

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

CASE NUMBER: SPC-2025-0177A**PC DATE:** April 14, 2026**PROJECT NAME: 5016 E Cesar Chavez St C.U.P.****ADDRESS: 5016 E Cesar Chavez Street****COUNCIL DISTRICT: 3****NEIGHBORHOOD PLAN: Govalle Neighborhood Plan Area****WATERSHED: Colorado River**

OWNER: Wayne Lous LLC
246 Bluebonnet Drive
Bastrop, TX 78602

AGENT: WGI Inc., Cliff Kendall (512) 669-5560
2021 E 5th Street, Ste. 200
Austin, TX 78702

CASE MANAGER: Alyse Ramirez (512) 978-1750
alyse.ramirez@austintexas.gov

PROPOSED DEVELOPMENT:

The applicant is requesting a conditional use permit for a late hours permit use within an existing building. The proposed restaurant area is 10,485 square feet total. No construction is proposed with this site plan.

STAFF RECOMMENDATION:

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

PROJECT INFORMATION:**AREA:** 10,485 sq. ft. footprint on an 58,220 sq. ft. site**EXIST. ZONING:** CS-CO-NP**ALLOWED F.A.R.:** 2:1**EXISTING F.A.R.:** 0.169:1**MAX. BLDG. COVERAGE:** 95%**EXISTING BLDG. CVRG:** 18.01%**MAX. IMPERVIOUS CVRG:** 95%**EXISTING IMPERVIOUS CVRG:** 68.68%**REQUIRED PARKING:** N/A**PROVIDED PARKING:** N/A**PROPOSED ACCESS:** E Cesar Chavez Street**SUMMARY COMMENTS ON SITE PLAN:**

Land Use: The lot is zoned CS-CO-NP (Commercial with a Conditional Overlay in a Neighborhood Plan). The conditional overlay established by Zoning Ordinance No. 030327-11a subjects the Property to the following conditions:

Conditional land uses on tract 60b are: Agricultural sales and services, automotive sales, building

maintenance services, construction sales and services, equipment repair services, automotive rentals, automotive washing (of any type), commercial off-street parking, equipment sales, limited warehousing and distribution, drive-in service as an accessory use to commercial uses.

The proposed project will consist of a conditional use permit that changes the use of the site from an auto repair to a restaurant with mixed beverage service with a late hours permit. The alcohol sales will be less than 51% of total sales and will not require a rezoning of the site. Staff recommends approval of the conditional use permit request.

Environmental: The site is located in the Colorado River Watershed and subject to the Urban Watershed regulations. There were no Environmental review comments.

Transportation: Parking spaces are located on-site. All Transportation comments have been cleared. Access to the site will be from E. Cesar Chavez Street.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: LI-CO-NP, Vacant
South: CS-MU-CO-NP, Food truck park
West: CS-CO-NP and GR-CO-NP, Restaurant (General)
East: CS-CO-NP, Dog park

NEIGHBORHOOD ORGNIZATIONS:

Austin Neighborhoods Council	Govalle/Johnston Terrace Neighborhood Plan
Austin Independent School District	Contact Team
Buena Vista Neighborhood Association	Guadalupe Neighborhood Development Corporation
Del Valle Community Coalition	Homeless Neighborhood Association
East Austin Conservancy	Overton Family Committee
East Town Lake Citizens Neighborhood Association	Preservation Austin
El Concilio Mexican-American Neighborhoods	River Bluff Neighborhood Assoc.
Friends of Austin Neighborhoods	Tejano Town

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 proposed late hours permit is a conditional use.

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.

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.

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.

C. In addition, a conditional use site plan may not:

7. More adversely affect an adjoining site than would a permitted use;

Staff Response: A late hours use would not more adversely affect an adjoining use 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

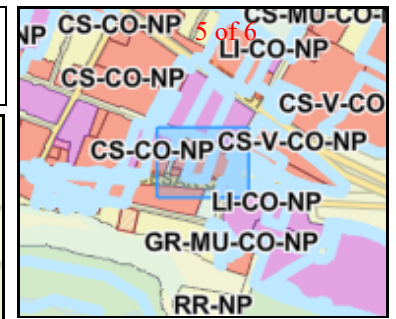
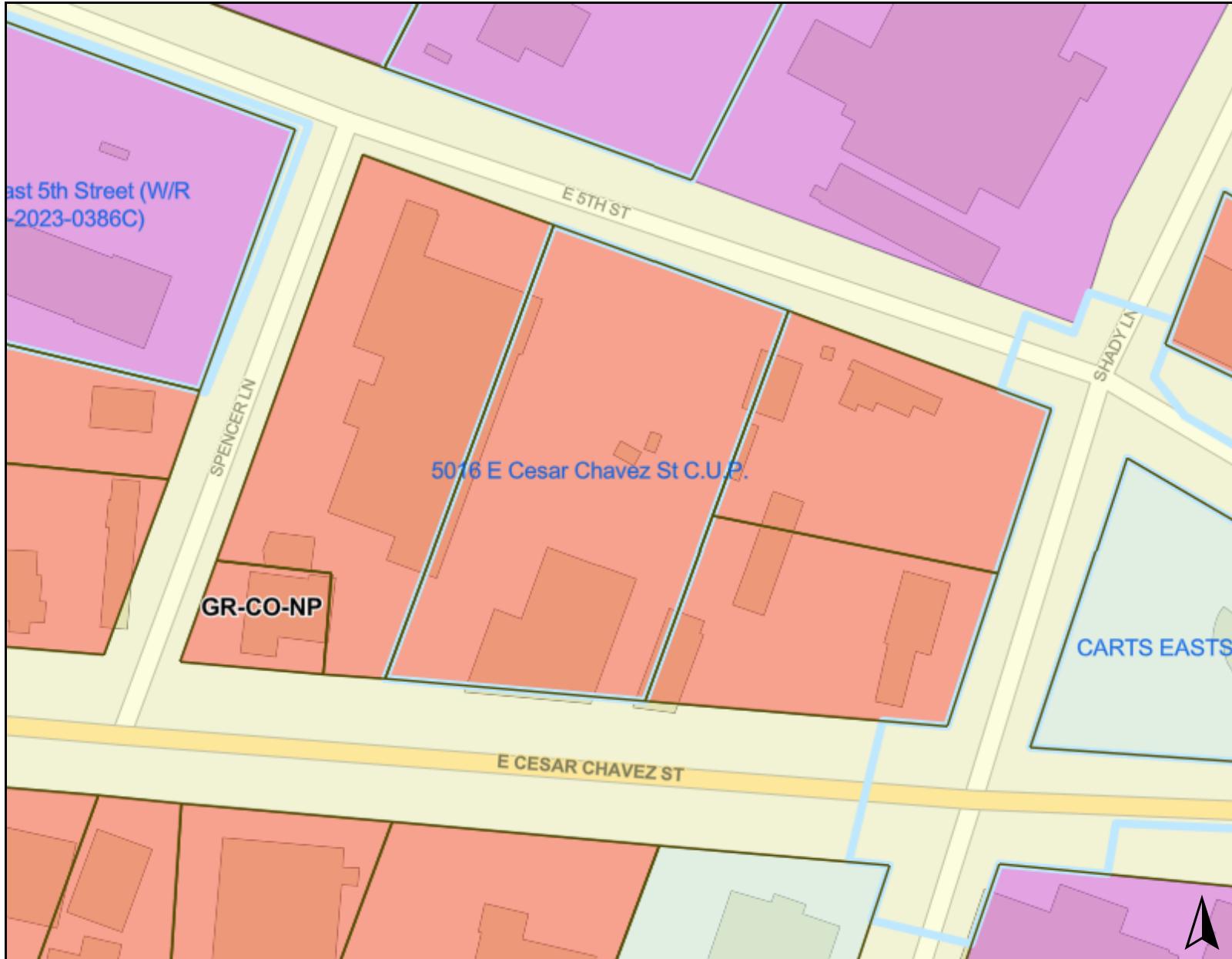
Staff Response: The site plan does not adversely affect the safety and convenience of vehicular and pedestrian circulation.

- 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.



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Property Profile



Legend

Lots & Subdivision

Lot Line



Review Cases

Site Plan Review Cases (All)



Zoning

Zoning

AG

AV

CBD

CH

CR

CS

DMU

DR

ERC

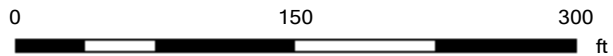
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4/8/2026

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Notes

