

**ZONING AND PLATTING SITE PLAN REVIEW SHEET  
CONDITIONAL USE SITE PLAN APPROVAL**

**CASE NUMBER:** SPC-2024-0171A                      **PC DATE:** August 20<sup>th</sup>, 2024

**PROJECT NAME:** 76 Rainey St

**ADDRESS:** 76 Rainey St

**AREA:** 0.1653 acres (LOC 0.1653 acres)

**APPLICANT:** Joe Martin Regalado  
7712 Kiva Dr  
Austin, TX 78749

**AGENT:** Alejandra Flores (Milian Consulting)  
501 N. IH 35  
Austin, Texas 78702  
Phone: (830) 513-9451

**EXISTING ZONING:** CBD

**PROPOSED DEVELOPMENT:**

Approval of a conditional use permit to allow the change of use from Restaurant (general) to Cocktail lounge due to being in the Rainey Street waterfront overlay.

**WATERSHED:** Waller Creek / Lady Bird Lake

**APPLICABLE WATERSHED ORDINANCE:** Current/ Comprehensive Watershed Ordinance

**CAPITOL VIEW:** N/A

**T.I.A.:** Not Required

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the requested change of use from restaurant (general) to cocktail lounge. The related site plan has been reviewed in accordance with all requirements of the Land Development Code once submitted.

**CASE MANAGER:** Gabriel Guerrero Jr.              Telephone: (512) 978-4658  
[Gabriel.Guerrero@austintexas.gov](mailto:Gabriel.Guerrero@austintexas.gov)

**PROJECT INFORMATION:**

**ZONING:** CBD

**MAX. BLDG. CVRG:** 100%

**MAX. HEIGHT:** -

**MAX. IMP. CVRG:** 100%

**EXIST. USE:** Commercial

**PROP. BLDG. CVRG:** 2409 Sf -

**PROP. HEIGHT:** 24'-

**PROP. IMPERV. CVRG.:** 100%

**PROPOSED USE:** Commercial

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The submitted site plan is for the proposed change of use from restaurant (general) to cocktail lounge.

**Environmental:** The site is not located in the Edward's Aquifer Recharge Zone. The site is in the Waller Creek / Lady Bird Lake watershed.

**SURROUNDING CONDITIONS:**

**Zoning/ Land use:**

**North:** CBD / Cocktail Lounge

**East:** CBD / Cocktail Lounge

**South:** CBD / Multi-family, Cocktail lounge / retail

**West:** CBD / Hotel, Condo

Street	R.O.W.	Surfacing	Classification
Rainey St	60'	35'	Level 3

**NEIGHBORHOOD ORGANIZATION:**

Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, City of Austin Downtown Commission, Downtown Austin Alliance, Downtown Austin Neighborhood Assn. (DANA), Friends of Austin Neighborhoods, Friends of the Emma Barrientos MACC, Greater East Austin Neighborhood Association, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Preservation Austin, Rainey Neighborhood Association, Inc., SELTexas, Sierra Club, Austin Regional Group, Tejano Town, The Shore Condominium Association, Inc., Waller District Staff Liaison, Waterloo Greenway

## **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:

A. “The Land Use Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.”

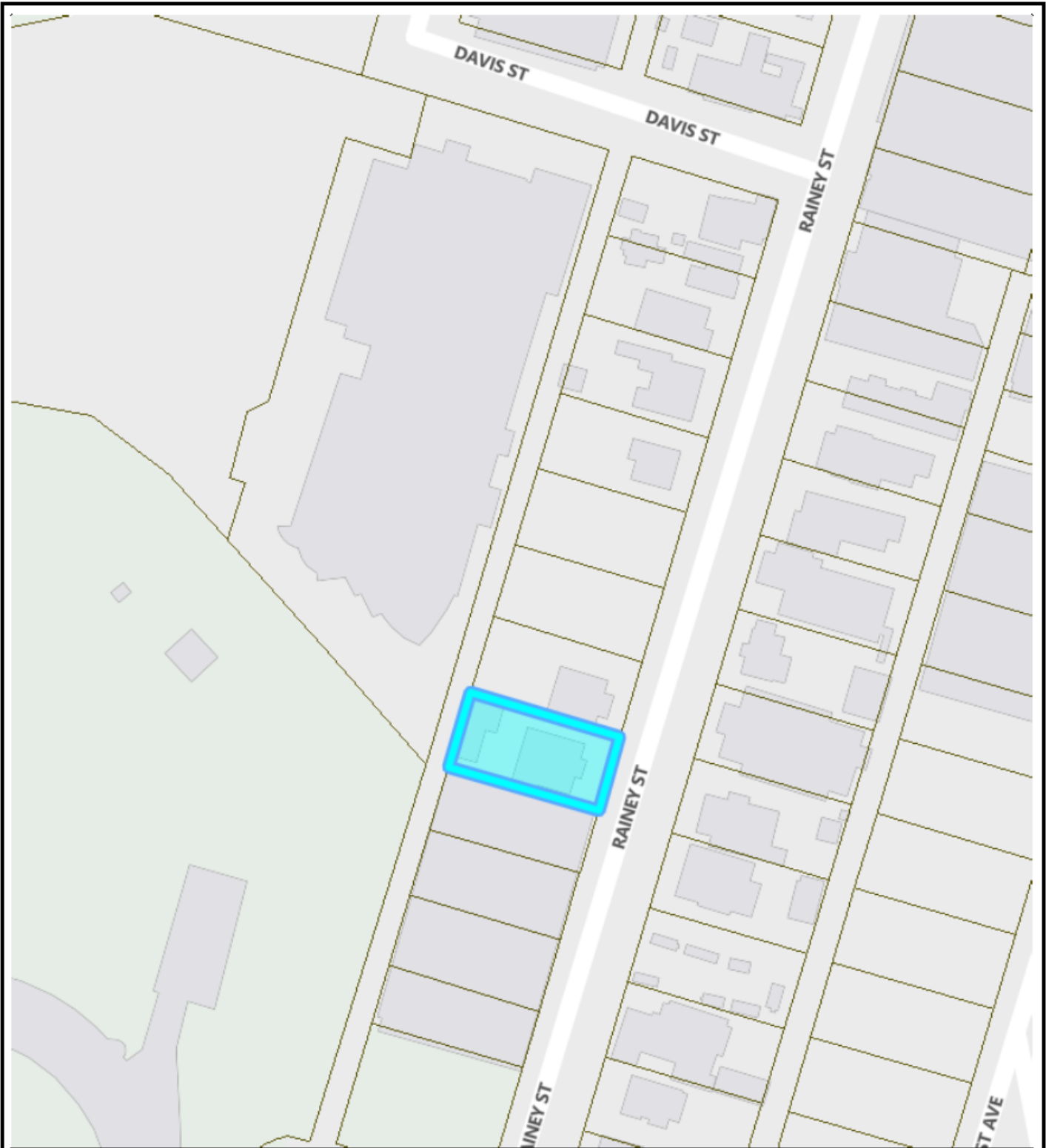
### **B. A Conditional Use Site Plan Must:**

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 proposed use is compatible with the abutting uses.
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 has complied with the Land Development Code.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff Response: These items have been reviewed and approved by the appropriate reviewer.
5. **Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.** Staff Response: These items have been reviewed and approved by the appropriate reviewers.
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: This project is not within the East Austin Overlay.

### **C. 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 not adversely affect any adjoining properties.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: The site plan is not anticipated to have any detriment of vehicular safety or convenience.
3. **Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: All proposed signs will comply with the Land Development Code.
4. **For a large retail use described in Section 25-2-813 (Large Retail Uses), adversely affect the future redevelopment of the site.** Staff Response: The project is not applicable.

- D. 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.**



1: 1200

Lot Lines

Lot Line



6/13/2024

### SPC-2024-0171A

76 RAINEY STREET



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

# CONDITIONAL USE PERMIT

FOR  
76 RAINEY STREET  
AUSTIN, TRAVIS COUNTY, TEXAS 78701

<b>CIVIL ENGINEER</b>	<b>OWNER</b>
MILIAN CONSULTING LLC	MILIAN CONSULTING LLC
MAXIMILIANO MARTINEZ, P.E.	MAXIMILIANO MARTINEZ, P.E.
501 N IH 35 #209C	7712 KIVA DR.
AUSTIN TEXAS 78702	AUSTIN, TX 78749
956.251.5146	512.415.3639

**SHEET INDEX**

1. COVER SHEET
2. PLAT
3. GENERAL NOTES AND DETAILS
4. SITE PLAN
5. COMPLIANCE EXHIBIT

**SITE PLAN DEVELOPMENT NOTES**

1. THIS PROJECT IS LOCATED WITHIN ZONE "X"(SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AS SHOWN ON F.I.R.M PANEL NO. 48453C0465J, TRAVIS COUNTY, DATED JANUARY 6, 2016. THIS PROJECT IS LOCATED IN THE LADY BIRD LAKE WATERSHED, WHICH IS CLASSIFIED AS AN URBAN WATERSHED.
2. THIS PROJECT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE PER TCEQ QUADRANGLE MAP.
3. **NEIGHBORHOOD PLAN:** N/A
4. **PROPERTY ZONING:** CBD; RAINEY STREET SUB-DISTRICT OF THE WATER FRONT OVERLAY COMBINING DISTRICT; CONVENTION CENTER COMBINING DISTRICT, NATIONAL REGISTER OF HISTORIC DISTRICT CONDITIONAL OVERLAY.
5. **PROPOSED LAND USE:** COCKTAIL LOUNGE
6. **GROSS ACREAGE:** 0.165 ACRES
7. **LIMITS OF CONSTRUCTION:** N/A
8. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES, BUSINESS AND OFFICE BUILDINGS.
9. THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS).
10. NO CONSTRUCTION IS AUTHORIZED WITH THIS SITE PLAN, USE DETERMINATION ONLY.
11. 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.

**BENCHMARK :**

**TBM #1-** SQUARE CUT ON TOP OF CONCRETE WALL ON THE WEST SIDE OF THE 20' ALLEY, BEING ±69FEET SOUTHWEST OF THE SOUTHWEST CORNER OF LOT 7, AND BEING ±60 FEET SOUTH OF A FIREHYDRANT, ELEVATION = 455.25'.

**TBM #2-** SQUARE CUT ON TOP OF CONCRETE CURB ON THE EAST SIDE OF RAINEY STREET BEING ±40FEET SOUTHWEST OF THE NORTHEAST CORNER OF LOT 4, AND BEING ±17 FEET SOUTH OF A POWERPOLE, ELEVATION = 463.28'.

**BEARING BASIS:** ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000056709753.

**SURVEY CONTROL:** STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON DATE SEPTEMBER 24, 2014, 4WARD CONTROL POINT WAS CHECKED TO CITY OF AUSTIN MON NO. J-22-3001, HAVING A PUBLISHED GRID COORDINATE & ELEVATION OF N 10,068,976.312 E 3,116,554.446, ELEV. 483.84'.

**ORDINANCE REQUIREMENTS**

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE A SITE PLAN AMENDMENT AND APPROVAL FROM THE DEVELOPMENT SERVICES DEPARTMENT.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE APPROVAL; FIRE CODE APPROVAL; OR BUILDING, DEMOLITION, OR RELOCATION PERMITS APPROVAL. A CITY DEMOLITION OR RELOCATION PERMIT CAN ONLY BE ISSUED ONCE THE HISTORIC REVIEW PROCESS IS COMPLETED.
3. ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
4. THE OWNER IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OF, OR DAMAGE TO, UTILITIES.
5. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
6. A SITE DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR LAND USE COMMISSION APPROVED SITE PLAN.
7. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
8. NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.
9. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
10. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT.

**TRAFFIC CONTROL NOTES**

THIS NOTE IS BEING PLACED ON THE PLAN SET IN PLACE OF A TEMPORARY TRAFFIC CONTROL STRATEGY WITH THE FULL UNDERSTANDING THAT, AT A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION, A TEMPORARY TRAFFIC CONTROL PLAN MUST BE REVIEWED AND APPROVED BY THE RIGHT OF WAY MANAGEMENT DIVISION. THE OWNER/ REPRESENTATIVE FURTHER RECOGNIZES THAT A REVIEW FEE, AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE, SHALL BE PAID EACH TIME A PLAN OR PLAN REVISION IS SUBMITTED TO RIGHT OF WAY MANAGEMENT DIVISION FOR REVIEW.

THE FOLLOWING MUST BE TAKEN INTO CONSIDERATION WHEN DEVELOPING FUTURE TRAFFIC CONTROL STRATEGIES:

1. PEDESTRIAN AND BICYCLE TRAFFIC ACCESS MUST BE MAINTAINED AT ALL TIMES, UNLESS OTHERWISE AUTHORIZED BY RIGHT OF WAY MANAGEMENT.
2. NO LONG-TERM LANE CLOSURES WILL BE AUTHORIZED, UNLESS RIGHT OF WAY MANAGEMENT DETERMINES THAT ADEQUATE ACCOMMODATIONS HAVE BEEN MADE TO MINIMIZE TRAFFIC IMPACT.
3. PROJECT SHOULD BE PHASED SO THAT UTILITY INSTALLATION MINIMALLY IMPACTS EXISTING OR TEMPORARY PEDESTRIAN FACILITIES.



**LOCATION MAP**  
NTS

C.O.A. GRID NO. J21  
MAPSCO PAGE 615B

**LEGAL DESCRIPTION**

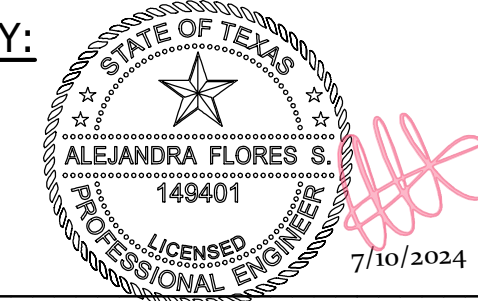
LOT 8, BLOCK 5, DRISKILL AND RAINEY SUBDIVISION OF PART OF OUTLOTS 72 AND 73, DIVISION "E", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 22 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

**RELATED CASES**

ZONING: C14-04-0078

**MILIAN**

SUBMITTED BY:



ALEJANDRA FLORES S., P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 149401  
MILIAN CONSULTING, LLC  
501 N IH 35 #209C  
AUSTIN, TEXAS  
956.251.5146

TEXAS REG. NO. F-22686

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL. THE PLAN IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH CHAPTER 25-8 SUBCHAPTER A OF THE LAND DEVELOPMENT CODE. [LDC 25-8-152]

APPROVED BY:

DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT

DATE

REVISIONS / CORRECTIONS							
NUMBER	DESCRIPTION	REVISE (R) DELETE(D) ADD (A) SHEET NO'S	TOTAL SHEETS	CHANGE IC (SF)	TOTAL IC (SF)	APPROVAL DATE	DATE IMAGED

**SITE PLAN APPROVAL** SHEET 01 OF 05  
FILE NUMBER: SP-2024-0171A APPLICATION DATE: 04/30/2024  
APPROVED UNDER SECTION 112 OF CHAPTER 255 OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (25-5-81, LDC) CASE MANAGER GABRIEL G.

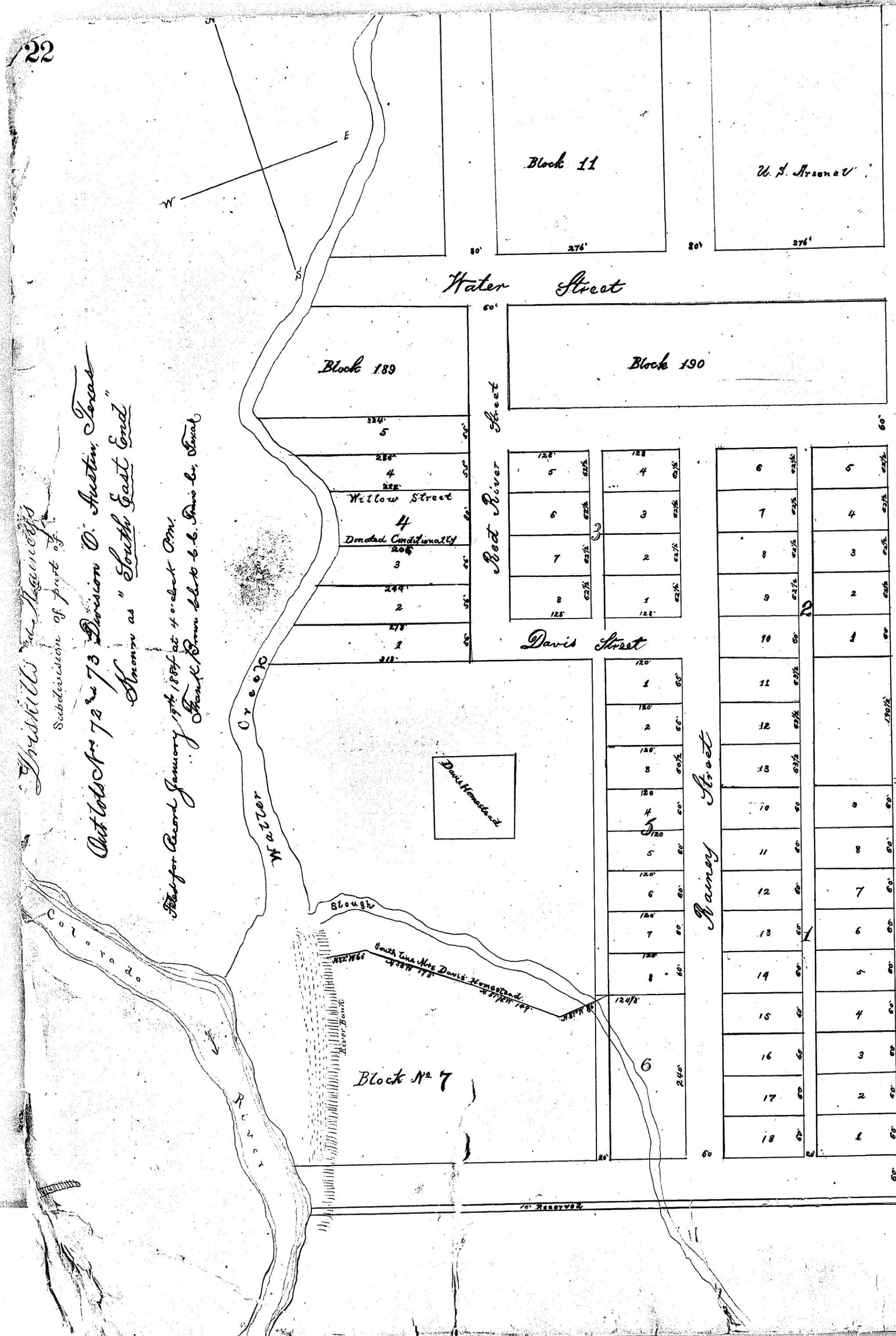
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT  
RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING **CBD**  
REV. 1 \_\_\_\_\_ CORRECTION 1 \_\_\_\_\_  
REV. 2 \_\_\_\_\_ CORRECTION 2 \_\_\_\_\_  
REV. 3 \_\_\_\_\_ CORRECTION 3 \_\_\_\_\_

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED 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.

SHEET

01 OF 05

SP-2024-0171A



22

*Subdivision of part of  
District 73 in 75 Division of Austin Texas  
known as "South East East"*

*Filed for Record January 17th 1885 at 4 o'clock P.M.  
Frank B. Brown, Clerk of the Court*

Vol. 1 Page 22  
Austin Texas June 24, 1885

I, W. C. Walsh, Commissioner of the General Land Office of the State of Texas as hereby certified that a survey of 4 acres & 12 poles or thereabouts April 23, 1841 to Henry C. Peters and a survey of 50 1/2 acres to 73 1/2 lots to David Thomas July 25, 1846 are both in Division E of the out lots of the City of Austin.

In testimony whereof I hereunto sign my name and affix the impress of my official seal at Austin the date first above written

W. C. Walsh,  
Comm.

(Filed July 11th 1885 at 1 o'clock P.M.)  
(Recorded July 11th 1885 at 2 o'clock P.M.)

DESCRIPTION	
NO.	
DATE	

**MILIAN**

MAX@MILIANENGINEERING.COM  
FIRM REG# F-22686  
956.251.5146

STATE OF TEXAS  
ALEJANDRA FLORES S.  
149401  
LICENSED PROFESSIONAL ENGINEER

CONDITIONAL USE PERMIT  
76 RAINY STREET  
AUSTIN, TRAVIS COUNTY, TEXAS 78701

PLAT

SHEET  
2 OF 5

**ACCESSIBILITY NOTES:**

1. SURFACE ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.
2. ALL PARKING SURFACE SHALL BE 6" CONCRETE PAVEMENT ON 6" COMPACTED SUBGRADE PER GEOTECH.
3. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES AND BUSINESSES AND OFFICE BUILDINGS.
4. EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY."
5. THE MIRRORRED GLASS WITH A REFLECTANCE GRATER THAN 20 PERCENT IS PROHIBITED.
6. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
7. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP [ANSI 403.3]
8. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3]
9. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50. [ANSI 502.5]
10. NONE OF THE ON-STREET SPACES ARE RESERVED FOR THE DEVELOPMENT AND MAY BE USED BY ANY MEMBER OF THE PUBLIC. THE DEVELOPER MUST BE AWARE THAT THEY CAN COUNT ON-STREET SPACES AT THEIR OWN RISK; THE SPACES MAY BE REMOVED AT ANY TIME FOR ANY REASON AND THE CITY OF AUSTIN WILL NOT RELOCATE THE DISPLACED ON-STREET PARKING. IN ADDITION, IF THE ADJOINING STREET APPLIES FOR AND RECEIVES RESIDENTIAL PERMIT PARKING, THE PARKING FOR THE DEVELOPMENT WILL NOT COUNT AS RESIDENTIAL PARKING AND THE RESIDENTS ILL NOT RECEIVE RESIDENTIAL PARKING PERMITS.
11. THIS SITE IS COMPOSED OF 3 LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR THE SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED.

DEVELOPMENT SERVICES DEPARTMENT

6310 WILHELMINA DELCO DR  
AUSTIN, TEXAS 78752  
PH: (512) 974-2000

WATER AND WASTEWATER SERVICE

CITY OF AUSTIN - WATER UTILITY DEPARTMENT  
CONTACT:  
625 EAST 10TH STREET, SUITE 700  
AUSTIN, TEXAS 78701  
PH: (512) 972-0211

ELECTRIC SERVICE

CITY OF AUSTIN - AUSTIN ENERGY  
CONTACT:  
721 BARTON SPRINGS ROAD  
AUSTIN, TEXAS 78704  
PH: (512) 505-7650

TELEPHONE SERVICE

AT&T  
CONTACT:  
809 COLORADO ST. 8TH FLOOR ROOM 810  
AUSTIN, TEXAS 78701  
PH: (512) 870-4943

TV CABLE SERVICE

TIME WARNER CABLE - AUSTIN DIVISION  
CONTACT:  
12012 NORTH MOPAC EXPRESSWAY  
AUSTIN, TEXAS 78758  
PH: (512) 748-1601

FIRE DEPARTMENT

CITY OF AUSTIN FIRE DEPARTMENT  
CONTACT:  
ENGINEER SERVICE COORDINATOR  
6310 WILHELMINA DELCO DR  
AUSTIN, TEXAS 78752  
PH: (512) 974-2000

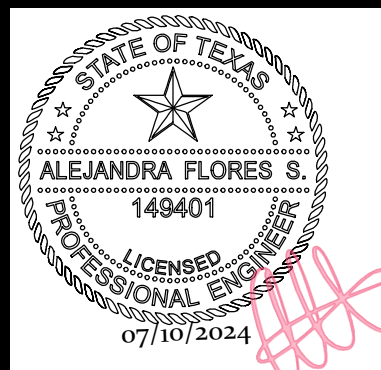
DESCRIPTION

DATE

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FIRM REG# F-22686  
956.251.5146

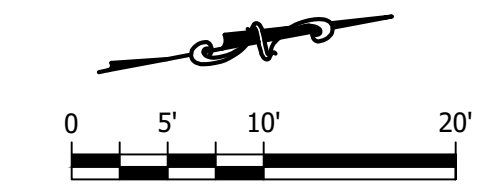
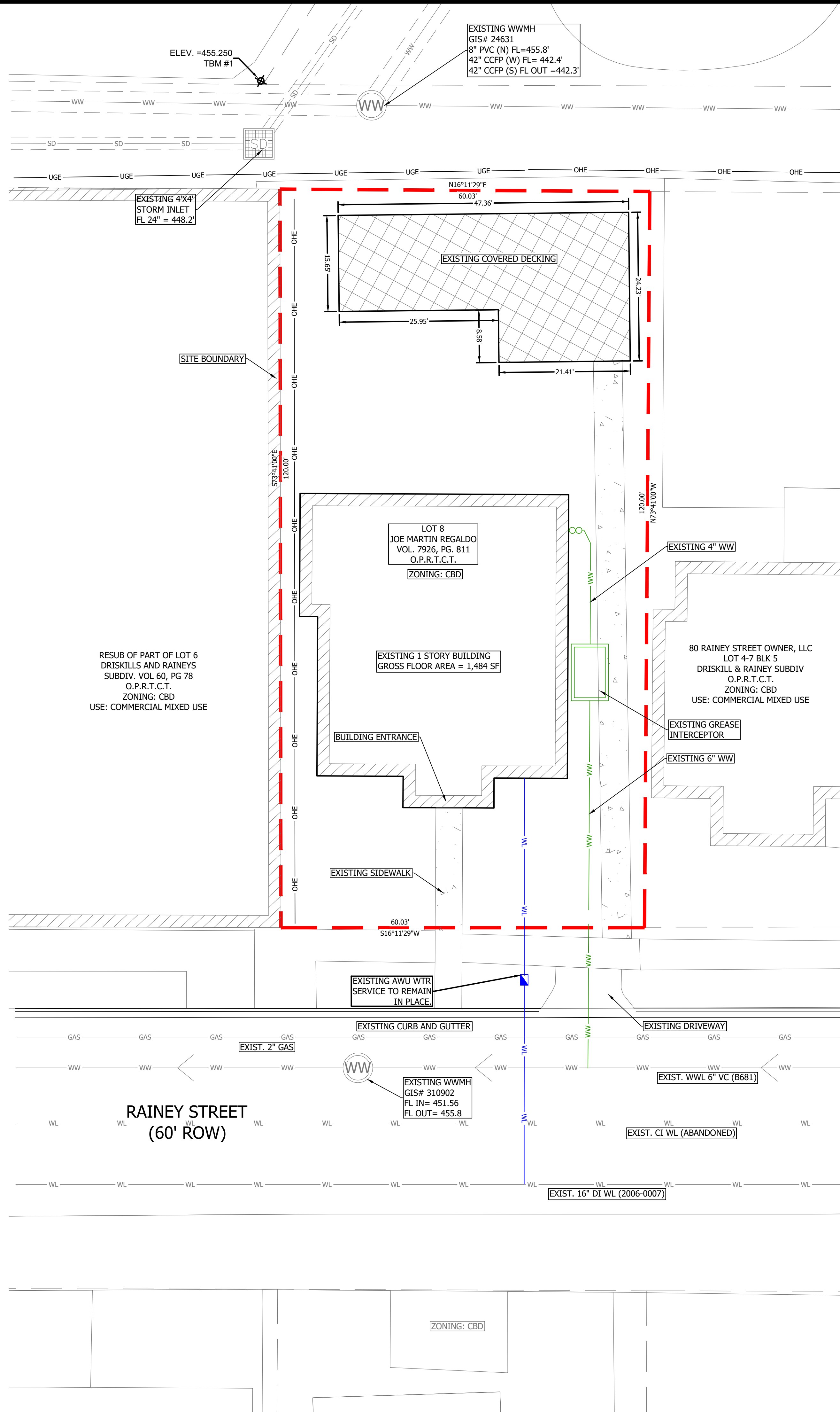


**CONDITIONAL USE PERMIT**  
76 RAINEY STREET  
AUSTIN, TRAVIS COUNTY, TEXAS 78701  
**GENERAL NOTES AND DETAILS**

SHEET

3 OF 5





**LEGEND**

	BOUNDARY / RIGHT OF WAY
	OVERHEAD UTILITY LINE
	EXISTING BUILDING
	EXISTING DECKING OVERHANG
	EXISTING CONCRETE SIDEWALK
	EXISTING OVERHEAD UTILITY
	EXISTING WATER
	EXISTING WASTEWATER
	EXISTING GAS
	EXISTING WATER SERVICE LINE
	EXISTING WASTEWATER SERVICE LINE
	EXISTING STORM

**GENERAL NOTES**

1. A PERMIT IS REQUIRED FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
2. NO CONSTRUCTION IS PROPOSED OR PERMITTED WITHIN THIS CONDITIONAL USE PERMIT APPLICATION
3. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO THE PRINCIPAL BUILDING MATERIALS.

**HOURS OF OPERATION**

MONDAY THRU WEDNESDAY: 5:00PM TO 2:AM  
 THURSDAY: 4:00PM TO 2:00AM  
 FRIDAY THRU SUNDAY: 11:00AM TO 2:AM

**CONDITIONAL USE PERMIT AREAS:**

INTERIOR - 1,484 SF  
 EXTERIOR - 5,719 SF  
 TOTAL - 7,203 SF

**SUBCHAPTER E NOTES:**

1. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.

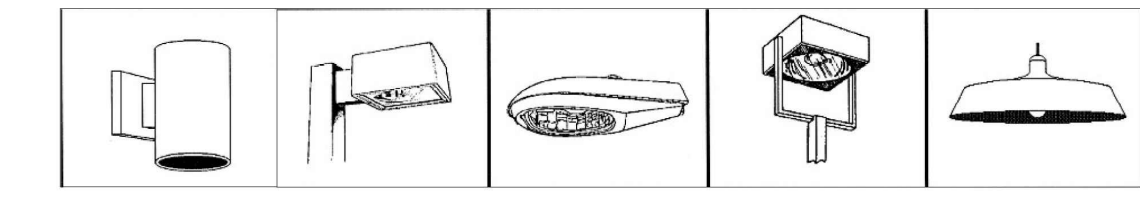


Figure 34:  
Examples of fully-shielded light fixtures.

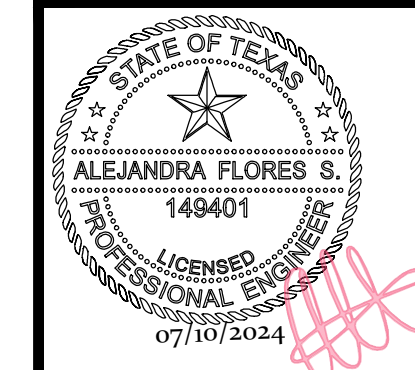
REQUESTED INFO IN THE DATA SITE TABLE	SITE DATA TABLE			
	EXISTING	PROPOSED	TOTAL	ALLOWED
TOTAL SITE AREA (SQFT)	7,203	7,203	7,203	5750 MIN.
ZONING AND PROPOSED USE	CBD GENERAL RESTAURANT	CBD COCKTAIL LOUNGE		CONDITIONAL
GROSS FLOOR AREA FOR EACH BUILDING (SQFT)	1,484	-	1,484	57,624
TOTAL GROSS FLOOR AREA (SQFT)	1,484	-	1,484	57,624
BUILDING COVERAGE (SQFT)	2,409	-	2,409	7,203
BUILDING COVERAGE (%)	33%	0.0%	33.4%	100%
IMPERVIOUS COVER (SQFT)	7203	-	7,203	7,203
IMPERVIOUS COVER (%)	N/A*	N/A*	N/A*	100%
FLOOR-TO-AREA RATIO	.33:1	0	.33:1	8:01
OPEN SPACE (SQFT)	0	0	0	N/A
BUILDING HEIGHT (STORIES)	1	1	1	N/A
BUILDING HEIGHT (FEET)	24	24	24	N/A
FOUNDATION TYPE AND FINISHED FLOOR ELEVATION	PIER AND BEAM			YES

\*NO CONSTRUCTION OR CHANGES TO IMPERVIOUS COVER IS PROPOSED. THIS PERMIT APPLICATION IS FOR A CHANGE IN USE ONLY.

DESCRIPTION  
DATE  
NO.



MAX@MILIANENGINEERING.COM  
 FIRM REG# F-22686  
 956.251.5146

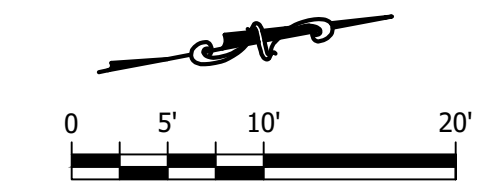


CONDITIONAL USE PERMIT  
 76 RAINEY STREET  
 AUSTIN, TRAVIS COUNTY, TEXAS 78701

SITE PLAN

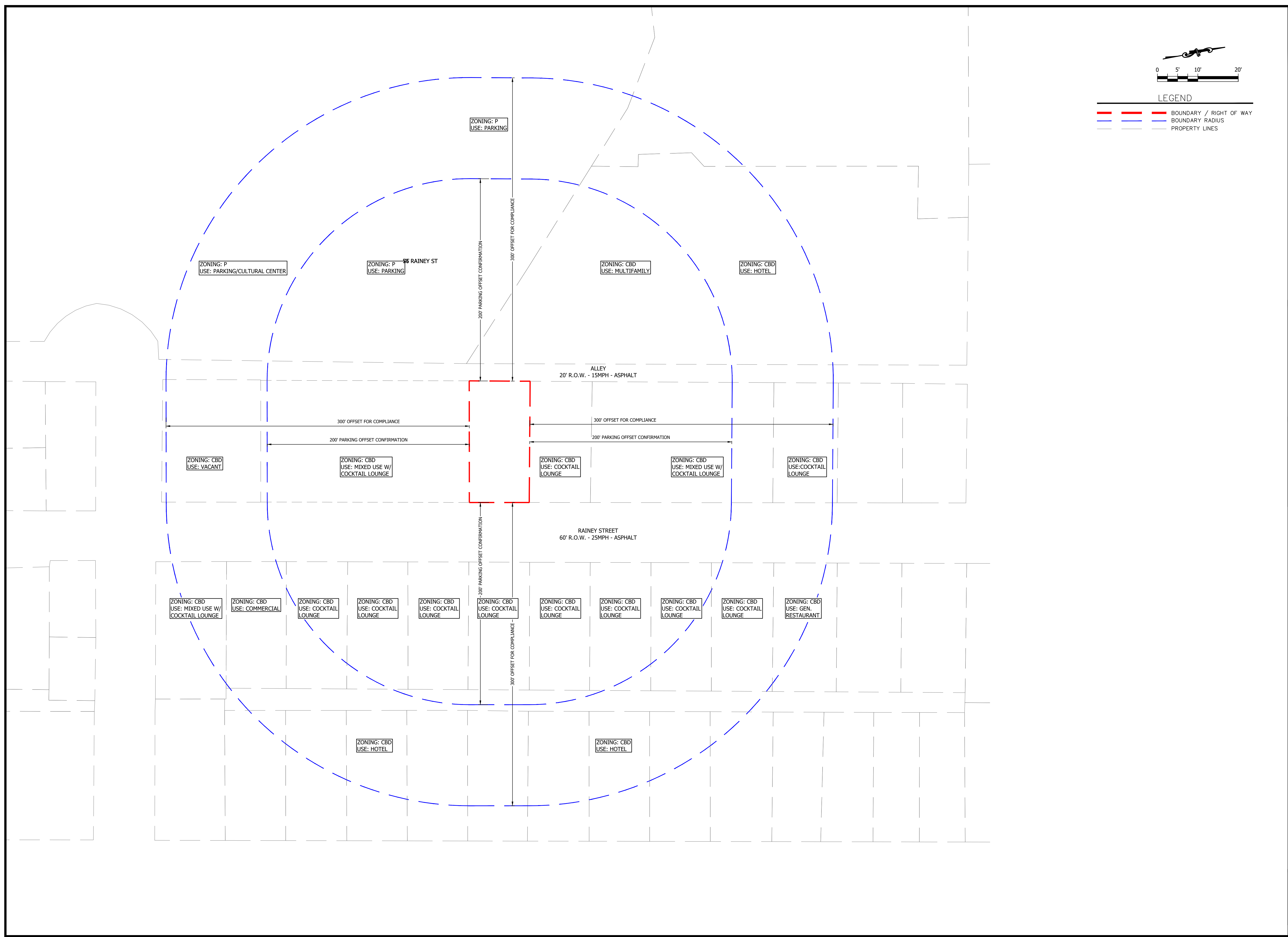
SHEET

4 OF 5



LEGEND

	BOUNDARY / RIGHT OF WAY
	BOUNDARY RADIUS
	PROPERTY LINES



NO.	DATE	DESCRIPTION



MAX@MILIANENGINEERING.COM  
 FIRM REG# F-22686  
 956.251.5146



**CONDITIONAL USE PERMIT**  
 76 RAINEY STREET  
 AUSTIN, TRAVIS COUNTY, TEXAS 78701

**COMPLIANCE EXHIBIT**

RE: Conditional Use for Rainey St- Cocktail Lounge

76 Rainey St

Austin, TX 78701

I am a neighbor to the above referenced site, and I am in favor of the proposed cocktail lounge use for 76 Rainey St. The proposed use does not alter the character of the area adjacent to the property and is consistent with surrounding uses within the neighborhood.

Sabino Pio Renteria

Name and Title

1511 Haskell ATX 78702

Address

RE: Conditional Use for Rainey St- Cocktail Lounge

76 Rainey St

Austin, TX 78701

I am a neighbor to the above referenced site, and I am in favor of the proposed cocktail lounge use for 76 Rainey St. The proposed use does not alter the character of the area adjacent to the property and is consistent with surrounding uses within the neighborhood.

Kevin S. Labeler

Name and Title

59 Bierce St.

Address *OWNER*

JUNE 8, 24

RE: Conditional Use for Rainey St- Cocktail Lounge

76 Rainey St

Austin, TX 78701

I am a neighbor to the above referenced site, and I am in favor of the proposed cocktail lounge use for 76 Rainey St. The proposed use does not alter the character of the area adjacent to the property and is consistent with surrounding uses within the neighborhood.

Jim S. Alba Residence owner  
Name and Title

701 River St.  
Address 78701

RE: Conditional Use for Rainey St- Cocktail Lounge

76 Rainey St

Austin, TX 78701

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Hoaman Mashamat, president

Name and Title

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Address

X. Mashamat

RE: Conditional Use for Rainey St- Cocktail Lounge

76 Rainey St

Austin, TX 78701

I am a neighbor to the above referenced site, and I am in favor of the proposed cocktail lounge use for 76 Rainey St. The proposed use does not alter the character of the area adjacent to the property and is consistent with surrounding uses within the neighborhood.

JUSTIN STEWARD 90 RAINY BUSINESS OWNER

Name and Title

90 RAINY STREET

Address