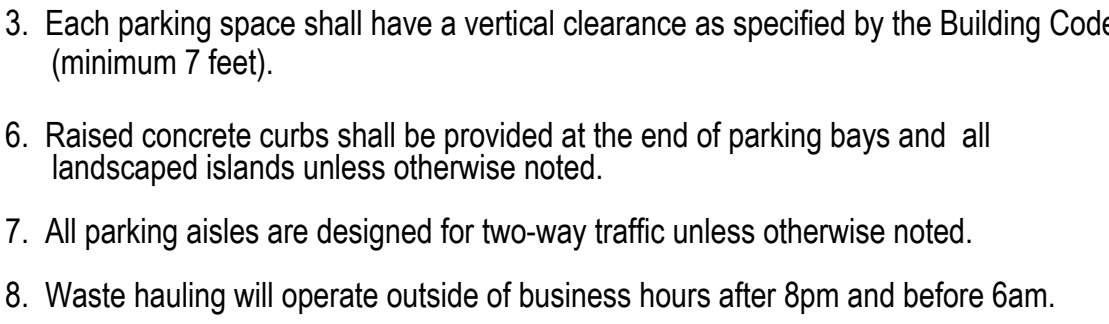
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PAUL LINEHAN & ASSOCIATES

SHEET
5
OF
6

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 state RESERVED or equivalent language (Ref. sheet 8 of 12 or detail).
2. Compact parking spaces must be identified by a sign stating "small car only."



AMERICANS WITH DISABILITIES ACT

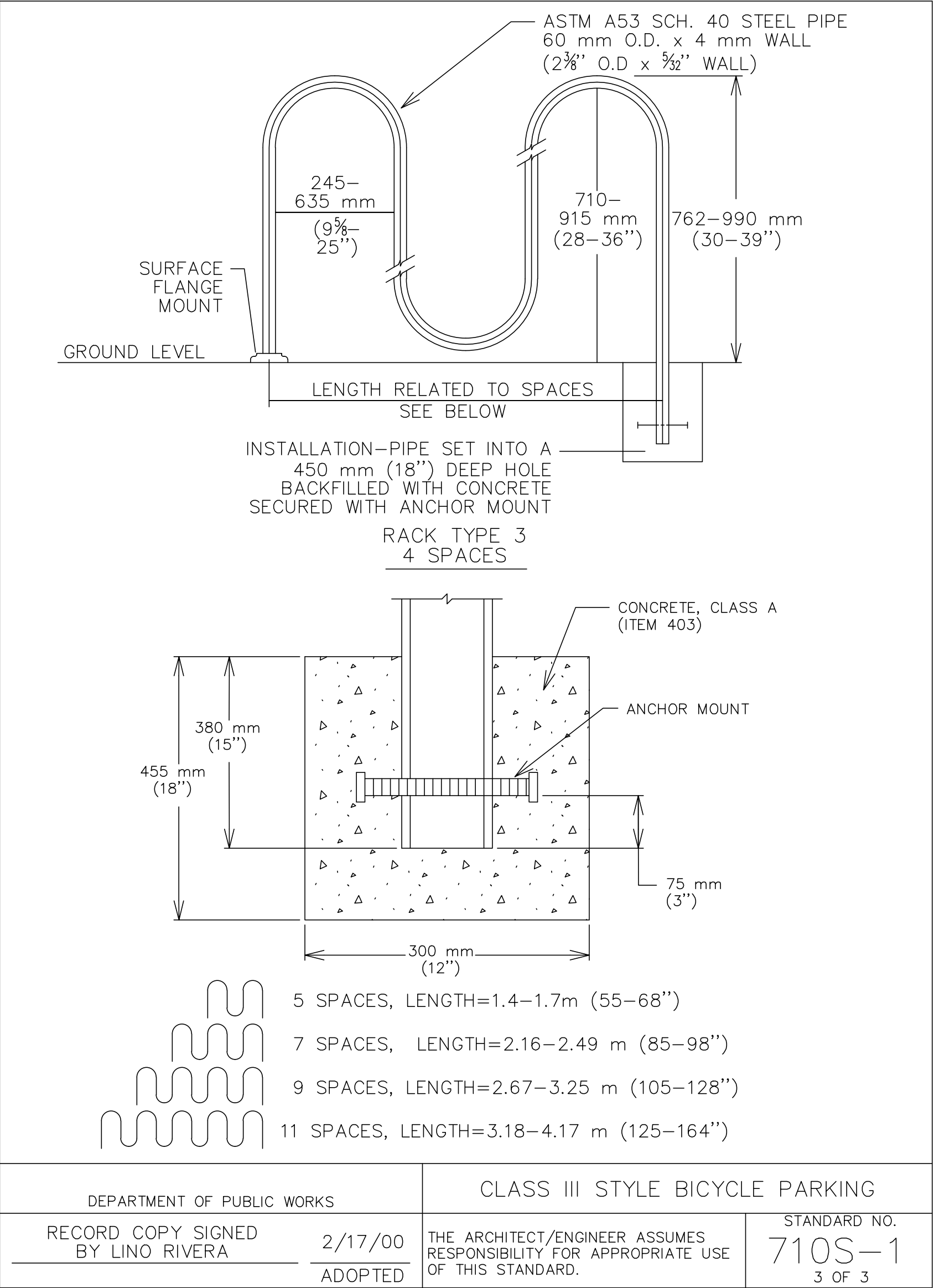
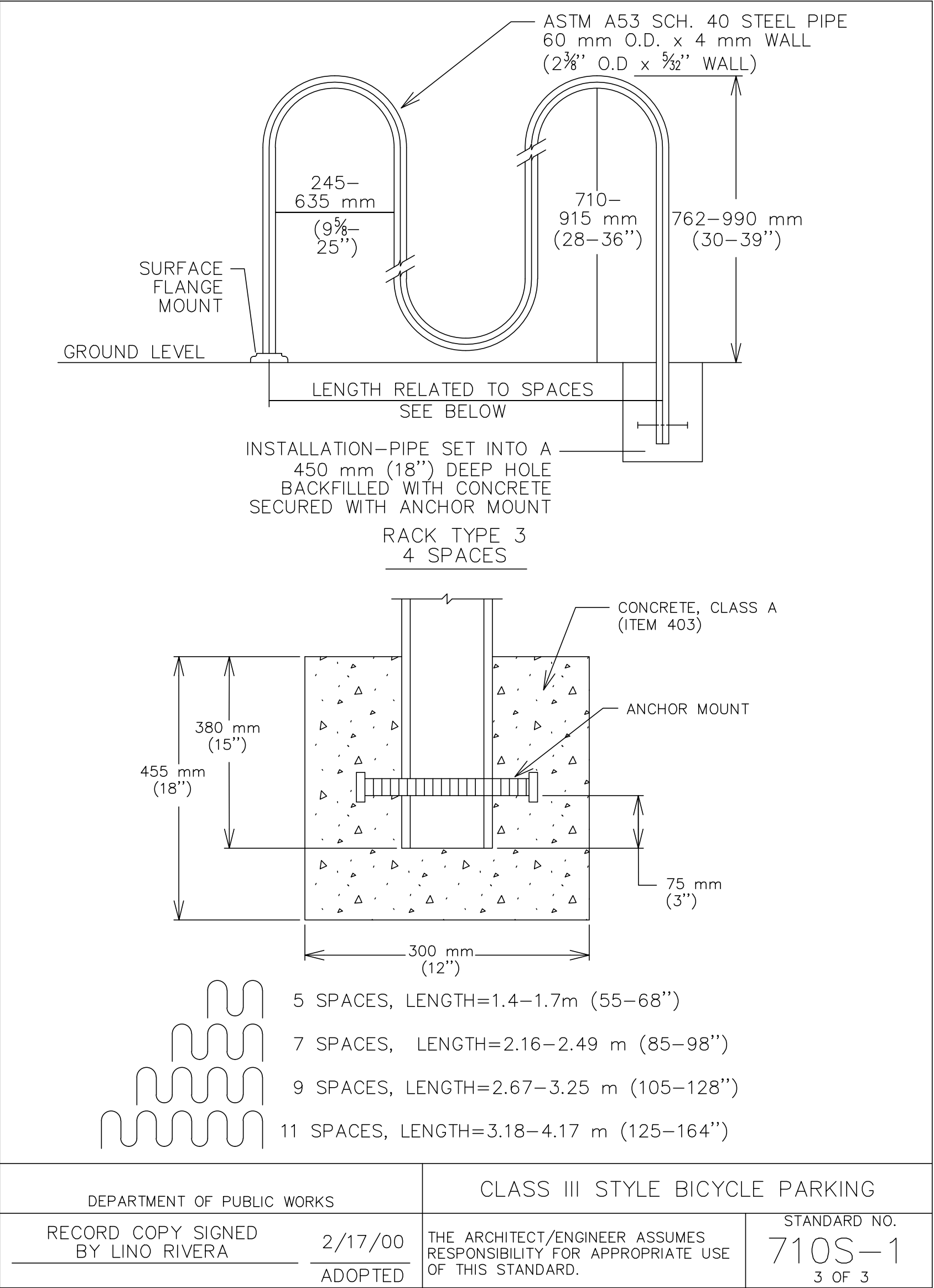
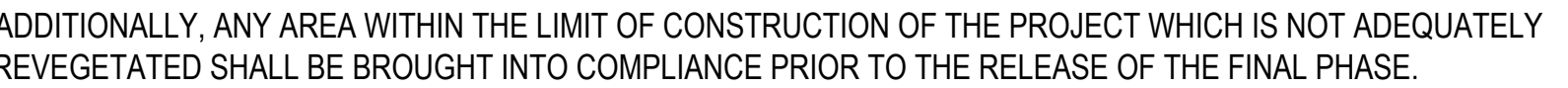
1. The Austin Fire Department requires asphalt or concrete pavement prior to construction as an "all-weather driving surface."
2. Hydrants must be installed with the center of the four-inch opening at least 18 inches above finished grade. The four-inch opening must face the driveway or street with three to six-foot setbacks from the curblines. No obstruction is allowed within three feet of any hydrant and the four-inch opening must be totally unobstructed from the street.
3. TIMING OF INSTALLATION: When fire protection facilities are installed by the developer, such facilities shall include all surface access roads which shall be installed and made serviceable prior to and during the time of construction. Where alternative methods of protection, as approved by the Fire Chief, are provided, the above may be modified or waived.
4. All pervious/decorative paving shall be engineered and installed for 80,000 lb. live-vehicle loads. Any pervious/decorative paving within 100 feet of any building must be approved by the Fire Department.
5. Commercial dumpsters and containers with an individual capacity of 1.5 cubic yards or greater shall not be stored or placed within 10 feet of opening, combustible walls, or combustible eave lines.
6. Fire lanes designated on site plan shall be registered with City of Austin Fire Marshal's office and inspected for final approval.
7. Vertical clearance required for fire apparatus is 13 feet, 6 inches for full width of access drive.

1. Slopes on accessible routes may not exceed 1:20 unless designed as a ramp. [TAS 4.3.7]
2. Accessible routes must have a cross-slope no greater than 1:50. [TAS4.3.7]
3. The maximum slope of a ramp in new construction is 1:12. The maximum rise for any ramp run is 30 in. [TAS 4.3.8, Fig. 16]
4. Ground surfaces along accessible routes must be stable, firm, and slip resistant.

ALL WATER QUALITY CONTROL FACILITIES AS SHOWN ON THE APPROVED WATER QUALITY CONTROL PLAN SHALL BE COMPLETED AND FULLY OPERATIONAL PRIOR TO RELEASE OF THE FIRST PHASE

1. All trees and natural areas shown on the plan to be preserved shall be protected during construction with temporary fencing.
2. Protective fences shall be erected according to COA standards for tree protection.
3. Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing, or grading), and shall be maintained throughout all phases of the construction project.
4. Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in a soil build-up within tree drip lines.
5. Protective fences shall surround the trees or group of trees, and will be located at the outermost limit of branches (drip line), for natural area, protective fences shall follow the Limit of Construction line, in order to prevent the following:
 - a. soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;
 - b. root zone disturbances due to grade changes (greater than 6" outfill) or trenching not reviewed and authorized by COA arborist;
 - c. wounds to exposed roots, trunks, or limbs by mechanical equipment;
 - d. other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
6. Exceptions to installing fences at tree drip lines may be permitted in the following cases:
 - a. where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, erect the fence approximately 2'-4' beyond the area disturbed;
 - b. where permeable paving is to be installed within a tree's drip line, erect the fence at the outer limits of the paving area (prior to site grading so that this area is graded separately prior to paving installation to minimize root damage);
 - c. where trees are prior to proposed buildings, erect the fence to allow 6'-10' of works space between the fence and building;
 - d. where there are severe space constraints due to tract size, or other special requirements, contact the COA arborist @ 974-1876 to discuss alternatives.

ADDITIONALLY, ANY AREA WITHIN THE LIMIT OF CONSTRUCTION OF THE PROJECT WHICH IS NOT ADEQUATELY REVEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.



ASTM A53 SCH. 40 STEEL PIPE
60. mm O.D. x 4 mm WALL
(2 3/8" O.D x 5/32" WALL)

245-635 mm
(9 5/8" - 25")

710-915 mm
(28-36")

762-990 mm
(30-39")

SURFACE FLANGE MOUNT

GROUND LEVEL

LENGTH RELATED TO SPACES
SEE BELOW

INSTALLATION-PIPE SET INTO A
450 mm (18") DEEP HOLE
BACKFILLED WITH CONCRETE
SECURED WITH ANCHOR MOUNT

RACK TYPE 3
4 SPACES

CONCRETE, CLASS A
(ITEM 403)

ANCHOR MOUNT

380 mm
(15")

455 mm
(18")

75 mm
(3")

300 mm
(12")

5 SPACES, LENGTH=1.4-1.7m (55-68")

7 SPACES, LENGTH=2.16-2.49 m (85-98")

9 SPACES, LENGTH=2.67-3.25 m (105-128")

11 SPACES, LENGTH=3.18-4.17 m (125-164")

ASTM A53 SCH. 40 STEEL PIPE
60. mm O.D. x 4 mm WALL
(2 $\frac{3}{8}$ " O.D x $\frac{5}{32}$ " WALL)

245-635 mm
(9 $\frac{5}{8}$ -25")

710-915 mm
(28-36")

762-990 mm
(30-39")

SURFACE FLANGE MOUNT

GROUND LEVEL

LENGTH RELATED TO SPACES
SEE BELOW

INSTALLATION-PIPE SET INTO A
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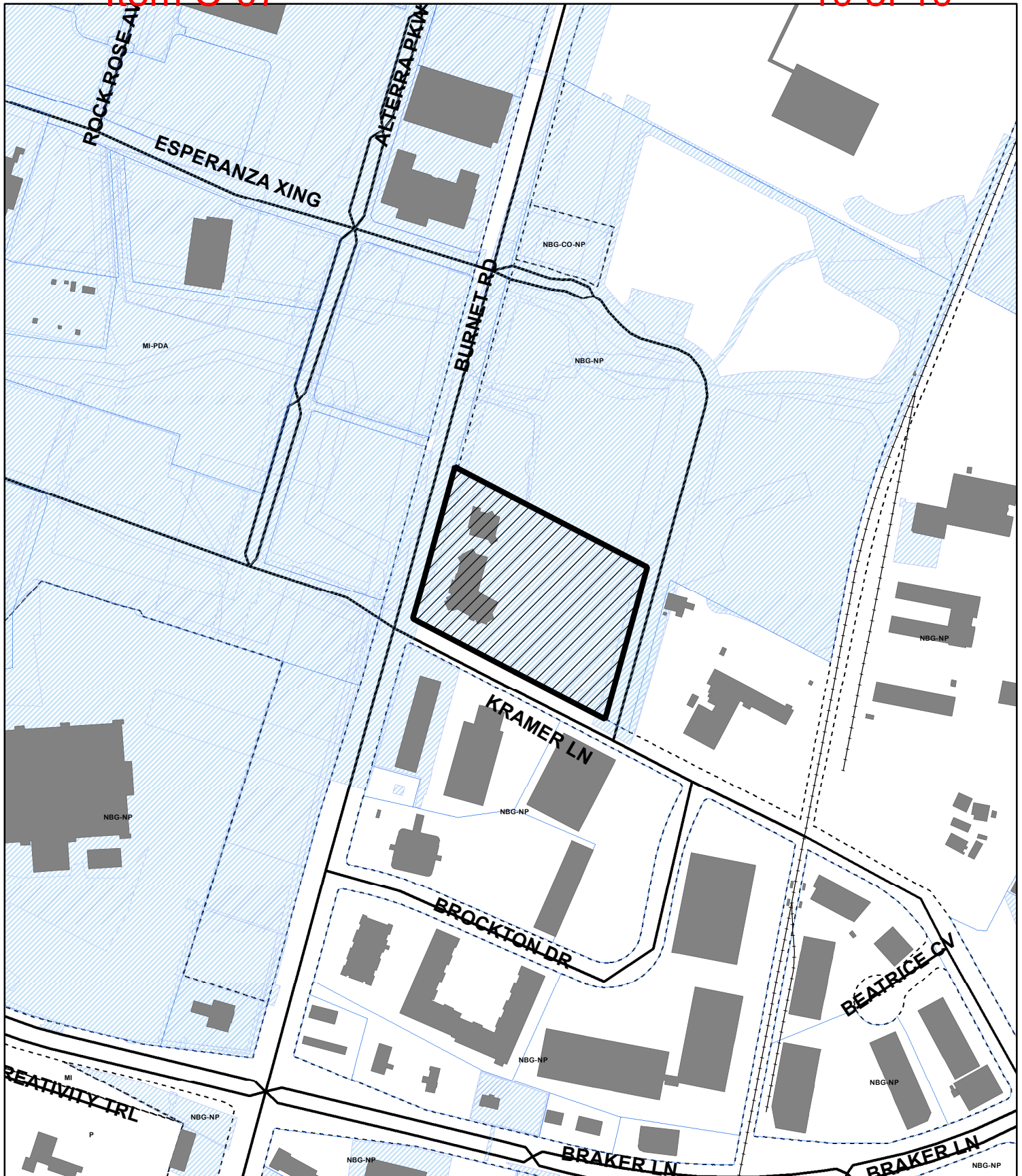
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DEPARTMENT OF PUBLIC WORKS	CLASS III STYLE BICYCLE PARKING	
RECORD COPY SIGNED BY LINO RIVERA	2/17/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
		STANDARD NO. 710S-1 3 OF 3



SITE PLAN

CASE#: SPC-2015-0403A

ADDRESS: 11101 Burnet Road

CASE NAME: Detour Bar & Grill Domain

MANAGER: Christine Barton-Holmes



SUBJECT TRACT

ZONING BOUNDARY

0 200 400 800 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 specific accuracy or completeness.



OPERATOR: Christine Barton-Holmes