

**PLANNING COMMISSION
CONDITIONAL USE PERMIT
SITE PLAN REVIEW SHEET**

CASE NUMBER: SPC-2016-0018C

PLANNING COMMISSION DATE: July 12, 2016

PROJECT NAME: Republic Square Park Improvement Project

ADDRESS: 422 Guadalupe Street

WATERSHEDS: Lady Bird Lake and Shoal Creek

AREA: 1.75 acres

EXISTING ZONING: P, Public

APPLICANT: City of Austin, PARD
919 W 28 ½ Street
Austin, Tx 78705

ENGINEER: Axiom Engineering (Alan Rhames P.E.)
13276 Research Blvd.
Austin, Tx 78750

CASE MANAGER: Nikki Hoelter
E-MAIL: nikki.hoelter@austintexas.gov **PHONE:** 974-2863

DESCRIPTION OF PROJECT:

The Republic Park improvement project will consist of a 2 phase project construction. The site is 1.75 acres, of existing public park facility. The park improvements proposed for the project include construction of the interior sidewalks, sidewalks along all right of ways to comply with Great Street standards, rain gardens, utilities, and a 985 square foot concession and restroom building.

The project improvements for Republic Square Park are over an acre and the site is zoned P-H, public (historic), which requires Planning Commission approval of the conditional use site plan. [LDC Section 25-2-625(D)(2)].

STAFF RECOMMENDATION:

Staff recommends approval of the conditional use site plan, it meets all code requirements. The propose project is not requesting any waivers or variances.

In addition, staff recommends approval of the improvements due to the enhancements of the existing park to be better utilized by the public with proposed construction of the concession and restrooms. Water quality improvements through the use of rain gardens will be an improvement to existing conditions.

SUMMARY COMMENTS ON SITE PLAN:

The site is located in the Downtown Neighborhood Plan. The park has been under public ownership since at least 1839, and was depicted as a public square on the original City of Austin plat.

The park is used on the weekends for a farmers market, as well as a site for numerous festivals and public events throughout the year. The improvements will allow the park to be better used by the public to include the restrooms and a concession. Currently no restrooms exist on site.

Water quality will be provided through several rain gardens, which will also be used in conjunction as an alternative to on-site detention. Impervious cover will be increased by 5,346 square feet.

There are numerous existing protected and heritage trees on site which will continue to be maintained and protected.

The proposed project was heard by the Historic Landmark Commission; the commission approved the Certificate of Appropriateness and recommended approval of the project.

All access to the site will be via pedestrian access from 4th Street, 5th Street and Guadalupe Street. No vehicle access is proposed.

NEIGHBORHOOD PLAN: Downtown Neighborhood Plan

BOARD AND COMMISSION ACTIONS:

June 27, 2016 – Historic Landmark Commission

PROJECT INFORMATION

GROSS SITE AREA	1.75 acres		
EXISTING ZONING	P-H, Public, Historic		
WATERSHED	Lady Bird Lake and Shoal Creek		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance(Urban)		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	N/A		
PROPOSED ACCESS	4 th St., Guadalupe St. and 5 th St. – pedestrian access		
	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	NA	0	.013:1
BUILDING COVERAGE	NA	0.	985 sq.ft./1%
IMPERVIOUS COVERAGE	NA	20,516 sq.ft.	25,863 sq.ft./33%
PARKING			0*
BICYCLE PARKING		0	26*

*Per code section 25-6-591, off street parking is not required within the public (P) zoning district within the area bounded by Martin Luther King Jr. Blvd., IH-35, lady Bird Lake and Lamar Blvd. A special parking determination was requested and approved by staff, based on previous parks and amenities; Republic Square Park is intended to serve the downtown Austin area and be reached by visitors by foot, bicycle and transit. The Park is adjacent to multiple transit stops and bicycle facilities. To encourage bicycle and transit mobility, 15 bicycle parking spaces are required per acre.

The special parking determination is provided within the plan set.

SURROUNDING CONDITIONS:**Zoning/ Land Use**

West: CBD – Federal Courthouse
North: CBD-CURE-CO – Office building
East: CBD and CBD-CURE – Condominium building
South: CBD – Parking

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

A conditional use site plan must:

1. **Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
2. **Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning district.
3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site;** Staff response: This application is compatible with the abutting sites as the land use is not changing.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Per Section 25-6-591, off street parking is not required within the public (P) zoning district within the area bounded by Martin Luther King Jr. Blvd., IH-35, Lady Bird Lake and Lamar Blvd.
5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The development will not provide additional adverse impact downstream, in addition onsite rain gardens are being provided as an alternative to onsite detention. The land use will remain consistent with the existing park; therefore negative impacts will not be generated to surrounding persons or property.

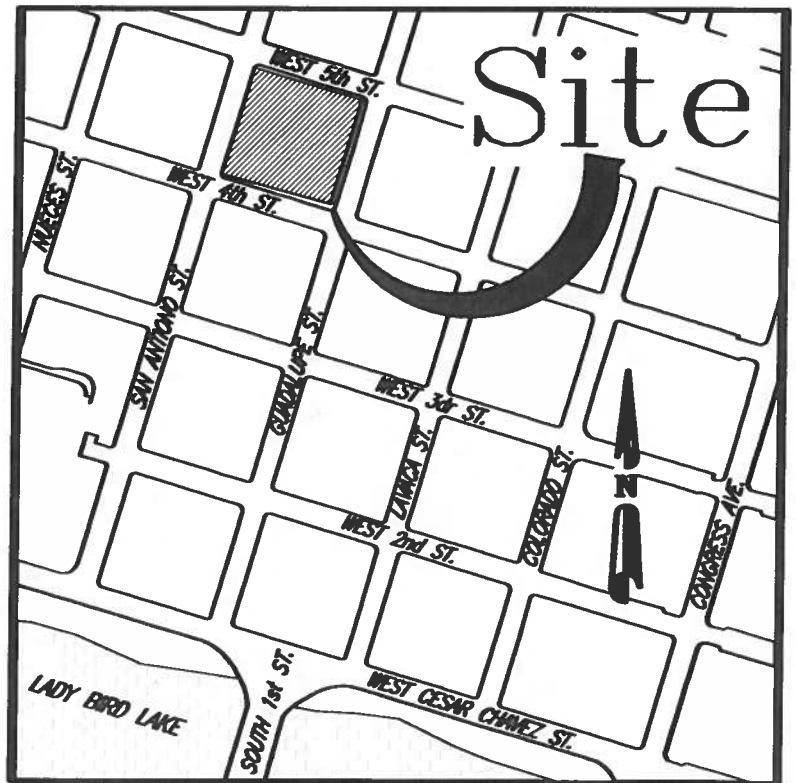
A Conditional Use Site Plan May Not:

1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform to all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site. A conditional use permit is required because development is over an acre and within the P zoning district.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: Access is limited onto the site by pedestrian traffic. Vehicular parking will be provided on street adjacent to the site on surrounding roadways.

3. **Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.

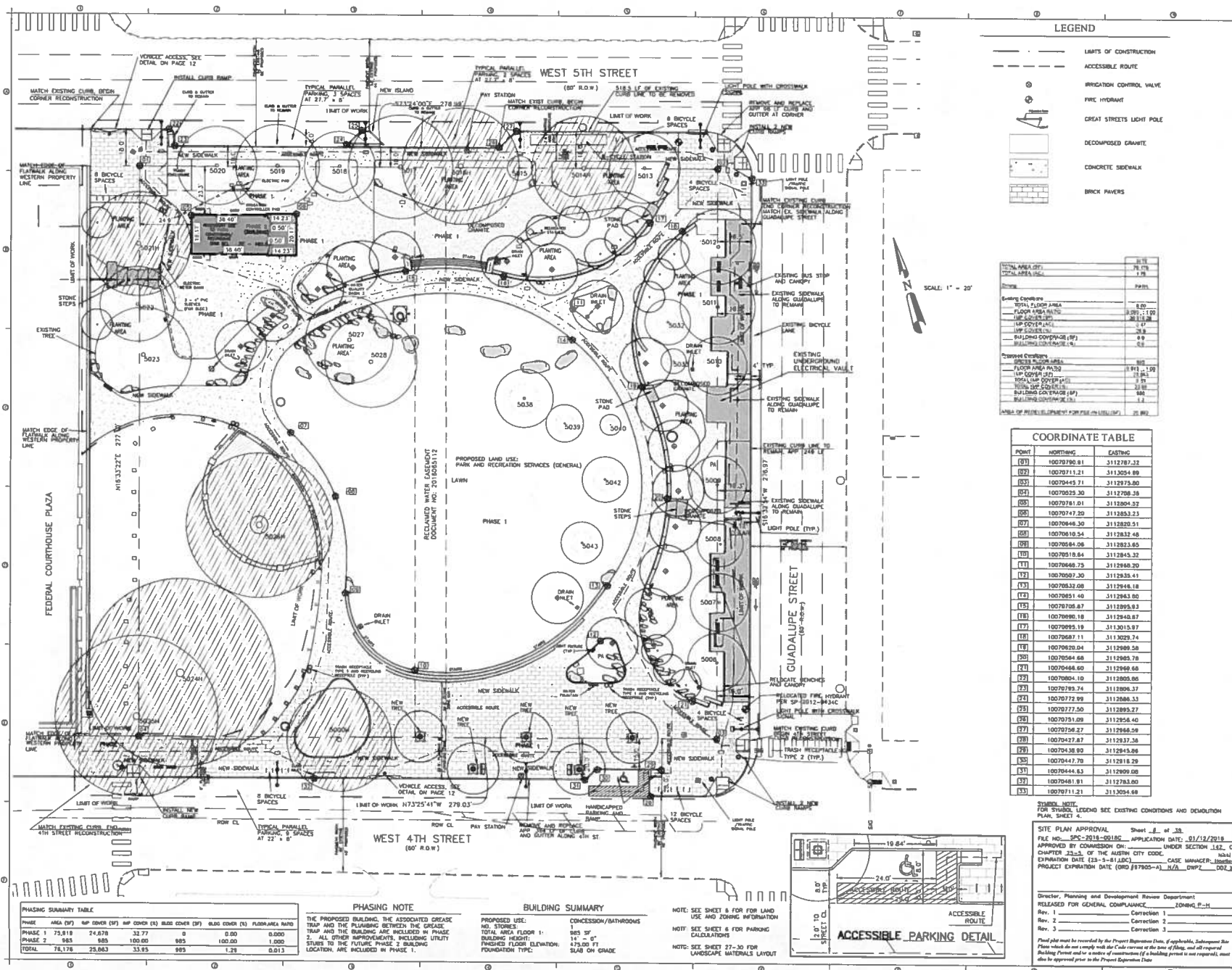


REPUBLIC SQUARE PARK IMPROVEMENTS PROJECT



PROJECT LOCATION MAP
NTS

GRID J22
MAPSCO 585



AXIOM
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Austin, Texas 78750
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www.axiomtx.com
Texas P.E. Firm No. F-43

REPUBLIC SQUARE PARK IMPROVEMENTS PROJECT AUSTIN PARKS FOUNDATION AUSTIN, TEXAS

Alan D. Williams



08/24/18

ISSUE DATE

REVISED

DATE DESCRIPTION

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Request for Special Parking Determination Schedule B

Case Number: SPC-2016-0018C

Applicant's Name:	Alan Rhames Axiom Engineers Inc.	Phone #: (512) 506-9335
Location:	13376 N US 183 HWY, Suite 208 Austin, TX 78758	Date: 6/28/2016

Proposed Use:

Type	Site	Office Use Only	Parking Ratio	Required Parking
General Recreation Laws	75,919 sq		5 vehicle spaces per acre	67
			15 bicycle spaces per acre**	26
			Total required vehicular parking	8
			Total required bicycle parking	26

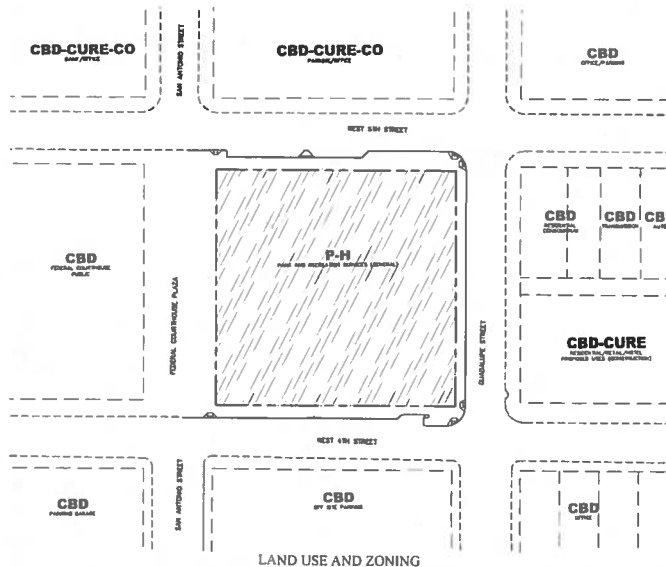
* Per Code Section 25-4-301, off street parking is not required within the public (P) zoning district within the area bounded by Martin Luther King, Jr. Boulevard and H-35, Lady Bird Lake, and Lamar Boulevard.

**Other Information:

This parking determination was based on previous parks and amenity centers. Based on the scope of this project, Republic Square Park is intended to serve the downtown Austin area and be reached by visitors by foot, bicycle, and transit. The park is adjacent to multiple transit stops and bicycle facilities. To encourage bicycle and transit mobility, 15 bicycle parking spaces are required per acre.

Completed By: *Nafar*

Development Services Department

512-924-1999 6/28/2016
Phone Date

ACCESSIBILITY NOTES

1. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP
2. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50.
3. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
4. GROUND SURFACES ALONG ACCESSIBLE ROUTES SHALL BE STABLE, FIRM AND SLIP RESISTANT

CITY OF AUSTIN STANDARD SITE PLAN NOTES

Ordinance Requirements

1. All improvements shall be made in accordance with the released site plan. Any additional improvements will require a site plan amendment and approval from the Planning and Development Review Department.
2. Approval of this site plan does not include Building Code approval. The Code approval, or building, demolition, or relocation permits approval. A city demolition or relocation permit can only be issued once the historic review process is completed.
3. All signs must comply with the requirements of the Land Development Code.
4. The owner is responsible for all costs of relocation of, or damage to, utilities.
5. Additional electric easements may be required at a later date.
6. A Development Permit must be issued prior to an application for building permit for non-consolidated or Consolidation approved site plans.
7. Water and wastewater service will be provided by the City of Austin.
8. No certificate of occupancy may be issued for the proposed residential condominium project until the owner or owners of the property have complied with Chapter 81 and 82 of the Property Code of the State of Texas or any other statute enacted by the State concerning condominiums.
9. For construction within the right-of-way, a ROW exception permit is required.

Fire Department

1. The Austin Fire Department requires asphalt or concrete pavement prior to construction as an all-weather driving surface.
2. Hydrants must be installed with the center of the four-inch opening at least 18 inches above finished grade. The four-inch opening must face the driveway or street with three- to six-foot setbacks from the curb(s). No obstruction is allowed within three feet of any hydrant and the four-inch opening must be totally unobstructed from the street.
3. TANKS OF INSTALLATION: When fire protection facilities are installed by the developer, such facilities shall include an entrance access route which shall be installed and made serviceable prior to and during the time of construction. Where alternative methods of protection, as approved by the Fire Chief, are provided, the above may be modified or waived.
4. All porches/deck/paving shall be engineered and installed for 80,000 lb. live-vehicle loads. Any porches/deck/paving within 100 feet of any building must be approved by the Fire Department.
5. Commercial dumpsters and containers with an individual capacity of 15 cubic yards or greater shall not be stored or placed within ten feet of openings, combustible walls, or combustible roof lines.
6. Fire lanes designated on site plan shall be registered with City of Austin Fire Marshal's office and inspected for final approval.
7. Vertical clearance required for fire apparatus is 14 feet for full width of access drive.

CITY OF AUSTIN ELECTRIC UTILITY NOTES

1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE CASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B, OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND Ongoing MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
3. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

NOTES

1. CONTRACTOR SHALL CALL ONE-CALL CENTER (1-800-543-6005) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN EASEMENTS OR STREET R.O.W.
2. A MINIMUM VERTICAL CLEARANCE OF 14'-0" IS REQUIRED FOR ALL DRIVEWAYS AND INTERNAL CIRCULATION AREAS ON SITE.
3. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING AND BACK OF RETAINING WALL UNLESS OTHERWISE SPECIFIED.
4. SEE ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS.
5. ALL THOROUGHFARES DESIGNATED "TWO LANE" ON THIS SITE PLAN SHALL BE RED WITH WHITE STENCILING OR WHITE WITH RED STENCILING READING "TWO LANE" OR "TWO LANE" ON "TWO LANE" AWAY ZONE" IN LETTERING AT LEAST 3-INCHES HIGH. THE STENCILING SHALL BE AT INTERVALS OF 25-FEET OR LESS. IN ADDITION, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE AND AT EACH ENTRY AND EXIT POINT THAT CONSTITUTES A PORTION OF THE FIRE ZONE.
6. SEE ARCHITECTURAL PLANS FOR SITE LIGHTING PLAN AND DETAILS.
7. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN WATERWED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.
8. THIS SITE IS SUBJECT TO SUBCHAPTER E: DESIGN AND MIXED USE STANDARDS.

RIGHT-OF-WAY MANAGEMENT NOTES

APPROVAL OF THE SITE PLAN DOES NOT ALLOW ANY WORK IN THE RIGHT OF WAY TO BE CONDUCTED WITHOUT A TEMPORARY USE RIGHT OF WAY PERMIT FOR:

- A. EXCAVATIONS FOR UTILITY WORK WILL REQUIRE AN EXCAVATION PERMIT (EX).
- B. ALL DRIVEWAYS AND DRIVEWAY WORK WILL REQUIRE A DRIVEWAY/DRIVEWAY PERMIT (DS).
- C. ALL TRAFFIC CONTROL AND PEDESTRIAN PROTECTION WILL REQUIRE A TEMPORARY USE OF ROW PERMIT (TUP).
- D. ALL OTHER PERMITS SUCH AS THE BUILDING PERMIT (BP) MUST BE APPROVED BEFORE USE OF THE RIGHT OF WAY WILL BE ALLOWED.

THESE PERMITS ARE ISSUED DIRECTLY TO THE CONTRACTOR AND MUST BE SECURED BY THE CONTRACTOR FOR COORDINATION WITH THE OFFICE OF SPECIAL EVENTS, PUBLIC WORKS DEPARTMENT, AND ANY OTHER PRODUCTS IDENTIFIED AS A CONFLICT AT THE TIME OF PERMITTING. THE CONTRACTOR SHALL CONTACT BETTY TORRES AT BETTY.TORRES@AUSTIN.TX.GOV FOR COORDINATION WITH SPECIAL EVENTS.

UTILITY SUMMARY

GARBAGE DISPOSAL: CITY OF AUSTIN
WATER AND WASTEWATER SERVICE: CITY OF AUSTIN
ELECTRIC SERVICE: CITY OF AUSTIN
GAS SERVICE: TEXAS GAS SERVICE

MOTOR VEHICLE PARKING SUMMARY					
LAND USE	NO. OF UNITS	PARKING RATIO (SP / BEDROOM)	REQUIRED SPACES PER APPEAL 21	ALLOWABLE REDUCTION BY ZONING	REDUCED REQUIREMENT SPAC
PARK AND RECREATION SERVICES					

NOTE: PER CODE SECTION 25-4-301, OFF STREET PARKING IS NOT REQUIRED WITHIN THE CENTRAL BUSINESS DISTRICT FOR PROPERTIES ZONED P (PUBLIC). NO ON SITE PARKING IS THEREBY PROVIDED.

TOTAL SPACES REQUIRED	0
TOTAL REQUIRED STANDARD HC SPACES	0
TOTAL REQUIRED VAN ACCESSIBLE HC SPACES	0
PARKING TYPE	TOTAL PROVIDED
STANDARD HANDICAPPED PARKING	0
VAN ACCESSIBLE PARKING	0
COMPACT PARKING	0
STANDARD PARKING	0
LOADING	0
TOTAL	0

BICYCLE PARKING TABLE		TOTAL PROVIDED
PARK AREA (AC)	1.73	
BICYCLE PARKING RATIO, PARK	15 / AC	
SPACES PROVIDED	44 (22 PAIRS)	

SITE PLAN APPROVAL Sheet 1 of 38
FILE NO. SPC-2016-0018C APPLICATION DATE: 01/12/2016
APPROVED BY COMMISSION ON: UNDER SECTION 162, OF CHAPTER 253.5, OF THE AUSTIN CITY CODE. CASE MANAGER: [Name]
OPERATION DATE (23-5-811.00) CASE MANAGER: [Name]
PROJECT EXPIRATION DATE (000 97765-1) N/A DWFP DOT 1

Director, Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: 2/20/2016
Rev. 1: Correction 1
Rev. 2: Correction 2
Rev. 3: Correction 3

Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans shall be submitted with the Code revision at the time of filing, and all required Building Permits and for a notice of construction (if a building permit is not required, must also be approved prior to the Project Expiration Date.



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REPUBLIC SQUARE PARK IMPROVEMENTS PROJECT AUSTIN PARKS FOUNDATION AUSTIN, TEXAS



REVISIONS		
#	DATE	DESCRIPTION

DRAWN: REVIEWED:

SITE PLAN NOTES

RSPD-SITE

SHEET NUMBER

6 38

Axiom Job No.: 287-02

C.O.A. CASE NO. SPC-2016-0018C