

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

CASE NUMBER: SPC-2009-0362C **PLANNING COMMISSION DATE:** 4-27-2010

ADDRESS: 74 Trinity Street

PROJECT NAME: Waller Creek Tunnel/ Waller Beach

WATERSHED: Town Lake/ Waller Creek (Urban)

LEGAL: The River Walk, Described in House Bill No. 13

AREA: 28.7 Acres, w/ Appx. 3 Acres Limits of Construction

EXISTING ZONING: P, Public

PROPOSED USE: Public, Parks and Recreation Services

APPLICANT: City of Austin (Gary Jackson)
P.O. Box 1088
Austin, TX 78767 (512) 974-7115

AGENT: Kellogg Brown and Root/ Espey Consultants(Brian Reis)
4801 Southwest Pkwy., Parkway 2, Ste. 150
Austin, TX 78735
(512) 326-5659

NEIGHBORHOOD ORGANIZATION:

1075- League of Bicycling Voters
767- Downtown Austin Neighborhood Coalition
786- Homebuilders Assn. Of Greater Austin
623- City of Austin Downtown Commission
511- Austin Neighborhood Council
744- Sentral Plus East Austin Koalition (SPEAK)
402- Downtown Austin Neighborhood Assn. (DANA)
498- South Central Coalition
1037-Homeless Neighborhood Assn
74- South River City Citizens's Assn.
1004-Save Town lake Org.
438- Downtown Austin Alliance
1200- Super Duper Neighborhood Objectors and Appeals Organization
1185-Greater South River City Combined Neighborhood Planning Team
421-Villas Town Lake HOA
805-Villa Town Lake HOA

AREA STUDY: N/A

APPLICABLE WATERSHED ORDINANCE: Comprehensive

CAPITOL VIEW: Not in View Corridor

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit. The site will comply with all requirements of the Land Development Code prior to its release.

PLANNING COMMISSION ACTION: 4-27-2010

CASE MANAGER: Lynda Courtney Telephone: 974-2810
Lynda.Courtney@ci.austin.tx.us

PROJECT INFORMATION:

EXIST. ZONING: P, Public

EXISTING & PROPOSED USE: Parks and Recreational Services

LIMITS OF CONSTRUCTION: Appx. 130,000 SF. **OVERALL SITE:** 28.7 Acres

EXIST. BLDG. COVERAGE: 4900 sf (.11 A) **PROP. BLDG. CVR:** 6,878 sf

EXISTING IMPERV. CVRG.: (>.56%) **PROPOSED IMP. CVR:** .56%

EXISTING PARKING: 0 **PROPOSED PARKING:** 4

PROPOSED F.A.R.: .78

WATERFRONT OVERLAY

PRIMARY SETBACK: Impervious Cover allowed: 15% Proposed: 14.4%

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Trinity Street	Varies	Cul de Sac	Collector

SUMMARY COMMENTS ON SITE PLAN:

Land Use Background: The applicant is requesting approval of a Conditional Use Permit to allow the construction of the 6,878 square foot PARD Boat House facility with associated improvements, as part of the overall improvements for the Waller Creek Tunnel project.

The Waller Beach site plan consists of one building with all the infrastructure, parking, landscaping, and ponds constructed to replace the existing boat house, which is being demolished. The existing boathouse is within the primary setback of the Waterfront Overlay and in the Critical Water Quality setback. The proposed boat house is moved back and is now located in the secondary setback and is no longer located in the Critical Water Quality zone.

This parcel is totally within the Waterfront Overlay, North Shore Central Subdistrict. This project is in compliance with all heights, setbacks, impervious cover and use limitations of the Water Overlay, with one minor variance request.

This building is a 2-story structure, with the primary floor level being the upper floor, which is ground floor access from the north. Due to topography, the lower floor is cut into the grade and acts as a boat storage and boat access facility. The building requirement for glass (LDC 25-2-738 F) specifies that a minimum of 60% of the ground level wall that is visible from park land or public right-of-way in the area located between 2 and 10 feet above grade must be clear or lightly tinted glass to allow pedestrians a view of the interior of the building. The upper level ground floor is designed to have greater than 60% glass, although the wall of the locker room, showers

and bathrooms is not clear or lightly tinted. That wall exhibits a long art-glass window that allows for aesthetic appeal, glass construction but also provides for necessary privacy. The lower-level boat storage does not have glass walls. The applicant is requesting a Waterfront Planning and Advisory recommendation for approval of this plan, with the variance to the glass wall requirement. The design meets the intent of the requirement but cannot meet the full clear glass requirement.

Transportation: Complies with all transportation requirements with regards to the Land Development Code.

Environmental: This site is located in the Town Lake and Waller Creek watersheds, both Urban in classification.

SURROUNDING CONDITIONS:

Zoning/ Land use: P-Public, Parks and Recreational Services

North: P- Public, Parkland

East: P- Public, Parkland

South: P- Public, Parkland

West: P-Public, Parkland

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. All uses as shown are permitted uses, consistent with this zoning district.
- 3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;** Staff response: This application is compatible with the requirements of the zoning district. This site will comply with all compatibility standards.
- 4. Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate and convenient off-street parking is provided in compliance with LDC standards for this site.

5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute additionally to any of these adverse effects. This application has been reviewed for erosion and drainage controls, fire access, and meets or exceeds all code requirements.
6. **For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed.** Staff response: The proposed project is not in the East Austin Overlay. It is in the Downtown Neighborhood plan, which is underway.

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 with all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site than would a regularly permitted use in a P zoning district. The addition of this boat house building with trails, ponds and amenities enhances the public use of the site.
2. **adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: Development of this site will not adversely affect the safety or convenience of vehicular or pedestrian circulation.
3. **adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: The proposed project does not affect adjacent properties or traffic control through its location, lighting or type of signs. Lighting will be shielded and signs will comply with the sign ordinance.