



Austin Parks and Recreation Department

Waller Creek Boathouse Conditional Use Permit

Presenters: Reynaldo Hernandez, PLA, PMP, Park Development Division
Elizabeth Barhydt, Austin Rowing Club Executive Director

WHO, WHAT AND WHY

WHO is involved:

City of Austin Parks and Recreation Department and the Austin Rowing Club (ARC) operating out of the Waller Creek Boathouse

WHAT is the purpose:

Compliance with City Code to permit consumption of alcohol in designated areas at Waller Creek Boathouse facility

WHY are we here:

To request support for new zoning in alignment with City of Austin Land Development Code



OVERVIEW AND BACKGROUND

Waller Creek Boathouse

- Opened in 2012
- Austin Rowing Club is concessionaire operating the Boathouse
- The Perch (formerly Alta's Café) received a Texas Alcohol Beverage Commission (TABC) permit and began the sale of wine and beer in 2012

Conditional Use Permit (CUP)

- CUP is required by Austin City Code of Ordinances for the sale of alcohol
- CUP changes the zoning of the property from “PUBLIC” to “PARK AND RECREATION SERVICES (SPECIAL)” which will permit the sale of alcohol on parkland

The CUP does not apply to special events. Events at Waller Creek Boathouse will continue to need a separate TABC agreement to serve alcohol.



TEXAS ALCOHOL BEVERAGE COMMISSION (TABC)

- State commission governing the sale of wine and beer on-premises and in designated areas.
- TABC license issued for a 2-year duration permitting the sale of wine and beer (not liquor) and is renewable.
- Currently expires October 10, 2024.
- Austin Police Department can issue citations for consumption of alcohol outside of defined boundaries or in violation of other state laws.
- No one under the age of 18 can sell alcohol. No one under the age of 21 can consume alcohol.



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OPERATIONAL PLAN

Austin Rowing Club

- 300 active rowing members, 70 staff members at peak season
- Austin Rowing Club management agreement with vendor to adhere to CUP and TABC guidelines
- Operating hours:
 - Monday – Sunday 8 am to 4 pm
 - Winter Hours: Closed Mon – Wed

The Perch (formerly Alta Café)

- The Perch showcases specialty coffee, refreshing beverages, healthy smoothies, and food options
- Operating hours:
 - Monday to Wednesday: CLOSED
 - Thursday to Sunday: 8 am to 4 pm
- Average sale of beer or wine per month 9.5 to 11.6% of total sales



CONDITIONAL USE PERMIT AREA



- Total CUP use area:
1,757 sq. ft.



- ▲ Indicates signage location

NO ALCOHOLIC
BEVERAGES
BEYOND THIS POINT

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GUIDELINES

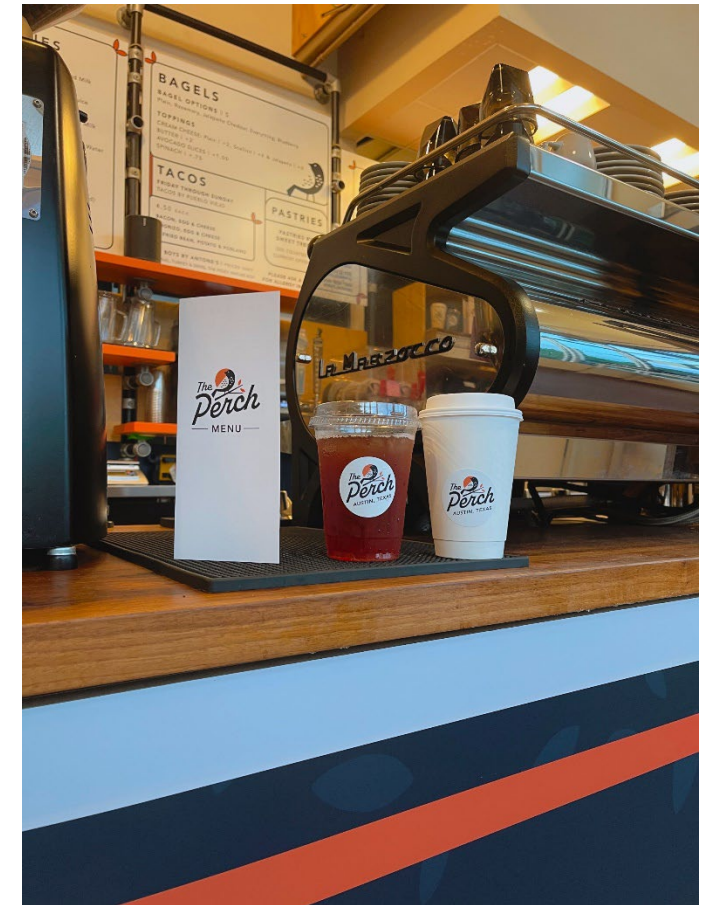
DE ACUERDO A LOS
LINEAMIENTOS DE USO
CONDICIONAL

1/8" PAINTED ALUMINUM
PAINTED WITH SCREEN
COPY. PANEL TO BE STAKED INTO
GROUND VIA WELDED
SIGNAGE TO BE PROVIDED BY THE
AUSTIN ROWING CLUB

NOTE:
MOUNT SIGN TO EXISTING RAILING
OR PLACE ON POLE AS
ILLUSTRATED

Department Request

The Department respectfully requests a recommendation to Austin City Council to approve the Conditional Use Permit for the Waller Creek Boathouse/Austin Rowing Club for the sale of alcohol to bring the site into compliance with the Land Development Code.



Questions

CUP PROCESS

PREPARATION OF
DRAWINGS

START

Late 2023

COMMUNITY
ENGAGEMENT

February 2024

PARKS BOARD
FORMAL SUBMITTAL
FOR CUP THROUGH
DEVELOPMENT
SERVICES
DEPARTMENT

Spring 2024

PLANNING
COMMISSION

COMPLETE

Mid 2024