

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

CASE NUMBER: SPC-2020-0076A **PC DATE:** 07/28/2020

PROJECT NAME: Vacancy Brewery

ADDRESS: 415 E St. Elmo Road

APPLICANT: 415 St Elmo, LLC (Scott Trainer)
P.O. Box 160896
Austin, Texas, 78745
(512) 965-1369

AGENT: Site Specifics (John Hussey)
700 N Lamar, 200A
Austin, Texas, 78748
(512) 472-5252

CASE MANAGER: Robert Anderson, (512) 974-3026 or robert.anderson@austintexas.gov

WATERSHED: Williamson Creek

NEIGHBORHOOD PLAN: South Congress Combined (East Congress)

PROPOSED DEVELOPMENT:

The request is for a conditional use allowing a brewery and tap room as a Light Manufacturing Use in an LI zoning district within 540 feet of single family uses.

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.

SUMMARY STAFF COMMENT ON SITE PLAN:

The applicant proposes a 4,860 square foot brewery and a 1,180 square foot tap room for on-site sale and consumption. The Light Manufacturing Use permits beer or ale produced on-site to be sold for on-site consumption. Because the brewery is within 540 of single family uses, it is a conditional use according to Land Development Code Section 25-2-865(B)(2). Therefore, Land Use Commission review and approval is required.

The site is already developed. No construction will occur with this site plan approval.

Two letters of support were received and are included within the back-up materials. One from OS St. Elmo, LLC and one from the South Congress Combined Neighborhood Plan Contact Team.

PROJECT INFORMATION:

SITE AREA	4.19 acres
ZONING	LI-CO-NP
PROPOSED USE	Light Manufacturing Use
EXISTING PARKING	92 vehicle spaces (5 ADA)

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Battle Bend Springs Homeowner's Association
 Bike Austin
 Friends of Austin Neighborhoods
 Go Austin Vamos Austin 78745
 Homeless Neighborhood Association
 Homeowner's Assoc. of Colonial Trails

Neighborhood Empowerment Foundation
 Onion Creek Homeowners Assoc.
 Preservation Austin
 SELTexas
 Sierra Club, Austin Regional Group
 South Austin Neighborhood Alliance (SANA)
 South Congress Combined Neighborhood Plan
 Contact 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 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.

July 16, 2020

Planning Commissioners
c/o Denise Lucas, Director
City of Austin,
Development Services Department
505 Barton Springs Road
Austin , TX 78704

Re: *Conditional Use Permit Application*
Vacancy Brewery Tap Room
415 E. St. Elmo Road, Suite 1D
SPC-2020-0076A

Ms. Lucas,

On behalf of our client, Vacancy Brewing LLC and property owner, 415 E. St. Elmo, LLC, Site Specifics has prepared a Conditional Use Site Plan – Land Use Permit application for the Vacancy Brewery tap room.

The Conditional Use application is for a proposed 1,180 square foot tap room, accessory to the 4,860 square brewing space.

The tap room is located within a 4.19-acre site is located on the south side of E. St. Elmo Road, approximately 660 feet west of Terri-O Lane, within the City of Austin full purpose jurisdiction. The site is currently developed with a mix of Light Manufacturing, Warehouse, Food Prep and Office, with associated parking. The proposed use of a 4,860 sq. ft. brewery and 1,180 sq. ft. accessory tap room is a permitted use within the existing LI-CO-NP zoning. The site property lines are less than 540' from SF-3 zoned property and trigger a Conditional Use Permit approval for the tap room with on-site consumption. The overall site boundaries are adjacent to LI-CO-NP, CS-MU-CO-NP, HH-NP and SF-3 zoning. The subject suite is approximately 350 feet from the nearest SF-3 zoned property and does not have direct vehicular access to any residential streets.

Mr. Brent Watson, owner of Vacancy Brewery met with members of the South Congress Combined Neighborhood Plan Contact Team (SCCNPCT) and has obtained the support for this project from the team. A letter of support from SCCNPCT has been provided to our case manager, Robert Anderson.

There are no proposed site improvements or building additions with this Conditional Use application and is strictly for the use and ability to remodel for the tasting room space for on-site consumption.

If you should need additional information or have questions please contact me at 512-472-5252.
Thank you for your consideration.

Sincerely,

John Hussey
Site Specifics

6/23/2020

City of Austin Planning Commission
City Council Chambers
301 W. 2nd Street

RE: Vacancy Brewing conditional use for 415 E St Elmo Rd Suite #1-D2

To whom it may concern:

OS St Elmo, LLC is writing in support of a conditional use permit being granted to Vacancy Brewing to operate a taproom on the property at 415 E St Elmo Rd Suite #1-D2.

Owner Brent Watson met with us to relay the details and goals of their proposed business. Vacancy Brewing plans to create a hybrid brewery model where brewing and distribution to local retailers and wholesalers is their primary business, and selling beer and wine on site in a designated taproom is secondary. They also plan to be involved in the community through collaborations with other local businesses and charities, focusing on donation of time and resources to education and arts. The taproom will be a family friendly gathering place for the neighborhood and will not be open past midnight at any time.

OS St Elmo, LLC has discussed the following endorsement criteria and voted in favor of supporting the conditional use permit for Vacancy Brewing Company to operate a production brewery and taproom at 415 E St Elmo Rd Suite #1-D2.

The location is within an area that the neighborhood team has designated as a business and entertainment district, and we feel that the proposed type of business is a welcomed addition and will preserve the neighborhood's unique character. Vacancy Brewing is also repurposing an existing commercial building that was previously occupied by the former South Austin Brewing Company. Given the neighborhood's acceptance of the previous brewery, we believe that Vacancy Brewing Company will be a natural fit for this location.

OS St Elmo, LLC officially supports the conditional use permit for Vacancy Brewing Company to operate a production brewery and taproom at 415 E St Elmo Rd Suite #1-D2.

We hope that you will join us in support of this business and grant a conditional use permit.

Sincerely,

Hussain Nathoo
Manager
OS St Elmo, LLC dba St Elmo Storage

DATE: March 04, 2020

TO: City of Austin Council Member, Pio Renteria-District 3

CC: City of Austin Zoning Case Files

Wendy Rhoades Wendy.Rhoades@austintexas.gov

Brent Watson

FROM: South Congress Combined Neighborhood Plan Contact Team –
SCCNPCT

RE: Letter of Support – Conditional Use Permit to serve beer for on-site
consumption
415 E St. Elmo Rd. Suite #1-D2
Vacancy Brewing

Dear Council Member Pio Renteria,

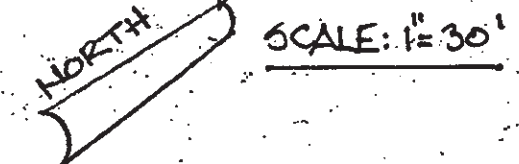
We wish to inform you that Mr. Watson, the property owner, has been working with the South Congress Combined Neighborhood Plan Contact Team (SCCNPCT) to request a Conditional Use Permit (CUP) **to operate a production brewery and tap room to serve beer, and wine for on-site consumption** at Vacancy Brewing at the above-mentioned address.

We, the SCCNPCT, have finalized a Conditional Use Permit for the property and we are pleased to support Mr. Watson's CUP request.

Please ensure this letter is added to the above case file to serve as the SCCNPCT's support for the CUP for Vacancy Brewing, Case No. _____.

Please contact us if there are any questions. Thank you.

Respectfully,
SCCNPCT
Mario Cantu
Keena Miller



BUILDING DATA TABLE			
BUILDING 1	GROSS FLOOR 36,000 SQ. FT	USE OFFICE/6,000 SQ. FT LT MANUFACTURING/28,820 SQ. FT TAP ROOM/1,180 SQ. FT	BLDG HT 1 STORY/23' HT
BUILDING 2	5,000 SQ. FT	LT MANUFACTURING/5,000 SQ. FT	1 STORY/19.5' HT
BUILDING 3	5,000 SQ. FT	LT MANUFACTURING/5,000 SQ. FT	1 STORY/19.5' HT
BUILDING 4	12,400 SQ. FT	LT MANUFACTURING/1,400 SQ. FT	1 STORY/21' HT
BUILDING 5	10,000 SQ. FT	LT MANUFACTURING/10,000 SQ. FT	1 STORY/14.5' HT
BUILDING 6	5,000 SQ. FT	LT MANUFACTURING/3,980 SQ. FT FOOD PREP/1,020 SQ. FT	1 STORY/14.4' HT
TOTAL	73,400 SQ. FT		

- All improvements shall be made in accordance with the released site plan. Any additional improvements will require site plan revision or correction and approval of the Development Services Department.
- Approval of this Site Plan does not include Building and Fire Code approval nor building permit approval.
- All signs must comply with requirements of the Land Development Code (Chapter 25-10).
- Additional electric easements may be required at a later date.
- Water and wastewater service will be provided by the City of Austin

415 E. St. Elmo Rd. AUSTIN, TEXAS[illegible]

2 OF 3

Rachel Reddig

Rev 2 Correction 2

CASE # SPC-2020-0076A)



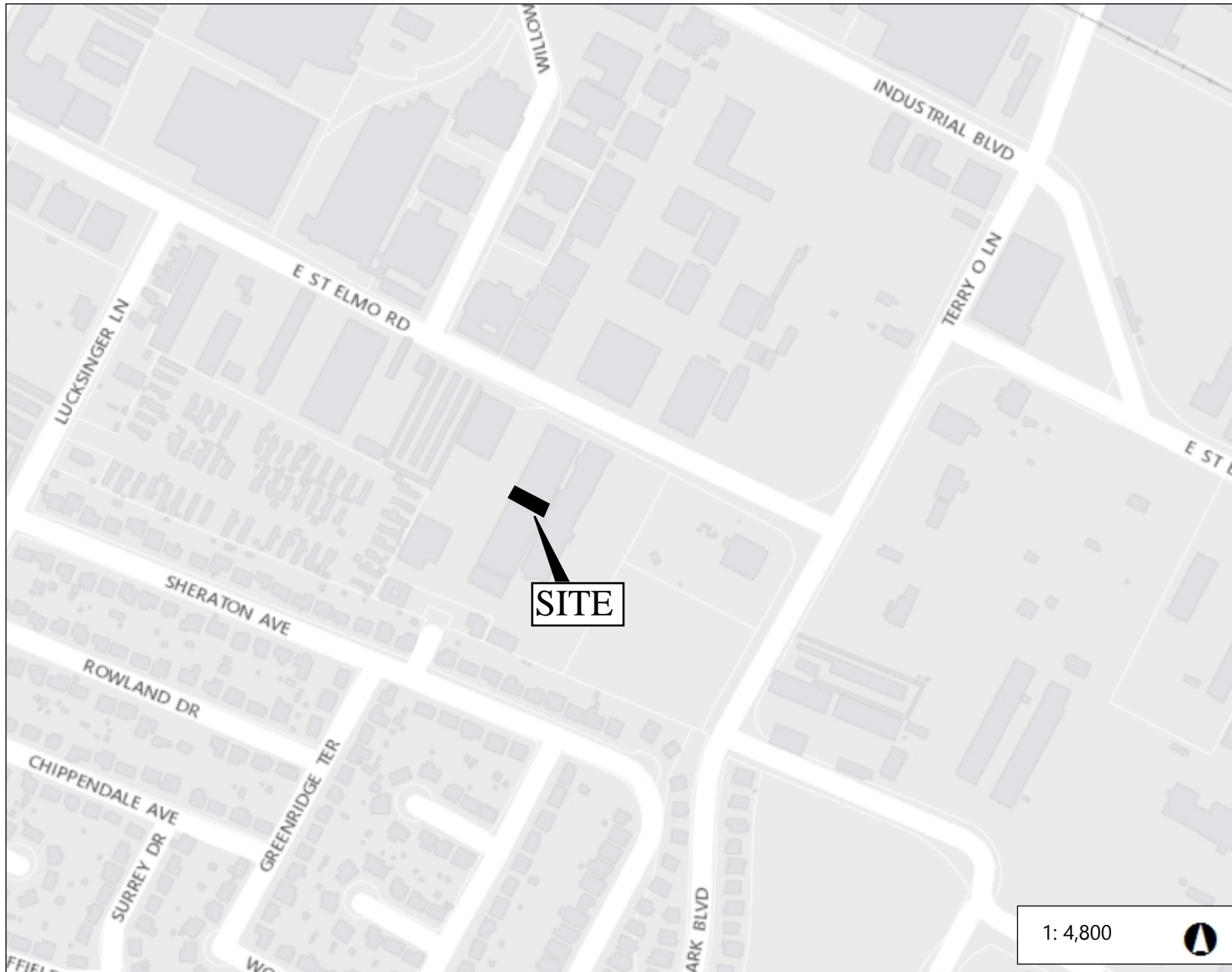
B-16

Property Profile

Legend 7 of 7

Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ



0.2 0 0.08 0.2 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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Notes

LOCATION MAP
415 E ST ELMO RD
SUITE 1D
AUSTIN TX 78745