

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

CASE NUMBER: SPC-02-0034C(R2) **PC DATE:** January 22nd, 2019

PROJECT NAME: Town Lake Park Cultural Landscape Phase Two

ADDRESS: 1006 Barton Springs Road

AREA: 48.5 acres (LOC 3 acres)

APPLICANT: City of Austin Transportation and Public Works Departments
505 Barton Springs Road, Suite 900
Austin, Texas 78704
Phone: (512) 404-4191

AGENT: Vanessa Mendez (Urban Design Group)
3660 Stoneridge Road; Suite E101
Austin, Texas 78746
Phone: (512) 347-0040

EXISTING ZONING: P-NP; CS-1-NP

PROPOSED DEVELOPMENT:

Approval of a conditional use permit to allow a revision to the existing site plan, proposing park facilities, children's garden, wet pond, restrooms, parking and landscaping.

AREA STUDY: Bouldin Creek

WATERSHED: Lady Bird Lake

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive Watershed Ordinance

CAPITOL VIEW: N/A

T.I.A.: Not Required

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the improvements shown on the site plan. The related site plan has been reviewed in accordance with all requirements of the Land Development Code once submitted.

PLANNING COMMISSION ACTION:

Related Case: N/A

CASE MANAGER: Clarissa Davis Telephone: (512) 974-1423
Clarissa.Davis@austintexas.org

PROJECT INFORMATION:**ZONING:** P-NP; CS-1-NP**MAX. BLDG. CVRG:** -; 95%**MAX. HEIGHT:** -; 60 ft.**MAX. IMP. CVRG:** -; 95%**EXIST. USE:** Civic**PROP. BLDG. CVRG:** -**PROP. HEIGHT:** -**PROP. IMPERV. CVRG.:** -**PROPOSED USE:** Civic**SUMMARY COMMENTS ON SITE PLAN:**

Land Use: The submitted site plan is for the construction of park facilities, children's garden, wet pond, restrooms, parking and landscaping. This site currently holds the Palmer Center, the Long Center for the Performing Arts, as well as various park improvements.

Environmental: The site is not located in the Edward's Aquifer Recharge Zone. The site is in the Harper's Branch watershed.

SURROUNDING CONDITIONS:**Zoning/ Land use:****North:** Lady Bird Lake**East:** PUD-NP, LI-NP, CS-1-V-NP; Restaurant, Apartments, Hotel**South:** CS-1-V-NP, P-NP, CS-V-NP; Office, Restaurant**West:** P; Park

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Barton Springs Road	100'	60'	Major Arterial
Riverside Dr.	120'	25'	Major Arterial

NEIGHBORHOOD ORGANIZATION:

Bouldin Creek Neighborhood Planning Team

Neighborhood Empowerment Foundation

Austin Independent School District

Friends of Austin Neighborhoods

Homeless Neighborhood Association

South Central Coalition

Perry Grid 614

SELTexas

Preservation Austin

Austin Neighborhoods Council

Bouldin Creek Neighborhood Association

Bike Austin

Sierra Club, Austin Regional Group

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:

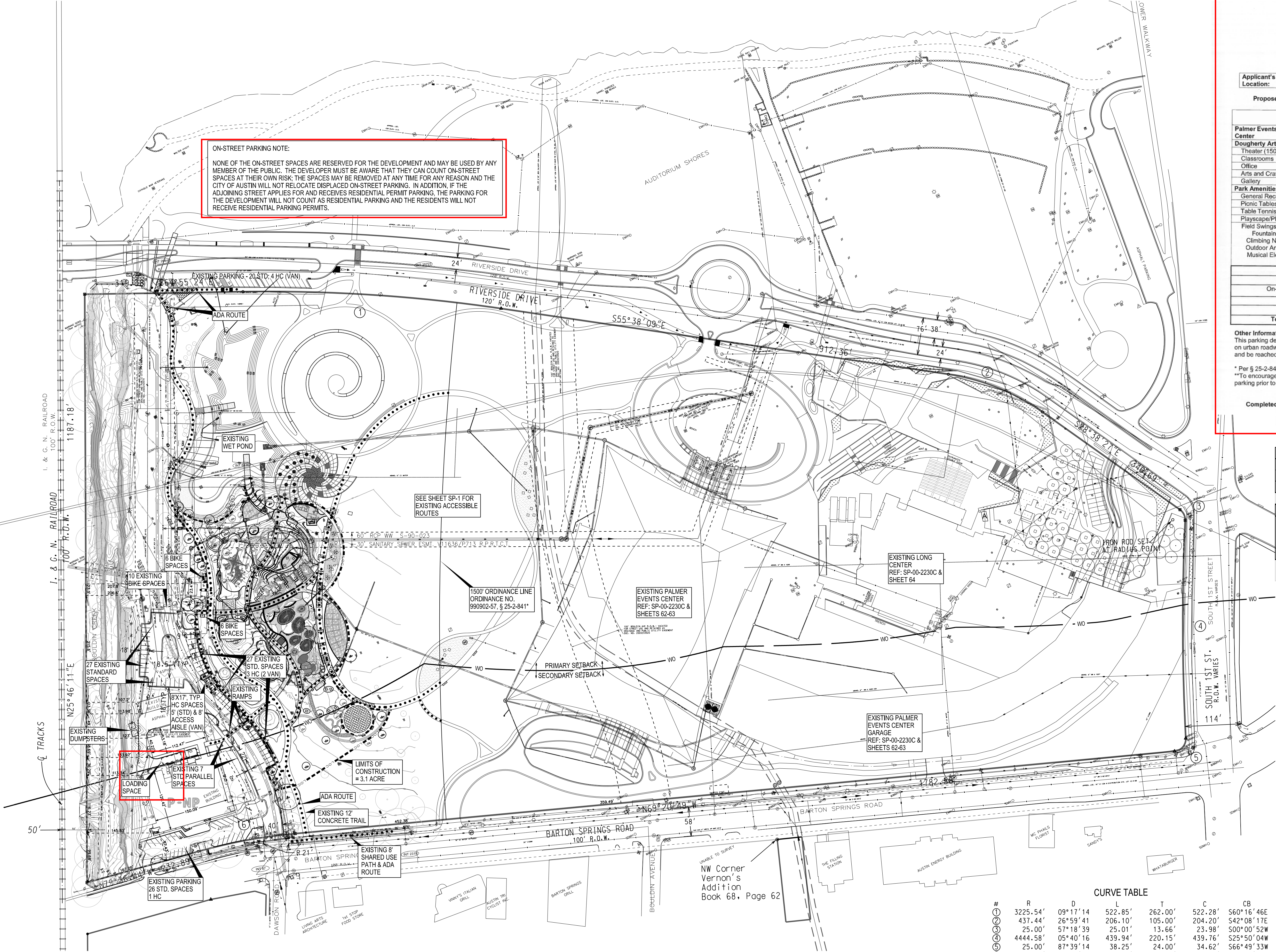
- 1. Comply with the requirements of this title;** Staff Response: This site plan complies with all regulations and requirements of the Land Development Code.
- 2. Comply with the objectives and purposes of the zoning district;** Staff Response: The proposed use is compatible with the abutting uses.
- 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 has complied with the Land Development Code.
- 4. Provide adequate and convenient off-street parking and loading facilities; and** Staff Response: These items have been reviewed and approved by the appropriate reviewer.
- 5. Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.** Staff Response: These items have been reviewed and approved by the appropriate reviewers.
- 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: This project is not within the East Austin Overlay.

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 not adversely affect any adjoining properties.
- 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.
- 3. Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: All proposed 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: The project is not applicable.

- 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 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.**

S:\Projects\Alliance Childrens Garden - 15-832\CAD\Plans\Site Plan\Sheets\30_ACG-S-SP2.dgn



ON-STREET PARKING NOTE:
NONE OF THE ON-STREET SPACES ARE RESERVED FOR THE DEVELOPMENT AND MAY BE USED BY ANY MEMBER OF THE PUBLIC. THE DEVELOPER MUST BE AWARE THAT THEY CAN COUNT ON-STREET SPACES AT THEIR OWN RISK. THE SPACES MAY BE REMOVED AT ANY TIME FOR ANY REASON AND THE CITY OF AUSTIN WILL NOT RELOCATE DISPLACED ON-STREET PARKING. IN ADDITION, IF THE ADJOINING STREET APPLIES FOR AND RECEIVES RESIDENTIAL PERMIT PARKING, THE PARKING FOR THE DEVELOPMENT WILL NOT COUNT AS RESIDENTIAL PARKING AND THE RESIDENTS WILL NOT RECEIVE RESIDENTIAL PARKING PERMITS.

Request for Special Parking Determination Schedule B			
Case Number: SPC-02-0034(R2)			
Applicant's Name: Candace Craig, P.E.		Phone #: 512-399-5365	
Location: 1006 Barton Springs Road		Date: 1/7/2019	
Proposed Uses:			
Type	Size	Office Use Only	
		Parking Ratio	Required Parking
Palmer Events Center & Long Center		N/A*	None*
Dougherty Arts Center	24,000 SF	---	110
Theater (150 seats)	150 seats	1:4 seats	38
Classrooms	8,000 SF	1:200 SF	40
Office	3,200 SF	1:275 SF	12
Arts and Craft Room	5,600 SF	1:400 SF	14
GALLERY	3,200 SF	1:500 SF	6
Park Amenities		---	28
General Recreational Lawn	5.9 acres	1: 5 acres	1
Picnic Tables	11	1:1 table	11
Table Tennis	2	1: 1 court	2
Playscape/Playground	14	1: 1 playscape/area	14
Field Swings; Rock & Slide Garden; Liz Carpenter Fountain; Bern Slides; Exploration Grove; Climbing Nets; Games Space; Climbing Walls; Outdoor Amphitheatre; Hill Country Playscape; Musical Elements; Sand Play; Poetry Garden; Swings at the Pond			
Total Vehicular Parking (before reductions)			138
Urban Core Parking Reduction - 20% (LDC 25-6-478(A))			28
On-Street Parking Reduction - 19 spaces (LDC 25-6-478(E)(1))			19
Total Required Vehicular Parking (after reductions)			91
Total Required Bicycle Parking			21**
Total Required Loading Spaces for Dougherty Arts Center			1

Other Information:
This parking determination was based on previous similar parks and amenity centers located on urban roadways. The Town Lake Park is intended to serve the surrounding neighborhood and be reached by visitors by foot, bicycle, and transit.
* Per § 25-2-842(C)(2), regulations waived for "Community Events Use".
**To encourage bicycle mobility, twenty (21) bicycle parking spaces, 15% of the vehicle parking prior to reductions, are required.

Completed By: Natalia Rodriguez
Development Services Department
512-974-3099 1/15/2019

Auto Parking Provided*:		
Standard	HC	Total
87	4 (min), 1 van (min)	91

Bicycle Parking Provided*:		
Required Bicycle Parking Ratio	Required Bicycle Parking	Provided Bicycle Parking
15%	21	22

*Refer to SP-00-2230C for motor vehicle parking, bicycle parking, and loading at the Palmer Events Center and Long Center.

- LEGEND
- SITE PLAN BOUNDARY
 - ACCESSIBLE ROUTE
 - FIRE LANE
 - LIMIT OF CONSTRUCTION
 - SIDEWALK
 - ACCESSIBLE PARKING
 - PARKING WHEEL STOP
 - CURB RAMP
 - LIGHT POLE
 - FINISH FLOOR ELEVATION
 - TREE
 - WATERFRONT OVERLAY SETBACK LINE

- NOTES:
- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
 - ADDITIONAL MEASURES TO IMPROVE CONNECTIVITY (TWO MEASURES REQUIRED):
 - PROVIDE ADDITIONAL PEDESTRIAN CONNECTIONS FROM ON-SITE BUILDINGS TO ADJACENT STREET.
 - AT LEAST 10% OF THE PROVIDED PARKING IS UNDERGROUND OR WITHIN A PARKING STRUCTURE.

FOR CITY USE ONLY:

NEW SHEET 28

SITE PLAN APPROVAL

FILE NUMBER: SPC-02-0034C SHEET 30 OF 64

APPROVED BY COMMISSION ON: 1-8-2009 UNDER SECTION 142 OF CHAPTER 252 OF THE CITY OF AUSTIN CODE

EXPIRATION DATE (25-5-81 LDC) CASE MANAGER: DDZ_X

PROJECT EXPIRATION DATE (OED #970905-A) N/A DWP2

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: 10-13-03 ZONING: P-NP, CS-1-NP

Rev. 1: Correction 1: Rev. 2: Correction 2: Rev. 3: Correction 3:

Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

APPENDIX 0-2 IMPERVIOUS COVER			
ALLOWABLE IMPERVIOUS COVER			
Impervious cover allowed in WOTZ=	N/A	%	= 47.26 Acres
Impervious cover allowed per Watershed Regs	100	%	= 47.26 Acres
Deductions for perimeter roadway=			0.00 Acres
Total impervious cover=			47.26 Acres
PROPOSED TOTAL IMPERVIOUS COVER			
ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY			
I.C. allowed on 15-25% slope category (10%)=	0.00	Acres	
PROPOSED TOTAL IMPERVIOUS COVER			
Impervious cover in WOTZ=	N/A*	%	= 41.66 % of NSA
Impervious cover in Uplands Zone=	19.69	Acres	= 41.66 % of NSA
Net proposed impervious cover=	19.69	Acres	

* Per 25-8-92(C), No CW02, therefore, no WOTZ

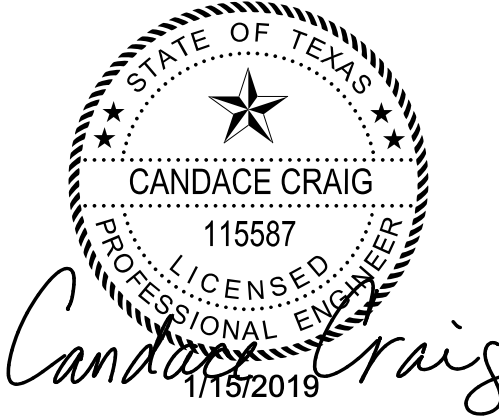
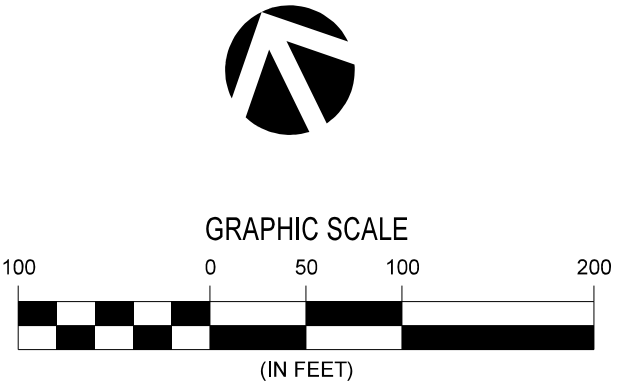
Waterfront Overlay Impervious Cover Calculations - Total Site			
Setback Category	Area (SF)	Allowed I.C. (SF [%])	Proposed I.C. (SF [%])
Primary	1,470,534	---	508,484 [35%]
Secondary	588,258	---	328,890 [56%]

Waterfront Overlay Impervious Cover Calculations - Community Events Tract			
Setback Category	Area (SF)	Allowed I.C. (SF [%])	Proposed I.C. (SF [%])
Primary	831,553	NOT APPLICABLE **	413,587 [50%]
Secondary	425,749	NOT APPLICABLE **	280,408 [66%]

Waterfront Overlay Impervious Cover Calculations - West Tract			
Setback Category	Area (SF)	Allowed I.C. (SF [%])	Proposed I.C. (SF [%])
Primary	638,981	95,847 [15%]	94,897 [15%]
Secondary	162,509	48,753 [30%]	48,482 [30%]

** PER 25-2-841 COMMUNITY EVENTS USE, CITY COUNCIL APPROVAL OF A SITE PLAN WAIVES REGULATIONS THAT ARE INCONSISTENT WITH THE SITE PLAN, IF ANY.

#	R	D	L	T	C	CB
1	3225.54'	09°17'14"	522.85'	262.00'	522.28'	S60°16'46E
2	437.44'	26°59'41"	206.10'	105.00'	204.20'	S42°08'17E
3	25.00'	57°18'39"	25.01'	13.66'	23.98'	S00°00'52W
4	4444.58'	05°40'16"	439.94'	220.15'	439.76'	S25°50'04W
5	25.00'	87°39'14"	38.25'	24.00'	34.62'	S66°49'33W
6	1056.19'	10°49'15"	199.47'	100.03'	199.18'	N74°28'46W



Landscape Architects Planners
901 South MoPac, Building II, Suite 350
Austin, Texas 78746
(512) 327-1011 Fax: (512) 327-0488

Austin Dallas Fort Lauderdale
Fort Worth Houston San Antonio Tulsa

Project:
TOWN LAKE PARK
CULTURAL LANDSCAPE
PHASE TWO

ALLIANCE CHILDREN'S
GARDEN
CIP ID. 5217.017

1006 Barton Springs Rd.
AUSTIN, TEXAS

Project Number:
A13458



Designed: JRS / CC

Drawn: JRS / CC

Reviewed: CC

Date Issued:
NOVEMBER 20, 2018

Revisions:
ADDENDA#1 12/18/2018

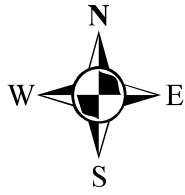
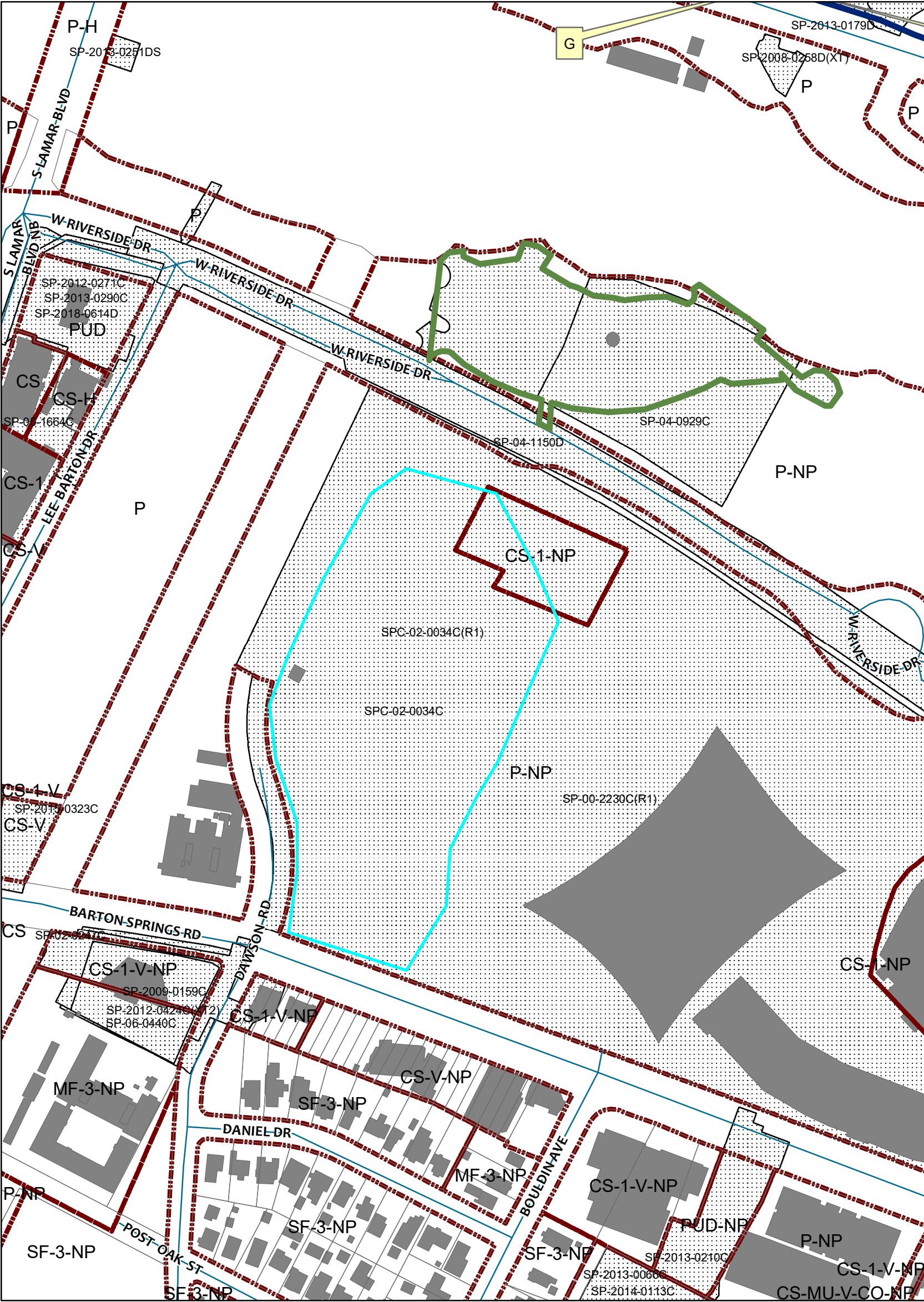
Sheet Title:

OVERALL
SITE PLAN

Sheet Number: 30 OF 65

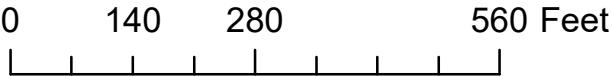
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SPC-02-0034C



Legend

- Site Plan Case
- Zoning



CASE#: SPC-02-0034C(R2)
ADDRESS: 1006 Barton Springs Road
CASE NAME: Town Lake Park Cultural Landscape Phase Two
MANAGER: Clarissa Davis

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OPERATOR: Clarissa Davis