

**PLANNING COMMISSION  
SITE PLAN COMPATIBILITY WAIVER REQUEST REVIEW SHEET**

**CASE:** SP-2012-0434C

**PLANNING COMMISSION DATE:** October 8, 2013

**PROJECT NAME:** Republic Square Mixed Use

**ADDRESS OF SITE:** 401 Guadalupe Street

**APPLICANT:** Gables Residential (Jennifer Wiebrand), 512-506-6017

**AGENT:** Axiom Engineers, Inc. (Alan Rhames, PE), 512-506-9335

**AREA:** 0.81 acres

**WATERSHED:** Town Lake (Urban)

**WATERSHED ORDINANCE:** Comprehensive Watershed Ordinance

**C.I.P. STATUS:** N/A

**T.I.A.:** N/A

**CAPITOL VIEW:** N/A

**PROPOSED DEVELOPMENT:**

The applicant is proposing to develop a 26-story building with 160 hotel rooms; a day spa, bar, and restaurant associated with the hotel; 226 apartments; and a 2,401-square foot high-turnover restaurant.

**EXISTING ZONING:**

The proposed mixed use building is permitted in the CBD-CURE district, and the site plan complies with the zoning ordinance.

**DESCRIPTION OF WAIVER:**

LDC Section 25-2-643(B)(1):

Curb cuts are prohibited on streets adjacent to a downtown park, unless the Land Use Commission waives the prohibition.

The applicant requests a waiver from curb cuts across Guadalupe Street from Republic Square Park for the residence parking garage entrance and exit. The applicant has proposed to screen the parking garage opening by recessing it into the building, setting it back from the sidewalk, and by installing a metal high-speed garage overhead door at the garage entrance. Therefore, action needs to be taken on the curb cut only.

**SUMMARY STAFF RECOMMENDATION:**

PARD staff has no recommendation. While PARD staff agrees that the proposed project will not unreasonably impair pedestrian or vehicular movement; and adequate precautions have been made for public safety, convenience, and the aesthetic values of the combining district, it is unclear if compliance with the prohibition of curb cuts is impractical. If the curb cut is approved it is recommended that funding for installation and maintenance of screening in the park is provided on an annual basis for as long as vehicles use Guadalupe for egress from the proposed structure, the ingress lane is on the north side of the curb cut and the egress lane is on the south side of the curb cut.

**CASE MANAGER:** Christine Barton-Holmes, LEED AP    **PHONE:** 974-2788  
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**PROJECT INFORMATION:** 0.81 acres

**EXIST. ZONING:** CBD-CURE

**MAX. BLDG. COVERAGE :** 100%

**MAX. IMPERV. CVRG.:** 100%

**ALLOWED F.A.R.:** 12:1

**HEIGHT:** NA

**REQUIRED PARKING:** 250

**PROPOSED ACCESS:** Garage access to Guadalupe St (residential) and 4<sup>th</sup> Street, Lavaca Street, and alley (hotel)

**PROP. BUILDING CVR:** 29,984' (84.6%)

**PROP. IMP. CVRG.:** 34,003' (95.97%)

**PROPOSED F.A.R.:** 11.82:1

**PROP. HEIGHT:** 291'10" (26 stories)

**PROVIDED PARKING:** 263 spaces

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**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The applicant is requesting a waiver from 25-2-643(B)(1) to construct a curb cut on a street adjacent to a downtown park. The site is separated from Republic Square Park by approximately 80 feet of right-of-way.

**Environmental:**

The site is located with the Town Lake watershed, which is classified as an Urban Watershed. There are no critical environmental features.

**Transportation:**

Access to the proposed mixed use building will be from Guadalupe Street, 4<sup>th</sup> Street, and Lavaca Street. The proposed development requires a TIA, which has been submitted and reviewed.

This administrative site plan will comply with all applicable requirements of the Land Development Code prior to its release.

**PLANNING COMMISSION ACTION:**

**SURROUNDING CONDITIONS:**

Zoning/ Land Use

North: CBD/CBD-CURE (mixed use residential, office), then office

South: CBD (office)

East: CBD/CBD-CURE (commercial, office, then parking)

West: P-H (Republic Square Park)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
East 4 <sup>th</sup> St	80'	50'	Collector/Local
Guadalupe St	80'	50'	Core Transit Corridor
Lavaca St	80'	60'	Major Arterial

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation

Austin Independent School District

Austin Monorail Project

Austin Neighborhoods Council

Austin Warehouse District Association

Bike Austin

Downtown Austin Alliance

Downtown Austin Neighborhood Association

Downtown Austin Neighborhood Coalition

Historic Austin Neighborhood Association

Homeless Neighborhood Assn.

Original Austin Neighborhood Association

SELTEXAS

Sierra Club, Austin Regional Group

Super Duper Neighborhood Objectors and Appealers Organization

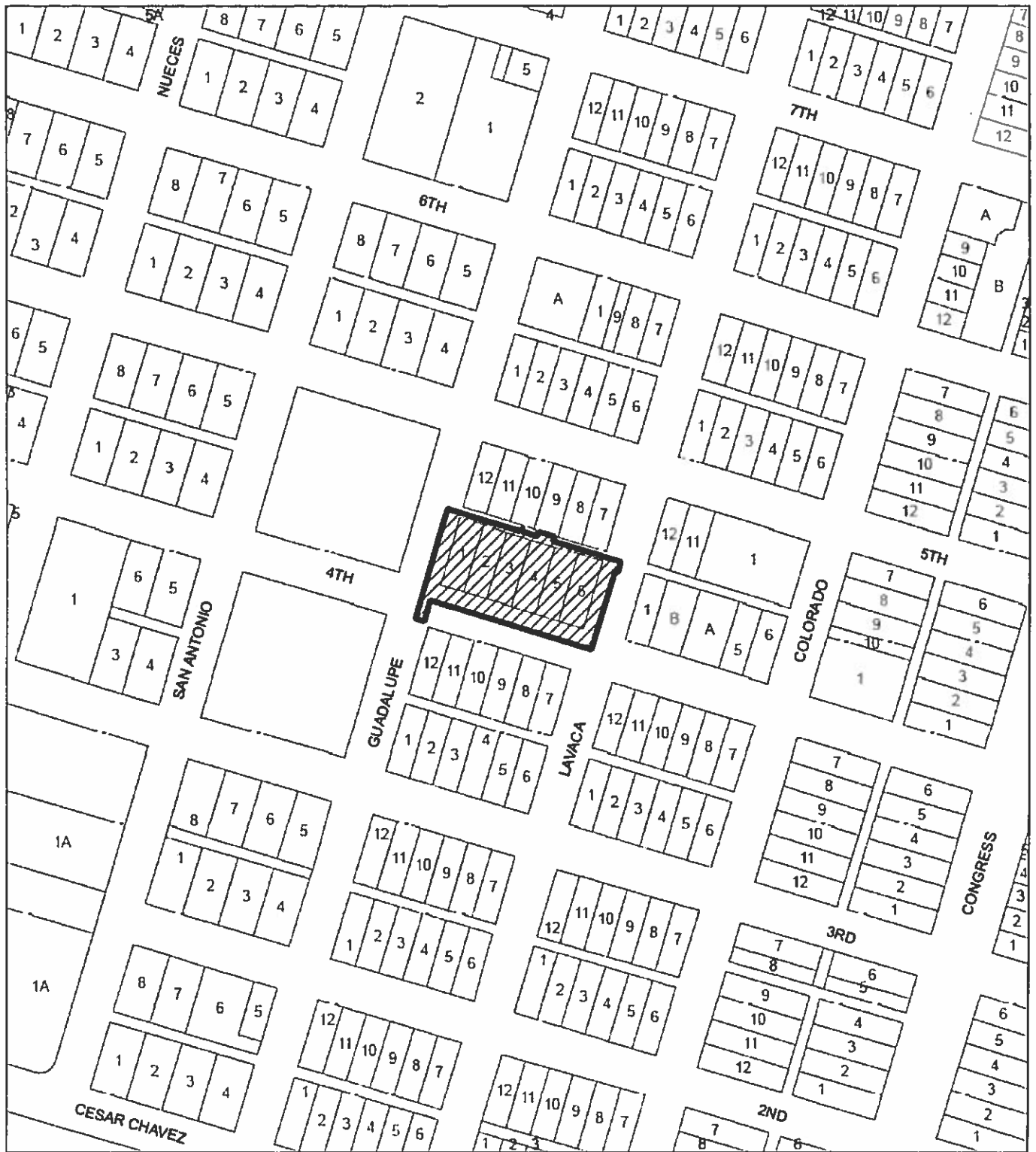
The Real Estate Council of Austin, Inc

West Downtown Alliance, Inc

West End Austin Alliance

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Subject Tract



Base Map

CASE#: SP-2012-0434C  
ADDRESS: 401 Guadalupe Street



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