

**PLANNING COMMISSION SITE PLAN
WAIVER REQUEST ONLY**

C15
71

CASE NUMBER: SP-2010-0198C **PLANNING COMMISSION
HEARING DATE:** October 26, 2010

PROJECT NAME: Town Lake YMCA

ADDRESS: 1100 W. Cesar Chavez

NEIGHBORHOOD PLAN: Old West Austin

APPLICANT: YMCA (James Finck) – (512) 322-9622
6219 Oakclaire Dr
Austin, TX 78735

AGENT: Griffin Engineering Group, Inc. (Greg Griffin) – (512) 836-3113
11711 N. Lamar Blvd
Austin, TX 78753

CASE MANAGER: Sarah Graham Phone: 974-2826
sarah.graham@ci.austin.tx.us

PROPOSED DEVELOPMENT:

The YMCA site consists of a 4.8 acre site with an existing 57,703 sq ft building currently used as Indoor Sports and Recreation. The proposed development includes a building addition of 8,118 sq ft to be added to the front of the existing building, as well as a plaza, and associated parking improvements.

VARIANCE REQUESTED:

The applicant is requesting a variance from the 25-2-736(E) which prohibits surface parking in the Waterfront Overlay Lamar Sub District. The proposed construction shows an improved building façade and plaza at the front of the building, which will replace eighteen parking spaces. The applicant proposes to add new surface parking to the west of the building, whereas the total number of parking spaces will be 213 spaces total.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the variance request with conditions, based on the findings of the Waterfront Planning Advisory Board. The Waterfront Planning Advisory Board recommended the project with conditions after determining that the proposed project and variance are consistent with the goals and policies of the Town Lake Corridor Study, as required under § 25-2-713. The site plan complies with all requirements of the Land Development Code.

PROJECT INFORMATION

SITE AREA	209,106 square feet	4.8 acres
EXISTING ZONING	LI-CO-NP	
WATERSHED	Town Lake (Urban)	
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance (Urban)	
TRAFFIC IMPACT ANALYSIS	Not required	
CAPITOL VIEW CORRIDOR	Barton Creek Pedestrian Bridge	
PROPOSED ACCESS	B.R. Reynolds Drive	

C15
2

	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	1:1	.271:1	.31:1
BUILDING COVERAGE	75%	15.4%	19%
IMPERVIOUS COVERAGE	80%	54%	61%
PARKING	132	188	216

SUMMARY COMMENTS ON SITE PLAN:

The YMCA site consists of a 4.8 acre site with an existing 57,703 sq ft building currently used as Indoor Sports and Recreation. This use is an allowed use per their zoning category – LI-CO-NP. The site’s associated conditional uses pertain to conditional and prohibited uses, none of which are being proposed. This project is located within the Lamar Subdistrict portion of the Waterfront Overlay Combining District.

The site plan shows a plaza and an 8,118 sq ft building addition added to the front of the building, both face the baseball fields and Lady Bird Lake. Other associated improvements include sidewalks, landscaping and additional parking. The applicant is requesting a variance from the 25-2-736(E) which prohibits surface parking in the Waterfront Overlay Lamar Sub District.

Waterfront Overlay

According to the Land Development Code, Section § 25-2-721(A)(1), approval of a site plan by the Land Use Commission is required if an applicant requests a waiver from the Waterfront Overlay requirements. According to LDC § 25-2-721(A)(3), the Land Use Commission shall request a recommendation from the Waterfront Planning Advisory Board before approving or denying a site plan within the Waterfront Overlay combining district and shall consider the recommendation provided by the board. The Waterfront Planning Advisory Board is to give a recommendation based on the criteria listed in § 25-2-713 - Variances, and § 25-2-715 - Review and Recommendation of the Waterfront Planning Advisory Board.

According to § 25-2-713 and § 25-2-715, the Waterfront Planning Advisory Board may recommend approval of the variance after determining that the proposed project and variance are consistent with the goals and policies of the Town Lake Corridor Study, including environmental protection, aesthetic enhancement, and traffic; and the variance is the minimum required by the peculiarities of the tract. If the board recommends approval of a variance, the director shall forward the board’s recommendation to the Land Use Commission, which shall consider the recommendation and the variance application at the next regularly scheduled meeting for which notice can be timely provided. The Land Use Commission shall grant or deny the variance, and an interested party may appeal the Land Use Commission’s grant or denial of a variance to the council.

The addition to the existing YMCA building is in alignment with the goals and policies of the Town Lake Corridor Study. The goals include creating superior planning, design and mixing of land uses that are waterfront dependent - the YMCA’s goals of promoting physical health and their land use plan to connect their building to the parkland through the proposed plaza meets the intent of this goal. Another goal includes fostering a cooperative atmosphere in the corridor for the City, neighborhoods, and private landowners to work jointly to realize potential of the waterfront - the YMCA has been working closely with the Parks Department to improve the connection between adjacent parkland and the YMCA lot. Providing maximum visual and physical access to the waterfront is another goal - one which is demonstrated with the proposed plaza to encourage access. The applicant is also adding a shaded walkway connecting the building to Lamar Boulevard. Another goal of the Waterfront Overlay is to create a rich varied cultural environment in the corridor, geared to all age groups, cultural/educational expressions and interests - which is demonstrated by the YMCA as a well-respected non-profit group. The final goal that is clearly met by the YMCA project is to recognize full potential of the Town Lake creeks as open space connectors, form-shapers of urban development, and focal points for lively pedestrian-oriented mixed use. The YMCA’s location between multi-family residential, the Amtrak Station, and

C15/3

parkland, as well as their plans to improve the site's connectivity meets the intent of this goal.

On October 11, 2010, the Waterfront Planning Advisory Board recommended approval of the variance with the following conditions:

- The applicant shall evaluate sustainable construction standards.
- The applicant shall reconsider screening landscape design for the new parking area, as well as bio-treatment of the parking lot.
- The applicant shall explore agreements with the City and other adjacent land owners concerning shared parking as part of a long-range plan.
- City staff shall give an informal update to the Waterfront Overlay Advisory Board as to how the case progressed through the public hearings and permitting process.
- The Land Use Commission is urged to seek a presentation by the applicant on how these issues were addressed.

According to LDC 25-2-721(A)(4), the Land Use Commission shall request a recommendation from the Environmental Board before approving or denying a site plan within the Waterfront Overlay combining district and shall consider the recommendation provided by the board. This variance request for a site plan case will be heard at the Environmental Board October 20th meeting, and an update will be given to the Planning Commission concerning their recommendation.

Environmental

This project is located in the Town Lake watershed, which is an urban watershed. Sixty-two trees were surveyed, of which 10 are proposed to be removed. No heritage trees are proposed to be removed with the project.

Drainage and Water Quality

The project utilized Fee in Lieu of providing on-site water quality control. This is in compliance with current water quality requirement for the urban watershed. No variances were required for water quality or drainage for this project. The project is discharging directly into Lady Bird Lake with direct conveyance, therefore requires no on-site detention pond.

STAFF RECOMMENDATION

Staff recommends approval of the variance request with the following conditions:

- The applicant shall evaluate sustainable construction standards.
- The applicant shall reconsider screening landscape design for the new parking area, as well as bio-treatment of the parking lot.
- The applicant shall explore agreements with the City and other adjacent land owners concerning shared parking as part of a long-range plan.

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	LI-CO-NP	Indoor Sports and Recreation
<i>North</i>	LI-NP	Amtrak
<i>South</i>	P-NP	Parkland, then W Cesar Chavez St
<i>East</i>	DMU-CURE	N Lamar Blvd, then Condominium Residential
<i>West</i>	P-NP	Town Lake Animal Shelter

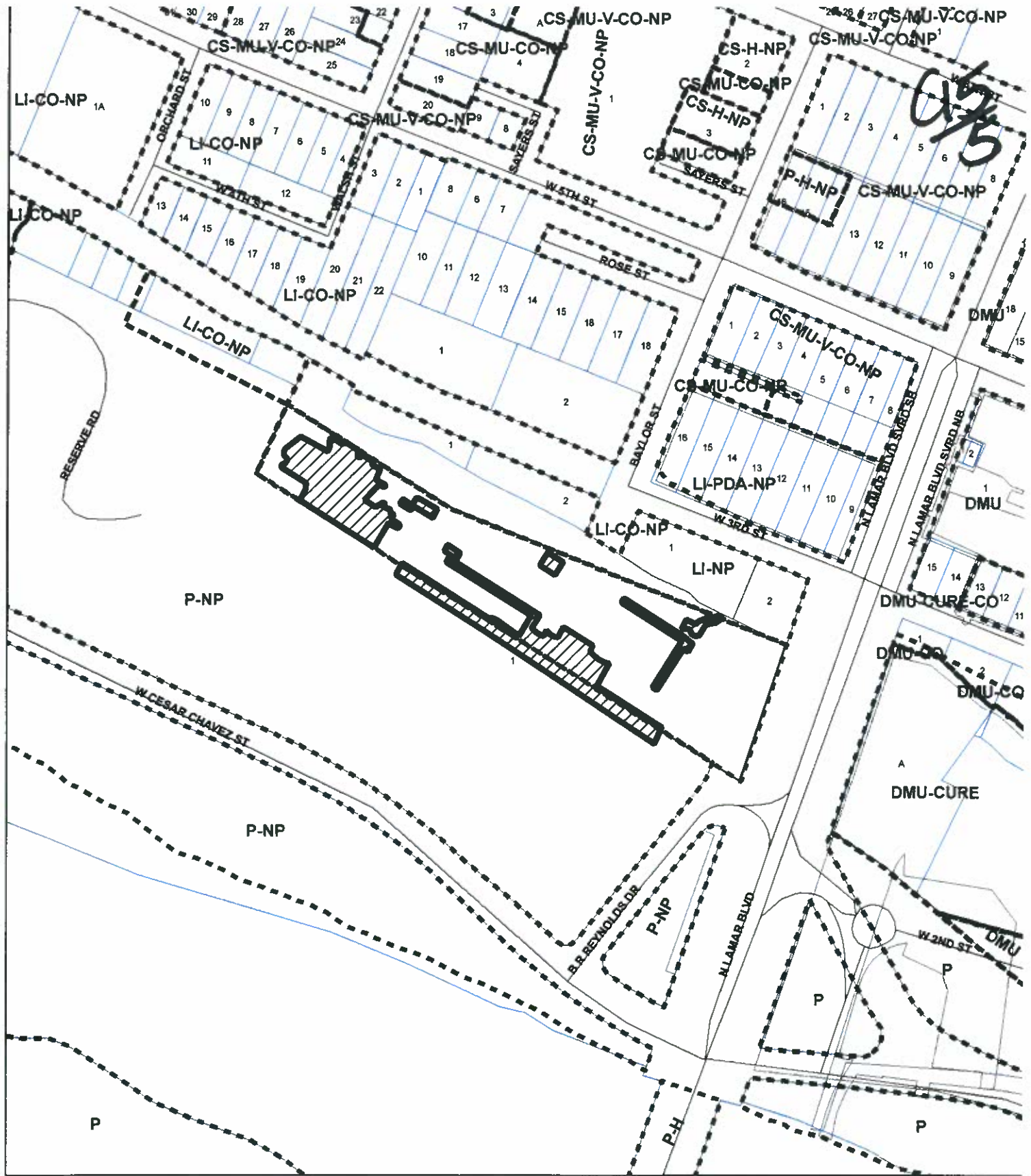
C15
4

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Lamar Blvd	200 ft	55 ft	MAD 4
BR Reynolds Dr	60 ft	33 ft	Collector

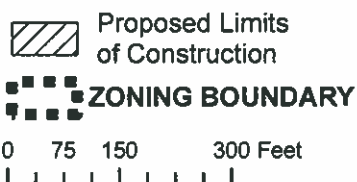
NEIGHBORHOOD ORGNIZATIONS:

- 18- Old West Austin Neighborhood Association
- 57 – Original Austin Neighborhood Association
- 384 – Save Barton Creek Association
- 402 – Downtown Austin Neighborhood Association
- 511 – Austin Neighborhoods Council
- 623 – City of Austin Downtown Commission
- 742 – Austin Independent School District
- 744 – Sentral Plus East Austin Koalition (SPEAK)
- 767 – Downtown Austin Neighborhood Coalition
- 786 – Home Builders Association of Greater Austin
- 998 – West End Austin Alliance
- 1004 – Save Town Lake.Org
- 1006 – Central West Austin Combined COA Liaison
- 1037 – Homeless Neighborhood Assn.
- 1075 – League of Bicycling Voters
- 1011 – Old West Austin Neighborhood Planning Contact Team
- 1113 – Austin Parks Foundation
- 1200 – Super Duper Neighborhood Objectors and Appealers Organization
- 1224 – Austin Monorail Project
- 1228 – Sierra Club, Austin Regional Group
- 1236 – The Real Estate Council of Austin, Inc
- 1243 – Waterfront Planning Advisory Board
- 1274 – Old West Austin Neighborhood Planning – COA Liaison

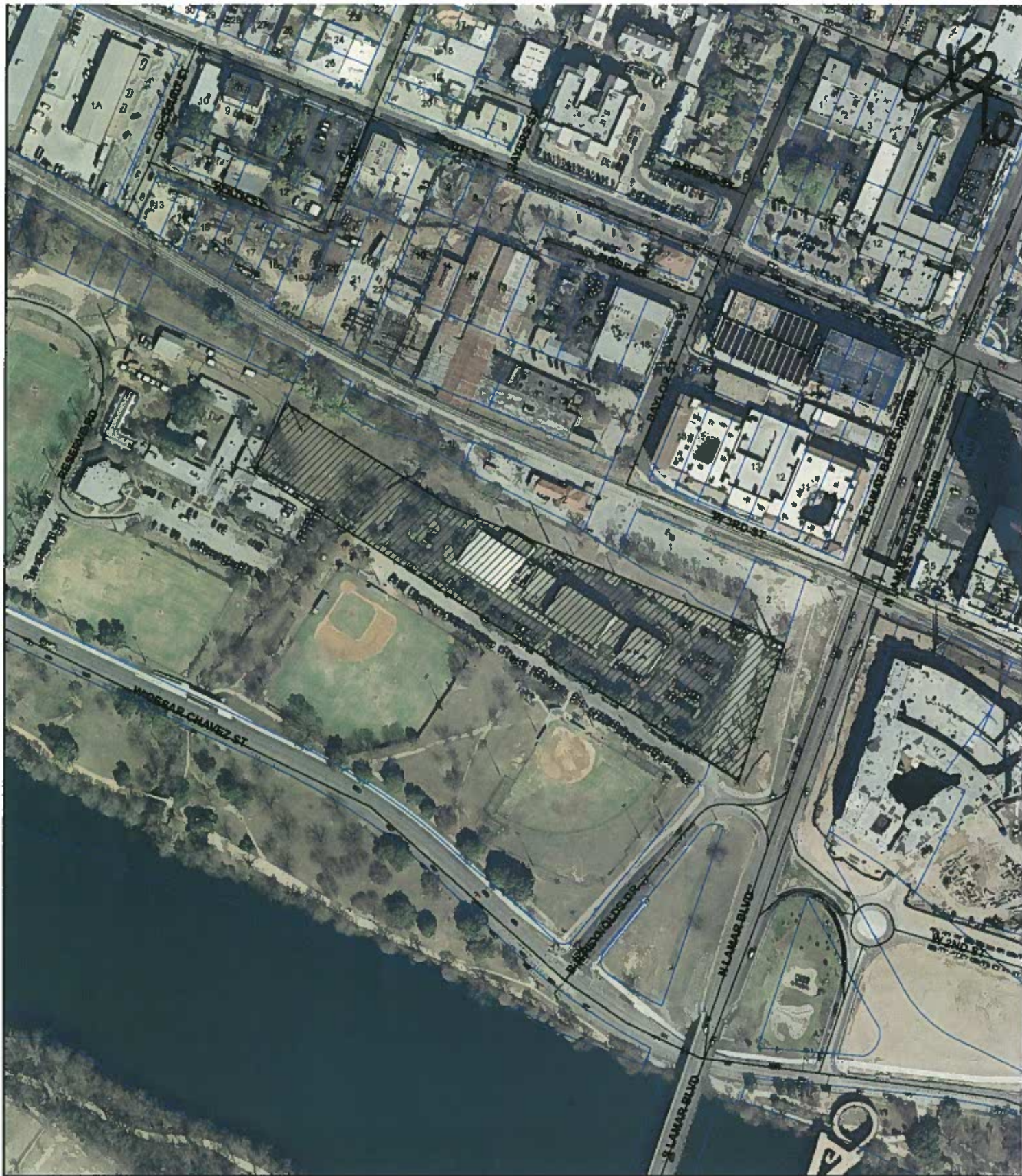


SITE PLAN

CASE#: SP-2010-0198C
 ADDRESS: 1100 E CESAR CHAVEZ ST
 MANAGER: SARAH GRAHAM

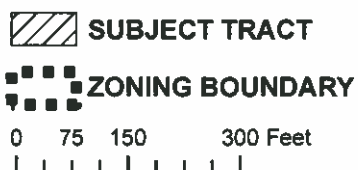


This map has been produced by site plan review for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness.



SITE PLAN

CASE#: SP-2010-0198C
ADDRESS: 1100 E CESAR CHAVEZ ST
MANAGER: SARAH GRAHAM



This map has been produced by site plan review for the sole purpose of geographic reference.
No warranty is made by the City of Austin regarding specific accuracy or completeness.

