

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

CASE NUMBER: SPC-2017-0531A **PLANNING COMMISSION DATE:** 01/08/2019

PROJECT NAME: The Vortex

PROPOSED USE: Cocktail lounge/theatre

ADDRESS OF APPLICATION: 2307 Manor Road

AREA: 2,467 square feet, part of 1.02-acre tract

APPLICANT: Bonnie Cullum
The Vortex Repertory Company
2307 Manor Road
Austin, Texas 78722

AGENT: Blayne Stansberry, P.E.
Stansberry Engineering Company
PO Box 309
Manchaca, Texas 78652

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

EXISTING ZONING:

The property of the existing theater with cocktail lounge service is zoned CS-1-MU-V-CO-NP and is in the Upper Boggy Creek Neighborhood Plan. A cocktail lounge is a conditional use in CS-I base zoning district.

The conditional overlay in the zoning ordinance prohibits drive-in service as accessory use, limits building height to 40 feet, and prohibits the following uses: Agricultural sales and services, Adult oriented businesses, automotive rentals, Automotive repair services, Automotive washing (of any type) Automotive sales, Building maintenance services, Maintenance and service facilities, Monument retail sales, Pawn shop services, Service station, Vehicle storage, Campground, Commercial blood plasma center, Commercial off-street parking, Construction sales and services, Convenience storage, Drop-off recycling collection facilities, Employee recreation, Equipment repair services, Equipment sales, Kennels, and Limited warehousing and distribution.

PROPOSED DEVELOPMENT:

The applicant is requesting a conditional use permit to allow the expansion of an existing cocktail lounge, including restrooms and storage and an expansion of the existing deck. The total expansion square footage is 762 square feet and will be permitted with corrections to the previous site plan. No construction is proposed with this plan.

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit to expand the cocktail lounge.

PREVIOUS PLANNING COMMISSION ACTION: SPC-2011-0223AT, for the cocktail lounge, parking less than 200' away from single-family residential uses, and offsite parking, was approved by the Planning Commission on July 10, 2012.

AREA STUDY: Upper Boggy Creek

WATERSHED: Boggy Creek (Urban watershed)

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive watershed ordinance

CAPITOL VIEW: Robert Mueller Airport CVC; all structures are existing or under the height limit

T.I.A.: Not Required

PROJECT INFORMATION

1.02 acre site area (2,467 sq. ft. cocktail lounge)

EXIST. ZONING: CS-1-M U-V-CO-NP (Theater/cocktail lounge)

ALLOWED F.A.R.: 2:1

EXISTING F.A.R.: 0.145

MAX. BLDG. COVERAGE: 95%

EXISTING BLDG. CVRG: 14.5%

MAX. IMPERVIOUS CVRG.: 95%

EXISTING I C: 72.47%

REQUIRED PARKING: 30

PROVIDED PKNG: 49

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting a Conditional Use Permit to allow the expansion of an existing 2,183-sq. ft. cocktail lounge to 2,467 sq. ft. . The existing theater is zoned CS-1-M U-V-CO-NP, and requested the zoning change from CS to CS-I base zoning in 2004 in order to have bar service in the theater lobby. A cocktail lounge is a conditional use in CS-1 base zoning district. The site plan will comply with all requirements of the Land Development Code prior to its release.

Environmental: The site is in the Boggy Creek Urban watershed. There is a proposed increase in impervious coverage of 4.48% and no known Critical Environmental Features are located within the limits of construction.

Transportation: Current vehicular access is available from Manor Drive, Maple Avenue, and Chestnut Avenue. All parking is existing and provided onsite and with previously-approved offsite parking.

SURROUNDING CONDITIONS: Zoning/ Land use

North: CS-V-CO-NP and CS-MU-CO-NP (restaurants and cocktail lounges)

East: CS-MU-V-CO-NP (Hotel and multifamily)

South: LO-MU-CO-NP and SF-3-NP (Retail and single-family)

West: CS-MU-V-CO-NP and SF-3-NP (Restaurants and single-family)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Manor Rd	65'	35'	Major arterial
Maple Ave	47'	32'	Local street
Chestnut Ave	63'	38'	City collector

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Austin Neighborhoods Council
Bike Austin
Black Improvement Association
Blackland Neighborhood Association
Cherrywood Neighborhood Association
Claim Your Destiny Foundation
Concordia Neighborhood Association
Del Valle Community Coalition
East Austin Conservancy
Friends of Austin Neighborhoods
Homeless Neighborhood Association
Neighbors United for Progress
Preservation Austin
Rogers Washington Holy Cross
SEL Texas
Sierra Club, Austin Regional Group
United East Austin Coalition
Upper Boggy Creek Neighborhood Planning Team

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 is part of a theater that has existed at this location since 1986. The proposed expansion would not adversely affect adjacent properties more than 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.



STANSBERRY ENGINEERING CO.

December 19, 2017

City of Austin
Development Services Department
One Texas Center
505 Barton Springs Road
Austin, TX 78704

RE: Engineer's Summary
The Vortex

Acreage: 1.02 acres

Zoning: CS-1MU-V-CO-NP, CS-MU-V-CO-NP

Watershed: Boggy Creek

Development type: Theater and Cocktail Lounge Land Use

Phasing: none

The Vortex Repertory Co. is a local nonprofit organization promoting theater arts for the community. A conditional use permit was approved by Planning Commission on July 10, 2012 under site plan number SP-2011-0223.AT as a condition of a beer and wine permit the Vortex received in 2005. However, the Owner was not aware a building permit submittal was required for the existing deck prior to the expiration of the conditional use permit. The Vortex became aware of this requirement with a recent submittal to add storage space, restrooms, expand the existing deck and add a cover.

Existing parking agreements are in place with the adjacent businesses. A parking table is provided on the site plan.

Storm water run-off handling methods:
Sheet flow to existing channels, curb inlets, etc.

Development effect on existing and future drainage systems:
negligible

Development effect on natural and traditional character of land and waterways:
the development will not significantly impact drainage patterns

Watershed Protection Regulations Exemption Justifications: *N/A*

Variance request: *A variance is requested to the Land Development Code §25-5-146 (B) requiring a 200 foot separation between parking for a cocktail lounge and single family residences*

I hereby certify to the best of my knowledge that the plan is complete, accurate, and in compliance with the City of Austin Land Development Code.

December 19, 2017
Page 2 of 2

If you have any questions or need additional information, please contact our office at 512/292-8000.

Thank you,

Stansberry Engineering Co., Inc.

Blayne Stansberry
Blayne E. Stansberry, P.E., CPESC

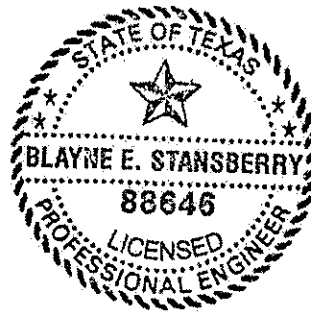


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THE BROOKS ALBERT CO., LLC
120 ANASTACIA
SAN ANTONIO, TX 78212

BONNIE CULLUM
THE VORTEX
2307 MANOR RD.
AUSTIN, TX 78722
512/217-3283

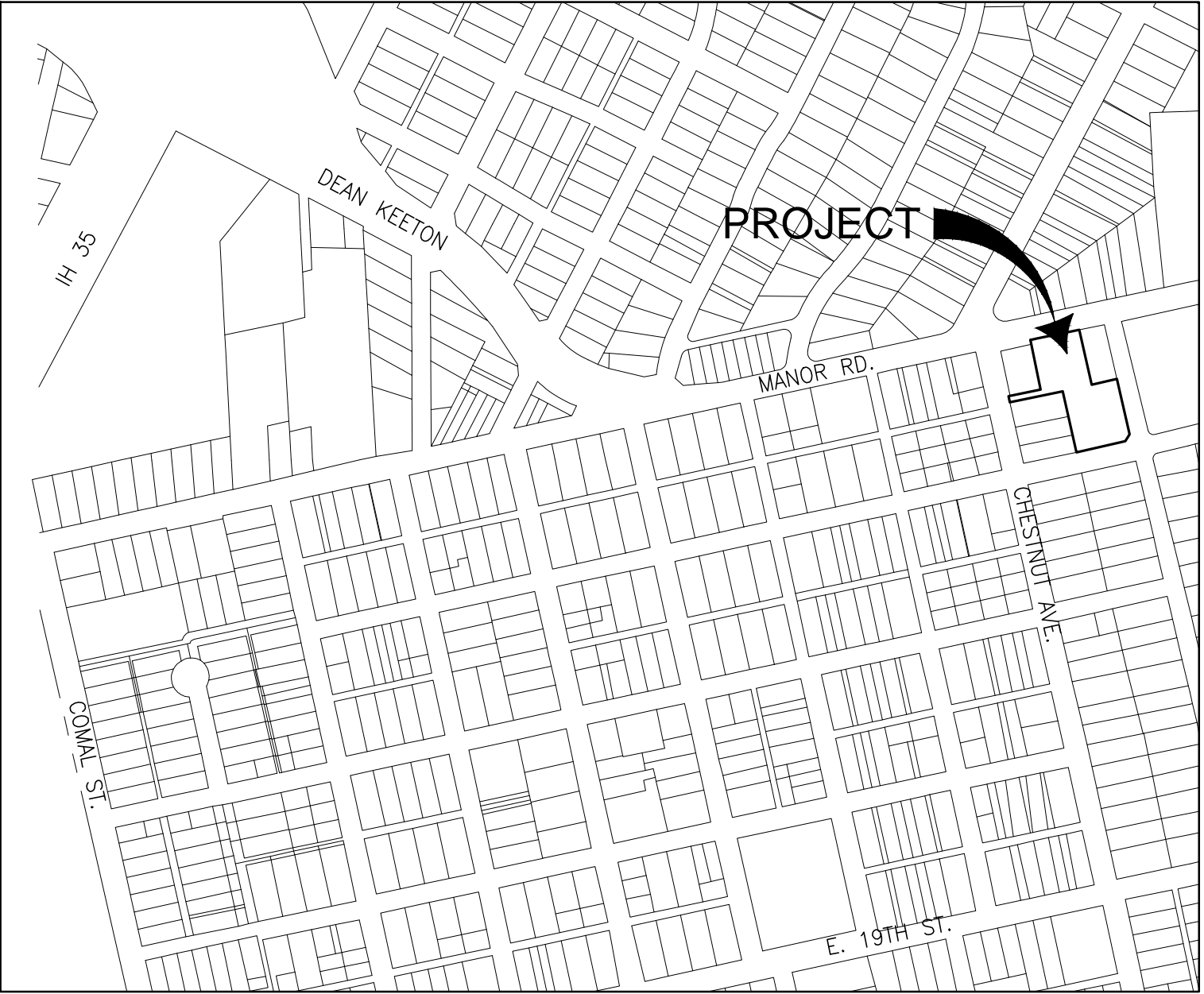
STANSBERRY ENGINEERING CO., INC.
P.O. BOX 309
MANCHACA, TX 78652
512/292-8000

1. 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.
2. THIS PROJECT CONSISTS OF PARKING LOT MAINTENANCE – REPAVING AND RESTRIPIING OF THE EXISTING LOT. NO NEW IMPERVIOUS COVER IS PROPOSED FOR PARKING.
3. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN OF ANY WATERWAY THAT IS DEFINED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 48453C0465H DATED SEPTEMBER 26, 2008.
4. WATERSHED STATUS:
THIS PROJECT IS WITHIN THE BOGGY CREEK WATERSHED, CLASSIFIED AS AN URBAN WATERSHED.
5. THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
6. LEGAL DESCRIPTION: LOT 4 & LOT 6-8 BLK 3 LESS SE TRI SUNRISE ADDN OLT 47 AND 0.24 AC OF DIVISION B, VOL 3 PAGE 193.
7. THE PRIMARY LAND USE IS THEATER PERFORMANCE SPACE AND COCKTAIL LOUNGE IS A SECONDARY USE.
8. THE SITE IS COMPOSED OF MULTIPLE 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 MAY BE REQUIRED.
UDA # _____
9. THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS).
10. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES AND BUSINESSES AND OFFICE BUILDINGS.

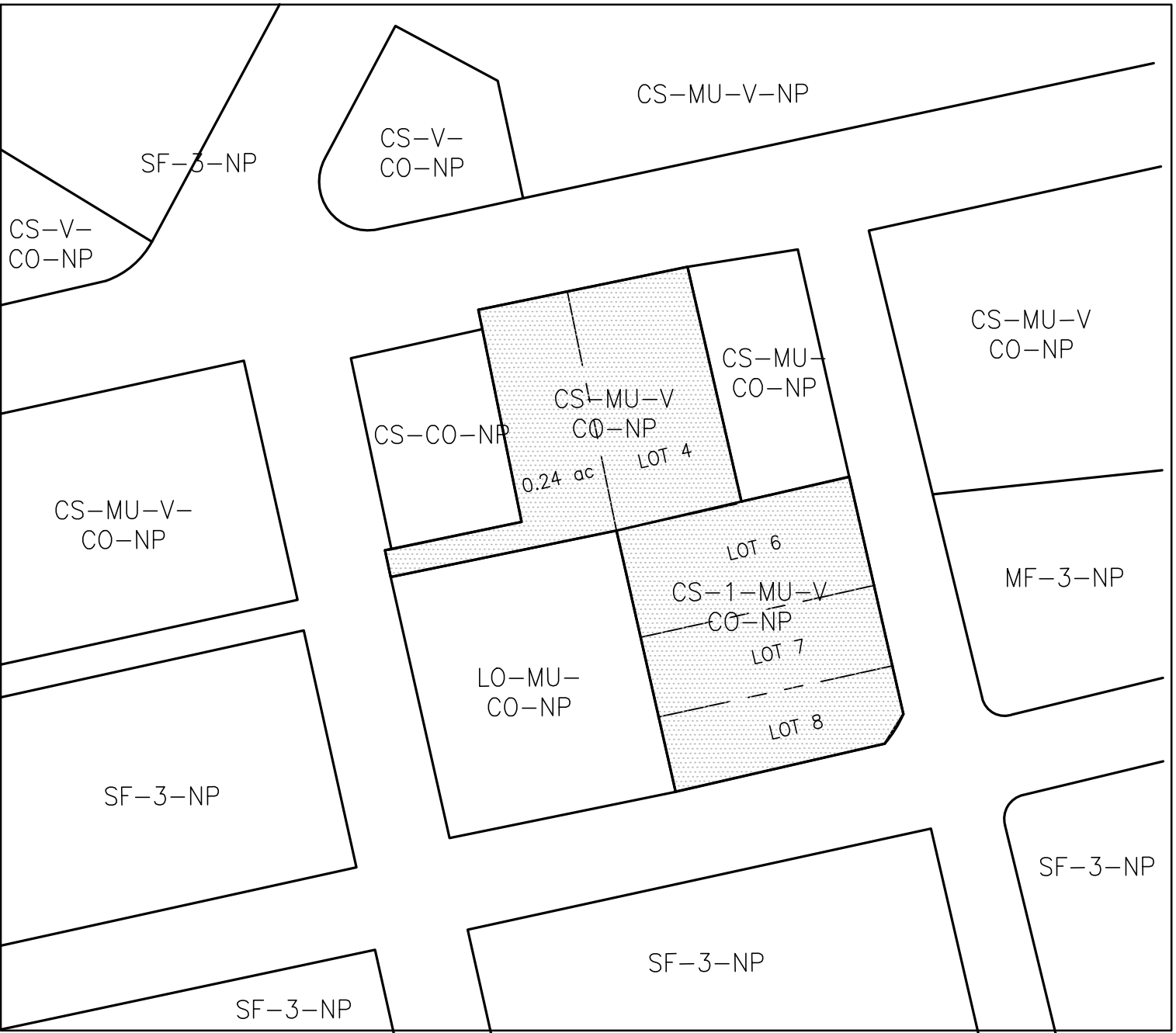
SITE DEVELOPMENT FILE NO.: SPC-2017-0531AT
APPLICATION DATE: DECEMBER 27, 2017

1. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-1064].
2. ALL DUMPSTERS AND ANY PERMANENTLY PLACED 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].
3. 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].
4. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067].

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
3. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
4. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
5. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN [OR IDENTIFY THE SERVICE PROVIDER IF OTHER THAN THE CITY OF AUSTIN].
6. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT.
7. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
8. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
9. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.



NTS
GRID K23



NTS

Blayne Stansberry 7/1/2018

 BLAYNE E. STANSBERRY, P.E. DATE

I, BLAYNE E. STANSBERRY, P.E., CERTIFY THESE PLANS ARE, TO THE BEST OF MY KNOWLEDGE, COMPLETE, ACCURATE, AND IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

CITY OF AUSTIN
DEVELOPMENT SERVICES DEPARTMENT

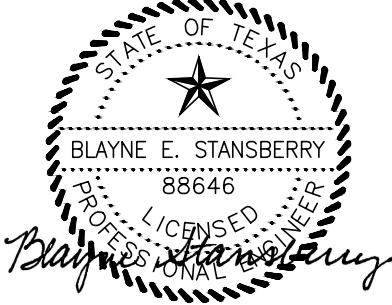
CITY OF AUSTIN FIRE DEPARTMENT

DATE

NOTE
PROPOSED IMPERVIOUS COVER IS SHOWN ON THIS SITE
PLAN FOR REFERENCE ONLY AS IT PART OF THE
CONDITIONAL USE OF THIS LAND USE ELEMENT SITE PLAN
(A-PERMIT).

CONSTRUCTION OF THE PROPOSED IMPERVIOUS COVER
WILL BE AUTHORIZED BY SUBMITTAL OF A SITE PLAN
EXEMPTION, IF APPLICABLE, AND A CONSTRUCTION
ELEMENT SITE PLAN (B-PERMIT) FOR THE PARKING LOT.

THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED BY
BLAYNE E. STANSBERRY, P.E. 88646
ON JULY 1, 2018



FILE NUMBER: SPC-2017-0531AT EXPIRATION DATE: _____
CASE MANAGER: Christine Barton-Holmes APPLICATION DATE: 12-27-2017
APPROVED ADMINISTRATIVELY ON: _____
APPROVED BY PLANNING COMMISSION ON: _____
APPROVED BY CITY COUNCIL ON: _____
under Section: 25-5 of Chapter 112 of the Austin City
Code.

For Director, Watershed Protection and Development Review
CS-MU-V-CO-NP &
DATE OF RELEASE: _____ Zoning: CS-1-MU-V-CO-NP
Rev.1 _____ Correction 1 _____
Rev.2 _____ Correction 2 _____
Rev.3 _____ Correction 3 _____

SPC-2017-0531.AT

STANSBERRY ENGINEERING CO.
www.stansberryengineering.com phone 512 / 292-8000
Texas Registered Engineering Firm F-8276



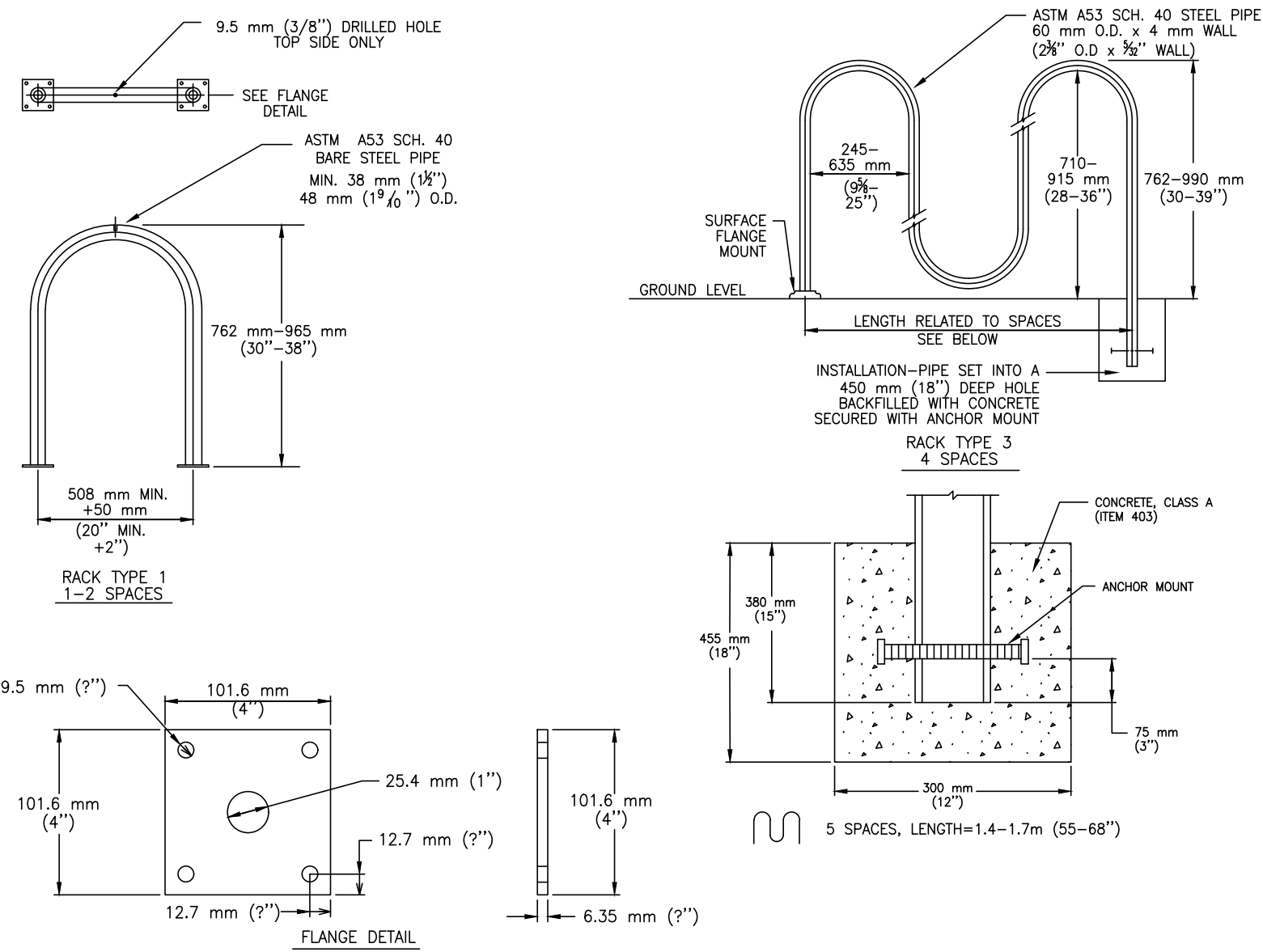
THE VORTEX
2307 MANOR RD., AUSTIN, TX 78722
COVER SHEET

DATE: 07/01/2018
PROJECT NO: 207
DESIGNED BY: BES

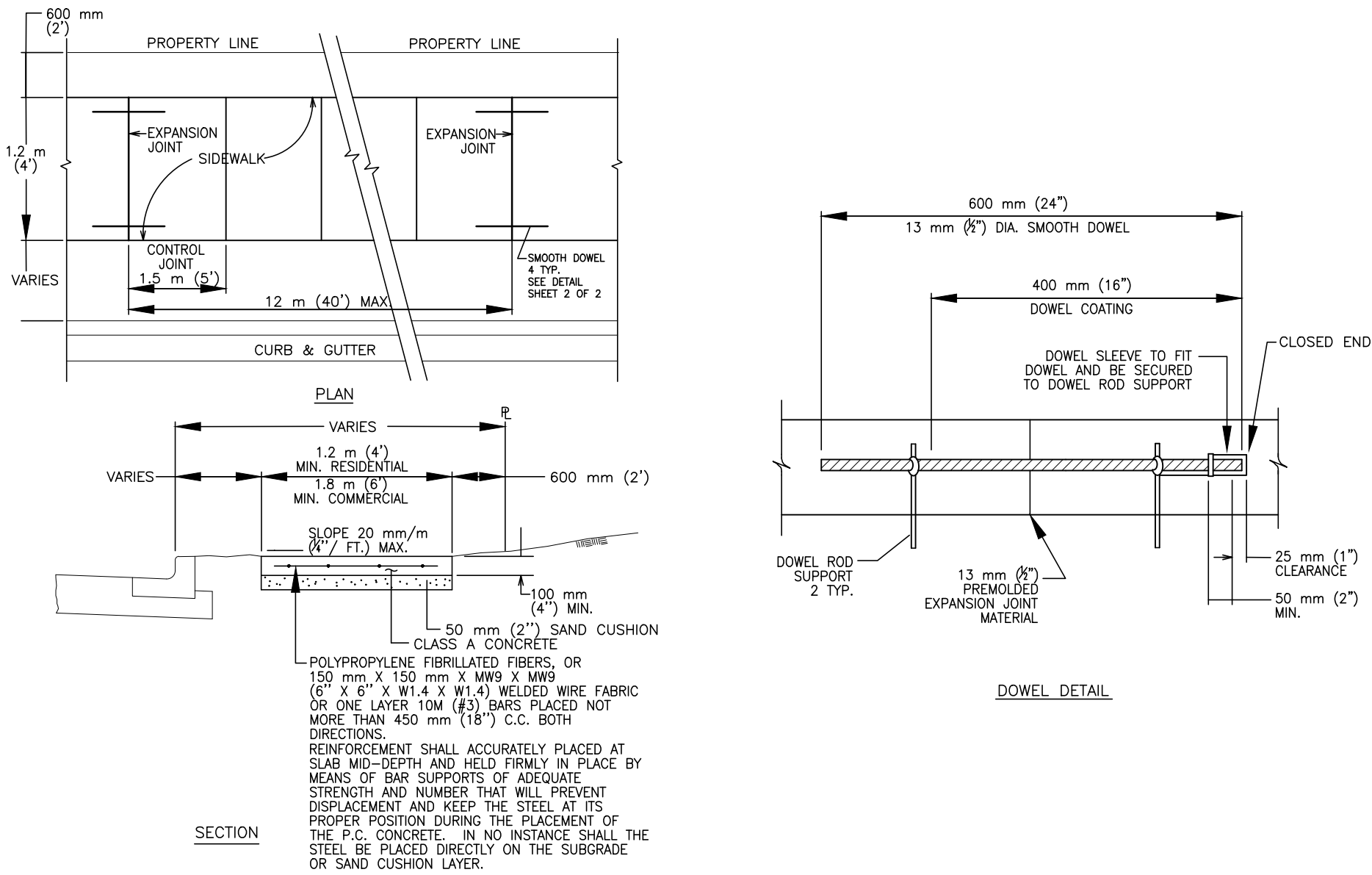
C1
1 OF

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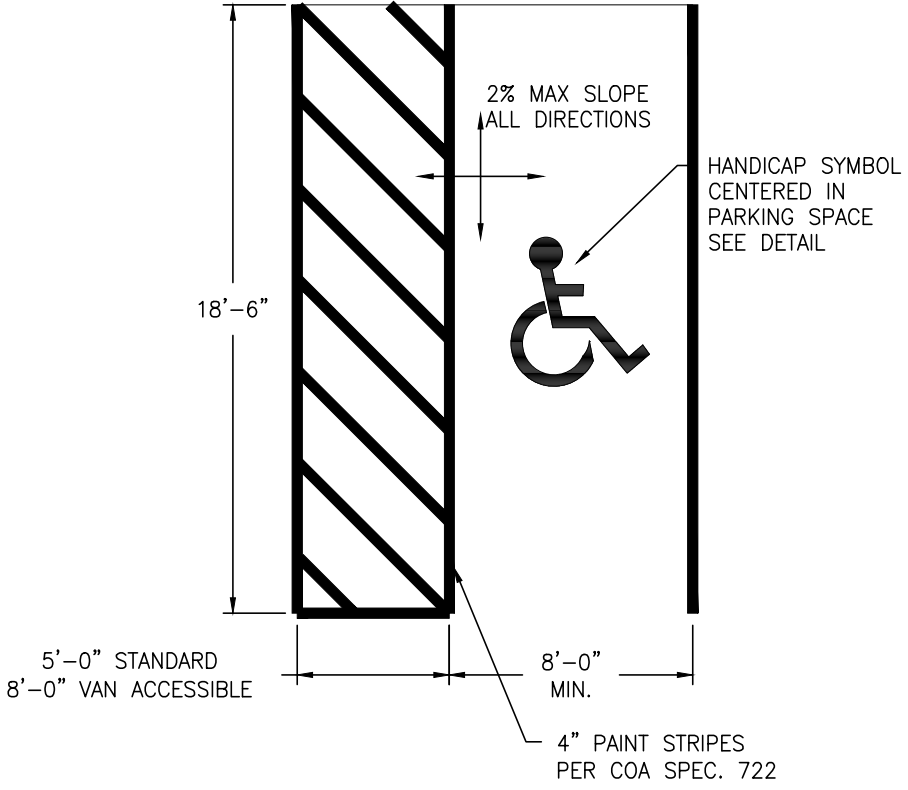




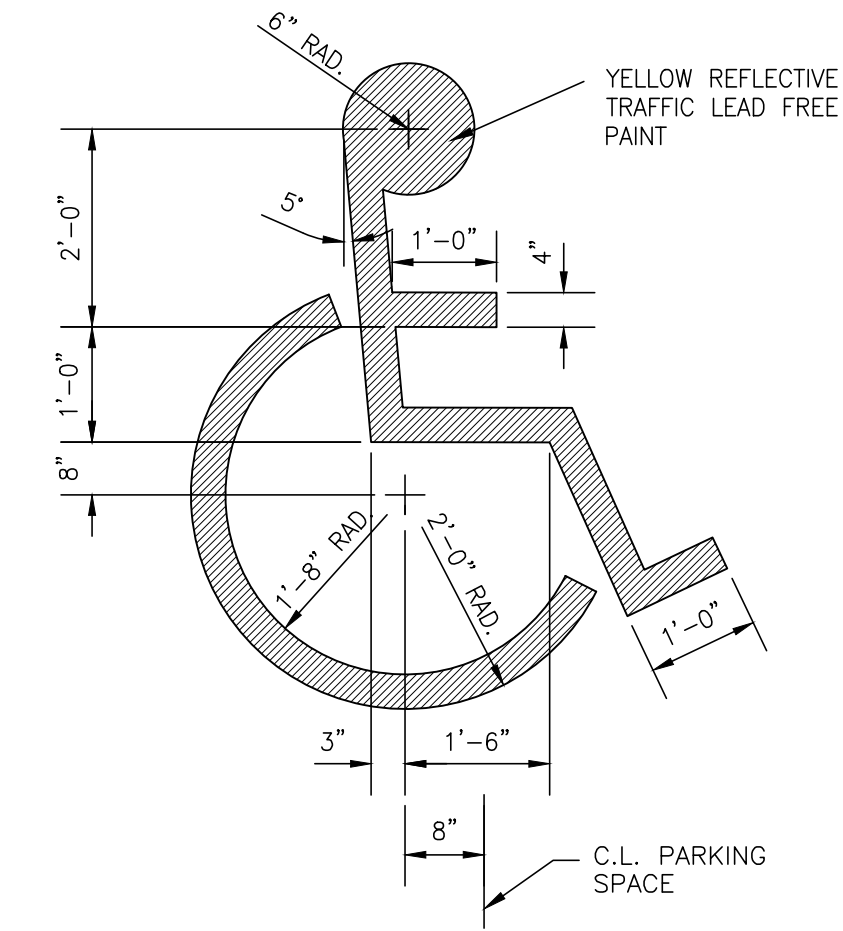
1 CLASS III BICYCLE PARKING
NTS - COA DETL 710S-1



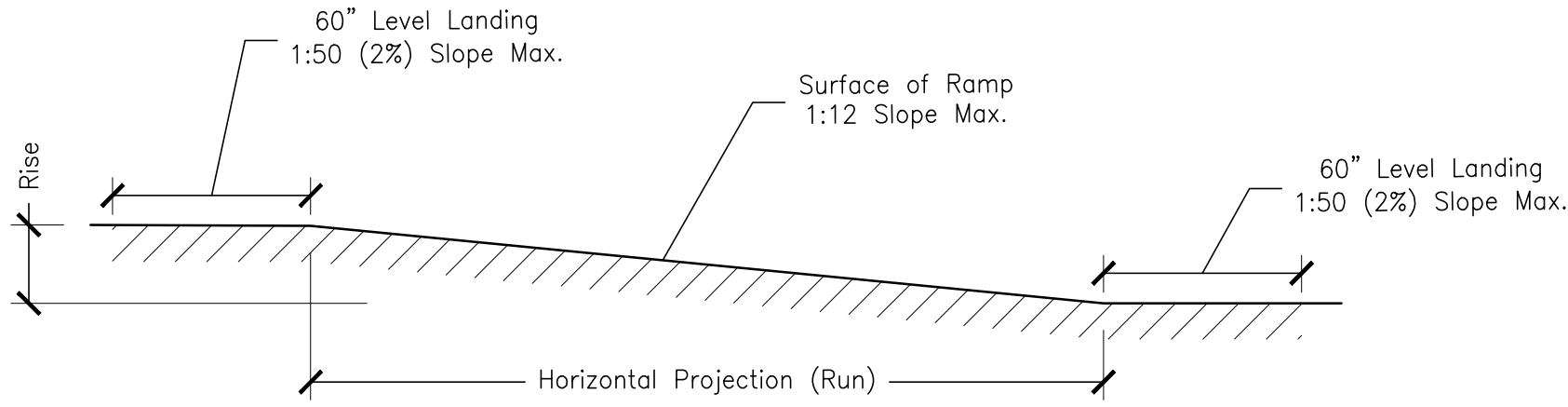
5 SIDEWALK
NTS - COA DETL 432S-1



2 ACCESSIBLE PARKING
NTS



3 ACCESSIBLE SYMBOL DIMENSIONS
NTS



Slope	Maximum Rise (inches)	Maximum Horizontal Projection (feet)
1:12 to < 1:16	30	30
1:16 to < 1:20	30	40

4 RAMP CROSS SECTION DIMENSIONS
NTS

PLOTTED: Oct 11, 2018 FILE NAME: Y:\2016207-vortex\dwg\CUP\C-C-DET1.dwg

SITE PLAN RELEASE

FILE NUMBER: SPC-2017-0531AT EXPIRATION DATE: CS-MU-V-CO-NP

CASE MANAGER: Christine Barton-Holmes APPLICATION DATE: 12-27-2017

APPROVED ADMINISTRATIVELY ON: _____

APPROVED BY PLANNING COMMISSION ON: _____

APPROVED BY CITY COUNCIL ON: _____

under Section: 25-9 of Chapter 112 of the Austin City Code.

for Director, Watershed Protection and Development Review

DATE OF RELEASE: _____ Zoning: CS-1-MU-V-CO-NP

Rev.1 _____ Correction 1

Rev.2 _____ Correction 2

Rev.3 _____ Correction 3

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BLAYNE E. STANSBERRY, P.E. 88646 ON OCTOBER 11, 2018

STATE OF TEXAS

BLAYNE E. STANSBERRY

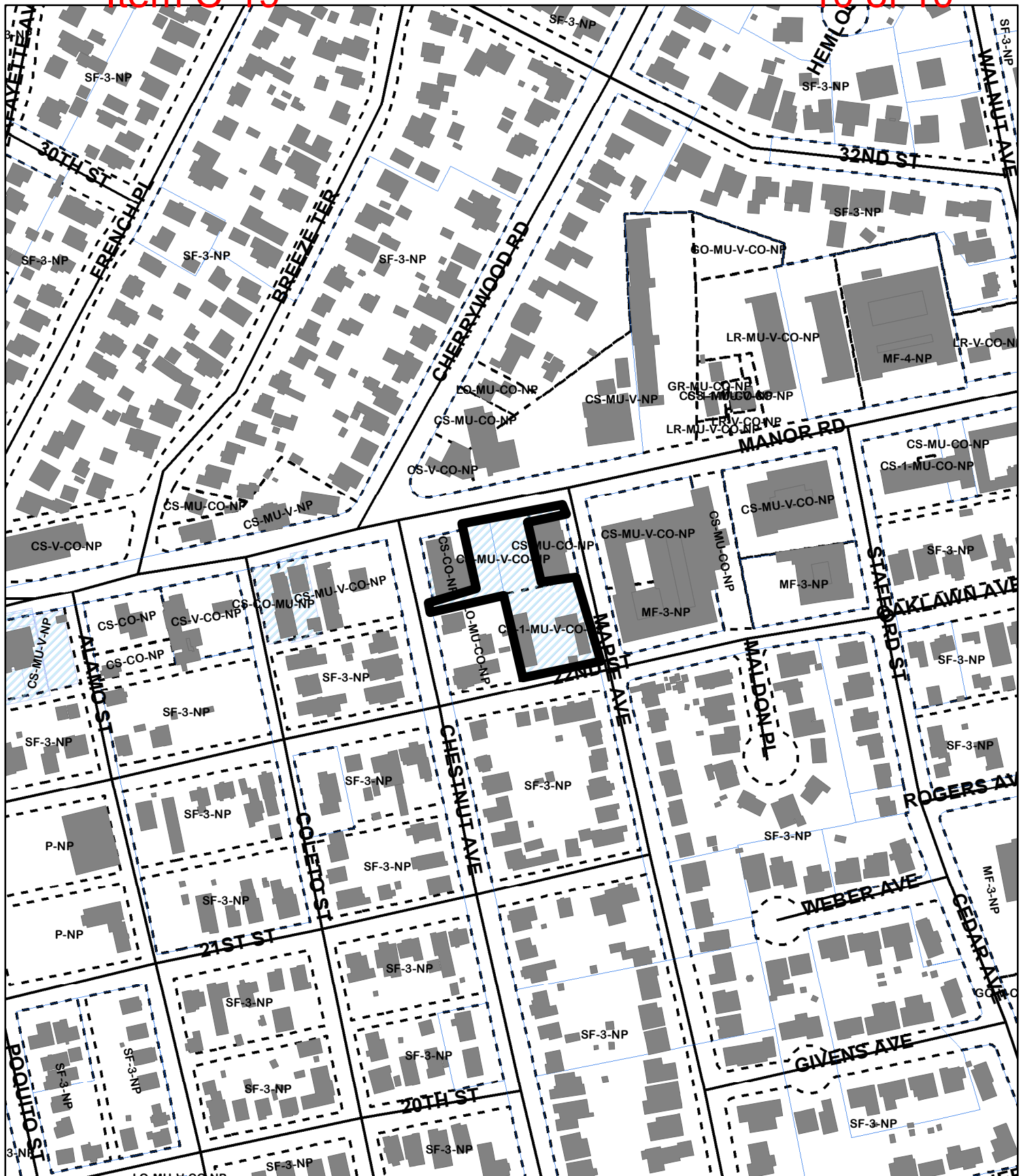
88646

REGISTERED PROFESSIONAL ENGINEER

Blayne Stansberry

THE VORTEX
2307 MANOR RD., AUSTIN, TX 78722
CONSTRUCTION DETAILS

DATE: 10/11/2018
PROJECT NO: 207
DESIGNED BY: BES



SITE PLAN

CASE#: SPC-2017-0531AT
ADDRESS: 2307 Manor Road
CASE NAME: The Votex
MANAGER: Christine Barton-Holmes



OPERATOR: Christine Barton-Holmes

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