

# Memo



Date: **5/11/2017**

To: **Jeff Kent, TCHMALL Sports, LLC, land owner**  
**Dale Gray, Miller Gray Engineering, applicant**  
**Travis Wilson, Miller Gray Engineering, applicant**  
**Jude Langle, Langle Design LLC, applicant**

CC: Travis Askey, City Manager  
MD Hossain, City EIT  
Patty Akers, City Attorney  
Kerri Collins, Parsons Brinkerhoff, City Consultant—traffic

From: Lindsey Oskoui, Director of Planning & Development  
Leslie Perez, City Planner

Subject: **Hill Country Indoor PDD Amendment** – 2<sup>nd</sup> Round Technical Comments

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The purpose of this memorandum is to provide condensed technical comments for the **Hill Country Indoor PDD Amendment** application (**MNP # 17-365-PDAMN**) materials submitted **5/1/2017** and a written list of questions discussed during our conversation with Jeff and Jude on 5/10/17.

1. Uses

- a. Ballocity definition –We understand this to be an interior playscape primarily to be used by people arriving in the same vehicle as a person at the facility for another reason (e.g. parent at gym/kid at playscape, older sibling at practice/younger child and parent at playscape). Please correct/clarify.
- b. Multi-Purpose/Party rooms – Provide more information on their intended use. From our discussion yesterday, we understand possible uses include:
  - i. Teams renting out rooms day-of tournament to keep their bags, equipment
  - ii. Teams meeting before/after practice and games for strategy.
  - iii. For “accessory day care” e.g. a parent want to watch an older kid practice/play a game while not having to watch a younger sibling
  - iv. For rental by gym patrons as perk of membership.
  - v. Available for rental for birthday parties by members of the facility.

One, two, and three (if limited to on-site facility users) are anticipated are anticipated to have minimal impact on parking and traffic. Four does not provide enough information to

analyze. Five is the most variable and inclined to generate additional impact not currently accounted for in parking and TIA calculations—especially on weekends, which will be peak time for tournaments. We will recommend making five conditional until after the facility is operational and can provide evidence of sufficient capacity. Please correct/clarify/add intended uses as needed.

- c. Outdoor Area –Provide interim plan of what it will be before it includes a splash pad and deadline by which splash pad gets approved. Or request splash pad to be removed as a required amenity.
- d. Main Level 7,000 sf Open Area/Concession Area –Based on our conversation yesterday we understand about 3,500 sf of this is intended to be space for people to linger between games. This negates the assumed benefit of schedule staggering regarding parking and will recommend a parking factor be applied. We encourage you to provide any data/recommendations that will aid in making an appropriate determination.
- e. Add location of two insets to Layout/Parking Diagram

## 2. Landscaping

- a. Update landscaping plan. There is a discrepancy between the caliper inches identified as needed in the table on Sheet 2 and those provided on the plan—131 more caliper inches are needed to achieve the minimum 60% tree preservation Code requirement. See attached excel file—Proposed Tree Summary tab.
- b. We recommend adding more trees south of the garage of species that, at maturity, will aid with screening/mitigation. Also, the last response set indicates an intent to add trees to the east side of the garage as mitigation for not complying with the increased setback required for buildings >25'. None are shown on plan.
- c. The PDD allows for trees outside of the HCI property (but within the original Skaggs property) to be counted toward the tree preservation requirement contingent upon execution of a deed restriction, easement, or comparable legal instrument identifying the specific trees. The site plan approved in 2015 utilized this provision for about 592 inches—see attached excel sheet, Tab Off-Site Tree Preservation. This document will need to be provided prior to issuance of a Certificate of Occupancy for the current building (please note, staff is unaware of such a document existing for trees on the City-owned property). Alternatively, you may request, pursuant to Section 32.05.002 (e) (4), to transfer from another property within City limits.
- d. Confirm proposed tree spacing is sufficient to allow proper growth. Section 32.05.002(j) requires that plant materials which die shall be replaced in kind within ninety (90) days. Prior to site acceptance, a 'Warranty Certificate' for the trees will be required.

3. Pedestrian connectivity – With the increase in participant load; the adoption of the Hike and Bike Connectivity Plan; the adoption of the Comprehensive Plan, which anointed this area as *Town Center: Recreation and Entertainment District*; and more certain and recent plans now known on the layout of the Backyard since the 2015 Site Plan discussion, we will recommend to P&Z and Council the feasibility of this connection to be reexamined and more details be developed as a requirement of the PDD. As we conveyed back during the PDD Amendment in 2014, pedestrian connectivity seems especially compatible with the mission of a recreation/sports/gym facility and this area of town as it would connect HCI to many public, cultural, and recreational destinations (recently purchased City property, Central Park, Live Oak Amphitheater).
4. Impervious Cover/Water Quality
  - a. The actual impervious cover is estimated to be approximately 5,000 sf less than the amount proposed to be transferred from the Reese tract. While some padding (200-300 sf) is unlikely to cause concern, a discrepancy of this magnitude may since it is unknown where it will be used and therefore also unknown if treating it in the garage is feasible.
  - b. Conceptually we understand what is being proposed. However, please explain the feasibility of growing vegetation within the garage; all detention and water quality pond types that achieve 95% pollutant removal requirement at least some grass, if not trees and shrubs, as well.
  - c. Please provide a conceptual back-up water quality plan requested in previous comments. Please note there will be a PDD standard that prohibits impervious cover in excess of 40% from utilizing the existing water quality and detention ponds the Skaggs and City property.
  - d. The proposal will be reviewed for technical sufficiency when engineered drawings are submitted at Site Plan.
5. Lighting (comment 9) – Thank you for the diagram; it is helpful. However, it indicates that the lights on the third floor will project up to 50' away from the structure, which may cause light trespass on the property to the east. Mitigate or demonstrate that it will comply with Code Section 32.05.012.
6. Traffic—Per 4.28.17 TIA memo, staff will recommend in lieu of an update to the TIA, the project be required to contribute its pro rata share toward improvements at the RR 620/Bee Cave Parkway and Hwy 71/BCP.
7. Open Space – Delineate which areas are being counted on plan and provide actual acres. The referenced landscaping sheet only indicates the amount is “+1.72 acres,” not where or how much.

# Memo



Date: **4/21/2017**

To: **Jeff Kent, TCHMALL Sports, LLC, land owner**  
**Dale Gray, Miller Gray Engineering, applicant**  
**Travis Wilson, Miller Gray Engineering, applicant**  
**Jude Langle, Langle Design LLC, applicant**

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Kerri Collins, Parsons Brinkerhoff, City Consultant—traffic

From: Lindsey Oskoui, Director of Planning & Development  
Leslie Perez, City Planner

Subject: **Hill Country Indoor PDD Amendment** – 1<sup>st</sup> Round Technical Comments

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The purpose of this memorandum is to provide technical comments for the **Hill Country Indoor PDD Amendment** application (**MNP # 17-365-PDAMN**), submitted **4/7/2017**.

For your resubmission, please upload to materials to [MyGovernmentOnline.org](http://MyGovernmentOnline.org).

***\*Additional comments may be generated following subsequent reviews.***

## **1. General Comments**

- a. Staff has reviewed all information provided to understand the general context of the project. However, some of the detail is beyond the scope of a zoning application's review for compliance with the applicable Code. In instances where information conflicts with Site, NPS, Building, or other development Codes, unless the PDD expressly exempts a component of the project from compliance, the Code requirement will prevail and modifications that do not conflict with PDD Development Standards may be required. Please bring to our attention all Code provisions from which you are requesting exemption so they may be addressed in "Exhibit C Development Standards."

## **2. Uses**

- a. **Building Use Allocation:** Update use labels and add square footages on all building plans to correspond with the terms used in the use/parking calculation tables provided. Ensure delineations among uses are clear on the building plan sheets.
- b. **Schedule Staggering:** The language regarding staggering of schedules contained in Ordinance 14-201 Exhibit C(4)(a) is inferred to remain as originally described. Confirm this operational component remains the same or clarify if it has changed.
- c. **Health Club:** What is the target total membership?
- d. **Batting Cages:** Where are the batting cages in the proposed internal building configuration?
- e. **Outdoor Splash Pad and Recreation Area:** The approved PDD and Site Plan depict an **outdoor recreation space (including splash pad)** immediately north of the proposed garage. Provide an update on constructed status or any requests to modify the proposed design and/or program of uses.

### Ord 142-201 Exhibit B1



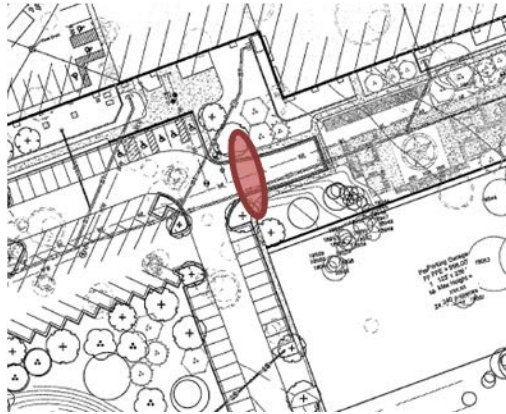
### 3. General Site Configuration

- a. **Additional Building Height Setback Requirement:** Section 32.05.006(h) states in part: *"Building Height Effecting Minimum Setbacks: Except as provided by subsection (i) below, the 25 foot minimum front yard setback allowed by Section 32.05.006(b)(6) and the side and rear setbacks shall be increased when the height of any structure or building*

*exceeds 25 feet. Each setback on the lot or tract shall increase by 1 foot for every one foot of height of a building or structure that exceeds 25 feet. “ Make adjustments to the building or propose mitigation.*

#### **4. Access & Circulation**

- a. **Traffic Impact Analysis:** The adequacy of the Traffic Impact Analysis submitted as part of Site Plan application 14-144-SNPS is being reviewed for adequacy to fulfill the requirement in Section 32.03.015(e)(4) that updated TIAs be submitted with each PDD amendment and site plan. Comments will be provided under separate cover.
- b. **Parking:**
  - i. **Health Club Profile:** The original project cast the retail, health club, and concession area as subservient uses to the fields, with the target users of the former being parents of the children simultaneously at the facility for practice/games. Parking calculations were based in part on the assumption that the users would arrive in the same vehicle. With the increase in size and scope of the health club component, this assumption is no longer reliable. Provide information on the target total health club membership and more information on the programming for party rooms, personal training, and other non-field related components of the facility etc.
  - ii. **Spectators:** Another assumption conveyed during review of previous applications was that there would be minimal to no spectators. Confirm this remains the same or clarify if this has changed.
- c. **Pedestrian Interconnectivity:**
  - i. **Internal:** Provide a description of the site’s internal pedestrian connectivity. Add any changes to concept plan.
  - ii. **Regional:** Staff will recommend pedestrian connectivity to adjacent properties as a means of mitigation. A copy of the recently approved Backyard PDD Amendment pedestrian plan is attached to aid in designing and identifying appropriate locations for connection. Lance Oriti at Stantec is the project engineer. His email address is [Lance.Oriti@stantec.com](mailto:Lance.Oriti@stantec.com). I have sent our contacts for that project, including Lance, an email to them aware of this comment.
  - iii. **Pedestrian Connectivity Between Garage and Primary Building:** To improve safety, add a crosswalk in the **location depicted below**. Confirm it will be ADA compliant or, if it will not be, highlight the additional, proposed, ADA compliant connection.



## 5. Stormwater

- a. **Impervious Cover:** The cover letter indicates proposed impervious cover is projected to be 198,636 or 53%. The corrected Impervious Cover table on the Concept Plan Sheet (Sheet 6 or page 9 of the PDF) indicates 193,588 or 51.66%. Please correct/explain the discrepancy.
- b. **Transfer of Impervious Cover:** Section 20.04.043(c)(3)(A)(iii)(a) requires impervious cover transferred within the City Limits occur at a ratio of 3:1. The application requests a 1:1 transfer ratio. Provide any additional information you would like staff, P&Z, and Council to consider on why this deviation from Code should be granted.
- c. **Water Quality:** Provide additional details on the proposed underground water quality pond, such as feasibility studies performed to date on sufficiency of space, location within garage, and access for inspections and maintenance. Describe your proposed back-up option(s) for water quality in the event underground system does not prove to be feasible when fully designed at Site Plan.

## 6. Architecture/Building Massing

- a. **Height/Massing:** Staff advises you to evaluate options for decreasing the height of the garage, such as burying portions of it underground. Provide above-grade height for each side of the building. Please provide any additional information you would like us to consider and convey to P&Z and City Council.

## 7. Screening/Vegetation

- a. **Vegetative Screening/Vines:** We do not yet have a constructed and operational example in Bee Cave of year-round, drought tolerant vines offering an effective screening for parking garages. To give staff, P&Z, and City Council additional assurance this is a viable option, provide any design and maintenance specifications and/or local examples you may wish them to consider and have incorporated as development standards in the PDD.
- b. **Vegetative Screening/Ground level:** In addition to the proposed vines on the garage, staff will recommend a development standard requiring additional ground level trees in the undeveloped area to the south of the garage as a means of mitigation. Please provide a proposed planting plan.

## **8. Open Space**

- a. **Percentage Open Space:** Calculate open space remaining after proposed plan. Pursuant to Section 32.03.015(b)(2)(A), exclude from the calculation areas required for site landscaping and buffering.

## **9. Lighting**

- a. **Garage Lighting:** Provide additional information/specs/diagrams/existing examples on proposed garage lighting to illustrate the project's intent to be "dark sky compliant."

## **10. Phasing**

- a. **Project Schedule:** Provide information on projected construction schedule for project as a whole and proposed amendment. If the garage is anticipated to be completed after a Certificate of Occupancy is requested for the primary building, address the proposed plan for ensuring the participant load and parking demand adheres to current capacity limitations in Ordinance 14-201.

## **11. Minor Edits**

- a. **Building Plan Symbolology/Labels:** To improve legibility for the purposes of a PDD amendment, please remove linework that is not related to conveying use, basic footprint. Explain intent of blue stars.
- b. **Perspective Renderings:** Add location map depicting from which angle the perspective is rendered.

**- End of Memorandum -**