

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

CASE NUMBER: SPC-2017-0322C **PC DATE:** November 13, 2018

PROJECT NAME: Waterloo Neighborhood Park

ADDRESS: 500 E 12th St.

OWNER: COA – Parks and Recreation Dept. (Terry Jungman, Jr.)
500 E 12th St.
Austin, TX 78701
(512) 974-2000

APPLICANT: Waller Creek Conservancy (Peter Mullan)
211 E 7th St., Ste 712
Austin, TX 78701
(512) 541-3520

AGENT: Big Red Dog Engineering (Thomas Lombardi Jr., P.E.)
2021 E 5th St.
Austin, TX 78702
(512) 669-5560

CASE MANAGER: Donna Galati (512) 974-2733
donna.galati@austintexas.gov

NEIGHBORHOOD PLAN: Downtown
CITY COUNCIL DISTRICT: Ora Houston- 1
AREA: 10.58 acres
EXISTING ZONING: P, Public

PROPOSED DEVELOPMENT:

The applicant is requesting a conditional use permit site plan for the renovation of Waterloo Neighborhood Park. The new improvements include a new performance stage, concessions building, public restrooms, playground areas, trails, gardens, drainage, utilities, and water quality on 10.58 acres.

Planning Commission approval is required because the site is zoned P, public, and over one acre, LDC Section 25-2-625(D)(2), which states, “for a site of one acre or more, the site development regulations are established by the approval of a conditional use site plan.”

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit because the P, public, zoning district allows civic land uses. As this use is an existing Parks and Recreation Services land use, it would fall under the category of civic land uses. There is no parking requirement, in accordance with Land Development Code (LDC) 25-6-591. The approval of the conditional use permit will establish the site development regulations for the park. The site plan will comply with all code requirements prior to site plan release.

The park is an established use and will benefit from the redevelopment and improvements to the site, to serve the surrounding neighborhood and the entire Austin community.

PROJECT INFORMATION

SITE AREA	10.58 acres		
EXISTING ZONING	P Public		
WATERSHED	Waller Creek (Urban)		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance		
TRAFFIC IMPACT ANALYSIS	Not required		
PROPOSED ACCESS	Red River and Trinity		
	Allowed/Required	Existing	Proposed
Gross floor area	N/A	0 sq. ft.	27,875 sq. ft.
Building Coverage	N/A	0 sq. ft.	6.04% 27,875 sf
Impervious Cover	N/A	0 sq. ft.	46,021 sq. ft. 9.98%
Parking		0	0

EXISTING ZONING AND LAND USES

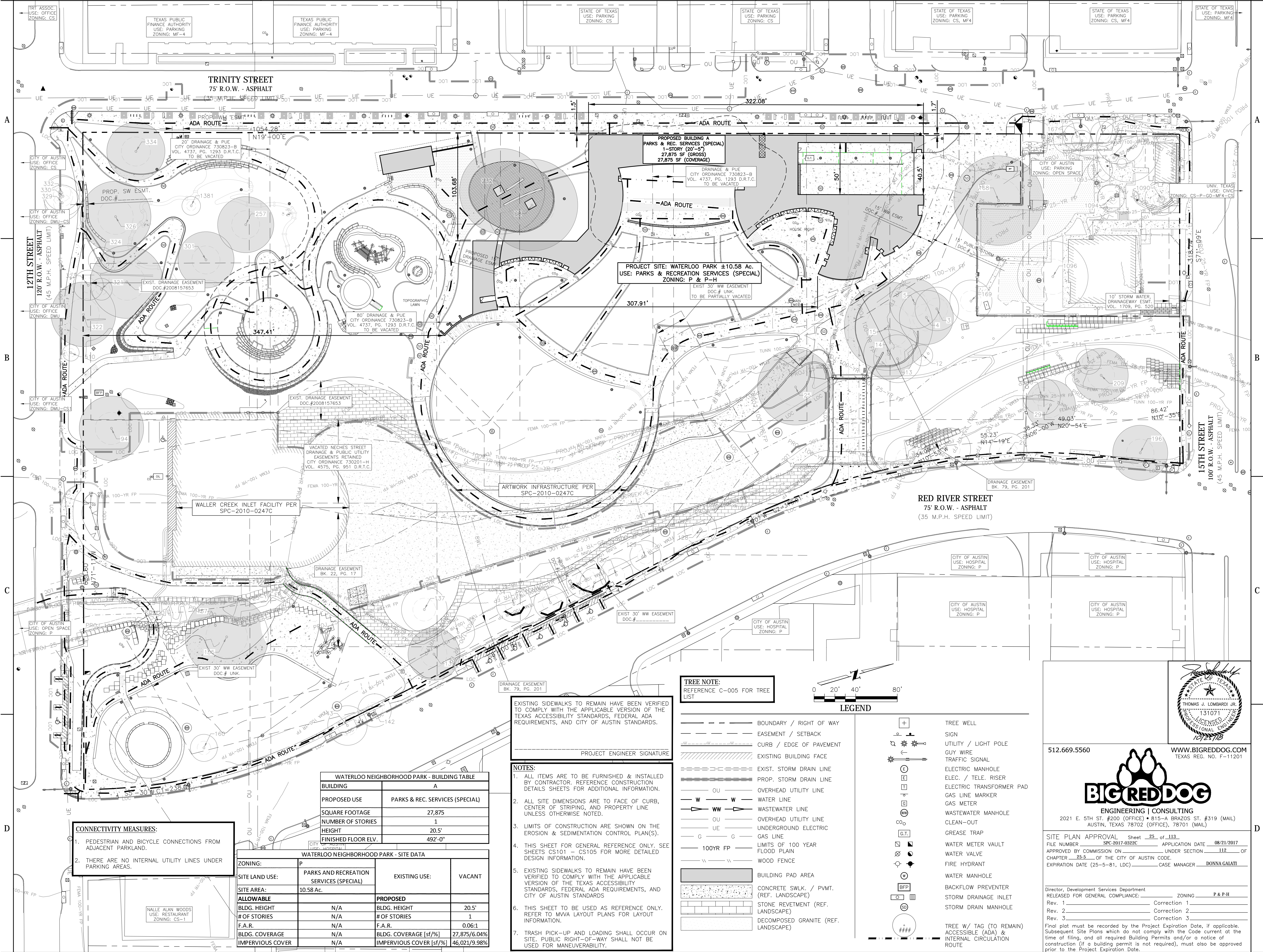
	ZONING	LAND USES
<i>Site</i>	P Public	Public park
<i>North</i>	E 15 th St., then MF-4 & GO	Dell Seton
<i>South</i>	E 12 th St., then CS, DMU, CS-1, & P	Texas Workforce Commission, parking
<i>East</i>	Red River, then P & CS	Health center & proposed hotel
<i>West</i>	Trinity, then MF-4 & CS	Texas Capital visitors garage, office

NEIGHBORHOOD ORGNIZATIONS

Austin Independent School District
 Austin Neighborhoods Council
 Bike Austin
 Central Austin Community Development Corporation
 Downtown Austin Alliance
 Downtown Austin Neighborhood Assn. (DANA)
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Lower Waller Creek
 Neighborhood Empowerment Foundation
 Preservation Austin
 SEL Texas
 Sierra Club, Austin Regional Group
 Waller Creek Conservancy

CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA

- A.** 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 Planning 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:
- B.**
- 1. Comply with the requirements of this title;**
Staff Response: This site plan complies with all regulations and requirements of the Land Development Code.
 - 2. Comply with the objectives and purposes of the zoning district;**
Staff Response: The proposed redevelopment of the park is compatible since the land use isn’t changing. It remains a conditional use plan because the zoning is P, public, and over one acre in size. P zoning permits the parks and recreation use.
 - 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 proposed development demonstrates compliance with the Capital View Corridor. This development has existing drainage easements to contain the 100 year flood plain. No parking is required. The project will comply with all requirements of the Land Development Code prior to release.
 - 4. Provide adequate and convenient off-street parking and loading facilities; and**
Staff Response: Land Development Code section 25-6-591 exempts P zoning within the geographic area bounded by Martin Luther King, Jr. Blvd, IH-35, Lady Bird Lake, and Lamar Blvd from off-street parking requirements.
 - 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 neighborhood plan, 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 located downtown, and additionally complies with the goals and objectives of Waller Creek Plan.
- C. In addition, a conditional use site plan may not:**
- 7. More adversely affect an adjoining site than would a permitted use;**
The park will have no more impact on adjoining properties and will serve the neighborhood and community.
 - 8. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or**
Staff Response: The site plan does not adversely affect the safety and convenience of vehicular and pedestrian circulation. Pedestrian circulation will be enhanced through and around the site.
 - 9. Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign.** Staff Response: All signs and lighting will comply with the Land Development Code.



WATERLOO PARK

AUSTIN, TEXAS

CLIENT

City of Austin - Parks and Recreation Department
City of Austin - Watershed Protection Department
Waller Creek Conservancy

LANDSCAPE ARCHITECT

Michael Van Valkenburgh Associates Inc.
16 Court Street, 11th Floor, Brooklyn, NY 11241

LOCAL LANDSCAPE ARCHITECT

dwg.

912b Congress Avenue, Austin, TX 78701

ARCHITECT

Thomas Phifer and Partners
180 Varick Street, New York, NY 10014

ARCHITECT

Michael Hsu Office of Architecture
4910 Burnet Road, Austin, TX 78756

BRIDGE DESIGN / STRUCTURAL ENGINEERING

Architectural Engineers Collaborative
3800 N. Lamar Blvd, Suite 330, Austin, TX 78756

CIVIL ENGINEER

Big Red Dog
2021 East Fifth Street, Suite 200, Austin, TX 78702

GEOTECHNICAL DESIGN

Terracon
5307 Industrial Oaks Blvd, Suite 160, Austin, TX 78745

MEP ENGINEER

EEA Consulting Engineers
6615 Vaught Ranch Road, Suite 200, Austin, TX 78730

LIGHTING DESIGN

Tillett Lighting Design Associates
15 Maiden Lane, #508, New York, NY 10038

IRRIGATION

James Pole Irrigation Consultants
100 N. Locust, Suite 3, Denton, TX 76201

HYDROLOGIST

Limnotech
501 Avis Drive, Ann Arbor, MI 48108

LOCAL ECOLOGIST

Lady Bird Johnson Wildflower Center
4801 La Cross Ave, Austin TX 78739

STRUCTURAL WATERPROOFING

Simpson Gumpertz & Heger
2050 W. Sam Houston Parkway S., Suite 1625 Houston, TX 77042

KEY PLAN

STATUS

CONSTRUCTION DOCUMENTS

REVISIONS

NO.	DATE	DESCRIPTION

DRAWING TITLE

OVERALL SITE PLAN

JOB NUMBER 0250.10.008 SHEET NO. 25 OF 113

DATE August 21, 2017

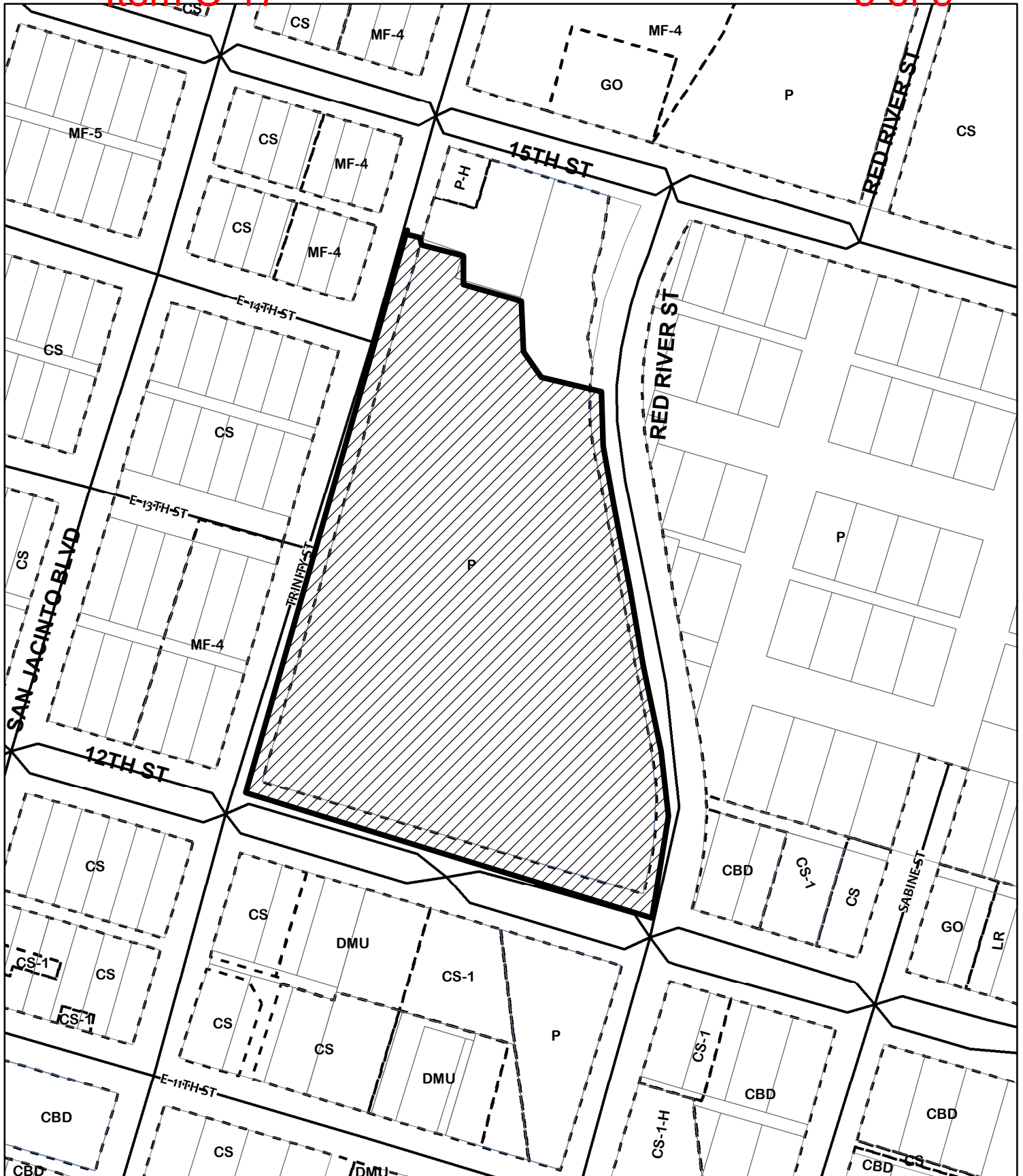
SCALE 1"=40'



DRAWN BY BIG RED DOG

CHECKED BY BIG RED DOG

CS100

SPC-2017-0322C



 **SUBJECT TRACT**
 **ZONING BOUNDARY**

0 100 200 400 Feet

CASE#: SPC-2017-0322C
 ADDRESS: 500 E 12th St.
 CASE NAME: Waterloo Neighborhood Park
 MANAGER: Donna Galati

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.



OPERATOR: D. Galati