

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

CASE NUMBER: SPC-2019-0142A **PC DATE:** 07/23/2019

PROJECT NAME: Lantana Block P, Lot 3 Conditional Use Permit Building 4

ADDRESS: 7415 Southwest Parkway

AREA: 2,686 square feet (footprint of cocktail lounge)

APPLICANT: Lantana Place LLC (512) 478-5788
212 Lavaca, Suite 300
Austin, TX 78701

AGENT: LJA Engineering, Inc. (Paul Viktorin) (512) 439-4700
5316 Highway 290 W. Suite 150
Austin, TX 78735

CASE MANAGER: Jonathan Davila Phone: (512) 974-2414
jonathan.davila@austintexas.gov

PROPOSED USE: Cocktail Lounge

EXISTING ZONING: CS-1-CO-NP

NEIGHBORHOOD PLAN: Oak Hill Combined

PROPOSED DEVELOPMENT: The applicant is requesting a conditional use permit for a 2,686 square foot cocktail lounge in an existing one story building that is part of the larger Lantana Place mixed-use site, which was previously approved under a different site plan. Other uses in the overall development include Retail, Professional and Medical Offices, Restaurant, Personal Services, Hotel, and Theater uses. There are no residential zoning districts within 200 feet of the cocktail lounge site, as it is completely surrounded by the rest of the mixed-use development, which is zoned GR-NP. The hours of operation are expected to be Monday through Sunday, 9am to 8pm. No additional construction will occur with this permit.

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.

PROJECT INFORMATION

GROSS SITE AREA	2,686 sf (cocktail lounge) 35.67 acres (gross site area)
EXISTING ZONING	CS-1-CO-NP
WATERSHED	Williamson Creek (Barton Springs Zone)
PROPOSED ACCESS	Southwest Pkwy and William Cannon Dr
Proposed Impervious Cover	17.48 acres/ 49%
Proposed Building Coverage	277,499 sf / 17.9% (2,686 sf cocktail lounge)
Height	52 ft maximum site (28 ft cocktail lounge)
Parking required: 1400 spaces	Parking proposed: 1565 spaces

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	CS-1-CO-NP, GR-NP	Cocktail Lounge, Restaurant (Limited and General), General Retail (Convenience), Office (Medical and Professional), Personal Services, Theater, Hotel
<i>North</i>	RR, DR, GO	ROW, then Undeveloped
<i>South</i>	P-NP	Undeveloped
<i>East</i>	GR-NP	ROW, then Office
<i>West</i>	CS-NP	Office

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff evaluation 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: Yes, there are no SF-5 or more restrictive zoning districts or permitted land uses abutting the site.
- 4. Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading facilities have 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 the listed adverse effects.

A Conditional Use Site Plan May Not:

- 1. More adversely affect an adjoining site than would a permitted use;** Staff response: The proposed site plan does not appear to more adversely affect an adjoining site 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: The cocktail lounge land use will be located within existing development and is not anticipated to affect pedestrian or vehicular circulation.
- 3. Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: The site will comply with all applicable sign regulations in the Land Development Code.

COMMISSION ACTION:

The Commission may either; approve, approve with conditions or deny the conditional use site plan permit.

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 and 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.**

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting a Conditional Use Permit for a Cocktail Lounge land use within an existing building.

If approved, either a B-plan (construction site plan), correction/revision to the existing plan, or a site plan exemption will be sought to permit the improvements associated with this conditional use site plan permit, as needed.

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

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Aviara HOA
Bike Austin
City of Rollingwood
Covered Bridge Property Owners Association, Inc.
East Oak Hill Neighborhood Association
Friends of Austin Neighborhoods
Neighborhood Empowerment Foundation
Oak Hill Association of Neighborhoods (OHAN)
Oak Hill Neighborhood Plan – COA Liaison
Oak Hill Neighborhood Plan Contact Team
Oak Hill Trails Association
Save Our Springs Alliance
SEL Texas
Sierra Club, Austin Regional Group
TNR BCP – Travis County Natural Resources

LANTANA BLOCK P, LOT 3

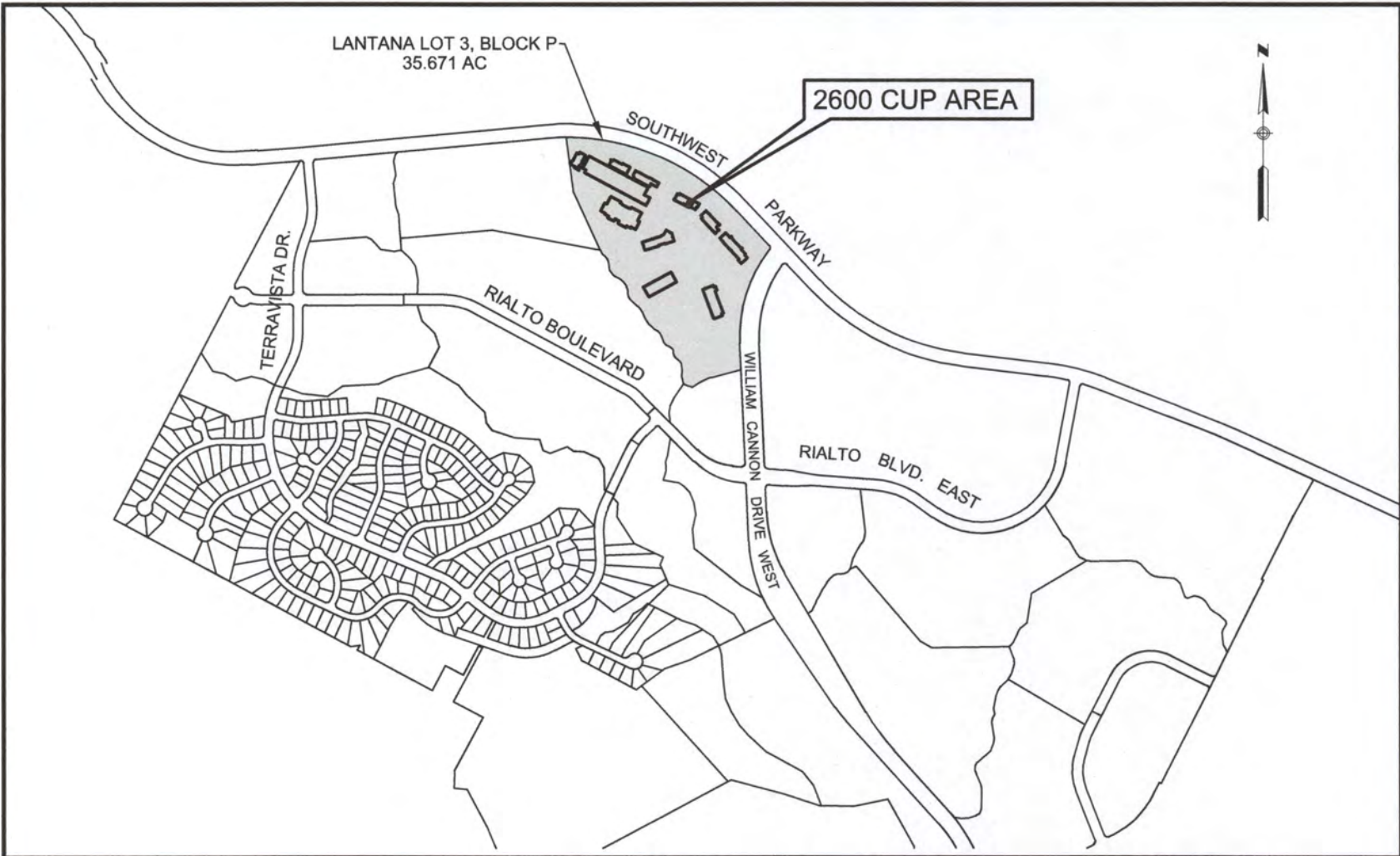
CONDITIONAL USE PERMIT BUILDING #4

WATERSHED STATUS:

THIS SITE IS LOCATED IN THE WILLIAMSON CREEK WATERSHED, WHICH IS CLASSIFIED AS THE BARTON SPRINGS ZONE BY THE CITY OF AUSTIN . THIS SITE IS LOCATED OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE.

NOTE:

COMPLIANCE WITH THE UNIVERSAL RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES, BUSINESSES AND OFFICE BUILDINGS.



LOCATION MAP

(N.T.S.)

GRID NO. C21

MAPSCO PAGE 612E

ADDRESS

7415 SOUTHWEST PARKWAY
AUSTIN, TRAVIS COUNTY, TEXAS 78735

SUBMITTAL DATE: APRIL 05, 2019

LEGAL DESCRIPTION

LOT 3, BLOCK P OF THE LANTANA PHASE 1, SECTION 2 SUBDIVISION PLAT RECORDED IN DOCUMENT NUMBER 200000150 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, 35.671 ACRES.

RELATED CASE #: SP-2014-0262C

PROPERTY OWNER : LANTANA PLACE LLC
212 LAVACA, SUITE 300
AUSTIN, TEXAS 78701
CONTACT PERSON : STEVE HAY
PHONE # (512) 478-5788
FAX # (512) 478-6340

ENGINEER : LJA ENGINEERING, INC.
5316 HIGHWAY 290 W. SUITE 150
AUSTIN, TEXAS 78735
CONTACT PERSON : PAUL VIKTORIN P.E.
PHONE # (512) 439-4700
FAX # (512) 439-4716

LANDSCAPE ARCHITECT : TBG PARTNERS
901 SOUTH MOPAC BLDG. 2, SUITE 350
AUSTIN, TEXAS 78704
CONTACT PERSON : CHARLOTTE TONSOR
PHONE # (512) 327-1011
FAX # (512) 327-0488

SURVEYOR : RAMSEY LAND SURVEYING, LLC
8718 SOUTHWEST PARKWAY
AUSTIN, TEXAS 78735
CONTACT PERSON : BILL RAMSEY
PHONE # (512) 301-9388

CONTOUR DATA : ON THE GROUND SURVEY BY RAMSEY LAND SURVEYING, LLC. ON MARCH 6, 2006.

APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

I, PAUL VIKTORIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THESE PLANS ARE FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 13 OF THE AUSTIN CITY CODE OF 1981, AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) No. 48453C0440H, EFFECTIVE DATE, SEPT 26, 2008 TRAVIS COUNTY.



LICENSED PROFESSIONAL ENGINEER
PAUL VIKTORIN, PE # 86879

7/3/19 DATE

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



LJA Engineering, Inc.

5316 Highway 290 West
Suite 150
Austin, Texas 78735

Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

SITE PLAN RELEASE

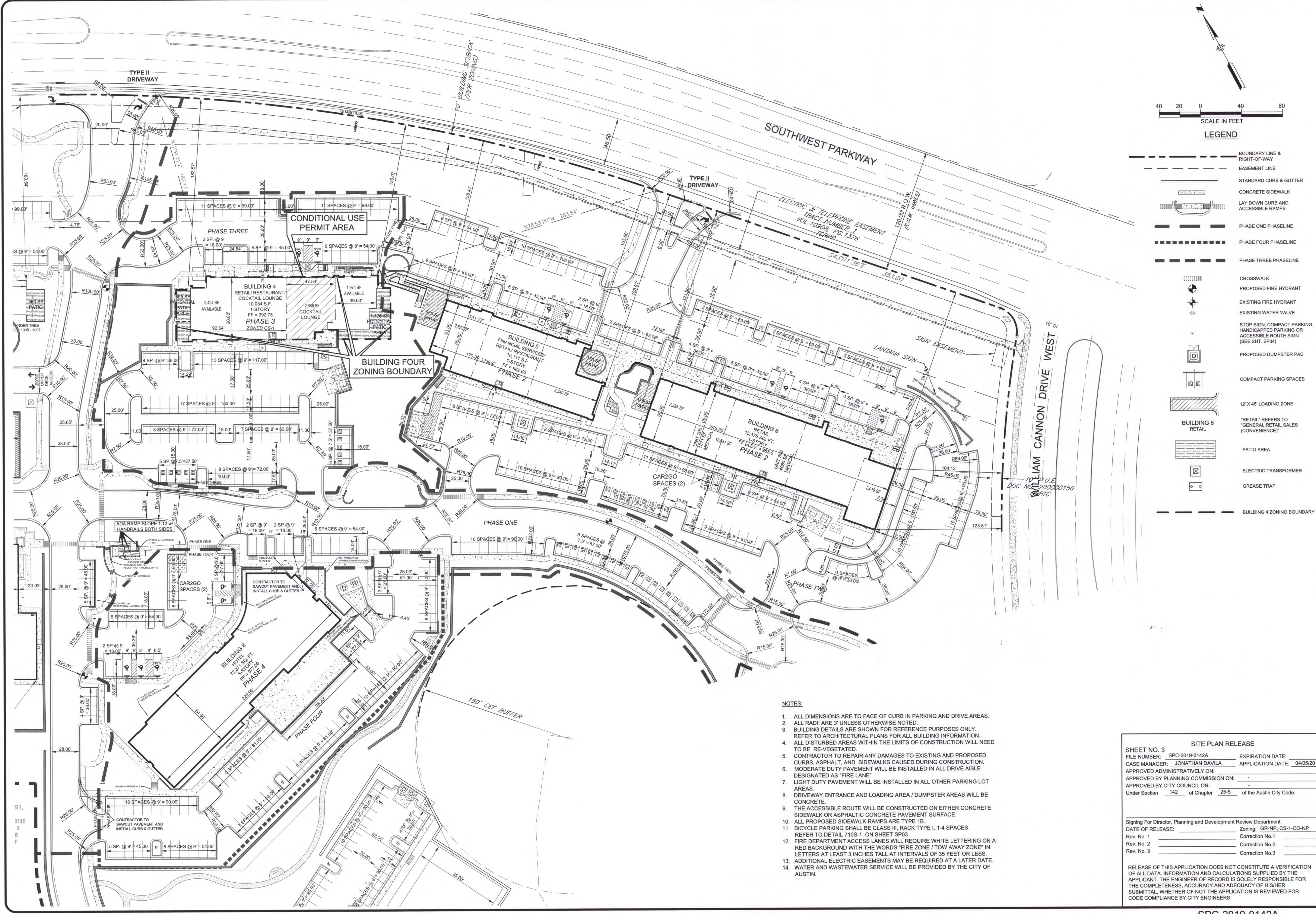
SHEET NO. 1
FILE NUMBER: SPC-2019-0142A EXPIRATION DATE:
CASE MANAGER: JONATHAN DAVILA APPLICATION DATE: 04/05/2019
APPROVED ADMINISTRATIVELY ON:
APPROVED BY PLANNING COMMISSION ON:
APPROVED BY CITY COUNCIL ON:
Under Section 142 of Chapter 25-5 of the Austin City Code.

Signing For Director, Planning and Development Review Department
DATE OF RELEASE: Zoning: GR-NP, CS-1-CO-NP
Rev. No. 1 Correction No.1
Rev. No. 2 Correction No.2
Rev. No. 3 Correction No.3

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA. INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OF NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

BLOCK P, LOT 3
CONDITIONAL USE PERMIT
BUILDING #4

D:\11415\NORTH\NORTH Final.dwg 5-5-14 Conditional Use permit Building #A111415-SP02 C:\dwg
User: jaymes Jul 02 10:18:43
Plot Date/Time: Jul 02 10:17:21:56



NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB IN PARKING AND DRIVE AREAS.
2. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
3. BUILDING DETAILS ARE SHOWN FOR REFERENCE PURPOSES ONLY. REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING INFORMATION.
4. ALL DISTURBED AREAS WITHIN THE LIMITS OF CONSTRUCTION WILL NEED TO BE RE-VEGETATED.
5. CONTRACTOR TO REPAIR ANY DAMAGES TO EXISTING AND PROPOSED CURBS, ASPHALT, AND SIDEWALKS CAUSED DURING CONSTRUCTION.
6. MODERATE DUTY PAVEMENT WILL BE INSTALLED IN ALL DRIVE AISLE DESIGNATED AS "FIRE LANE"
7. LIGHT DUTY PAVEMENT WILL BE INSTALLED IN ALL OTHER PARKING LOT AREAS.
8. DRIVEWAY ENTRANCE AND LOADING AREA / DUMPSTER AREAS WILL BE CONCRETE.
9. THE ACCESSIBLE ROUTE WILL BE CONSTRUCTED ON EITHER CONCRETE SIDEWALK OR ASPHALTIC CONCRETE PAVEMENT SURFACE.
10. ALL PROPOSED SIDEWALK RAMPS ARE TYPE 1B.
11. BICYCLE PARKING SHALL BE CLASS III, RACK TYPE I, 1-4 SPACES. REFER TO DETAIL 7105-1, ON SHEET SP03.
12. FIRE DEPARTMENT ACCESS LANES WILL REQUIRE WHITE LETTERING ON A RED BACKGROUND WITH THE WORDS "FIRE ZONE / TOW AWAY ZONE" IN LETTERS AT LEAST 3 INCHES TALL AT INTERVALS OF 35 FEET OR LESS.
13. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
14. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.

SHEET NO. 3
FILE NUMBER: SPC-2019-0142A EXPIRATION DATE: 04/05/2019
CASE MANAGER: JONATHAN DAVILA APPLICATION DATE: 04/05/2019
APPROVED ADMINISTRATIVELY ON: _____
APPROVED BY PLANNING COMMISSION ON: _____
APPROVED BY CITY COUNCIL ON: _____
Under Section 142 of Chapter 25-5 of the Austin City Code.

Signing For Director, Planning and Development Review Department
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LANTANA BLOCK P, LOT 3
CONDITIONAL USE PERMIT BUILDING #4
7415 SOUTHWEST PARKWAY
SITE PLAN

REVISIONS	DATE	BY	DESCRIPTION
NO.			

DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:	DRAWING NAME:
11-11-14	P/J/V	TMS	P/J/V	A111415-SP02 CIB

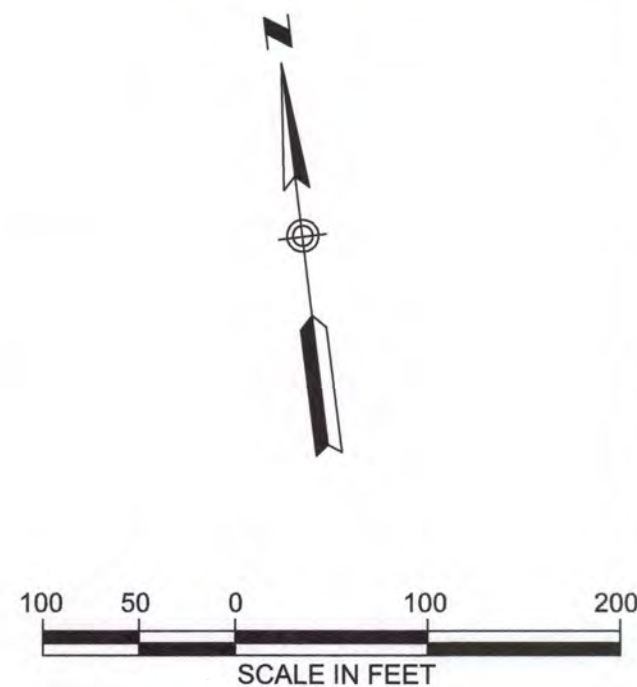


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Fax 512.439.4718
FRN - F-1396

JOB NUMBER: A111-0415

SP02

SHEET NO. 3
OF 4 SHEETS



Line Table		
Line #	DIRECTION	DISTANCE
L68	S46°41'12"E	28.91
L69	S62°34'32"E	32.04
L70	S44°36'21"E	22.93
L71	S25°47'01"E	28.20
L72	S19°47'38"E	40.82
L73	S34°25'47"E	29.03
L74	S62°24'29"E	25.03
L75	S60°35'30"E	25.24
L76	S14°07'46"E	20.42
L77	S02°07'43"W	23.29
L78	S19°45'45"E	20.69
L79	S36°03'13"E	23.91
L80	S22°06'11"E	33.58
L81	S32°54'04"E	22.78
L82	S06°50'16"E	24.21
L83	S06°45'36"W	24.21
L84	S04°49'10"W	17.59
L85	S13°26'07"E	20.44
L86	S28°55'58"E	14.88
L87	S26°19'23"E	14.62
L88	S04°07'10"W	16.59
L89	S71°54'56"E	65.92
L90	N57°56'48"E	73.64
L91	N66°07'07"E	70.75
L92	N86°48'33"E	60.94
L229	N87°31'08"E	50.66
L230	N02°28'52"W	50.00
L231	S87°31'08"W	50.00

Curve Table					
Curve #	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	1587.47	52°16'24"	1740.00	S89°08'57"E	1532.99
C2	34.91	80°00'55"	25.00	S03°00'40"E	32.14
C3	738.53	39°28'21"	1072.00	S17°15'37"W	724.01
C34	1430.88	47°07'00"	1740.00	N66°34'15"W	1390.90

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JOB NUMBER:
A111-0415

SP01

SHEET NO.
2

OF **4** SHEETS: