

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

CASE NUMBER: SPC-2018-0550C **PC DATE:** 10/22/2019

PROJECT NAME: Clive Bar Expansion

PROJECT ADDRESS: 609 Davis Street

APPLICANT: DR Corner Holdings LLC

AGENT: Big Red Dog, Cliff Kendall (512) 669-5560

NEIGHBORHOOD PLAN: Downtown Austin Plan

WATERSHED: Waller Creek (Urban)

CASE MANAGER: Jeremy Siltala (512) 974-2945 or jeremy.siltala@austintexas.gov

PROJECT DESCRIPTION:

The applicant proposes a three-story addition to an existing cocktail lounge within the Rainey Street subdistrict of the Waterfront Overlay requiring a conditional use permit [25-2-692(K)].

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.

SUMMARY STAFF COMMENT ON APPLICATION:

The applicant proposes a two-story, 7,409 SF addition to an existing one-story, 1,340 SF cocktail lounge. 1,340 SF is indoor, and 7,409 SF is outdoor. The operating hours are Monday through Thursday 4PM-2AM, Friday 2PM-2AM, Saturday and Sunday 12PM – 2AM.

PROJECT INFORMATION:

SITE AREA	8,972 SF (cocktail lounge) 5,217 SF, 0.12 acres (total site)
ZONING	CBD
PROPOSED USE	Cocktail Lounge
PROPOSED IMPERVIOUS COVER	4,956 SF, 95%
PROPOSED BUILDING COVERAGE	4,251 SF, 81.4%
PROPOSED BUILDING HEIGHT	3 stories, 54 feet
PROPOSED F.A.R	1.72:1
PROPOSED ACCESS	Davis Street
PROPOSED PARKING	2 automobile (ADA on-street), 10 bicycle

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Austin Neighborhoods Council
Bike Austin
City of Austin Downtown Commission
Downtown Austin Neighborhood Assn. (DANA)
Friends of Austin Neighborhoods
Friends of Rainey Street Historic District
Friends of the Emma Barrientos MACC
Greater East Austin Neighborhood Association
Homeless Neighborhood Association
Neighborhood Empowerment Foundation

Preservation Austin
Rainey Business Coalition
Rainey Neighbors Association, Inc.
SELTexas
Sierra Club, Austin Regional Group
Tejano Town
The Shore Condominium Association, Inc.
Town Lake Neighborhood Association
Waller Creek Conservancy
Waller District Staff Liaison

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 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 these adverse effects.

A conditional use site plan may not:

1. More adversely affect an adjoining site than would a permitted use; Staff response: The site plan will conform with all regulations and standards established by the Land Development Code prior to its release.
2. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; Staff response: The project is not anticipated to have any detriment to safety or convenience.
3. Adversely affect 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.

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.



October 12, 2019

Dear Mr. Parker,

I want to thank you for meeting with the Rainey Neighborhood Association and residents to build a stronger community partnership. We would like to offer our support for the expansion of the Clive Bar and site application XXXX. As a community partner, we want to support our local businesses and help create a vibrant and diverse streetscape. Due to the mobility challenges and rapid growth in the Rainey District, we must offer our support on 2 conditions. First, we ask that the Outdoor Music Venue Permit guidelines are closely followed for the benefit of both neighbors and patrons alike. We understand these guidelines to 75 decibels:

2019 Board of Directors:

Sandra De Leon

President

Towers of Town Lake Condos

Lora Herring

Treasurer

Towers of Town Lake Condos

Sunday through Wednesday end time – 10:30 PM

Thursday end time – 11:00 PM

Friday and Saturday end time – midnight

Jerry Tonn

Windsor on the Lake

Apartments

Second, we request that the expansion include complete sidewalks in the right-of-way. We appreciate the movement of the right-of-way on the southwest corner of Davis and Rainey Street to accommodate new sidewalks on these streets as indicated in the site plan. Pedestrian safety is a major issue in the Rainey District, and continues to be as growth occurs and incomplete sidewalks remain.

Judy Cobb

Milago Condos

We look forward to partnering with you in the community and visiting the newly expanded Clive Bar.

Randall Minick

Milago Condos

Sincerely,

Sandra De Leon

President, Rainey Neighbors Association

Robert Rey

Skyhouse Apartments

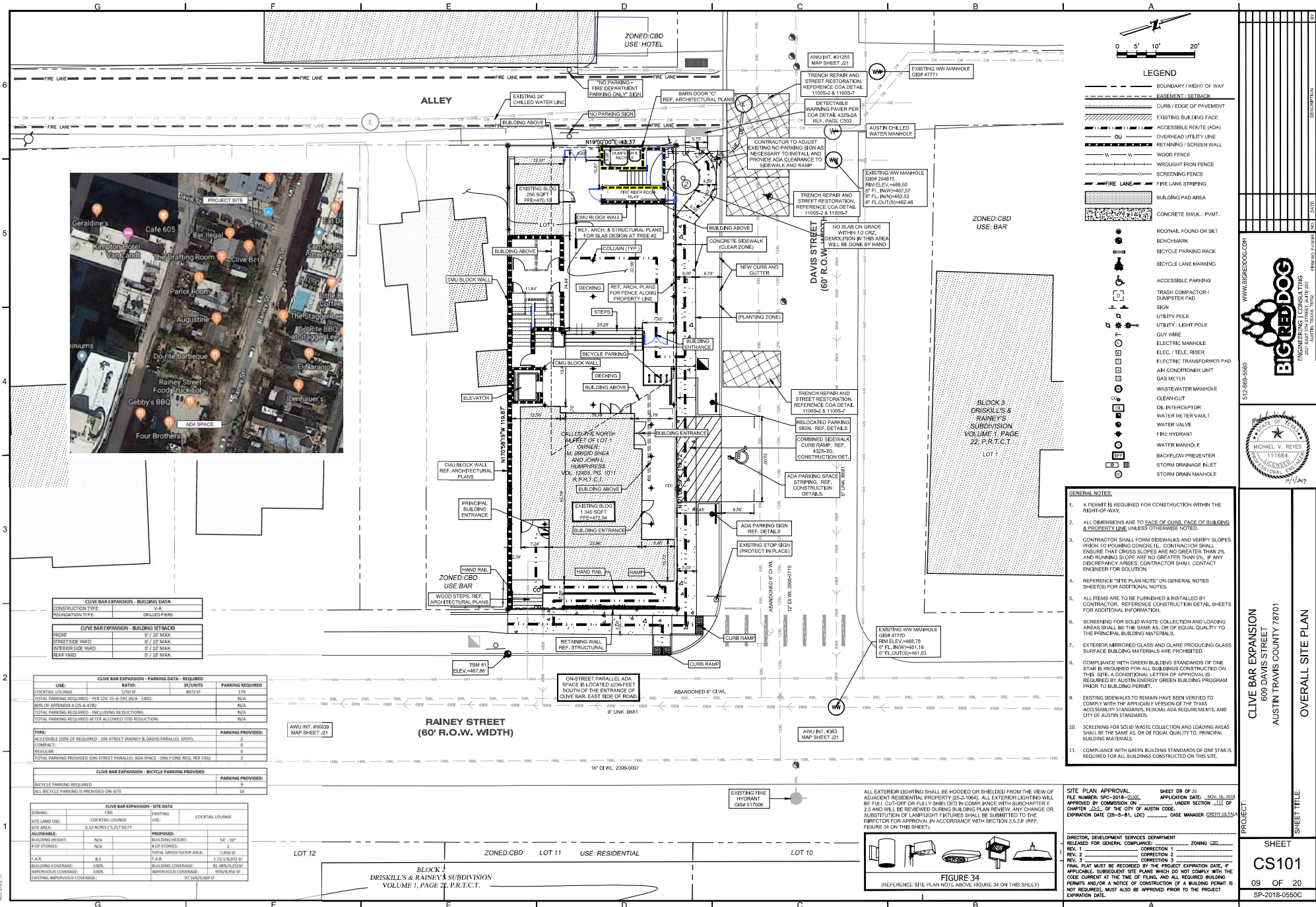
Andy Einem

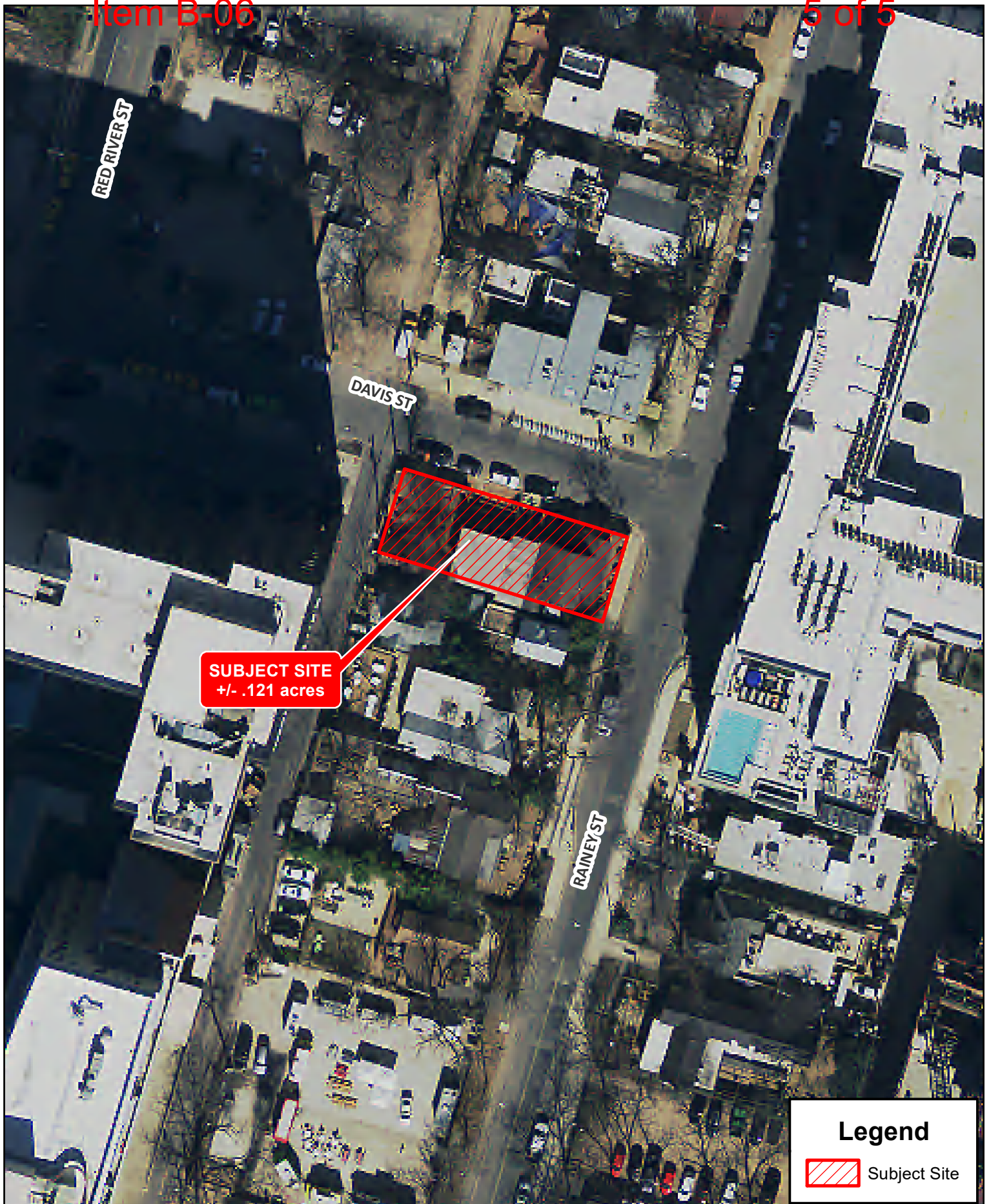
Camden Rainey Apartments

Turner Kerr


Windsor on the Lake

Apartments





Legend

 Subject Site



Site Location Map

Clive Bar Expansion
609 Davis Street
Austin, Travis County, Texas

0 25 50 100 Feet

1163.10.001 | 08.29.2018 | BIGREDDOG.COM

