



Zilker Cafe Conditional Use Permit

Parks and Recreation Board Presentation

**Request for a recommendation to the Planning Commission to approve the
Conditional Use Permit for Zilker Cafe**

Overview & Background

- Zilker Café Rehabilitation project completed early 2021
- Includes a new sidewalk connecting the Train Depot, Café and Bathhouse
- PARD solicited for a food concession vendor based on public survey results. The Scope of Work included language to allow for the sale of beer and wine with approval. The selected vendor would like to pursue this endeavor
- The CUP Application process usually takes about 6 months
- [LDC sec. 25-2-625\(4\)](#) states “The Land Use Commission may not consider a site plan until it receives a recommendation from the Parks and Recreation Board”



CUP Explanation

- A CUP changes the zoning of a property
- Public to Parks Special Use in this instance
- Zoning changes are attached to the land/property

CUP Process

- Submitted 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

Zilker Café CUP Anticipated Timeline *

April 19, 2021 – Application submitted to Development Services Department (DSD)

May 7, 2021 – DSD completeness check responses due

May 14, 2021 – DSD routes application to reviewers and public notice of application is sent

June 14, 2021 – DSD review responses are due

June 17, 2021 – PARD hosts Community Meeting about CUP

June 22, 2021 – Parks and Recreation Board Presentation

June 28, 2021 – PARD submits responses to DSD review comments

July 13, 2021 – DSD review responses/acceptances are due

July 27, 2021 – DSD places the item on the next Planning Commission agenda & public notice of meeting is sent

August 3, 2021 – Planning Commission Meeting

August 17, 2021 – Appeal period closes, CUP permit is issued



*Dates are subject to change based on DSD reviews & Intake processing times

Site Overview



Vendor Area

- The vendor area will have a defined perimeter in which beer and wine may be sold and consumed
- The demarcation of the defined area could vary with each future vendor, but will likely include railings, fences, planters and signage
- This area is just over 6,500 SF, or 0.04% of Zilker Metro Park



Vendor Area

- The vendor area will be enclosed and demarcated with stanchions and/or signage
- Texas Alcoholic Beverage Commission (TABC) regulations will be met and signage will be posted
- Signage posted at boundaries will follow the same guidelines as other parks
- Refuse collection will occur in conjunction with the vendor's operations plan

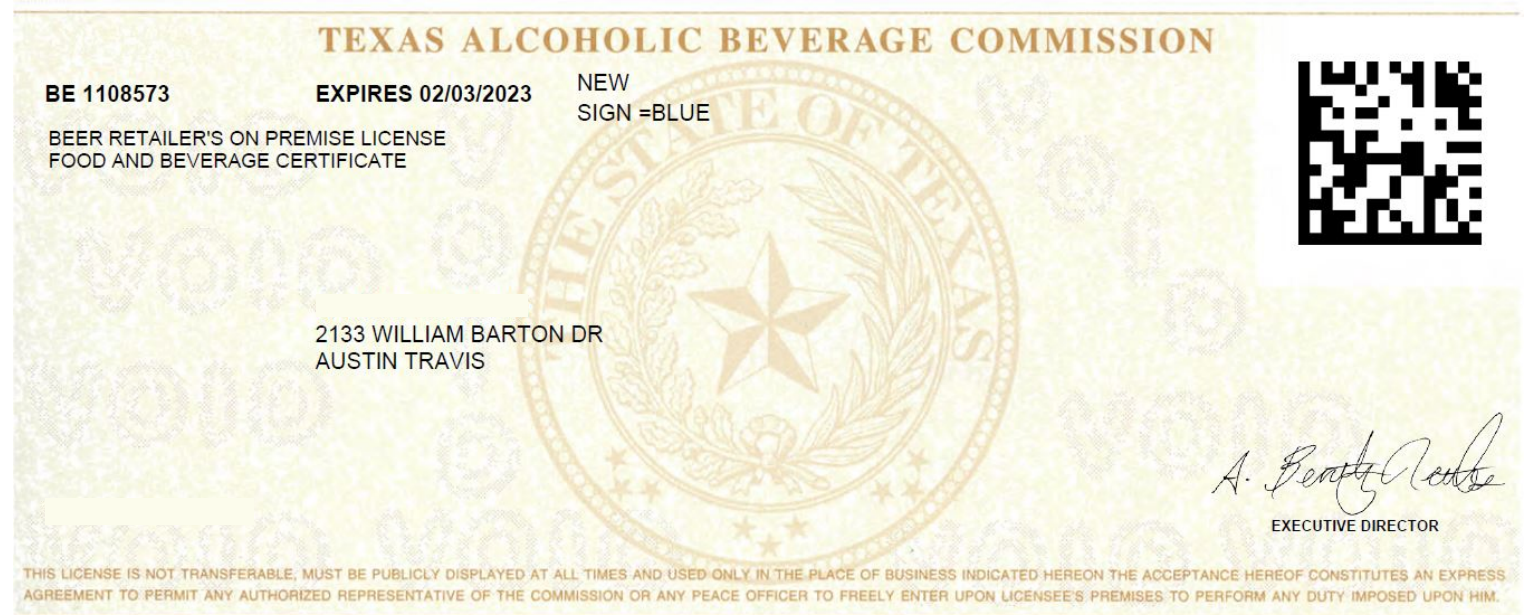


Operational Plan

- Park Rules enforced
- Adherence to TABC guidelines
- Serving Responsibly
- Defined perimeter in which beer and wine can be consumed
 - Signage
 - No alcohol allowed beyond the defined area
- No access from café to pool
- Park patrons enter the pool only through designated gates
- No food or beverages allowed in pool area

TABC Permit & Regulations

- Retail Dealer's On-Premise License (BE): Allows the holder to sell beer for consumption on premises where sold in a lawful container to the ultimate consumer. Holder can't sell the beer for resale. The license requires an adequate seating area for customers
- Permits must be renewed every 2 years
- Austin Police Department can issue citations for consumption of alcohol outside of defined boundaries
- No one under 18 can sell alcohol

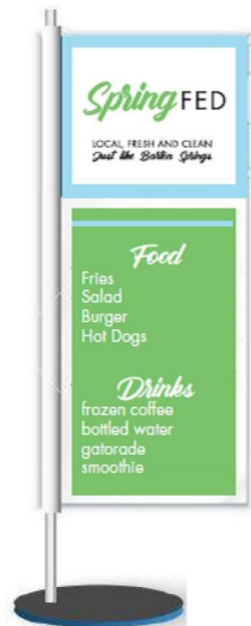


PARD Considerations for CUP

- Special events at Zilker Metropolitan Park often include sale of beer and wine, such as ACL Music Festival, Blues on the Green, Trail of Lights, among others. This availability takes place on the Great Lawn on the other side of Barton Springs Road
- In early 2015, prior to the solicitation of the Zilker Café, PARD conducted a public survey that included an open-ended question regarding possible menu items. Respondents replied with various suggestions including the option of beer and wine
- Based on stakeholder input and feedback from this survey, PARD released a Request for Proposals with language in the Scope of Work that indicated that the Concessionaire may sell beer and wine with prior written approval from the PARD Director
- It is PARD's intention to have the Zilker Café serve not only as a convenience for park users but also as a destination. The availability of beer and wine to complement the menu items could enhance the overall park user experience

Springfed, L.L.C.

- Proposed menu offers healthy foods and variety



Breakfast Tacos

BASIC TACO 4
Flour Tortilla with Egg and Cheese & Tofu Scramble & Vegan Cheese

LOADED TACO 4
Bacon, Sausage or Beyond Sausage® Flour Tortilla w/Egg & Cheese & Tofu Scramble & Vegan Cheese, Potatoes & Salsa

Salads

THE GREEN BELT WEDGE 7
Bacon, Tomatoes, Onions

THE HIPPIE SALAD 7
Power Greens, Garden Veggies, Tomatoes, Cucumbers topped with Sprouts

ADD PROTEIN +3
44 Farms Beef Patty
Beyond Meat® Crumbles
Dewberry Farms Grilled Chicken
Crispy Chicken Tenders

Pups

FOR YOUR BEST FRIEND 2
Frozen Puppy Popsicle
All Natural Dog Snacks

Burgers

CHOICE OF: 44 Farms Beef Patty, Beyond® Plant Burger, Dewberry Farms Chicken

BARTON BURGER 9
Lettuce, tomato, mayo, cheese
CHOICE OF American, Swiss or Cashew Cheese

GREEN BELT BURGER 8
on lettuce with onion and tomato

Hot Dogs

CHOICE OF: 44 Farms All Beef Hot Dog or Beyond Sausage®

CLASSIC HOT DOG 6
Your Choice of Dog on a Butter Bun

Gluten Free Bun +1

Snacks & Sides

FRIES *gluten free!* 3
Sweet Potato Fries
Classic Waffle Fries

CHICKEN TENDERS 5
Crispy, Gluten Free

FRUIT BOWL 2.50

VEGGIE DIPPERS 2.50

MIXED NUTS 2.50

Cold Drinks

Richard's Rain Water 1.50
Fruit Juice 2
Sparkling Water 1.50
Smoothie Apple, Strawberry, Banana 7

Coffee Drinks

Americano 3.25
Espresso 3
Cappuccino 3.75
Latte 4

Beer & Wine

Austin Beer Works Assorted 5
Austin Winery - Red, White, Rosé 7
Infinite Monkey Theorem Can 6

Frozen Drinks

Frosé 6
Vino Margarita Slushie 6

Sweets

SOFT SERVE *Dip it in Chocolate +50¢*
Vanilla Ice Cream Mill King Local 3
Vegan Banana 3

POPSICLES 3
Mom & Pops all natural Frozen Pops

FRESH BAKED GOODS 3.50

Menu

Exclusively Inclusive. Offering local meats, produce, vegetarian, dairy free and gluten free options. We even have a menu for dogs. Mic drop.

Springfed, L.L.C. Proposed Signage



Requested PARB Action:

Make a recommendation to the Planning Commission regarding the Conditional Use Permit for Zilker Cafe

Questions