

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

CASE NUMBER: SPC-2017-0044A **PLANNING COMMISSION DATE:** 11/14/2017

COUNCIL DISTRICT: 10

PROJECT NAME: The Draught House CUP Expansion

PROPOSED USE: Cocktail lounge

ADDRESS OF APPLICATION: 4112 Medical Parkway

AREA: 7,390 square feet, part of .0282-acre tract

APPLICANT: Glenda Smith
Draught House Pub & Brewery
4112 Medical Parkway
Austin, TX 78756

AGENT: Katherine Loayza
Jackson Walker LLP
100 Congress Avenue, Ste. 1100
Austin, TX 78701

CASE MANAGER: Christine Barton-Holmes, CNUa, LEED AP Telephone: 974-2788
christine.barton-holmes@austintexas.gov

EXISTING ZONING: CS-1. The applicant is requesting a Conditional Use Permit for a cocktail lounge expansion within an existing building. Cocktail lounges are a conditional use.

PROPOSED DEVELOPMENT:

No construction is proposed with this plan; all uses will take place in existing structures, and the proposed expansion of the second-floor deck and outdoor seating area will be processed through corrections. The total proposed expansion is 1370 square feet for the outdoor deck.

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: Postponement to October 24, 2017

AREA STUDY: Rosedale (Future)

WATERSHED: Shoal Creek (Suburban)

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive watershed ordinance

CAPITOL VIEW: Not in View Corridor

T.I.A.: Not Required

PROJECT INFORMATION:

ZONING: CS-1
MAX. BLDG. COVERAGE: 95%
MAX. IMPERV. CVRG.: 95%
MAX HEIGHT: 60’
REQUIRED PARKING: 98
EXIST. USE: Cocktail lounge

COCKTAIL LOUNGE AREA: 7,390 sq ft
EXISTING BLDG. CVRG: 1,989 sf (16%)
EXISTING IMP. CVRG: 0.282 ac/100% exist
PROPOSED HEIGHT: 27.3’ existing
PROVIDED PARKING: 100
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 3,089-sq. ft. cocktail lounge to 7,390 sq. ft. The cocktail lounge is located in an existing building which was built for this use in the late 1960’s., and the expansion will incorporate the existing second floor, which had been a medical office. 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 Shoal 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 Medical Parkway and 42nd Street. All parking exists and is provided onsite and offsite with SP-2014-0238T.

SURROUNDING CONDITIONS: Zoning/ Land use

North: 42nd Street, then CS (Commercial and office)
East: Medical Parkway, then CS & LO (Office)
South: GR & GR-LO (Medical offices)
West: CS-1, then SF-3 (duplexes and single-family)

Street	R.O.W.	Surfacing	Classification
Medical Parkway	72’	30’	City Collector
42 nd Street	57’	30’	Local City/County Street

NEIGHBORHOOD ORGANIZATIONS:

- Austin Heritage Tree Foundation
- Austin Independent School District
- Austin Neighborhoods Council
- Bike Austin
- Central Austin Community Development
- Friends of Austin Neighborhoods
- Homeless Neighborhood Association
- North Austin Neighborhood Alliance
- Preservation Austin
- Rosedale Neighborhood Association
- SEL Texas
- Shoal Creek Conservancy
- Sierra Club, Austin Regional Group

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

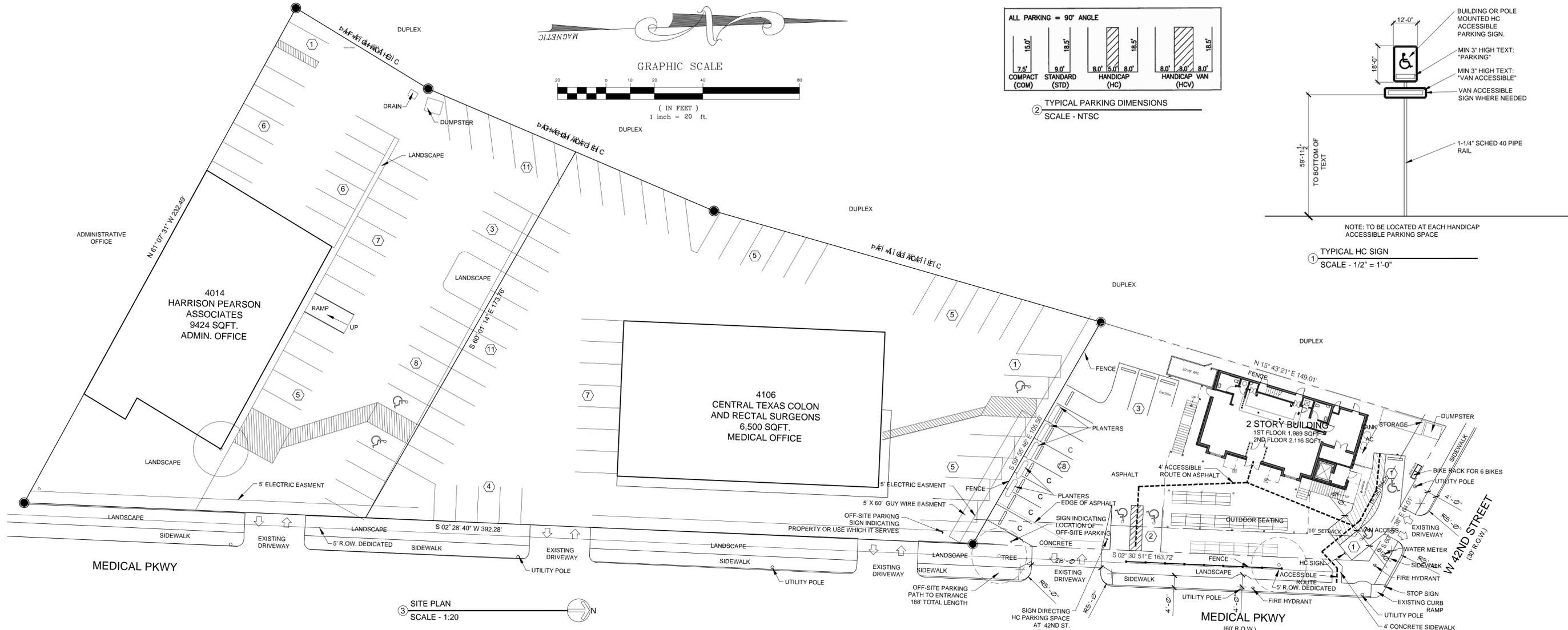
The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: “The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements 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:

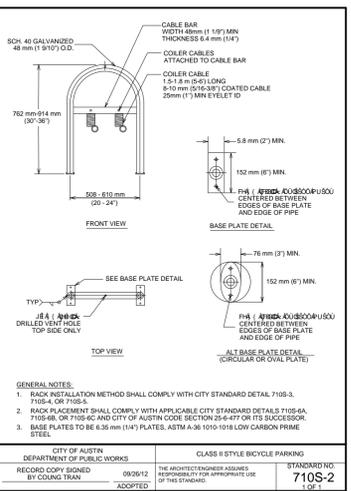
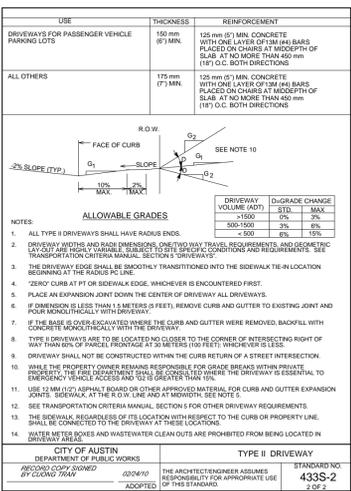
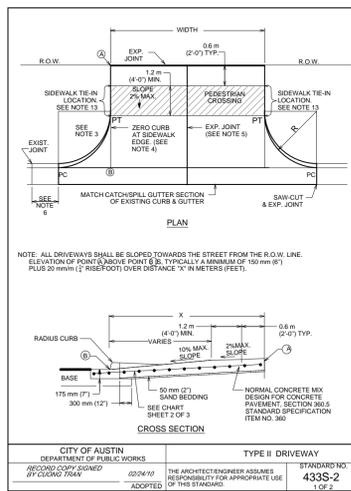
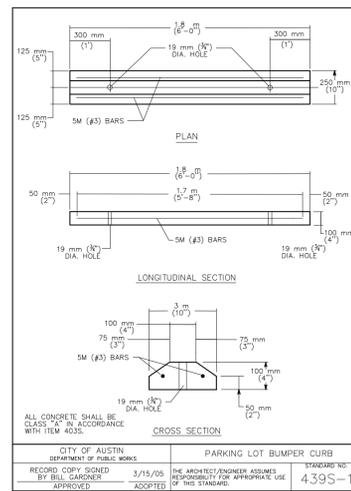
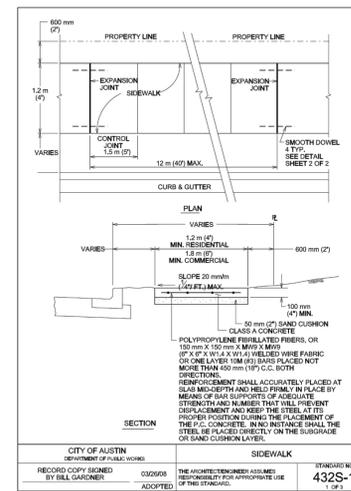
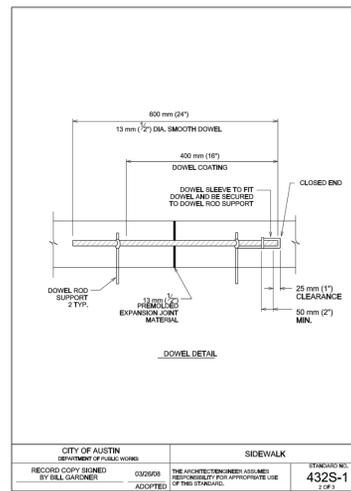
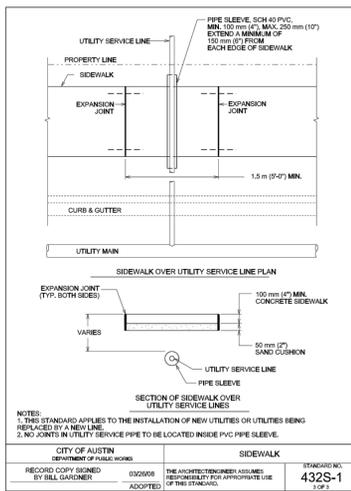
1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The use has been in place for many years and is surrounded by office and commercial uses. It will not more adversely impact adjoining sites than would a permitted use.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: 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.



DRAUGHT HOUSE
4112 MEDICAL PARKWAY
AUSTIN, TEXAS 78756



ALLAN NUTT
ARCHITECT
5121 BEE CAVE ROAD STE. 202 AUSTIN, TEXAS 78746
OFFICE: (512) 330-0330



Sheet Contents:

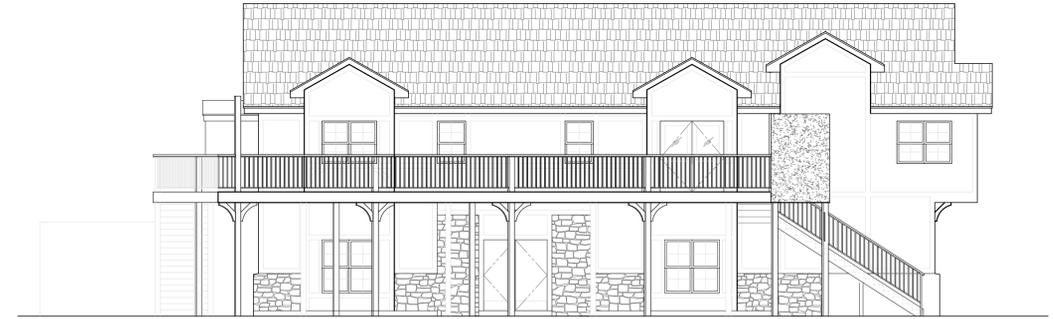
SITE PLAN
EXISTING PARKING

Date: 07.14.17
 Drawn By: MB
 Revision:
 Checked By:
 File Name:
 Project No:
 Sheet Number: 14-040
 SHEET 2 OF 3

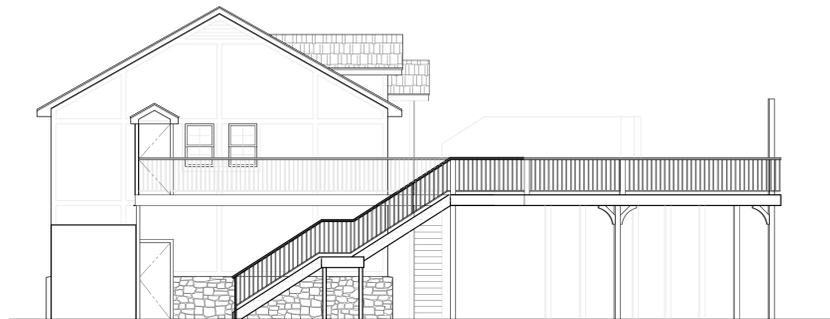
SP2



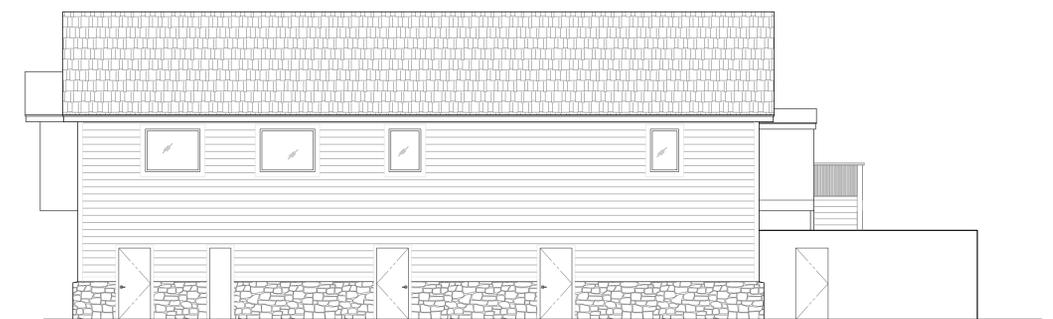
North Elevation
SCALE: 1/8" = 1'-0"



East Elevation
SCALE: 1/8" = 1'-0"



South Elevation
SCALE: 1/8" = 1'-0"



West Elevation
SCALE: 1/8" = 1'-0"

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Sheet Contents:
 BUILDING
 ELEVATIONS

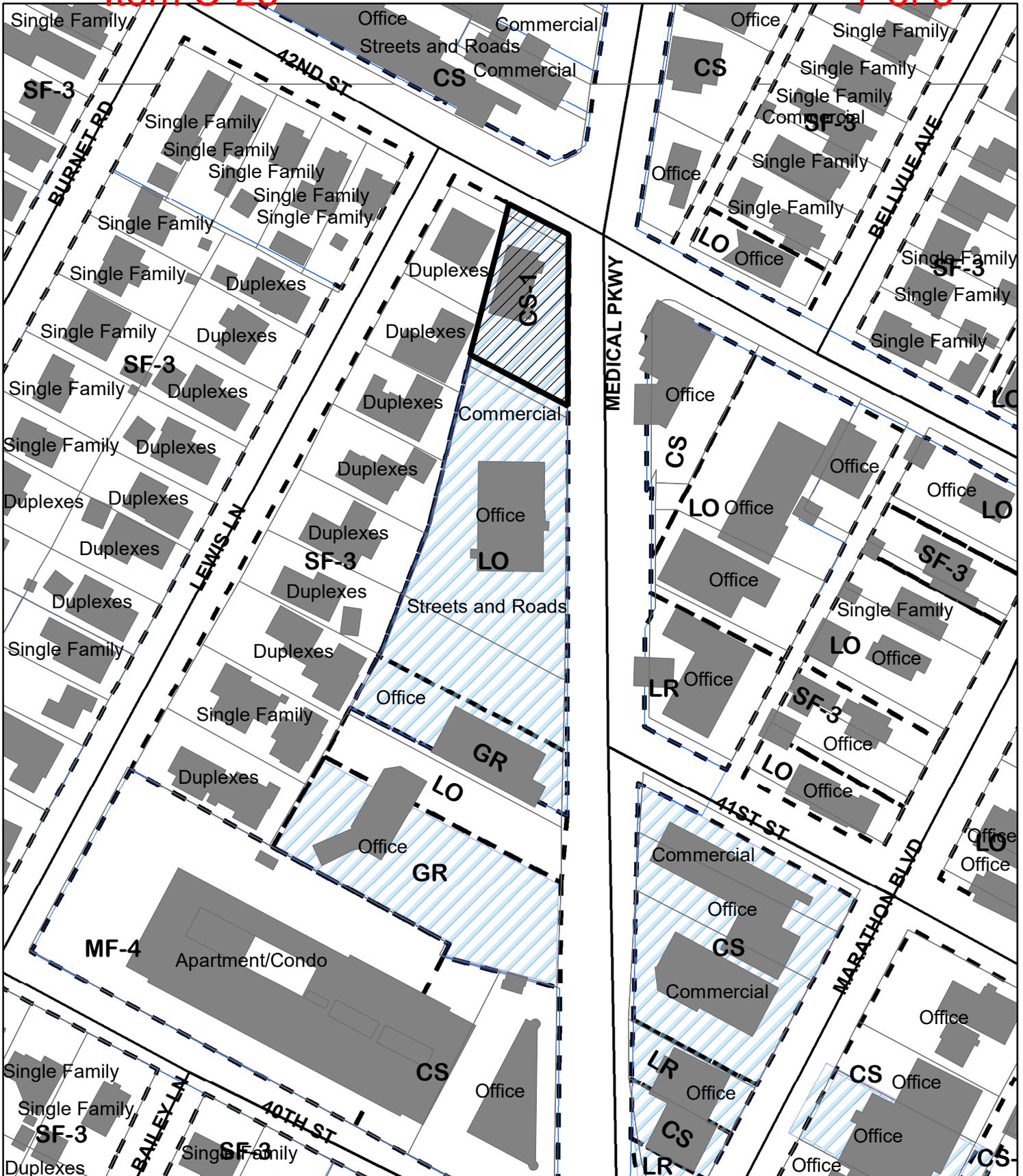
Date: 05.30.17
 Drawn By: TB
 Revision:
 Checked By:

File Name:

Project No:
 14-040

Sheet Number:
 SHEET 3 OF 3

SP3



SITE PLAN



 SUBJECT TRACT
 ZONING BOUNDARY

0 60 120 240 Feet

CASE#: SPC-2017-0044A
 ADDRESS: 4112 Medical Parkway
 CASE NAME: The Draught House CUP Expansion
 MANAGER: Christine Barton-Holmes



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OPERATOR: Christine Barton-Holmes

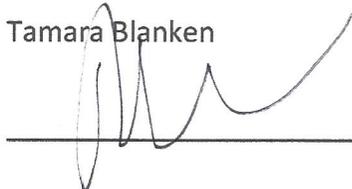
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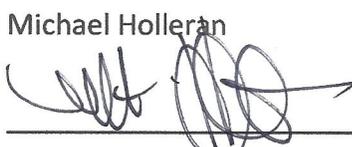
Project name: Draft House CUP expansion, 4112 Medical Parkway

Public Hearing: Planning Commission, September 12, 2017

contact: Christine Barton-Holmes, 512-974-2788
Cindy Edmond, 512-974-3437

We object

Name: Tamara Blanken

_____ 9/12/17

Name: Michael Holleran

_____ 9.12.2017

our affected address: 4210 Bellvue Avenue, Austin 78756

daytime telephone: 512-471-3792

We learned, too late to make plans to attend the hearing, that the actual request is for a substantial outdoor deck, not an interior renovation as advertised. How can you hold a hearing based on concealing the nature of the project?

A second-floor exterior deck will create impacts that cannot be mitigated. The current outdoor drinking late at night, with amplified sound, is slightly masked by the current fence. Raising it up a floor, above any possible fence, creates a megaphone above all the buildings and vegetation and pointed straight at all the windows of residences that directly surround the Draft House.

We have no objection to the project as advertised, solely "within an existing structure."