

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

**CASE NUMBER:** SPC-2012-0104D(R5) **PC DATE:** 12/14/21

**PROJECT NAME:** Violet Crown Trailhead

**ADDRESS:** 2201 Barton Springs Rd

**APPLICANT:** City of Austin Parks and Recreation Dept. (D'Anne Williams)  
919 W 28<sup>th</sup> Half Street  
AUSTIN, Texas, 78705  
(512) 974-9456

**AGENT:** Dunaway (Vanessa Mendez)  
5707 Southwest Parkway Bldg 2  
Austin, TX 78735  
(512) 299-8019

**CASE MANAGER:** Renee Johns, (512) 974-2711 or [renee.johns@austintexas.gov](mailto:renee.johns@austintexas.gov)

**WATERSHED:** Barton Creek and Barton Springs Watershed

**NEIGHBORHOOD PLAN:** N/A Zilker

**PROJECT DESCRIPTION:**

Applicant proposing the construction of a rain garden, approximately 620 linear feet of a 12-foot wide decomposed granite multi-use trail, approximately 200 linear feet of 5-foot wide decomposed granite multi-use trail, 2 outdoor facilities (deck pavilion and observation deck), 25 linear feet of 5-foot concrete multi-use trail, and reconstruction of 24 linear feet of 5-feet of concrete maintenance path. Both the decomposed granite and concrete multi-use trails will be constructed to Americans with Disabilities compliance. The existing multi-use trail will be demolished, and the width of Columbus Drive will be reduced from 40 feet down to 24 feet, inside the LOC.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the Conditional Use Permit. The proposed development will add improvements to the exiting green belt entry and the addition of two new outdoor facilities to be used by the public. The site plan will comply with all requirements of the Land Development Code prior to its release.

**SUMMARY STAFF COMMENT ON SITE PLAN:**

The applicant proposes improvements to the Violet Crown Trailhead (Green Belt entrance) with additional new facilities. Sites zoned Public (P) greater than one acre in size are a Conditional Use that require Land Use Commission approval according to Land Development Code section 25-2-625.

**PROJECT INFORMATION:**

<b>SITE AREA</b>	74,052 SF, 1.70acres
<b>ZONING</b>	P (Public)
<b>USE</b>	Parks and Recreation Services (General)
<b>CVC</b>	NA
<b>PROPOSED IMPERVIOUS COVER</b>	991 SF, 1.34%
<b>WATERSHED ORDINANCE</b>	Current
<b>PROPOSED ACCESS</b>	William Barton Drive and/or the existing Zilker Park Trail system.
<b>TIA</b>	Not required
<b>PARKING REQUIRED</b>	Not required

**EXISTING ZONING AND LAND USES**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	P	Parks and Recreation Services (General)
<i>North</i>	Columbus Dr then P	Street then Parks and Recreation Services (General)
<i>South</i>	P	Parks and Recreation Services (General)
<i>East</i>	William Barton Dr then P	Street then Parks and Recreation Services (General)
<i>West</i>	P	Parks and Recreation Services (General)

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Lost and Found Pets

Austin Neighborhoods Council

Friends of Austin Neighborhoods

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

Preservation Austin

Save Barton Creek Assn.

Save Our Springs Alliance

SEL Texas

Sierra Club, Austin Regional Group

South Central Coalition

TNR BCP- Travis County Natural Resources

Zilker Neighborhood Association

**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: "The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

**A conditional use site plan must:**

- 1. Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
- 2. Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning district.
- 3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site;** Staff response: This application is compatible with the abutting sites.
- 4. Provide adequate and convenient off-street parking and loading facilities;** Staff response: The proposed trailhead will provide improved safety and connectivity to the Zilker Park trail system.
- 5. Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: all construction and staging is within Zilker Park and away from existing vehicular traffic.

**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 conform to all regulations and standards established by the Land Development Code prior to its release.
- 2. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: no pedestrian circulation will be impacted nor traffic use encumbered.
- 3. Adversely affect an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.



Development Services Department  
City of Austin  
505 Barton Springs Road, 4th Floor  
Austin, Texas 78704

April 13, 2020

Re: Violet Crown Trailhead  
Site Plan Revision for Zilker Metropolitan Park - Engineers Summary Letter

Dear Development Services Staff,

The Violet Crown Trailhead project will be a site plan revision for a proposed park improvement project for the Improvements at Zilker Metropolitan Park (originally called Barton Springs Pool General Ground Improvements) Site Plan (SPC-2012-0104D). Zilker Metro Park Maintenance Barn Replacement is Site Plan SPC-2012-0104D-R4 (R4) and is currently under review. VCT is anticipated to be revision 5 to SPC-2012-0104D.

The limits of construction (Site) is restricted to 2.57 acres of land of the 21.48 acre tract (Travis County Tax Parcel ID 104027) inside the Zilker Metropolitan Park, and is owned by the City of Austin (COA) Parks and Recreation Department. The Site is within the Barton Creek watershed, classified as a Barton Springs Zone Watershed, and is within in the Edwards Aquifer Recharge and Verification Zone.

The existing impervious cover for the 2.57 acre Site is 0.11 acres or 4%. Proposed impervious cover is 0.02 acres or 1%.

The Site is in the Barton Creek 100-year floodplain according to the Federal Emergency Management Agency (FEMA) Floodplain map, Map No. 4853C0445J, City of Austin, effective January 6, 2016. There are no CEFs located within the Site.

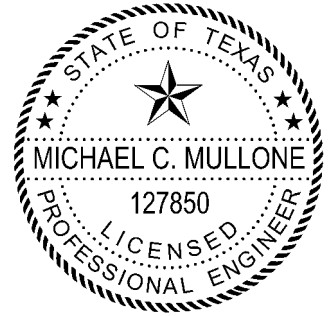
The Site is located in the CWQZ. The proposed improvements are allowed in the CWQZ per the Environmental Criteria Manual, Section 1.5.3 Development Allowed in the Critical Water Quality Zone.

Water quality will be provided by in the form of a vegetative filter strip (VFS). WQ infrastructure are not allowed in the Critical Water Quality Zone (CWQZ). The VFS will be located outside of the CWQZ, approximately 250 feet northeast of the intersection of Columbus Drive and William Barton Drive. A portion of William Barton Drive, located outside of the CWQZ will be treated by the VFS.

Dunaway met with COA Development Assistance Center (DAC) to discuss a revision and how the project will need to meet COA code regulations. The first meeting was December 9th, 2019 with Chris Johnson and Christine Barton Holmes, the Zilker Metropolitan Park case manager. The second meeting was January 21, 2020 with Pamela Abee-Taulli, the Environmental Review Specialist Senior to discuss the Barton Springs SOS amendment.



The results of these two meetings determined that this project could be submitted as a Site Plan Revision even if the Maintenance Barn, Revision 5 was still in review and that a SOS Amendment was not required for this project.



Sincerely,  
Dunaway UDG

A handwritten signature in black ink that reads "Mike Mullone".

04/13/2020

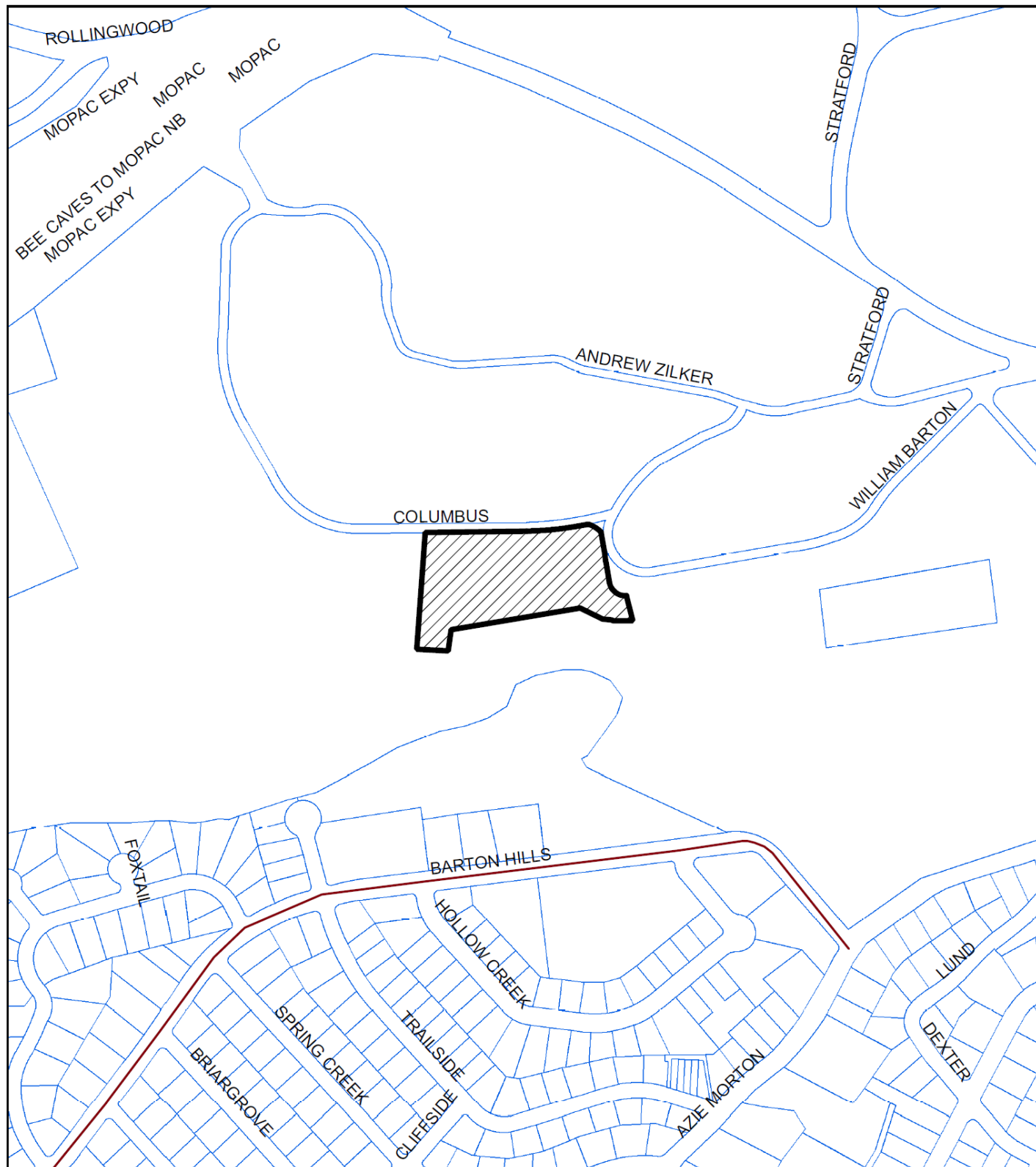
Mike Mullone, P.E., CESSWI,  
CPESC, CFM







Final plat 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.





 Subject Tract  
 Base Map

CASE NO: SPC-2012-0104D(R5)  
 ADDRESS: 2201 BARTON SPRINGS ROAD



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