



MEMORANDUM

TO: Codes and Ordinances Joint Committee

FROM: Gary Gregson, Project Coordinator
Austin Parks and Recreation Department

DATE: January 13, 2017

SUBJECT: Site-specific SOS Ordinance Amendment for the Construction of the
Zilker Metro Park / Barton Creek Trailhead Restroom

In order to serve the hundreds of thousands of visitors per year of Zilker Park, and, specifically, the Barton Creek Trail and Beverly S. Sheffield Zilker Hillside Theater (ZHT), the City of Austin Parks and Recreation Department (PARD) wishes to construct a restroom facility in close proximity to the trailhead and the ZHT.

The selected location of the restroom facility lies within the Critical Water Quality Zone (CWQZ) and over the Edwards Aquifer Recharge Zone. Locations outside the CWQZ and Water Quality Transition Zone were investigated, but no suitable location could be identified that would adequately serve the trailhead and the ZHT.

PARD, therefore, is requesting an amendment to City Code Section 25-8-514 (Pollution Prevention Required) and variances to Section 25-8-261 (Critical Water Quality Zone), to allow for construction of the restroom facility and associated improvements on the north side of William Barton Drive, west of and adjacent to the ZHT.

Existing conditions within Zilker Park exceed the allowable impervious cover limits within the Barton Springs Zone. This project has been designed such that not only will the facility not add to the impervious cover excess, but instead to actually reduce the net impervious cover and add water quality improvements to provide a net benefit to the site.

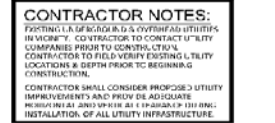
ZILKER METRO PARK TRAILHEAD RESTROOM

Committee for Codes and Ordinances

January 18, 2017



IF THIS SHEET IS NOT 22" X 30", IT IS A REDUCED PRINT.



PROPOSED SIDEWALK AND BUILDING IMPROVEMENTS (IMPERVIOUS COVER) = 2.096 S.F.

NET IMPERVIOUS COVER = () = 590 S.F.)

LIGHTING NOTE:

ALL EXTERIOR LIGHT FIXTURES WILL BE FULLY CUT OFF AND FULLY SHIELDED IN COMPLIANCE WITH IBCS AFTER 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 2.5.2.2."

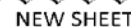


Figure 34 : Example of fully-shielded light fixtures

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NDH 5:

2. DIMENSIONS ARE SOWN ON THE DIMENS ON/CONTROL PLAN. MEAS AND EXIST DIMENSIONS AND LOCAL CONDITIONS IMPROVEMENTS, ELEC TO SUE FILES OF THE SITE. JAILER WILL BE RESPONSIBLE FOR THE MEASUREMENTS AND LOCAL CONDITIONS. UPON REQUEST FOR BUILDING DIVISIONS, CONTRACTOR SHALL USE ARCHITECTURAL AND STRUCTURAL PLANS.
3. EXISTING UTILITIES ARE SHOWN IN THE DRAWINGS AND CITY OF AUST RECORD DRAW VSS.
4. VSS ACCESSIBLE ROUTES MAY NOT EXCEED A CROSS SLOPE OF 1:20 (5%) OR EXCEED A RUNNING SLOPE OF 1:20 (5%) UNLESS DESIGNED AS A RAMP. THE MAXIMUM RUNNING SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:14 (6.93%).
5. THE MINIMUM RUNNING SLOPE IS 1:40 (2.5%), UNLESS OTHERWISE SPECIFIED.

[illegible][illegible]

SPC-2012-0104D (R3)



DOUCET+CHAN
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1/11/2017

ZILKER METRO PARK TRAILHEAD RESTROOM
for the CITY OF AUSTIN PARKS & RECREATION DEPARTMENT

SITE PLAN

69.C 0-02
Jun 11, 2017 4:06pm

LIPMAN ET AL.

R²

CHECKED BY:

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C13

C12

143 OF

143 OF
PL. 2. NAME-

Fig. 1. Figure 1

PROJECT NUMBER:
PROJECT:

PROJECT 1

100 200 300 400 500 600 700 800

(proposed)





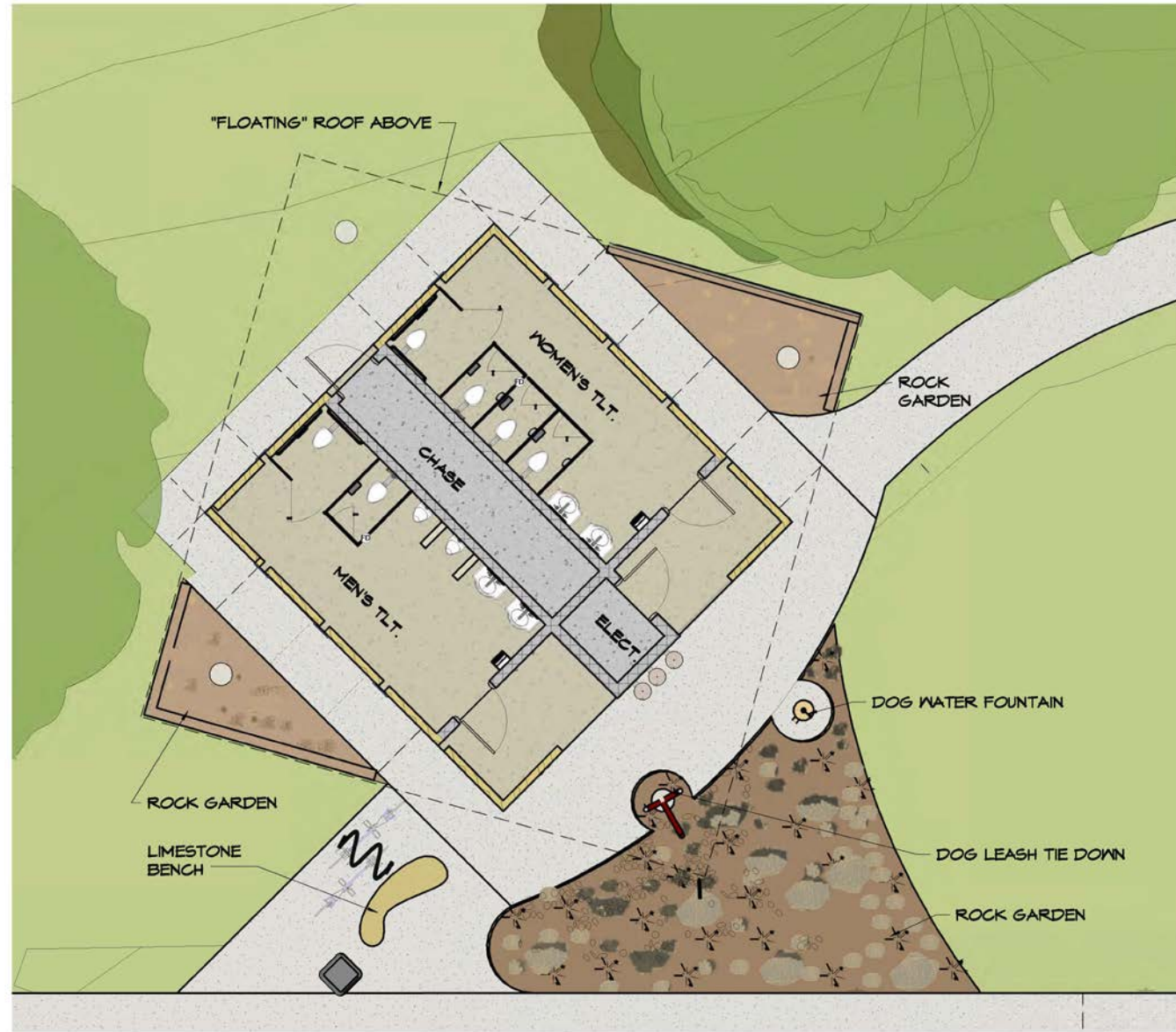
VIEW FROM HILLSIDE THEATRE

Design (continued)



VIEW FROM TRAILHEAD

Design (continued)



FLOOR PLAN

3/16" = 1'-0"



Questions?

ORDINANCE NO. _____

AN ORDINANCE AMENDING CITY CODE SECTION 25-8-514 AND GRANTING VARIANCES TO CITY CODE SECTION 25-8-261 TO ALLOW CONSTRUCTION OF THE ZILKER PARK RESTROOM PROJECT IN THE CRITICAL WATER QUALITY ZONE, TO EXCEED IMPERVIOUS COVER LIMITATIONS, AND TO EXEMPT THE PROJECT FROM CERTAIN POLLUTION CONTROL REQUIREMENTS .

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. This ordinance applies to the construction of the restroom project located in Zilker Metropolitan Park as described in Site Plan Number SPC-2012-0104D.

PART 2. CRITICAL WATER QUALITY ZONE

A variance is granted from City Code Section 25-8-261 (*Critical Water Quality Zone*) and Section 25-8-514 (*Pollution Prevention Required*) is amended to allow construction in the critical water quality zone of:

- (A) Restroom structure of no more than 900 square feet in area on the north side of William Barton Drive, west of and adjacent to the Beverly Sheffield Zilker Hillside Theater.
- (B) Underground water and wastewater lines to the restroom structure.
- (C) Landscaping around the restroom structure and on the south side of William Barton Drive.
- (D) Demolition and reconstruction of an existing parking lot.

PART 3. IMPERVIOUS COVER

City Code Section 25-8-514 (*Pollution Prevention Required*) is amended to:

- (A) allow impervious cover in excess of 15%; and
- (B) exempt the project from the pollution control requirements of this section.

1 **PART 4. CONDITIONS**

2 Construction authorized by this ordinance must adhere to the following conditions:

- 3 (A) Remove sufficient existing impervious cover from the site to result in a net
4 decrease of at least 590 square feet of impervious cover in the Barton
5 Springs zone.
6
7 (B) Stormwater runoff from the restroom structure shall be conveyed to a
8 landscaped area and not directly discharged to an impervious surface or
9 storm sewer. The conveyance shall be designed to prevent erosive flows.
10
11 (C) Provide water quality enhancements as described in EXHIBIT A.

PART 5. Council waives the requirements imposed by City Code Section 25-8-41 (*Land Use Commission*) regarding the processing and granting of a variance for the variances granted in this ordinance.

PART 6. This ordinance takes effect on _____, 2017.

PASSED AND APPROVED

_____, 2017 § _____
§ _____
§ _____
Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk