

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

CASE NUMBER: SPC-2017-0044A **PLANNING COMMISSION DATE:** 11/14/2017

COUNCIL DISTRICT: 10

PROJECT NAME: The Draught House CUP Expansion

PROPOSED USE: Cocktail lounge

ADDRESS OF APPLICATION: 4112 Medical Parkway

AREA: 7,390 square feet, part of .0282-acre tract

APPLICANT: Glenda Smith
Draught House Pub & Brewery
4112 Medical Parkway
Austin, TX 78756

AGENT: Katherine Loayza
Jackson Walker LLP
100 Congress Avenue, Ste. 1100
Austin, TX 78701

CASE MANAGER: Christine Barton-Holmes, CNUa, LEED AP Telephone: 974-2788
christine.barton-holmes@austintexas.gov

EXISTING ZONING: CS-1. The applicant is requesting a Conditional Use Permit for a cocktail lounge expansion within an existing building. Cocktail lounges are a conditional use.

PROPOSED DEVELOPMENT:

No construction is proposed with this plan; all uses will take place in existing structures, and the proposed expansion of the second-floor deck and outdoor seating area will be processed through corrections. The total proposed expansion is 1370 square feet for the outdoor deck.

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.

PREVIOUS PLANNING COMMISSION ACTION: Postponement to October 24, 2017

AREA STUDY: Rosedale (Future)

WATERSHED: Shoal Creek (Suburban)

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive watershed ordinance

CAPITOL VIEW: Not in View Corridor

T.I.A.: Not Required

PROJECT INFORMATION:**ZONING:** CS-1**MAX. BLDG. COVERAGE:** 95%**MAX. IMPERV. CVRG.:** 95%**MAX HEIGHT:** 60'**REQUIRED PARKING:** 98**EXIST. USE:** Cocktail lounge**COCKTAIL LOUNGE AREA:** 7,390 sq ft**EXISTING BLDG. CVRG:** 1,989 sf (16%)**EXISTING IMP. CVRG:** 0.282 ac/100% exist**PROPOSED HEIGHT:** 27.3' existing**PROVIDED PARKING:** 100**PROPOSED USE:** Cocktail lounge**SUMMARY COMMENTS ON SITE PLAN:**

Land Use: The applicant is requesting a Conditional Use Permit to allow the expansion of an existing 3,089-sq. ft. cocktail lounge to 7,390 sq. ft. The cocktail lounge is located in an existing building which was built for this use in the late 1960's., and the expansion will incorporate the existing second floor, which had been a medical office. The site plan will comply with all requirements of the Land Development Code prior to its release, and is not in proximity to any uses that would trigger Compatibility, such as single-family residential. Staff recommends approval of the conditional use permit.

Environmental: The site is in the Shoal Creek watershed, which is a Suburban Watershed. There is no increase in impervious coverage and no known Critical Environmental Features are located onsite.

Transportation: Current vehicular access is available from Medical Parkway and 42nd Street. All parking exists and is provided onsite and offsite with SP-2014-0238T.

SURROUNDING CONDITIONS: Zoning/ Land use**North:** 42nd Street, then CS (Commercial and office)**East:** Medical Parkway, then CS & LO (Office)**South:** GR & GR-LO (Medical offices)**West:** CS-1, then SF-3 (duplexes and single-family)

Street	R.O.W.	Surfacing	Classification
Medical Parkway	72'	30'	City Collector
42 nd Street	57'	30'	Local City/County Street

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
 Austin Independent School District
 Austin Neighborhoods Council
 Bike Austin
 Central Austin Community Development
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 North Austin Neighborhood Alliance
 Preservation Austin
 Rosedale Neighborhood Association
 SEL Texas
 Shoal Creek Conservancy
 Sierra Club, Austin Regional Group

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: “The 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:

1. **Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
2. **Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning district.
3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site;** Staff response: This application is compatible with the abutting sites.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading has been provided.
5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute to any of these adverse effects.
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 district.

A Conditional Use Site Plan May Not:

1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The use has been in place for many years and is surrounded by office and commercial uses. It will not more adversely impact adjoining sites than would a permitted use.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: Safety and convenience of vehicular and pedestrian circulation will not be adversely impacted.
3. **Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.

GRIT & GRACE
4112 MEDICAL PARKWAY
AUSTIN, TEXAS
512.452.0888

BAR : HOURS OF OPERATION
3:00 PM - 2:00 AM MON. - THURS
1:00 PM - 2:00 AM FRI. - SUN.

OFF-SITE
7:30 AM - 5:30 PM MON. - FRI.

LOT1, BLOCK A, DRAUGHT HOUSE SUBDIVISION
VOL. 93 PG. 23

OFF-SITE - LOTS A AND B OF REALTOR PARKWAY II
DOC. # 200400363
4014 - 4106 MEDICAL PARKWAY

SP-2014-0238T
C8-94-0001.0A

RESIDUAL HYDRANT

HYDRANT #: 667658
PIPE INTERSECTION #: 3891
MAIN SIZE: 8
1200 BLK W. 42 ST
STATIC PRESSURE (PSI): 80
RESIDUAL PRESSURE (PSI): 66

FLOW HYDRANT

HYDRANT #: 637815
PIPE INTERSECTION #: 3891
MAIN SIZE: 8
1205 LEWIS LANE
FLOW RATE (GPM): 1083

1. THIS PROJECT WAS APPROVED FOR PARKING REDUCTIONS FOR PROVIDING A CAR-SHARING SERVICE. ONE CAR SHARING VEHICLE IS BEING PROVIDED BY THE OWNER / PROPERTY MANAGER.
2. THE CAR SHARING SERVICE SHALL OFFER USE OF VEHICLE(S) 24 HOURS A DAY, 7 DAYS A WEEK ON AN HOURLY BASIS TO ITS MEMBERS (EMPLOYEES AND STAFF).
3. A CAR SHARE PROGRAM MUST PROVIDE INSURANCE FOR ITS MEMBERS AND ENABLE ADVANCED BOOKING OF ITS VEHICLES.
4. PROOF OF INSURANCE AND VEHICLE TITLE DOCUMENTS AND / OR VEHICLE LEASE AGREEMENTS FOR THE CAR SHARING VEHICLE MUST BE PROVIDED UPON REQUEST BY CITY OF AUSTIN INSPECTORS.
5. ANNUAL REPORTING OF THE CAR SHARING SERVICE USE IS REQUIRED. THE REPORT FORM MUST BE SUBMITTED TO THE DIRECTOR OF THE DEVELOPMENT SERVICES DEPARTMENT, ONCE A YEAR, STARTING ONE YEAR AFTER THE CERTIFICATE OF OCCUPANCY FOR THE BUILDING IS ISSUED.
6. SIGNAGE INDICATING THE AVAILABILITY OF THE SERVICE SHALL BE POSTED ON THE BUILDING AT A LOCATION THAT IS CLEARLY VISIBLE TO THE MEMBERS AND PATRONS THAT BENEFIT FROM THE CAR-SHARING SERVICE.
7. THE CAR-SHARING PROPOSAL IS FILED IN THE SITE PLAN MASTER FILE.
8. IN ACCORDANCE WITH LAND DEVELOPMENT CODE SECTION 25-1.412, THE DIRECTOR MAY SUSPEND A RELEASED SITE PLAN UNTIL THE REQUIREMENTS ARE MET.

PARKING SUMMARY (PROPOSED DRAUGHT HOUSE PARKING)		
ON-SITE PARKING PROVIDED	TYPE OF PARKING	NUMBER OF SPACES
	STANDARD	4
	COMPACT	6
	CAR-2-GO	1
	HC	4
	TOTAL	15
OFF-SITE PARKING PROVIDED		
	STANDARD	81
	COMPACT	4
	TOTAL	85

[illegible][illegible]

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 PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.

2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING 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 REQUIREMENTS OF THE SIGN AND 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 DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.

7. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.

8. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

THE CITY OF AUSTIN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.

APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH THE 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.

SITE INFORMATION	
TOTAL SITE AREA: CS1 ZONING	12,284 SQ. FT. / 0282 ACRES
TOTAL F.A.R.:	PROPOSED .331 F.A.R. / ALLOWED 2:1
TOTAL IMPERVIOUS COVER:	GRANDFATHERED SUBJECT TO CHAPTER 45
% OF SITE COVERED BY IMPERVIOUS COVER:	GRANDFATHERED SUBJECT TO CHAPTER 45
TOTAL BUILDING COVERAGE SQ. FT.:	GRANDFATHERED SUBJECT TO CHAPTER 45
BUILDING HEIGHT	27'-3"

1. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. (SECTION 25-2-1064)

2. EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED WHEN ADJACENT TO RESIDENTIAL PROPERTIES.

3. ALL DUMPSTERS AND ANY PERMANENTLY PLACE REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE. (SECTION 25-2-1067)

4.THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. (SECTION 25-2-1067)

5. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. (SECTION 25-2-1067)

6. HIGHLY REFLECTIVE MATERIAL WILL NOT BE USED. MATERIALS MAY NOT EXCEED 20% REFLECTIVITY. THIS REQUIREMENT SHALL NOT APPLY TO SOLAR PANELS OR TO COPPER OR PAINTED METAL ROOFS.

1. EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY". LDC 25-6-475
2. SIGNAGE SHALL BE PROVIDED INDICATING OFF-SITE PARKING AS FOLLOWS: ONE SIGN SHALL BE PROVIDED AT THE OFF-SITE PARKING INDICATING THE PROPERTY OR USE WHICH IT SERVES, AND ONE SIGN SHALL BE PROVIDED ON THE SITE OF THE USE SERVED INDICATING THE LOCATION OF THE OFF-SITE PARKING. LDC, 25-6-503

1. THIS PROJECT IS LOCATED IN THE SHOALCREEK WATERSHED AND HAS AN URBAN CLASSIFICATION.
2. THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.

EXISTING USE	SQ. FT.	PARKING REQUIRED	80% MIN. PARKING REQUIRED	CAR2GO REDUCTION	PARKING PROVIDED
Legal non-conforming Cocktail Lounge (1st floor)	2,149 (Includes 160 sq. ft. walk-in cooler)	1:100 = 21 spaces	17 spaces	12 spaces	19 spaces (4 compact, 13 standard, 1 handicap, 1 CAR2GO)
Outdoor seating area	940	No parking required Grandfathered (Sec. 25-2-942)	-	-	-
Office Admin (2 nd floor)	2,140	1:275=8 spaces	6 spaces*	5 spaces	*Shared Parking (SP-93-04651)
Sub-total	5,229	29 spaces	23 spaces	17 spaces	19 spaces/6 bicycle

PROPOSED USE	SQ. FT.	**PARKING REQUIRED w/out deductions	80% MIN. PARKING REQUIRED	CAR2GO REDUCTION	PARKING PROVIDED
Cocktail Lounge (Existing 1st floor + 2nd floor; deck) 1,755 sq. ft.	6,020	1:50			100 (15 onsite + 85 off-site -SP-2014- 02387)
outdoor seating area	1,370	1:50		-	Same as above
Total Cocktail Lounge (Existing 1st floor non-confirming, 2nd floor expansion, deck, outdoor seating)	7,390	148 6 BICYCLES	118	20	100 (87 Std., 8 compact, 4 Hg, 1 CAR2GO)/6 bicycle

* Shared Parking
** Total Reduction Allowed $40\% \times 112 = 45$ spaces, used 42

PARKING TABLES

SCALE - NTSC

Austin Fire Department	
Fire Design Codes	2012 International Fire Code with City of Austin Local Amendments
Fire Flow Demand @ 20 psi (gpm)	1750 gpm
Intended Use	Cocktail Lounge (A-2 occupancy)
Construction Classification	Type V-B
Building Fire Area (s.f.)	4105 sf
Automatic Fire Sprinkler System Type	NFPA 13
Reduced Fire Flow Demand @ 20 psi for having a sprinkler system (gpm)	1500 gpm
AFD Fire Hydrant Flow Test Date	5/17/17
AFD Fire Hydrant Flow Test Location	1200 blk W 42nd St
High Rise	No
Alternative Method of Compliance (AMOC)	Not Applicable

SUBMITTAL DATE: FEBRUARY 10,2017

APPROVED BY:

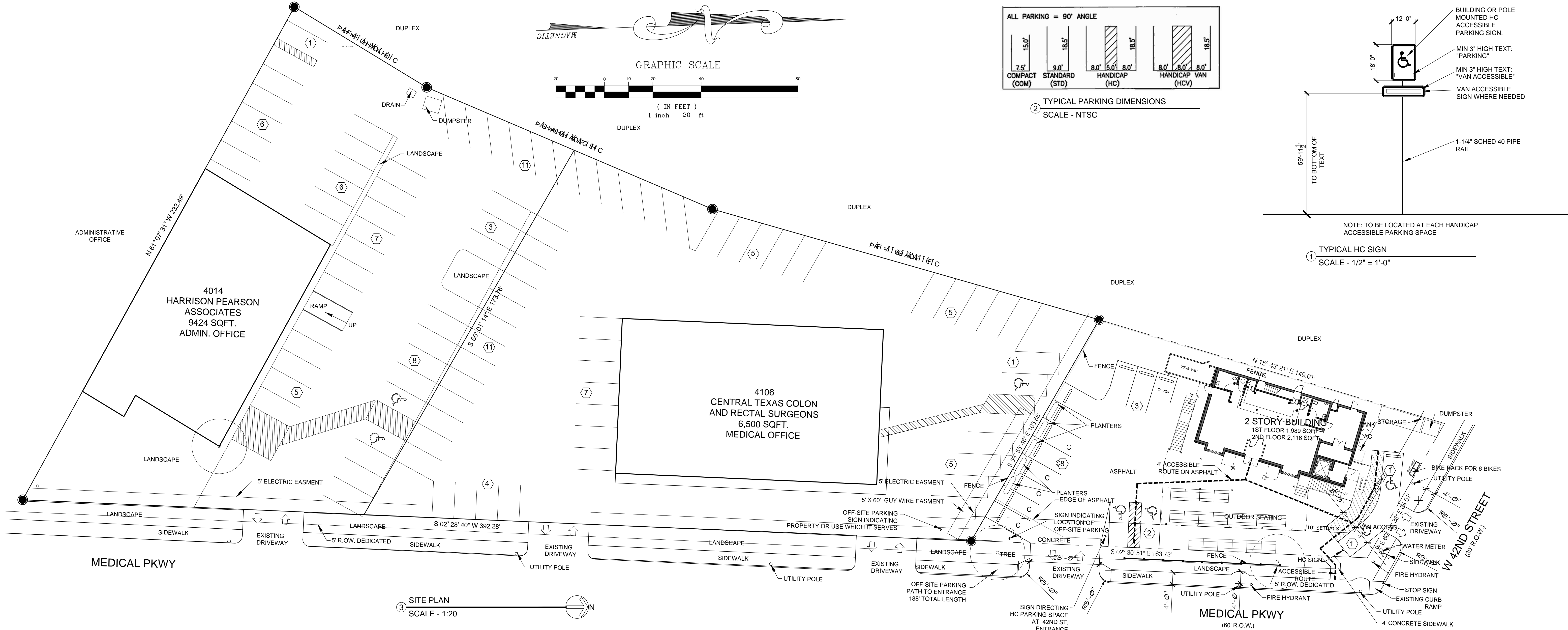
FOR DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT (DATE)

SITE PLAN / DEVELOPMENT PERMIT NUMBER (DATE)

AUSTIN FIRE DEPARTMENT (DATE)



<p>ALLAN NUTT</p> <hr/> <p>A R C H I T E C T</p>		<p>5121 BEE CAVE ROAD STE. 202 AUSTIN, TEXAS 78746 FAX: (512) 330-0505 OFFICE: (512) 330-0330</p>
Sheet Contents:		
COVER SHEET & NOTES		
Date:	08.11.17	
Drawn By:	MB	
Revision:		
Checked By:		
File Name:		
Project No:	14-040	
Sheet Number:	SHEET 1 OF 3	
SP1		



DRAUGHT HOUSE
4112 MEDICAL PARKWAY
AUSTIN, TEXAS 78756



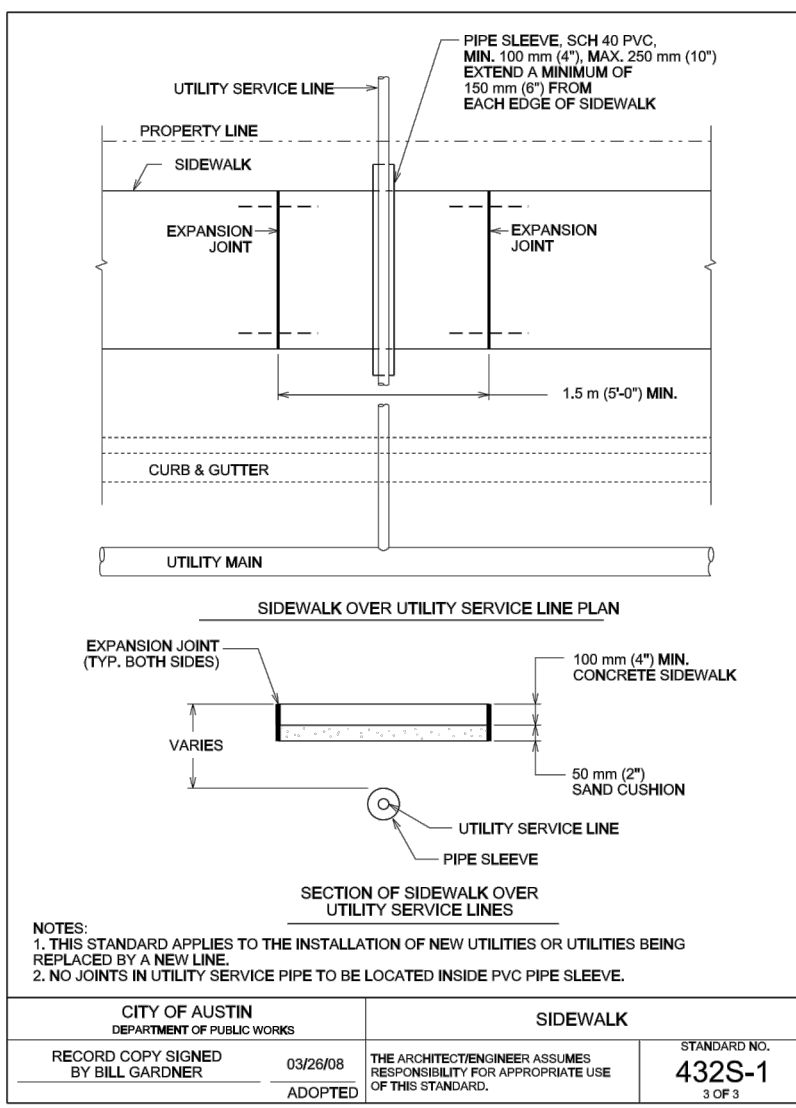
ALLAN NUTT
ARCHITECT

5121 BEE CAVE ROAD STE. 202 AUSTIN, TEXAS 78746
OFFICE: (512) 330-0330

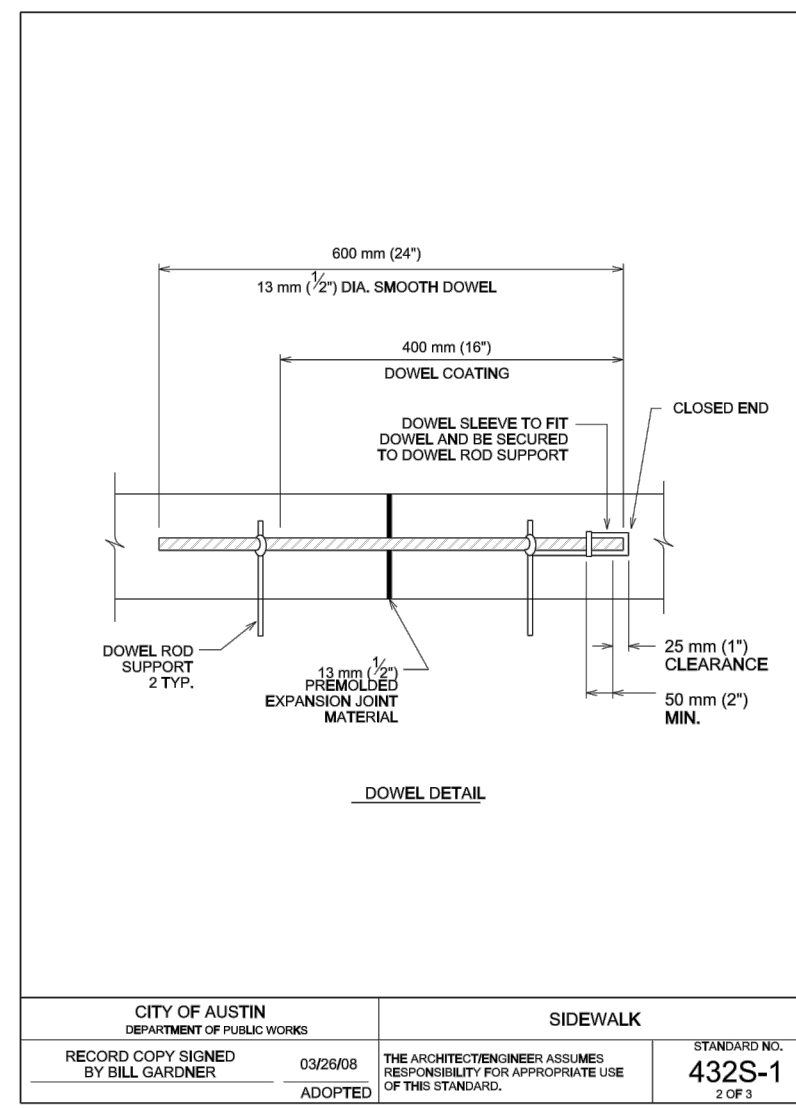
Sheet Contents:
SITE PLAN
EXISTING PARKING

Date: 07.14.17
Drawn By: MB
Revision:
Checked By:
File Name:
Project No:
Sheet Number:
SHEET 2 OF 3

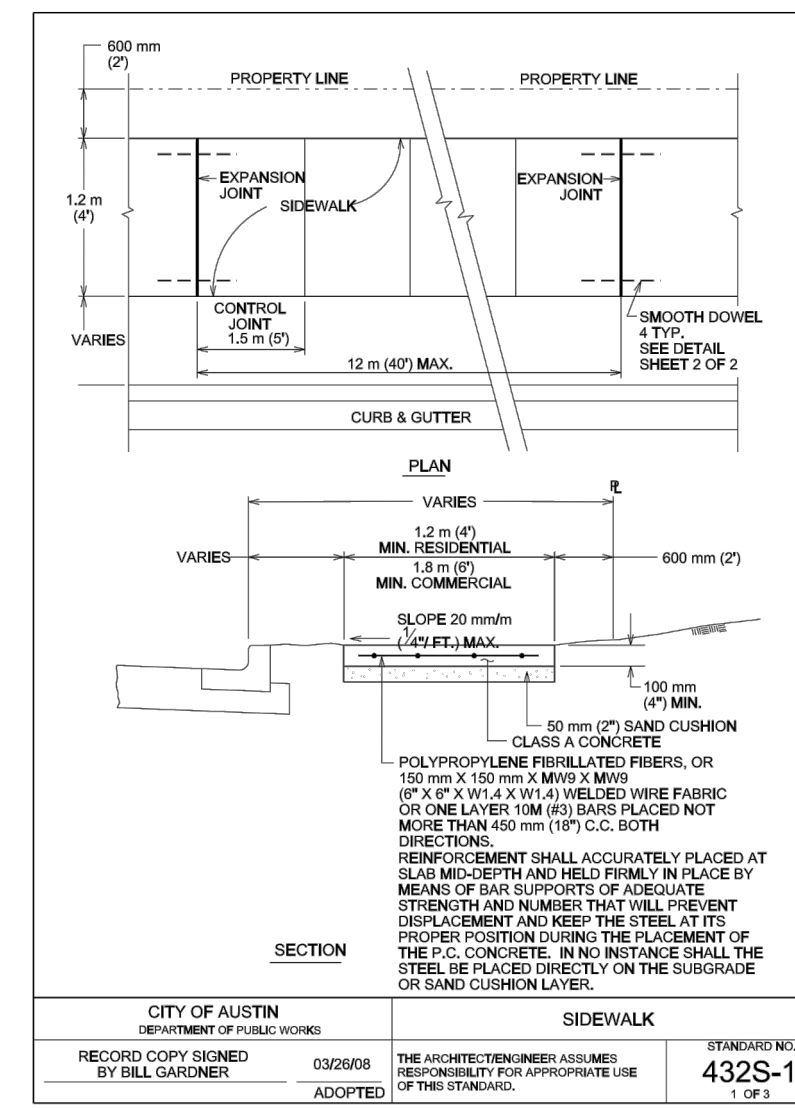
SP2



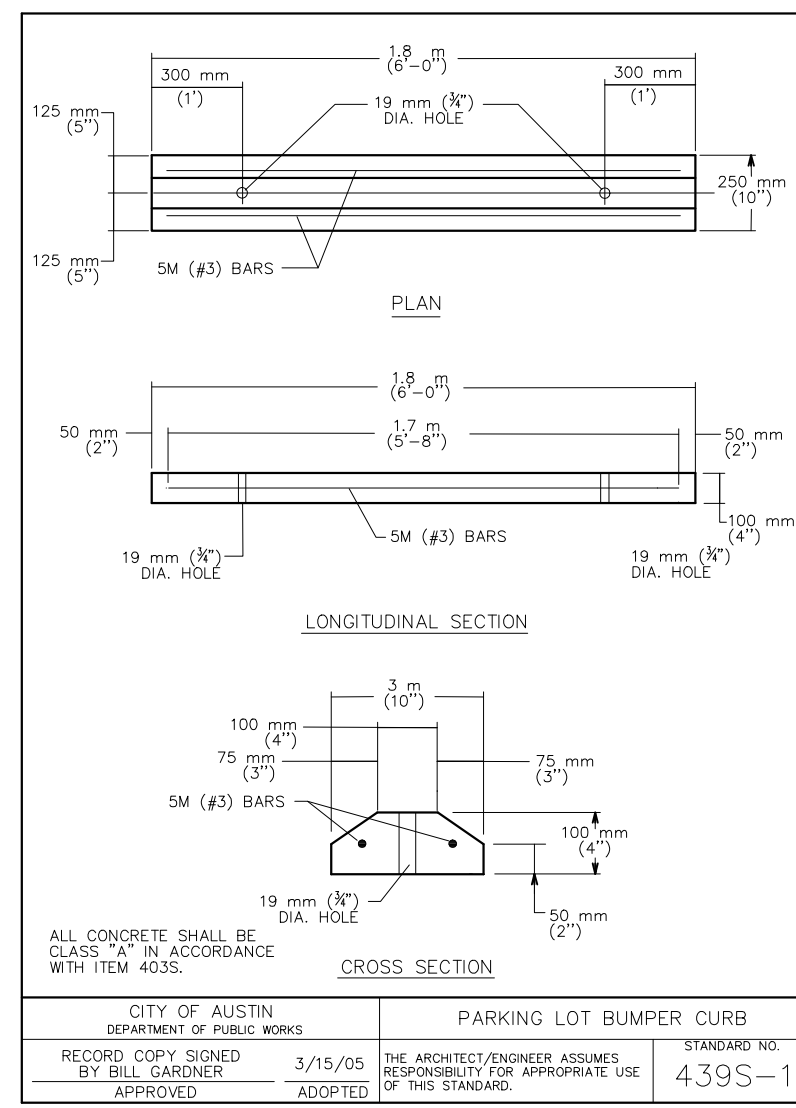
4 SIDEWALK DETAIL - C.O.A. STANDARD
SCALE - NTSC



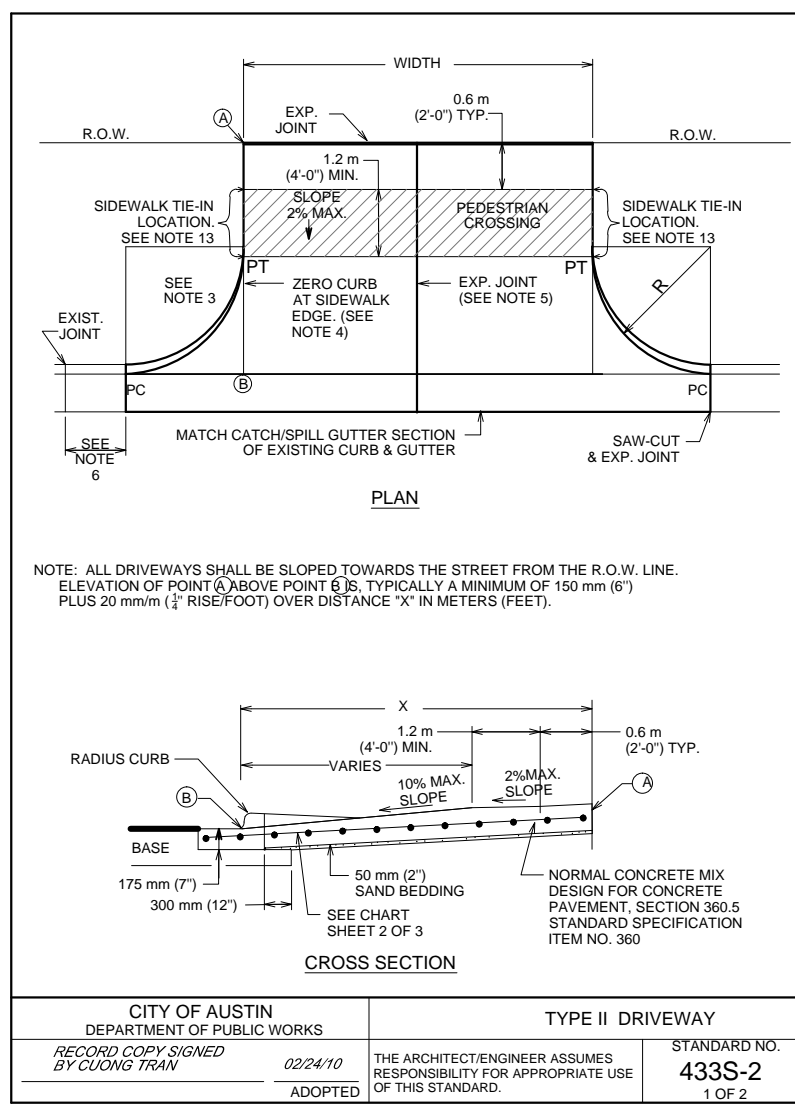
5 SIDEWALK DETAIL - C.O.A. STANDARD
SCALE - NTSC



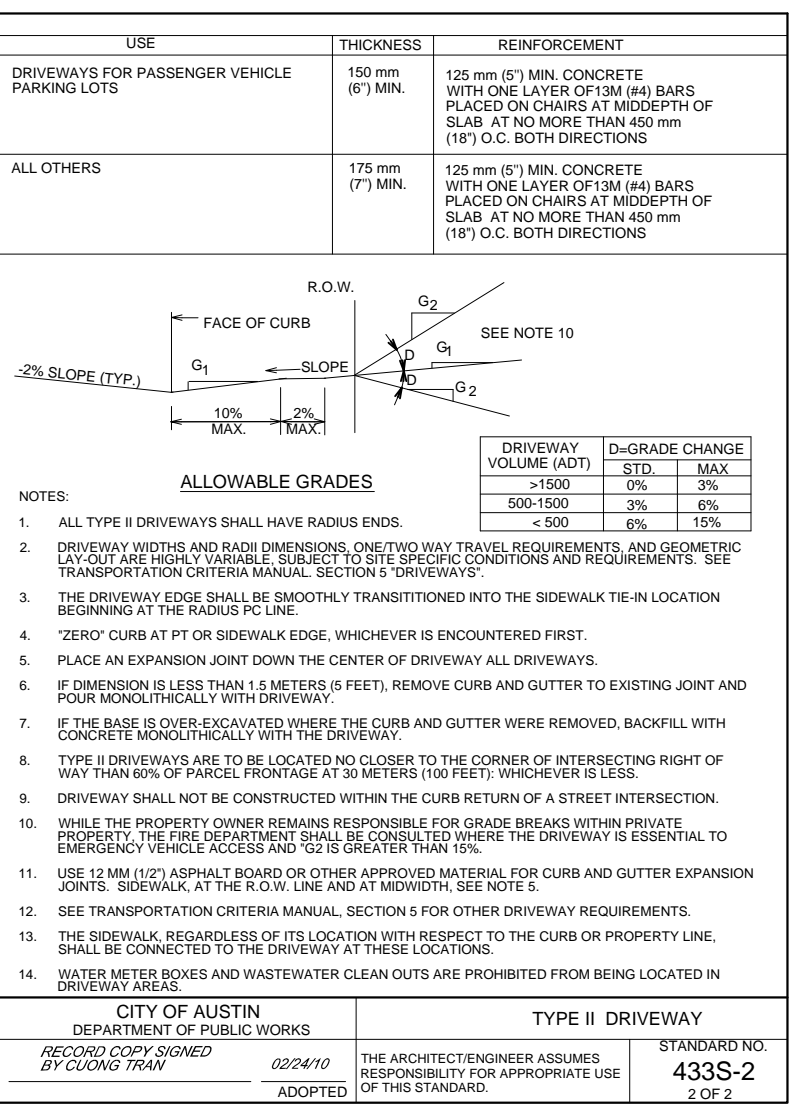
6 SIDEWALK DETAIL - C.O.A. STANDARD
SCALE - NTSC



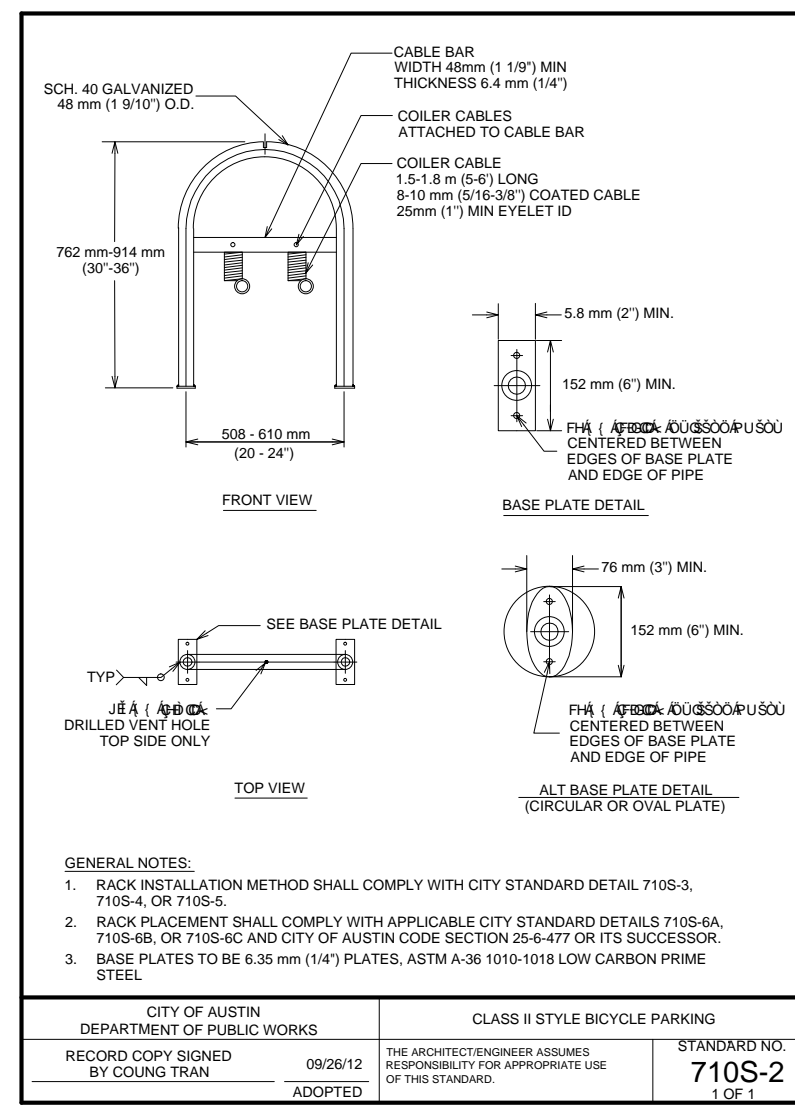
7 WHEEL STOP DETAIL - C.O.A. STANDARD
SCALE - NTSC



8 DRIVEWAY DETAIL - C.O.A. STANDARD
SCALE - NTSC



9 DRIVEWAY DETAIL - C.O.A. STANDARD
SCALE - NTSC



10 BIKE RACK DETAIL - C.O.A. STANDARD
SCALE - NTSC



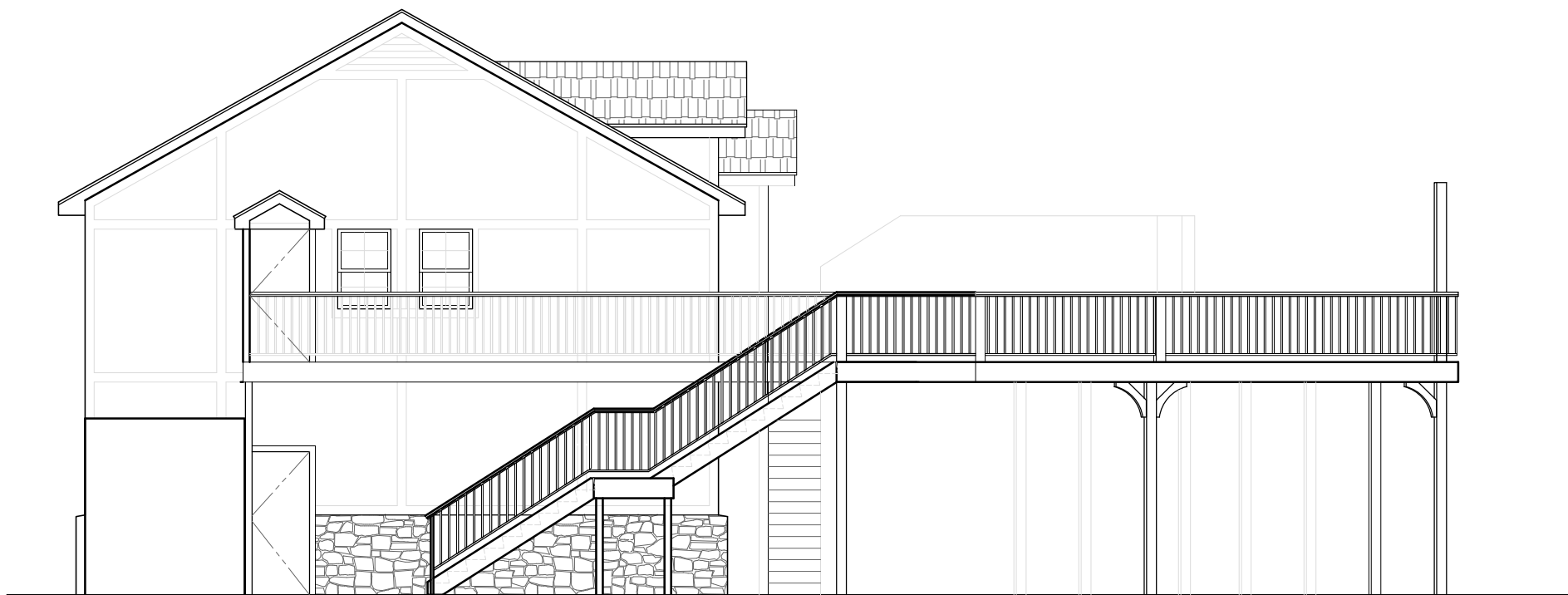
North Elevation

SCALE: 1/8" = 1'-0"



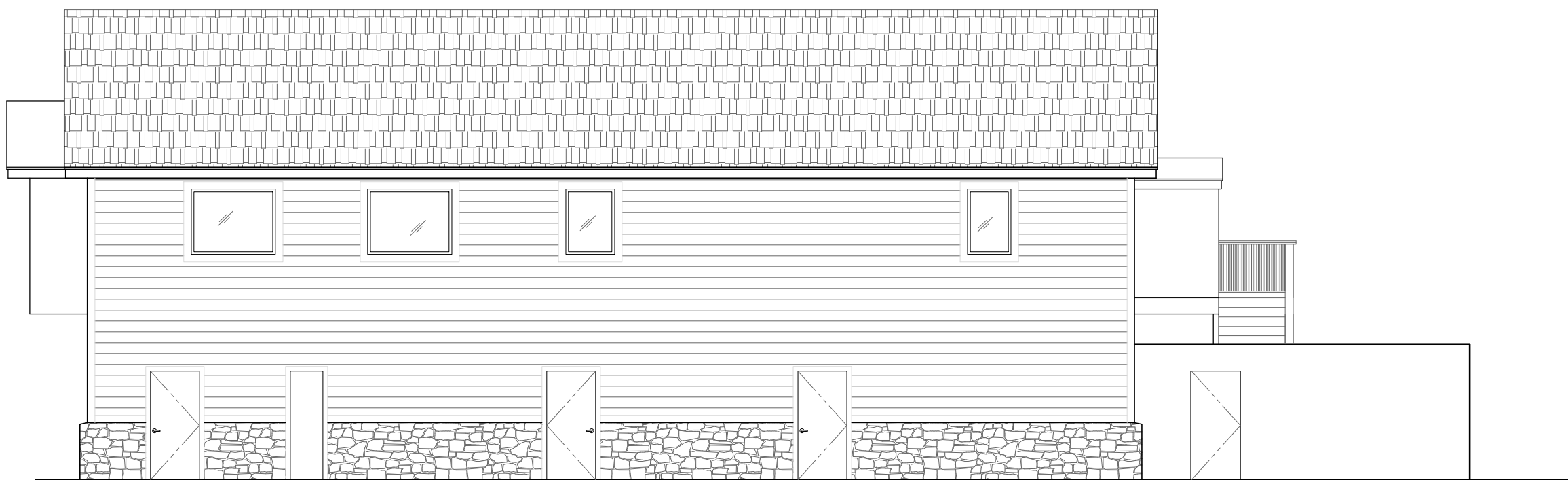
East Elevation

SCALE: 1/8" = 1'-0"



South Elevation

SCALE: 1/8" = 1'-0"



West Elevation

SCALE: 1/8" = 1'-0"



ALLAN NUTT
ARCHITECT
5121 BEE CAVE ROAD STE. 202 AUSTIN, TEXAS 78746
OFFICE: (512) 330-0330 FAX: (512) 330-0505

Sheet Contents:
BUILDING
ELEVATIONS

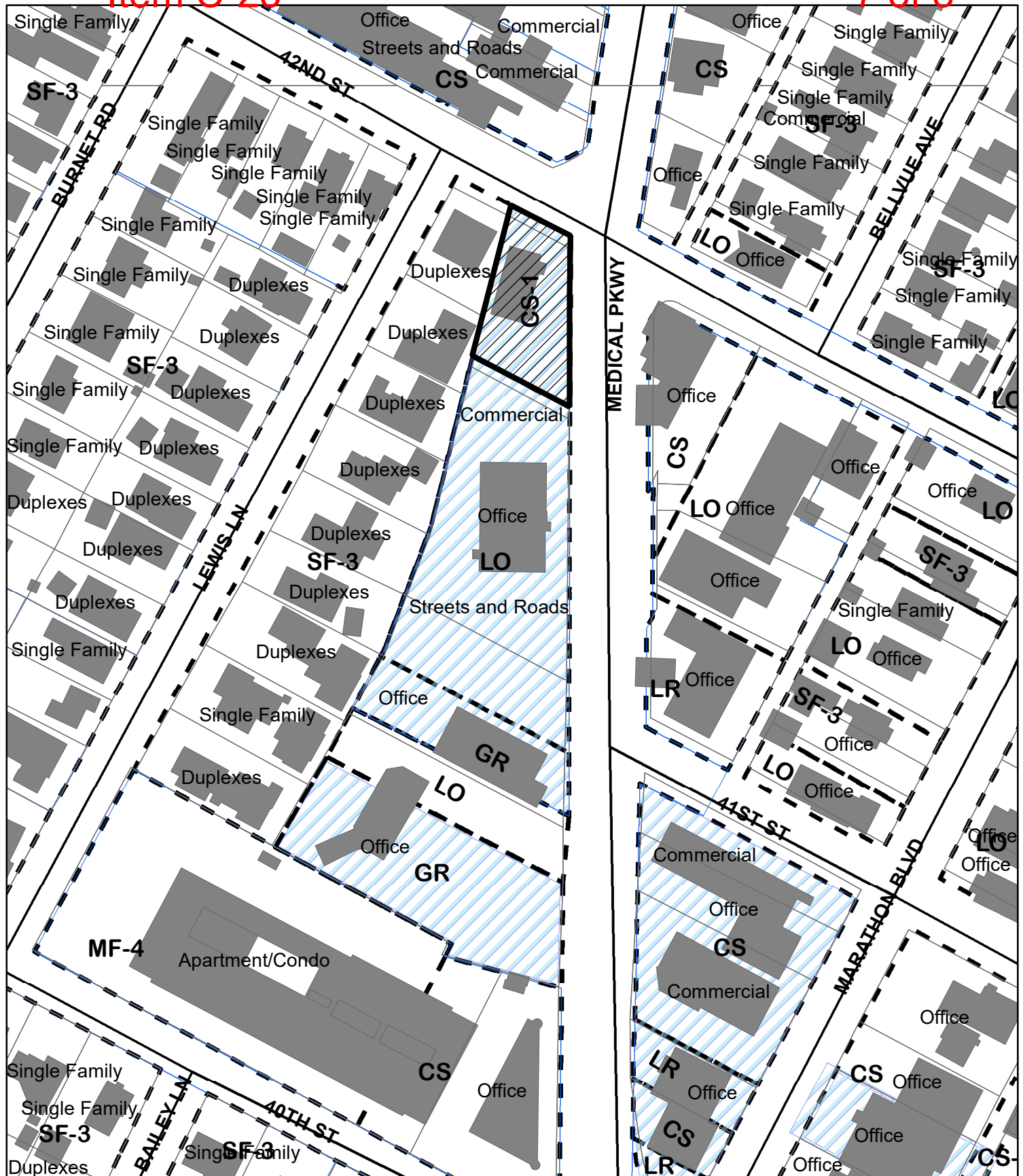
Date: 05.30.17
Drawn By: MB
Revision:
Checked By:

File Name:

Project No:



Sheet Number:
SHEET 3 OF 3

SP3



SITE PLAN



 **SUBJECT TRACT**
 **ZONING BOUNDARY**

0 60 120 240 Feet

CASE#: SPC-2017-0044A
 ADDRESS: 4112 Medical Parkway
 CASE NAME: The Draught House CUP Expansion
 MANAGER: Christine Barton-Holmes

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 product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



OPERATOR: Christine Barton-Holmes

case number: SPC-2017-0044A

Project name: Draft House CUP expansion, 4112 Medical Parkway

Public Hearing: Planning Commission, September 12, 2017

contact: Christine Barton-Holmes, 512-974-2788

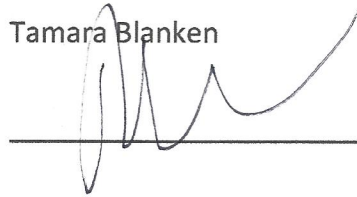
Cindy Edmond, 512-974-3437



We object

Name:

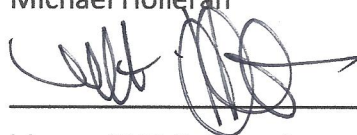
Tamara Blanken



9/12/17

Name:

Michael Holleran



9.12.2017

our affected address: 4210 Bellvue Avenue, Austin 78756

daytime telephone: 512-471-3792

We learned, too late to make plans to attend the hearing, that the actual request is for a substantial outdoor deck, not an interior renovation as advertised. How can you hold a hearing based on concealing the nature of the project?

A second-floor exterior deck will create impacts that cannot be mitigated. The current outdoor drinking late at night, with amplified sound, is slightly masked by the current fence. Raising it up a floor, above any possible fence, creates a megaphone above all the buildings and vegetation and pointed straight at all the windows of residences that directly surround the Draft House.

We have no objection to the project as advertised, solely "within an existing structure."