

AGENDA



Thursday, August 19, 2010

**Public Hearings and Possible Actions
RECOMMENDATION FOR COUNCIL ACTION****Item No. 63**

Subject: Conduct a public hearing on an appeal by Sabino and Lori Renteria of the Planning Commission's decision to approve a conditional use site plan, for a project located at 1711 E. Cesar Chavez, known as the Push Up Foundation.

For More Information: George Zapalac, 974-2725; Nikki Hoelter, 974-2863; Sylvia Arzola, 974-6448

Ms. Lori Renteria has filed an appeal of a conditional use site plan for the Push Up Foundation (SPC-2010-0033A).

The applicant is requesting a permit to add an automotive washing use to property currently occupied by an existing transitional housing and treatment facility and associated parking. The East Cesar Chavez Neighborhood Plan (Ordinance No. 001214-20) established the zoning for this site and specified that automotive washing of any type is a conditional use within the CS and CS-1 zoning districts. The conditional use permit (CUP) site plan to allow the automotive washing use was approved by the Planning Commission on May 11, 2010.

The primary use of the site is for a transitional housing and treatment facility, and there are 19 parking spaces. The hand washing of cars would be located adjacent to the building and to the rear of the property. No modification to the building or impervious cover is associated with this change of use. Prior to continued operation of this facility, the owner must satisfy code requirements related to wastewater disposal.

In her appeal, Ms. Renteria, Secretary of United East Austin Coalition, a neighborhood group, stated that the organization has code violations and has continued operations without making required improvements for disposal of wastewater. She also understands the owner of the site will construct a high tech automated car wash.

Staff recommends denial of the appeal because the requirements of a conditional use permit have been met.