



Lot Lines
 Lot Line

SPC-2022-0010DT
 2205 1/2 CHESTNUT AVENUE



10/26/2022

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

CASE NUMBER: SPC-2022-0010DT **PLANNING COMMISSION DATE:** 11/08/2022

COUNCIL DISTRICT: 1

PROJECT NAME: The Alright Parking

PROPOSED USE: 16-space off-site accessory surface parking

ADDRESS OF APPLICATION: 2205 ½ Chestnut Avenue

AREA: 9,174 sq. ft.

APPLICANT: Long-Manor Holdings, LLC
15936 Scenic View Dr
Bullard, TX 75757

AGENT: Thomas Duvall, PE, LEED AP
DAVCAR Engineering Services
1010 Land Creek Cove, Ste. 200
Austin, Texas 78746

CASE MANAGER: Christine Barton-Holmes, CNUa, LEED AP Telephone: 974-2788
christine.barton-holmes@austintexas.gov

EXISTING ZONING: LO-MU-CO-NP

PROPOSED DEVELOPMENT:

The applicant is proposing a 16-space off-site accessory surface parking lot to serve the commercial use immediately to the north. Accessory offstreet parking is a conditional use under 25-2-491.

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.

PREVIOUS PLANNING COMMISSION ACTION: None

AREA STUDY: Upper Boggy Creek

WATERSHED: Boggy Creek (Urban)

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive watershed ordinance

CAPITOL VIEW: Robert Mueller/CVC 23 C17-2017-0070

T.I.A.: Not Required

PROJECT INFORMATION:

ZONING: LO-MU-CO-NP
MAX. BLDG. CVRG: NA
MAX. IMPERV. CVRG.: 70%
MAX HEIGHT: NA
REQUIRED PARKING: surface parking

PARKING AREA: 5,986 sf
PROPOSED BLDG CVRG: NA
PROPOSED IMP. CVRG: 5,986 sf/65.25%
PROPOSED HEIGHT: NA
PROPOSED USE: Surface parking

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting a Conditional Use Permit to allow accessory off-street parking in the LO zoning district. Surrounding uses are predominantly commercial retail. Residential use is located to the south and is buffered by a required landscaped ten-foot compatibility buffer. The site plan will comply with all requirements of the Land Development Code prior to its release. Staff recommends approval of the conditional use permit.

Environmental: The site is in the Upper Boggy Creek watershed, which is an Urban Watershed. There is no increase in impervious coverage and no known Critical Environmental Features are located onsite.

Transportation: Access will be from a driveway off Chestnut Avenue. All transportation-related comments will be cleared prior to permit release.

SURROUNDING CONDITIONS: Zoning/ Land use

North: CS-CO-NP (food prep/brewery) Principal Use
East: CS-1-MU-V-CO-NP (multifamily)
South: LO-MU-CO-NP (residential)
West: CS-MU-V-CO-NP (restaurants)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Chestnut Avenue	58'	33'	City Collector

NEIGHBORHOOD ORGANIZATIONS:

- Austin Heritage Tree Foundation
- Austin Independent School District
- Austin Lost and Found Pets
- Austin Neighborhoods Council
- Del Valle Community Coalition
- East Austin Conservancy
- Friends of Austin Neighborhoods
- Homeless Neighborhood Association
- Manor Road IBIZ District
- Neighborhood Empowerment Foundation
- Neighbors United for Progress
- Preservation Austin
- Rogers Washington Holy Cross
- SEL Texas
- Sierra Club, Austin Regional Group
- 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 proposed building would replace a surface parking lot and provide additional parking, and is surrounded by similar office and commercial uses.
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.