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**PLANNING COMMISSION SITE PLAN REVIEW SHEET
CONDITIONAL USE SITE PLAN AND VARIANCE APPROVAL**

CASE NUMBER: SPC-2012-0257C

PC DATE: August 13, 2013

PROJECT NAME: Town Lake Park Auditorium Shores Trailhead

ADDRESS: 700 West Riverside Drive

AREA: 7.30 acres

APPLICANT: City of Austin Parks & Recreation Department
919 West 28-1/2 Street
Austin, Texas 78705
Phone: (512) 974-9460
Contact: Marty Stump

AGENT: Axiom Engineers, Inc.
13276 Research Blvd., Suite 208
Austin, Texas 78750
Phone: (512) 506-9335

EXISTING ZONING: P-NP

EXISTING AND PROPOSED DEVELOPMENT: The site currently serves as a trailhead to the hike & bike trail along Lady Bird Lake, and consists of parkland, a vehicle parking lot, restroom, sidewalks, a gazebo structure, and other park appurtenances. The application proposes to reconfigure the existing parking lot, provide additional parking spaces, construct a new building for restrooms and electrical/mechanical equipment, and to add drainage, sidewalk and landscaping improvements.

NEIGHBORHOOD ORGANIZATION(S):

South Central Coalition
Austin Independent School District
Beyond2ndNature
Homeless Neighborhood Association
Perry Grid 614
League of Bicycling Voters
Bouldin Creek Neighborhood Association
Bouldin Creek Neighborhood Planning Team
Austin Heritage Tree Foundation
Sierra Club, Austin Regional Group
Save Town Lake.org

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SEL Texas
 Preservation Austin
 Austin Parks Foundation
 Austin Neighborhoods Council
 Waterfront Planning Advisory Board
 The Real Estate Council of Austin, Inc.
 Super Duper Neighborhood Objectors and Appealers Organization
 West Austin Neighborhood Group
 Austin Monorail Project

AREA STUDY: Bouldin Creek

WATERSHED: Lady Bird Lake (Urban)

APPLICABLE WATERSHED ORDINANCE: Comprehensive Watershed Ordinance

T.I.A.: Not Required

SUMMARY COMMENTS FOR THE SITE PLAN:

Conditional Use Permit – The subject site is zoned “P-NP”, and is larger than one acre. As per LDC Section 25-2-625(D)(2):

(2) for a site of one acre or more, the site development regulations are established by the approval of a conditional use site plan.

LDC Section 25-5-142 states that Land Use Commission approval of a site plan is required for a conditional use.

Variance - The improvements proposed for this development are within the primary setback of the Auditorium Shores Subdistrict of the Waterfront Overlay, which extends 1,200 feet landward from the south shoreline of Lady Bird Lake. Therefore, as noted during staff review of the site plan submittal, the following section of LDC Section[(25-2-721(B)(1)&(2))] applies to this development:

(B) In a primary setback area:

- (1) except as otherwise provided in this subsection, parking areas and structures are prohibited; and*
- (2) park facilities, including picnic tables, observation decks, trails, gazebos, and pavilions, are permitted if:

 - (a) the park facilities are located on public park land; and*
 - (b) the impervious cover does not exceed 15 percent.**

The Waterfront Planning Advisory Board recommended approval of a variance to allow the construction of the proposed parking areas and structure within the primary setback at their meeting on January 14, 2013. The vote was 4-0 to recommend, with two members recused, and another member absent.

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North: unzoned/(Lady Bird Lake)
East: unzoned/(South 1st Street)
South: unzoned/(Riverside Drive)
West: P-NP (parkland)

Transportation: A traffic impact analysis was not required for this development. Access to the trailhead parking area will be from the existing driveway along Riverside Drive.

Environmental: The site is not located over the Edward's Aquifer Recharge Zone, and is within the Desired Development Zone. The site is also within the Lady Bird Lake watershed, which is classified as urban.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the conditional use site plan and the variance. The site plan is completed and complies with all requirements of the Land Development Code.

CASE MANAGER: Michael Simmons-Smith Telephone: (512) 974-1225
michael.simmons-smith@austintexas.gov

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:

- A. "The Land Use Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section."
- B. A Conditional Use Site Plan Must:
1. **Comply with the requirements of this title;** Staff Response: This site plan substantially complies with all regulations and requirements of the Land Development Code, except for the requested variance.
 2. **Comply with the objectives and purposes of the zoning district;** Staff Response: The proposed building and uses are compatible with the abutting uses. It complies with setbacks required as well as height, building coverage and impervious coverage.

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3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;** Staff Response: The site plan will comply with all requirements of the zoning district.
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, noise, glare, and similar adverse effects.** Staff Response: The site plan will comply with all requirements of the Land Development Code, and reasonably protects the health, safety, and welfare of persons and property.
6. **For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a Neighborhood Plan adopted by the City Council for the area in which the use is proposed.** Staff response: The proposed project is not in the East Austin Overlay, but is within the Bouldin Creek Neighborhood Plan.

C. 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. This proposed site plan does not more adversely affect an adjoining site than would a permitted use.
 2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: The site plan is not anticipated to have any detriment of vehicular safety or convenience. The proposed development did not require a traffic impact analysis.
 3. **Adversely affects 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. All signs will comply with the Land Development Code.
 4. **For a large retail use described in Section 25-2-813(Large Retail Uses), adversely affect the future redevelopment of the site.** Staff Response: Not a retail use.
- D. A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site

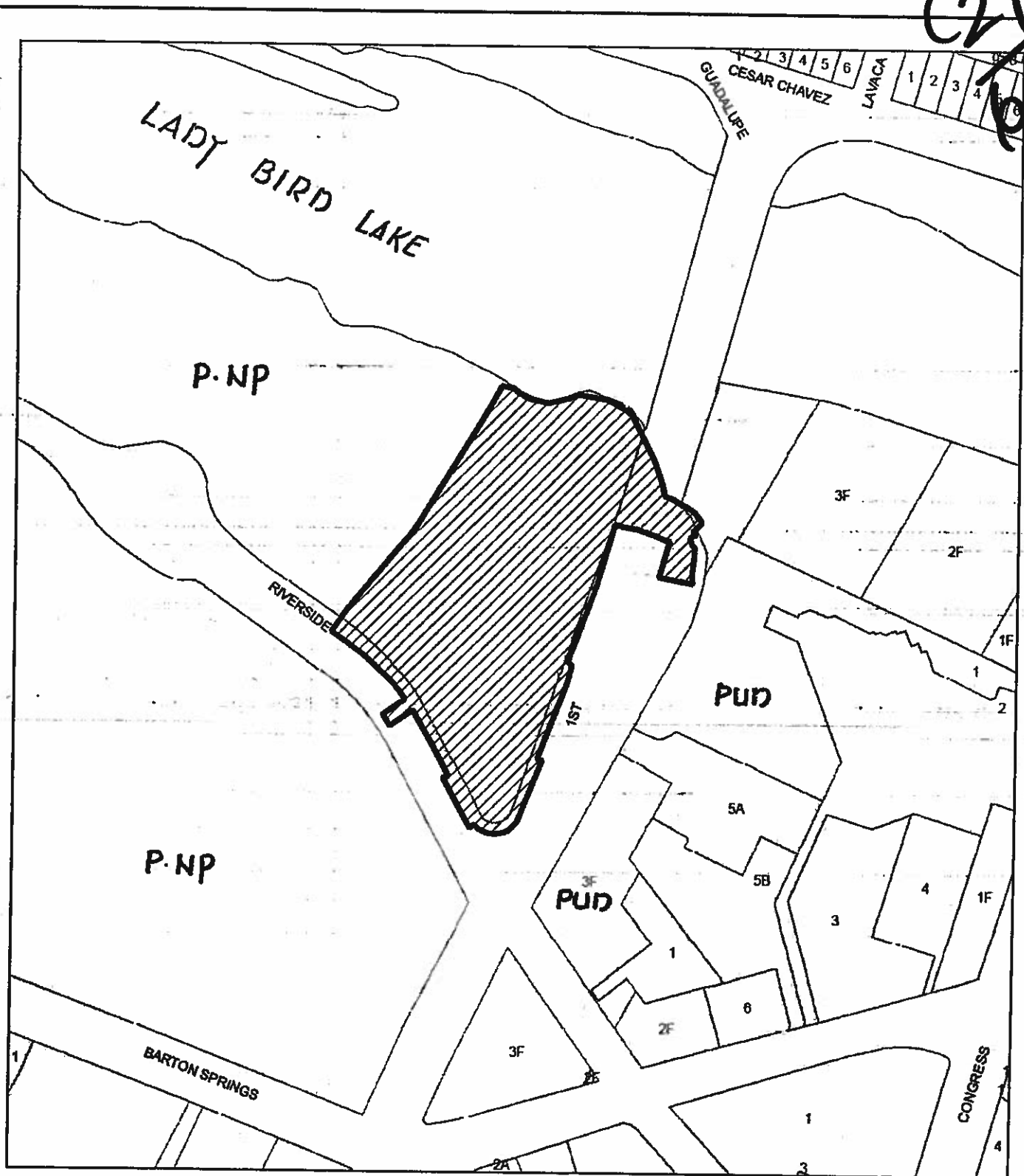
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plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.

LDC Section 25-5-146 CONDITIONS OF APPROVAL

A. To make a determination required for approval under Section 25-5-145 (Evaluation Of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

1. a special yard, open space, buffer, fence, wall, or screen;
2. landscaping or erosion;
3. a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
4. signs;
5. characteristics of operation, including hours;
6. a development schedule; or
7. other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.



 Subject Tract

☐ **Base Map**

Case#: SPC-2012-0257C
Location: 700 W RIVERSIDE DRIVE

Location: 700 W RIVERSIDE DRIVE



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link:
http://www.amlegal.com/austin_tx/.

Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City through the case manager and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

If a person satisfies the criteria to become an interested party, they must communicate an interest by either delivering a written statement to the Land Use Commission conducting the hearing or appearing and speaking for the record at the public hearing. A person may also provide a written statement to the Case Manager or by making telephone contact with the Case Manager. The communication must: 1) generally identify the issues of concern; 2) include the person's name, telephone phone number, and mailing address; and 3) if the communication is by telephone, be confirmed in writing.

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SPC-2012-0257C

Contact: Michael Simmons-Smith, 512-974-1225 or
Cindy Casillas, 512-974-3437

☒ I meet the requirements for and request to be an interested party
Note: All contact information is mandatory.

Tim Jamail 474.6025

Name (please print) Telephone number

151 S. FIRST ST., SUITE 200, AUSTIN, TX 787
Address(es) affected by this application (Street, City, ZIP Code)

SAME

Mailing address (Street, City, ZIP Code)

Signature 7/19/12 Date

Comments:

Mail comment forms to:

City of Austin

Planning and Development Review Department

Attn: Michael Simmons-Smith

P. O. Box 1088

Austin, TX 78767-1088

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7/19/12

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Cindy Casillas, 512-974-3437

☒ I meet the requirements for and request to be an interested party
Note: All contact information is mandatory.

Camille Perry 512-444-0754
Name (please print) Telephone number

2211 Ira Lane, Austin, TX 78704-4911
Address(es) affected by this application (Street, City, ZIP Code)

Same as above

Mailing address (Street, City, ZIP Code)

Camille M. Perry Sept 20, 2012
Signature Date

Comments: As of this date I have not yet seen the plans or proposal but wish to become and remain informed and reserve right to comment further. My main concern about any changes along West Riverside Drive is that they NOT impede the flow of traffic along the street. Secondary to that is adequate parking spaces for existing facilities along West Riverside.

Mail comment forms to:

City of Austin

Planning and Development Review Department

Attn: Michael Simmons-Smith

P. O. Box 1088

Austin, TX 78767-1088

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PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SPC-2012-0257C

Contact: Michael Simmons-Smith, 512-974-1225

Cindy Casillas, 512-974-3437

Public Hearing: Planning Commission, Jul 23, 2013

TIM JAMAIL

Your Name (please print)

151 S. FIRST ST., SUITE 200, AUSTIN, TX 78704

Your address(es) affected by this application

[Signature] 7/17/13
Date

Signature

Daytime Telephone: (512) 474.9493

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review - 4th floor

Michael Simmons-Smith

P. O. Box 1088

Austin, TX 78767-8810

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Project:
Location:
Address:
City:
State:
Zip:
Phone:
Fax:
E-mail:
Website:

AXION
ARCHITECTS
13175 Research Blvd Ste 200
Austin, Texas 78758
Tel: (512) 596-9335
Fax: (512) 596-9336
www.axionarchitects.com
Team: P.A. from the 1st

Project:
Town Lake Park
AUTOTOURISM SHORES
TRAILHEAD

700 W RIVERSIDE DR
AUSTIN, TX 78704
Project Number:
252-02
Owner: *University of Texas at Austin*



Designed: MCF
Drawn: CCF
Reviewed: AOR
Date: JUNE 17, 2013
Sheet:

SITE PLAN
Sheet Title:
Sheet Number: 6 of 12
C-5

12/10/27



NOTES:
1. THE EXISTING SITE IS LOCATED WITHIN THE AUTOTOURISM SHORES TRAILHEAD.
2. THE TRAILHEAD IS LOCATED WITHIN THE AUTOTOURISM SHORES TRAILHEAD.
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LEGEND
CONCRETE PRODUCT
TYPE 1 CONCRETE
TYPE 2 CONCRETE
TYPE 3 CONCRETE
TYPE 4 CONCRETE
TYPE 5 CONCRETE
TYPE 6 CONCRETE
TYPE 7 CONCRETE
TYPE 8 CONCRETE
TYPE 9 CONCRETE
TYPE 10 CONCRETE

STANDARD DETAIL LEGEND
CONCRETE PRODUCT
TYPE 1 CONCRETE
TYPE 2 CONCRETE
TYPE 3 CONCRETE
TYPE 4 CONCRETE
TYPE 5 CONCRETE
TYPE 6 CONCRETE
TYPE 7 CONCRETE
TYPE 8 CONCRETE
TYPE 9 CONCRETE
TYPE 10 CONCRETE

CITY OF AUSTIN STANDARD SITE PLAN NOTES
1. THE CITY OF AUSTIN IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
2. THE CITY OF AUSTIN IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
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