

waterloo greenway

Waterloo Park
Conditional Use Permit Overview
Requesting Support



waterloo greenway

- **Sponsoring Departments:**
 - PARD & Watershed Protection**
- **Code Compliance**
- **Public Health, Safety & Welfare**
- **Environmental Stewardship**
- **Subject Matter Expertise**
- **Community Leadership**
- **Operations & Maintenance**
- **Programming & Art**
- **Environmental Stewardship**
- **Design Excellence**

Council approved project and partnership

Mission

Waterloo Greenway Conservancy creates and maintains an extraordinary urban park system and a restored Waller Creek, in partnership with the City of Austin, **for the benefit of all**. The Conservancy renews the natural environment, promotes play, health and wellness, economic vitality and mobility, and engages the community through outreach, education, cultural events, and the arts.



ECOLOGY

MOBILITY

WEST AUSTIN

DOWNTOWN

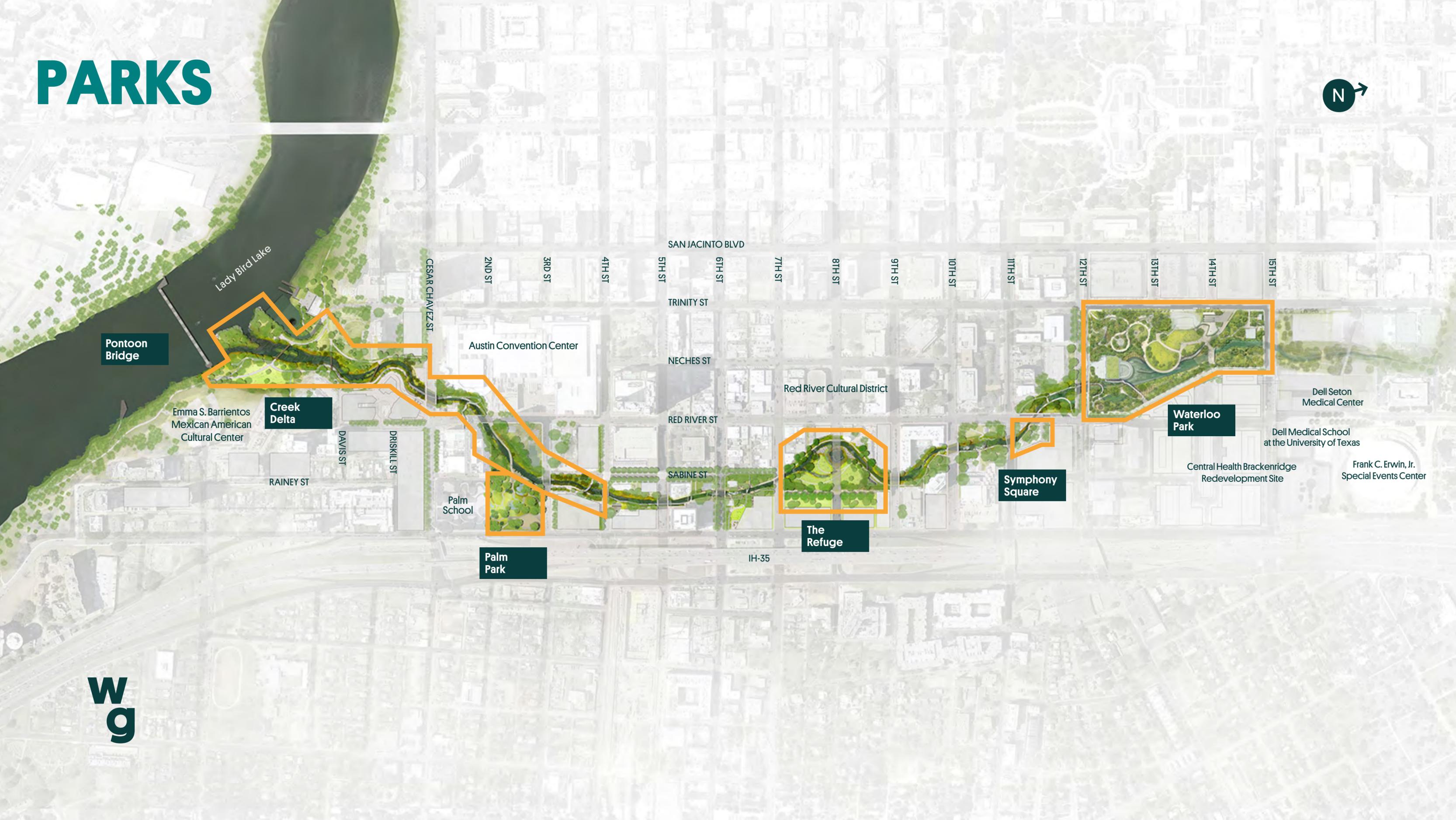
waterloo
greenway

EAST AUSTIN

SOUTH AUSTIN



PARKS



Lady Bird Lake

SAN JACINTO BLVD

2ND ST

3RD ST

4TH ST

5TH ST

6TH ST

7TH ST

8TH ST

9TH ST

10TH ST

11TH ST

12TH ST

13TH ST

14TH ST

15TH ST

CESAR CHAVEZ ST

DAVIS ST

DRISKILL ST

RED RIVER ST

SABINE ST

IH-35

Pontoon Bridge

Emma S. Barrientos Mexican American Cultural Center

Creek Delta

RAINEY ST

Austin Convention Center

Palm School

Palm Park

TRINITY ST

NECHES ST

Red River Cultural District

The Refuge

Symphony Square

Waterloo Park

Central Health Brackenridge Redevelopment Site

Dell Seton Medical Center

Dell Medical School at the University of Texas

Frank C. Erwin, Jr. Special Events Center

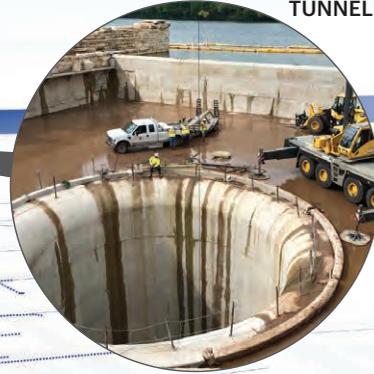
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Capture the Opportunity of the Tunnel

SECONDARY
INLET FACILITY



TUNNEL
OUTLET



PRIMARY
INLET FACILITY



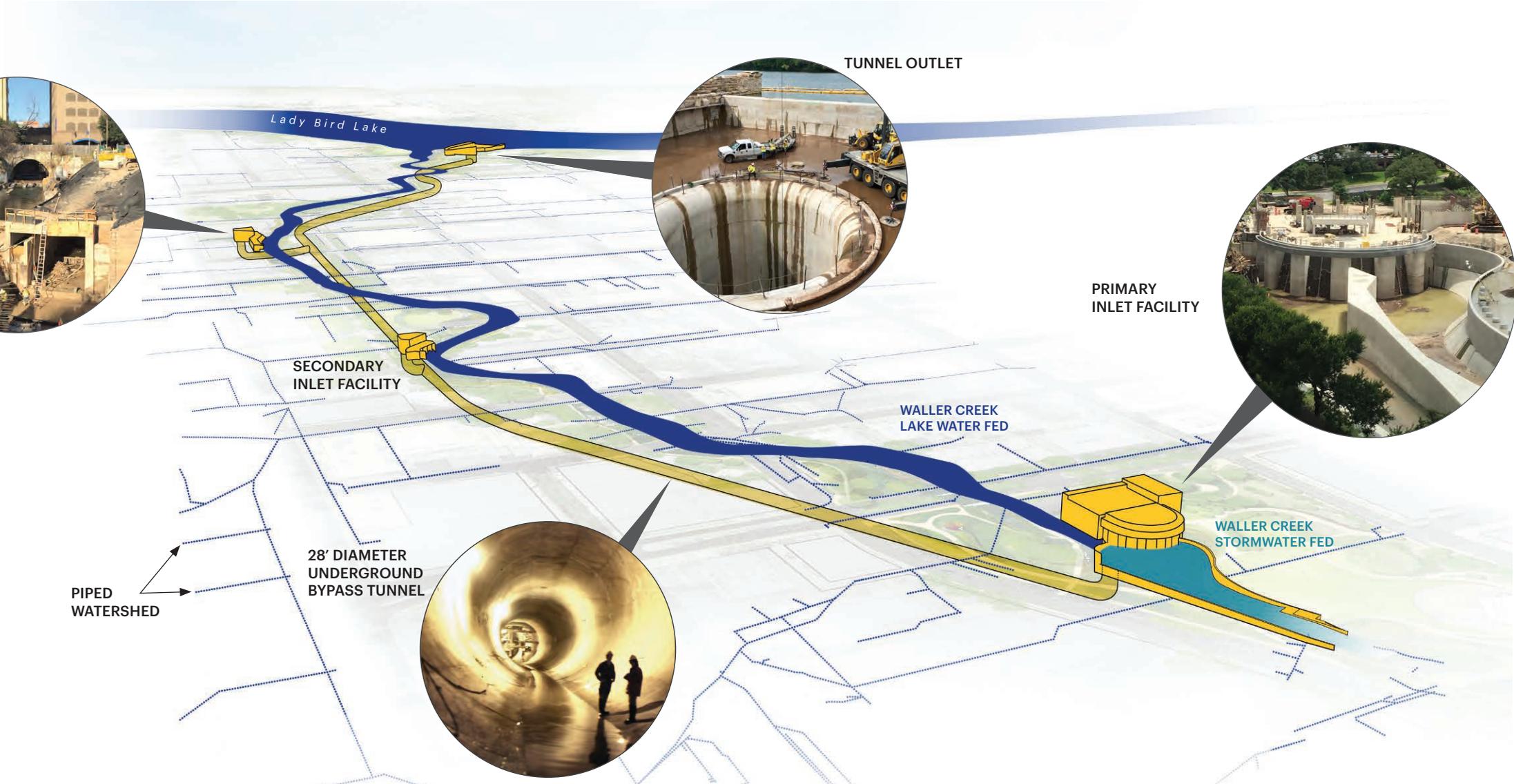
SECONDARY
INLET FACILITY

WALLER CREEK
LAKE WATER FED

WALLER CREEK
STORMWATER FED

PIPED
WATERSHED

28' DIAMETER
UNDERGROUND
BYPASS TUNNEL



1928: plan forced African and Mexican Americans to move to certain neighborhoods in order to access amenities

1934: Austin redlined, preventing those living in East Austin and other neighborhoods from securing mortgages

1959-1961: Austin Development Plan zoned East Austin industrial

1962: I-35 built, creating East / West barrier

1965: Urban Renewal - Brackenridge Plan destroyed black business community on Red River

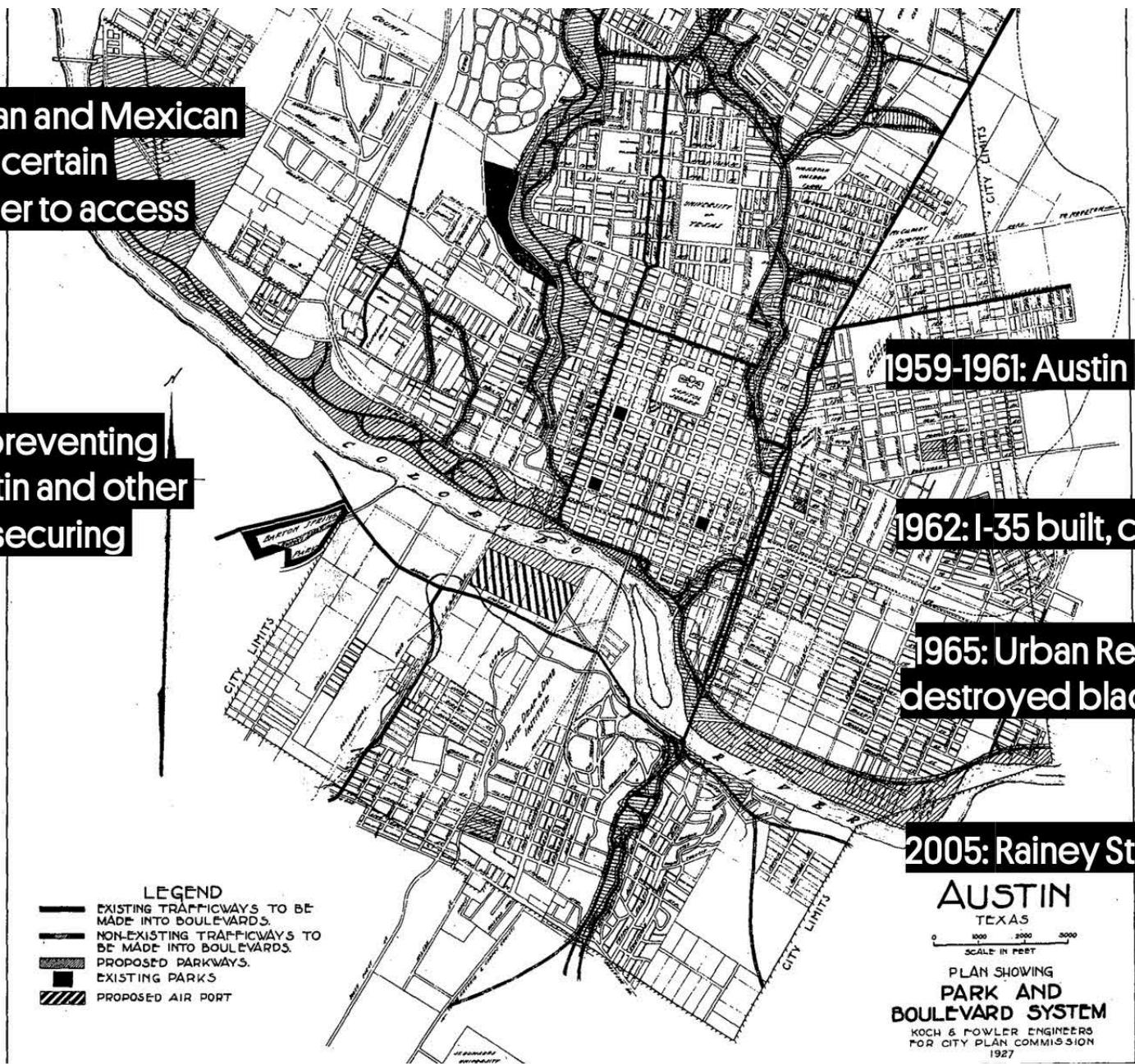
2005: Rainey Street rezoned to business, forcing Latino families out

- LEGEND**
- EXISTING TRAFFICWAYS TO BE MADE INTO BOULEVARDS.
 - NON-EXISTING TRAFFICWAYS TO BE MADE INTO BOULEVARDS.
 - ▨ PROPOSED PARKWAYS.
 - EXISTING PARKS
 - ▨ PROPOSED AIR PORT

AUSTIN
TEXAS

0 1000 2000 3000
SCALE IN FEET

PLAN SHOWING
PARK AND BOULEVARD SYSTEM
KOCH & FOWLER ENGINEERS
FOR CITY PLAN COMMISSION
1927



Community Programs 2019

Arts + Culture
Health + Environment
Civic Infrastructure
Economic Opportunity



70,000
Attendees



60 Free
Programs & Events



50+
Community
Partners



275
Volunteer
Hours



100+
Volunteers
Engaged



Texas Capitol

Frank C. Erwin, Jr. Special Events Center

SAN JACINTO BLVD

2ND ST

3RD ST

4TH ST

5TH ST

6TH ST

7TH ST

8TH ST

9TH ST

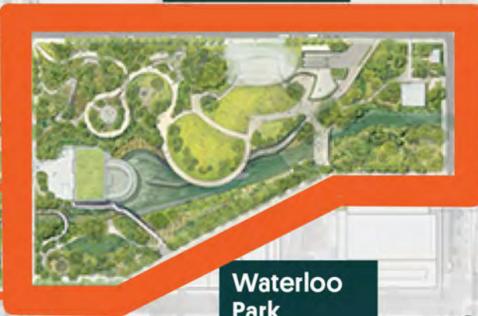
10TH ST

11TH ST

12TH ST

15TH ST

Moody Amphitheater



Waterloo Park

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Palm School

Palm Park

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Waterloo Greenway

Phase 1 Phase 2 Phase 3

2019



2020



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Waterloo Park Opening Season

August 2021

Waterloo Park Community Day
Ribbon Cutting & Land Dedication Ceremonies
Live Music & Dance Celebration

Fall 2021

Live Nation/C3 Concerts
Lebermann Plaza Concert Series
Glow in the Park
Asleep at the Wheel 50th Anniversary Concert
Día de los Muertos Festival with Frida Friday ATX
MXTX: A Cross Border Cultural Exchange
Creek Show 2021
Holiday Cinema + Market













Requested Action

Support Requested - Waterloo Park's "Conditional Use Permit " application.

[3] Designated Areas:

1. Lebermann Plaza - small performance space
2. Food Truck and deck area
3. Moody Amphitheater venue including:
performance platform, rooftop terrace, lower lawn,
and Great Lawn areas

CUP Background

- During construction close-out, it came to PARD's attention that a Conditional Use Permit (CUP) will be required in order for a vendor to sell alcohol year-round within Waterloo Park.
- A Conditional Use Permit changes the zoning of a property.
- Public to Parks Special Use in this instance.
- Zoning changes are attached to the land/property.
- CUP process usually takes about (6) months.

CUP Process

- Application to Development Services Department and reviewed for completeness
- Once completeness check is cleared, the application is sent to reviewers with various disciplinary focus and a notice is sent to the public that an application has been submitted
- Reviews are completed in as many rounds as needed with responses from the applicant until satisfactory
- After all response comments are cleared, a notice is sent to the public for a hearing and a Planning Commission date is set



History

- 30-year park history
- Lengthy tradition hosting Austin community events and festivals
- Alcohol sale & consumption for special events approved via PARD Director's authority
- 2020 interpretation - CUP required for alcohol sales on parkland year-round



Process

- April - Development Services Department Application Submitted
- April/May - Neighborhood outreach
- May 12 - Waller Creek LGC (voted to support)
- May 19 - Downtown Commission (support requested)
- May 25 - Parks Board (support requested)
- June (Target) - Planning Commission (approval requested)

Operational Enforcement Plan

- Controlled perimeter access via landscape, architectural barriers, signage, and staffing
- Compliance with Texas Alcoholic Beverage Commission & all local regulations regarding distribution and consumption of alcohol
- Waterloo Greenway staff management & monitoring:

- | | |
|-------------------------------|----------------------|
| + (8) Park Ambassadors | + Amphitheater GM |
| + Horticulture Supervisor | + Box Office Manager |
| + Maintenance Manager | + Operations Manager |
| + Director of Park Operations | + Security |



DIRECTOR
Kimberly McNeely
ASSISTANT DIRECTOR
Liana Kallivokta
DIVISION MANAGER
Kevin Johnson
PROJECT MANAGER
Lisa Storer
DRAWN BY:
LMS

**waterloo
greenway**

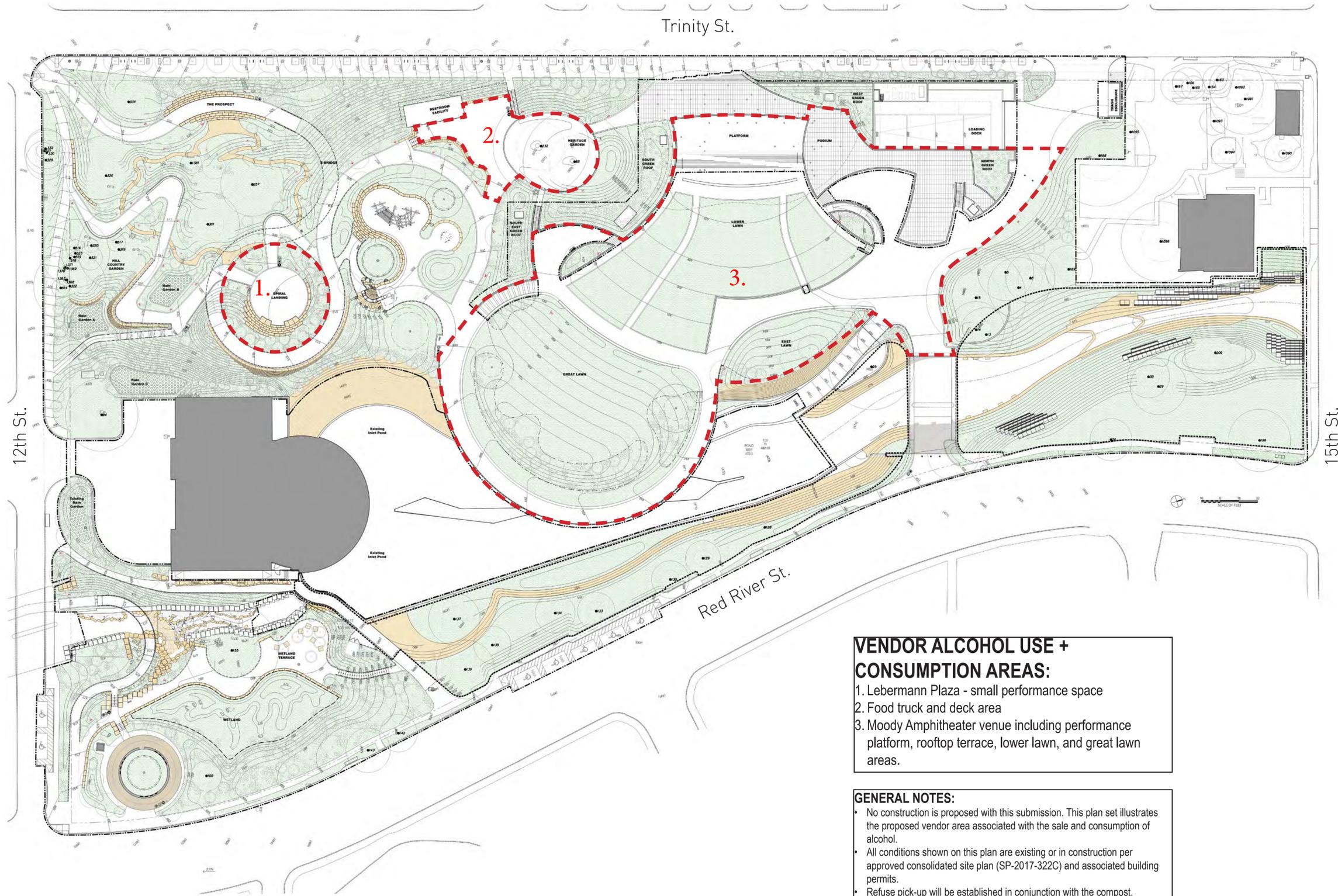
WATERLOO NEIGHBORHOOD PARK
500 EAST 12TH STREET
AUSTIN, TRAVIS COUNTY, TEXAS 78701
CIP No. 12860.002

TITLE:
VENDOR AREA PLAN

SCALE: N.T.S

DATE: 04/21/2021

SHEET:
2 OF 2



VENDOR ALCOHOL USE + CONSUMPTION AREAS:

1. Lebermann Plaza - small performance space
2. Food truck and deck area
3. Moody Amphitheater venue including performance platform, rooftop terrace, lower lawn, and great lawn areas.

GENERAL NOTES:

- No construction is proposed with this submission. This plan set illustrates the proposed vendor area associated with the sale and consumption of alcohol.
- All conditions shown on this plan are existing or in construction per approved consolidated site plan (SP-2017-322C) and associated building permits.
- Refuse pick-up will be established in conjunction with the compost, recycling, and landfill hauling for the park and performance venue operations.
- Vendor areas to be defined and demarcated by railings, fences, planters and/or clear signage. Exact design is to be determined. Precise arrangement of seating within the defined vendor area is to be determined.

THANK YOU!

Waterloo Greenway

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Parks & Recreation Department

Lisa Storer

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