

# DESIGNWORKSHOP

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# MEMORANDUM

To: City of Austin Parks and Recreation Department  
From: Design Workshop  
Date: April 4, 2022  
Project Name: Zilker Park Vision Plan  
Project #: 6547  
Subject: PIR #C130959 re: Impervious Cover  
Copy To: PARD

To whom it may concern:

This memorandum is prepared for in response to PIR# C130959.

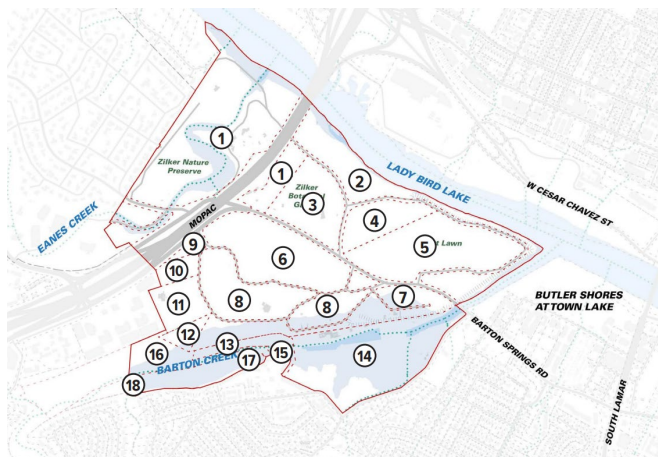
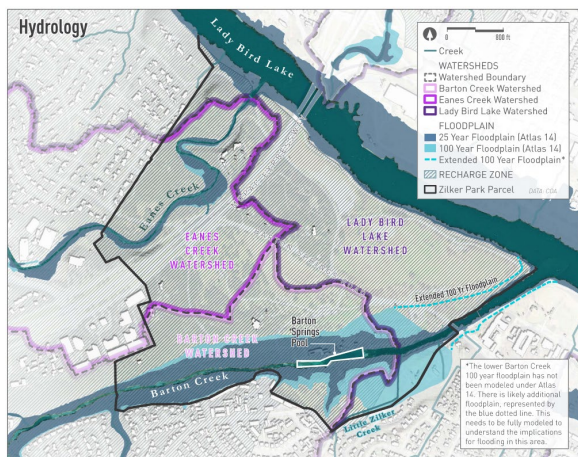
Below are the detailed items of the request:

- Number of acres permitted for impervious cover in Zilker Park.
- Number of actual/current acres of impervious cover in Zilker Park.
- Estimated number of acres of impervious cover in Zilker Park under the Zilker Park Vision Plan Concept A.
- Estimated number of acres of impervious cover in Zilker Park under the Zilker Park Vision Plan Concept B.
- Estimated number of acres of impervious cover in Zilker Park under the Zilker Park Vision Plan Concept C

## Number of acres permitted for impervious cover in Zilker Park

In case of zoning regulation, Zilker Park is zoned Public, which does not have a maximum impervious cover limit. LDC 25-2-625 states that the site development regulations are established by the approval of a conditional use site plan.

However, impervious cover is based on the zoning regulations or the watershed regulations, whichever is more restrictive, and in this case, the Water Supply Suburban (Eanes and Lady Bird) and Barton Springs Zone (Barton Creek) requirements will dictate the maximum impervious cover. Zilker Park is made up of 18 unique tax parcels and the total acreage reviewed for this analysis is 382.83 acres. The area included in this analysis goes outside of the boundary line created for the study, for contextual analysis purposes.



The below chart reflects information about each parcel:

PARCELS	TCAD ID	ACREAGE OF THE PARCEL	IMPERVIOUS COVER LIMITS
TRACT 1	0107070206	101.08	40% for commercial and/or multifamily projects
TRACT 2	0107060201	11.12	40% for commercial and/or multifamily projects
TRACT 3	0107060101	18.42	40% for commercial and/or multifamily projects
TRACT 4	0107060301	4.35	40% for commercial and/or multifamily projects
TRACT 5	0106050101	59.76	40% for commercial and/or multifamily projects
TRACT 6	0105070201	38.69	40% for commercial and/or multifamily projects (Water Supply Suburban) and/or 15% for commercial and/or multifamily projects (Barton Springs Zone).
TRACT 7	0104070101	5.22	40% for commercial and/or multifamily projects (Water Supply Suburban) and/or 15% for commercial and/or multifamily projects (Barton Springs Zone)
TRACT 8	0106080101	20.02	40% for commercial and/or multifamily projects (Water Supply Suburban) and/or 15% for commercial and/or multifamily projects (Barton Springs Zone).
TRACT 9	0105080104	0.88	40% for commercial and/or multifamily projects
TRACT 10	0105080103	4.02	impervious cover is limited to 25%
TRACT 11	0105080102	10.00	40% for commercial and/or multifamily projects (Water Supply Suburban) and/or 15% for commercial and/or multifamily projects (Barton Springs Zone).
TRACT 12	0105080101	4.18	15% for commercial and/or multifamily projects.
TRACT 13	0105070101	4.97	15% for commercial and/or multifamily projects
TRACT 14	0104060102	69.49	40% for commercial and/or multifamily projects (Water Supply Suburban) and/or 15% for commercial and/or multifamily projects (Barton Springs Zone)
TRACT 15	0105070102	0.92	15% for commercial and/or multifamily projects.
TRACT 16	0104090101	17.80	15% for commercial and/or multifamily projects.
TRACT 17	0104070806	10.37	15% for commercial and/or multifamily projects
TRACT 18	0104090221	1.54	15% for commercial and/or multifamily projects.

More detailed information is in [Zilker Park Vision Plan Site Analysis and Needs Assessment](#) document pp.71-79.

Civil engineers calculate the allowable/permitted/maximum impervious cover based on city code, but these calculations are also submitted to city staff for review/approval. Impervious cover in Austin is not a straightforward interpretation, and in public parks it is even more unique because it requires a conditional use site plan approval, including a public hearing. Whatever is submitted for construction drawings will require both city staff approval and public approval at that time. The allowable impervious cover is as outlined above by code, but the Zilker Park Vision Plan will ultimately only be a conceptual plan. Further site development calculations would be determined at the time of more detailed construction documentation design.

### Impervious Cover in Zilker Park - Existing Conditions and Stitch, Edges and Regenerate Concepts

It is critical to understand the impervious cover number with other elements of the concepts such as Ecological Uplift, parking numbers, and trail length. Therefore, this memorandum includes all that information with the impervious cover.

	Parking			Impervious Cover				Natural Area		Trail
	Formal	Informal	TOTAL	Roads	Parking	Structure	TOTAL	Ecological Uplift	TOTAL	TOTAL
Existing	1,300	1,150	2,450				14.10 Acres	-	212 Acres	12.6 Miles
Option A - Stitch	2,235	0	2,235	2.05	5.55	5.6	13.20 Acres	84 Acres	250 Acres	18.4 Miles
Option B - Edges	2,715	0	2,715	1.4	7.24	6.79	15.43 Acres	81 Acres	247 Acres	14.8 Miles
Option C - Regenerate	2,580	0	2,580	2.07	11.95	3.63	17.65 Acres	91 Acres	257 Acres	17.8 Miles