

**STAFF REPORT
OUTDOOR MUSIC VENUE PERMIT**

CASE NUMBER: SO-2009-0042M

NAME AND LOCATION OF BUSINESS: Little Woodrow's, 2610 Guadalupe

ZONING: CS-1-NP

APPLICANT: Little Woodrow's Holdings, Inc. /Rick Engel

APPELLENT: Scott Morris, North University Planning Team

REQUEST: Annual Outdoor Music Venue Permit

June 2, 2009 - Application received

June 16, 2009 - Notice Mailed

June 30, 2009 - Deadline to register as interested party

July 15, 2009 - Application approved

July 29, 2009 - Deadline to appeal permit

July 28, 2009 - Email appeal received from North University Neighborhood Plan Team

STAFF RECOMMENDS: Approval of permit

- Outdoor patio is has a 6' privacy fence surrounding property
- Trees screening venue from multi-family use in rear across alley
- Other properties are commercially zoned, north abutting property legal residential use
- Closest single family residence on Hemphill Park past W. 30th Street
- Outdoor venue approximately 1,000 sq. ft.
- Owner has agreed to reorient outdoor speakers away from residents next door and redirect toward our building.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	CS1-NP	BAR
NORTH	CS-NP	STUDENT HOUSING
SOUTH	CS-NP	PARKING LOT
EAST	CS-NP	STUDENT HOUSING
WEST	CS-NP	PARKING LOT

HOURS OF OPERATION:

Sunday	10:00 a.m. to 10:30 p.m.
Monday	10:00 a.m. to 10:30 p.m.
Tuesday	10:00 a.m. to 10:30 p.m.
Wednesday	10:00 a.m. to 10:30 p.m.
Thursday	10:00 a.m. to 11:00 p.m.
Friday	10:00 a.m. to Midnight
Saturday	10:00 a.m. to Midnight

COMPLAINTS SINCE PERMIT ISSUED: None per DR Kelly LaHood with APD



UNIVERSITY AVE

W 27TH ST

W 26TH ST

NUCES ST

GUADALUPE ST

GUADALUPE ST

DEANKEETONSTW DEANKEETONSTE

MF-6-NCCD-NP

CS-V-NCCD-NP

MF-5-NCCD-NP

MF-5-H

MF-5

MF-4-CO-NP

MF-4-NP

CS-NP

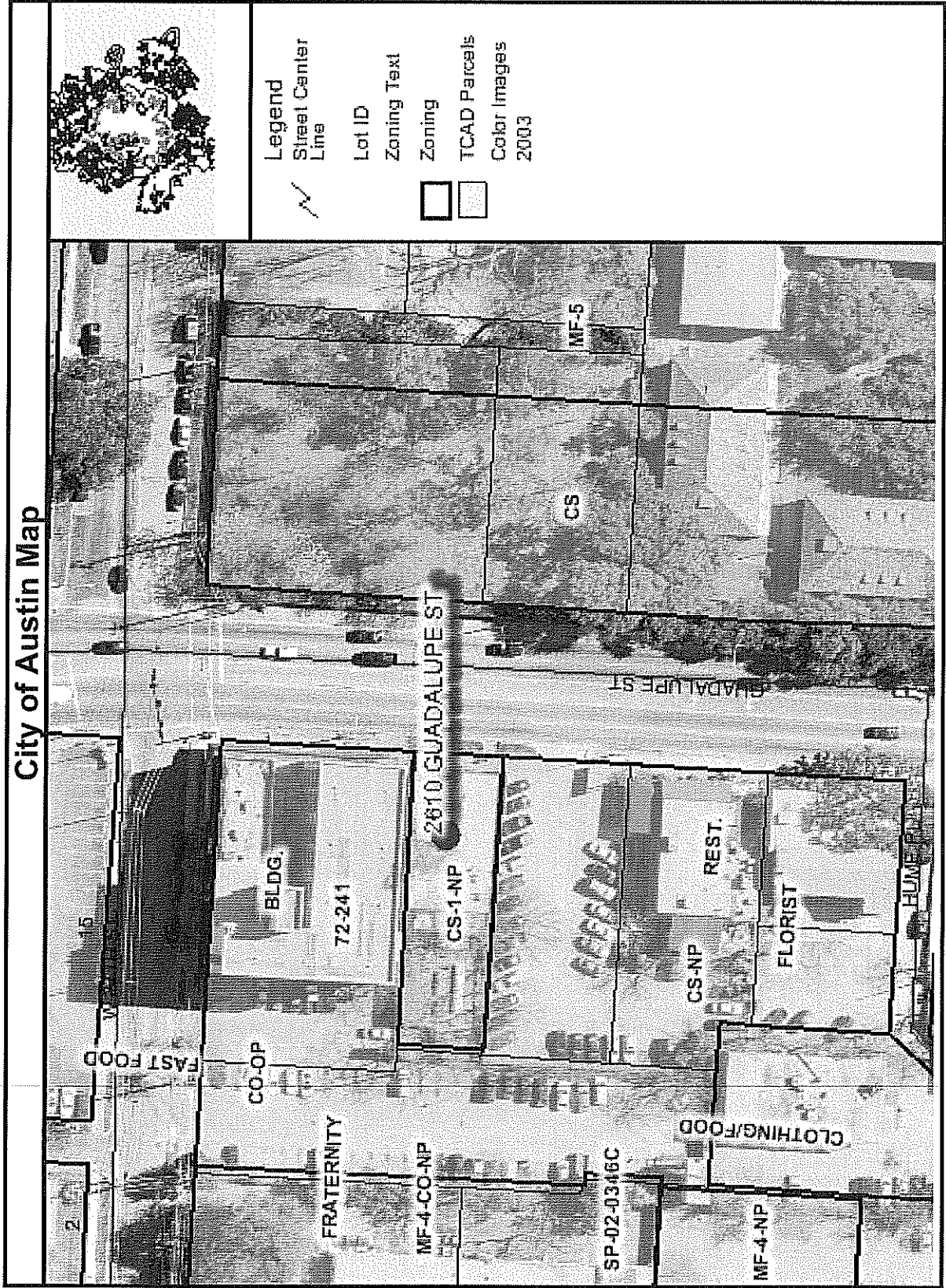
CS-1-CO-NP

CS-CO-NP

CS-MU-CO-NP

LR-NP

GO-NP



NORTH UNIVERSITY NEIGHBORHOOD PLANNING TEAM

June 26, 2009

City of Austin
Watershed Protection and Development Review Department
ATTN: Clara Hilling
P.O. Box 1088
Austin, TX 78767-1088

RE: Case Number SO-2009-0042M

Dear Ms. Hilling:

The North University Neighborhood Planning Team (NPT) is in receipt of notice of application for outdoor music venue for Little Woodrow's located at 2610 Guadalupe St. (Case Number SO-2009-0042M). Our organization wishes to be registered as an interested party for future notification on this case. The NPT conducted a meeting on June 17, 2009 and discussed the merits of this application.

On June 17, 2009, the North University Neighborhood Planning Team passed a resolution recommending that the application for an outdoor music permit be denied.

The property is located amidst properties with very dense multi-family residential use. The noise generated will impact the residents of these properties by denying them quiet enjoyment of their homes, threatening to impede the implementation of our neighborhood plan, and lowering property values in the immediate and extended area.

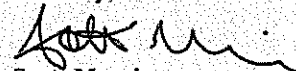
Immediately to the north and abutting the subject property is Taos Co-Op which has 115 residents. Across the street is UT's Almetris Duren Dormitory with 588 beds. In our North University Planning Area, and in close proximity to the northeast of the subject property, is the Scottish Rite Dormitory with 374 beds, the Villas on Guadalupe with 343 beds and The Venue with 75 1&2 bedroom units. Additionally, 251 residents live in the 2700 block of Hemphill Park and Whitis Streets in a number of older multifamily properties that offer affordable housing. These figures do not begin to take into account high density to the west within the West University Neighborhood Planning Area.

An outdoor music venue permit would place this property in direct conflict with the goals of the Central Austin Combined Neighborhood Plan (CACNP) Ord. 20040826-056. This neighborhood plan seeks to develop and foster existing mixed use on commercial corridors such as Guadalupe St. in a way which is pedestrian oriented, neighborhood friendly, neighborhood scaled, and serves neighborhood needs. Outdoor music use at this location would endanger current residential uses and diminish the prospects of realizing those density goals in the future.

Given the impact on the area, we feel outdoor music is an inappropriate use for this location.

Thank you for your consideration.

Sincerely,



Scott Morris
Chair

3705 Cedar St., Austin, TX 78705

cc: Mary Mazurek
Patricia Clubb
Greg Guernsey
Victoria Li
Alan Robinson
Brian Donovan
Walter Wukasz
David Feinberg
Travis Roberts

Scott Morris
Chair

William Bednar
Vice Chair

Steven Tomlinson
Secretary

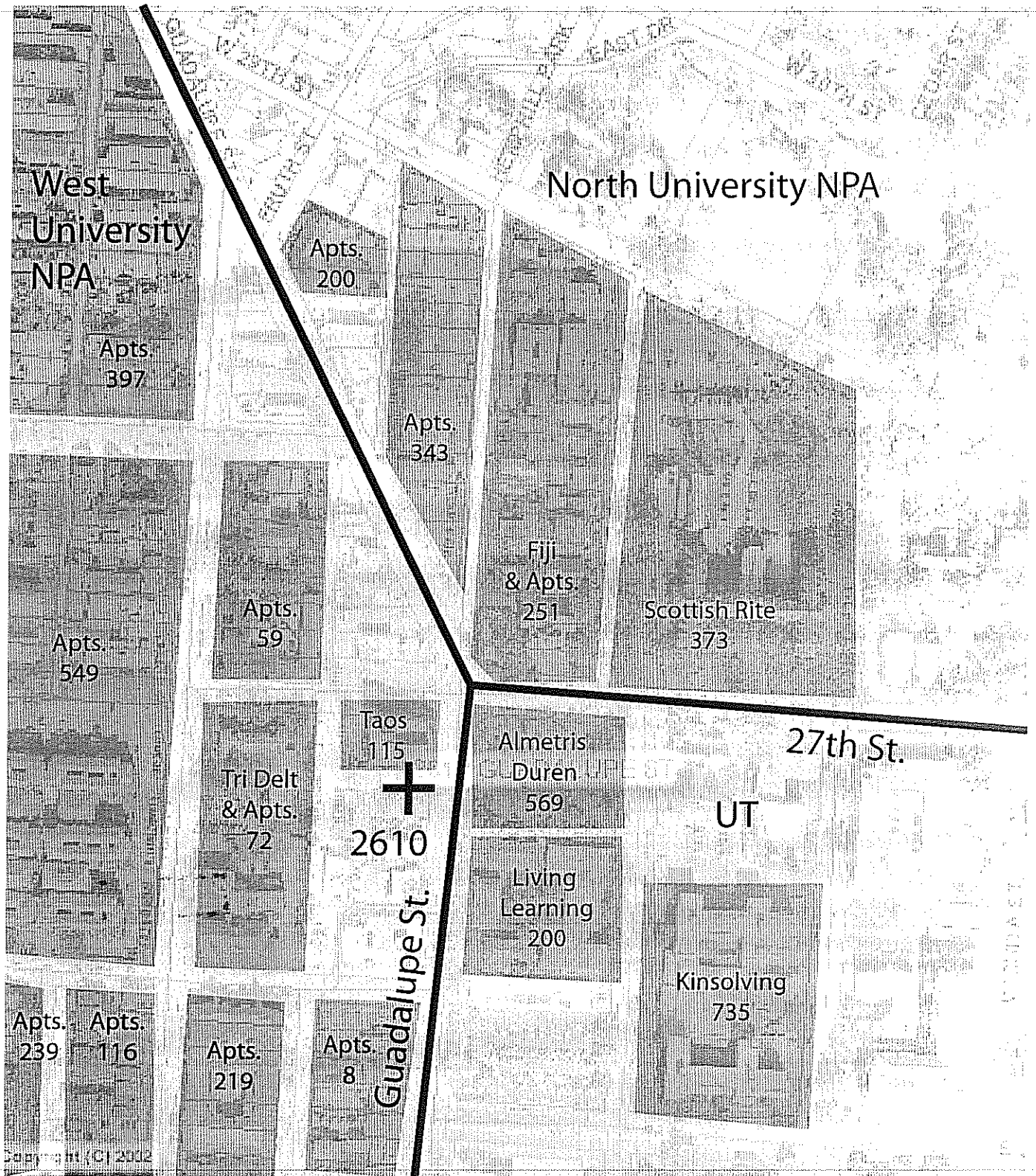
June Hawley

Mary Ingle

Richard Iverson

Douglas Plummer

Kimberly Renner



956 Residents within 300' radius
4,445 Residents within 1,000' radius

North University Neighborhood Association



City of Austin
Watershed Protection and Development Review Department
ATTN: Clara Hilling
PO BOX 1088
Austin Texas 78767-1088
RE: Case Number SO02009-0042M

July 21, 2009

Dear Ms. Hilling:

The North University Neighborhood Association has become aware that an application for outdoor music venue for Little Woodrow's located at 2610 Guadalupe St. (Case Number SO02009-0042M) was granted. Our neighborhood organization wishes to be registered as an interested party for future notifications on this case. Additionally:

The Executive Committee has authorized the appeal of the outdoor music venue, formally requesting that the City of Austin deny such an outdoor music permit.

The property is located in an extremely dense multi-family residential use area. The noise generated will impact the residents of these properties by denying the quiet enjoyment of their homes, threatening to impeded the development of our neighborhood plan, and lowering property values in the immediate and extended area. We are happy to supply a list of the over 1500 residences that are located within two blocks of the subject property.

Given the impact on the area, we feel that outdoor music is an inappropriate use for this location.

Thank you for your consideration.

Sincerely,



William Bednar

President

North University Neighborhood Association

CC: Executive Committee Email List

Thanks for sending in a letter detailing the limits you are willing to place on the use of the Outdoor Music Venue Permit at Little Woodrow's.

Below is a list of conditions that will help address the concerns of Taos Cooperative and College Houses.

- 1) Number of days limited to 2 per week. The limitation would apply to all amplified sound, not just bands.
- 2) Limit hours to 4:00 pm to 10:30 pm on those 2 days.
- 3) No use during finals.
- 4) No extended hours during South by Southwest.
- 5) Require directional speakers, stage placement, and other steps to direct sound away from residential uses.
- 6) Sound system controlled by owner, not the band.
- 7) Require owner to have a decibel meter on-site.
- 8) Limit the decibels to 70 or less. Any music or band is for atmosphere or background music. This is not a concert venue. Everyone at Little Woodrow's should be able to have a conversation without leaning forward or straining. I'm not sure if that is 70 decibels or some other level.

What do you think? Are the additional conditions acceptable?

Thanks,
Alan Robinson
General Administrator
College Houses, Inc.