

**WATERFRONT PLANNING ADVISORY BOARD
VARIANCE REQUEST REVIEW SHEET**

CASE NUMBER: SP-2012-0257c

BOARD DATE: January 14, 2013

PROJECT NAME: Town Lake Park/Auditorium Shores Trailhead Improvements

ADDRESS: 700 W. Riverside Drive

WATERSHED: Town Lake (Urban)

AREA: 7.30 acres (limits of construction)

EXISTING ZONING: P-NP (Public)

APPLICANT: TBG Partners
Atten: Justin Lindabury
901 South Mopac Expressway
Austin, Texas 78749
Phone: (512) 327-1011

ENGINEER: Axiom Engineers, Inc.
Atten: Nicole Findeisen
13276 Research Blvd., Suite 208
Austin, Texas 78750
Phone: (512) 506-9335

OWNER: The City of Austin
P.O. Box 1088
Austin, Texas 78704
Phone: (512) 974-2000

EXISTING AND PROPOSED USE: The site currently serves as a trailhead to the Hike & Bike Trail along Lady Bird Lake, and consists of parkland, a vehicle parking lot, restroom, sidewalks, a gazebo structure, and other park appurtenances. The application proposes to reconfigure the existing parking lot, provide additional parking spaces, construct a new building for restrooms and electrical/mechanical equipment, and to add drainage, sidewalk and landscaping improvements.

SUMMARY COMMENTS ON SITE PLAN: The improvements proposed for this development are within the primary setback of the Auditorium Shores Subdistrict of the Waterfront Overlay, which extends 1,200 feet landward from the shoreline of Lady Bird Lake. Therefore, as noted during staff review of the site plan submittal, the following section of the Land Development Code [(25-2-721(B)(1)&(2))] applies to this development:

(B) *In a primary setback area:*

- (1) except as otherwise provided in this subsection, parking areas and structures are prohibited; and*
- (2) park facilities, including picnic tables, observation decks, trails, gazebos, and pavilions, are permitted if:*
 - (a) the park facilities are located on public park land; and*
 - (b) the impervious cover does not exceed 15 percent.*

Although the site has existing parking and structures as noted, these improvements are considered to be non-complying uses, and approval of the current site plan will increase that degree of non-compliance.

SURROUNDING CONDITIONS:

Zoning/ Land Use

| | |
|---------------|------------------------------------|
| North: | n/a (Lady Bird Lake) |
| East: | n/a (South 1 st Street) |
| South: | n/a (Riverside Drive) |
| West: | P (parkland) |

CASE MANAGER: Michael Simmons-Smith

PHONE: 974-1225

E-MAIL: michael.simmons-smith@austintexas.gov
