

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

**CASE NUMBER:** SPC-2015-0440A                      **ZAP DATE:** June 7, 2016

**PROJECT NAME:** XYZ Lounge in the Aloft Hotel at Lakeline

**DISTRICT:** 6

**ADDRESS:** 14020 N US HWY SRVRD SB, Austin, TX, 78613

**APPLICANT:** Consort Inc, (Ben Turner) (512) 469-0500

**OWNER:** Pure Lodging Hospitality, LLC (Andy Patel) (512) 680-2185

**SITE AREA:** 94,786 square feet

**WATERSHED:** Lake Creek (suburban)  
**WATERSHED ORDINANCE:** Comprehensive Watershed Ordinance (suburban)  
**C.I.P. STATUS:** N/A  
**T.I.A.:** N/A  
**CAPITOL VIEW:** N/A

**PROPOSED DEVELOPMENT:**

The applicant is requesting approval of a Conditional Use Permit for a 2,527 square foot cocktail lounge within a hotel in CH zoning.

Approximately 1,065 square feet of the cocktail lounge will be inside the building, and approximately 1,462 square feet will consist of an outdoor patio. The cocktail lounge will have a separate entrance from the other hotel entrances, opening onto the patio.

The hotel has an approved site development permit, but has not yet been constructed.

**EXISTING ZONING:**

The site is zoned CH. Cocktail lounge is a conditional use in CH zoning.

**SUMMARY STAFF RECOMMENDATION:**

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

**CASE MANAGER:** Scott Grantham  
512-974-2733  
[Scott.Grantham@austintexas.gov](mailto:Scott.Grantham@austintexas.gov)

**PROJECT INFORMATION:** 2,527 sq. ft. cocktail lounge

**EXIST. ZONING:** CH

**ALLOWED F.A.R.:** 3:1

**MAX. BLDG. COVERAGE:** 85%

**MAX. IMPERVIOUS CVRG.:** 85%

**REQUIRED PARKING:** 213

**PROPOSED F.A.R.:** 0.42:1

**PROPOSED BLDG. CVRG:** 12%

**PROPOSED IMPERVIOUS CVRG:** 64%

**PROVIDED PARKING:** 213

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The applicant is requesting a conditional use permit in order to locate a Cocktail Lounge within a hotel. Cocktail Lounge is a conditional use in the CH zoning district.

**Environmental:** This site is located in the Lake Creek Watershed and subject to Suburban Watershed regulations. All Environmental comments are cleared.

**Transportation:** The site plan complies with all other transportation requirements.

**SURROUNDING CONDITIONS:****Zoning/ Land Use**

**North:** ROW, then GR-CO (restaurant)

**East:** GR [Hospital Services (Limited)]

**South:** CS [Commercial (various)]

**West:** CH (Hotel – Motel)

**NEIGHBORHOOD ORGNIZATIONS:**

Austin Heritage Tree Foundation

Bike Austin

Friends of Austin Neighborhoods

Seltexas

Sierra Club, Austin Regional Group

**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: A hotel with cocktail lounge will comply with the objectives and purposes of CH zoning

**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. In addition, the site plan complies with setback and height requirements.

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

Staff Response: The site plan complies with off-street parking and loading facility requirements.

**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 including Compatibility Standards, 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;**

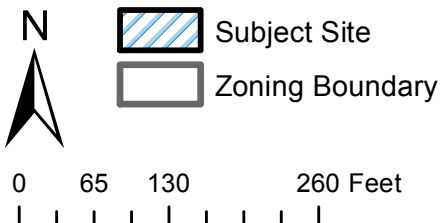
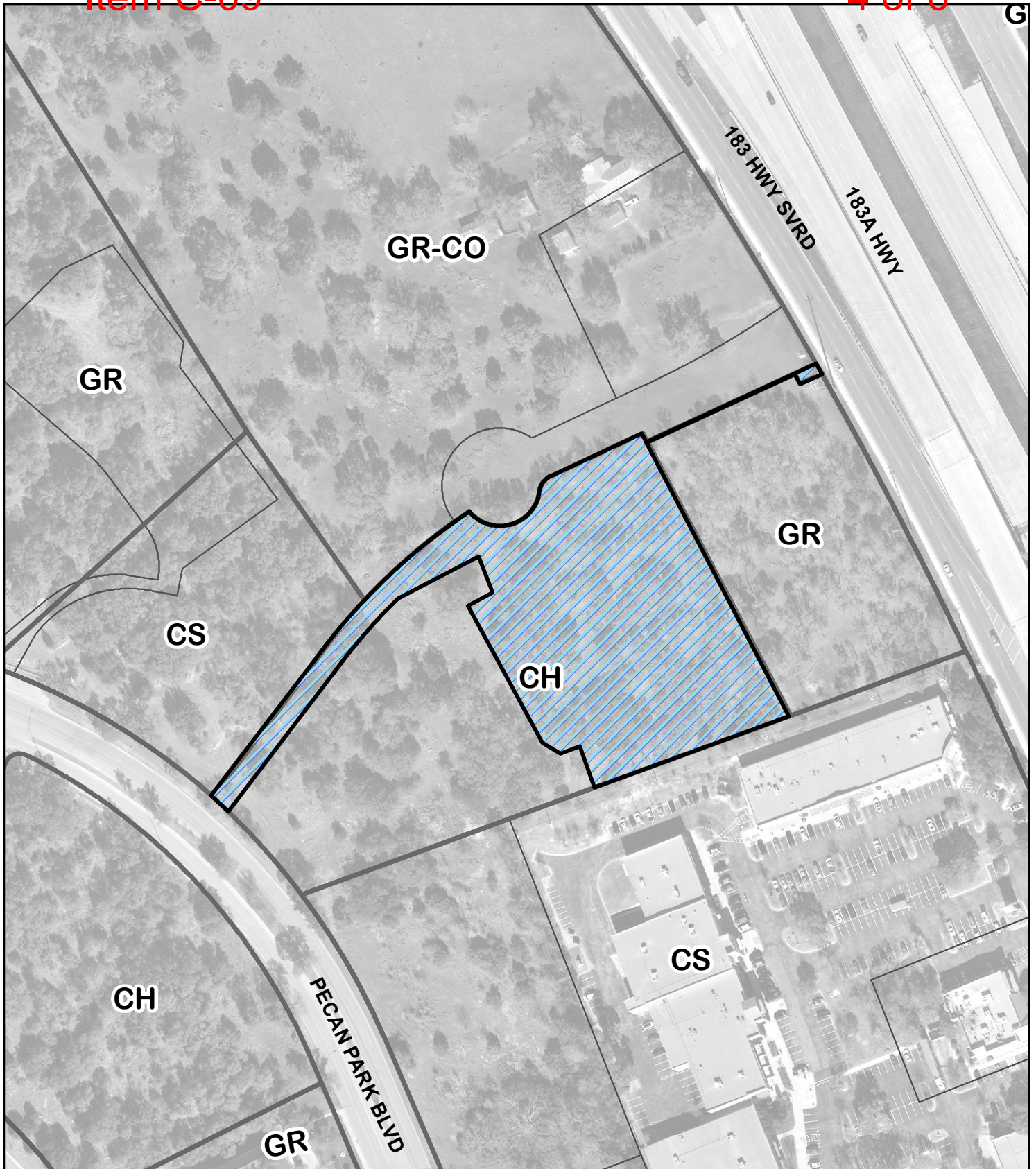
A cocktail lounge will have no more impact on adjoining properties than other permitted uses in the CH zoning which could operate with similar or later hours than the proposed cocktail lounge.

**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.





Case Name: XYZ Lounge  
Case Number: SPC-2015-0440A  
Address: 14020 N US 183 Hwy Service Rd  
Case Manager: Scott Grantham

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 and represents only the approximate relative location of property boundaries.

This map was produced by the Development Services Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





## SHEET INDEX

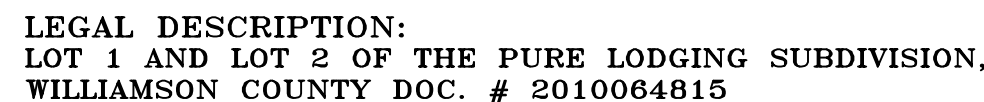
1. COVER SHEET
2. SITE PLAN

## The Aloft logo is displayed in a large, stylized font. The word "aloft" is in a lowercase, rounded, sans-serif typeface. The letter "a" is unique, featuring a thick vertical stroke and a horizontal bar that curves around it. The "l" is a simple vertical bar. The "o" is a rounded rectangle. The "f" has a thick vertical stem and a horizontal crossbar. The "t" is a simple vertical bar with a horizontal crossbar. To the right of the "t", the letters "SM" are written in a small, uppercase, sans-serif font. Below the logo, the tagline "A VISION OF W HOTELS" is written in a smaller, uppercase, sans-serif font.

THIS PROJECT IS TO APPROVE 2,527 S.F. FOR A COCKTAIL LOUNGE USE. NO CONSTRUCTION IS PERMITTED THROUGH THIS CONDITIONAL USE PLAN.

THE COCKTAIL LOUNGE CONDITIONAL USE WAS APPROVED BY  
ZONING AND PLATTING COMMISSION ON \_\_\_\_\_ (date).

## Site Planning, Engineering, & Landscape Architecture



BENCHMARK:  
(LL04) 1/2 REBAR WITH CHAPARRAL CAP FOUND,  $\pm 200'$  NORTH  
OF THE NORTHEAST CORNER OF LAKELINE MALL BOULEVARD AND  
PECAN PARK BOULEVARD,  $\pm 6.5'$  FROM THE BACK OF CURB,  $\pm 108'$   
SOUTH OF A LIGHT STANDARD AND  $\pm 22'$  NORTH OF 2 ELECTRIC  
MANHOLES.  
ELEVATION: 952.26'  
DATUM: NAVD 88, DERIVED FROM GPS OBSERVATIONS

**OWNER:**  
**PURE LODGING HOSPITALITY**  
**13681 U.S. HWY 183 NORTH**  
**AUSTIN, TX 78729**  
**ANDY PATEL**  
**512-680-2185**

**NOTE:**

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NO. 48491C0610E, DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

THIS PROJECT IS LOCATED IN THE LAKE CREEK WATERSHED WHICH IS CLASSIFIED BY THE CITY OF AUSTIN AS A SUBURBAN WATERSHED.

THIS SITE IS LOCATED OVER THE NORTH EDWARDS AQUIFER RECHARGE ZONE.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

THE SITE IS COMPOSED OF TWO (2) LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL SHALL BE REQUIRED. DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS REGARDING UNIFIED DEVELOPMENT AND MAINTENANCE OF DRAINAGE FACILITIES: WILLIAMSON COUNTY DOCUMENT NO. 2011002326.

RELATED CASES:

SUBDIVISION: C8-2009-00098.0A

**ZONING:** C14-2008-0091

CONSOLIDATED SITE PLAN: SP-2010-0138C

PRINCIPAL STREET: SUBURBAN ROADWAY

LOT 1 (ALOFT HOTEL)

LOT 2 (HOME 2 SUITES)

## LOCATION MAP

MAPSCO PAGE #: 403  
CITY GRID: F-40

REVIEWED BY:

Development Services Department Date

Site Plan Development Permit Number	Date
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Austin Fire Department Date

## SITE PLAN RELEASE Sheet 1 of 2

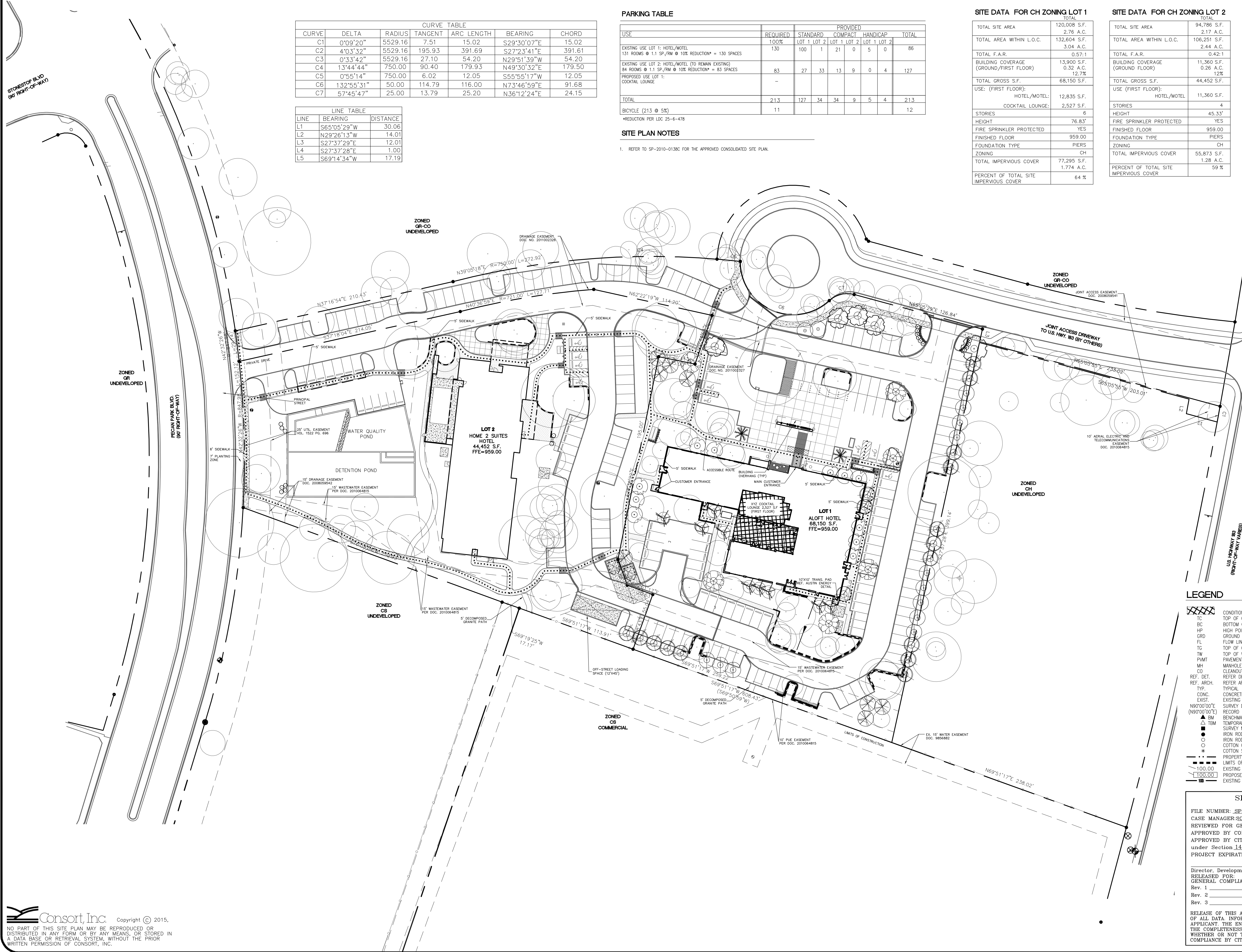
FILE NUMBER: SPC-2015-0440A EXPIRATION DATE: \_\_\_\_\_  
CASE MANAGER: SCOTT GRANTHAM APPLICATION DATE: 10/1/2015  
REVIEWED FOR GENERAL COMPLIANCE ON: \_\_\_\_\_  
APPROVED BY COMMISSION ON: \_\_\_\_\_  
APPROVED BY CITY COUNCIL ON: \_\_\_\_\_  
under Section 142 of Chapter 25-5 of Austin City Code.  
PROJECT EXPIRATION DATE (ODR #970905-A) DWPZ DDZ

Director, DEVELOPMENT SERVICES DEPARTMENT  
RELEASED FOR:  
GENERAL COMPLIANCE: \_\_\_\_\_ Zoning: CH  
Rev. 1 \_\_\_\_\_ Correction 1 \_\_\_\_\_  
Rev. 2 \_\_\_\_\_ Correction 2 \_\_\_\_\_  
Rev. 3 \_\_\_\_\_ Correction 3 \_\_\_\_\_

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SHT. 1  
OF 2  
SPC-2015-0440A





CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH	BEARING	CHORD
C1	0°09'20"	5529.16	7.51	15.02	S29°30'07"E	15.02
C2	4°03'32"	5529.16	195.93	391.69	S27°23'41"E	391.61
C3	0°33'42"	5529.16	27.10	54.20	N29°51'39"W	54.20
C4	13°44'44"	750.00	90.40	179.93	N49°30'32"E	179.50
C5	0°55'14"	750.00	6.02	12.05	S55°55'17"W	12.05
C6	132°55'31"	50.00	114.79	116.00	N73°46'59"E	91.68
C7	57°45'47"	25.00	13.79	25.20	N36°12'24"E	24.15

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S65°05'29"W	30.06
L2	N29°26'13"W	14.01
L3	S27°37'29"E	12.01
L4	S27°37'28"E	1.00
L5	S69°14'34"W	17.19

PARKING TABLE

USE	REQUIRED	PROVIDED						TOTAL
		LOT 1	LOT 2	LOT 1	LOT 2	LOT 1	LOT 2	
EXISTING USE LOT 1: HOTEL/MOTEL 131 ROOMS @ 1.1 SP/RM @ 10% REDUCTION* = 130 SPACES	100%	100	1	21	0	5	0	86
EXISTING USE LOT 2: HOTEL/MOTEL (TO REMAIN EXISTING) 84 ROOMS @ 1.1 SP/RM @ 10% REDUCTION* = 83 SPACES	83	27	33	13	9	0	4	127
PROPOSED USE LOT 1: COCKTAIL LOUNGE	-							
TOTAL	213	127	34	34	9	5	4	213
BICYCLE (213 @ 5%)	11							12

SITE PLAN NOTES

1. REFER TO SP-2010-0138C FOR THE APPROVED CONSOLIDATED SITE PLAN.

SITE DATA FOR CH ZONING LOT 1

TOTAL	
TOTAL SITE AREA	120,008 S.F. 2.76 A.C.
TOTAL AREA WITHIN L.O.C.	132,604 S.F. 3.04 A.C.
TOTAL F.A.R.	0.57:1
BUILDING COVERAGE (GROUND/FIRST FLOOR)	13,900 S.F. 0.32 A.C. 12.7%
TOTAL GROSS S.F.	68,150 S.F.
USE: (FIRST FLOOR): HOTEL/MOTEL: COCKTAIL LOUNGE:	12,835 S.F. 2,527 S.F.
STORIES	6
HEIGHT	76.83'
FIRE SPRINKLER PROTECTED	YES
FINISHED FLOOR	959.00
FOUNDATION TYPE	PIERS
ZONING	CH
TOTAL IMPERVIOUS COVER	77,295 S.F. 1.774 A.C.
PERCENT OF TOTAL SITE IMPERVIOUS COVER	64 %

SITE DATA FOR CH ZONING LOT 2

TOTAL	
TOTAL SITE AREA	94,786 S.F. 2.17 A.C.
TOTAL AREA WITHIN L.O.C.	106,251 S.F. 2.44 A.C.
TOTAL F.A.R.	0.42:1
BUILDING COVERAGE (GROUND FLOOR)	11,360 S.F. 0.26 A.C. 12%
TOTAL GROSS S.F.	44,452 S.F.
USE (FIRST FLOOR): HOTEL/MOTEL:	11,360 S.F.
STORIES	4
HEIGHT	45.33'
FIRE SPRINKLER PROTECTED	YES
FINISHED FLOOR	959.00
FOUNDATION TYPE	PIERS
ZONING	CH
TOTAL IMPERVIOUS COVER	55,873 S.F. 1.28 A.C.
PERCENT OF TOTAL SITE IMPERVIOUS COVER	59 %

SITE DATA FOR TOTAL SITE

TOTAL	
TOTAL SITE AREA (LOT 1)+(LOT 2)	214,794 S.F. 4.931 A.C.
TOTAL AREA WITHIN L.O.C.	238,855 S.F. 5.48 A.C.
TOTAL F.A.R.	0.52:1
BUILDING COVERAGE (GROUND FLOOR)	25,260 S.F. 0.58 A.C. 11.8%
TOTAL GROSS S.F.	115,450 S.F.
USE: (FIRST FLOORS): LOT 1 + LOT 2: HOTEL/MOTEL: LOT 1: COCKTAIL LOUNGE:	24,195 S.F. 2,527 S.F.
STORIES (LOT 1)+(LOT 2)	
HEIGHT (LOT 1)+(LOT 2)	
FIRE SPRINKLER PROTECTED	YES
FINISHED FLOOR	959.00
FOUNDATION TYPE	PIERS
ZONING	CH
TOTAL IMPERVIOUS COVER	133,168 S.F. 3.057 A.C.
PERCENT OF TOTAL SITE IMPERVIOUS COVER	62 %

LEGEND

CONDITIONAL USE

BC

HP

GRD

FL

TC

TW

PMT

MH

CO

REF. DET.

REF. ARCH.

TYP.

CONC.

EXIST.

N80°00'00"E (N80°00'00"E)

BM

TBM

PROPOSED CONCRETE WALK

PROPOSED CONCRETE PAVING

PROPOSED ASPHALT PAVING

MORTAR STACK ROCK WALL

RETAINING WALL

"X" HT. WOOD FENCE

WATER LINE

WASTE WATER LINE

STORM SEWER LINE

OVERHEAD UTILITIES

DOWN GUY

UNDERGROUND UTILITIES

GAS LINE

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

SILT FENCE

FILTER DIKE

TREE PROTECTION FENCE

EXIST. SIGN

EXIST. LIGHT POLE

WELL LOCATION

DOWNSPOUTS

HAND RAILS

TRAFFIC GUARD RAIL

FIRE LANE DESIGNATION

ACCESSIBLE ROUTE

100.00

100.00

100

PROPOSED SPOT ELEVATION

EXISTING SPOT ELEVATION

PROPOSED CONTOUR

EXISTING CONTOUR

SITE PLAN RELEASE

FILE NUMBER: SPC-2015-0440A EXPIRATION DATE: 10/1/2015  
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GENERAL COMPLIANCE: Zoning: CH  
Rev. 1 Correction 1  
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Rev. 3 Correction 3

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XYZ LOUNGE IN THE ALOFT HOTEL AT LAKELINE  
14020 N. US 183 HWY SVRD.  
ZONING AND PLATTING COMMISSION  
SITE PLAN



JOB NO.: 1416-014  
DRAWN BY:  
SCALE: 1"=40'  
DATE: 04/27/16  
FILE: 02-SITE PLAN  
XREF:  
REV./CORR:

SHEET  
2  
of  
2