

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

CASE NUMBER: SPC-2021-0286C **PC DATE:** 05/10/22

PROJECT NAME: Rainey Street Trailhead

ADDRESS: 36 East Ave

APPLICANT: City of Austin Public Works Department
505 Barton Springs Blvd
Austin, TX 78704
(512) 974-7065

AGENT: Garza EMC, LLC (Bryant Bell)
7708 Rialto Blvd, Suite 125
Austin, TX 78735
(512) 298-3284

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

WATERSHED: Lady Bird Lake (Urban)

NEIGHBORHOOD PLAN: N/A Downtown Rainey District

PROJECT DESCRIPTION:

The applicant proposes improvements to the Rainey Street Trailhead that leads to the City's Hike and Bike Trail. The improvements include ~640 linear feet of a multi-use concrete trail ranging from 4' – 8' in width, ~330 linear feet of a multi-use decomposed granite trail ranging in width from 2' – 4' in width, a plaza, boat dock and bike racks.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit. Proposed site plan was approved by the Design Commission on 2/28. Applicants worked with Urban Design staff to incorporate feasible recommendations from the Waller Creek Design Committee into proposed site plan. 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 Rainey Street Trailhead. 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.

DOWNTOWN DESIGN COMMISSION:

Heard at 2/28 hearing and was approved. Minutes included in backup.

PROJECT INFORMATION:

SITE AREA	71,463 SF, 1.64 acres
ZONING	P (Public)
PROPOSED USE	Parks and Recreation Services (General)
CVC	NA
PROPOSED IMPERVIOUS COVER	1.6%
WATERSHED ORDINANCE	Current
PROPOSED ACCESS	No Vehicular Access proposed / Downtown Park
TIA	No, not required
PARKING REQUIRED	No parking required for use and none proposed

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	P	Parks and Recreation Services (General)
<i>North</i>	Cummings St then CBD	Street then Condos
<i>South</i>	P	Parks and Recreation Services (General)
<i>East</i>	East Ave then CBD	Street then Condos
<i>West</i>	P	Parks and Recreation Services (General)

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

City of Austin Downtown Commission

Downtown Austin Neighborhood Assn.

Friends of Austin Neighborhoods

Friends of the Emma Barrientos MACC

Greater East Austin Neighborhood Association

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

Preservation Austin

Rainey Neighborhood Association, Inc.

SELTexas

Sierra Club, Austin Regional Group

South Central Coalition

Tejano Town

Waller District Staff Liaison

Waterloo Greenway

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

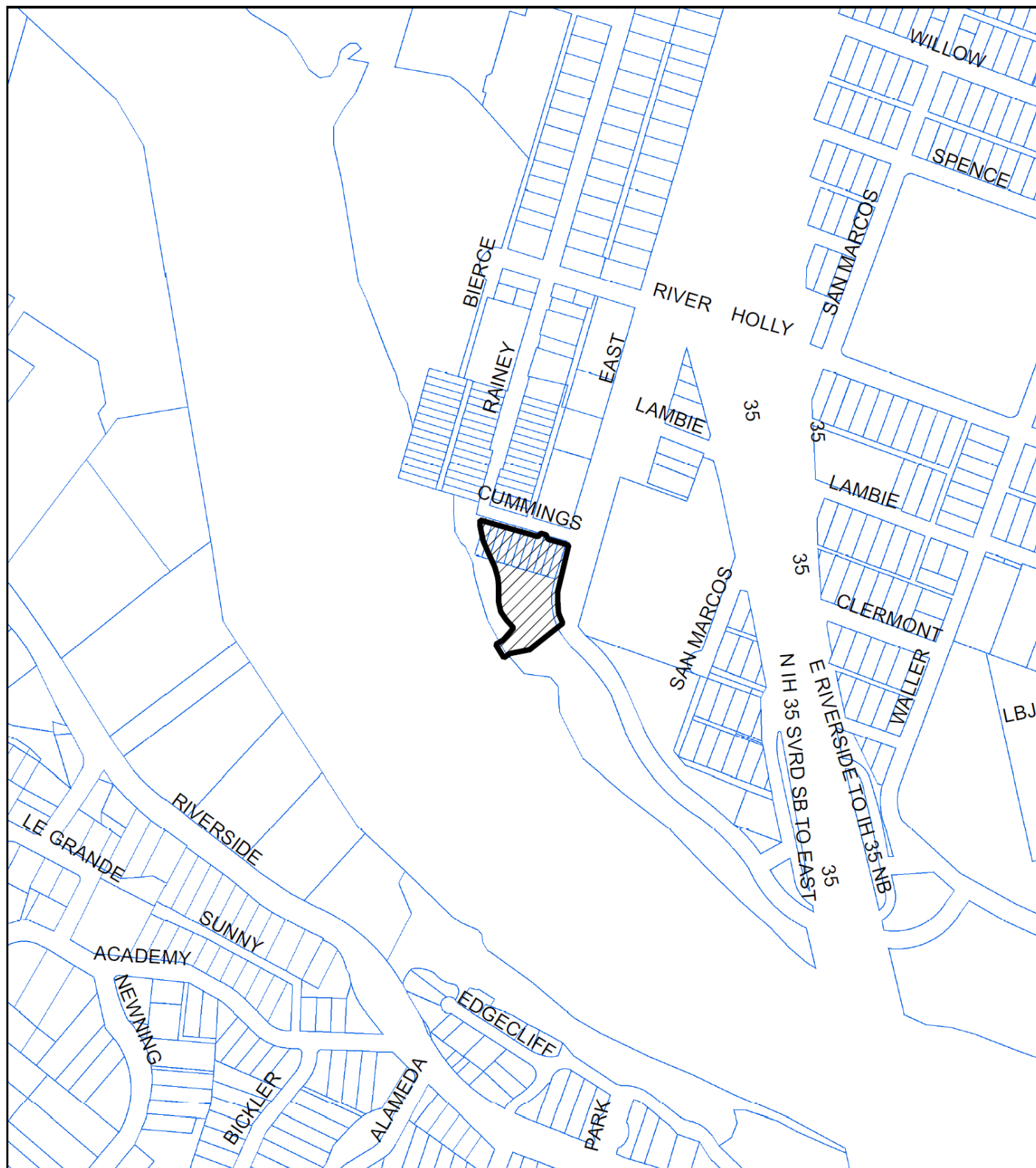
The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: “The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements 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: 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: Not required.
- 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: 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: Not anticipated.



 Subject Tract
 Base Map

CASE NO: SPC-2021-0286C
 ADDRESS: 1308 ROSEWOOD AVENUE



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.



August 4, 2021

Development Services Department
505 Barton Springs Rd
Austin, TX 78704

Re: Engineer's Summary Letter for Completeness Check
Rainey St Trailhead
Cummings St and East Ave, Austin TX 78701

To Whom it May Concern:

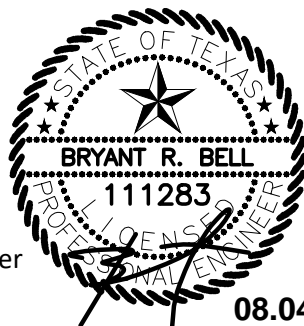
On behalf of our Client, The Trail Foundation, GarzaEMC is submitting a Non-Consolidated Site Plan Application for the above referenced project. Existing site improvements are limited to public multi-use trails. The proposed improvements are all public and include \pm 640 linear feet (LF) of a public multi-use concrete trail ranging in width from 4' to 8'; \pm 330 LF of a public multi-use decomposed granite trail ranging in width from 2' to 4'; pervious urban plazas; and boat dock. Runoff flows into Lady Bird Lake and existing drainage patterns will not be affected.

The site is public land located on the southwest corner of the Cummings St and East Ave intersection and is bounded by Lady Bird Lake to the south, Cummings St to the north, and East Ave to the east. The project lies within the Full-Purpose jurisdiction of the City of Austin. The limits of construction associated with this project are approximately 1.80 acres. The site lies within the Lady Bird Lake watershed which is classified as Urban. No portion of this site is located within the Edwards Aquifer Recharge or Transition Zone, nor does it contain any critical environmental features. A portion of the site lies within the COA Fully Developed 25-year floodplain and the within the FEMA 100-year floodplain.

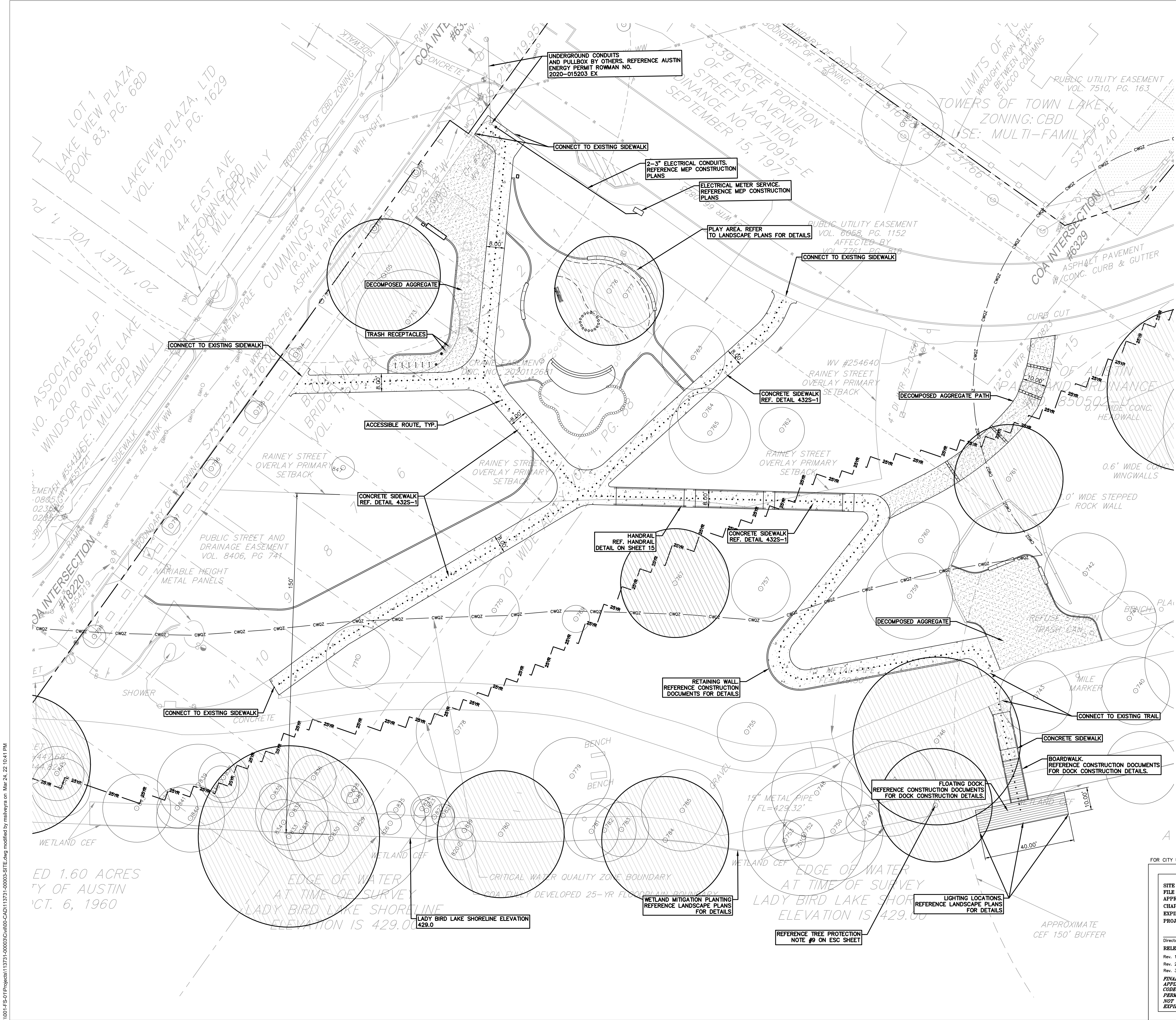
Please do not hesitate to reach out if there are any questions.

Sincerely,

Bryant Bell, P.E.
Senior Project Manager



08.04.2021



1" = 20'

EXISTING	PROPOSED	DESCRIPTION
(0000)		PROPERTY LINE / R.O.W. LINE
		RECORD INFORMATION
		GROUND LIGHT
		POWER POLE
		DOWN GUY
		WATER MANHOLE
		WATER LINE MARKER
		UNDERGROUND CABLE MARKER
		UNDERGROUND GAS LINE MARKER
		UNDERGROUND TELEPHONE MARKER
		TELEPHONE RISER
		SPRINKLER CONTROL BOX
		SWITCH GEAR & PAD
		TRANSFORMER (SIZE VARIES)
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		WATER METER VAULT (SIZE VARIES)
		CABLE TV RISER
		ELECTRIC BOX
		ELECTRIC METER
		GAS METER
		GAS VALVE
		TRAFFIC CONTROL BOX
		TRAFFIC SIGNAL POST
		GRATE INLET
		CURB INLET (SIZE VARIES)
		GREASE TRAP (SIZE VARIES)
		ELECTRIC MANHOLE (SIZE VARIES)
		WASTEWATER MANHOLE (SIZE VARIES)
		STORMSEWER MANHOLE (SIZE VARIES)
		WASTEWATER CLEANOUT
		WIRE FENCE
		WOOD FENCE
		CHAIN LINK FENCE
		DUMPSTER
		CURB & GUTTER
		EDGE OF PAVEMENT
		FIRE LANE DESIGNATION
		ACCESSIBLE ROUTE
		CONCRETE SIDEWALKS
		WALL
		WHEELSTOP
		BOLLARD
		FINISH FLOOR ELEVATION
		PARKING COUNT (REGULAR SPACES)
		PARKING COUNT (ACCESSIBLE SPACES)
		PARKING COUNT (PARALLEL SPACES)
		ACCESSIBLE SPACE
		BIKE PARKING
		BARRICADE
		LIMITS OF CONSTRUCTION
		DECOMPOSED AGGREGATE
		CONCRETE

- ### ACCESSIBILITY NOTES
- SLOPES ON ACCESSIBLE ROUTES SHALL COMPLY WITH TAS SECTION 402 INCLUDING A MAXIMUM CROSS SLOPE OF 1:48 AND MAXIMUM RUNNING SLOPE OF 1:20.
 - RAMP ON ACCESSIBLE ROUTES SHALL COMPLY WITH TAS SECTION 403.
 - WALKING SURFACES THAT ARE A PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH TAS SECTION 403.
 - ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50. (ANSI 502.5)
 - APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.

- ### SITE NOTES
- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED ON A SURFACE WITH A SLOPE.
 - ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
 - SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 08 of 13

FILE NUMBER: **SPC-2021-0286C** APPLICATION DATE: **AUGUST 9, 2021**

APPROVED BY COMMISSION ON: _____ UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (25-5-81.LDC) _____ CASE MANAGER **RENEE JOHNS**

PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: **P**

Rev. 1 _____ Correction 1 _____

Rev. 2 _____ Correction 2 _____

Rev. 3 _____ Correction 3 _____

FINAL PLAN 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.

dwg.

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TBPE # F-14629
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Rainey Street
Trailhead

36 East Ave,
Austin, TX 78701

Project Number: 21_019

Issue For:

2021-08-06 ISSUE FOR COMPLETENESS

2021-09-10 ISSUE FOR FORMAL SUBMITTAL

2021-11-19 - UPDATE 1

2022-01-14 - 50% CD

Sheet Title:
SITE PLAN

Sheet Number:

08

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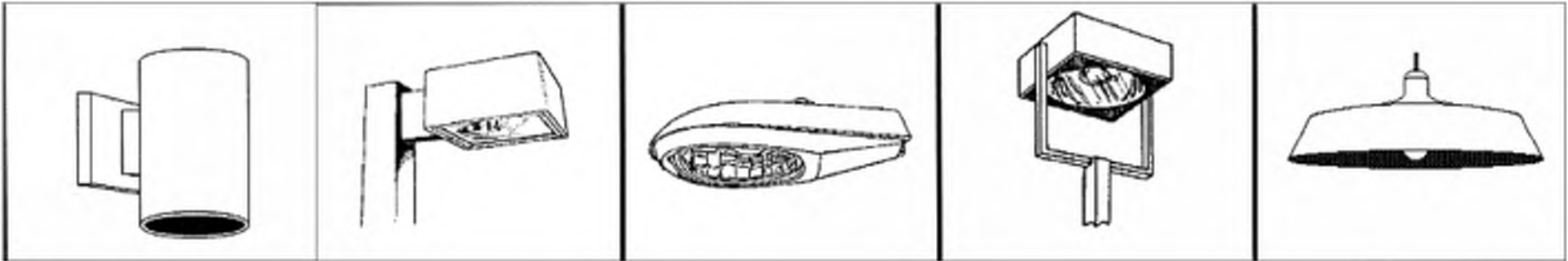
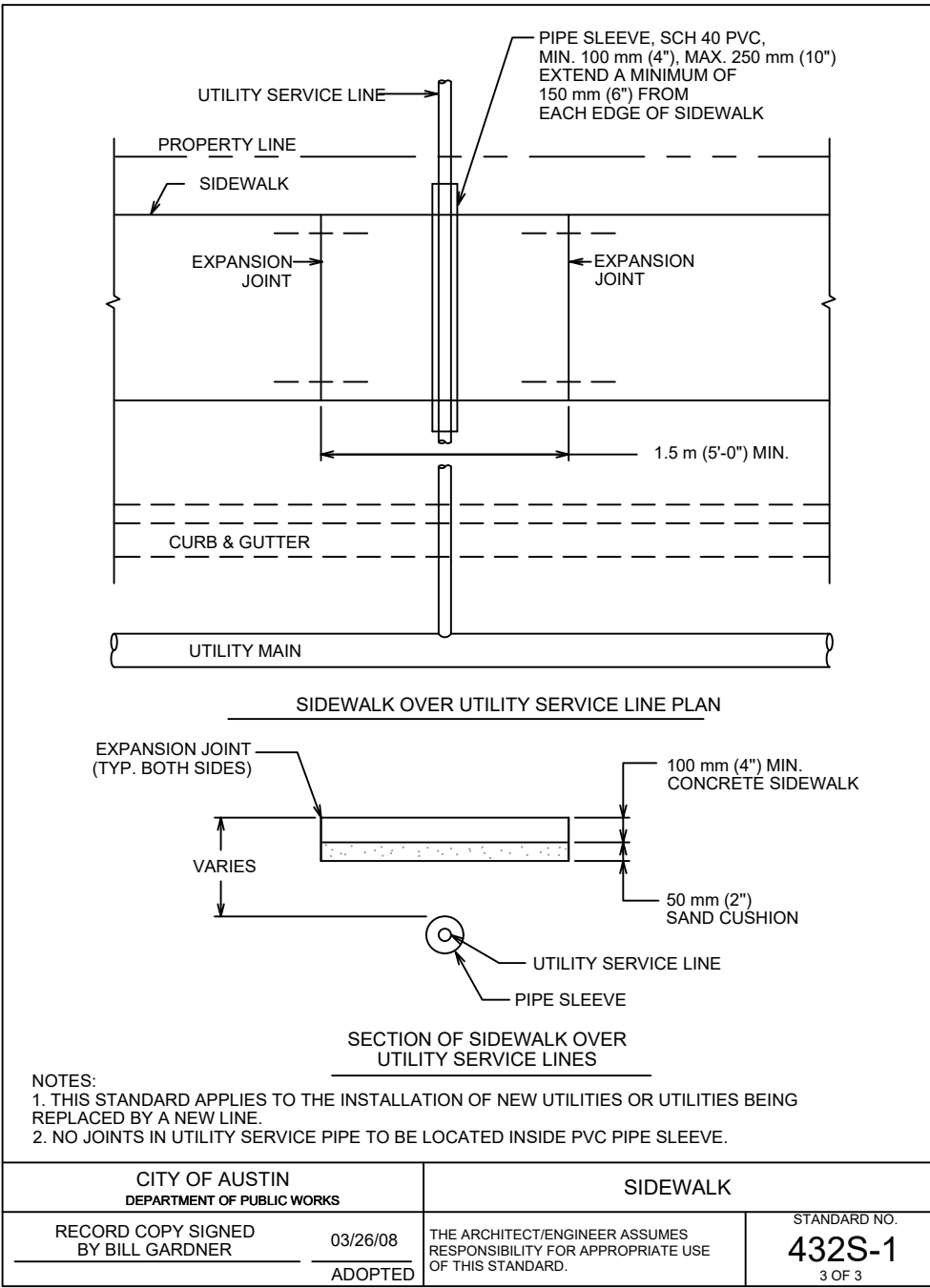
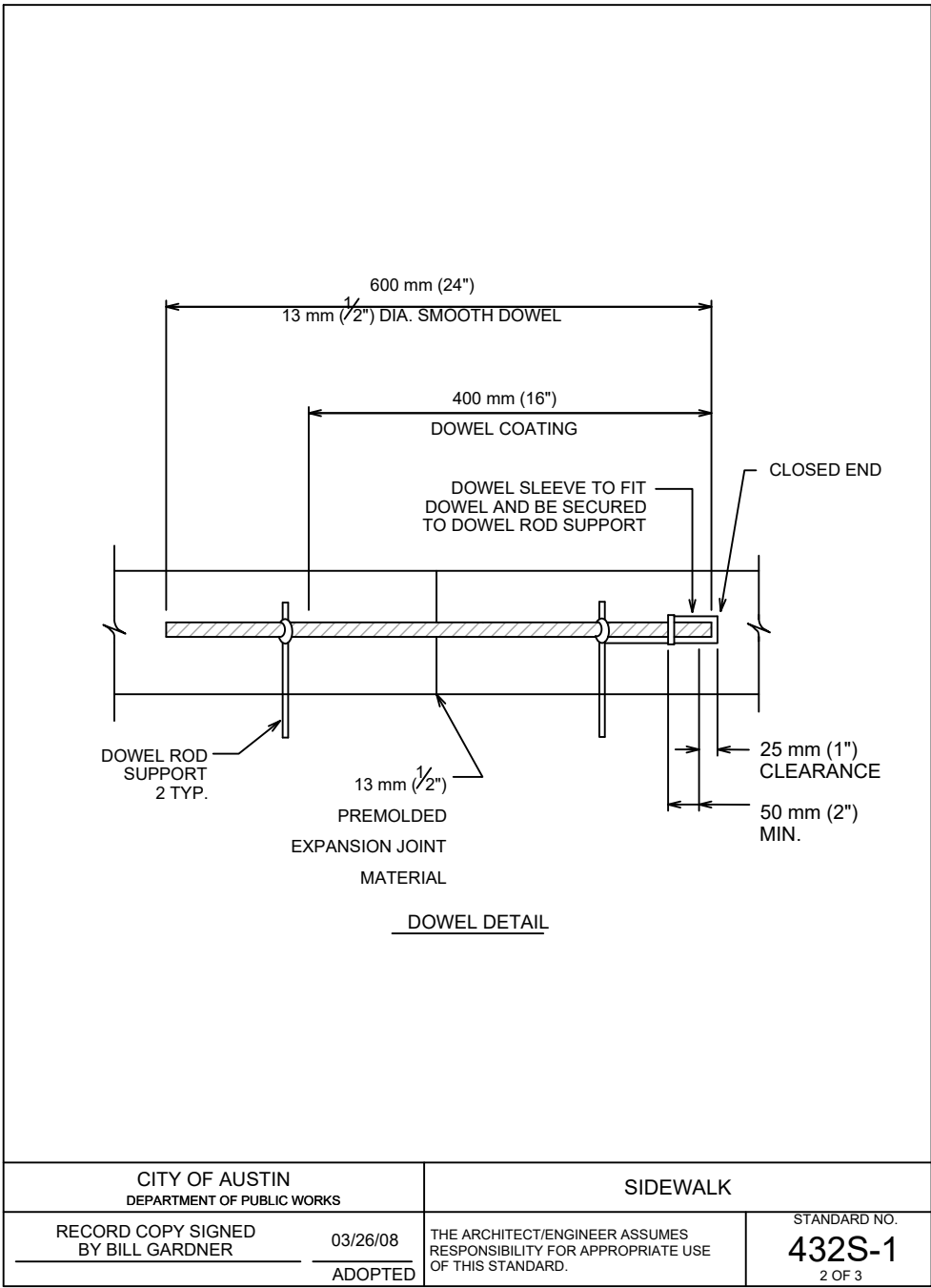
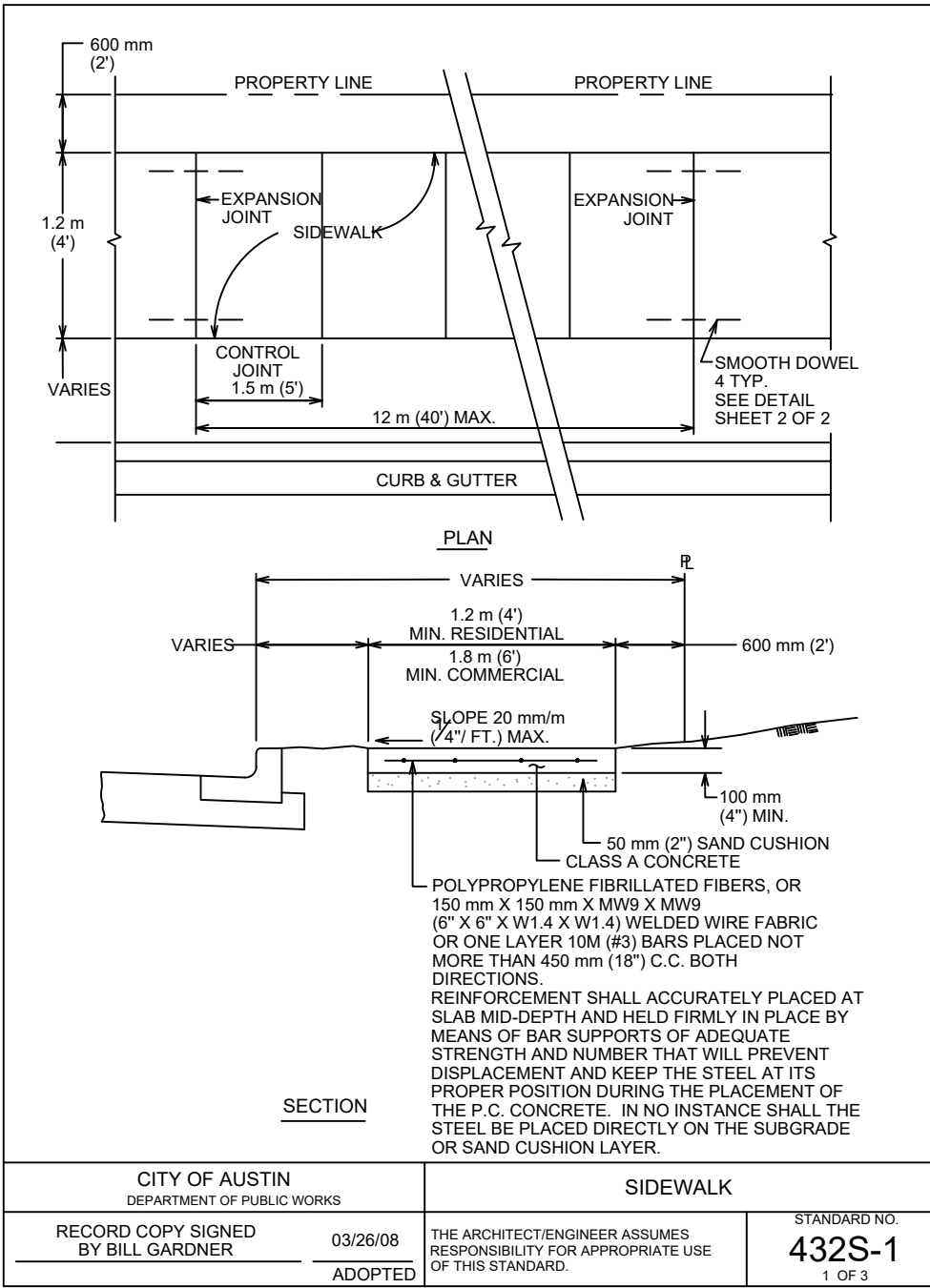


Figure 34:
Examples of fully-shielded light fixtures.

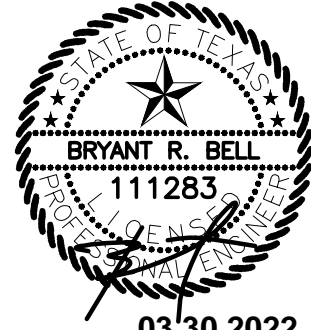
BUILDING DATA TABLE	
USE	Park and Recreation Services (General
ZONING	P - Public
GROSS SITE AREA (SF)	71,438
GROSS SITE AREA (AC)	1.64
EXISTING IMPERVIOUS COVER (SF)	0
EXISTING IMPERVIOUS COVER (%)	0%
IMPERVIOUS COVER (SF) - DOCK ONLY	690
EXCLUDED IMPERVIOUS COVER (SF) *	7,113
IMPERVIOUS COVER (%)	0.97%
PRIMARY SETBACK AREA (SF)	43,161
PRIMARY SETBACK IMPERVIOUS COVER(SF)	690
IMPERVIOUS COVER (%)	1.60%
* ECM 1.8.1.C excludes multi-use trails from impervious cover calculations	

dwg.

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Rainey Street
Trainhead

36 East Ave,
Austin, TX 78701

Project Number: 21_019

Issue For:
2021-08-06 ISSUE FOR COMPLETENESS
2021-09-10 ISSUE FOR FORMAL SUBMITTAL
2021-11-19 - UPDATE 1
2022-01-14 - 50% CD

Sheet Title:
SITE PLAN DETAILS

Sheet Number:

09



DOWNTOWN COMMISSION MEETING MINUTES

**REGULAR MEETING
WEDNESDAY, JANUARY 19, 2022**

The Downtown Commission convened in a meeting on Wednesday, October 20, 2021, at 301 W. 2nd Street in hybrid meeting format.

Downtown Commissioners in Attendance:

August Harris, Chair	David Gomez, Commissioner
Christopher Lehman, Vice Chair	Nelly Paulina Ramirez, Commissioner
Megan Meisenbach, Commissioner	Cynthia Weatherby, Commissioner
Kimberly Taylor, Commissioner	Jen Weaver, Commissioner
Mike Lavigne, Commissioner	Joel Sher, Commissioner
Laura Templeton, Commissioner	Ben Heimsath, Commissioner
Kelan Robinson, Commissioner	

Downtown Commissioners Not in Attendance:

Chris Kanipe, Commissioner, Preston Reine Commissioner, Josh Lickteig, Commissioner, Christopher Limon, Commissioner, kYmberly Keeton, Commissioner

City Staff in Attendance:

Mona Sanchez and Christine Maguire, Economic Development Department
Brian Block, Development Services Department
Andrew Rice and Elizabeth Brummett, Housing and Planning Department

CALL TO ORDER

The meeting was called the meeting to order at 5:34 p.m.

CITIZEN COMMUNICATION: GENERAL

No citizens were signed up to speak.

1. APPROVAL OF MINUTES OF THE OCTOBER 20, 2021, MEETING MINUTES

The October 20, 2021, Downtown Commission meeting minutes were adopted.

2. NEW BUSINESS - Discussion and Possible Action

- a. Safer Sixth Street Initiative:** Presentation by Brian Block, Development Services Department
 - i.** Creation of a Downtown Commission Safer Sixth Street Working Group
Chair Harris motioned to create the Downtown Commission Safer Sixth Street Initiative Working Group with Commissioner Lavigne's second on a vote of 8-0.
- b. Rainey Street Trailhead (SPC-2021-0286C):** Presentation by Heidi Anderson, Trail Foundation
Commissioner Meisenbach motioned to support Community Engagement Concept 2 of the Rainey Street Trailhead with Commissioner Sher's second on a vote of 8-0.
- c. Historic Resources Survey for Old Austin Neighborhood Association:** Presentation by Andrew Rice and Elizabeth Brummett, Housing and Planning Department
The Commission received a presentation from Andrew Rice and Elizabeth Brummett, Housing and Planning Department.
No action was taken.

2. OLD BUSINESS

8 of 12

B-18 b. Convention Center Expansion Working Group

Commissioner Templeton and Commissioner Lavigne provide an update of the work being done with Professor Sanders from UT San Antonio.

Items from representatives of collaborating commissions including non-voting members

- a.** Update from Commissioner Jen Weaver on recent activities and actions taken by the Design Commission.

Commissioner reported that the Design Commission discussed the 80 Rainey Street Tower, and their work on the Great Streets Program.

- b.** Update from Commissioner Ben Heimsath on recent activities and actions taken by the Historic Preservation Commission.

Commissioner Heimsath reported that the Commission passed the old west Austin warehouse for historic designation.

- c.** Update from Commissioner Cynthia Weatherby on recent activities and actions taken by the Urban Transportation Commission (UTC)

Commissioner Weatherby updated the Commission on the UTC work on the Strategic Mobility Plan.

- d.** Update from Commissioner kYmberly Keeton on recent activities and actions taken by the Arts Commission.

Commissioner Keeton absent; no updates.

- e.** Update from Commission Christopher Limon on recent activities and actions taken by the Music Commission.

Commissioner Limon absent; no updates.

- f.** Update from Commissioner Kimberly Taylor on recent activities and actions taken by the Parks & Recreation Board

Commissioner Taylor absent, no updates.

- g.** Update from Commissioner Nelly Paulina Ramirez on recent activities and actions taken by the Public Safety Commission.

No updates.

2. POTENTIAL FUTURE AGENDA ITEMS

- Update on the Preservation Plan
- Update on the Great Streets Program
- Active Transportation around Alternate Mobility; Scooters
- Update on Homelessness; Budget and Activity
- Downtown Austin Community Court

Adjournment 7:32 P.M.



DESIGN COMMISSION
Monday, February 28, 2022 6:00 PM
Austin City Hall, Boards and Commissions, Room 1101
301 W. 2nd St., Austin, TX 78701

Meeting Minutes

Call to order by: **Chair D. Carroll** at 6:16 p.m.

Member List

<u>P</u>	David Carroll – Chair (District 1)	<u>P</u>	Melissa Hanao-Robledo (District 5)
<u>A</u>	Jessica Rollason – Vice-Chair (District 7)	<u>P</u>	Jen Weaver (District 6)
<u>P</u>	Jon Salinas (District 2)	<u>A</u>	Aan Coleman (District 8)
<u>P</u>	Samuel Franco (District 3)	<u>A</u>	Bart Whatley (District 9)
<u>P</u>	Josue Meiners (District 4)	<u>A</u>	Ben Luckens (District 10)
<u>P</u>	Evan Taniguchi (Mayor)		

“P” Denote Commission Members who were in present

“A” Denote Commission Members who were absent

CITY OF AUSTIN HOUSING AND PLANNING STAFF

X Jorge E. Rousselin, Executive Liaison

X Art Zamorano, Staff Liaison

X Gunner Garnos, Staff Liaison

CITIZEN COMMUNICATION: .

1. **NEW BUSINESS (Discussion and Possible Action):**
 - a. Discussion and possible action to evaluate and make recommendations regarding whether the **Rainey Street Trailhead project**, located at 36 East Ave., complies with the City Design and Sustainability Standards, for the City of Austin. Applicant(s): [Heidi Anderson](#) [Charlotte Tonsor](#) and [Nick Blok](#) The Trailhead Foundation.
 - **Heidie Anderson, Charlotte Tonsor and Nick Blok;** The Trailhead Foundation presented and answered questions.

- **Commissioner J. Meiners** made a motion that the project complies with the City Design and Sustainability Standards, for the City of Austin **Commissioner S. Franco** seconded.
 - **Commissioner M. Haneo-Robledo** made a friendly amendment request that in the future to build a formal path if public access is observed cutting through the native landscape **Commissioner J. Meiners** and **Commissioner S. Franco** accepted the friendly amendment.
 - **The motion was approved [6 ayes, 0 nays, 1 Recusal, A. Coleman, B. Lukens, J. Rollason, B. Whatley, absent]**
- b. Discussion and possible action to evaluate and make recommendations regarding whether the project at **307 and 319 E. 2nd St.**, complies with the Urban Design Guidelines for the city of Austin. Applicant(s): [Dave Anderson](#), Drenner Group; [Larry Speck](#), Page/; [Trent Rush](#), Hitchcock Design Group; and [Jake George](#), Intracorp.
- Dave Anderson, Drenner Group; Larry Speck, Page/; Trent Rush, Hitchcock Design Group; and Jake George, Intracorp presented and answered questions.
 - **Commissioner M. Haneo-Robledo** made a motion that the project complies with the Urban Design Guidelines for the City of Austin **Commissioner J. Weaver** seconded.
 - **The motion failed [4 ayes, 2 nays, 1 Recusal, A. Coleman, B. Lukens, J. Rollason, B. Whatley absent]**
 - **No recommendation was made on this item.**
- c. Discussion and possible action to evaluate and make recommendations regarding whether **Block 150**, located at 402 and 416 W. 12th St., complies with the Urban Design Guidelines for the city of Austin. Applicant(s): [Michael Whellan](#), , Armbrust & Brown; and [Kelly Somers](#), SCB.
- Michael Whellan, and Michael Gaudini, Armbrust & Brown; Melissa Neslund, Stratus Properties, and Kelly Somers, SCB presented and answered questions.
 - **Commissioner J. Meiners** made a motion that the project complies with the Urban Design Guidelines for the city of Austin **Commissioner M. Haneo-Robledo** seconded.
 - **Commissioner S. Franco** made a friendly amendment that the applicant have a basic programming plan that commits to, preserving the space as a public art gallery, prioritizing underserved artists in the community. **Commissioner J.**

Meiners and **Commissioner M. Haneo-Robled** accepted the friendly amendment.

- The motion was approved [7 ayes, 0 nays, **A. Coleman, B. Lukens, J. Rollason, B. Whatley, absent**]

2. COMMISSION-SPECIFIC BUSINESS (Discussion and Possible Action):

a. Approval of the January 28th meeting minutes

- **Commissioner M. Haneo-Robledo** made a motion to approve the January 24th meeting minutes **Commissioner E. Taniguchi seconded**.
- The motion was approved [7 ayes, 0 nays, **A. Coleman, B. Lukens, J. Rollason, B. Whatley, absent**]

b. Update from representation on the Downtown Commission regarding last meeting

- **Commissioner J. Weaver** briefed the commission that Amy Mock would be replacing Kimberly Keaton as the Arts Commissioner, and Downtown Commission meeting focused discussion on the Convention Center expansion plan.

c. Update from representative on the Joint Sustainability committee regarding last meeting

- **Chairman Carroll** was unable to attend and had nothing to report.

d. Update from representative on the South Central Waterfront Advisory Board.

- Commissioner S. Franco briefed the Design Commission that a presentation was given in regards to One Texas Center(OTC) and informed that the previous plan for OTC may change and at this time it is uncertain in the direction it will be going.
- A presentation was also given by Mandy DeMayo of the Housing and Planning department regarding affordable housing program.

3. ANNOUNCEMENTS:

a. Chair Announcements:

- No Announcements.

b. **Items from Commission Members:**

- **Commissioner M. Haneo-Robledo** requested that staff provide name plates for the Commissioners.

c. **Items from City Staff:**

- **Art Zamorano** announced that beginning with the March 28th meeting, all Design Commission meeting will take place at the Permitting and Development Center, located at 6310 Wilhelmina Delco Drive.

ADJOURNMENT by consensus at: 9:18 PM.

DRAFT