

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

CASE NUMBER: SPC-2015-0600A **PC DATE:** June 14, 2016

PROJECT NAME: Eberly

ADDRESS: 615 S Lamar

NEIGHBORHOOD PLAN: Zilker Planning Area

APPLICANT: 613 South Lamar LLC (John Scott) (512) 426-9994

AGENT: Arbrust & Brown, PLLC (Richard Suttle) (512) 435-2378

AREA: 0.56 acre site

COUNCIL DISTRICT: 5

WATERSHED: West Bouldin Creek (Urban)

WATERSHED ORDINANCE: Comprehensive Watershed Ordinance

T.I.A.: N/A

CAPITOL VIEW: N/A

RELATED CASE: Eberly Off-site parking site plan, SP-2014-0376T

PROPOSED DEVELOPMENT:

The applicant is requesting a late hours permit for a 9,946 square foot restaurant and approval of a compatibility setback variance for parking. No construction is requested with this application.

EXISTING ZONING: This lot is zoned CS-V. The proposed restaurant is a permitted use in the CS-V zoning district. However, Land Development Code Section 25-2-808(c) states:

A restaurant that requires a late-hours permit from the Texas Alcoholic Beverage Commission is a conditional use if: (1) Article 10 (Compatibility Standards) applies to the restaurant; and (2) Article 10 (Compatibility Standards) is not waived in accordance with Article 10, Division 3 (Waivers).

Because there is single-family within 540 feet of this site, compatibility applies and a restaurant with late-hours is a conditional use.

Land Development Code [25-5-146(B)] states:

As a condition of approval for a conditional use site plan, a parking area for a cocktail lounge or restaurant with a late-hours permit must be separated from a property used or zoned townhouse and condominium residence (SF-6) district or more restrictive by not less than 200 feet unless: (2) the Land Use Commission grants a variance from this requirement when the Land Use Commission approves the site plan.

Because there is SF-3 zoning within 200 feet of the proposed parking for this restaurant with late-hours use, a compatibility setback variance request is included with this Conditional Use Permit.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit with parking setback variance. The site plan complies with all requirements of the Land Development Code.

CASE MANAGER: Donna Galati Telephone: 974-2733
Donna.Galati@austintexas.gov

PROJECT INFORMATION:

SITE AREA:	0.567 acres	
INTERIOR RESTAURANT AREA	9184 sq. ft.	
OUTDOOR RESTAURANT PATIO	809 sq. ft.	
SITE'S ZONING	CS-V	
PROPOSED ACCESS	S. Lamar Blvd	
	Allowed	Proposed
FLOOR-AREA RATIO	2:1	0.4:1
BUILDING COVERAGE	95%	9,184 sq. ft. 37.18%
IMPERVIOUS COVERAGE	95%	23,494 sq. ft. 95%
PARKING	99 spaces required	28 on-site 135 off-site

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The property is currently developed with a restaurant building that has frontage on Lamar Blvd.

The proposed restaurant is a permitted use in the CS-V zoning district. However, Section 25-2-808(c) states:

A restaurant that requires a late-hours permit from the Texas Alcoholic Beverage Commission is a conditional use if: (1) Article 10 (Compatibility Standards) applies to the restaurant; and (2) Article 10 (Compatibility Standards) is not waived in accordance with Article 10, Division 3 (Waivers).

This site is located within 540 feet of property zoned SF-3 which triggers Compatibility Standards. These SF-3 properties are to the West, past Lamar Blvd., and behind other commercial property. The parking is located within 200 feet from the affected single-family zoned property, therefore a compatibility setback variance is required for that parking. The site plan complies with all other Compatibility Standards.

The applicant has included the following note on the site plan regarding sound:

Sound will be directed towards the interior building using maximum 6 x 8 directional speakers to prevent sound from bleeding beyond the property line. No speakers will be pointed towards the west which will help mitigate sound from carrying across Lamar. In addition, there will be a 42" CMU parapet wall and accompanying shade and trellis structures, the trellis structure will be landscaped, to help confine and buffer sound in all directions.

Environmental: This site is located in the West Bouldin Creek Watershed and subject to Urban Watershed regulations. All Environmental comments are cleared.

Transportation: A parking area for a restaurant with late hours must be separated from a property used or zoned townhouse and condominium residence (SF-6) district or more restrictive by not less than 200 feet unless the Land Use Commission grants a variance from this requirement when the Land Use Commission approves the site plan. [25-5-146(B)(2)].

The off-site parking was approved under a separate off-site parking site plan, SP-2014-0376T.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: CS-V (Pawn Shop)
East: Railroad ROW, then P-NP (West Bouldin Creek and trail)
South: CS-V (Retail)
West: Lamar Blvd, then CS (vacant)

NEIGHBORHOOD ORGNIZATIONS:

Austin Heritage Tree Foundation
 Austin Independent School District
 Austin Neighborhoods Council
 Bike Austin
 Bouldin Creek Neighborhood Association
 Bouldin Creek Neighborhood Planning Team
 Friends of Austin Neighborhoods
 Friends of the Emma Barrientos MACC
 Perry Grid 614
 Preservation Austin
 Save Our Springs Alliance
 Sierra Club, Austin Regional Group
 South Central Coalition
 Zilker Neighborhood Assn.

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;
- (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 restaurant with late hours use is a conditional use in CS-V zoning district due to SF-3-NP zoning within 540 feet.

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: The site plan complies with all requirements of the Land Development Code.

4. Provide adequate and convenient off-street parking and loading facilities; and

Staff Response: The site plan complies with off-street parking and loading facility requirements. The required parking spaces are located onsite and offsite.

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 including Compatibility Standards , 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:

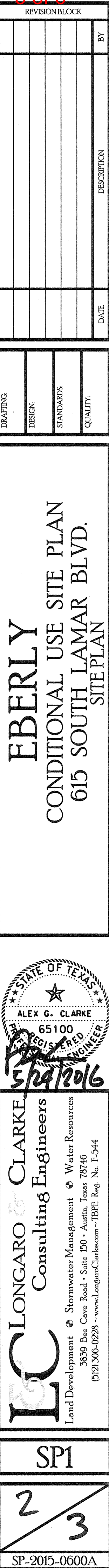
7. More adversely affect an adjoining site than would a permitted use;

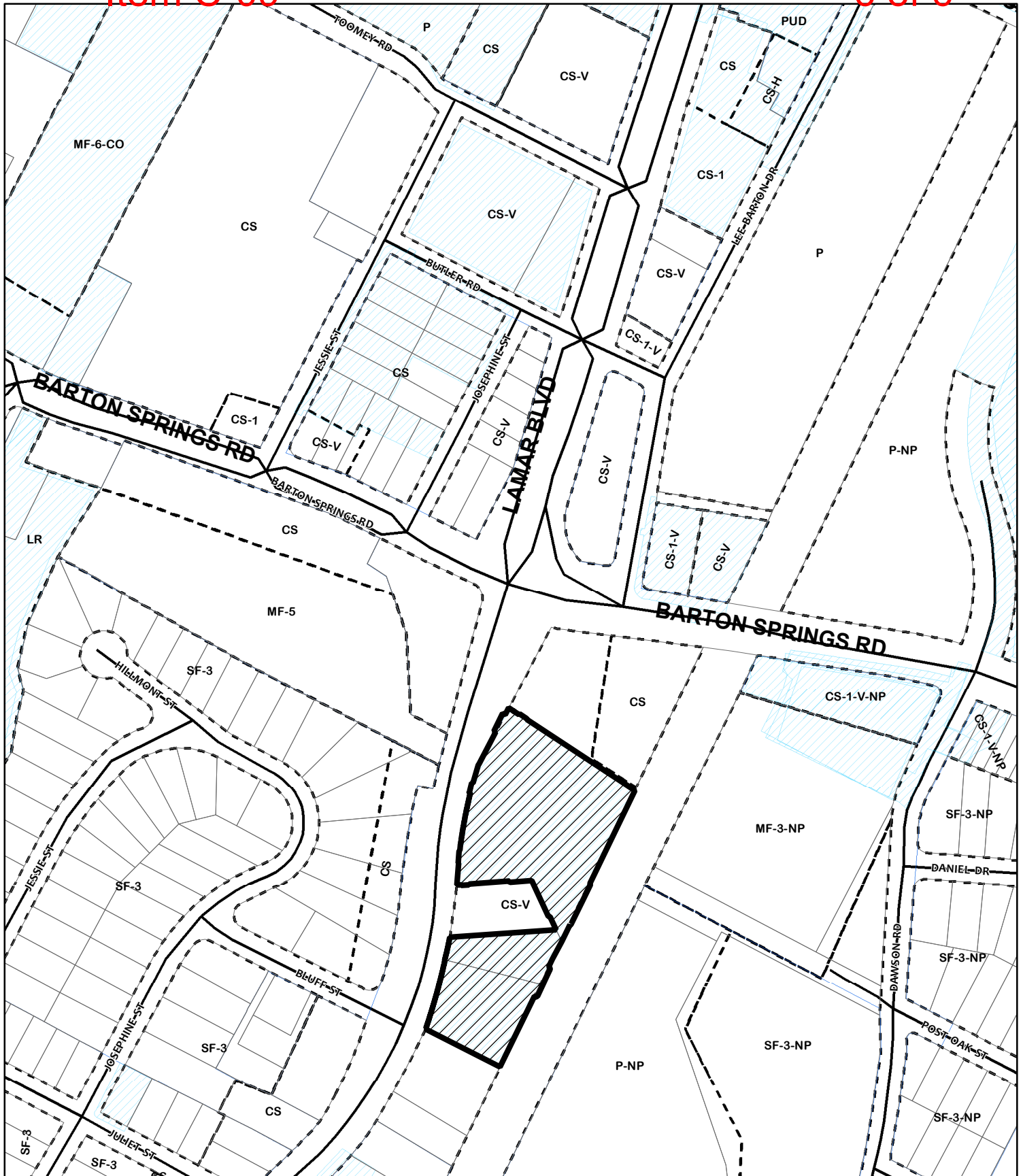
A restaurant with late hours will have no more impact on adjoining properties than other permitted uses in CS-V zoning which could operate with similar or later hours than the proposed restaurant with late hours.

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.





 SUBJECT TRACT

 ZONING BOUNDARY

0 120 240 480 Feet

CASE#: SPC-2015-0600A
ADDRESS: 615 S Lamar
CASE NAME: Eberly
MANAGER: Donna Galati

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OPERATOR: D. Galati