

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

CASE NUMBER: SP-2018-0175D **PC DATE:** February 26th, 2019

PROJECT NAME: Walsh Boat Landing

ADDRESS: 1600 Scenic Drive

AREA: 4.4 acres

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

AGENT: Terry Hagood P.E. (Hagood Engineering)
900 E. Main Street
Round Rock, Texas 78664
Phone: (512) 244-1546

EXISTING ZONING: P-NP

PROPOSED DEVELOPMENT:

Approval of a conditional use permit to allow the re-development of existing bulkheads, piers, and construction of an accessible parking space and route.

AREA STUDY: West Austin Neighborhood Group

WATERSHED: Lake Austin

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**MAX. BLDG. CVRG:** n/a**MAX. HEIGHT:** n/a**MAX. IMP. CVRG:** n/a**EXIST. USE:** Civic**PROP. BLDG. CVRG:** n/a**PROP. HEIGHT:** n/a**PROP. IMPERV. CVRG.:** 21.65%**PROPOSED USE:** Civic**SUMMARY COMMENTS ON SITE PLAN:**

Land Use: The submitted site plan is for the re-development of the existing bulkheads and piers, as well as other improvements as shown on the site plan.

Environmental: The site is located in the Edward's Aquifer Recharge Zone. The site is in the Lake Austin watershed.

SURROUNDING CONDITIONS:**Zoning/ Land use:****North:** SF-3-NP; Single-family**East:** SF-3, P; Single-family, Park**South:** MF-4-NP, Boat rental**West:** Lady Bird Lake

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Scenic Avenue	58'	Varies	Collector

NEIGHBORHOOD ORGANIZATION:

Bike Austin

Sierra Club, Austin Regional Group

Save Barton Creek Assn.

Preservation Austin

Austin Neighborhoods Council

Save Our Springs Alliance

Friends of Austin Neighborhoods

Tarrytown Alliance

Central West Austin Neighborhood Plan Contact Team

TNR BCP - Travis County Natural Resources

West Austin Neighborhood Group

SELTexas

Austin Independent School District

Neighborhood Empowerment Foundation

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. The site plan is improving these items.
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.**

WALSH BOAT LANDING - 1600 SCENIC DRIVE - PARKING DATA			
USE:	RATIO:	SF/UNITS:	PARKING REQUIRED:
PUBLIC BOAT RAMP	-	-	-
TOTAL PARKING REQUIRED:			N/A

WALSH BOAT LANDING - 1600 SCENIC DRIVE - PARKING PROVIDED	
TYPE:	PARKING PROVIDED:
ACCESSIBLE SPACES (1 SPACE REQUIRED - 1 VAN SPACE)	1
REGULAR:	0
TOTAL PARKING PROVIDED:	1

WALSH BOAT LANDING - 1600 SCENIC DRIVE - BICYCLE PARKING PROVIDED	
BICYCLE PARKING PROVIDED:	PARKING PROVIDED:
	0

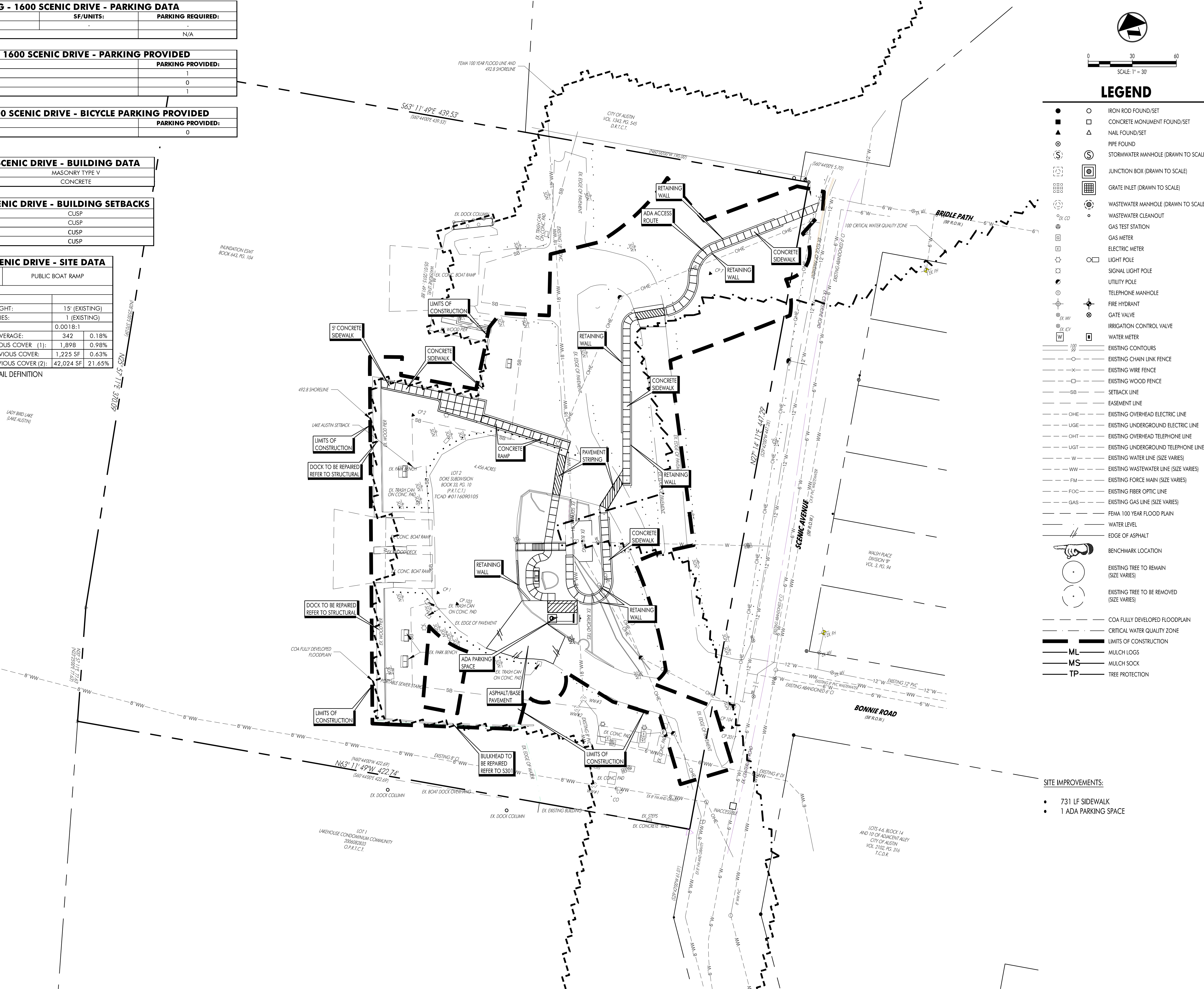
WALSH BOAT LANDING - 1600 SCENIC DRIVE - BUILDING DATA	
CONSTRUCTION TYPE:	MASONRY TYPE V
FOUNDATION TYPE:	CONCRETE

WALSH BOAT LANDING - 1600 SCENIC DRIVE - BUILDING SETBACKS	
FRONT	CUSP
STREET SIDE YARD	CUSP
INTERIOR SIDE YARD	CUSP
REAR YARD	CUSP

WALSH BOAT LANDING - 1600 SCENIC DRIVE - SITE DATA			
ZONING:	P-NP	SITE LAND USE:	PUBLIC BOAT RAMP
EXISTING USE:	RECREATION		
SITE AREA:	4.456 Ac. /194,089 SF		
ALLOWABLE		PROPOSED	
BUILDING HEIGHT	CUSP	BUILDING HEIGHT:	15' (EXISTING)
NO. OF STORIES:	CUSP	NO. OF STORIES:	1 (EXISTING)
F.A.R.	CUSP	F.A.R.	0.0018:1
BUILDING COVERAGE:	CUSP	BUILDING COVERAGE:	342 0.18%
IMPERVIOUS COVERAGE:	CUSP	NEW IMPERVIOUS COVER (1):	1,898 0.98%
EX. IMPERVIOUS COVERAGE:	37,623 SF	REDEV. IMPERVIOUS COVER (2):	1,225 SF 0.63%
		TOTAL IMPERVIOUS COVER (2):	42,024 SF 21.65%

(1) - DOES NOT INCLUDE SIDEWALK PER MULTI-USE TRAIL DEFINITION (LDC 25-8-1(12)).

(2) - EQUALS EX. IC + NEW IC - REDEV IC.



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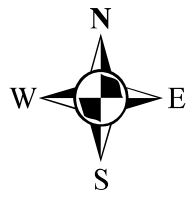
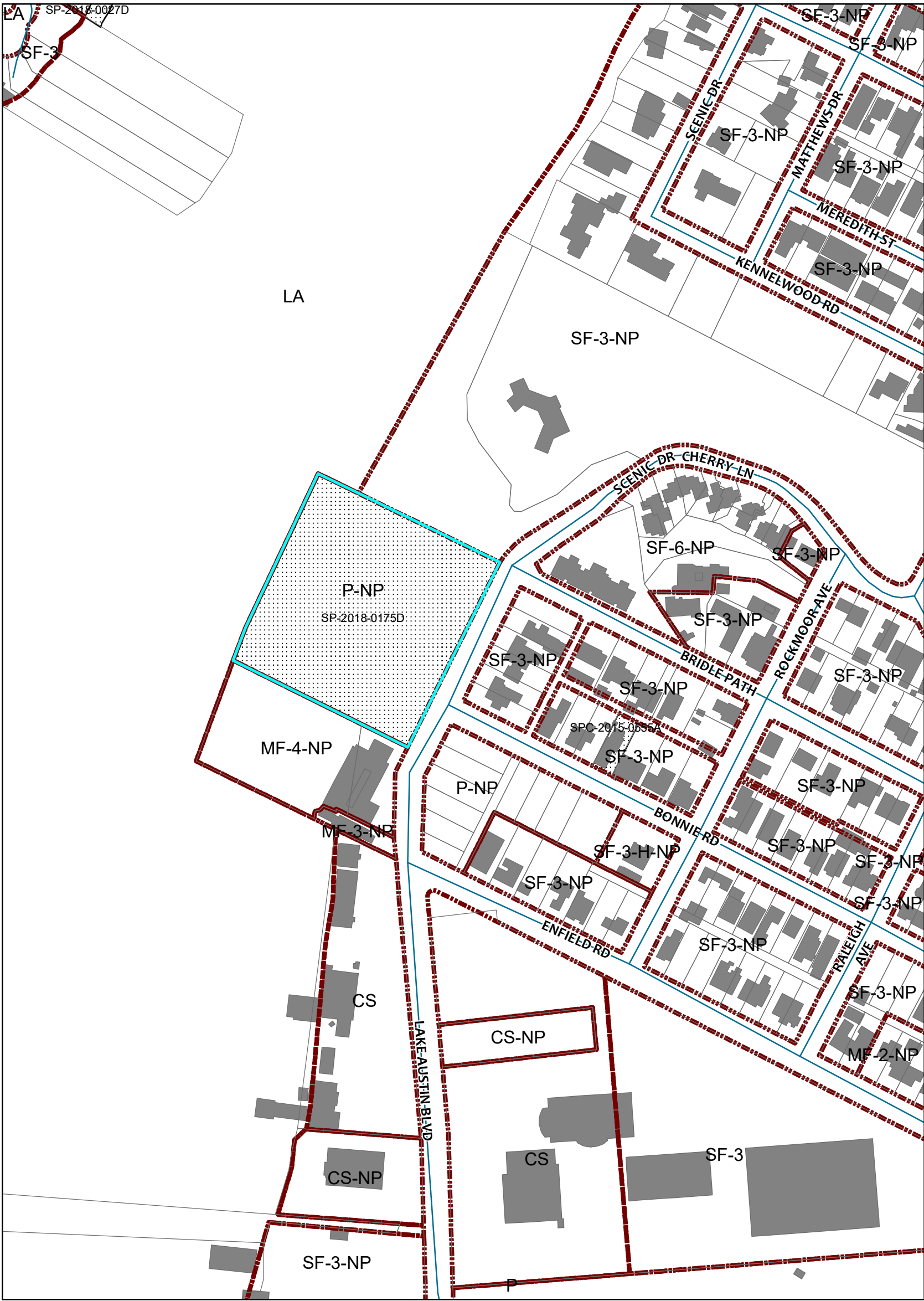
DOCK AND SHORELINE IMPROVEMENTS FOR:
WALSH BOAT LANDING
1600 SCENIC DRIVE
AUSTIN, TX 78732

REVISIONS	
NO.	DESCRIPTION

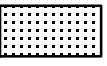
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**CONDITIONAL USE
SITE PLAN**

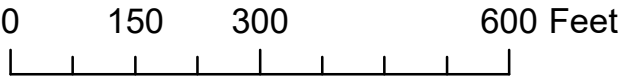
SHEET NO.
SP1
02
SITE PLAN CASE NO.
SP-2018-0175D



Legend

-  Site Plan Case
-  Zoning

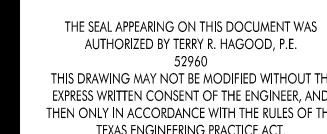
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CASE NAME: Walsh Boat Landing
MANAGER: Clarissa Davis



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OPERATOR: Clarissa Davis



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OVERALL DIMENSION CONTROL PLAN

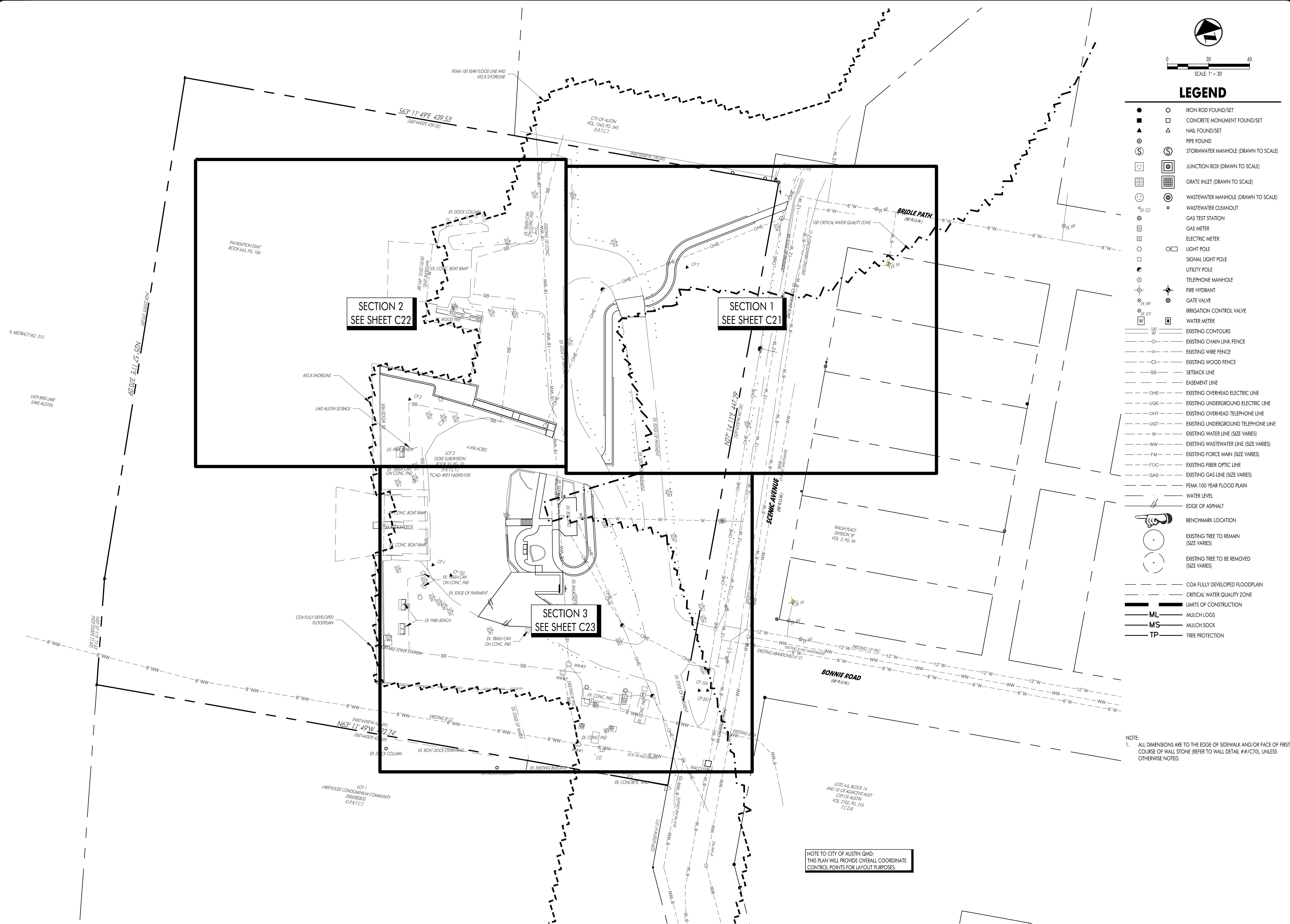
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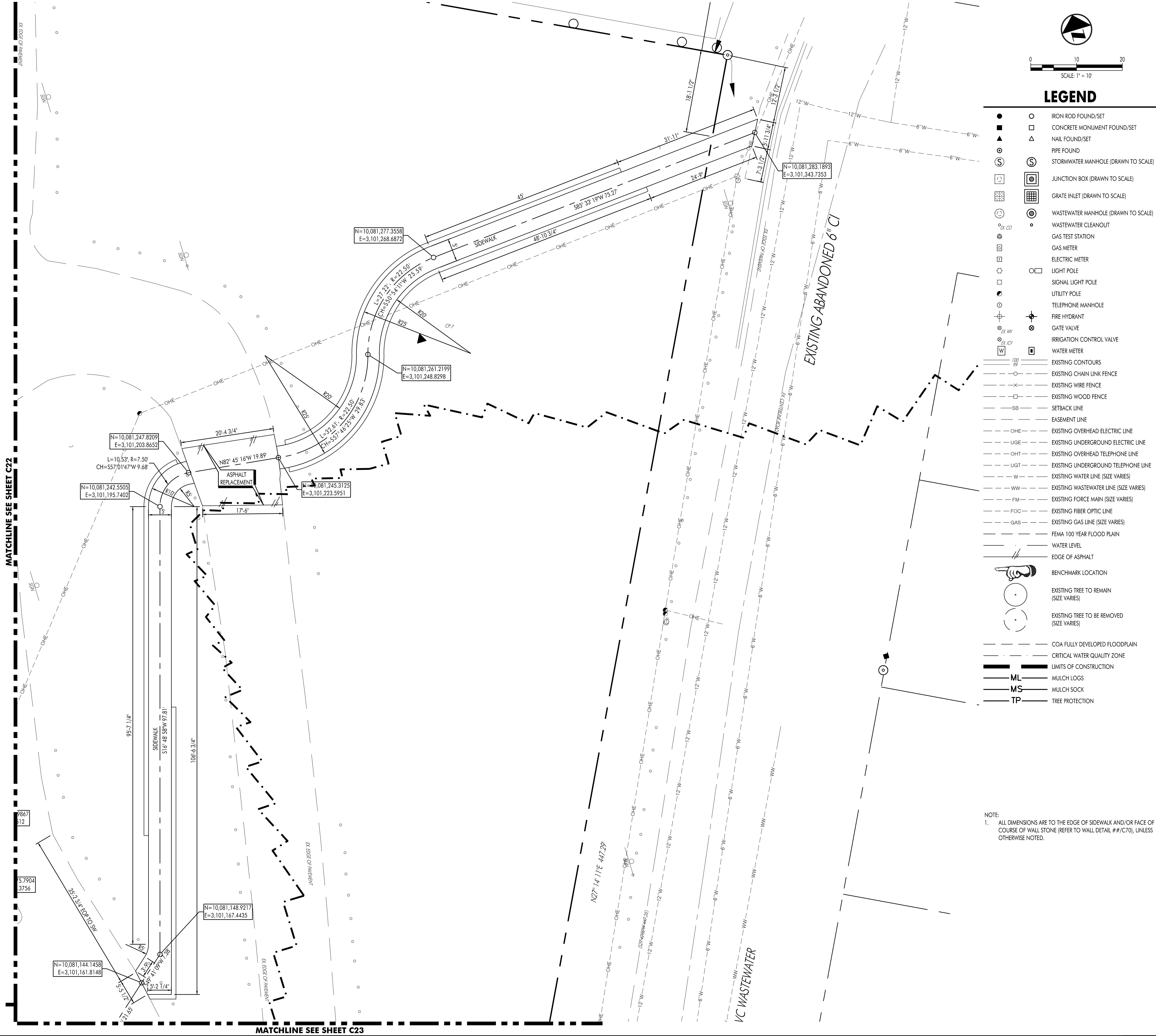
C20

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**DIMENSION
CONTROL PLAN
SECTION 1**

SHEET NO.
C21
14
SITE PLAN CASE NO.
SP-2018-0175D

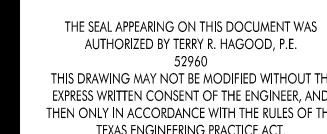
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Terry R. Hagood

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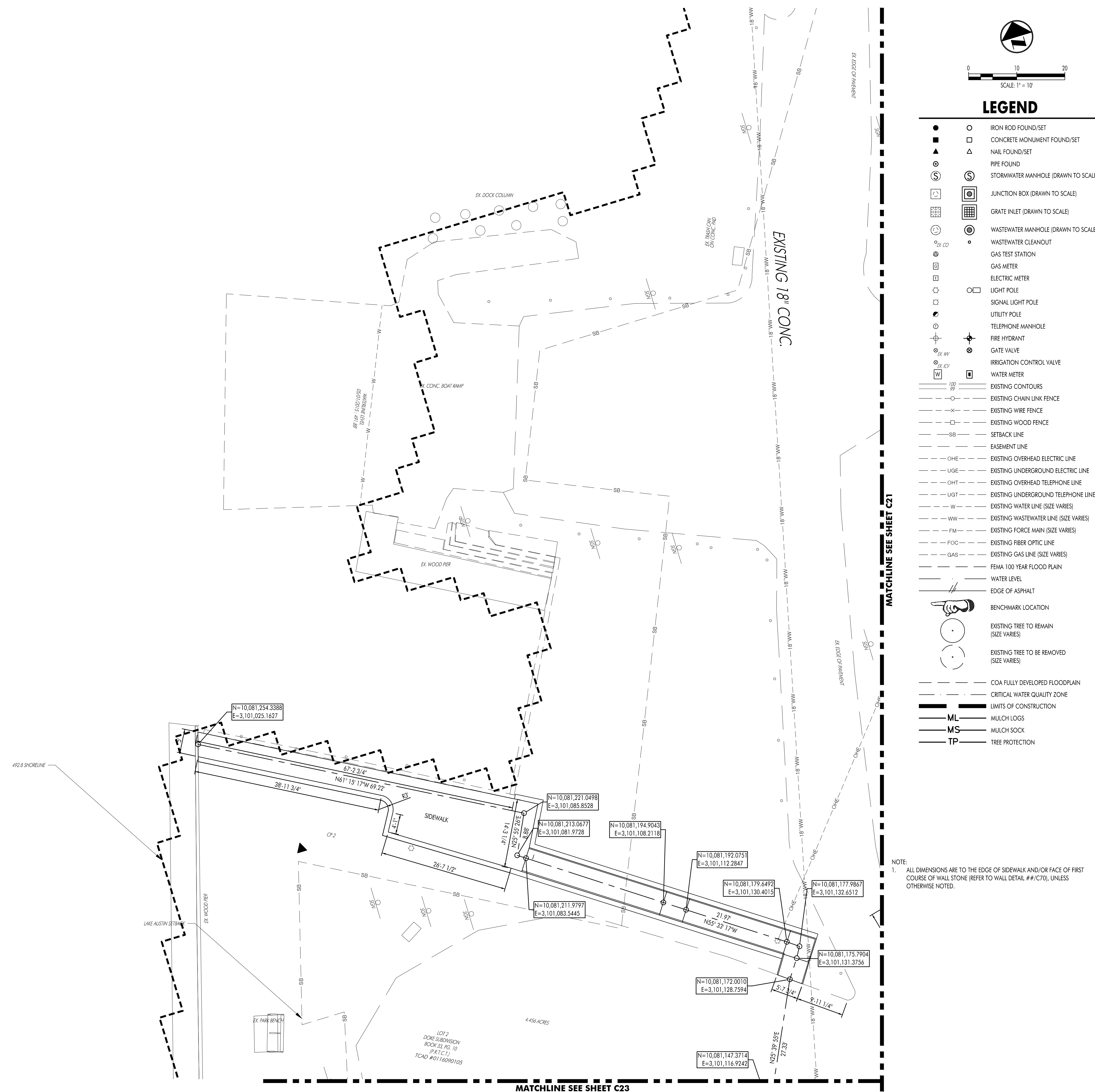
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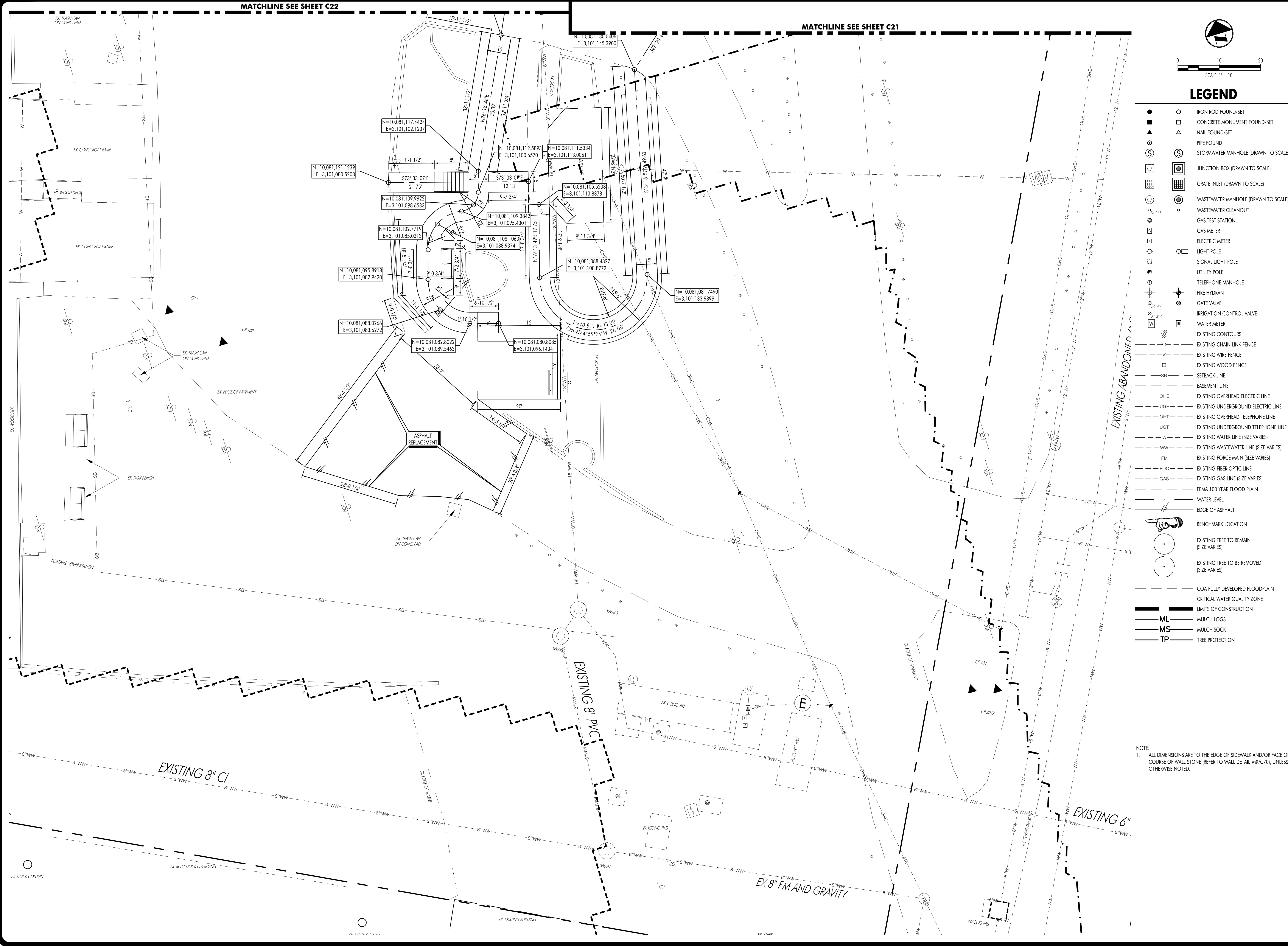
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SHEET NO.

15
SITE PLAN CASE NO.
SP-2018-0175D





LEGEND

●	IRON ROD FOUND/SET
■	CONCRETE MONUMENT FOUND/SET
▲	NAIL FOUND/SET
○	PIPE FOUND
⊙	STORMWATER MANHOLE (DRAWN TO SCALE)
⊕	JUNCTION BOX (DRAWN TO SCALE)
⊞	GRATE INLET (DRAWN TO SCALE)
⊗	WASTEWATER MANHOLE (DRAWN TO SCALE)
⊘	WASTEWATER CLEANOUT
⊙	GAS TEST STATION
⊙	GAS METER
⊙	ELECTRIC METER
⊙	LIGHT POLE
⊙	SIGNAL LIGHT POLE
⊙	UTILITY POLE
⊙	TELEPHONE MANHOLE
⊙	FIRE HYDRANT
⊙	GATE VALVE
⊙	IRRIGATION CONTROL VALVE
⊙	WATER METER
---	EXISTING CONTOURS
---	EXISTING CHAIN LINK FENCE
---	EXISTING WIRE FENCE
---	EXISTING WOOD FENCE
---	SETBACK LINE
---	EASEMENT LINE
---	EXISTING OVERHEAD ELECTRIC LINE
---	EXISTING UNDERGROUND ELECTRIC LINE
---	EXISTING OVERHEAD TELEPHONE LINE
---	EXISTING UNDERGROUND TELEPHONE LINE
---	EXISTING WATER LINE (SIZE VARIES)
---	EXISTING WASTEWATER LINE (SIZE VARIES)
---	EXISTING FORCE MAIN (SIZE VARIES)
---	EXISTING FIBER OPTIC LINE
---	EXISTING GAS LINE (SIZE VARIES)
---	FEMA 100 YEAR FLOOD PLAIN
---	WATER LEVEL
---	EDGE OF ASPHALT
---	BENCHMARK LOCATION
---	EXISTING TREE TO REMAIN (SIZE VARIES)
---	EXISTING TREE TO BE REMOVED (SIZE VARIES)
---	COA FULLY DEVELOPED FLOODPLAIN
---	CRITICAL WATER QUALITY ZONE
---	LIMITS OF CONSTRUCTION
ML	MULCH LOGS
MS	MULCH SOCK
TP	TREE PROTECTION

NOTE:

1. ALL DIMENSIONS ARE TO THE EDGE OF SIDEWALK AND/OR FACE OF FIRST COURSE OF WALL STONE (REFER TO WALL DETAIL #C70), UNLESS OTHERWISE NOTED.

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DIMENSION CONTROL PLAN SECTION 3

SHEET NO.
C23

16

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