

**ZONING AND PLATTING COMMISSION  
SITE PLAN CONDITIONAL USE PERMIT REVIEW SHEET**

**CASE NUMBER:** SPC-2022-0120A **ZAP DATE:** July 11, 2023  
**PROJECT NAME:** Betsy's Billiards  
**ADDRESS:** 1901 W. William Cannon Dr. #147  
**COUNCIL DISTRICT:** 5  
**APPLICANT:** BLT Gaming LLC DBA Betsy's Billiards  
**AGENT:** Masterplan (Karen Wunsch) (512) 524-9745  
**PROPERTY OWNER:** DW Austin Towne Square, LLC  
 4403 N Central Expressway, Suite 300  
 Dallas, TX 75205  
**CASE MANAGER:** Kate Castles (512) 978-4555  
[kate.castles@austintexas.gov](mailto:kate.castles@austintexas.gov)

**PROPOSED DEVELOPMENT:**

The applicant is requesting a conditional use permit for late hours alcohol sales for an existing Billiards Hall and Restaurant located in an existing shopping center. The applicant is also requesting a variance to allow a parking area for a late hours permit that is less than 200 ft from a single family use [LDC 25-5-146(B)]. No construction is proposed with this land use only site plan.

**STAFF RECOMMENDATION:**

Staff recommends approval of the conditional use permit and variance. The site plan will comply with all requirements of the Land Development Code.

**PROJECT INFORMATION:**

<b>SITE AREA:</b>	8,500 sq. ft. unit in 344,821 sq. ft. shopping center	
<b>SITE'S ZONING</b>	CS-1 in CS-1 and GR zoned shopping center	
<b>WATERSHED</b>	Williamson Creek (Suburban)	
<b>WATERSHED ORDINANCE</b>	Comprehensive Watershed Ordinance	
<b>TRAFFIC IMPACT ANALYSIS</b>	Not required	
<b>CAPITOL VIEW CORRIDOR</b>	None	
<b>PROPOSED ACCESS</b>	W William Cannon Dr, Menchaca Rd.	
	<b>Allowed</b>	<b>Existing</b>
<b>FLOOR-AREA RATIO</b>	2:1 (CS-1), 1:1 (GR)	0.22:1
<b>BUILDING COVERAGE</b>	95% (CS-1), 75% (GR)	22.7%
<b>IMPERVIOUS COVERAGE</b>	95% (CS-1), 90% (GR)	>90%
<b>PARKING</b>	85 <i>required</i>	89

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The lot is zoned GR (Community Commercial) and CS-1 (Commercial-Liquor Sales); however, the location of the existing Billiards Hall and Restaurant is all within the CS-1 zoned portion of the site. The re-zoning case for the CS-1 zoning (C14-2021-0092) was approved in October 2021. A restaurant with a late-hours permit is a conditional use. Alcohol sales are in conjunction with an accessory restaurant deriving 51% of revenue from food sales. The Billiards Hall and Restaurant is not within 300 feet of a church, school, or hospital. A portion of the parking area for the existing Billiards Hall and Restaurant with proposed late hours permit is within 200 feet of a single family use.

The hours of operation are as follows: Monday-Saturday 11:30am-2am and Sunday 11:30am-12am.

**Environmental:** The site is located in the Williamson Creek Watershed. No construction is proposed with this Land Use application.

**Transportation:** A parking area for a restaurant with a late-hours permit must be separated from a property used or zoned townhouse and condominium residence (SF-6) district or more restrictive by not less than 200 feet unless the Land Use Commission grants a variance from this requirement when the Land Use Commission approves the site plan [25-5-146(B)(2)]. A portion of the parking for the Billiards Hall and Restaurant with the proposed late hours permit is within 200 feet from the SF-3 district to the southwest. A variance is requested with approval of this Conditional Use Permit. Only two parking spaces and portion of a third parking space are within the 200-foot buffer of the SF-3 district and the parking is separated from the SF-3 district by Menchaca Road ROW.

Primary access to the Billiards Hall and Restaurant with proposed late hours is from W William Cannon Dr with additional access from Menchaca Rd. All parking spaces are located on-site. All transportation comments are cleared.

### **SURROUNDING CONDITIONS:**

#### **Zoning (Land Use)**

<b>Site:</b>	CS-1, GR - Shopping Center containing Restaurants, Personal Services, Business Services, Retail
<b>North:</b>	W William Cannon Drive, then GR-NP – Restaurant, Alternative Financial Services
<b>East:</b>	SF-3 – Single Family residences
<b>South:</b>	GR – Congregate Living
<b>West:</b>	Menchaca Road, then GR, LO, SF-3 – Food Sales, Medical Office, Day Care Services, Single Family residences

### **NEIGHBORHOOD ORGNIZATIONS:**

Austin Independent School District	Onion Creek Homeowners Assoc.
Austin Lost and Found Pets	Preservation Austin
Austin Neighborhood Council	SEL Texas
Friends of Austin Neighborhoods	Sierra Club, Austin Regional Group
Go Austin Vamos Austin 78745	South Austin Neighborhood Alliance
Homeless Neighborhood Association	TNR BCP – Travis County Natural Resources
Neighborhood Empowerment Foundation	

### **CONDITIONAL USE PERMIT**

**D. 25-5-145.** A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.

#### **§ 25-5-146 CONDITIONS OF APPROVAL.**

(A) 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 & 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.

### **CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA**

- A.** 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 Planning 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:
- B.**
- 1. Comply with the requirements of this title;**  
Staff Response: This site plan complies with all regulations and requirements of the Land Development Code.
  - 2. Comply with the objectives and purposes of the zoning district;**  
Staff Response: The billiards hall and restaurant with late hours use is a conditional use in the CS-1 zoning district.
  - 3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;**  
Staff Response: The site plan complies with all requirements of the Land Development Code.
  - 4. Provide adequate and convenient off-street parking and loading facilities; and**  
Staff Response: Adequate parking and loading facilities are provided on-site.
  - 5. Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.**  
Staff Response: The site plan will comply with all requirements of the Land Development Code and reasonably protects the health, safety, and welfare of persons and property.
- C. In addition, a conditional use site plan may not:**
- 7. More adversely affect an adjoining site than would a permitted use;**  
Staff Response: The proposed project would not more adversely affect an adjoining site than would a permitted use.
  - 8. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or**  
Staff Response: The site plan does not adversely affect the safety and convenience of vehicular and pedestrian circulation.
  - 9. Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign.** Staff Response: All signs and lighting will comply with the Land Development Code.



May 15, 2023

Kate Castles, Case Manager  
City of Austin  
Development Services Department  
6310 Wilhelmina Delco Drive  
Austin, TX 78752

Dear Ms. Castles:

This purpose of this letter is to formally request that the Land Use Commission concurrently consider a variance to Section 25-5-146(B) with application SPC-2022-0120A, Betsy's Billiards CUP.

The latest review of the CUP application to allow late hour alcohol sales for Betsy's Billiards at 1901 W. William Cannon Drive identified that some of the parking spaces within the shopping center are within 200 feet of a residential zoning district. Section 25-5-146(B) of the Austin Land Development Code requires that as a condition of approval for a conditional use site plan that a parking area for a restaurant with a late-hour alcohol permit must be separated 200 feet or more from a property used or zoned SF-6 District or a more restrictive residential district. Please find attached an exhibit that shows the portion of the parking area within 200 feet of a low-density residential district.

This variance request is justified for several reasons:

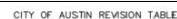
1. Only two and a portion of a third parking space are within 200 feet of the residential district.
2. The onsite parking available in the front of the shopping center is more than adequate, and the parking on the side of the building is rarely if ever used.
3. The subject property is located across from Manchaca Road, which is a heavily traveled, five-lane, major thoroughfare. The roadway itself is more of a nuisance than the seldomly used parking spaces that are triggering the variance request.

Thank you for your consideration of this request. If you have questions or require additional information, please contact me at 512-202-5542.

Sincerely,

Karen Wunsch, AICP





### Site Data Table

SITE PLAN APPROVAL SHEET 1 OF 2  
FILE NUMBER SPC-2022-0120A APPLICATION DATE 3/18/2022  
APPROVED BY COMMISSION ON \_\_\_\_\_ UNDER SECTION 147 OF  
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE  
EXPIRATION DATE (LDC 25-5-81) \_\_\_\_\_ CASE MANAGER K. Castles  
PROJECT EXPIRATION DATE (ORD #970905-A) \_\_\_\_\_ DWFPZ DDZ

RELEASED FOR GENERAL COMPLIANCE ZONING CS-1

REVISION 1	CORRECTION 1
REVISION 2	CORRECTION 2
REVISION 3	CORRECTION 3

## Betsy's Billiards CUP

1901 W. William Cannon Dr, Suite 147  
Austin, TX 78745

**Project Description:** Late hours permit is considered a conditional use requiring Land Use Commission review and approval.

Note: No construction is proposed with this site plan

Project Information:

Case Number: SPC - 2022 - 0120A

Date of Submittal: March 18, 2022

Travis County Property ID: 330204

Watershed: Williamson Creek

Watershed Classification: Suburban

**Floodplain:** No Portion of this project is within the 100-year flood plain.

Legal Description: Towne Square Center.

Lot2, Unit 147, Book 78, page 13

of Records, of Travis County, TX

Related Cases: 2021 - 056578ZC

(Rezone from GR to CS-1)

Hours of Operations:

Monday - Saturday 11:30 am - 2:00 am

Sunday 11:30am - 12:00 am

Project Team:

Owner:

DW Austin Towne Square, LLC

4403 N Central Expressway, Suite 300

Dallas, TX 75205

Tenant:

**Betsy's Billiards**

1901 W. William Cannon Dr., Suite 147

Austin, TX 78745

Sheet Index:

1. Cover Sheet
2. Plat for Reference Only

### Parking Summary Table

Parking Summary						
Suite Number	Tenant's	Use	Parking Ratio	Tenant Area (sq ft)	Required Parking	Parking Provided
Lot 1 - 189	Shipley's	Restaurant	under 2500 = 1/100sqft	1481	15	
190	Church's	Restaurant	under 2500 = 1/100sqft	1339	13	
Bldg A - 115	Hao Hao Restaurant	Restaurant	under 2500 = 1/100sqft	2365	24	
119	Vacant	To Be Determined	To Be Determined	1200	0	
117	Supreme Cuts Barber Shop	Personal Services	1/275sqft	894	3	
121	Vacant	To Be Determined	To Be Determined	1500	0	
123	Pet Supplies Plus	General Retail Sales and Services	1/275sqft	6677	24	
135	Austin Smoke	General Retail Sales and Services	1/275sqft	1640	6	
137	Lane Dental	Medical Office	1/275sqft	3284	12	
139	Vacant	To Be Determined	To Be Determined	1640	0	
143	Vista Dental	Medical Office	1/275sqft	6090	22	
147	Betsy's Billiards	Billiard Hall	1/100sqft	8500	85	80 per lease
Bldg B - 100	City of Austin Utility Center	Business & Professional Office	1/275sqft	6651	24	
101	Vacant	To Be Determined	To Be Determined	1860	0	
103	Capitol Cleaners	Laundry Services	1/275sqft	1920	7	
107	Chi's Pizza	Restaurant	over 2500 = 1/75sqft	8000	66	
109	GBD American Sherman	General Retail Sales and Services	1/275sqft	616	3	
112	Well Med	Medical Office	1/275sqft	7952	29	
Bldg C - 149	Torres Hair Design	Personal Services	1/275sqft	1300	5	
151	Dirty Dog Groomers	Pet Services	1/500sqft	610	1	
153	South Austin Pet Clinic	Veterinary Services	1/500sqft	1210	2	
159	Casa Grande Mexican Restaurant	Restaurant	over 2500 = 1/75sqft	2270	77	
165	Old School Liquor and Market	Liquor Sales	1/275sqft	2400	9	
168	Wells Fargo	Financial Services	1/275sqft	2280	8	
170	Living Color Nails	Personal Services	1/275sqft	1220	4	
172	Pizza Hut Take-Out & Delivery	Restaurant (Limited)	1/275sqft (if no dining area)	1210	4	
174	Create a Cig Smoke Shop	General Retail Sales and Services	1/275sqft	1008	4	
				78177	447	



0 150 300  
ft

5/15/2023

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AUSTIN FULL  
PURPOSE

## Legend

### Property

Jurisdictions (No Fill)

 FULL PURPOSE

### Lot Lines

Lot


Block

Lot Line



### Jurisdictions Fill

Jurisdiction

 FULL PURPOSE

### Zoning 1

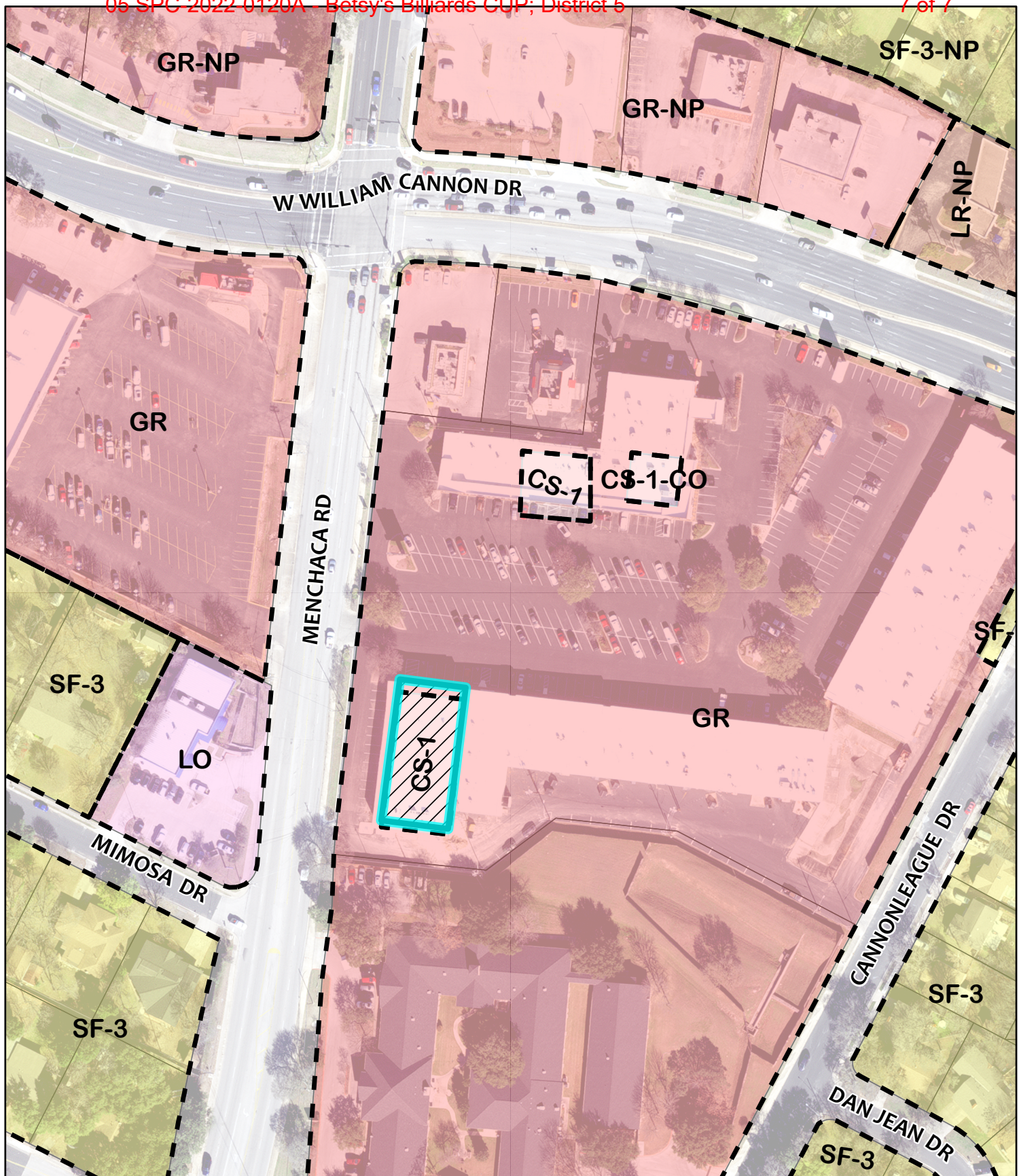
Zoning Text



## Notes

Variance to Section 25-5-146





0 35 70 140 Feet

CASE#: SPC-2022-0120A  
 ADDRESS: 1901 W William Cannon Dr., Unit 174  
 CASE NAME: Betsy's Billiards CUP  
 MANAGER: Kate Castles



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OPERATOR: K. Castles