

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

**CASE NUMBER:** SPC-2017-0251C                      **PC DATE:** January 23<sup>rd</sup>, 2018

**PROJECT NAME:** Oltorf Commons

**ADDRESS:** 1616 E Oltorf Street

**AREA:** 2.16 acres

**APPLICANT:** 1616 Oltorf Investors, LTD  
500 West 5<sup>th</sup> Street, Suite 700  
Austin, Texas 78701  
Phone: (512) 682-5500

**AGENT:** Big Red Dog Engineering  
2021 E. 5<sup>th</sup> Street, Suite 200  
Austin, Texas 78702  
Phone: (512) 669-5560

**EXISTING ZONING:** CS-MU-CO

**PROPOSED DEVELOPMENT:**

Approval of a conditional use permit to allow a drive-thru service use on the site per ordinance number 20170216-046.

**AREA STUDY:** East Riverside/ Oltorf Combined

**WATERSHED:** Harper's Branch

**APPLICABLE WATERSHED ORDINANCE:** Current/ Comprehensive Watershed Ordinance

**CAPITOL VIEW:** N/A

**T.I.A.:** Not Required

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the drive-in service use. The related site plan has been reviewed in accordance with all requirements of the Land Development Code once submitted.

**PLANNING COMMISSION ACTION:**

Related Case: N/A

**CASE MANAGER:** Clarissa Davis                      Telephone: (512) 974-1423  
[Clarissa.Davis@austintexas.org](mailto:Clarissa.Davis@austintexas.org)

**PROJECT INFORMATION:****ZONING:** CS-MU-CO**MAX. BLDG. CVRG:** 95%**MAX. HEIGHT:** 60'**MAX. IMP. CVRG:** 95%**EXIST. USE:** Not In Use**PROP. BLDG. CVRG:** 11.31%**PROP. HEIGHT:** 25'**PROP. IMPERV. CVRG.:** 76%**PROPOSED USE:** Retail/Restaurant (Limited)**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The submitted site plan is for the construction of retail units as well as a fast food drive-in service. Ordinance number 20170216-046 deems that drive-in services that are accessory to a commercial use are considered a conditional use on this property. The site currently has a vacant commercial structure that is not in use. The applicant is proposing 4,360 sq. ft. of gross floor area of retail space and 6,882 sq. ft. of gross floor area of restaurant (limited). The structure will be 25' in height (1 story).

**Environmental:** The site is not located in the Edward's Aquifer Recharge Zone. The site is in the Harper's Branch watershed.

**SURROUNDING CONDITIONS:****Zoning/ Land use:****North:** LR, LR-NP; Apartment**East:** LR; Apartment**South:** GR; Hotel, Church**West:** LR-NP, LR; Commercial, Office

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
E Oltorf Street	Varies	60'	Major Arterial

**NEIGHBORHOOD ORGANIZATION:**

SEL Texas

Friends of Austin Neighborhoods

Homeless Neighborhood Association

Crossing Gardenhome Owners Assn.

Austin Independent School District

Preservation Austin

Pleasant Valley

Sierra Club, Austin Regional Group

Austin InnerCity Alliance

Del Valle Community Coalition

Southeast Austin Neighborhood Alliance

Zoning Committee of South River City Citizens Assn.

Austin Neighborhoods Council

South Central Coalition

East Riverside/Oltorf Combined Neighborhood Plan Contact Team

Tejana Bilingual Community

Bike Austin

South River City Citizens Assn.

**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:

**A.** “The Land Use Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.”

**B. A Conditional Use Site Plan Must:**

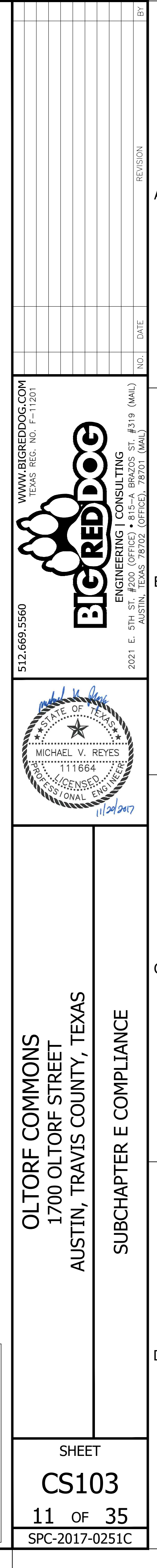
- 1. Comply with the requirements of this title;** Staff Response: This site plan complies with all regulations and requirements of the Land Development Code.
- 2. Comply with the objectives and purposes of the zoning district;** Staff Response: The proposed use is compatible with the abutting uses.
- 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 has complied with the Land Development Code.
- 4. Provide adequate and convenient off-street parking and loading facilities;** and  
Staff Response: These items have been reviewed and approved by the appropriate reviewer.
- 5. Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.** Staff Response: These items have been reviewed and approved by the appropriate reviewers.
- 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: This project is not within the East Austin Overlay.

**C. A Conditional Use Site Plan May Not:**

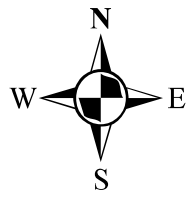
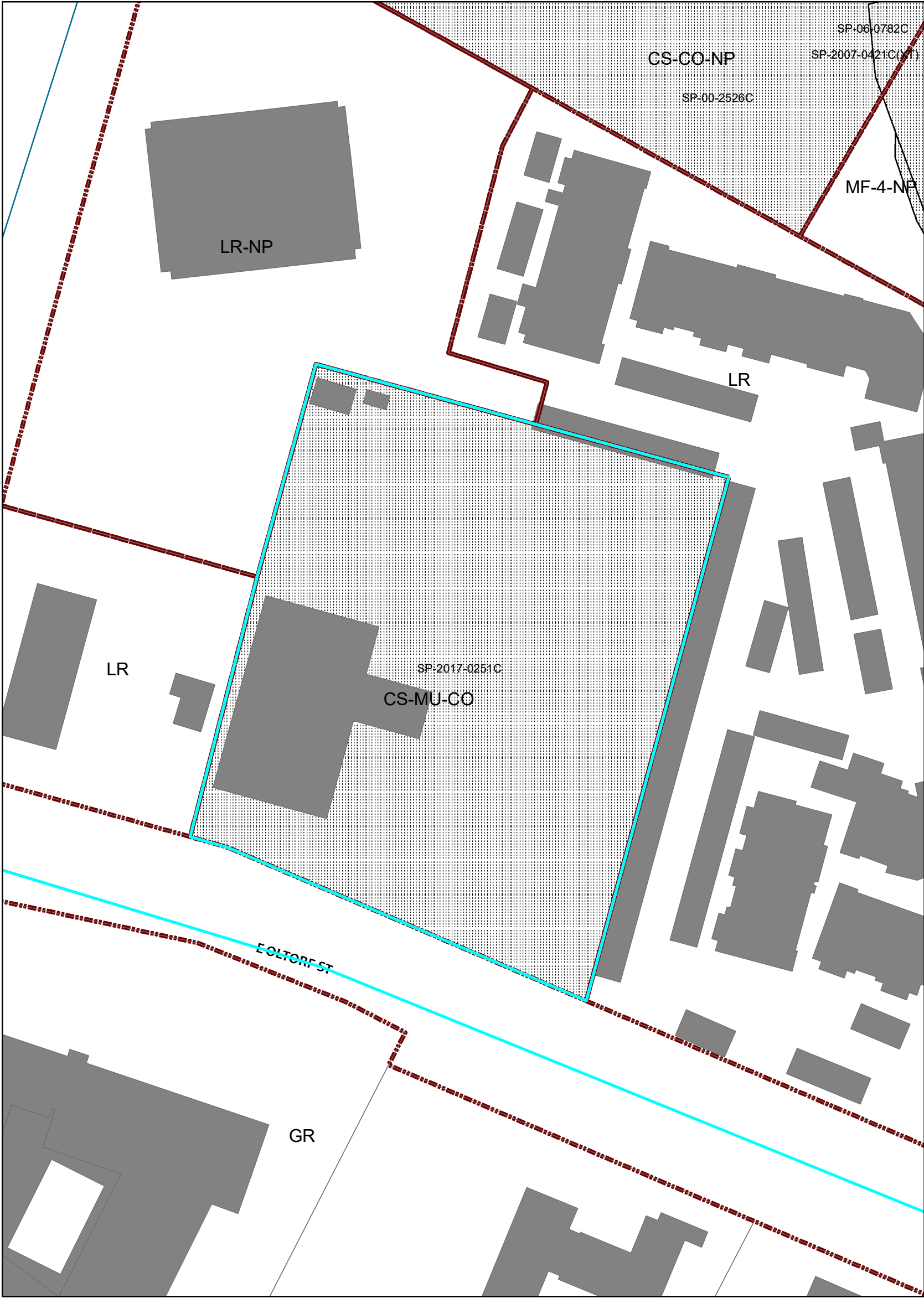
- 1. More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will not adversely affect any adjoining properties.
- 2. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: The site plan is not anticipated to have any detriment of vehicular safety or convenience.
- 3. Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: All proposed signs will comply with the Land Development Code.

- 4. For a large retail use described in Section 25-2-813 (Large Retail Uses), adversely affect the future redevelopment of the site.** Staff Response: The proposed use is not considered a large retail use.
  
- D.** 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.

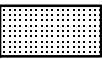



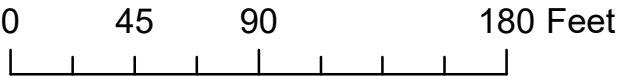






**Legend**

-  Site Plan Case
-  Zoning



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MANAGER: Clarissa Davis

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OPERATOR: Clarissa Davis