

AGENDA

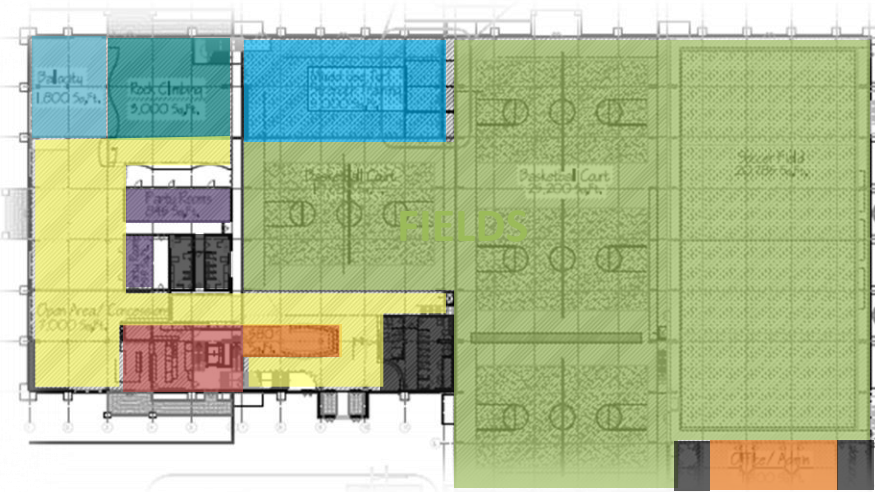
6. Discuss and consider action on the site plan amendment for the 'Hill Country Indoor'. The property is located at 4317 Skaggs Drive, Bee Cave, Texas 78738.

Location and Background

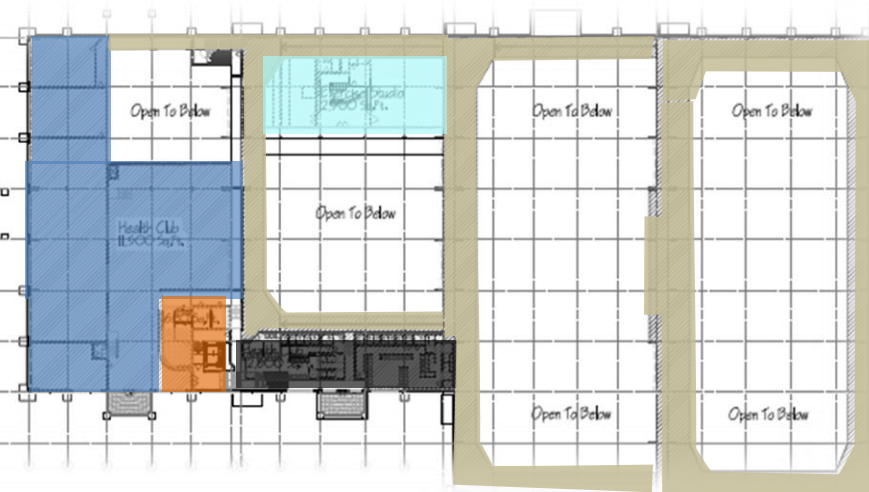


Proposed Uses / Participant Load

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"

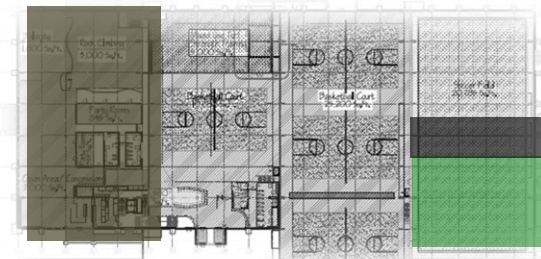
CONCESSIONS

OPEN AREA/LOUNGE

STORAGE/BATHROOMS/ MISC

PARKING

LOWER LEVEL



PARTICIPANT LOAD

Current: 198

Requested: **413**

Amendment Scope

INTERNAL CONFIGURATION & USES

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

PARKING GARAGE

- Structure massing
- Landscaping/Tree Mitigation
- Lighting
- Impervious Cover, Water Quality and Detention



INTERNAL CONFIGURATION & USES

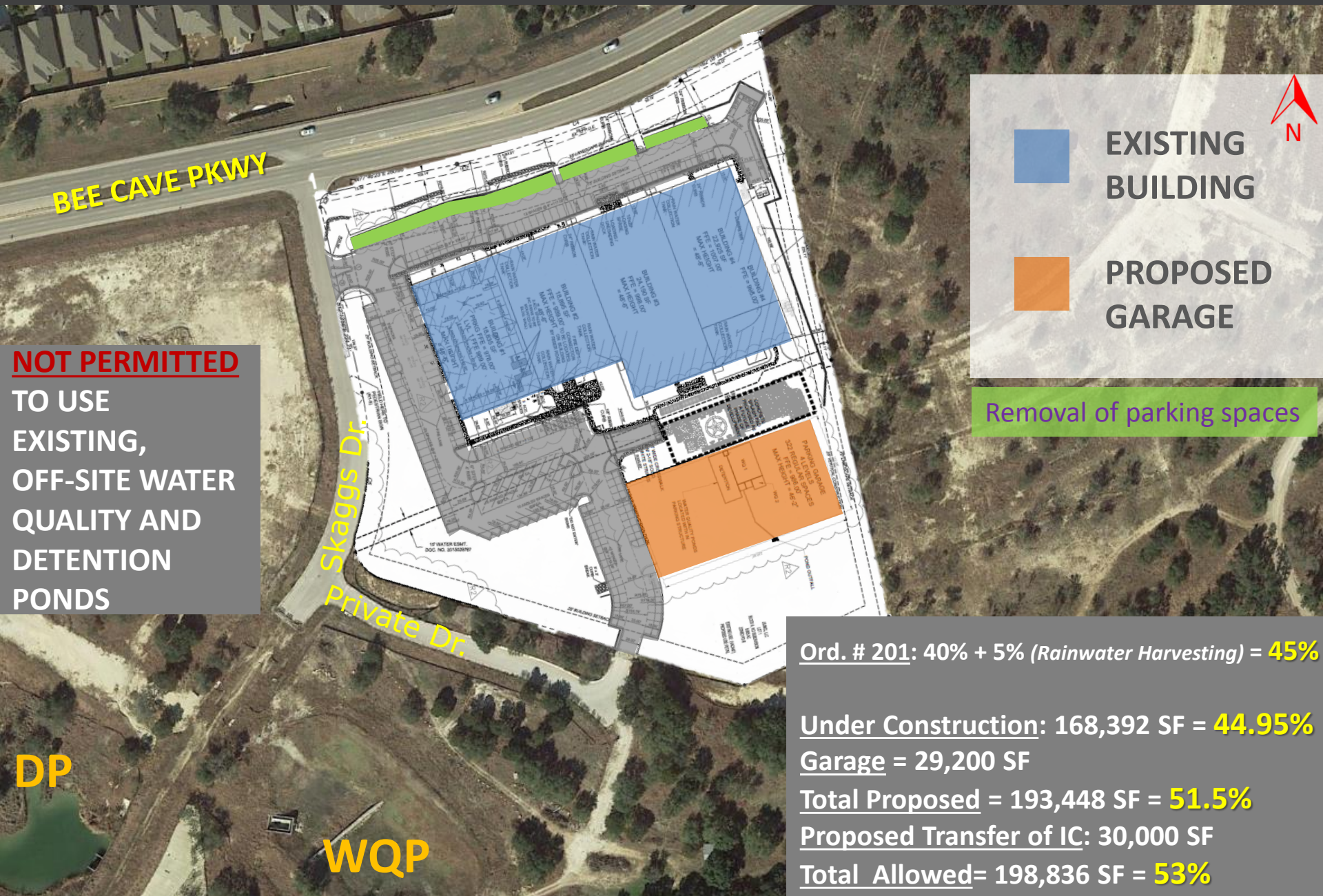
PARKING GARAGE



Highway and Traffic Improvements

	Intersection	Pro-Rata	Improvement	Cost Estimate	Applicant
MITIGATION	BCP & RR 620	33% based on peak PM*	Striping ----- Add'l lane		\$65,000.00 To be paid
	BCP & Hwy 71	12%	Add Left EB turn lane on BCP onto Hwy 71		
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		

PROPOSED LAYOUT



BEE CAVE PKWY

NOT PERMITTED

TO USE
EXISTING,
OFF-SITE WATER
QUALITY AND
DETENTION
PONDS

Skaggs Dr
Private Dr



EXISTING
BUILDING



PROPOSED
GARAGE



Removal of parking spaces

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

Under Construction: 168,392 SF = **44.95%**

Garage = 29,200 SF

Total Proposed = 193,448 SF = **51.5%**

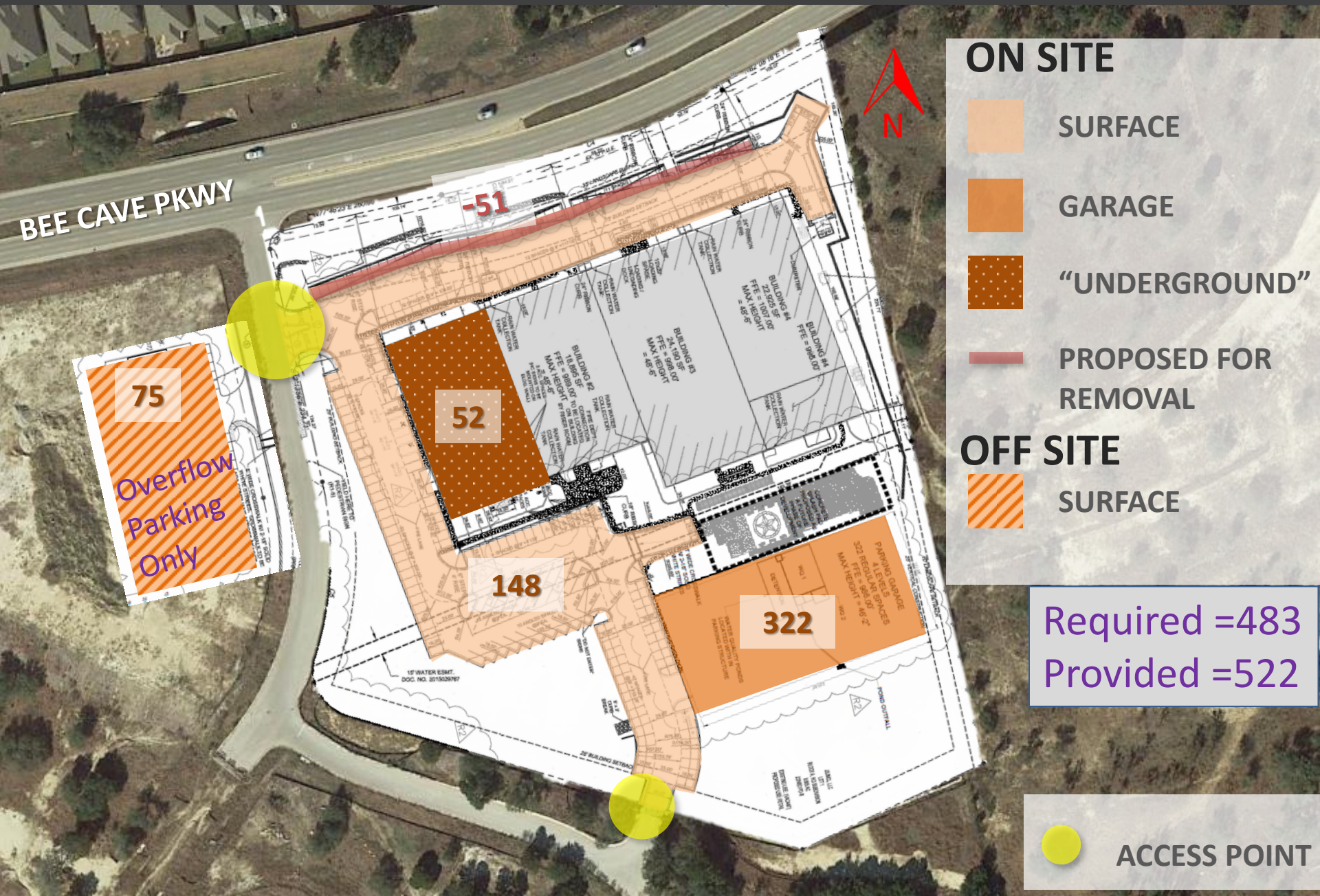
Proposed Transfer of IC: 30,000 SF

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





DP

WQP


Circulation / Parking




ON SITE

-  SURFACE
-  GARAGE
-  "UNDERGROUND"
-  PROPOSED FOR REMOVAL

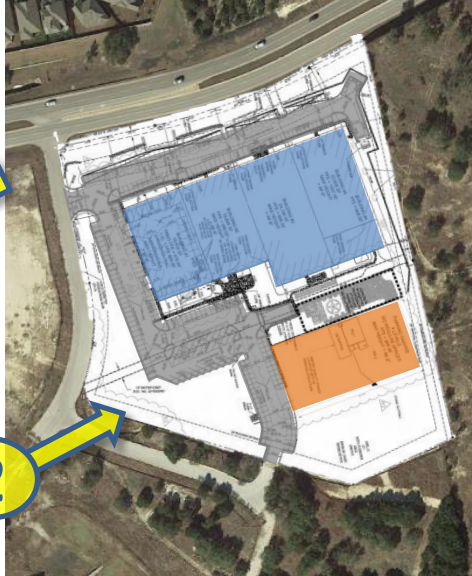
OFF SITE

-  SURFACE

Required = 483
Provided = 522

 ACCESS POINT

EASTBOUND ON BEE CAVE PARKWAY



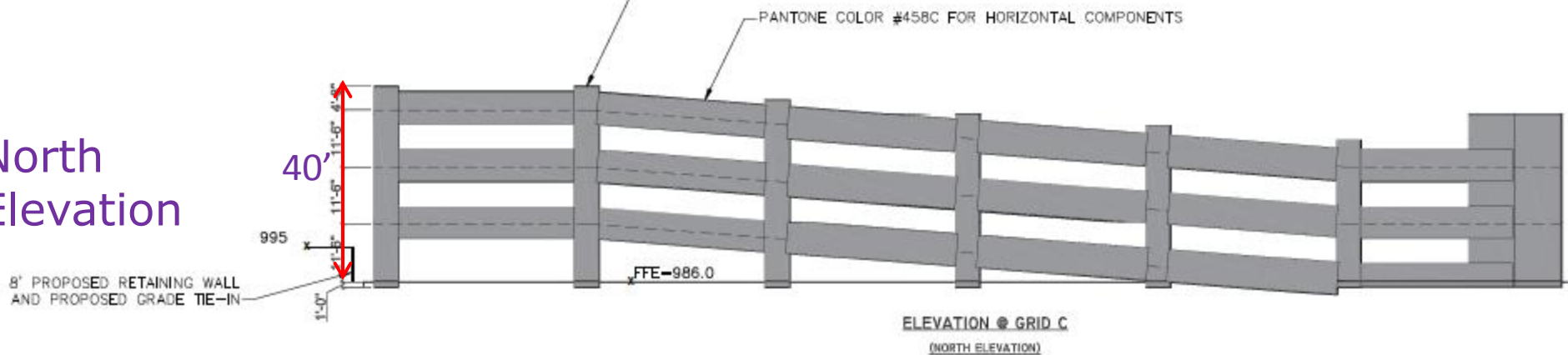
**Parking
Garage**



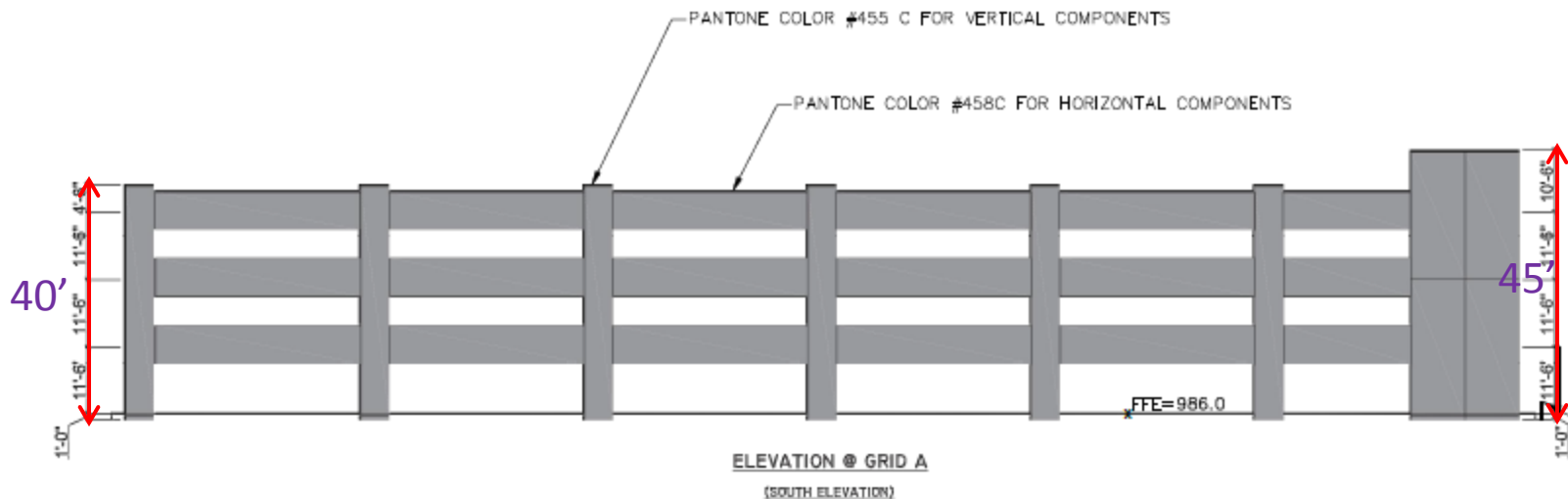
FROM 71



North
Elevation

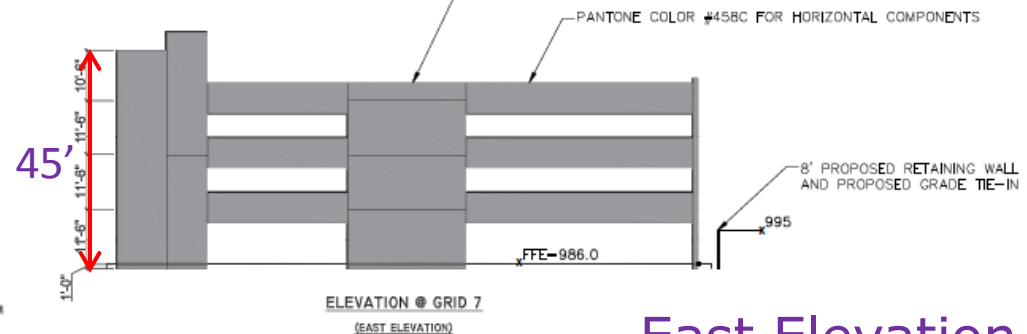
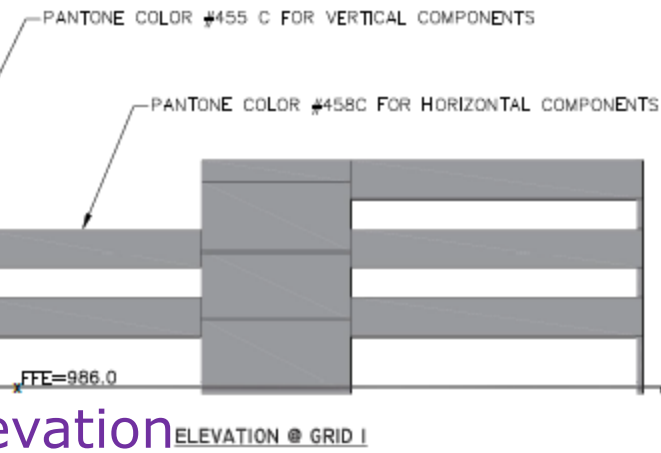


South
Elevation



34'

West Elevation

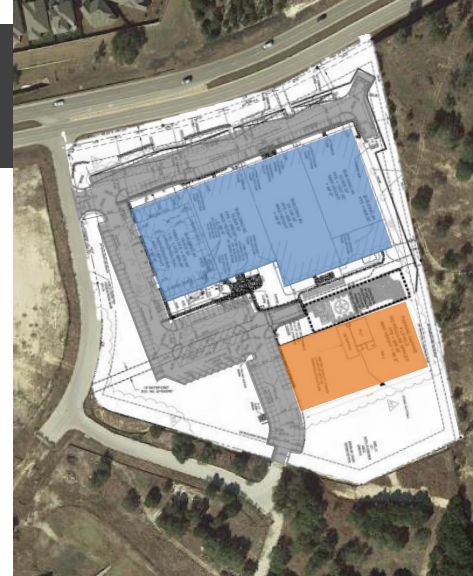
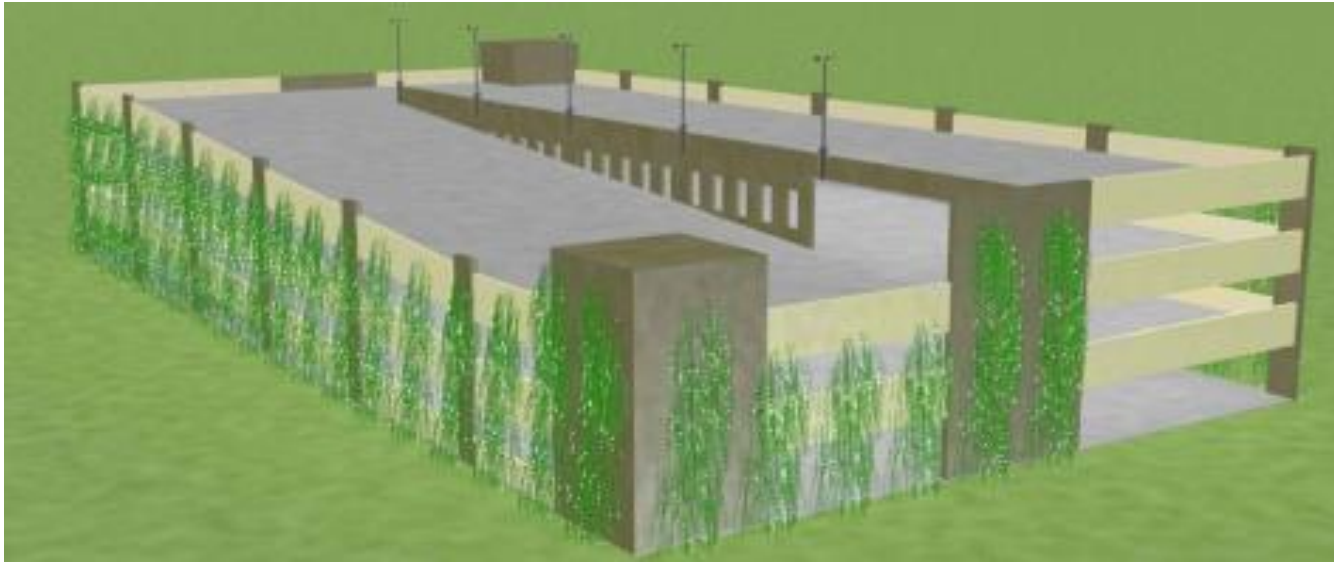


East Elevation

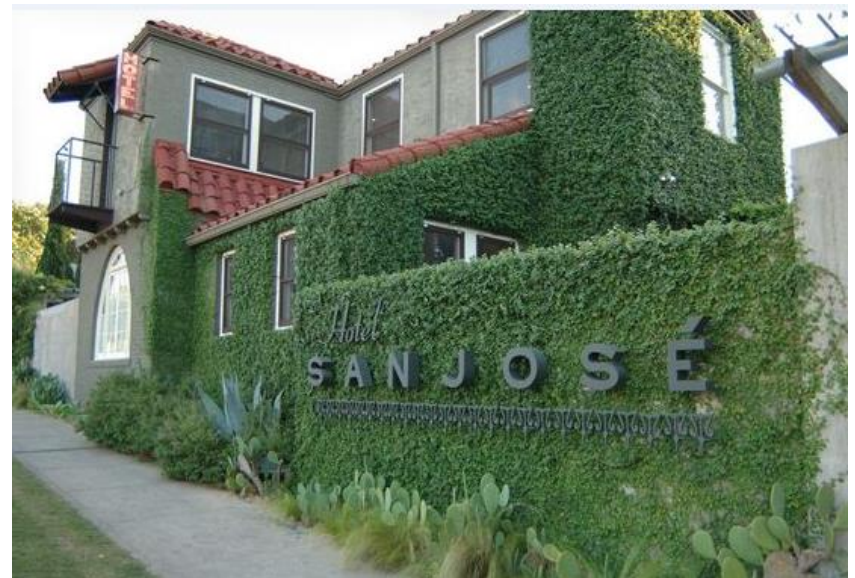


Height Comparison

Proposed Mitigation



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





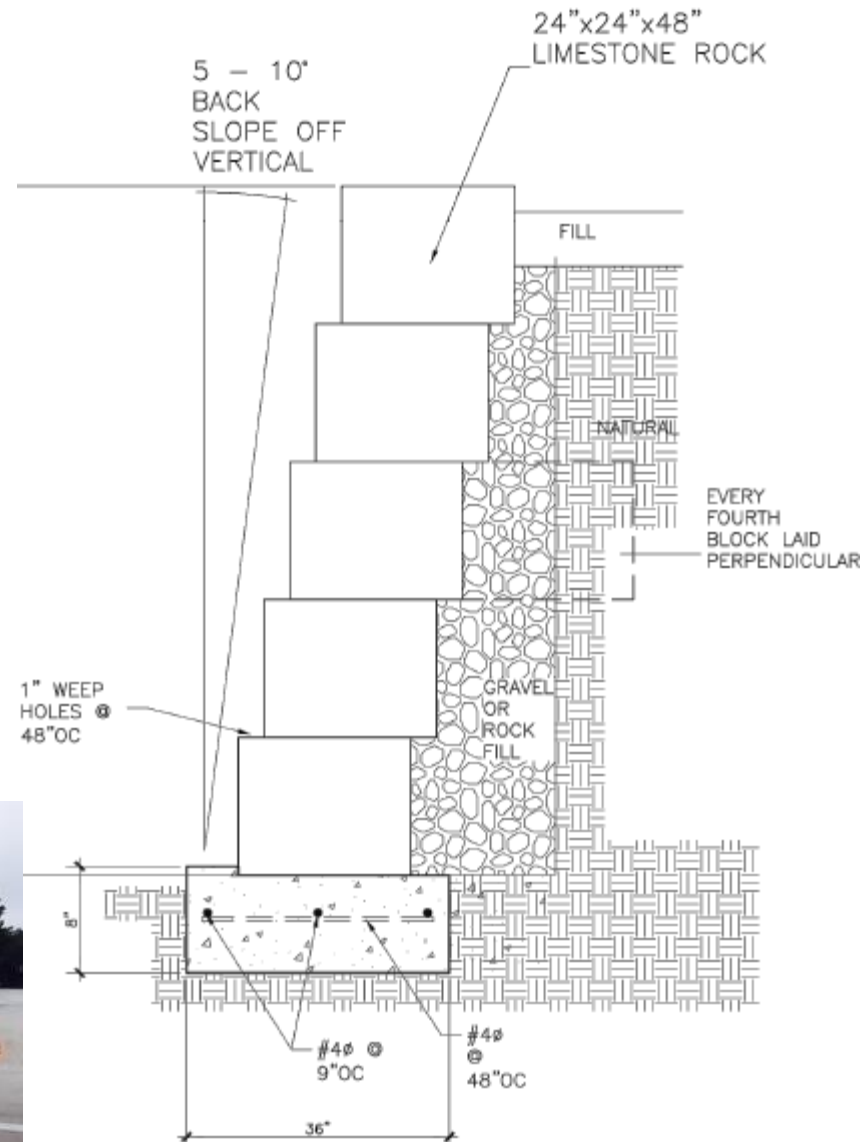
Shade/Canopy Trees
on South and East
sides of Building.

Removal = 68 Trees
Addition = 144 Trees

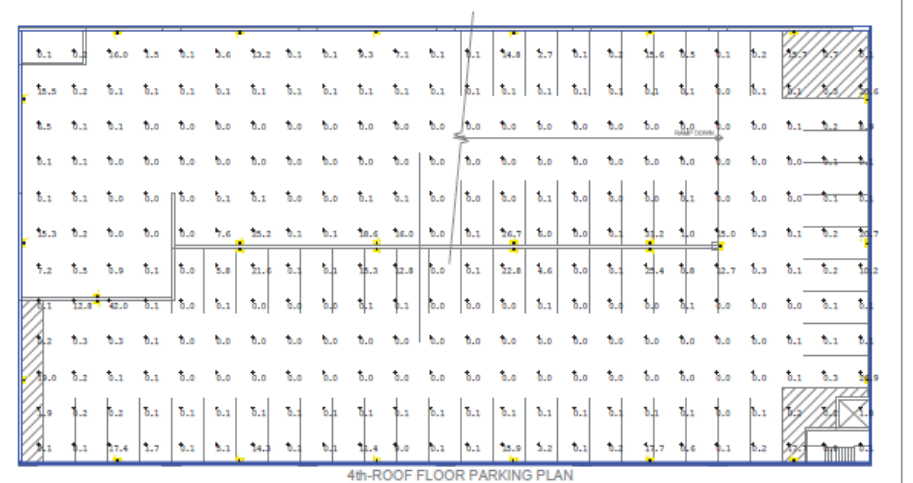
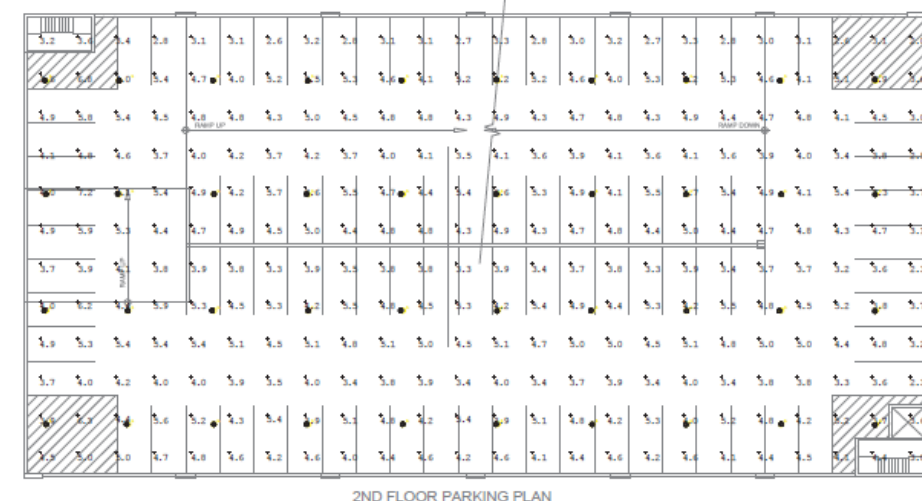
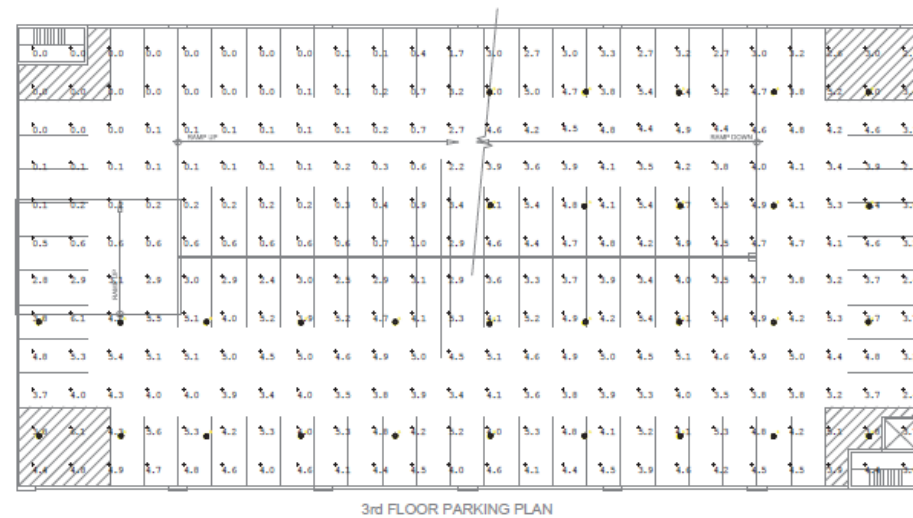
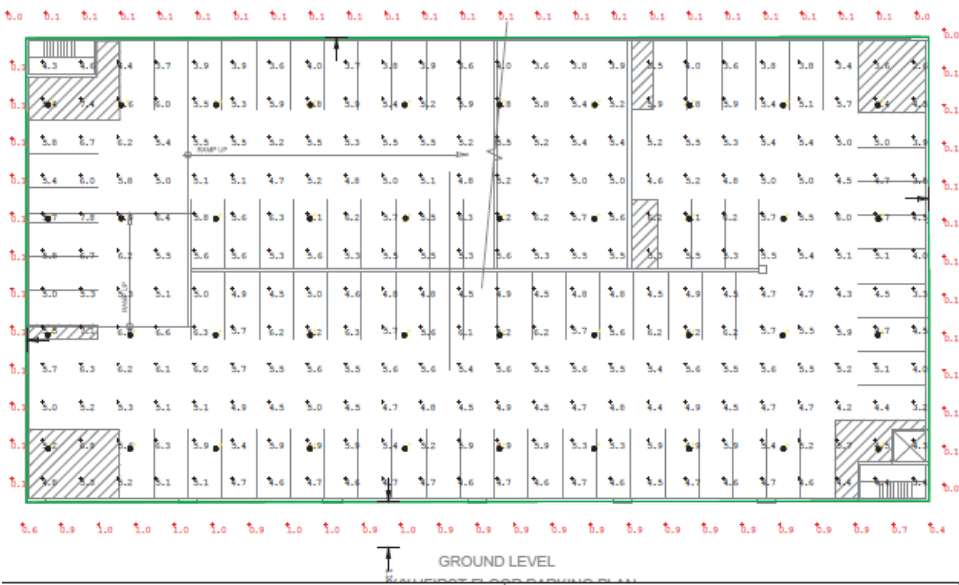
No off-site mitigation

Landscape Plan

New Wall



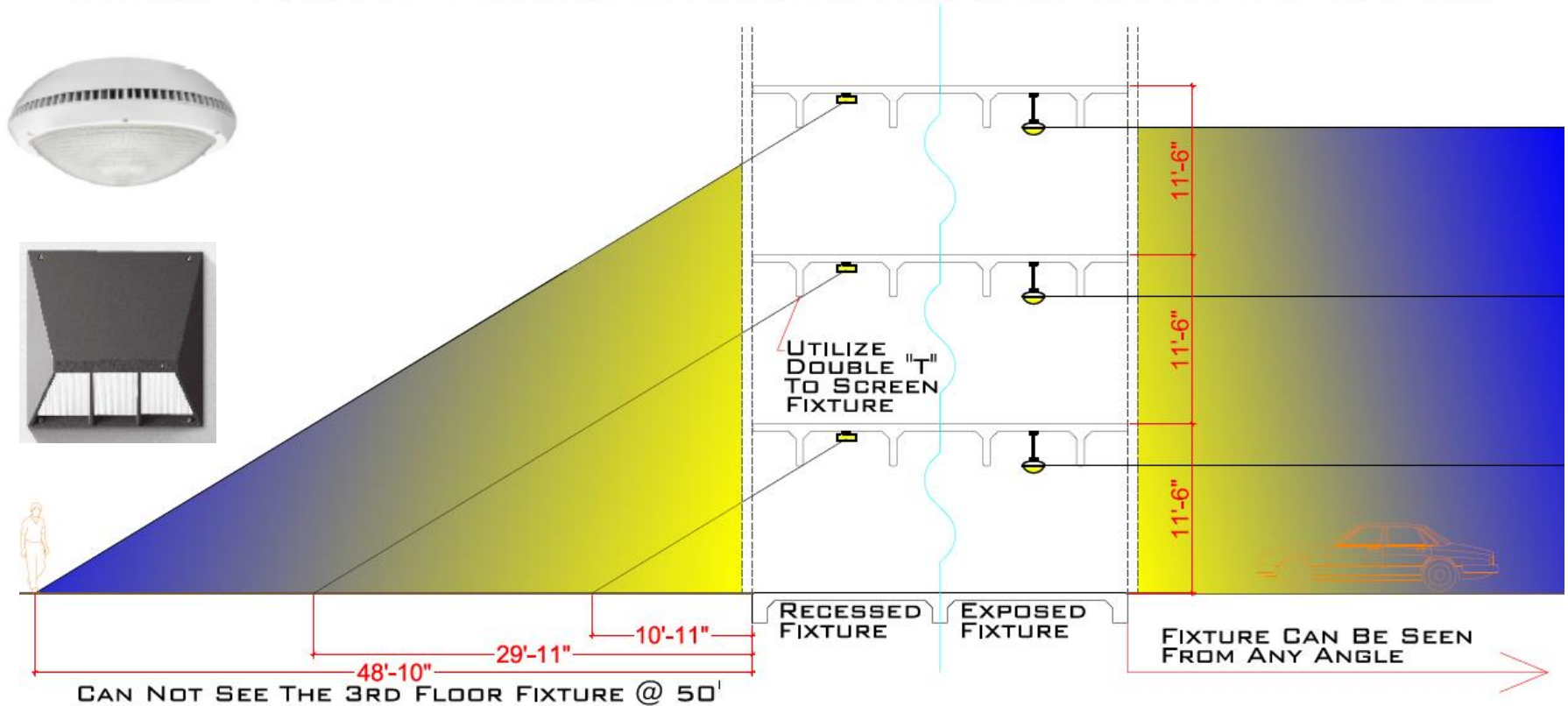
Lighting Plan – Photometric Analysis



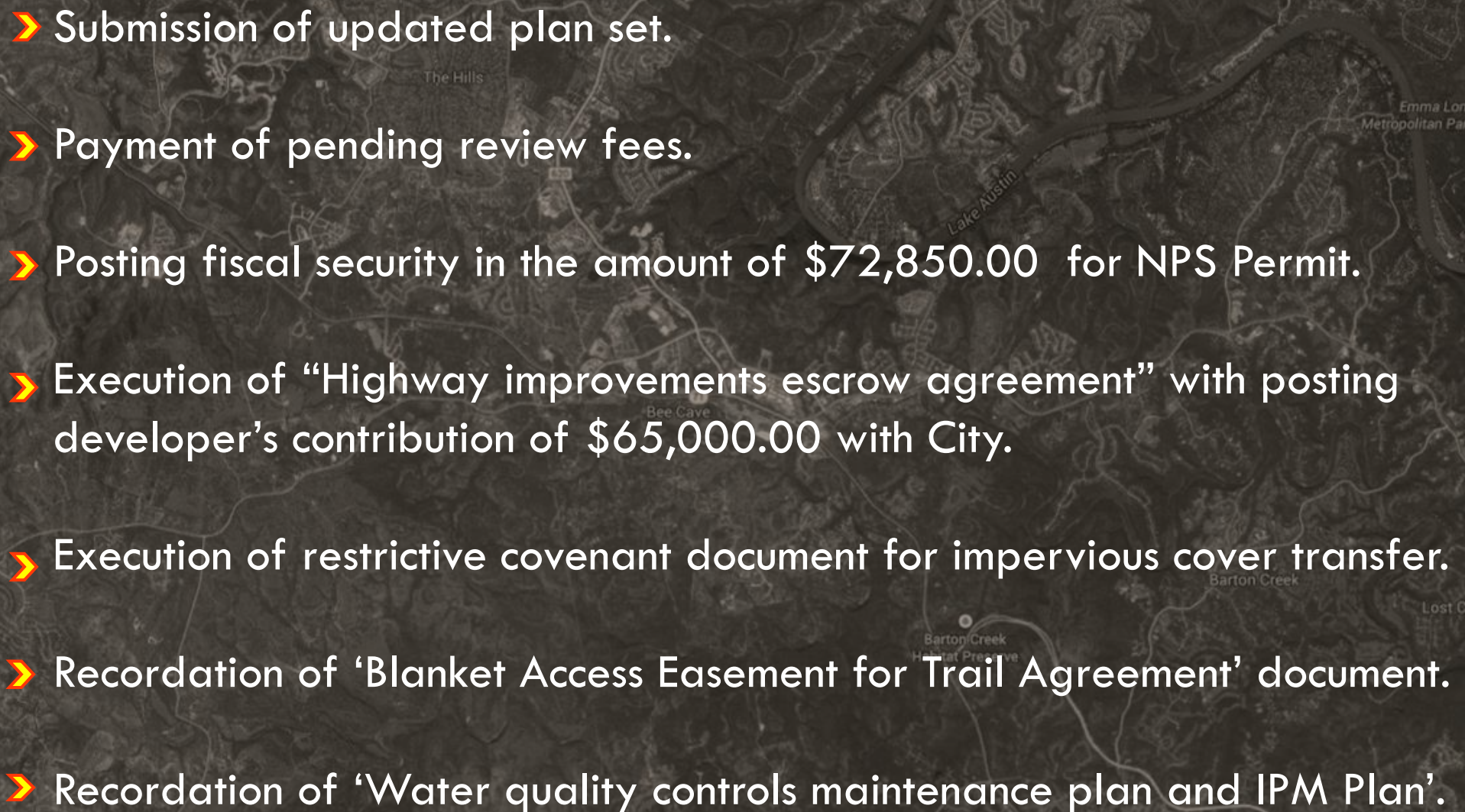
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
2nd Floor	Illuminance	Fc	4.29	7.2	2.0	2.15	3.60
3rd Floor 1	Illuminance	Fc	3.23	6.1	0.0	N.A.	N.A.
Bottom Levels Outside Garage	Illuminance	Fc	0.89	1.0	0.4	2.23	2.50
First Floor	Illuminance	Fc	5.15	7.8	2.6	1.98	3.00
Left Levels Outside Garage 3	Illuminance	Fc	0.10	0.1	0.1	1.00	1.00
Right Levels Outside Garage 1	Illuminance	Fc	0.08	0.1	0.0	N.A.	N.A.
Top Floor	Illuminance	Fc	2.47	42.0	0.0	N.A.	N.A.
Top Levels Outside Garage 2	Illuminance	Fc	0.09	0.1	0.0	N.A.	N.A.

Lighting Fixtures

PARKING GARAGE COMPARISON BETWEEN RECESSED & EXPOSED FIXTURE



- **ROOF LIGHTING:** limited to low wattage wall packs (fully shielded)
- **INTERIOR LIGHTING:** Fixtures shall be mounted flush to the ceiling rather than hung from the ceiling.

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- Submission of updated plan set.
 - Payment of pending review fees.
 - Posting fiscal security in the amount of \$72,850.00 for NPS Permit.
 - Execution of “Highway improvements escrow agreement” with posting developer’s contribution of \$65,000.00 with City.
 - Execution of restrictive covenant document for impervious cover transfer.
 - Recordation of ‘Blanket Access Easement for Trail Agreement’ document.
 - Recordation of ‘Water quality controls maintenance plan and IPM Plan’.