

COCKTAIL LOUNGE USE DISTANCING ANALYSIS FOR EAST 12th STREET NEIGHBORHOOD CONSERVATION COMBINING DISTRICT (NCCD)

Background

The third reading of the East 12th NCCD was considered by the Austin City Council at their meeting on July 28, 2022. During the meeting, staff was asked to estimate the number of possible future cocktail lounges that could locate within the boundaries of the NCCD given different spacing requirements. Staff developed theoretical numbers based on three spacing requirements: 150', 200', and 300'. Although no action on the NCCD was taken, staff was given direction from dais to analyze these spacing requirements using GIS. This report summarizes those findings.

Findings

Based on the three spacing options and on the site constraints and limitations discussed below, the analysis determined that at:

- 150' = 12 possible sites¹
- 200' = 10 possible sites
- 300' = 7 possible sites.

The maps illustrating this are located on pages 2-4 of this report.

Site Constraints and Limitations along East 12th Street

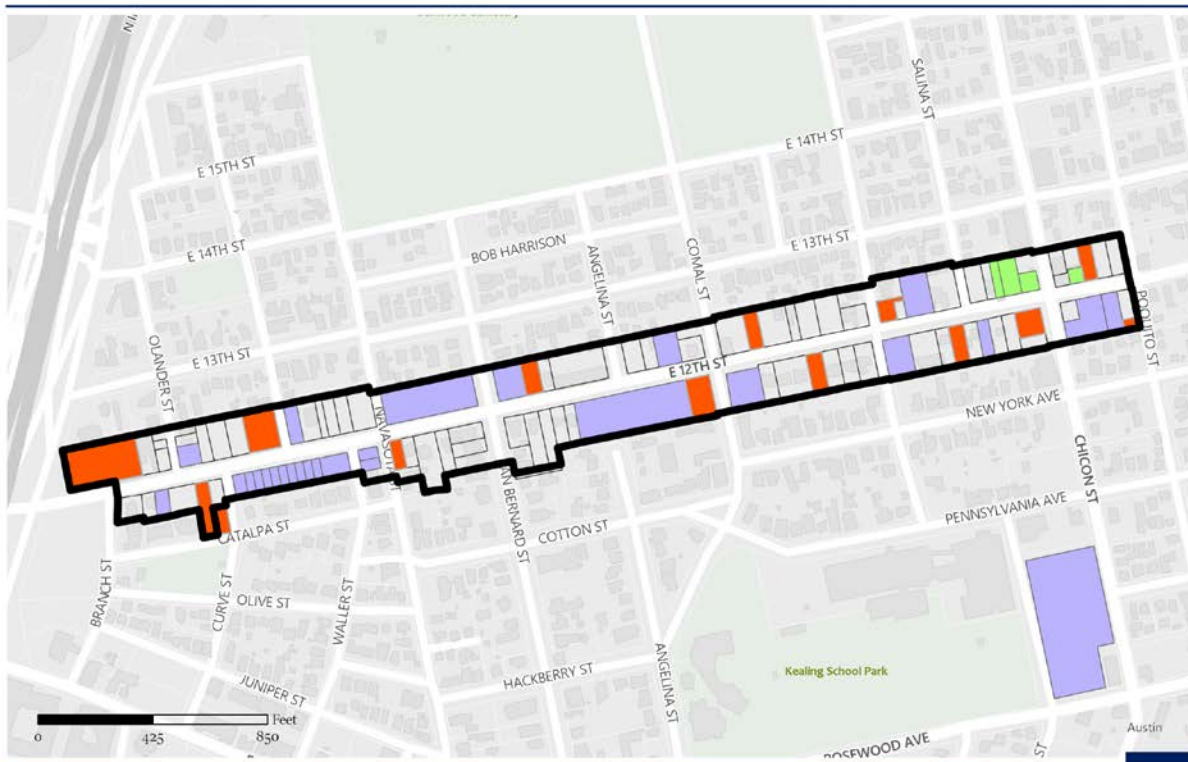
Staff's initial approximation of the number of future cocktail lounges was a simple exercise that did not consider site limitations along East 12th Street that would further limit the location of this use. In order to insert a level of "reality" into the analysis, staff identified a number of sites along the corridor that, for various reasons, would be unlikely locations for this use. In the included maps, these are referred to as "Constrained Sites". Existing cocktail lounge uses were not considered constrained sites and did not affect the analysis. Below is a list of these sites.

"Reality" Constraint Sites for future Cocktail Lounges	
1905-1915 E 12th	Multi-family site plan under review
1803 E. 12th	Newer single-family house
1704 E 12th St	Mount Carmel Grand Lodge
1701 E 12th St	Simpson United Methodist Church
1501 E 12th St	Historical property owned through a foundation; would be very difficult to remodel and meet the fire code for cocktail lounge use.
1401 E 12th St	Marshall Apartments
1410 E 12th St	Phillips Upshaw & Richard Funeral Home
1300 E 12th St	King-Tear Mortuary
1204 Comal St.	I. Q. Hurdle House – being renovated for offices
1194-1198 Navasota St	Newer single-family houses
1115 E 12th St	Connolly-Yearwood House – City of Austin-owned property
1000-1022 E 12th St	Multi-family site plan under review
1001-1105 E 12th St	Newer single-family houses
905 E 12th St	Newer single-family house

¹ This number does not include the sliver of "Possible Bar Sites" located along Poquito Street and the alley between East 12th Street and New York Avenue.

Please Note: Although the GIS analysis illustrated on the attached maps is more rigorous than that conducted at the July 28 City Council meeting, it is still somewhat of an academic exercise. It places possible cocktail lounge locations, based on identified site constraints, at measured distances from one another. It does not account for the spacing “ripple” effect of a cocktail lounge opening at locations identified on the maps as “Other Parcels”, rather than those identified as “Eligible Bar Sites”. This would affect the spacing of this use and could have an effect on the number of future cocktail lounge uses within the NCCD.

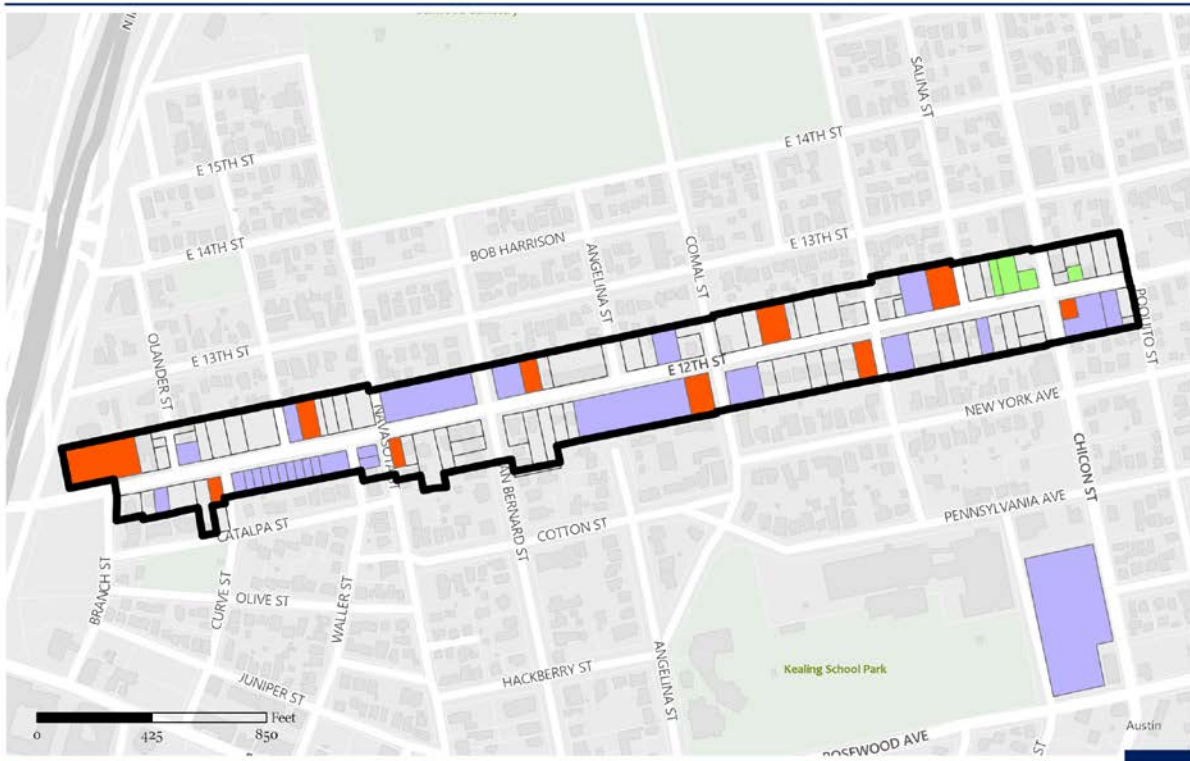
12th Street Possible Cocktail Bar Sites: 150 feet Spacing



Author: City of Austin Housing and Planning Department
 Date: 8.15.2022
 Sources: City of Austin Data Mart

- Study Area
- Eligible Bar Sites: 150 ft.
- Constrained Site
- Existing Bar
- Other Parcels

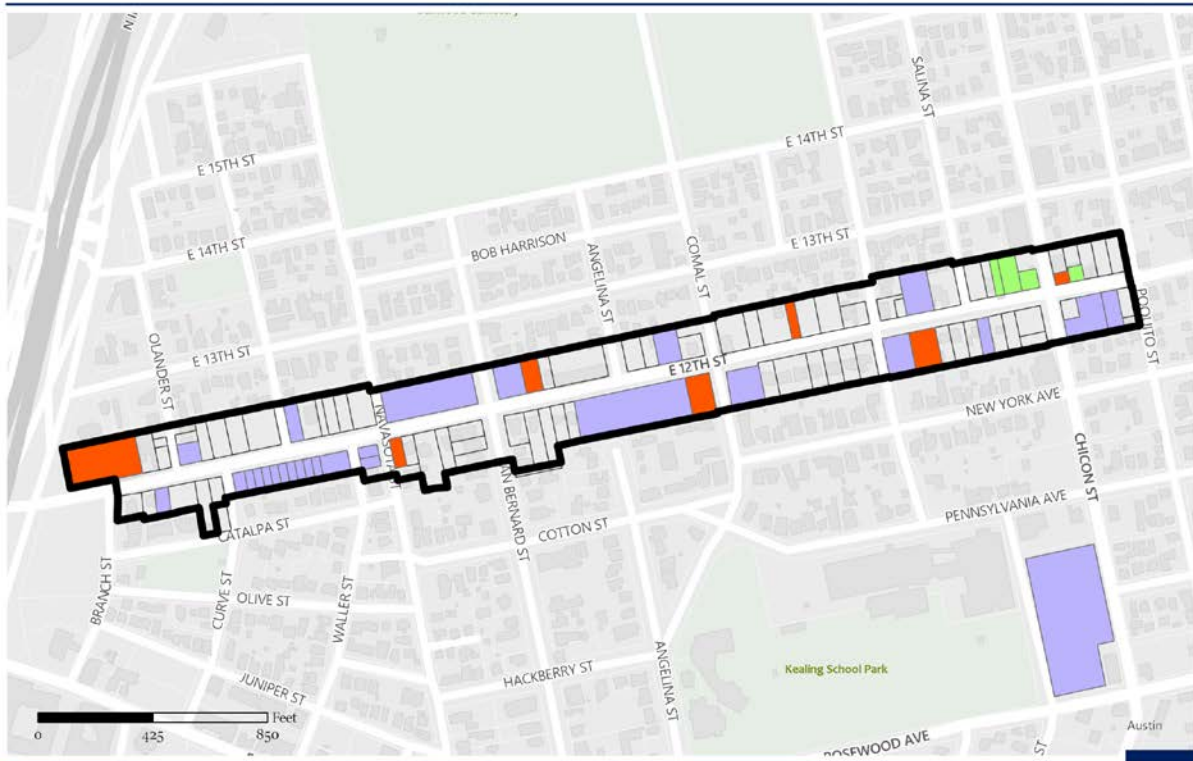
12th Street Possible Cocktail Bar Sites: 200 feet Spacing



Author: City of Austin Housing and Planning Department
Date: 8.15.2022
Sources: City of Austin Data Mart

- Study Area
- Eligible Bar Sites: 200 ft.
- Constrained Site
- Existing Bar
- Other Parcels

12th Street Possible Cocktail Bar Sites: 300 feet Spacing



Author: City of Austin Housing and Planning Department
Date: 8.15.2022
Sources: City of Austin Data Mart

- Study Area
- Eligible Bar Sites: 300 ft.
- Constrained Site
- Existing Bar
- Other Parcels