

# Conditional Use Permit CUP-18-25

# 510 Hull Street Kent Black's BBQ



## Summary

<b>Request:</b>	Consider a request by Kent Black on behalf of KBCB Investments LLC, for a renewal of a Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 510 Hull Street.		
<b>Applicant:</b>	Kent Black's Lockhart Barbeque LLC 3805 Lost Oasis Hollow Austin, TX 78739	<b>Property Owner:</b>	KBCB Investments LLC 3805 Lost Oasis Hollow Austin, TX 78739
<b>CUP Expiration:</b>	August 25, 2018	<b>Type of CUP:</b>	Mixed Beverage
<b>Interior Floor Area:</b>	4,453	<b>Outdoor Floor Area:</b>	4,000
<b>Parking Required:</b>	50	<b>Parking Provided:</b>	50
<b>Days &amp; Hours of Operation:</b>	Sunday-Saturday: 11 a.m. to 10 p.m.		

## Notification

<b>Posted:</b>	July 27, 20018	<b>Personal:</b>	July 27, 2018
<b>Response:</b>	None as of the date of this report		

## Property Description

<b>Legal Description:</b>	.5 acres out of Abstract 17, No. 1, Tract 3		
<b>Location:</b>	Intersection of Hull Street and Grove Street		
<b>Acreage:</b>	.5	<b>Central Business Area:</b>	No
<b>Existing Zoning:</b>	Mixed Use	<b>Preferred Scenario:</b>	Existing Neighborhood
<b>Existing Use:</b>	Restaurant	<b>Proposed Use:</b>	Same
<b>CONA Neighborhood:</b>	Victory Gardens	<b>Sector:</b>	
<b>Utility Capacity:</b>	Adequate		

## Surrounding Area

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	Public	Vacant Building	Downtown High Intensity
<b>South of Property:</b>	Mixed Use	Vacant Building	Existing Neighborhood
<b>East of Property:</b>	Character District-5 Downtown / Public	Vacant / Southside Community Center	Downtown High Intensity
<b>West of Property:</b>	Heavy Industrial	Wrecker/Tow Yard	Existing Neighborhood

<b>Conditional Use Permit</b>	<b>510 Hull Street</b>
<b>CUP-18-25</b>	<b>Kent Black's BBQ</b>



### History

Kent Black's was granted a three (3) year CUP on August, 25 2015.

### Additional Analysis

See Criteria Below

### Comments from Other Departments

<b>Police</b>	Comment or No Comment
<b>Fire</b>	Comment or No Comment
<b>Public Services</b>	Comment or No Comment
<b>Engineering</b>	Comment or No Comment

### Staff Recommendation

<input type="checkbox"/>	Approval as Submitted	<input checked="" type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
<ul style="list-style-type: none"> <li>Permit shall be valid for the life of the permit, provided standards are met.</li> <li>The permit shall be posted in the same area and manner as the Certificate of Occupancy.</li> </ul>					
<b>Staff:</b> Will Parrish			<b>Title :</b> Planner		<b>Date:</b> August 8, 2018

**Conditional Use Permit**  
**CUP-18-25**

**510 Hull Street**  
**Kent Black's BBQ**



Evaluation			Criteria for Approval (Sec. 2.8.3.4 & 5.1.5.5)
Consistent	Inconsistent	Neutral	
		<u>X</u>	The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan.
		<u>N/A</u>	The proposed use is consistent with any adopted neighborhood character study for the area.
<u>X</u>			The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.
<u>X</u>			The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.
<u>X</u>			The proposed use does not generate pedestrian and vehicular traffic which shall be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
		<u>X</u>	The proposed use incorporates roadway adjustments, traffic control devices or mechanisms and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets.
		<u>X</u>	The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.
<u>X</u>			The proposed use meets the standards for the applicable district, or to the extent variations from such standards have been requested that such variations are necessary to render the use compatible with adjoining development and the neighborhood.
<u>X</u>			The proposed use is not within 300 ft. of a detached single family residence located in a zoning district that only permits detached single family residences.
<u>X</u>			The proposed use is not within 300 ft. of a church, public or private school, or public hospital as outlined in section 5.1.5.5.
<u>X</u>			The proposed use is not within 1,000 ft. of a public or private school as outlined within section 5.1.5.5(E)(3).