

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

**CASE NUMBER:** SPC-2019-0400D

**PROJECT NAME:** Waterloo Greenway – Creek Delta

**ADDRESS:** 71 1/2 TRINITY ST

**APPLICANT:** Waterloo Greenway Conservancy  
919 W 28<sup>th</sup> Half Street PO Box 12363  
AUSTIN, Texas, 78711

**AGENT:** Wantman Group, INC  
2021 E 5<sup>th</sup> St  
Austin, TX 78702  
(512) 669-5560

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

**WATERSHED:** Lady Bird Lake and Waller Creek

**NEIGHBORHOOD PLAN:** N/A Downtown

**PROJECT DESCRIPTION:**

Applicant proposing the construction of a multiuse path with creek restoration and construction of bridges along Waller Creek from Lady Bird Lake to 4<sup>th</sup> St. This site plan will include all necessary improvements for access, utility services, grading and drainage. The applicant is proposing constructing all proposed infrastructure in two phases. A portion of this site is within a P zoning district that is greater than 1 acre.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the Conditional Use Permit in order to set the site development standards for the P zoning district. The proposed development consists of the construction of multiuse infrastructure totaling approximately 6,087.5 linear feet with creek restoration and bridges. The site runs from Lady Bird Lake to 4<sup>th</sup> Street. The project will include drainage, utility, grading, and landscaping improvements. 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 infrastructure improvements along the new Waller Creek path. A portion of this site is zoned Public (P) and is greater than one acre in size and is therefore a Conditional Use that requires Land Use Commission approval according to Land Development Code section 25-2-625. As this is an infrastructure project, there is no proposed use, but site development standards in a P district are established by the approval of a conditional use site plan.

**PROJECT INFORMATION:**

<b>SITE AREA</b>	605,484 Square feet 13.9 acres
<b>ZONING</b>	P (Public)
<b>USE</b>	Pedestrian path and infrastructure
<b>CVC</b>	YES
<b>PROPOSED IMPERVIOUS COVER</b>	0.76 acres in P zoning district
<b>WATERSHED ORDINANCE</b>	Current
<b>PROPOSED ACCESS</b>	Trail infrastructure, access points provided at multiple locations
<b>TIA</b>	Not required
<b>PARKING REQUIRED:</b> NA/ infrastructure site plan	Accessible parking provided

**EXISTING ZONING AND LAND USES**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	P, CS, CBD-CURE, CBD, UNZ	Pedestrian and drainage infrastructure
<i>North</i>	CBD	Parking and Commuter Line
<i>South</i>	NA	Lady Bird Lake
<i>East</i>	CBD, CBD- CURE	TX DOT Frontage, Multi Family, Proposed Mixed Use High Rise
<i>West</i>	CBD, CBD-CURE	Multi Family, Hotel, Convention Center, Office, Restaurant

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District  
 Austin Lost and Found Pets  
 Austin Neighborhoods Council  
 Barrio Unido Neighborhood Assn.  
 Capital Metro  
 City of Austin Downtown Commission  
 Del Valle Community Coalition  
 Downtown Austin Alliance  
 Downtown Austin Neighborhood Association (DANA)  
 East Austin Conservancy  
 East Cesar Chavez Neighborhood Plan Cont. Team  
 East Sixth IBIZ District  
 East Town Lake Citizens Neighborhood Association  
 El Concilio Mexican-American Neighborhoods  
 Friends of Austin Neighborhoods  
 Friends of the Emma Barrientos MACC  
 Greater Austin Neighborhood Association

Guadalupe Association for an Improved Neighborhood  
 Guadalupe Neighborhood Development Corporation  
 Homeless Neighborhood Association  
 Lower Waller Creek  
 Neighborhood Empowerment Foundation  
 Old Pecan Street Assn.  
 Neighbors United For Progress  
 Plaza Saltillo TOD Staff Liaison  
 Preservation Austin  
 Rainey Neighborhood Association, Inc.  
 Red line Parkway Initiative  
 SELTexas  
 Sierra Club, Austin Regional Group  
 South Central Coalition  
 Tejano Town  
 Waller District Staff Liaison  
 Waterloo Greenway

**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: N/A This application is for pedestrian and drainage infrastructure improvements.
- 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 loading facilities located on Trinity are adequate and comply with the land development code. Accessible parking spaces provided.
- 5. Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute to any of these adverse effects.

**A conditional use site plan may not:**

1. **More adversely affect an adjoining site than would a permitted use;** Staff response: A portion of this infrastructure project extends into a P zoning district that is greater than 1 acre. The development standards proposed with this infrastructure project will not more adversely affect an adjoining site than a permitted use.
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.



November 15, 2021

30174001.14

Ms. Denise Lucas  
Development Services Department  
505 Barton Springs Road  
Austin, Texas 78704

RE: Engineer's Summary Letter  
Waterloo Greenway – Creek Delta  
Austin, Travis County, Texas

Dear Ms. Lucas:

Please accept this updated Engineer's Summary Letter and report along with the accompanying site plan application submittal package for the proposed Waterloo Greenway – Creek Delta project. The proposed project is located along Waller Creek from Lady Bird Lake to 4<sup>th</sup> Street, located entirely within the Full Purpose limits of the City of Austin, in Travis County, Texas. The limits of construction (LOC) is approximately  $\pm 14.93$  acres and is partially developed as it goes through multiple properties. The proposed project will consist of the design and construction of trail/walkway, conversion of Austin Convention Center wet pond in to a biofiltration pond, with creek restoration, and the construction of bridges, going along and through Waller Creek. The project includes necessary site improvements for access, utility services, grading and drainage improvements, and environmental protections.

The property is located within the Waller Creek Watershed, which is classified as an Urban Watershed. No part of the subject site is located within the Edwards Aquifer Recharge or Contributing Zone as defined by the City of Austin or the Texas Commission on Environmental Quality (TCEQ). Additionally, the entirety of the LOC is located within a FEMA designated flood plain as shown on FEMA Map Panel No. 48453C0465J, dated January 06, 2016. Additionally, all development will be regulated under the applicable City of Austin zoning ordinances.

In order to have this properly filed as a City project, this is to be identified/referenced by the City of Austin as COA Subproject Name: Waller Creek District – Creek Delta Link – Creek Delta, COA Subproject Number 12861.002.

To our knowledge, the enclosed application materials are complete, correct, and in full compliance with the Land Development Code and Technical Criteria Manuals of the City of Austin. Should you have any questions regarding this project or application, please do not hesitate to contact our office.

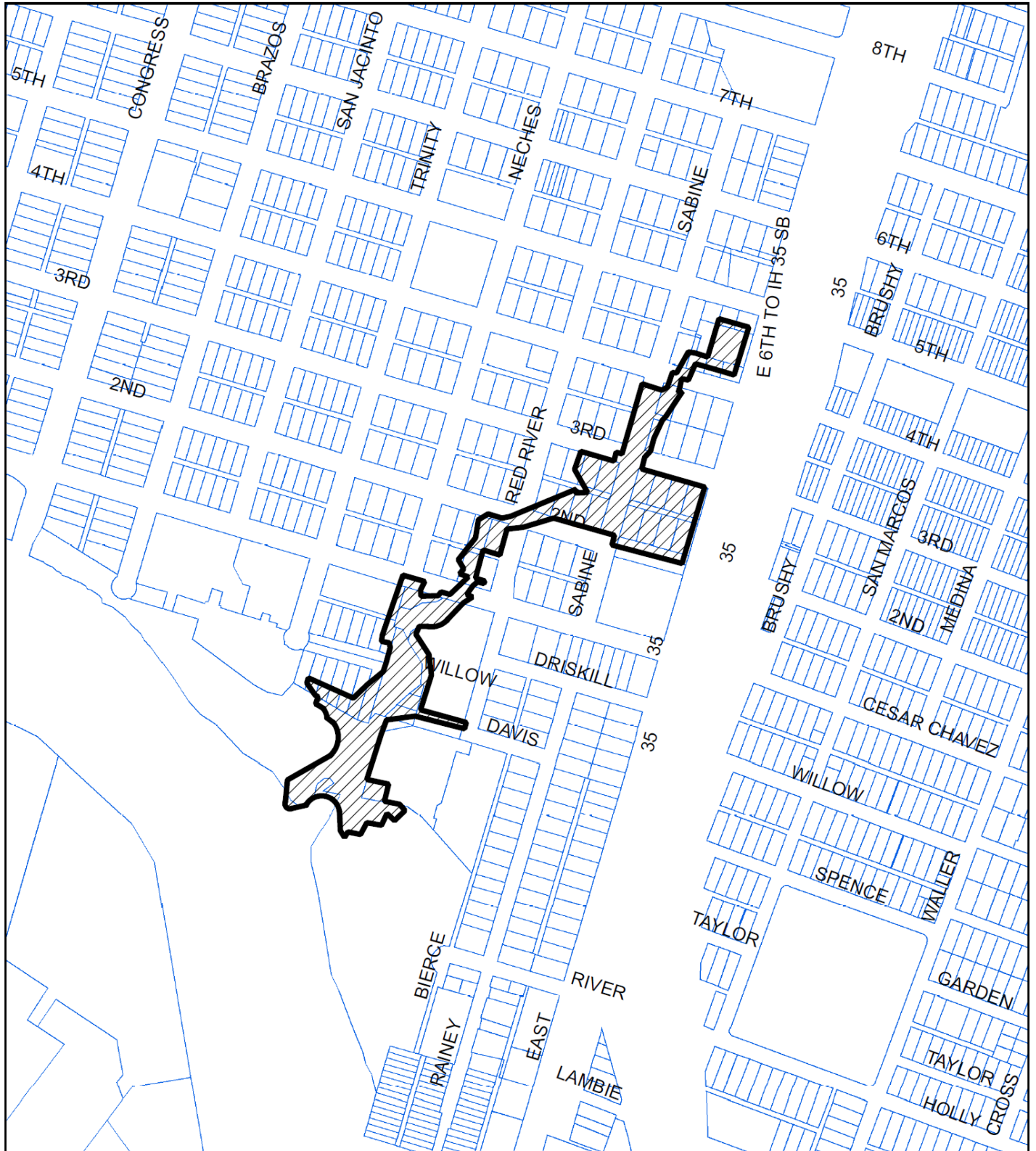
Sincerely,



**WGI**

Texas Engineering Firm No. F-15085

Bradley Lingvai, PE  
Principal Engineer





 Subject Tract  
 Base Map

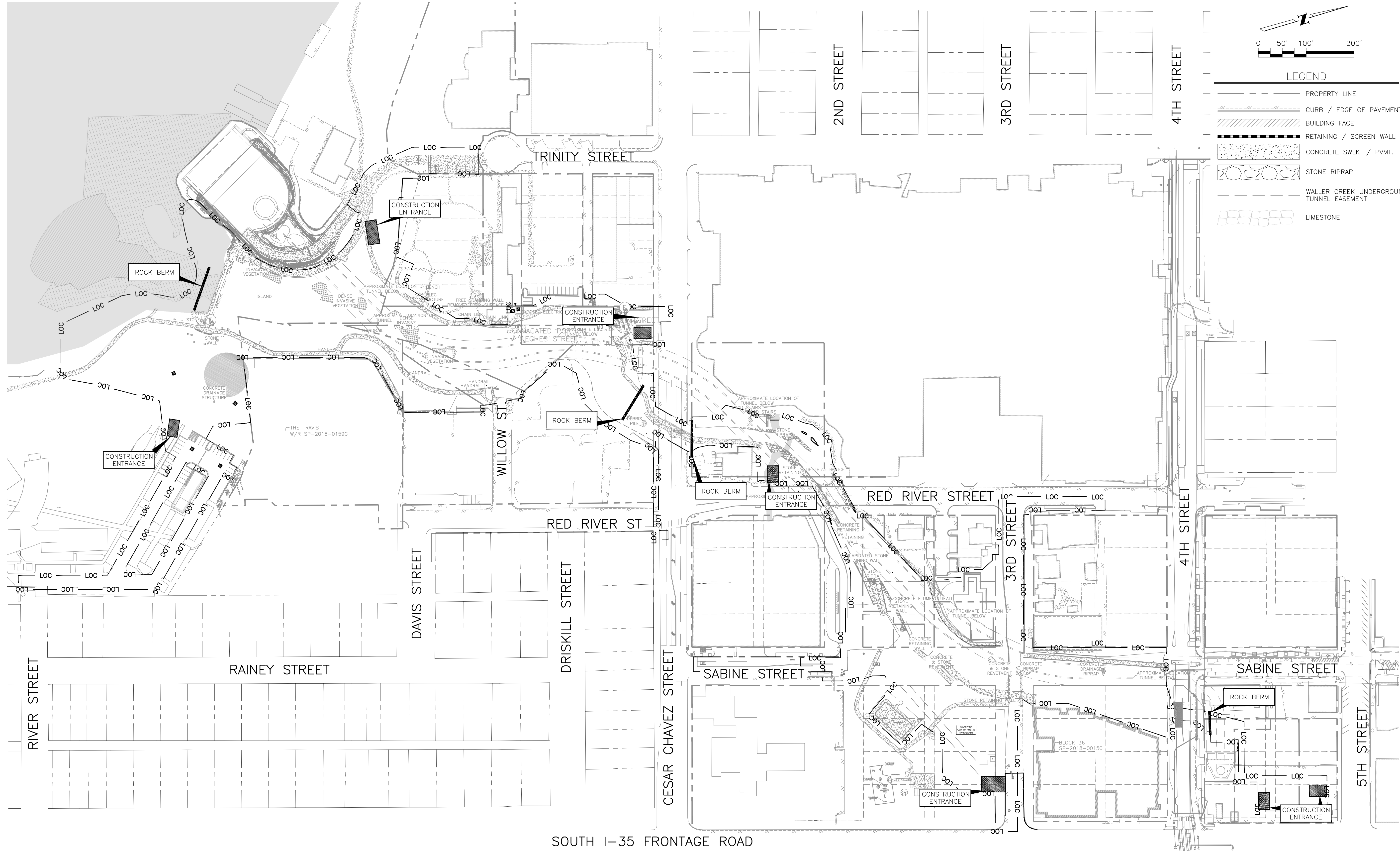
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 ADDRESS: 71 1/2 TRINITY STREET



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.





WATERLOO  
GREENWAY  
CREEK DELTA  
VOLUME 1

AUSTIN, TEXAS

CLIENT

City of Austin - Watershed Protection  
City of Austin - Parks and Recreation Department  
Waller Creek Mouth Scope/Correspondence Serri/COA/250.10.009\_C-200 SITE PLAN SHEET.dwg

LANDSCAPE ARCHITECT

Michael Van Valkenburgh Associates Inc.  
Landscape Architects  
16 Court Street, 11th Floor  
Brooklyn, New York 11241

LOCAL LANDSCAPE ARCHITECT

dwg.  
912b Congress Avenue Austin, TX  
78701

HYDROLOGIST

LimnoTech  
501 Avis Drive  
Ann Arbor, MI 48108

BRIDGE DESIGN / STRUCTURAL  
ENGINEERING

Architectural Engineers Collaborative  
3800 N. Lamar Boulevard, Suite 330  
Austin, Texas 78756

CIVIL ENGINEER

Wantman Group, Inc.  
2021 East Fifth Street, Suite 200  
Austin, TX 78702

GEOTECHNICAL DESIGN

Terracon  
5307 Industrial Oaks Blvd., Suite 160  
Austin, TX 78745

MEP ENGINEER

EEA Consulting Engineers  
6615 Vaught Ranch Road, Suite 200  
Austin, TX 78730

LIGHTING DESIGN

Tillett Lighting Design Associates  
15 Maiden Lane #508  
New York, NY 10038

IRRIGATION

James Pole Irrigation Consultants  
100 N. Locust, Suite #3  
Denton, TX 76201

STATE OF TEXAS  
BRADLEY J. LINGVAI  
98217  
LICENSED PROFESSIONAL ENGINEER  
2021-11-15  
Sustainable SITES Project

STATUS

VOLUME 1  
100% Construction Documents  
(Not For Construction)

REVISIONS

DATE	DESCRIPTION

DRAWING TITLE

OVERALL SITE PLAN

JOB NUMBER 12003.34 SHEET NO. 55 OF 55

DATE 11.19.2021

SCALE 1"=100'

DRAWN BY WGI

CHECKED BY WGI

CS100

SPC-2019-0400D