

PLANNING COMMISSION SITE PLAN VARIANCE REVIEW SHEET

CASE NUMBER: SP-2018-0560C **ZAP DATE:** 7/9/2019

PROJECT NAME: Velocity Credit Union

ADDRESS: 705 East 12th Street

APPLICANT: Velocity Credit Union (512) 469-7000

AGENT: Stantec Consulting Services, Inc. (512) 328-0011

CASE MANAGER: Jeremy Siltala (512) 974-2945 or jeremy.siltala@austintexas.gov

WATERSHED: Waller Creek (Urban)

APPLICATION REQUEST: The applicant requests a variance to LDC 25-6-591 to allow more parking to be constructed than required in the Central Business District.

PROJECT DESCRIPTION:

The applicant proposes a 5,205 SF one-story financial services building, 4 drive-through queuing aisles, with associated parking, utility, landscape, and streetscape improvements.

STAFF RECOMMENDATION:

Staff recommends approval of the variance request. The site plan will comply with all other requirements of the Land Development Code prior to its release.

SUMMARY STAFF COMMENT:

The applicant proposes to demolish the existing structure and construct a one-story credit union with drive-throughs and surface parking. Most of the site's buildable area is restricted in height by Capital View Corridors and there is a heritage tree in the 12th Street right-of-way.

PROJECT INFORMATION:

SITE AREA	46,609 SF, 1.07 acres
ZONING	Central Business District (CBD)
PROPOSED USE	Financial Services
PROPOSED IMPERVIOUS COVER	38,526 SF, 83%
PROPOSED BUILDING COVERAGE	11.2%
PROPOSED BUILDING HEIGHT	25 feet
PROPOSED F.A.R	0.10:1
PROPOSED VEHICULAR ACCESS	East 12 th Street, Sabine Street
PROPOSED PARKING	39 automobile, 6 bicycle

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Austin Lost and Found Pets
Austin Neighborhoods Council
Bike Austin
Black Improvement Association
Central Austin Community Development Corporation
City of Austin Downtown Commission
Downtown Austin Alliance
Downtown Austin Neighborhood Association (DANA)
Friends of Austin Neighborhoods
Hill Country Conservancy
Homeless Neighborhood Association
Lower Waller Creek
Neighborhood Empowerment Foundation
Preservation Austin
SELTexas
Sierra Club, Austin Regional Group
Waller Creek Conservancy
Waller District Staff Liaison



MEMORANDUM

DATE: June 19, 2019
TO: Chair and Members of the Planning Commission
CC: Jeremy Siltala, Case Manager
FROM: Katie Wettick, Transportation Review
SUBJECT: Waiver Request for Velocity Credit Union, SP-2018-0560C

PROPOSED DEVELOPMENT:

The Velocity Credit Union site is bounded by West 12th Street to the North, Sabine Street to the West, and IH-35 Southbound Frontage Road to the East. The proposed development consists of a one-story, 5, 205 square foot financial services building, four drive through queuing aisles, 39 parking spaces, and associated utilities.

DESCRIPTION OF WAIVER:

The applicant for Velocity Credit Union is requesting a waiver from the Land Development Code (LDC) Section 25-6-591(B)(3) stating, the maximum motor vehicle parking facility allowed is 60 percent of the number of motor vehicle parking spaces required by Appendix A. Based on the proposed land use for this site, the maximum parking permitted is 11 spaces.

Section 25-6-591(C)(2) allows the Planning Commission to approve an increase equal to or greater than 110 percent of the number of spaces calculated under Appendix A if (a) the excess parking does not discourage mobility and accessibility by transit or the construction of appropriately located public parking facilities; (b) the excess parking is compatible with a historic district or structure; and (c) the access to the parking facility does not intrude on a pedestrian-oriented street frontage.

STAFF RECOMMENDATION:

Land Use Review staff recommends the requested increase in parking as the applicant has made significant efforts to improve multimodal infrastructure adjacent to the site. The applicant is proposing a landscape buffer to screen the proposed surface parking, a modified Great Streets streetscape, and incorporating the Mobility 35 design with a shared use path on IH-35. Additionally, the developer has decreased the number of driveways from what was originally proposed such that the site will only be served by one full-service drive on Sabine Street and an exit only drive on West 12th Street, improving the pedestrian and bicycle experience.

Furthermore, the applicant has provided staff the attached parking study to demonstrate the 39 spaces proposed are necessary to meet their market demand.

The Transportation Review Section recommends the waiver be granted



To: Katie Wettick,
City of Austin – Development
Services Department
Velocity Credit Union

From: Nicola Gheno, P.E., PTOE
Stantec Consulting Services Inc.

File: 222011406

Date: June 6, 2019

Reference: Velocity Credit Union Parking and Queue Study

The purpose of this memorandum is to provide a parking and queue analysis to meet market demand to justify the requested parking and queuing for proposed Velocity Credit Union (SP-2018-0560C) located along East 12th Street in Austin, Texas.

PROJECT SITE

The proposed site is anticipated to be a 5,205 square-foot walk-in bank (ITE 911) with four (4) drive-thru teller/ATM lanes. The site is currently proposing 39 parking spaces inclusive of two (2) accessible parking spaces. The proposed bank is within the Central Business District (CBD) bound by East 12th Street to the north, IH-35 southbound frontage road to the east, and Sabine Street to the west. Primary vehicular ingress and egress is located on Sabine Street; egress only from the drive-thru is located on East 12th Street.

PARKING REQUIREMENTS

This section details the parking requirements for the City of Austin and industry standard rates. Per the City of Austin Unified Development Code Appendix A – Off-Street Parking and Loading Requirement, 19 parking spots are required for a 5,205 square-foot building. In addition, per Land Development Code 25-6-591, within the CBD, the maximum parking allowed is 60 percent of the Appendix A – Off-Street Parking and Loading Requirement, which is 12 for this site. Several industry standards were also provided as a comparison, City of Austin requires the least amount of parking with a rate of 1 vehicle per 275 square feet or 3.64 vehicles per 1,000 square feet (TSF) as seen in **Table 1** below.

Table 1 – Required Off-Street Parking per City Code and Industry Standard

12th Street Parking Summary	Rate per 1 TSF	Parking Requirement
ITE Parking 4th Edition	4	21
ULI Shared Parking 2nd Edition	4.6	24
COA UDC Appendix A	3.64	19

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Katie Wettick, City of Austin – Development Services Department

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Reference: Velocity Credit Union Parking and Queue Study

PARKING OCCUPANCY STUDY

A parking occupancy study was conducted at Velocity Credit Union located at 610 East 11th Street which was identified as a comparable study for the proposed site based on the relative square footage and location. The occupancy study was conducted on Friday, May 3, 2019 between 10:30 am through 2:30 pm and 3:00 pm through 5:00 pm in 15 minute intervals. The total parking capacity of the Velocity Credit Union at 12th Street branch is 93 spaces. The results of the occupied parking counts are summarized in **Table 2**.

Table 2 – Parking Utilization for 12th Street Branch (May 3, 2019)

Parking Area	Top Level Garage	Lower Level Garage	Total Main Building
Time	Occupied Spaces	Occupied Spaces	Occupied Spaces
10:30 AM	8	36	44
10:45 AM	3	36	39
11:00 AM	7	35	42
11:15 AM	6	34	40
11:30 AM	10	32	42
11:45 AM	13	30	43
12:00 PM	10	33	43
12:15 PM	9	32	41
12:30 PM	7	34	41
12:45 PM	6	36	42
1:00 PM	7	34	41
1:15 PM	7	36	43
1:30 PM	13	33	46
1:45 PM	5	35	40
2:00 PM	13	36	49
2:15 PM	12	35	47
2:30 PM	13	35	48
3:00 PM	17	35	52
3:15 PM	6	35	41
3:30 PM	7	34	41
3:45 PM	10	34	44
4:00 PM	8	33	41
4:15 PM	3	29	32
4:30 PM	6	30	36
4:45 PM	8	28	36
5:00 PM	4	28	32

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Reference: Velocity Credit Union Parking and Queue Study

Based on the results of the study, the peak 15 minutes occurred at 3:00 pm with 52 utilized spots resulting in a 55.91% occupancy based on the availability of 93 total spaces. These numbers include 30 office employees that park their cars in this garage (upper and lower levels). The existing Velocity Bank is unique in that there are additional office spaces that are separate from the bank operations, and thus can be removed from the parking counts since they will not be included in the proposed facility. Additionally, 16 bank employees park their cars in the Annex parking lot adjacent to the existing bank facility. Therefore, the net parking to be subtracted from the total number of occupied spaces of the parking study is 14 vehicles. Velocity Credit Union 12th Street location is 5,424 square feet. This square footage includes walk-up ATM, queuing, tellers, customer service and waiting area, but it does not include the ancillary office spaces. A building plan for the Velocity Credit Union 12th Street branch is included in the **Exhibit 3** of this memorandum. Based on the net total 38 utilized spaces, a rate was calculated to be 7.01 spaces per 1,000 square feet of development.

$$7.01 \frac{\text{spaces}}{\text{TSF}} = 38 \text{ spaces} \div 5.424 \text{ TSF}$$

By multiplying the proposed square footage, 5,205 square-foot of proposed building to rate of 7.01 parking per TSF, a minimum of 37 parking spots will be required for the proposed development. The custom rate calculation is shown in **Table 3** below.

Table 3 – Custom Off-Street Parking Calculation

12th Street Custom Parking	Rate per 1 TSF	Minimum Parking Required
12 th Street Custom Rate	7.01	37

Based on the minimum parking required, a request is made for 39 parking spaces inclusive of two (2) accessible parking spaces for the development as shown on the current site plan.

QUEUING REQUIREMENTS

This section details the queuing requirement for financial institution with drive-thru lanes within the City of Austin. Per City of Austin Unified Development Code Appendix A – Off-Street Parking and Loading Requirement, 8 queue spaces are required per lane.

QUEUING STUDY

A queuing study for the proposed Velocity Credit Union development was performed to determine the expected storage requirements for each drive-through lane. This study is based on observed vehicles arriving at and departing from each teller/ATM lane utilizing data collected at a comparable facility. A queuing study was conducted at Velocity Credit Union 12th Street branch on Friday, May 3, 2019 between 10:30 am through 2:30 pm and 3:00 pm through 5:00 pm in 5 minute intervals. The result of the queuing data is summarized in **Table 4**.

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Reference: Velocity Credit Union Parking and Queue Study

Table 4 - Velocity 12th Street Branch Queue Lengths Observed (May 3, 2019)

Longest Observed Queue						
Time	Lane 1	Lane 2	Lane 3	Lane 4	Lane 5	Lane 6
10:30 AM	0	0	0	1	0	0
10:35 AM	0	0	0	0	1	0
10:40 AM	1	0	0	0	1	1
10:45 AM	1	0	0	1	1	1
10:50 AM	0	0	1	1	1	0
10:55 AM	0	0	1	1	1	0
11:00 AM	1	2	1	1	2	0
11:05 AM	1	1	1	1	1	0
11:10 AM	1	1	1	1	1	0
11:15 AM	0	1	1	1	1	0
11:20 AM	1	0	1	1	1	0
11:25 AM	1	1	1	0	1	0
11:30 AM	0	1	1	0	1	0
11:35 AM	1	1	1	1	1	0
11:40 AM	2	1	1	1	1	0
11:45 AM	2	1	1	1	0	0
11:50 AM	1	1	1	1	0	0
11:55 AM	0	1	2	1	0	0
12:00 PM	0	1	1	1	0	0
12:05 PM	1	2	2	1	0	0
12:10 PM	2	1	1	2	0	0
12:15 PM	1	1	2	1	0	0
12:20 PM	2	1	1	1	0	0
12:25 PM	1	1	2	2	0	0
12:30 PM	0	2	1	2	0	0
12:35 PM	1	2	3	3	0	0
12:40 PM	1	2	2	2	0	0
12:45 PM	0	1	2	2	0	0
12:50 PM	1	0	2	2	1	0
12:55 PM	3	0	1	2	1	2
1:00 PM	2	0	0	2	1	2
1:05 PM	0	0	0	2	2	1
1:10 PM	1	0	0	2	2	1
1:15 PM	0	0	0	2	2	2
1:20 PM	1	0	0	1	0	1
1:25 PM	2	0	0	1	1	0
1:30 PM	2	1	1	1	1	0
1:35 PM	2	1	1	2	1	1
1:40 PM	1	1	1	1	1	1
1:45 PM	0	0	0	2	2	1
1:50 PM	1	0	0	2	2	1

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Reference: Velocity Credit Union Parking and Queue Study

Longest Observed Queue						
Time	Lane 1	Lane 2	Lane 3	Lane 4	Lane 5	Lane 6
1:55 PM	1	0	0	2	2	1
2:00 PM	0	0	0	2	1	1
2:05 PM	1	0	0	1	2	1
2:10 PM	1	0	0	2	2	1
2:15 PM	2	0	0	2	1	0
2:20 PM	1	0	0	1	1	1
2:25 PM	3	0	0	2	1	1
3:00 PM	0	1	1	1	0	0
3:05 PM	2	1	2	2	0	0
3:10 PM	1	1	1	2	0	0
3:15 PM	1	1	1	1	0	0
3:20 PM	3	0	2	1	0	0
3:25 PM	3	1	2	1	0	0
3:30 PM	1	1	1	1	0	0
3:35 PM	1	0	1	1	0	0
3:40 PM	2	1	1	1	0	0
3:45 PM	1	1	2	1	0	0
3:50 PM	1	1	2	1	0	0
3:55 PM	1	2	2	2	0	0
4:00 PM	0	2	2	2	0	0
4:05 PM	0	3	2	2	0	0
4:10 PM	1	2	2	2	0	0
4:15 PM	1	2	2	1	0	0
4:20 PM	2	1	1	1	0	0
4:25 PM	1	1	1	2	0	0
4:30 PM	1	2	2	2	0	0
4:35 PM	0	2	2	2	0	0
4:40 PM	0	1	1	1	0	0
4:45 PM	0	2	2	2	0	0
4:50 PM	2	2	2	1	0	0
4:55 PM	0	1	2	2	0	0

Per evaluation of the storage demands during peak 5 minute intervals at the drive-through of the existing Velocity 12th Street branch, the longest observed queue of vehicles was identified at 12:35 pm with three (3) vehicles at Lane 3. Because the number of drive-through lanes at the proposed Velocity are two (2) lanes less than existing Velocity 12th Street branch, we expect longer queue length at proposed drive-through lanes, therefore a request is made for a queuing lane with storage for up to five (5) vehicles for the development drive-thru lanes as shown on the current site plan.

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Reference: Velocity Credit Union Parking and Queue Study

PROPOSED PARKINGS AND QUEUE SPACES

Based on the parking study, 39 parking spots are requested for the proposed development which is very close to the 37 calculated parking spots. Based on the queueing study and differences of available number of drive-through lanes between Velocity 12th Street branch and proposed Velocity Bank, queue length of five (5) spaces is the proposed queue length of the current site plan. We are requesting City of Austin to approve the 39 parking spots and queue space of up to five (5) vehicles per lane for the proposed Velocity Credit Union development.

We appreciate your review of this document and look forward to your review comments. If you should have any questions, please do not hesitate to contact us.

Regards,

STANTEC CONSULTING SERVICES INC.

Nicola Gheno, P.E., PTOE
Project Manager
Phone: 512.469.5321
Fax: 512.328.0325
Nicola.Gheno@stantec.com

Attachment: Velocity Credit Union Exhibits

1. Parking Data
2. Queue Data
3. Velocity Credit Union 12th Street Branch Building Plan





Quality Counts

DATA THAT DRIVES COMMUNITIES

Order:	149521			
Location:	Velocity Credit Union 610 E 11th St, Austin, TX 78701			
Date:	05/03/19			
Parking Area:	Top Level Garage		Lower Level Garage	
Capacity:	32		61	
Time	Occupied Spaces	Percent of Capacity	Occupied Spaces	Percent of Capacity
10:30 AM	8	25.00%	36	59.02%
10:45 AM	3	9.38%	36	59.02%
11:00 AM	7	21.88%	35	57.38%
11:15 AM	6	18.75%	34	55.74%
11:30 AM	10	31.25%	32	52.46%
11:45 AM	13	40.63%	30	49.18%
12:00 PM	10	31.25%	33	54.10%
12:15 PM	9	28.13%	32	52.46%
12:30 PM	7	21.88%	34	55.74%
12:45 PM	6	18.75%	36	59.02%
1:00 PM	7	21.88%	34	55.74%
1:15 PM	7	70.00%	36	109.09%
1:30 PM	13	40.63%	33	54.10%
1:45 PM	5	15.63%	35	57.38%
2:00 PM	13	40.63%	36	59.02%
2:15 PM	12	37.50%	35	57.38%
2:30 PM	13	40.63%	35	57.38%
3:00 PM	17	53.13%	35	57.38%
3:15 PM	6	18.75%	35	57.38%
3:30 PM	7	21.88%	34	55.74%
3:45 PM	10	31.25%	34	55.74%
4:00 PM	8	25.00%	33	54.10%
4:15 PM	3	9.38%	29	47.54%
4:30 PM	6	18.75%	30	49.18%
4:45 PM	8	25.00%	28	45.90%
5:00 PM	4	12.50%	28	45.90%



Site Code: 14952107

Location: Velocity Credit Union, 610 E 11th St, Austin, TX 78701

Date: 5/3/2019

Quality Counts

DATA THAT DRIVES COMMUNITIES

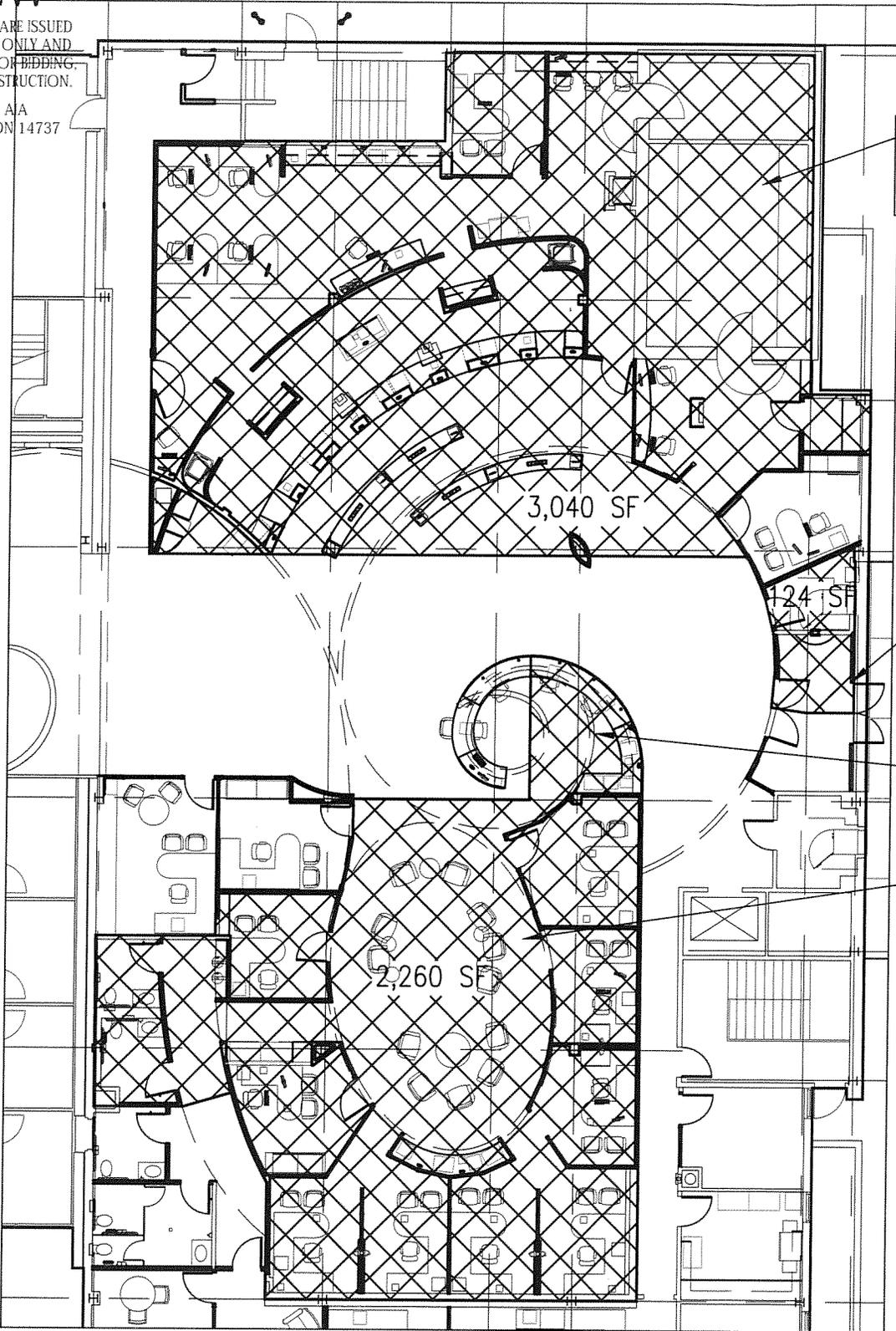
Time	Longest Observed Queue						Total
	Lane 1	Lane 2	Lane 3	Lane 4	Lane 5	Lane 6	
10:30 AM	0	0	0	1	0	0	1
10:35 AM	0	0	0	0	1	0	1
10:40 AM	1	0	0	0	1	1	3
10:45 AM	1	0	0	1	1	1	4
10:50 AM	0	0	1	1	1	0	3
10:55 AM	0	0	1	1	1	0	3
11:00 AM	1	2	1	1	2	0	7
11:05 AM	1	1	1	1	1	0	5
11:10 AM	1	1	1	1	1	0	5
11:15 AM	0	1	1	1	1	0	4
11:20 AM	1	0	1	1	1	0	4
11:25 AM	1	1	1	0	1	0	4
11:30 AM	0	1	1	0	1	0	3
11:35 AM	1	1	1	1	1	0	5
11:40 AM	2	1	1	1	1	0	6
11:45 AM	2	1	1	1	0	0	5
11:50 AM	1	1	1	1	0	0	4
11:55 AM	0	1	2	1	0	0	4
12:00 PM	0	1	1	1	0	0	3
12:05 PM	1	2	2	1	0	0	6
12:10 PM	2	1	1	2	0	0	6
12:15 PM	1	1	2	1	0	0	5
12:20 PM	2	1	1	1	0	0	5
12:25 PM	1	1	2	2	0	0	6
12:30 PM	0	2	1	2	0	0	5
12:35 PM	1	2	3	3	0	0	9
12:40 PM	1	2	2	2	0	0	7
12:45 PM	0	1	2	2	0	0	5
12:50 PM	1	0	2	2	1	0	6
12:55 PM	3	0	1	2	1	2	9
1:00 PM	2	0	0	2	1	2	7
1:05 PM	0	0	0	2	2	1	5
1:10 PM	1	0	0	2	2	1	6
1:15 PM	0	0	0	2	2	2	6
1:20 PM	1	0	0	1	0	1	3
1:25 PM	2	0	0	1	1	0	4
1:30 PM	2	1	1	1	1	0	6
1:35 PM	2	1	1	2	1	1	8
1:40 PM	1	1	1	1	1	1	6
1:45 PM	0	0	0	2	2	1	5
1:50 PM	1	0	0	2	2	1	6
1:55 PM	1	0	0	2	2	1	6

2:00 PM	0	0	0	2	1	1	4
2:05 PM	1	0	0	1	2	1	5
2:10 PM	1	0	0	2	2	1	6
2:15 PM	2	0	0	2	1	0	5
2:20 PM	1	0	0	1	1	1	4
2:25 PM	3	0	0	2	1	1	7
3:00 PM	0	1	1	1	0	0	3
3:05 PM	2	1	2	2	0	0	7
3:10 PM	1	1	1	2	0	0	5
3:15 PM	1	1	1	1	0	0	4
3:20 PM	3	0	2	1	0	0	6
3:25 PM	3	1	2	1	0	0	7
3:30 PM	1	1	1	1	0	0	4
3:35 PM	1	0	1	1	0	0	3
3:40 PM	2	1	1	1	0	0	5
3:45 PM	1	1	2	1	0	0	5
3:50 PM	1	1	2	1	0	0	5
3:55 PM	1	2	2	2	0	0	7
4:00 PM	0	2	2	2	0	0	6
4:05 PM	0	3	2	2	0	0	7
4:10 PM	1	2	2	2	0	0	7
4:15 PM	1	2	2	1	0	0	6
4:20 PM	2	1	1	1	0	0	5
4:25 PM	1	1	1	2	0	0	5
4:30 PM	1	2	2	2	0	0	7
4:35 PM	0	2	2	2	0	0	6
4:40 PM	0	1	1	1	0	0	3
4:45 PM	0	2	2	2	0	0	6
4:50 PM	2	2	2	1	0	0	7
4:55 PM	0	1	2	2	0	0	5

INTERIM REVIEW

THESE DOCUMENTS ARE ISSUED FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR BIDDING, PERMITTING OR CONSTRUCTION.

CLARK MENTE, A.A
TEXAS REGISTRATION 14737
4/17/19



BRANCH BoH,
SAFETY DEPOSIT
VAULT, TELLERS,
QUEUING

1/2 OF THE
VESTIBULE &
AN ATM

1/2 OF THE
FUNCTIONAL
SERVICE
COUNTER

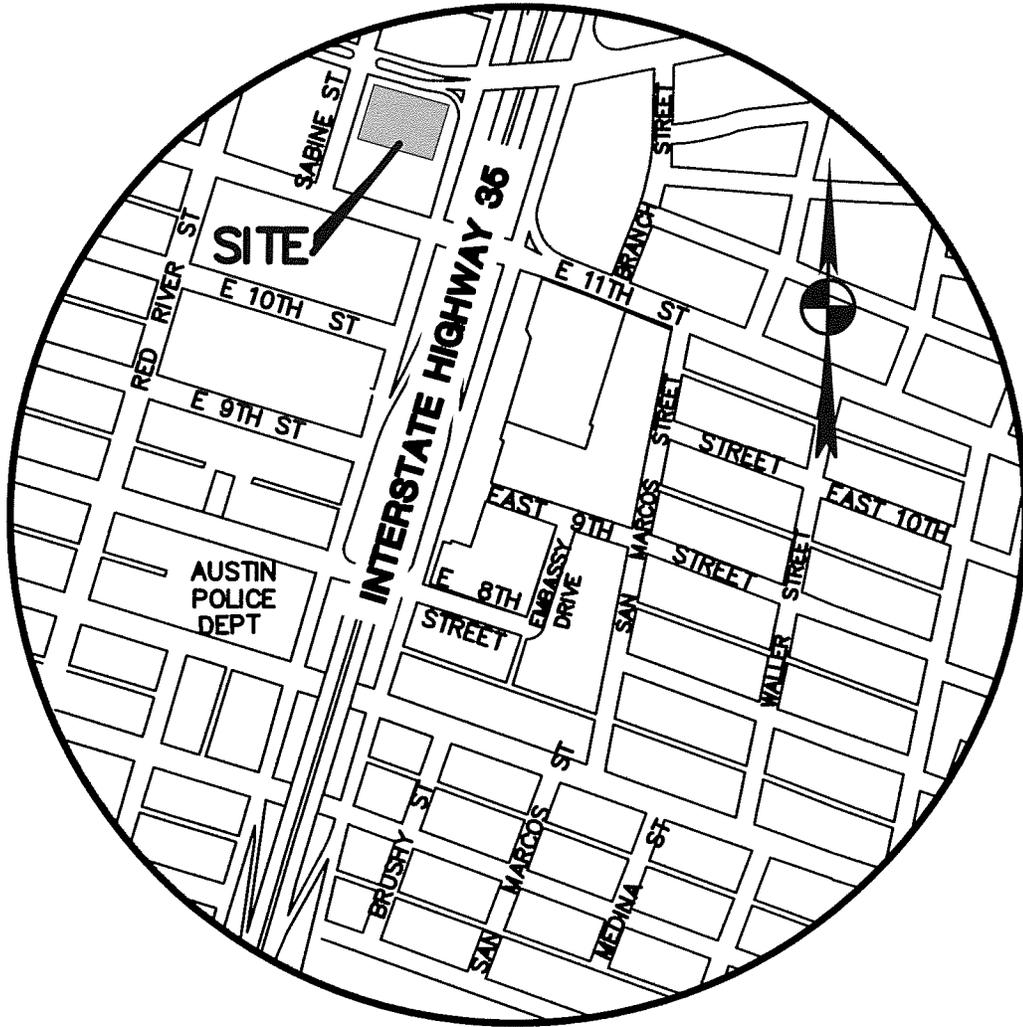
WAITING,
OFFICES,
RESTROOMS

SUMMARY:

124 SF	VESTIBULE, WALK-UP ATM
3,040 SF	QUEUING, TELLERS, BACK-OF-HOUSE
2,260 SF	CUSTOMER SERVICE REPS, WAITING
5,424 SF	TOTAL

VELOCITY DOWNTOWN MAIN BRANCH
AREA TAKE-OFF

DATE: 4/17/19	DRAWING NO.
DRAWN: CM	----
CHECKED: CM	
RE: PKNG STUDY	



LOCATION MAP

N.T.S.

v:\2220\active\222011406\civil\phase_01\drawing\exhibit\11406c01_location map.dwg

2018.11.12 2:05:07 PM



Stantec

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 1905 Aldrich Street Suite 300
 Austin TX 78723-3544
 Tel: (512) 328-0011
 www.stantec.com

TBPE # F-6324
 TBPLS # 10194230

Client/Project
 VELOCITY CREDIT UNION
 AMEX
 VELOCITY CREDIT UNION

Project No.
 222011406

Title
 LOCATION MAP

Revision

Date

2018.11.12

Reference Sheet

Figure No.

EXH