

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

**CASE NUMBER:** SPC-2020-0051A **PC DATE:** 12/08/2020

**PROJECT NAME:** Wonderspaces CUP

**ADDRESS:** 1205 Sheldon Cove, Building 2

**APPLICANT:** Wonderspaces Austin, LLC (Nicole Gideon)  
1205 Sheldon Cove, Suite 2-A  
Austin, Texas, 78753  
(847) 772-3852

**AGENT:** Masterplan (Karen Wunsch)  
6500 Riverplace Blvd., Building 7, Suite 250  
Austin, Texas, 78730  
(512) 202-5542

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

**COUNCIL DISTRICT:** 4

**WATERSHED:** Little Walnut Creek

**NEIGHBORHOOD PLAN:** Heritage Hills

**PROPOSED DEVELOPMENT:**

The request is for a conditional use allowing a 28,358 square foot cocktail lounge in a CS-1 zoning district.

**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:**

A 28,358 square foot art gallery exists on site. The applicant is seeking to add a cocktail lounge use to supplement the art gallery events. A cocktail lounge is a conditional use in CS-1 zoning districts according to Land Development Code Section 25-2-491. Therefore, Land Use Commission review and approval is required.

The CS-1 zoning makes up 28,358 square feet of the 2-lot, 521,848.8 square foot site.

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

Restrictions on Alcoholic Beverages - § 4-9-4 – Minimum Distance From Certain Uses

Austin City Code establishes restrictions for the sale of alcoholic beverages at a place of business within 300 feet of a church, public school, or public hospital, except as provided by the Texas Alcoholic Beverage Code. The distance shall be calculated using the method prescribed by the Texas Alcoholic Beverage Code.

A church exists approximately 490 feet to the east from *property line to property line*, across Connor Lane. The Hart Elementary School exists on the adjacent property to the west, though the school itself is set back significantly from the property line. The cocktail lounge is also set back from the property line. The cocktail lounge is proposed to be entirely within Building 2, a building situated in the northern portion of a 2-lot site.

The process to obtain an Alcoholic Beverage Permit, and the consideration of distance requirements, is a separate process through the Texas Alcoholic Beverage Code.

**PROJECT INFORMATION:**

<b>SITE AREA</b>	11.98 acres (total site of 2 lots)
<b>ZONING</b>	CS-1-NP, LI-NP (the proposed use is entirely within CS-1-NP)
<b>PROPOSED USE</b>	Cocktail Lounge
<b>EXISTING PARKING</b>	91 dedicated vehicle spaces (4 ADA)

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District  
 Austin Lost and Found Pets  
 Austin Neighborhoods Council  
 Bike Austin  
 Friends of Austin Neighborhoods  
 Go Austin Vamos Austin - North  
 Heritage Hills-Woodbridge Neighborhood  
 Association

Heritage Hills/Windsor Hills Neighborhood Plan  
 Contact Team  
 Homeless Neighborhood Association  
 Neighborhood Empowerment Foundation  
 North Growth Corridor Alliance  
 SELTexas  
 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 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.





November 30, 2020

City of Austin  
Planning Commission  
P.O. Box 1088  
Austin, TX 78767-1088

**Subject: Wonderspaces Art Gallery - 1205 Sheldon Cove, Units A-H**

Dear Chair Shaw and Planning Commission Members:

Thank you for your review and consideration of this request by Wonderspaces Austin LLC for a CUP to allow for the onsite sale and consumption of beer, wine, and mixed beverages for patrons of the art gallery located at 1205 Sheldon Cove. Wonderspaces opened for business in the spring of 2020, occupying over 28,000 square feet of space within an existing, multi-tenant, office/warehouse/industrial development.

A rezone of the Wonderspaces units (Units A-H) from LI-NP to CS-1-NP was approved in December 2019 to allow liquor to be sold and consumed throughout the lease space. The remainder of the industrial park retained the LI-NP zoning designation.

Wonderspaces partners with artists to deliver artwork to new audiences within the Wonderspaces gallery space. The mission is to create art shows that provide a place for people to connect with art and each other. Visitors experience 12 – 15 art installations that rotate every 3 – 4 months. Throughout the Austin community and the nation, the ability to sell alcoholic beverages at art and entertainment venues provides a broader experience for visiting patrons and a supplemental source of revenue for businesses.

We respectfully request your support and approval of the CUP to allow for this use as an accessory use to the Wonderspaces art gallery. If you have questions or require additional information, please contact me at [karen@masterplantexas.com](mailto:karen@masterplantexas.com) or 512-202-5542.

Sincerely,

Karen Wunsch, AICP

## LOCATION MAP

1205 Sheldon Cove  
Building 2, Units A – H

