

## PLANNING COMMISSION SITE PLAN CONDITIONAL USE PERMIT REVIEW SHEET

**CASE NUMBER:** SPC-2018-0550C **PC DATE:** 10/22/2019

**PROJECT NAME:** Clive Bar Expansion

**PROJECT ADDRESS:** 609 Davis Street

**APPLICANT:** DR Corner Holdings LLC

**AGENT:** Big Red Dog, Cliff Kendall (512) 669-5560

**NEIGHBORHOOD PLAN:** Downtown Austin Plan

**WATERSHED:** Waller Creek (Urban)

**CASE MANAGER:** Jeremy Siltala (512) 974-2945 or jeremy.siltala@austintexas.gov

**PROJECT DESCRIPTION:**

The applicant proposes a three-story addition to an existing cocktail lounge within the Rainey Street subdistrict of the Waterfront Overlay requiring a conditional use permit [25-2-692(K)].

**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.

**SUMMARY STAFF COMMENT ON APPLICATION:**

The applicant proposes a two-story, 7,409 SF addition to an existing one-story, 1,340 SF cocktail lounge. 1,340 SF is indoor, and 7,409 SF is outdoor. The operating hours are Monday through Thursday 4PM-2AM, Friday 2PM-2AM, Saturday and Sunday 12PM – 2AM.

**PROJECT INFORMATION:**

<b>SITE AREA</b>	8,972 SF (cocktail lounge) 5,217 SF, 0.12 acres (total site)
<b>ZONING</b>	CBD
<b>PROPOSED USE</b>	Cocktail Lounge
<b>PROPOSED IMPERVIOUS COVER</b>	4,956 SF, 95%
<b>PROPOSED BUILDING COVERAGE</b>	4,251 SF, 81.4%
<b>PROPOSED BUILDING HEIGHT</b>	3 stories, 54 feet
<b>PROPOSED F.A.R</b>	1.72:1
<b>PROPOSED ACCESS</b>	Davis Street
<b>PROPOSED PARKING</b>	2 automobile (ADA on-street), 10 bicycle

**NEIGHBORHOOD ORGANIZATIONS:**

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                               |
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| <ul style="list-style-type: none"> <li>Austin Independent School District</li> <li>Austin Neighborhoods Council</li> <li>Bike Austin</li> <li>City of Austin Downtown Commission</li> <li>Downtown Austin Neighborhood Assn. (DANA)</li> <li>Friends of Austin Neighborhoods</li> <li>Friends of Rainey Street Historic District</li> <li>Friends of the Emma Barrientos MACC</li> <li>Greater East Austin Neighborhood Association</li> <li>Homeless Neighborhood Association</li> <li>Neighborhood Empowerment Foundation</li> </ul> | <ul style="list-style-type: none"> <li>Preservation Austin</li> <li>Rainey Business Coalition</li> <li>Rainey Neighbors Association, Inc.</li> <li>SELTexas</li> <li>Sierra Club, Austin Regional Group</li> <li>Tejano Town</li> <li>The Shore Condominium Association, Inc.</li> <li>Town Lake Neighborhood Association</li> <li>Waller Creek Conservancy</li> <li>Waller District Staff Liaison</li> </ul> |
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**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 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 these adverse effects.

*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 conform with all regulations and standards established by the Land Development Code prior to its release.
2. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; Staff response: The project is not anticipated to have any detriment to safety or convenience.
3. Adversely affect 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.

**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.



October 12, 2019

Dear Mr. Parker,

I want to thank you for meeting with the Rainey Neighborhood Association and residents to build a stronger community partnership. We would like to offer our support for the expansion of the Clive Bar and site application XXXX. As a community partner, we want to support our local businesses and help create a vibrant and diverse streetscape. Due to the mobility challenges and rapid growth in the Rainey District, we must offer our support on 2 conditions. First, we ask that the Outdoor Music Venue Permit guidelines are closely followed for the benefit of both neighbors and patrons alike. We understand these guidelines to 75 decibels:

2019 Board of Directors:

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Camden Rainey Apartments

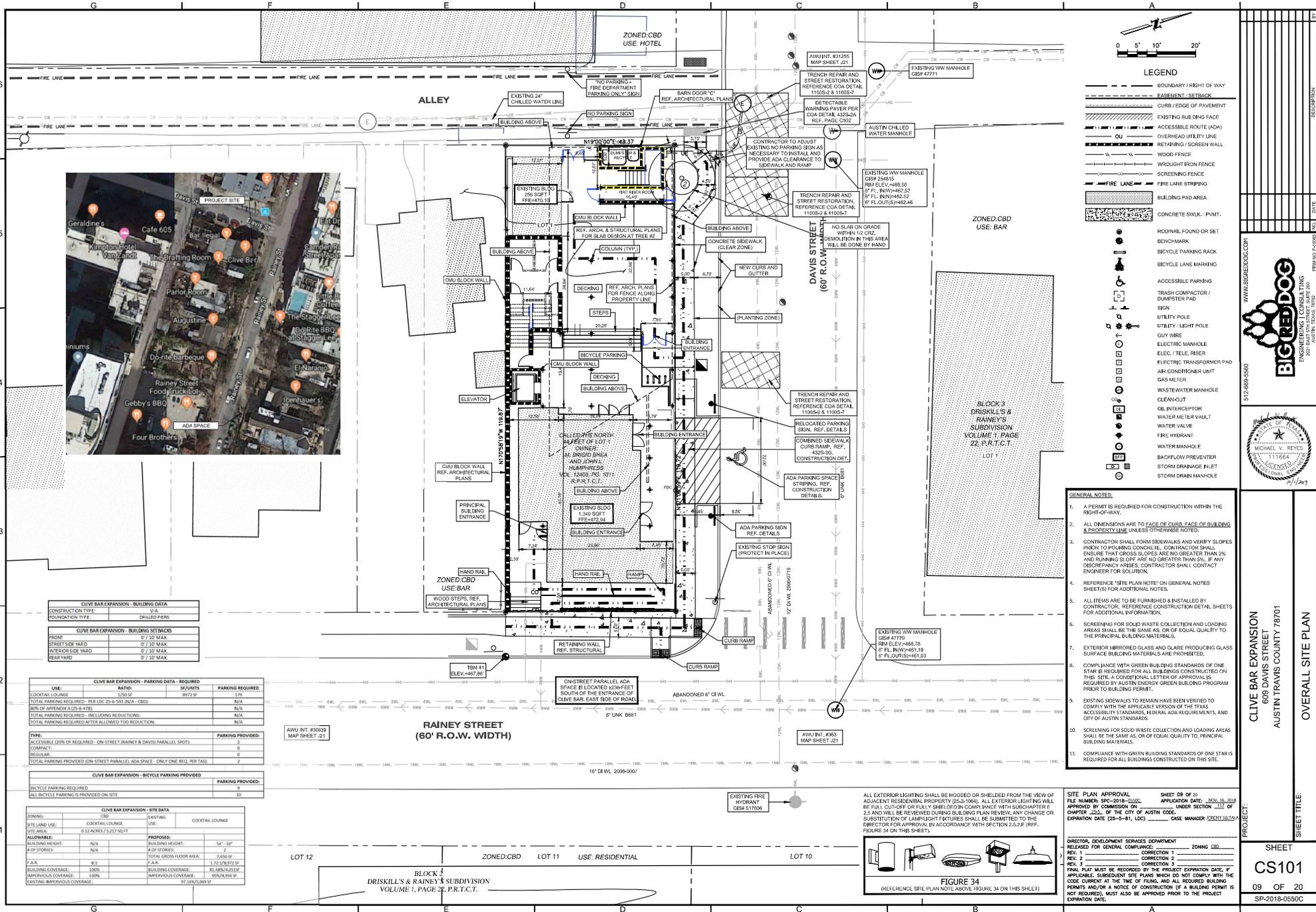
**Turner Kerr**  
Windsor on the Lake  
Apartments

Sunday through Wednesday end time – 10:30 PM  
Thursday end time – 11:00 PM  
Friday and Saturday end time – midnight

Second, we request that the expansion include complete sidewalks in the right-of-way. We appreciate the movement of the right-of-way on the southwest corner of Davis and Rainey Street to accommodate new sidewalks on these streets as indicated in the site plan. Pedestrian safety is a major issue in the Rainey District, and continues to be as growth occurs and incomplete sidewalks remain.

We look forward to partnering with you in the community and visiting the newly expanded Clive Bar.

Sincerely,  
  
Sandra De Leon  
President, Rainey Neighbors Association



- LEGEND**
- BOUNDARY / RIGHT OF WAY
  - EASEMENT / SETBACK
  - CURB / EDGE OF PAVEMENT
  - EXISTING BUILDING FACE
  - ACCESSIBLE ROUTE (ADA)
  - OVERHEAD UTILITY LINE
  - RETAINING / SCREEN WALL
  - WOOD FENCE
  - WROUGHT IRON FENCE
  - SCREENING FENCE
  - FIRE LANE
  - FIRE LANE STRIPING
  - BUILDING PAD AREA
  - CONCRETE SWLK. / PAVT.
  - ROOM/AL. FOUND OR SET
  - BENCHMARK
  - BICYCLE PARKING RACK
  - BICYCLE LANE MARKING
  - ACCESSIBLE PARKING
  - TRASH COMPACTOR / DUMPSTER PAD
  - SIGN
  - UTILITY POLE
  - UTILITY LIGHT POLE
  - GUY WIRE
  - ELECTRIC MANHOLE
  - ELEC. / TELE. RISER
  - 15' FICTIVE TRANSFORMER PAD
  - AIR CONDITIONER UNIT
  - WASTEWATER MANHOLE
  - CLEAN-OUT
  - OIL INTERCEPTOR
  - WATER METER VAULT
  - WATER VALVE
  - FIRE HYDRANT
  - WATER MANHOLE
  - BACKFLOW PREVENTER
  - STORM DRAIN INLET
  - STORM DRAIN MANHOLE

- GENERAL NOTES:**
1. A PERMIT IS REQUIRED FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
  2. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING & PROPERTY LINE UNLESS OTHERWISE NOTED.
  3. CONTRACTOR SHALL FORM SIDEWALKS AND VERIFY SLOPES PRIOR TO POURING CONCRETE. CONTRACTOR SHALL ENSURE THAT CROSS SLOPES ARE NO GREATER THAN 2% AND RUNNING SLOPE ARE NO GREATER THAN 5%. IF ANY DISCREPANCY EXISTS, CONTRACTOR SHALL CONTACT ENGINEER FOR SOLUTION.
  4. REFERENCE "SITE PLAN NOTE" ON GENERAL NOTES SHEET(S) FOR ADDITIONAL NOTES.
  5. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAIL SHEETS FOR ADDITIONAL INFORMATION.
  6. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO THE PRINCIPAL BUILDING MATERIALS.
  7. EXTERIOR MIRRORRED GLASS AND CLARE PRODUCING GLASS SURFACE BUILDING MATERIALS ARE PROHIBITED.
  8. COMPLIANCE WITH GREEN BUILDING STANDARDS OF ONE STAR IS REQUIRED FOR ALL BUILDINGS CONSTRUCTED ON THIS SITE. A CONDITIONAL LETTER OF APPROVAL IS REQUIRED BY AUSTIN GREEN BUILDRING PROGRAM PRIOR TO BUILDING PERMIT.
  9. EXISTING SIDEWALKS TO REMAIN HAVE BEEN VERIFIED TO COMPLY WITH THE APPLICABLE VERSION OF THE TEXAS ACCESSIBILITY STANDARDS, FEDERAL ADA REQUIREMENTS, AND CITY OF AUSTIN STANDARDS.
  10. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
  11. COMPLIANCE WITH GREEN BUILDING STANDARDS OF ONE STAR IS REQUIRED FOR ALL BUILDINGS CONSTRUCTED ON THIS SITE.



**SITE PLAN APPROVAL** SHEET 09 OF 20  
 FILE NUMBER: SP-2018-0550C APPLICATION DATE: 12/16/2018  
 APPROVED BY COMMISSION ON UNDER SECTION 252 OF CHAPTER 252, OF THE CITY OF AUSTIN CODE. CASE MANAGER: SP-2018-0550C  
 EXPIRATION DATE: (20-9-81) LOCAL CASE NUMBER: 180218

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT  
 RELEASED FOR GENERAL COMPLIANCE ZONING: CBD  
 REV. 1 CORRECTION 1  
 REV. 2 CORRECTION 2  
 REV. 3 CORRECTION 3

FINAL PLAN MUST BE RECORDED BY PROJECT EXPIRATION DATE. IF APPLICABLE, SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF PLANNING AND RECORDING BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION IF A BUILDING PERMIT IS NOT REQUIRED, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

CLIVE BAR EXPANSION - BUILDING DATA			
CONSTRUCTION TYPE	U-A		
FOUNDATION TYPE	GRADED PIERS		
CLIVE BAR EXPANSION - BUILDING SETBACKS			
REAR	0' / 10' MAX		
STREET SIDE YARD	0' / 10' MAX		
INTERIOR SIDE YARD	0' / 10' MAX		
REAR YARD	0' / 10' MAX		
CLIVE BAR EXPANSION - PARKING DATA - REQUIRED			
USE:	BATHS	0' / 10' MAX	
COCKTAIL LOUNGE	1,750 SF	897 SF	179
TOTAL PARKING REQUIRED - PER LOC. 20-6-309 (MIA - CBD)			N/A
MIN. OF APPENDIX A (20-6-478)			N/A
TOTAL PARKING REQUIRED - INCLUDING REDUCTIONS			N/A
TOTAL PARKING PROVIDED AFTER ALLOWED TOW REDUCTIONS			N/A
CLIVE BAR EXPANSION - BICYCLE PARKING PROVIDED			
BICYCLE PARKING REQUIRED			0
ALL BICYCLE PARKING IS PROVIDED ON SITE			0
CLIVE BAR EXPANSION - SITE DATA			
ZONING:	CBD	PROPOSED:	COCKTAIL LOUNGE
SITE (LAND) USE:	CLIVE BAR	USE:	COCKTAIL LOUNGE
SITE AREA:	0.12 ACRES (5,217 SQ FT)		
ALLOWABLE:	N/A	PROPOSED:	N/A
BUILDING HEIGHT:	5' 0"	BUILDING HEIGHT:	5' 0"
# OF STORIES:	N/A	# OF STORIES:	2
TOTAL GROSS FLOOR AREA:	7,450 SF	TOTAL GROSS FLOOR AREA:	7,450 SF
P.A.R.:	8.1	P.A.R.:	1,721,579 SF
BUILDING COVERAGE:	100%	BUILDING COVERAGE:	81.48% (2,625 SF)
IMPERVIOUS COVERAGE:	100%	IMPERVIOUS COVERAGE:	100% (4,955 SF)
EXISTING IMPERVIOUS COVERAGE:		EXISTING IMPERVIOUS COVERAGE:	97.18% (3,069 SF)

PROJECT: CLIVE BAR EXPANSION 609 DAVIS STREET AUSTIN TRAVIS COUNTY 78701

SHEET: CS101

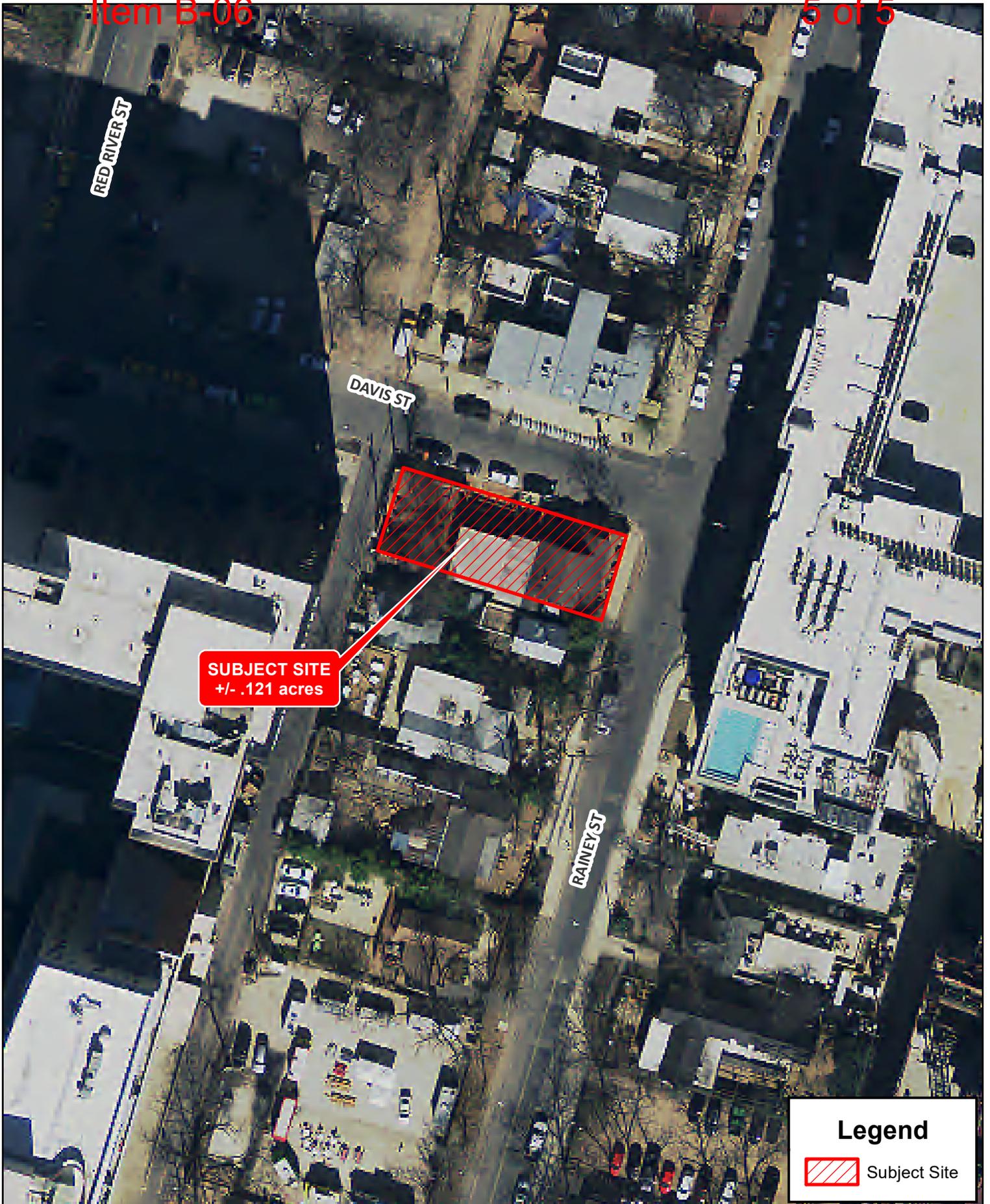
DATE: 09 OF 20

SP-2018-0550C

www.bigreddog.com  
 512-699-5550  
**BIG RED DOG**  
 ENGINEERING | CONSULTING  
 200 EAST TRAVIS STREET, 2ND FLOOR  
 AUSTIN, TEXAS 78701

REG. NO. F-65663  
 DATE: 11/1/2017

MICHAEL V. REYES  
 LICENSED PROFESSIONAL ENGINEER  
 NO. 111111



**SUBJECT SITE**  
 +/- .121 acres

**Legend**

 Subject Site



**Site Location Map**

Clive Bar Expansion  
 609 Davis Street  
 Austin, Travis County, Texas



1163.10.001 | 08.29.2018 | [BIGREDDOG.COM](http://BIGREDDOG.COM)

