

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

**CASE NUMBER:** SPC-2017-0531A    **PLANNING COMMISSION DATE:** 01/08/2019

**PROJECT NAME:**    The Vortex

**PROPOSED USE:**    Cocktail lounge/theatre

**ADDRESS OF APPLICATION:**    2307 Manor Road

**AREA:**                    2,467 square feet, part of 1.02-acre tract

**APPLICANT:**            Bonnie Cullum  
The Vortex Repertory Company  
2307 Manor Road  
Austin, Texas 78722

**AGENT:**                    Blayne Stansberry, P.E.  
Stansberry Engineering Company  
PO Box 309  
Manchaca, Texas 78652

**CASE MANAGER:** Christine Barton-Holmes, CNUa, LEED AP            Telephone: 974-2788  
[christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov)

**EXISTING ZONING:**

The property of the existing theater with cocktail lounge service is zoned CS-1-MU-V-CO-NP and is in the Upper Boggy Creek Neighborhood Plan. A cocktail lounge is a conditional use in CS-I base zoning district.

The conditional overlay in the zoning ordinance prohibits drive-in service as accessory use, limits building height to 40 feet, and prohibits the following uses: Agricultural sales and services, Adult oriented businesses, automotive rentals, Automotive repair services, Automotive washing (of any type) Automotive sales, Building maintenance services, Maintenance and service facilities, Monument retail sales, Pawn shop services, Service station, Vehicle storage, Campground, Commercial blood plasma center, Commercial off-street parking, Construction sales and services, Convenience storage, Drop-off recycling collection facilities, Employee recreation, Equipment repair services, Equipment sales, Kennels, and Limited warehousing and distribution.

**PROPOSED DEVELOPMENT:**

The applicant is requesting a conditional use permit to allow the expansion of an existing cocktail lounge, including restrooms and storage and an expansion of the existing deck. The total expansion square footage is 762 square feet and will be permitted with corrections to the previous site plan. No construction is proposed with this plan.

**SUMMARY STAFF RECOMMENDATION:** Staff recommends approval of the Conditional Use Permit to expand the cocktail lounge.

**PREVIOUS PLANNING COMMISSION ACTION:** SPC-2011-0223AT, for the cocktail lounge, parking less than 200’ away from single-family residential uses, and offsite parking, was approved by the Planning Commission on July 10, 2012.

**AREA STUDY:** Upper Boggy Creek

**WATERSHED:** Boggy Creek (Urban watershed)

**APPLICABLE WATERSHED ORDINANCE:** Current/ Comprehensive watershed ordinance

**CAPITOL VIEW:** Robert Mueller Airport CVC; all structures are existing or under the height limit

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

**PROJECT INFORMATION**

1.02 acre site area (2,467 sq. ft. cocktail lounge)

EXIST. ZONING: CS-1-M U-V-CO-NP (Theater/cocktail lounge)

ALLOWED F.A.R.: 2:1

EXISTING F.A.R.: 0.145

MAX. BLDG. COVERAGE: 95%

EXISTING BLDG. CVRG: 14.5%

MAX. IMPERVIOUS CVRG.: 95%

EXISTING I C: 72.47%

REQUIRED PARKING: 30

PROVIDED PKNG: 49

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The applicant is requesting a Conditional Use Permit to allow the expansion of an existing 2,183-sq. ft. cocktail lounge to 2,467 sq. ft. . The existing theater is zoned CS-1-M U-V-CO-NP, and requested the zoning change from CS to CS-I base zoning in 2004 in order to have bar service in the theater lobby. A cocktail lounge is a conditional use in CS-1 base zoning district. The site plan will comply with all requirements of the Land Development Code prior to its release.

**Environmental:** The site is in the Boggy Creek Urban watershed. There is a proposed increase in impervious coverage of 4.48% and no known Critical Environmental Features are located within the limits of construction.

**Transportation:** Current vehicular access is available from Manor Drive, Maple Avenue, and Chestnut Avenue. All parking is existing and provided onsite and with previously-approved offsite parking.

**SURROUNDING CONDITIONS: Zoning/ Land use**

**North:** CS-V-CO-NP and CS-MU-CO-NP (restaurants and cocktail lounges)

**East:** CS-MU-V-CO-NP (Hotel and multifamily)

**South:** LO-MU-CO-NP and SF-3-NP (Retail and single-family)

**West:** CS-MU-V-CO-NP and SF-3-NP (Restaurants and single-family)

<b>Street</b>	<b>R.O.W.</b>	<b>Surfacing</b>	<b>Classification</b>
Manor Rd	65’	35’	Major arterial
Maple Ave	47’	32’	Local street
Chestnut Ave	63’	38’	City collector

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District  
Austin Neighborhoods Council  
Bike Austin  
Black Improvement Association  
Blackland Neighborhood Association  
Cherrywood Neighborhood Association  
Claim Your Destiny Foundation  
Concordia Neighborhood Association  
Del Valle Community Coalition  
East Austin Conservancy  
Friends of Austin Neighborhoods  
Homeless Neighborhood Association  
Neighbors United for Progress  
Preservation Austin  
Rogers Washington Holy Cross  
SEL Texas  
Sierra Club, Austin Regional Group  
United East Austin Coalition  
Upper Boggy Creek Neighborhood Planning Team

**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 theater that has existed at this location since 1986. The proposed expansion would not adversely affect adjacent properties more than 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.



# STANSBERRY ENGINEERING CO.

December 19, 2017

City of Austin  
 Development Services Department  
 One Texas Center  
 505 Barton Springs Road  
 Austin, TX 78704

RE: Engineer's Summary  
 The Vortex

Acreage: *1.02 acres*

Zoning: *CS-1MU-V-CO-NP, CS-MU-V-CO-NP*

Watershed: *Boggy Creek*

Development type: *Theater and Cocktail Lounge Land Use*

Phasing: *none*

The Vortex Repertory Co. is a local nonprofit organization promoting theater arts for the community. A conditional use permit was approved by Planning Commission on July 10, 2012 under site plan number SP-2011-0223.AT as a condition of a beer and wine permit the Vortex received in 2005. However, the Owner was not aware a building permit submittal was required for the existing deck prior to the expiration of the conditional use permit. The Vortex became aware of this requirement with a recent submittal to add storage space, restrooms, expand the existing deck and add a cover.

Existing parking agreements are in place with the adjacent businesses. A parking table is provided on the site plan.

Storm water run-off handling methods:  
*Sheet flow to existing channels, curb inlets, etc.*

Development effect on existing and future drainage systems:  
*negligible*

Development effect on natural and traditional character of land and waterways:  
*the development will not significantly impact drainage patterns*

Watershed Protection Regulations Exemption Justifications: *N/A*

Variance request: *A variance is requested to the Land Development Code §25-5-146 (B) requiring a 200 foot separation between parking for a cocktail lounge and single family residences*

*I hereby certify to the best of my knowledge that the plan is complete, accurate, and in compliance with the City of Austin Land Development Code.*

Texas Registered Engineering Firm F-8276

Post Office Box 309, Manchaca, Texas 78652 (512) 292-8000 www.stansberryengineering.com

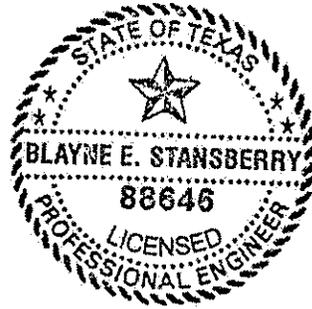
December 19, 2017  
Page 2 of 2

If you have any questions or need additional information, please contact our office at 512/292-8000.

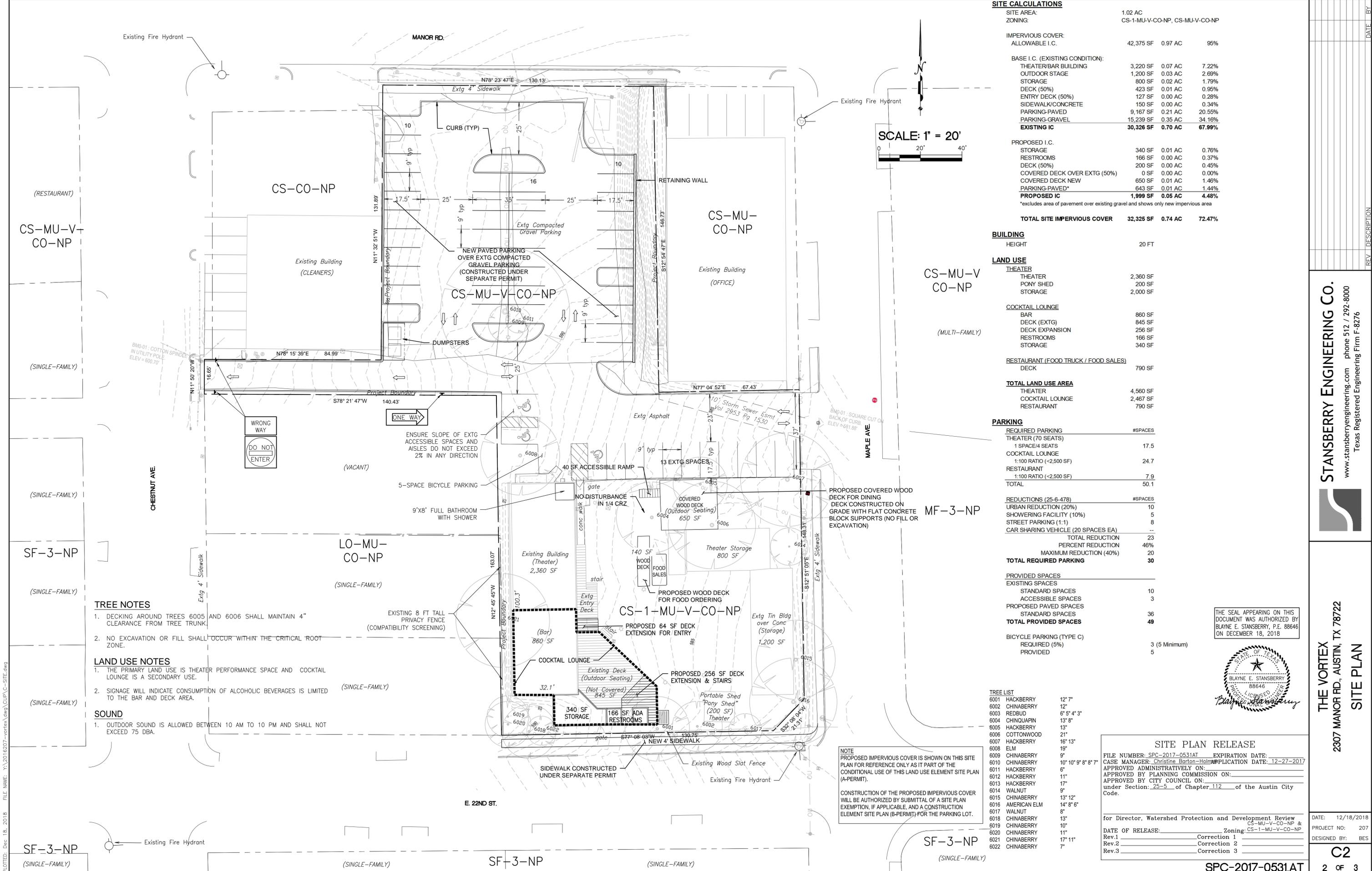
Thank you,

Stansberry Engineering Co., Inc.

*Blayne Stansberry*  
Blayne E. Stansberry, P.E., CPESC







**SITE CALCULATIONS**

SITE AREA:	1.02 AC	
ZONING:	CS-1-MU-V-CO-NP, CS-MU-V-CO-NP	
IMPERVIOUS COVER:	ALLOWABLE I.C. 42,375 SF 0.97 AC 95%	
BASE I.C. (EXISTING CONDITION):		
THEATER/BAR BUILDING	3,220 SF	0.07 AC 7.22%
OUTDOOR STAGE	1,200 SF	0.03 AC 2.69%
STORAGE	800 SF	0.02 AC 1.79%
DECK (50%)	423 SF	0.01 AC 0.95%
ENTRY DECK (50%)	127 SF	0.00 AC 0.28%
SIDEWALK/CONCRETE	150 SF	0.00 AC 0.34%
PARKING-PAVED	9,167 SF	0.21 AC 20.55%
PARKING-GRAVEL	15,239 SF	0.35 AC 34.16%
<b>EXISTING IC</b>	<b>30,326 SF</b>	<b>0.70 AC 67.99%</b>
PROPOSED I.C.		
STORAGE	340 SF	0.01 AC 0.76%
RESTROOMS	166 SF	0.00 AC 0.37%
DECK (50%)	200 SF	0.00 AC 0.45%
COVERED DECK OVER EXTG (50%)	0 SF	0.00 AC 0.00%
COVERED DECK NEW	650 SF	0.01 AC 1.46%
PARKING-PAVED*	643 SF	0.01 AC 1.44%
<b>PROPOSED IC</b>	<b>1,999 SF</b>	<b>0.05 AC 4.48%</b>
*excludes area of pavement over existing gravel and shows only new impervious area		
<b>TOTAL SITE IMPERVIOUS COVER</b>	<b>32,325 SF</b>	<b>0.74 AC 72.47%</b>

**BUILDING**

HEIGHT	20 FT	
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**LAND USE**

THEATER	2,360 SF	
PONY SHED	200 SF	
STORAGE	2,000 SF	

**COCKTAIL LOUNGE**

BAR	860 SF	
DECK (EXTG)	845 SF	
DECK EXPANSION	256 SF	
RESTROOMS	166 SF	
STORAGE	340 SF	

**RESTAURANT (FOOD TRUCK / FOOD SALES)**

DECK	790 SF	
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**TOTAL LAND USE AREA**

THEATER	4,560 SF	
COCKTAIL LOUNGE	2,467 SF	
RESTAURANT	790 SF	

**PARKING**

REQUIRED PARKING	#SPACES
THEATER (70 SEATS)	
1 SPACE/4 SEATS	17.5
COCKTAIL LOUNGE	
1:100 RATIO (<2,500 SF)	24.7
RESTAURANT	
1:100 RATIO (<2,500 SF)	7.9
TOTAL	50.1

**REDUCTIONS (25-6-478)**

URBAN REDUCTION (20%)	#SPACES
SHOWERING FACILITY (10%)	10
STREET PARKING (1:1)	5
CAR SHARING VEHICLE (20 SPACES EA)	8
TOTAL REDUCTION	23
PERCENT REDUCTION	46%
MAXIMUM REDUCTION (40%)	20
<b>TOTAL REQUIRED PARKING</b>	<b>30</b>

**PROVIDED SPACES**

EXISTING SPACES	
STANDARD SPACES	10
ACCESSIBLE SPACES	3
PROPOSED PAVED SPACES	
STANDARD SPACES	36
<b>TOTAL PROVIDED SPACES</b>	<b>49</b>

**BICYCLE PARKING (TYPE C)**

REQUIRED (5%)	3 (5 Minimum)
PROVIDED	5

**TREE LIST**

6001	HACKBERRY	12" 7"
6002	CHINABERRY	12"
6003	REDBUD	6" 5" 4" 3"
6004	CHINQUAPIN	13" 6"
6005	HACKBERRY	13"
6006	COTTONWOOD	21"
6007	HACKBERRY	16" 13"
6008	ELM	19"
6009	CHINABERRY	9"
6010	CHINABERRY	10" 10" 9" 8" 8" 7"
6011	HACKBERRY	6"
6012	HACKBERRY	11"
6013	HACKBERRY	17"
6014	WALNUT	9"
6015	CHINABERRY	13" 12"
6016	AMERICAN ELM	14" 8" 6"
6017	WALNUT	8"
6018	CHINABERRY	13"
6019	CHINABERRY	10"
6020	CHINABERRY	11"
6021	CHINABERRY	17" 11"
6022	CHINABERRY	7"

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BLAYNE E. STANSBERRY, P.E. 88646 ON DECEMBER 18, 2018



**SITE PLAN RELEASE**

FILE NUMBER: SPC-2017-0531AT EXPIRATION DATE: 12-27-2017  
CASE MANAGER: Christine Borton-Holmes APPLICATION DATE: 12-27-2017  
APPROVED ADMINISTRATIVELY ON: \_\_\_\_\_  
APPROVED BY PLANNING COMMISSION ON: \_\_\_\_\_  
APPROVED BY CITY COUNCIL ON: \_\_\_\_\_  
under Section: 25-5 of Chapter 112 of the Austin City Code.

for Director, Watershed Protection and Development Review  
DATE OF RELEASE: \_\_\_\_\_ Zoning: CS-1-MU-V-CO-NP & CS-MU-V-CO-NP  
Rev.1 \_\_\_\_\_ Correction 1  
Rev.2 \_\_\_\_\_ Correction 2  
Rev.3 \_\_\_\_\_ Correction 3

**NOTE**  
PROPOSED IMPERVIOUS COVER IS SHOWN ON THIS SITE PLAN FOR REFERENCE ONLY AS IT PART OF THE CONDITIONAL USE OF THIS LAND USE ELEMENT SITE PLAN (A-PERMIT).  
CONSTRUCTION OF THE PROPOSED IMPERVIOUS COVER WILL BE AUTHORIZED BY SUBMITTAL OF A SITE PLAN EXEMPTION, IF APPLICABLE, AND A CONSTRUCTION ELEMENT SITE PLAN (B-PERMIT) FOR THE PARKING LOT.

- TREE NOTES**
- DECKING AROUND TREES 6005 AND 6006 SHALL MAINTAIN 4" CLEARANCE FROM TREE TRUNK.
  - NO EXCAVATION OR FILL SHALL OCCUR WITHIN THE CRITICAL ROOT ZONE.
- LAND USE NOTES**
- THE PRIMARY LAND USE IS THEATER PERFORMANCE SPACE AND COCKTAIL LOUNGE IS A SECONDARY USE.
  - SIGNAGE WILL INDICATE CONSUMPTION OF ALCOHOLIC BEVERAGES IS LIMITED TO THE BAR AND DECK AREA.
- SOUND**
- OUTDOOR SOUND IS ALLOWED BETWEEN 10 AM TO 10 PM AND SHALL NOT EXCEED 75 DBA.

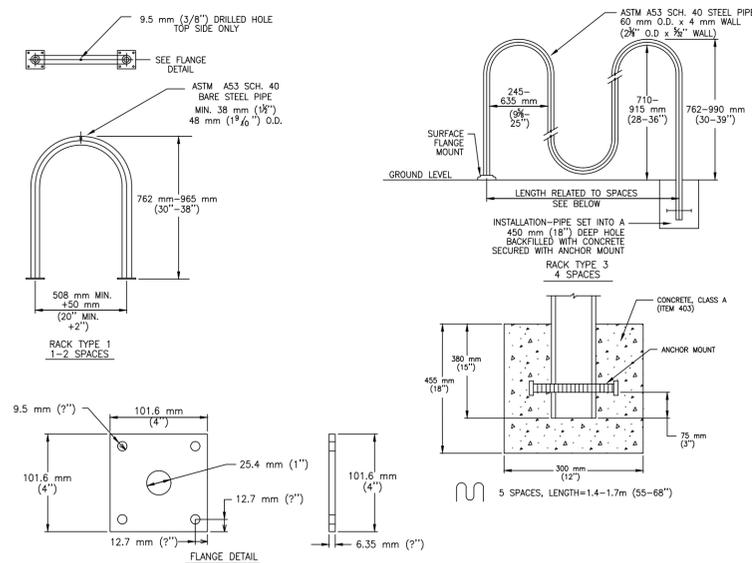
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REV	DESCRIPTION	DATE	BY

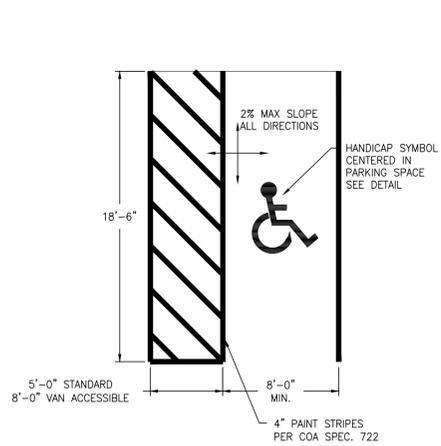
**STANSBERRY ENGINEERING CO.**  
www.stansberryengineering.com phone 512 / 292-8000  
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**THE VORTEX**  
2307 MANOR RD., AUSTIN, TX 78722  
**SITE PLAN**

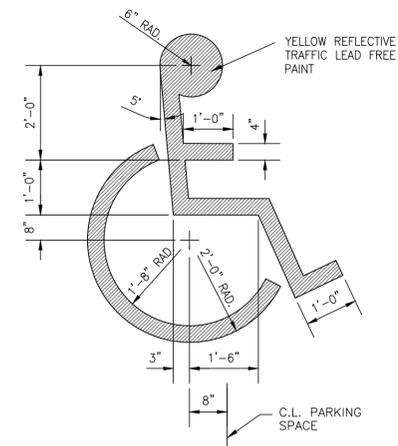
DATE: 12/18/2018  
PROJECT NO: 207  
DESIGNED BY: BES  
**C2**  
2 OF 3



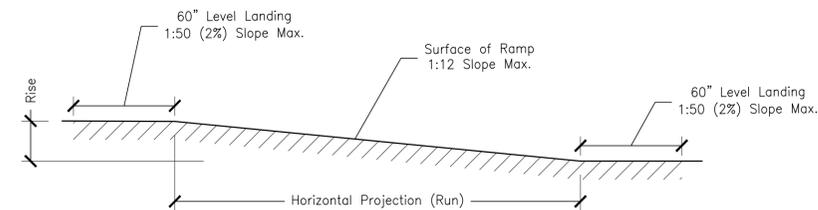
**1 CLASS III BICYCLE PARKING**  
NTS - COA DETL 710S-1



**2 ACCESSIBLE PARKING**  
NTS

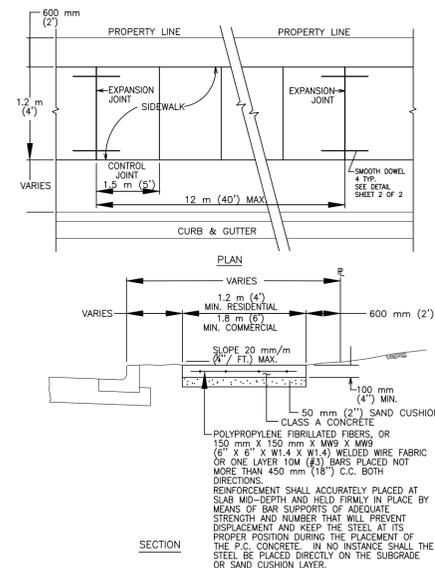


**3 ACCESSIBLE SYMBOL DIMENSIONS**  
NTS



Slope	Maximum Rise (inches)	Maximum Horizontal Projection (feet)
1:12 to < 1:16	30	30
1:16 to < 1:20	30	40

**4 RAMP CROSS SECTION DIMENSIONS**  
NTS



**5 SIDEWALK**  
NTS - COA DETL 432S-1

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY  
BLAYNE E. STANSBERRY, P.E. 88646  
ON OCTOBER 11, 2018



**SITE PLAN RELEASE**  
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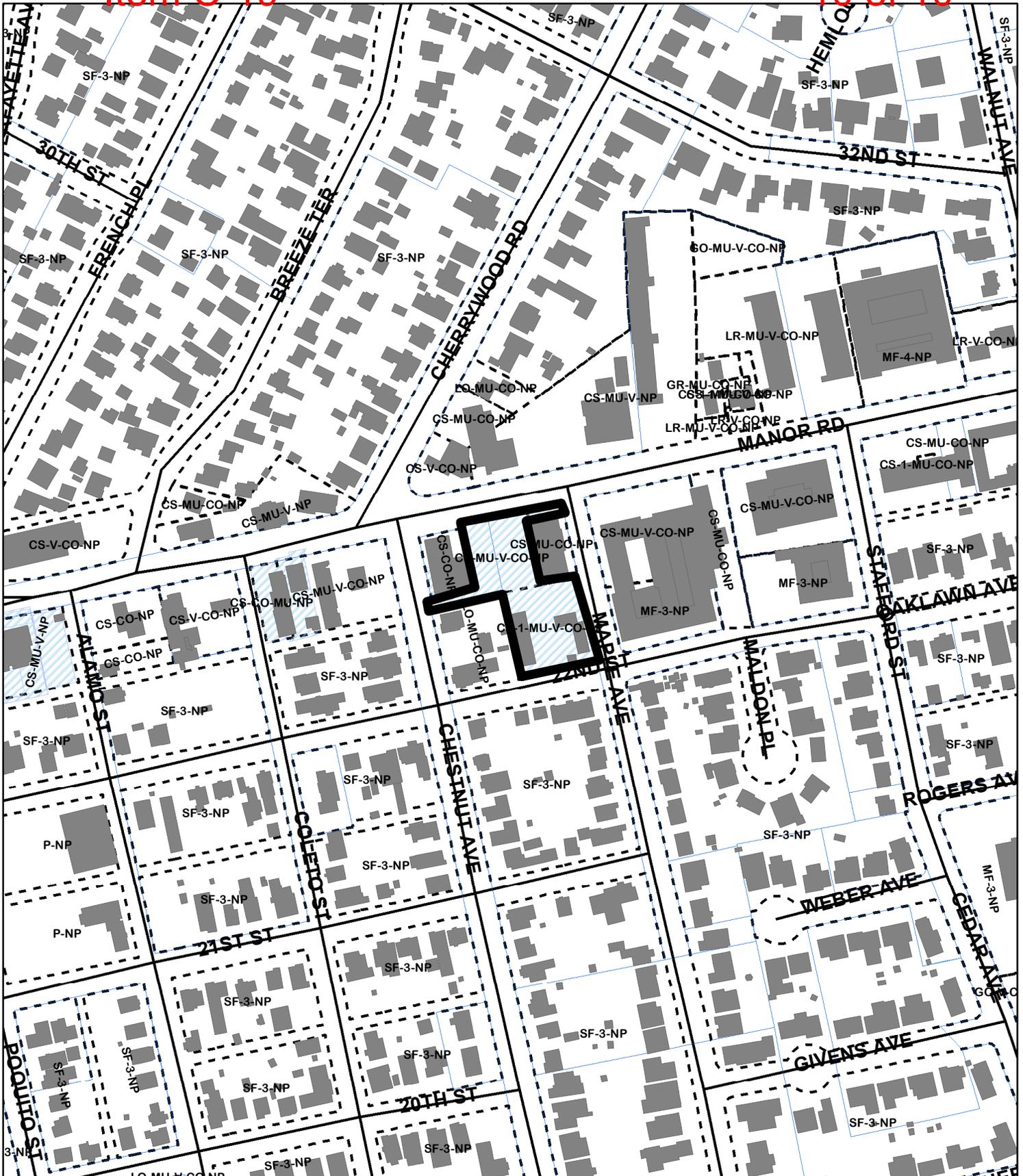
SPC-2017-0531.AT

**STANSBERRY ENGINEERING CO.**  
www.stansberryengineering.com phone 512 / 292-8000  
Texas Registered Engineering Firm F-8276

**THE VORTEX**  
2307 MANOR RD., AUSTIN, TX 78722  
**CONSTRUCTION DETAILS**

DATE: 10/11/2018  
PROJECT NO: 207  
DESIGNED BY: BES

**CS**  
3 OF 3



SITE PLAN



 SUBJECT TRACT

 ZONING BOUNDARY

CASE#: SPC-2017-0531AT  
 ADDRESS: 2307 Manor Road  
 CASE NAME: The Votex  
 MANAGER: Christine Barton-Holmes



0 120 240 480 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