PLANNING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET


PROJECT NAME: Lantana Block P, Lot 3 Conditional Use Permit Building 4
ADDRESS: 7415 Southwest Parkway

AREA: 2,686 square feet (footprint of cocktail lounge)

APPLICANT: Lantana Place LLC  (512) 478-5788
212 Lavaca, Suite 300
Austin, TX 78701

AGENT: LJA Engineering, Inc. (Paul Viktorin)  (512) 439-4700
5316 Highway 290 W. Suite 150
Austin, TX 78735

CASE MANAGER: Jonathan Davila  Phone: (512) 974-2414
jonathan.davila@austintexas.gov

PROPOSED USE: Cocktail Lounge
EXISTING ZONING: CS-1-CO-NP
NEIGHBORHOOD PLAN: Oak Hill Combined

PROPOSED DEVELOPMENT: The applicant is requesting a conditional use permit for a 2,686 square foot cocktail lounge in an existing one story building that is part of the larger Lantana Place mixed-use site, which was previously approved under a different site plan. Other uses in the overall development include Retail, Professional and Medical Offices, Restaurant, Personal Services, Hotel, and Theater uses. There are no residential zoning districts within 200 feet of the cocktail lounge site, as it is completely surrounded by the rest of the mixed-use development, which is zoned GR-NP. The hours of operation are expected to be Monday through Sunday, 9am to 8pm. No additional construction will occur with this permit.

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.

PROJECT INFORMATION

<table>
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<tr>
<th>GROSS SITE AREA</th>
<th>2,686 sf (cocktail lounge) 35.67 acres (gross site area)</th>
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<tbody>
<tr>
<td>EXISTING ZONING</td>
<td>CS-1-CO-NP</td>
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<tr>
<td>WATERSHED</td>
<td>Williamson Creek (Barton Springs Zone)</td>
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<td>PROPOSED ACCESS</td>
<td>Southwest Pkwy and William Cannon Dr</td>
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<td>Proposed Impervious Cover</td>
<td>17.48 acres/ 49%</td>
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<td>Proposed Building Coverage</td>
<td>277,499 sf / 17.9% (2,686 sf cocktail lounge)</td>
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<tr>
<td>Height</td>
<td>52 ft maximum site (28 ft cocktail lounge)</td>
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<tr>
<td>Parking required:</td>
<td>1400 spaces</td>
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<td>Parking proposed:</td>
<td>1565 spaces</td>
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EXISTING ZONING AND LAND USES

<table>
<thead>
<tr>
<th>Site</th>
<th>ZONING</th>
<th>LAND USES</th>
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<tr>
<td></td>
<td>CS-1-CO-NP, GR-NP</td>
<td>Cocktail Lounge, Restaurant (Limited and General),</td>
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<td></td>
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<td>General Retail (Convenience), Office (Medical and</td>
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<td></td>
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<td>Professional), Personal Services, Theater, Hotel</td>
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<tr>
<td>North</td>
<td>RR, DR, GO</td>
<td>ROW, then Undeveloped</td>
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<td>South</td>
<td>P-NP</td>
<td>Undeveloped</td>
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<tr>
<td>East</td>
<td>GR-NP</td>
<td>ROW, then Office</td>
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<tr>
<td>West</td>
<td>CS-NP</td>
<td>Office</td>
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CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff evaluation 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: Yes, there are no SF-5 or more restrictive zoning districts or permitted land uses abutting the site.

4. Provide adequate and convenient off-street parking and loading facilities; Staff response: Adequate parking and loading facilities have 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 the listed adverse effects.

A Conditional Use Site Plan May Not:

1. More adversely affect an adjoining site than would a permitted use; Staff response: The proposed site plan does not appear to more adversely affect an adjoining site 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: The cocktail lounge land use will be located within existing development and is not anticipated to affect pedestrian or vehicular circulation.

3. Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs; Staff response: The site will comply with all applicable sign regulations in the Land Development Code.
COMMISSION ACTION:
The Commission may either; approve, approve with conditions or deny the conditional use site plan permit.

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 and 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.

SUMMARY COMMENTS ON SITE PLAN:
Land Use: The applicant is requesting a Conditional Use Permit for a Cocktail Lounge land use within an existing building.

If approved, either a B-plan (construction site plan), correction/revision to the existing plan, or a site plan exemption will be sought to permit the improvements associated with this conditional use site plan permit, as needed.

The site plan complies with all requirements of the Land Development Code.

NEIGHBORHOOD ORGANIZATIONS:
- Austin Independent School District
- Aviara HOA
- Bike Austin
- City of Rollingwood
- Covered Bridge Property Owners Association, Inc.
- East Oak Hill Neighborhood Association
- Friends of Austin Neighborhoods
- Neighborhood Empowerment Foundation
- Oak Hill Association of Neighborhoods (OHAN)
- Oak Hill Neighborhood Plan – COA Liaison
- Oak Hill Neighborhood Plan Contact Team
- Oak Hill Trails Association
- Save Our Springs Alliance
- SEL Texas
- Sierra Club, Austin Regional Group
- TNR BCP – Travis County Natural Resources
LANTANA BLOCK P, LOT 3
CONDITIONAL USE PERMIT BUILDING #4

SUBMITTAL DATE: APRIL 05, 2019

LEGAL DESCRIPTION:
LOT 3, BLOCK P, OF LANTANA ADDITION, A SUBDIVISION OF THE REAL PROPERTY PURCHASED BY TRAVIS COUNTY, TRAVIS, BURG HOMES

RELATED CASE #: SP-2014-0262C

PROPERTY OWNER: LANTANA PARTNERS LLC
11135 Record Ave
Austin, TX 78735
T: 512-502-6000
F: 512-502-6010

ENGINEER: LJA ENGINEERING, INC.
2409 S 10th St, Suite 150
Austin, TX 78701
T: 512-474-5800
F: 512-474-5850

LANDSCAPE ARCHITECT: TELANGER
2501 W Anderson Ln, Ste 101
Austin, TX 78757
T: 512-454-1912
F: 512-454-1913

SURVEYOR: RAMSEY LAND SURVEYING, LLC
1503 S 10th St, Suite 240
Austin, TX 78701
T: 512-442-2500
F: 512-442-2501

CONTINUOUS DATA:

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<th>Description</th>
<th>northern boundary</th>
<th>eastern boundary</th>
<th>southern boundary</th>
<th>western boundary</th>
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LJA Engineering, Inc.
5316 Highway 290 West
Suite 150
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

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