

Agenda

6. Public hearing, discussion, and possible action on Ordinance No. 345 amending the concept plan and development standards for a Planned Development– Retail Zoning District, previously established by Ordinance 201 for a project known as Hill Country Indoor and located at 4317 Skaggs Drive.

HISTORY & CONTEXT



PROPOSED LAYOUT



BEE CAVE PKWY



EXISTING
BUILDING



PROPOSED
GARAGE

AMENDMENT SCOPE

INTERNAL CONFIGURATION & USES

- Second primary use
- Participant Load
- Demand Impacts (traffic, circulation, parking)

PARKING GARAGE

- Structure massing (mitigation)
- Landscaping/Tree Preservation
- Lighting
- Impervious Cover/Water Quality



INTERNAL CONFIGURATION & USES

PARKING GARAGE



SITE PLAN NOTE

“In the event that the assumptions used in the Traffic Impact Analysis approved in conjunction with this site plan exceed or are in conflict with the parameters set forth in Ordinance 14-201, the requirements in Ordinance 14-201 govern. The permitted uses may not be adjusted, nor the Participant Load increased without an amendment to Ordinance 14-201. Participant Load includes players, referees, coaches, and others involved in the conduct of games or practices, users of the batting cages and practice area, all on-site facility staff, users of all gym or fitness areas, including but not limited to a jogging track, health club, or weight room; and the staff and patrons of the retail space, including but not limited to all concession areas. Spectators are not included in the Participant Load count. However, consistent with the assumptions presented in the application for Ordinance 14-201, they must arrive in the same vehicle as the participant. Pursuant to ordinance 14-201, Exhibit C Section 4(A), the ‘City shall have the authority to reduce the participant limit below 198, require additional on-site or off-site parking or take other appropriate action for the parking provided herein proves to be routinely insufficient to accommodate the parking needs of the project.’”

TIA PEAK

Current: **616 cars**

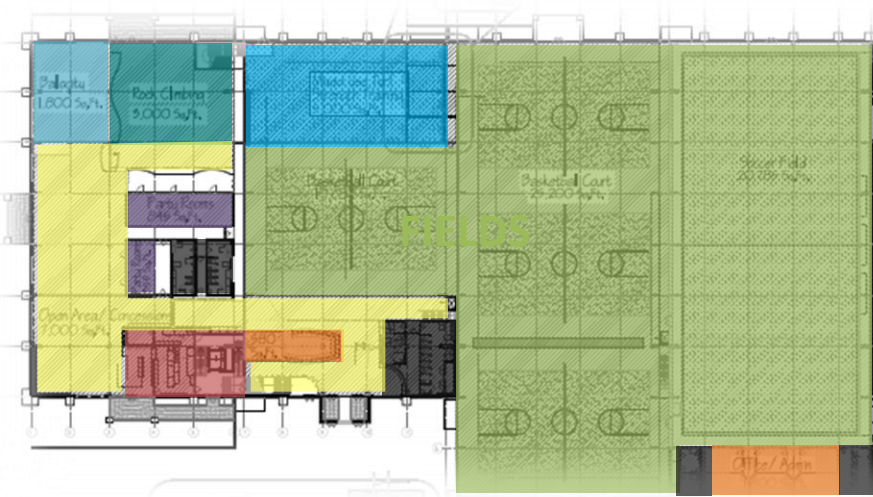
PARTICIPANT LOAD

Current: 198

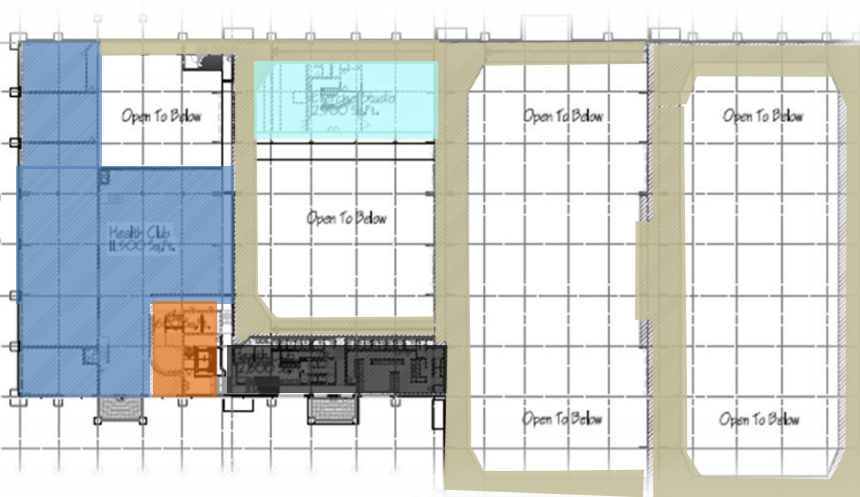
Requested: **413**
(2.8x increase)

PROPOSED USES / PARTICIPANT LOAD

MAIN LEVEL



UPPER LEVEL



FIELDS

- 1 soccer lacrosse/football
- 4 basketball, volleyball

HEALTH/FITNESS

- Health Club
- Exercise Studio
- Strength Training/Room
- Indoor Playscape/Ballocity
- Rock Climbing

RUNNING TRACK

BATTING CAGES

ADMIN OFFICE/SUPPORT

"PARTY ROOMS"

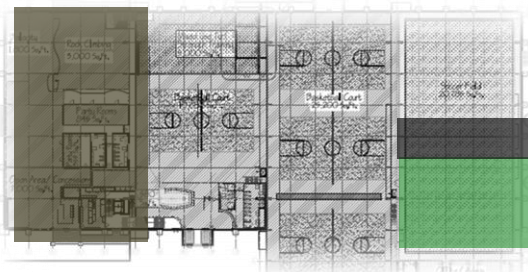
CONCESSIONS

OPEN AREA/LOUNGE

STORAGE/BATHROOMS/ MISC

PARKING

LOWER LEVEL



PROPOSED USES / PARTICIPANT LOAD

FIELDS

- 1 soccer lacrosse/football
- 4 basketball, volleyball)

HEALTH/FITNESS (total SF)	26,800 SF	(8,000 SF)
• Health Club	14,100 SF	
• Exercise Studio	2,900 SF	
• Strength Training/Room	5,000 SF	
• Indoor Playscape/Ballocity	1,800 SF	(NEW)
• Rock Climbing	3,000 SF	(NEW)

RUNNING TRACK	1,350 LF
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BATTING CAGES	4	(1)
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ADMIN OFFICE/SUPPORT	2,400 SF	(3,700 SF)
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“PARTY” ROOMS*	1,200 SF	(NEW)
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CONCESSIONS		7,000 SF+ with ~3,500 'usable' combined
OPEN AREA/LOUNGE		

STORAGE/BATHROOMS

PARKING

PRIMARY USE CHANGES

- Removal of support Retail to increase overall Health/Fitness component
- Increase in spaces/uses designed to retain patrons on-site, i.e.:
 - concession/lounge
 - playscape
 - rock climbing
 - party rooms





PARTICIPANT LOAD

Current: 198

Requested: 413
(2.8x increase)

*conditional

TRAFFIC IMPACTS

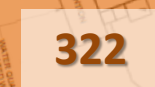
	Intersection	Pro-Rata	Improvement	Cost Estimate	Applicant
MITIGATION	BCP & RR 620 	33% based on peak PM*	Striping ----- Add'l lane	~\$5-10k** ----- ~\$170,796+	~\$5-10k** ----- \$126,605+***
	BCP & Hwy 71 	12%	Add Left EB turn lane on BCP onto Hwy 71	~\$145,316+	\$113,935+***
SAFETY	BCP & Skaggs 	100%	Add 245' Right Decel on BCP onto Skaggs	TOTAL PAID FOR BOTH:	\$116,805+/- (ultimately actual cost for survey, design, ROW acquisition, construction, utility relocation, and other relevant costs incurred)
	BCP & Skaggs 	100%	Extend Left Taper on BCP onto Skaggs to 375 total feet		

* Pro rata share was an unresolved comment during 2015 TIA review; TIA proposes ~10%

** improvement contemplated in 2015 in TIA, but not recommended by staff because showed no appreciable impact on PM delay.

*** applicant cost estimate from 2015. Appears low; does not account for ROW acquisition, utilities, or widening on other side of intersection, among other likely costs.

BEE CAVE PKWY



ACCESS POINT

PEDESTRIAN CONNECTION

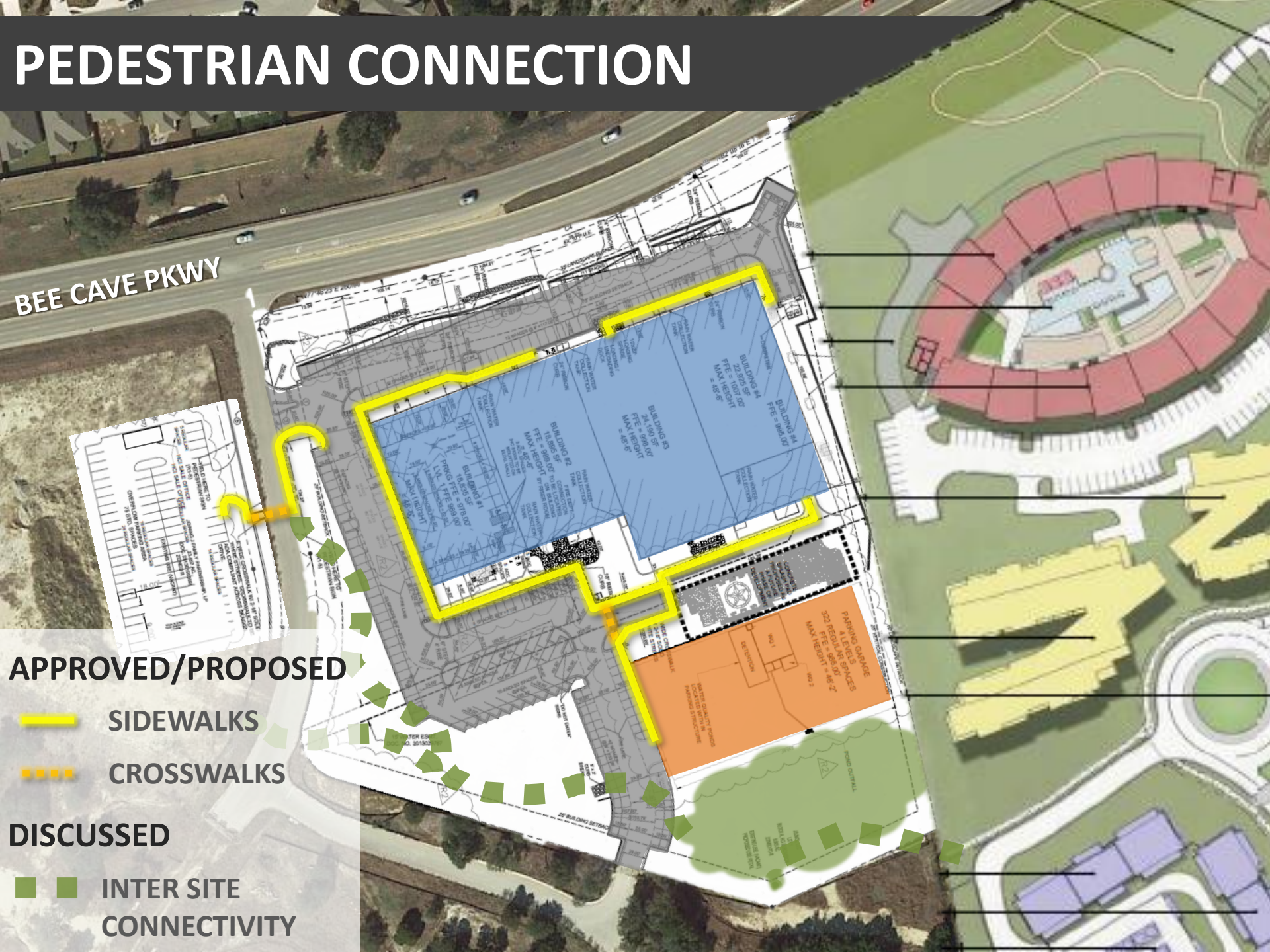
BEE CAVE PKWY

APPROVED/PROPOSED

- SIDEWALKS
- CROSSWALKS

DISCUSSED

- INTER SITE CONNECTIVITY



PARKING GARAGE

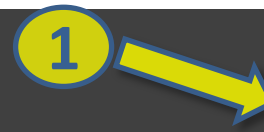
EASTBOUND ON BEE CAVE PARKWAY



FROM 71



PARKING GARAGE



“HILLSIDE” PERSPECTIVE (ABOVE GROUND)



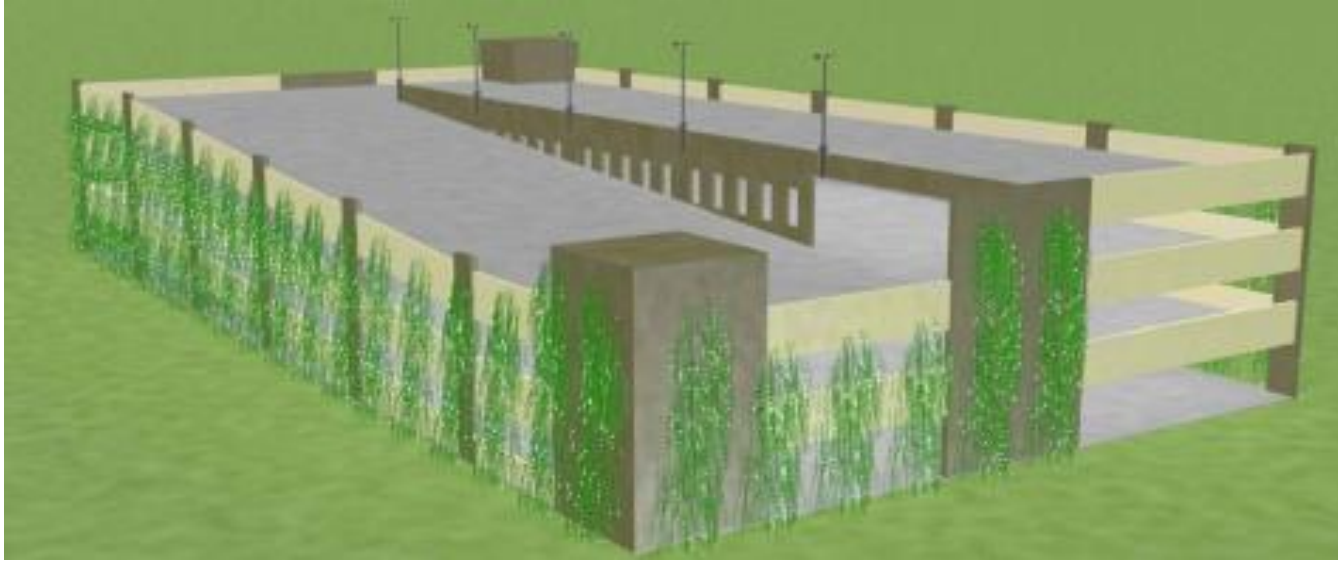
HEIGHT: varies, approximately 47'

STORIES: 4

SPACES: 322

NORTH EDGE & NORTHEAST CORNER OF BUILDING BURIED ~ 8'

PROPOSED MITIGATION



**DROUGHT & HEAT
TOLERANT VINES ON
ALL SIDES OF
BUILDING**



PROPOSED MITIGATION



**SHADE/CANOPY
TREES ON SOUTH
AND EAST SIDES OF
BUILDING.**

**TBD W/ SITE PLAN:
EXACT AMOUNT,
SPECIES , AND
LAYOUT**

LANDSCAPE - OFFSITE MITIGATION



IMPERVIOUS COVER

Ord. # 201: 40% + 5% (Rainwater Harvesting) = 45%

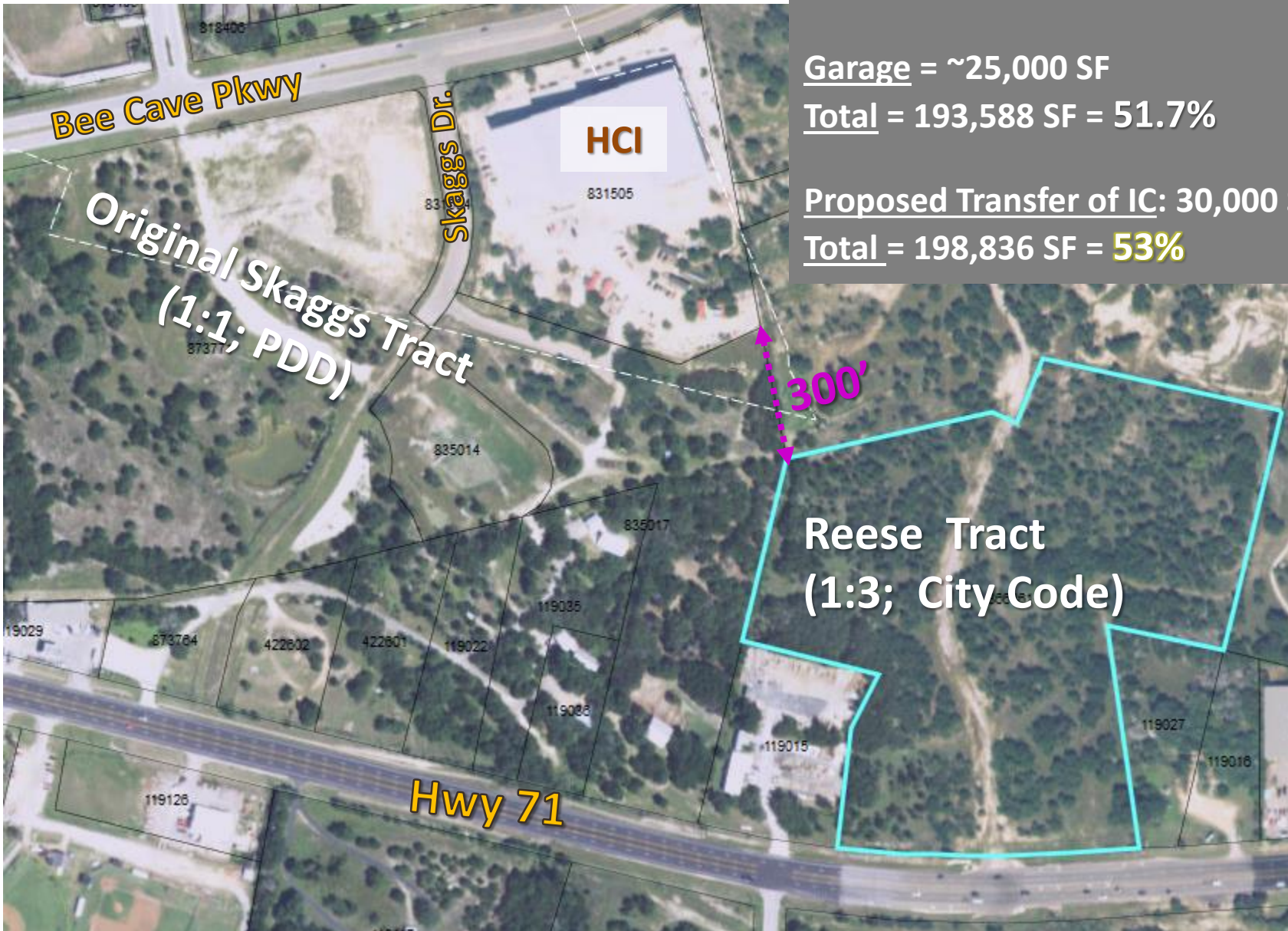
Under Construction: 168,392 SF = 44.93%

Garage = ~25,000 SF

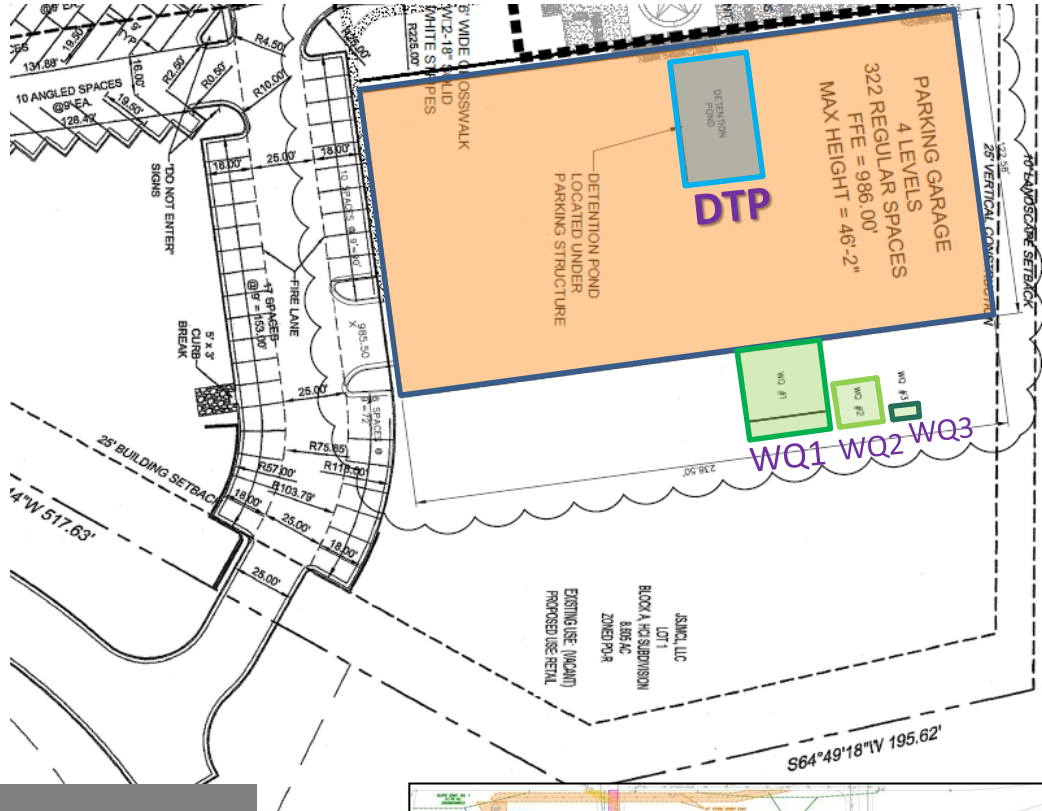
Total = 193,588 SF = 51.7%

Proposed Transfer of IC: 30,000 SF

Total = 198,836 SF = **53%**



WATER QUALITY & DETENTION

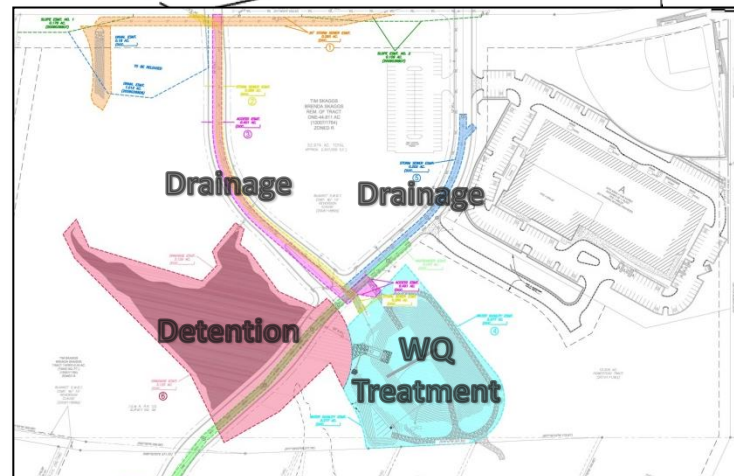


On-site Detention
On-Site WQC

WQ1:
Sedimentation &
Filtration Pond

WQ2:
Bio-retention Pond

WQ3:
Infiltration Trench



NOT PERMITTED
TO USE EXISTING,
OFF-SITE WATER
QUALITY AND
DETENTION PONDS

OPEN SPACE

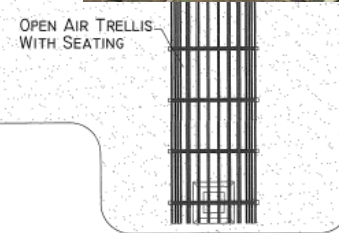
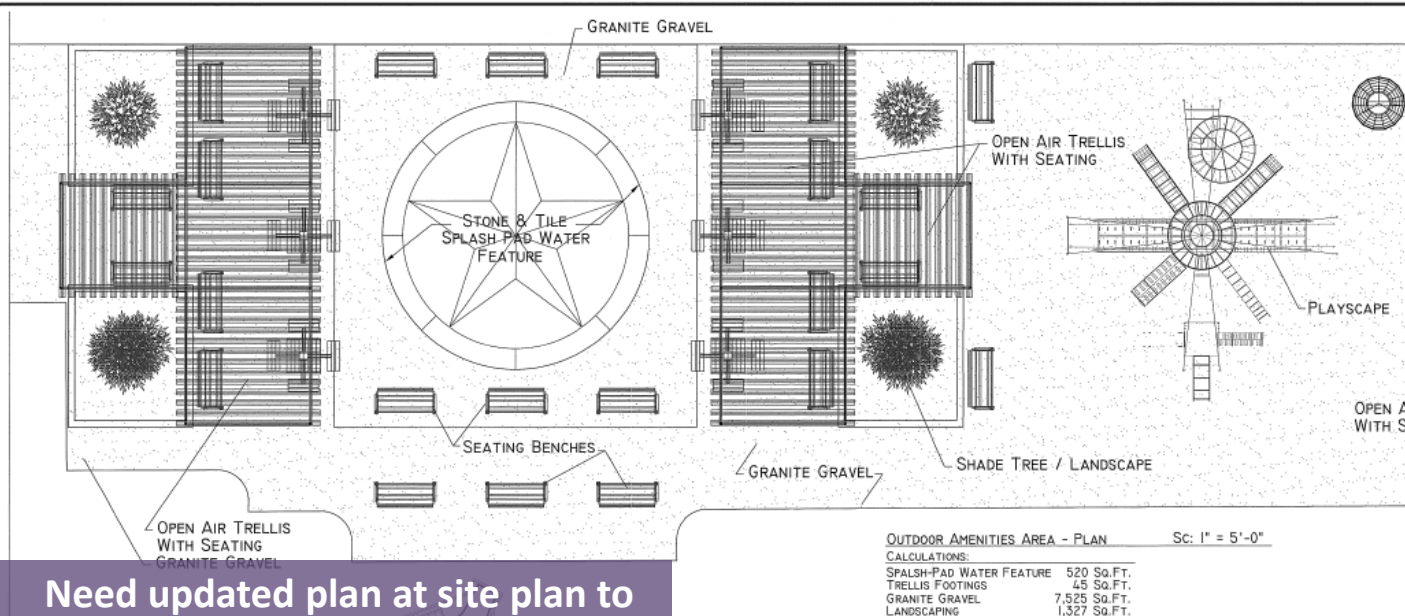


Demonstrates relative spacing of minimum requirement of 1.72 acres (20%).

*Adjustments may be necessary if Water Quality pond is located south of the garage.

*WQ ponds do not count towards open space.

USES: SPLASH PAD



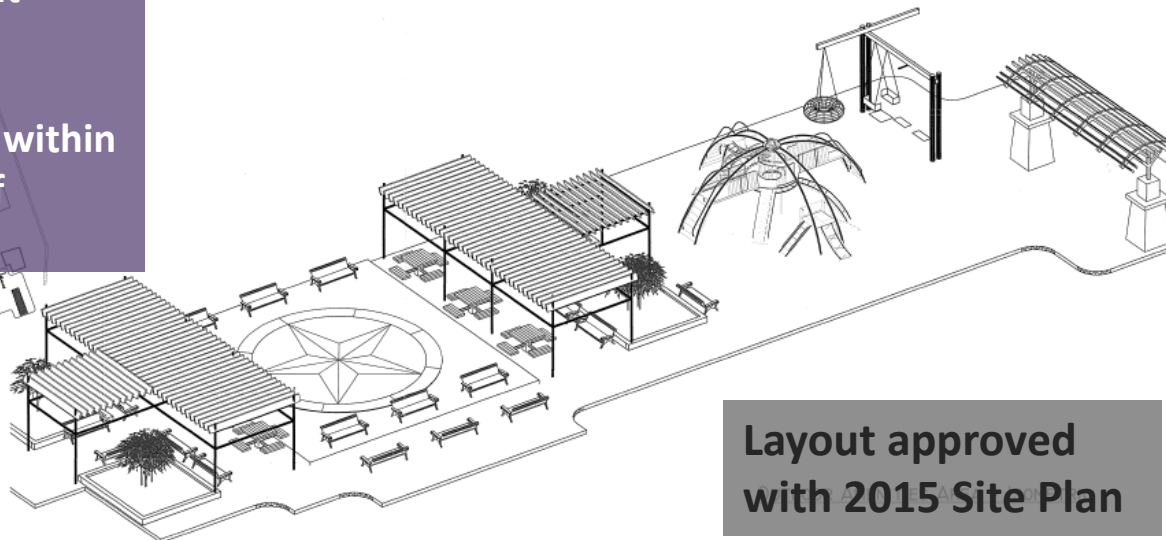
OUTDOOR AMENITIES AREA - PLAN Sc: 1" = 5'-0"

CALCULATIONS:	
SPLASH-PAD WATER FEATURE	520 Sq.Ft.
TRELLIS FOOTINGS	45 Sq.Ft.
GRANITE GRAVEL	7,525 Sq.Ft.
LANDSCAPING	1,327 Sq.Ft.

- Need updated plan at site plan to show interim layout without splash pad

- Splash Pad will be installed within two years of a Certificate of Occupancy

OVERALL SITE LAYOUT

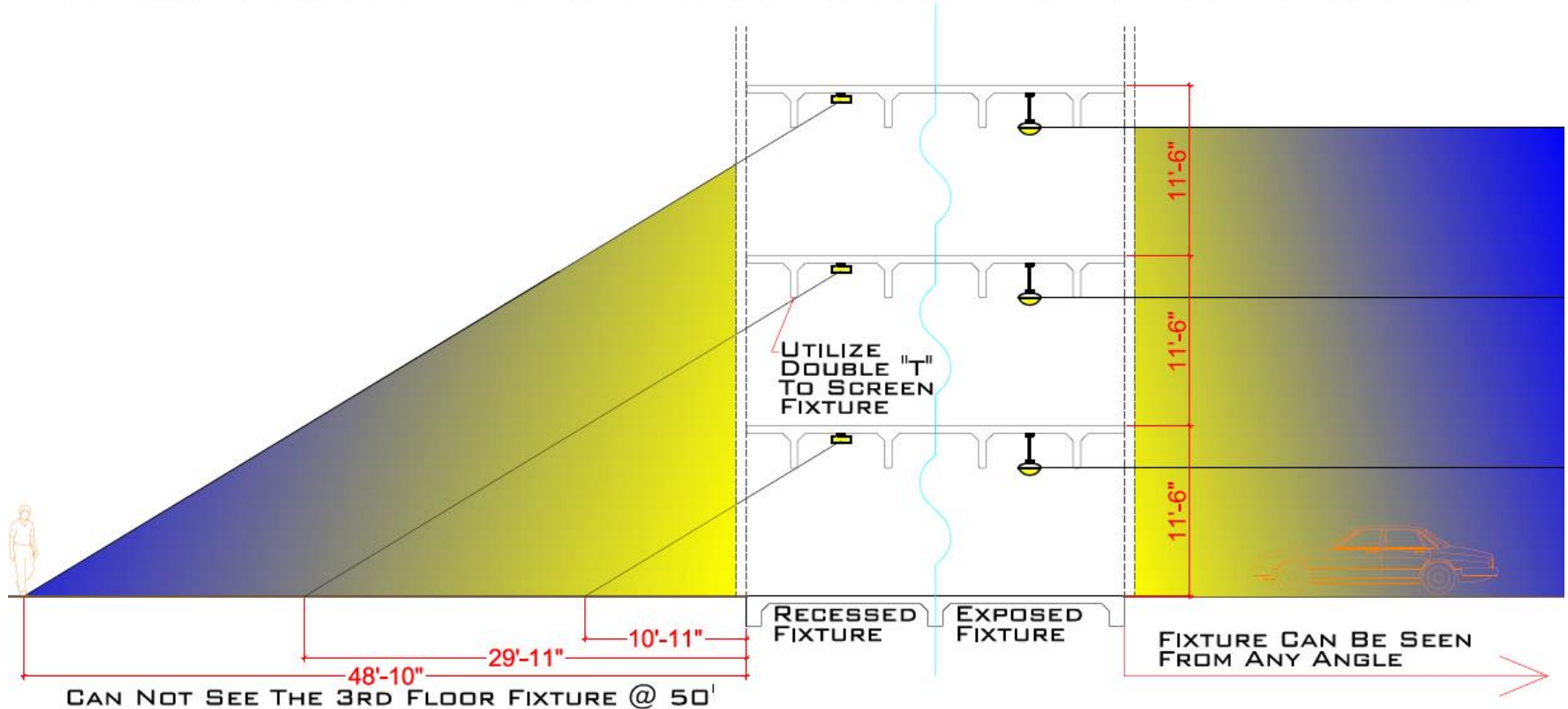


Layout approved
with 2015 Site Plan

DATE	12/12/15	DESIGNED BY	TEW	DATE	12/12/15
DRAWN BY	TEW	CHECKED BY	TEW	DATE	12/12/15
LJA Engineering, Inc. 8115 Highway 201, Suite 100 Austin, Texas 78728 Phone: 512.426.4716 Fax: 512.426.4716 FFEI: 1-1386					
JOB NUMBER: A279-401					
SHEET NO. SP02					
OF 42 SHEETS					

LIGHTING

PARKING GARAGE COMPARISON BETWEEN RECESSED & EXPOSED FIXTURE



- **ROOF LIGHTING:** limited to low wattage bollards, wall packs
- **INTERIOR LIGHTING:** installed per diagram

HOURS OF OPERATION

- 5:00am-12:00am 7 days/week
- Remove reference to outdoor fields, associated lighting

NOISE

- Remove reference to outdoor fields, associated lighting
- Loudspeakers (2 max) language remains the same.
 - Limited to 2 speakers, a few announcements/hour
 - 7am-9pm
 - 65 dB maximum

P&Z RECOMMENDATION

P&Z unanimously recommended approval of Ordinance No. 345 with the following conditions:

1. A recommendation that City Council reconsider the requirements for applicant to contribute the project's pro rata share for intersection improvements at RR 620/Bee Cave Parkway and Hwy 71/BCP originally recommended in the 2015 TIA prepared by the applicant. Improvement type(s), pro rata share, and cost estimate are required to be determined and agreed upon by City at site plan stage.

Staff concurs with this recommendation.

2. Regarding inter-site pedestrian connectivity, add a two-year time frame from the point of the first Certificate of Occupancy being issued, during which an easement for inter-site connectivity will be required.

Staff concurs with this recommendation and the applicant has indicated their willingness to provide said easement.