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

CASE NUMBER: SPC-2013-0310C **PLANNING COMMISSION DATE:** 04/22/2014

PROJECT NAME: Town Lake Metropolitan Park Auditorium Shores Improvements Off-Leash Area

PROPOSED USE: Off-leash area with proposed improvements

ADDRESS OF APPLICATION: 1100 W Riverside Drive

AREA: 9 acres

APPLICANT: Robert Egan
City of Austin
505 Barton Springs Rd, Suite 900
Austin, Texas 78704
512-974-7220

AGENT: J. Segura
Urban Design Group
3660 Stoneridge Road, Suite E-101
Austin, Texas 78746
512-347-0040

CASE MANAGER: Christine Barton-Holmes, LEED AP Telephone: 974-2788
christine.barton-holmes@austintexas.gov

EXISTING ZONING: P and LI-NP

PROPOSED DEVELOPMENT: An off-leash area within Auditorium Shores, with related revegetation and other improvements.

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.

The applicant is proposing to construct an off-leash area with associated improvements. This site is zoned P (Public), and is greater than one acre in size; therefore, a Conditional Use Permit is required, according to the Land Development Code {Section 25-2-625}.

PREVIOUS PLANNING COMMISSION ACTION: NA

AREA STUDY: Bouldin Creek NPA **WATERSHED:** Lady Bird Lake
APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive watershed ordinance
CAPITOL VIEW: South Lamar at La Casa Drive
T.I.A.: Not Required

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PROJECT INFORMATION:

ZONING: P-NP
MAX. BLDG. COVERAGE: *
MAX. IMPERV. CVRG.: *
MAX HEIGHT: *
REQUIRED PARKING: NA
EXIST. USE: Park

LIMITS OF CONSTRUCTION: 3.641 acres
PROPOSED BLDG. CVRG: NA
PROPOSED IMP. CVRG: 11%
PROPOSED HEIGHT: NA
PROVIDED PARKING: NA
PROPOSED USE: Park

**P zoning development standards to be determined by approval of a conditional use site plan [25-2-625(D)(2)]*

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant proposes to delineate a 3.641-acre portion of Auditorium Shores as an off-leash dog park. While the park is currently used as a dog park, the proposed pathway reconfiguration, revegetation and related work will make the park safer for trail walkers/runners and for dogs, while providing for a more protected waterfront. More than adequate parking is provided with the existing site. The site plan will comply with all requirements of the Land Development Code prior to its release. Staff recommends approval of the conditional use permit

Environmental: The site is in the Town Lake watershed, which is within the Desired Development Zone. There are no known Critical Environmental Features are located within the limits of construction.

Transportation: Access is available from W Riverside Drive

SURROUNDING CONDITIONS: Zoning/ Land use

North: P (Lady Bird Lake, then Shoal Beach at Town Lake Metropolitan Park)

East: P-NP (Auditorium Shores at Town Lake Park)

South: P-NP (Butler Metro Park, the Long Center, and Auditorium Shores at Town Lake Park)

West: P-NP (Auditorium Shores at Town Lake Park and S Lamar Bridge)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
W Riverside Dr	105'	105'	Major arterial

NEIGHBORHOOD ORGANIZATIONS:

- Austin Heritage Tree Foundation
- Austin Independent School District
- Austin Monorail Project
- Austin Neighborhoods Council
- Bike Austin
- Bouldin Creek Neighborhood Association
- Bouldin Creek Neighborhood Planning Team
- BPOE 201 Elks Lodge
- City of Austin Downtown Commission
- Homeless Neighborhood Association
- Original Austin Neighborhood Association
- Perry Grid 614
- Preservation Austin
- Real Estate Council of Austin, Inc
- Save Town Lake.org
- SEL Texas
- Sierra Club, Austin Regional Group

South Central Coalition
Super Duper Neighborhood Objectors and Appealers Organization
West End Austin Alliance
Wildflower Church
Zilker Neighborhood Association

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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:

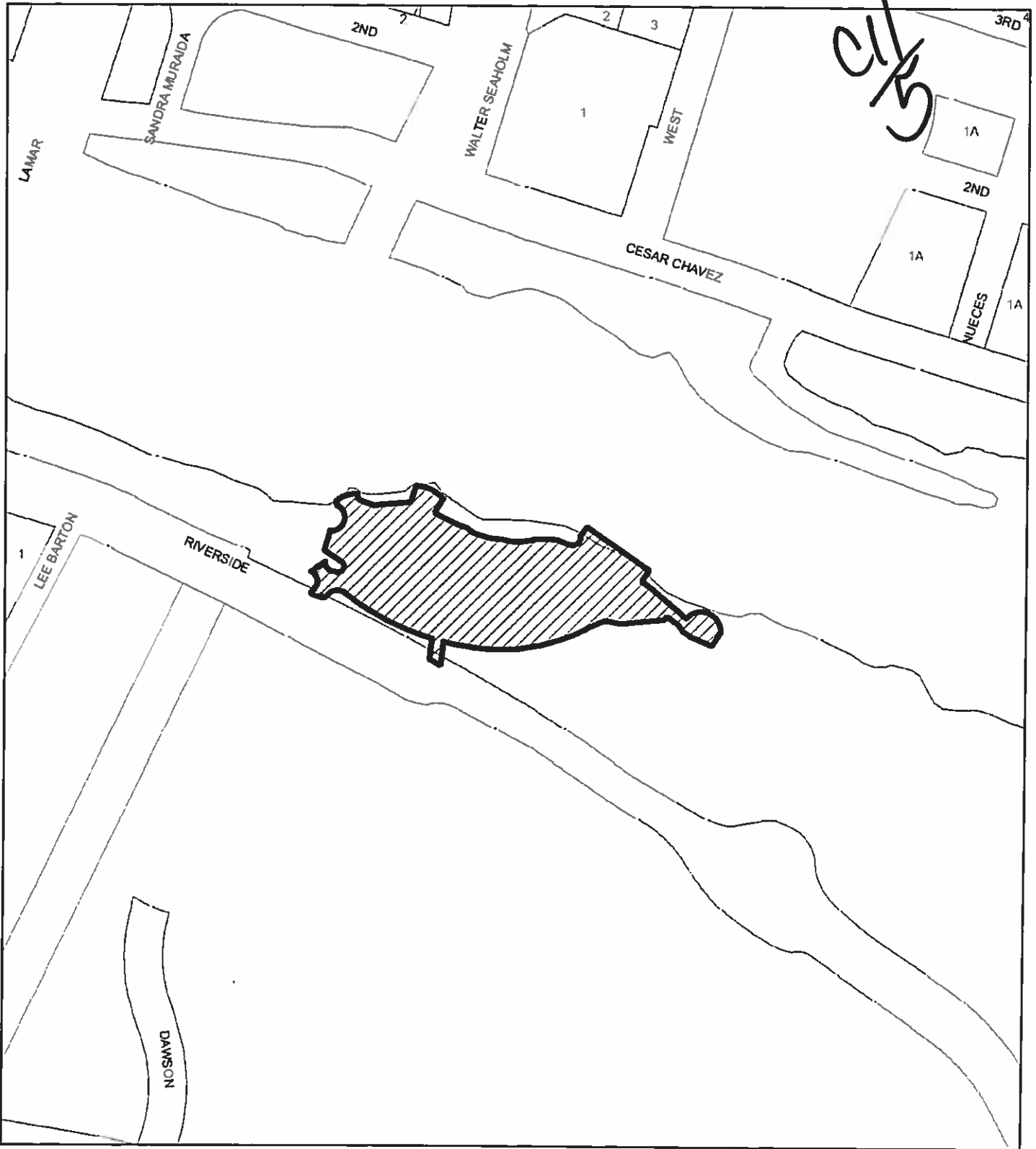
1. **Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
2. **Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning districts and overlays.
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 in all of these cases. No building construction is planned with this project.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading facilities exist at the site.
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. The proposed project will further protect from erosion.
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 district.



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: Access is limited into the site, and surrounding vehicular circulation in the area of the project is not anticipated to have any detriment to safety or convenience.
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.

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-  Subject Tract
-  Base Map

CASE#: SP-2013-0310C
 ADDRESS: 1100 W. Riverside Dr.



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.



Travis B. Gentry
 Mechanical
 License No. 10582
 State of Texas
 1100 W. Riverside Dr.
 Austin, Texas 78701
 Phone: (512) 327-7888
 Fax: (512) 327-7889
 Email: tbgentry@tbg.com
 www.tbg.com

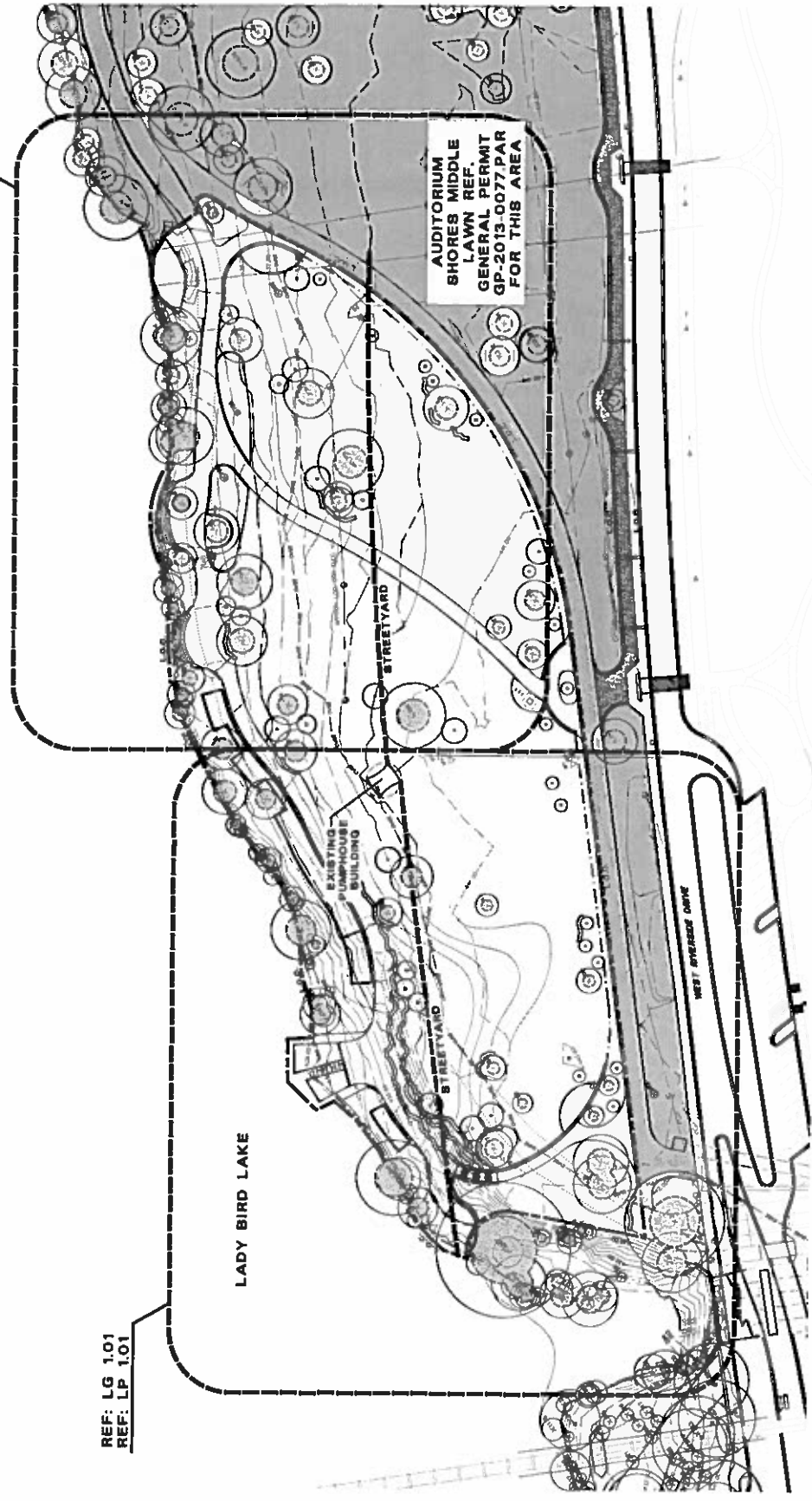
Project:
 TOWN LAKE
 METROPOLITAN
 PARK
 AUDITORIUM SHORES
 IMPROVEMENTS-
 OFF-LEASH AREA

1100 W. Riverside Dr.
 AUSTIN, TEXAS
 Project Number
 A13478

Drawn: BO, A
 Date: BA, CT
 Reviewed: BO, B
 Date: BA, CT
 Project: A13478

Overall Reference Plan
 Date Number (LC 1.00)
 7 of 20
 SP-2013-03100

REF: LG 1.02
REF: LP 1.02

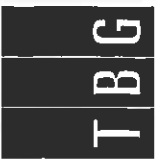


REF: LG 1.01
REF: LP 1.01

SEE YOUR VENDOR

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND SPECIFICATIONS UNLESS OTHERWISE NOTED:
 1. AUSTIN CITY CODE
 2. TEXAS LANDSCAPE ARCHITECTURE BOARD (TLC) SPECIFICATIONS
 3. ILLINOIS STATE SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE (ISSA) 10TH EDITION
 4. MICHIGAN STATE UNIVERSITY (MSU) LANDSCAPE ARCHITECTURE SPECIFICATIONS (LANSPEC) 10TH EDITION
 5. NATIONAL COUNCIL OF ARCHITECTURAL RECORDS (NCAR) 10TH EDITION
 6. NATIONAL COUNCIL OF ARCHITECTURAL RECORDS (NCAR) 11TH EDITION
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 95. NATIONAL COUNCIL OF ARCHITECTURAL RECORDS (NCAR) 100TH EDITION

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Landscape Architects - Project
 12400 N. Loop West, Suite 100, Dallas, TX 75243
 (214) 343-8971 Fax (214) 343-8972
 www.tbga.com Dallas - Fort Worth - Houston - San Antonio - Tulsa

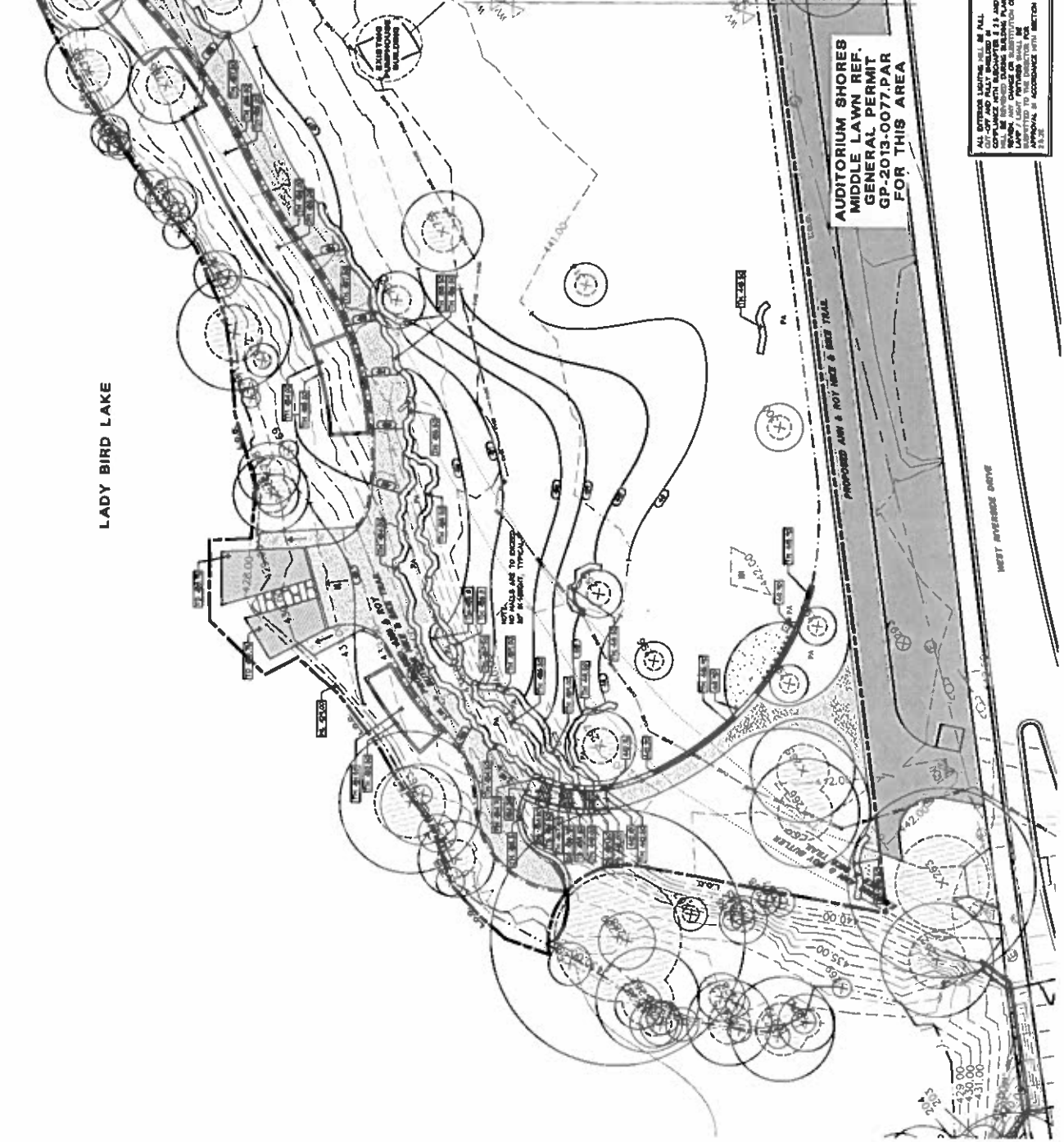
Project
TOWN LAKE METROPOLITAN PARK
 AUDITORIUM SHORES IMPROVEMENTS - OFF-LEASH AREA
 1100 W. Riverside Dr.
 AUSTIN, TEXAS
 Project Number
 A13426

Designed BY: J.
 Drawn BA: GT
 Reviewed CT: J.
 Date Issued APRIL 15, 2014
 Revision

Sheet Title
GRADING PLAN
 Sheet Number (LG 1.01)
5 of 20
 8P-2013-0310C

Abbreviation	Description
BT	BOTTOM OF STEP
BTM	BOTTOM OF WALL
BA	BASE BUILT
VA	VERTICAL CURVE
U.C.	USE OF CONSTRUCTION
PA	PLANNING AREA
SP	SPURRING
TO	TOP OF GRADE
TM	TOP OF MOUND
TR	TOP OF RAIL
TS	TOP OF STEP
TRAIL	TRAIL
TR	TRUCK
TR	TRUCK

Symbol	Description



CITY PLAN DEPARTMENT
 CITY OF AUSTIN
 4900 N. BRUNNEN DRIVE
 AUSTIN, TEXAS 78701
 TEL: 512.478.2000
 FAX: 512.478.2001
 WWW.AUSTIN.TX

11/17/14



Project: **TOWN LAKE METROPOLITAN PARK**
 Auditorium Shores Improvements - Off-Leash Area
 1100 W. Riverside Dr
 AUSTIN, TEXAS

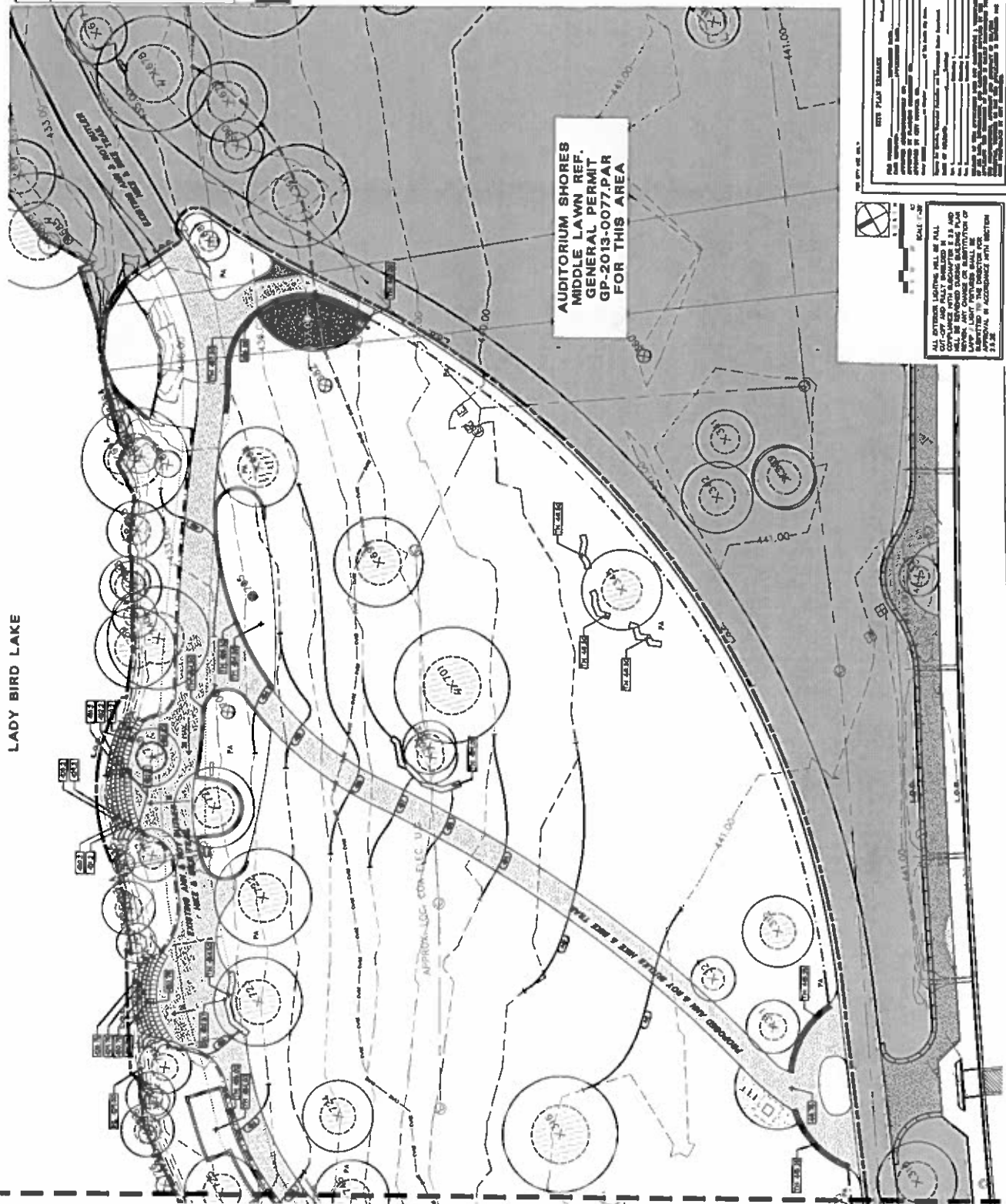
Drawn: **DA, LT**
 Checked: **DA, J**
 Date: **07/15/2014**

Sheet Number: **6** of **20**

Project Name: **GRADING PLAN**

Sheet Number: **(LG 1.02)**

8/11/14



MATCHLINE: REF. LG 1.01

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SCALE: 1" = 20'

ALL UTILITIES SHOWN ARE NOT FULLY LOCATED AND SHALL BE VERIFIED BY THE USER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. ANY CHANGES OR MODIFICATIONS TO THIS PLAN SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL IN ACCORDANCE WITH SECTION 202.02 OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS.

LADY BIRD LAKE



Landscape Architecture • Planning
 10000 N. Lamar, Suite 100, Austin, TX 78753
 Tel: 512.452.1000 Fax: 512.452.1001
 www.tbga.com

Project: TOWN LAKE METROPOLITAN PARK
 AUDITORIUM SHORES IMPROVEMENTS - OFF-LEASE AREA
 1100 W. Riverside Dr. AUSTIN, TEXAS
 Project Number: AT2005

Drawn: BO, J.
 Check: SA, ET
 Approved: BO, J.
 Date: APRIL 15, 2014
 Revision:

Sheet Number: (LP 1.01)
 8 of 20
 SP-2013-0310C

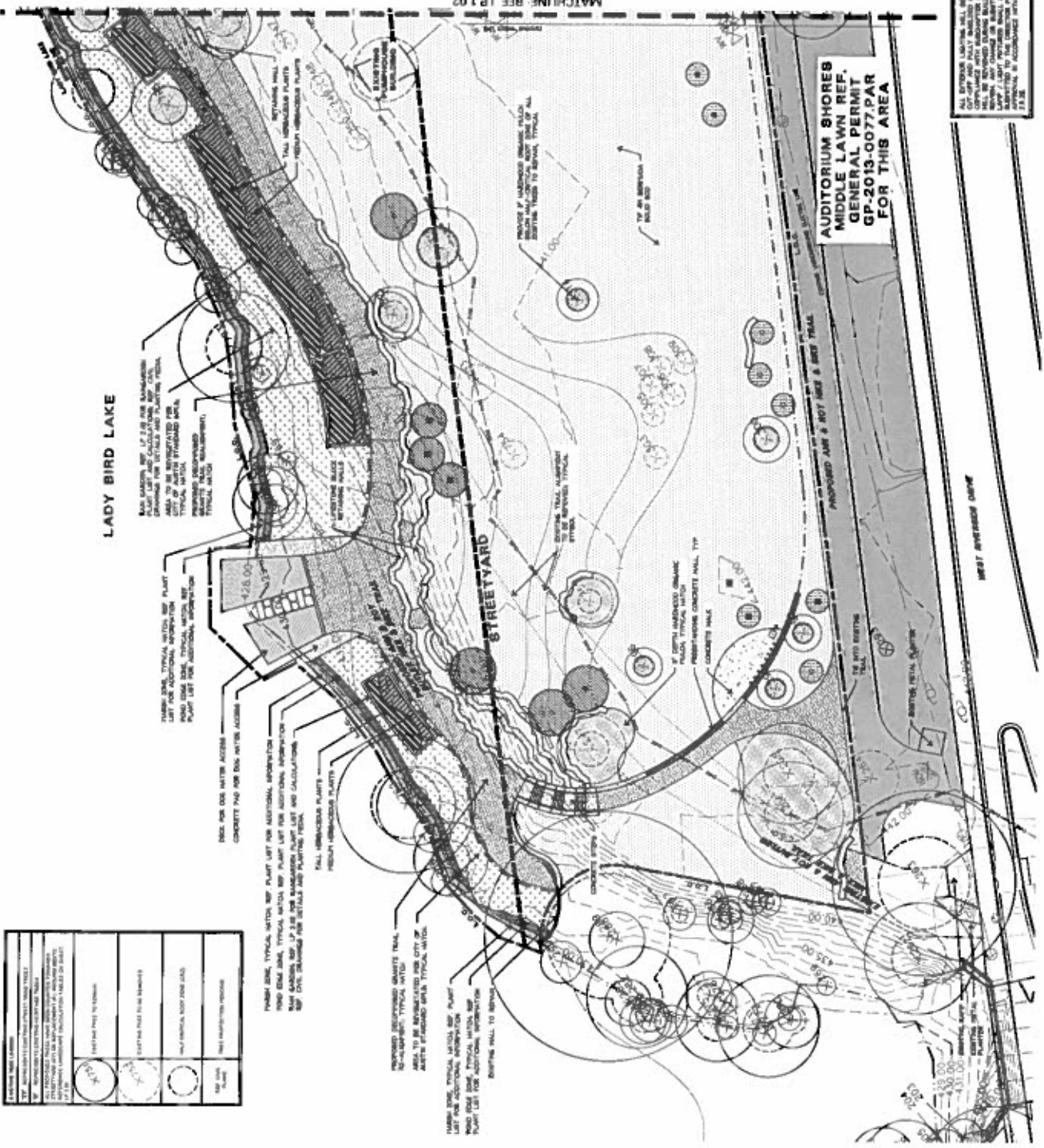
Direct Client: LANDSCAPE PLAN
 Scale: 1" = 10'

NO.	REVISION	DATE

SYMBOL	DESCRIPTION
(Circle with dot)	1" TREE
(Circle with cross)	2" TREE
(Circle with vertical lines)	3" TREE
(Circle with horizontal lines)	4" TREE
(Circle with diagonal lines)	5" TREE
(Circle with wavy lines)	6" TREE
(Circle with concentric circles)	7" TREE
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(Circle with dotted lines)	100" TREE



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9/13



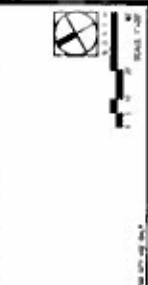
Project: TOWN LAKE METROPOLITAN PARK
 Auditorium Shores Improvements - Off-Leash Area
 1100 W. Riverside Dr.
 AUSTIN, TEXAS
 Project Number: AT1305

Designed: B.C.E.
 Drawn: M.A.T.
 Approved: B.C.E.
 Date: APRIL 13, 2014
 Revision: 00.01

Sheet Title: LANDSCAPE PLAN
 Sheet Number: (LP 1.02)
 9 of 20
 8P-2013-0310C

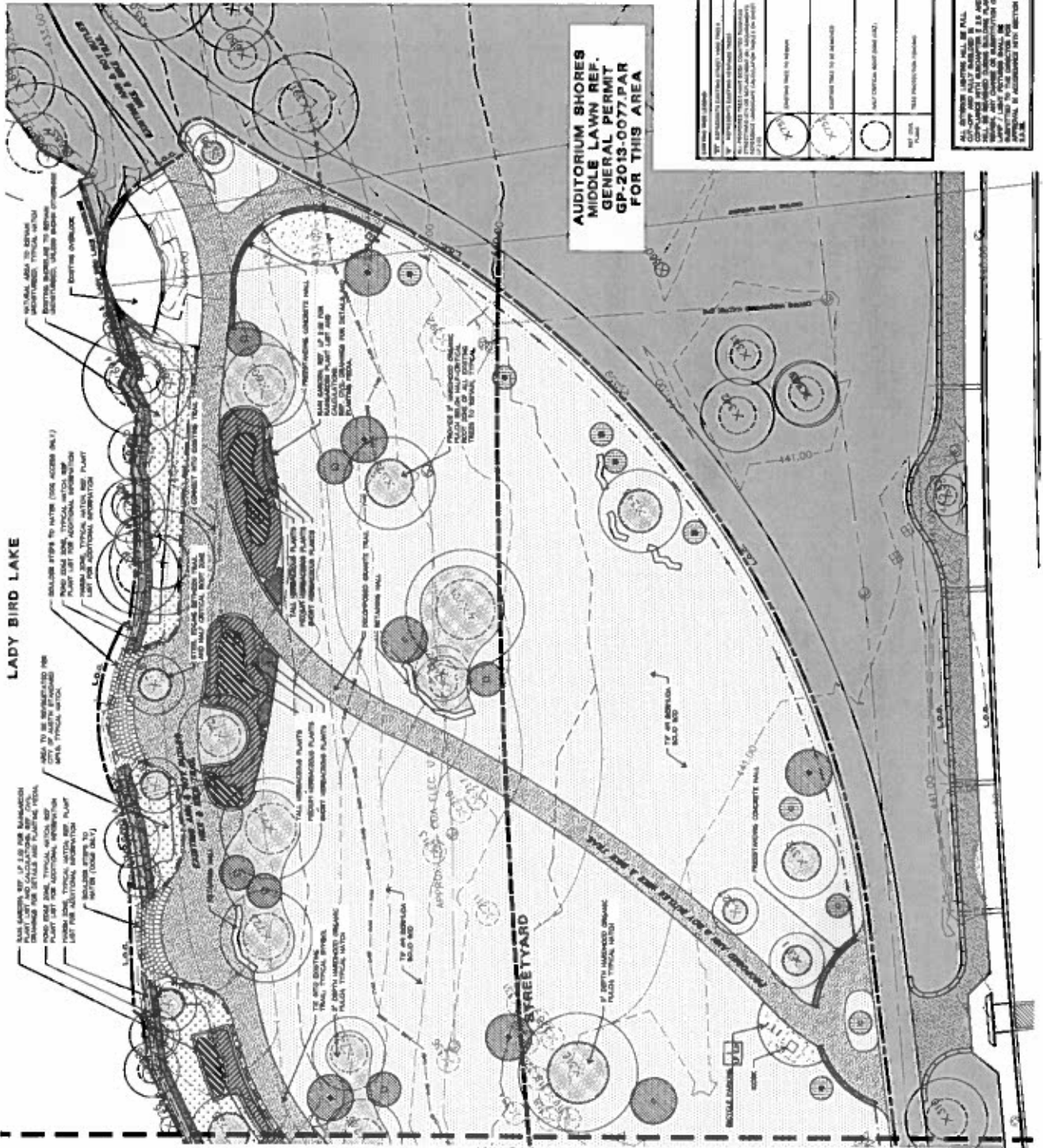
NO.	DESCRIPTION	DATE	BY	APP.
1	ISSUED FOR PERMIT	4/13/14	MA	BC
2	REVISED PER PERMIT COMMENTS	4/15/14	MA	BC
3	REVISED PER PERMIT COMMENTS	4/15/14	MA	BC
4	REVISED PER PERMIT COMMENTS	4/15/14	MA	BC
5	REVISED PER PERMIT COMMENTS	4/15/14	MA	BC
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8	REVISED PER PERMIT COMMENTS	4/15/14	MA </td <td>BC</td>	BC
9	REVISED PER PERMIT COMMENTS	4/15/14	MA	BC
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19	REVISED PER PERMIT COMMENTS	4/15/14	MA	BC
20	REVISED PER PERMIT COMMENTS	4/15/14	MA	BC

NO.	DESCRIPTION	DATE	BY	APP.
1	ISSUED FOR PERMIT	4/13/14	MA	BC
2	REVISED PER PERMIT COMMENTS	4/15/14	MA	BC
3	REVISED PER PERMIT COMMENTS	4/15/14	MA	BC
4	REVISED PER PERMIT COMMENTS	4/15/14	MA	BC
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19	REVISED PER PERMIT COMMENTS	4/15/14	MA	BC
20	REVISED PER PERMIT COMMENTS	4/15/14	MA	BC



REVISIONS

NO.	DESCRIPTION	DATE	BY	APP.
1	ISSUED FOR PERMIT	4/13/14	MA	BC
2	REVISED PER PERMIT COMMENTS	4/15/14	MA	BC
3	REVISED PER PERMIT COMMENTS	4/15/14	MA	BC
4	REVISED PER PERMIT COMMENTS	4/15/14	MA	BC
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19	REVISED PER PERMIT COMMENTS	4/15/14	MA	BC
20	REVISED PER PERMIT COMMENTS	4/15/14	MA	BC



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MATCHLINE REF: LP 1.01