

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

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**CASE NUMBER:** SPC-2010-0333A      **ZONING AND PLATTING COMMISSION  
HEARING DATE:** April 5, 2011

**PROJECT NAME:** Fast Eddie's Conditional Use Site Plan

**ADDRESS:** 13945 N US 183 Hwy

**APPLICANT:** Northfork Plaza Shopping Center (Keith Heil)- (214) 234-2555  
8750 N Central Expressway Suite 625  
Dallas, TX 78231

**AGENT:** Drenner & Golden Stuart Wolff, LLP (Michele Haussmann)  
(512) 404-2200  
301 Congress Ave., Suite 1200  
Austin, TX 78701

**CASE MANAGER:** Donna Galati      Phone: 974-2733  
[donna.galati@ci.austin.tx.us](mailto:donna.galati@ci.austin.tx.us)

**PROPOSED DEVELOPMENT:**

The applicant is requesting a conditional use permit for a Cocktail Lounge (Billiard Parlor) in CS-1-CO zoning district, in an existing shopping center. A cocktail lounge is a Conditional Use in CS-1 zoning.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the Conditional Use Permit for a Cocktail Lounge. The site plan complies with all requirements of the Land Development.

**PROJECT INFORMATION**

<b>SITE AREA</b>	Cocktail Lounge 8643 square feet	Lot size 11.115 acres	
<b>EXISTING ZONING</b>	CS-1-CO		
<b>WATERSHED</b>	Lake Creek (Suburban)		
<b>WATERSHED ORDINANCE</b>	Comprehensive Watershed Ordinance (Suburban)		
<b>TRAFFIC IMPACT ANALYSIS</b>	Not required		
<b>CAPITOL VIEW CORRIDOR</b>	None		
<b>PROPOSED ACCESS</b>	N US 183		
	<b>Allowed</b>	<b>Existing</b>	<b>Proposed</b>
<b>FLOOR-AREA RATIO</b>	2:1	0.34:1	No change
<b>BUILDING COVERAGE</b>	95%	34%	No change
<b>IMPERVIOUS COVERAGE</b>	95%	90%	No change
<b>PARKING</b>		602	No change

**SUMMARY COMMENTS ON SITE PLAN:**

The proposed cocktail lounge is to be located within an existing building. No changes to the site are planned with this change of use. The cocktail lounge will use existing building space.

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Over 50% of the gross floor area of the cocktail lounge is devoted to billiard tables; therefore the parking ratio for this site is the Billiard Parlor Ratio of 1:100 (25-6-1)

### CONDITIONAL OVERLAY

Zoning ordinance 20100930-039 (Zoning Case number **C14-2010-0085**) prohibits the following uses:

Drop-off recycling collection facility      Adult oriented businesses      Bail bond services  
Commercial blood plasma center      Transitional housing

### COMPATIBILITY

Compatibility is not applicable to this site.

### EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	CS-1-CO	Proposed cocktail lounge (billiard parlor) Included in shopping center: Austin school of music, Chair King, Thai restaurant, Sport clips, Tan, Gold's gym, Strait Music, Factory Mattress
<i>North</i>	CH-PDA	Vacant
<i>South</i>	N SH 45, then GR	Restaurants, home improvement center
<i>East</i>	GR	Vacant
<i>West</i>	US Hwy 183	

### ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
N US Hwy 183	390 ft	4 at 60 ft	Expressway
SH 45	395 ft	4 at 60 ft.	Expressway

### NEIGHBORHOOD ORGNIZATIONS:

604—Davis Spring HOA  
786—Home Builders Association of Greater Austin  
1037—Homeless Neighborhood Assn  
1075—League of Bicycling Voters  
1113—Austin Parks Foundation  
1147—Davis Springs President  
1224—Austin Monorail Project  
1228—Sierra Club, Austin Regional Group

### CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA

The following evaluation is included to provide staff's position on each point of the conditional use permit criteria. Section **25-5-145** of the Land Development Code (**EVALUATION OF CONDITIONAL USE SITE PLAN**) 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.

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**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 cocktail lounge is a conditional use in CS-1 zoning. The CS-1 zoning district is the designation for a commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are incompatible with residential environs. Liquor sales is one of the permitted uses in a CS-1 district (25-2-104). The site is located on US Hwy 183 and is physically separated from nearby residential uses and surrounded by commercial uses. Zoning case C14-2010-0085 proposed a cocktail lounge with the rezoning request.

**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 will comply with all requirements of the Land Development Code. There is not site development proposed, and compatibility does not apply.

**4. Provide adequate and convenient off-street parking and loading facilities; and**

Staff Response: Off-street parking is provided. More than 50% of the gross site area will be used for billiards; therefore billiard parking ratio is used (1:100), (25-6-1).

**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:****6. More adversely affect an adjoining site than would a permitted use;**

A cocktail lounge use will have no more impact on adjoining properties than other permitted uses in the area which could operate with similar hours.

**7. 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.

**8. 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.

**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.**

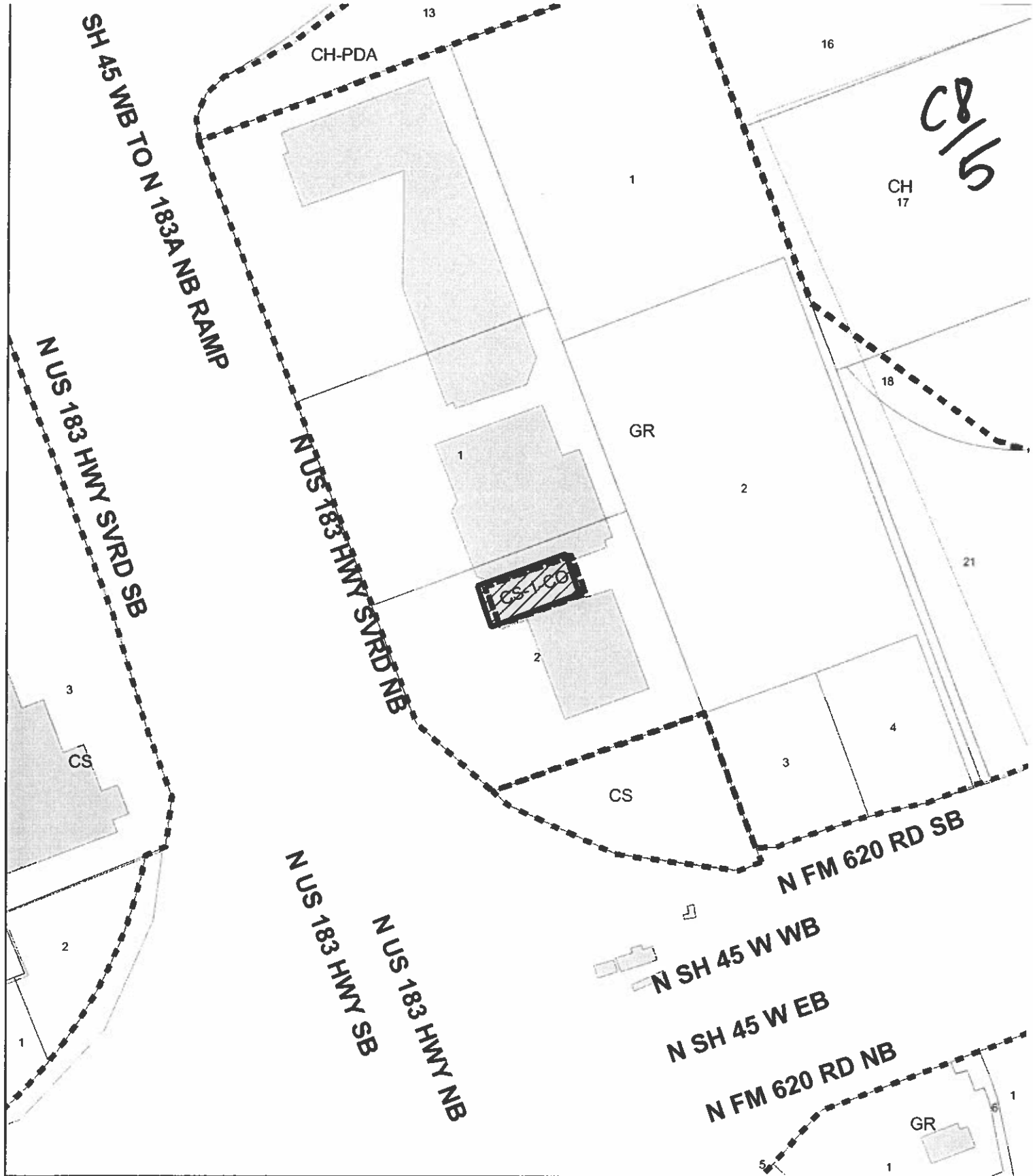
In addition, Sec. 25-5-146 (CONDITIONS OF APPROVAL) states:

(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;

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- (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.



# SITE PLAN

CASE#: SPC-2010-0333A  
 ADDRESS: 13945 N US 183 Hwy  
 CASE NAME: Fast Eddie's Conditional Use Permit  
 MANAGER: Donna Galati



 SUBJECT TRACT  
 ZONING BOUNDARY

0 80 160 320 Feet

This map has been produced by site plan review for the sole purpose of geographic reference.  
 No warranty is made by the City of Austin regarding specific accuracy or completeness.

OPERATOR: Donna Galati

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3607 1021  
1. OVER SHEET  
2. SITE PLAN

# Fast Eddie's

## Conditional Use Site Plan

13945 US Highway 183 North  
Austin, Texas 78729

EXISTING REPORT OF SITE ACQUISITION			
USE	BUILDING	PARKING	SPACES
		REQUIRED	PROVIDED
RETAIL	178,178 S.F.	1:250	705
RESTAURANT	12,506 S.F.	1:75	166
CLUB	2,500 S.F.	1:200	13
TOTAL	193,184 S.F.		884
SP-46-00000 SITE PLAN			
USE	BUILDING	PARKING	SPACES
		REQUIRED	PROVIDED
RETAIL	122,441 S.F.	1:250	490
RESTAURANT	12,506 S.F.	1:75	166
TOTAL	134,947 S.F.		656
EXISTING DETENTION: 178 SPACES			
PROPOSED PARKING			
USE	BUILDING	PARKING	SPACES
		REQUIRED	PROVIDED
RETAIL	122,441 S.F.	1:250	490
RESTAURANT	8,843 S.F.	1:100	87
RESTAURANT	3,611 S.F.	1:75	51
TOTAL	134,895 S.F.		628



**SITE PLAN NOTES:**

1. ALL PROPOSED BUILDINGS SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN, TEXAS, SUBCHAPTER 11A, CHAPTER 21C, OF THE AUSTIN CITY CODE, AND THE AUSTIN CITY ENGINEERING DEPARTMENT'S STANDARD SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF BUILDINGS.
2. THE PROPOSED BUILDINGS SHALL BE DESIGNED TO MEET THE MINIMUM REQUIREMENTS OF THE AUSTIN CITY ENGINEERING DEPARTMENT'S STANDARD SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF BUILDINGS.
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**PROJECT INFORMATION:**

PROJECT NAME: FAST EDDIE'S  
PROJECT LOCATION: 13945 US Highway 183 North, Austin, Texas 78729  
PROJECT OWNER: FAST EDDIE'S, INC.  
PROJECT ARCHITECT: [Name]  
PROJECT ENGINEER: [Name]  
PROJECT DATE: 8/9/2010

**APPROVALS:**

APPROVED BY: [Signature]  
DATE: 8/9/2010

**ADDITIONAL NOTES:**

1. THE PROPOSED BUILDINGS SHALL BE DESIGNED TO MEET THE MINIMUM REQUIREMENTS OF THE AUSTIN CITY ENGINEERING DEPARTMENT'S STANDARD SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF BUILDINGS.

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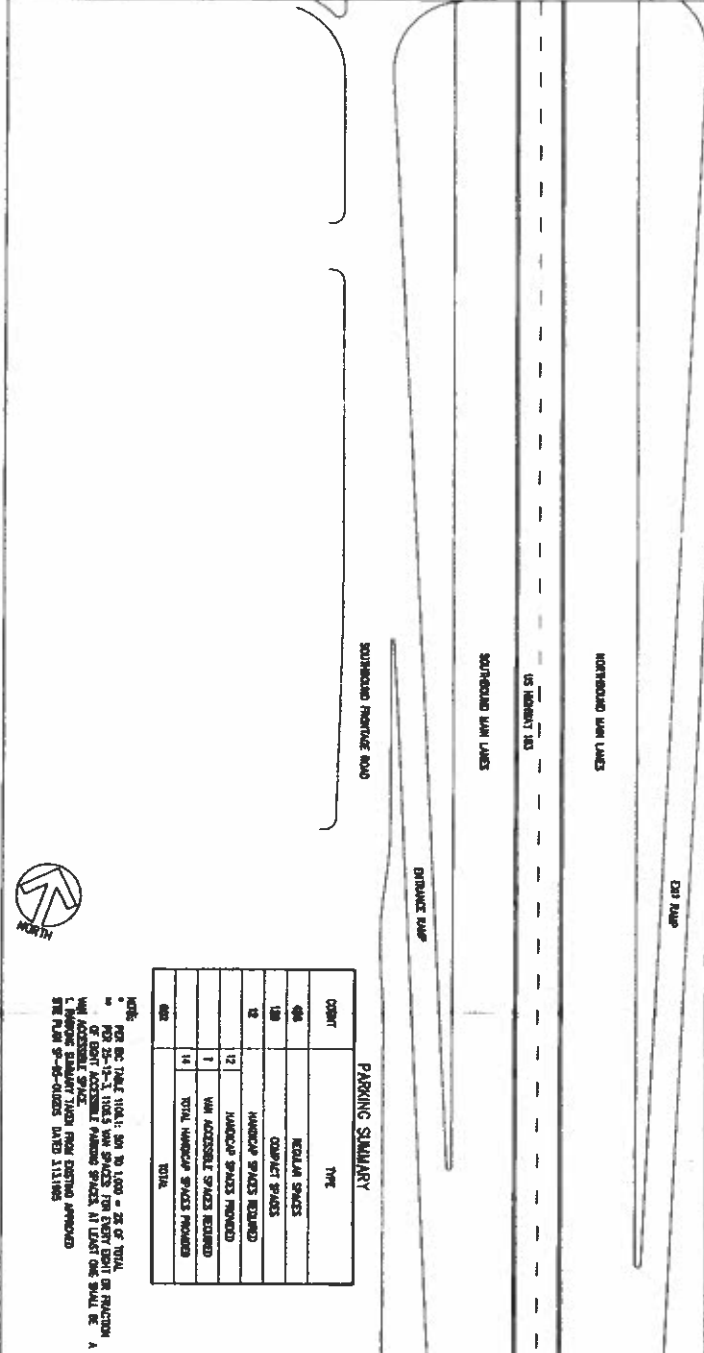
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QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1792	REGULAR SPACES		
488	COMPACT SPACES		
82	HANDICAP SPACES REQUIRED		
12	HANDICAP SPACES PROVIDED		
1	WAY ACCESSIBLE SPACES REQUIRED		
14	WAY ACCESSIBLE SPACES PROVIDED		
4882	TOTAL HANDICAP SPACES PROVIDED		

NOTE: PPS BC TABLE 1104-1: 504 TO 1,000 = 2% OF TOTAL  
PPS BC 2012-1: 1104-1: 504 SPACES FOR EVERY 5000  
OF BENT ACCESSIBLE PARKING SPACES. AT LEAST ONE SHALL BE A  
VAN ACCESSIBLE SPACE.  
1. PARKING SPACES TAKEN FROM EXISTING APPROVED  
SITE PLAN 9-45-010205 DATED 11/18/05



**SITE PLAN NOTES:**

[illegible]

**PROJECT INFORMATION:**

[illegible]

## LAND USE NOTES:

[illegible]

**ADA NOTES:** APPROXIMATE REMARKS

THE CITY OF NEW YORK HAS A NEW POLICE DEPARTMENT. THE NEW YORK CITY POLICE DEPARTMENT IS THE LARGEST IN THE WORLD. IT HAS 35,000 OFFICERS AND 100,000 CIVILIANS. THE NEW YORK CITY POLICE DEPARTMENT IS THE LARGEST IN THE WORLD. IT HAS 35,000 OFFICERS AND 100,000 CIVILIANS. THE NEW YORK CITY POLICE DEPARTMENT IS THE LARGEST IN THE WORLD. IT HAS 35,000 OFFICERS AND 100,000 CIVILIANS.

APPROVALS:

[illegible]

SPC-2010-0333A

## FAST EDDIE'S

# CONDITIONAL USE SITE PLAN

Scale: 1" = 50'



**AS 3D**  
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