

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

CASE NUMBER: SPC-2022-0141A **PLANNING COMMISSION DATE:** 1/24/2023

COUNCIL DISTRICT: 9

PROJECT NAME: Republic Square

PROPOSED USE: Alcohol sales within an existing park

ADDRESS OF APPLICATION: 422 Guadalupe St

AREA: 1.75 acres (park); 5600 sf (CUP).

APPLICANT: City of Austin
Parks and Recreation Department
200 S Lamar Blvd
Austin, TX 78704

AGENT: Reynaldo Hernandez, Project Manager
City of Austin
Parks and Recreation Department
919 28 ½ St
Austin, TX 78705

CASE MANAGER: Christine Barton-Holmes, CNUa, LEED AP Telephone: 974-2788
christine.barton-holmes@austintexas.gov

PROPOSED DEVELOPMENT: The City of Austin proposes alcohol sales from within an existing 400-sf building, within a 5600-sf area of the park's total 1.75 acres.

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of the conditional use permit. The site plan will comply with all requirements of the Land Development Code prior to its release.

PREVIOUS ZONING AND PLATTING COMMISSION ACTION: Postponed from December 13, 2022 for noticing error

WATERSHEDS: Lady Bird Lake & Shoal Creek – Urban watersheds

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive watershed ordinance

T.I.A.: Not Required

PROJECT INFORMATION:**ZONING:** P**MAX. BLDG. COVERAGE:** ***MAX. IMPERV. CVRG.:** ***MAX HEIGHT:** ***REQUIRED PARKING:** NA**EXIST. USE:** Outdoor recreation**LIMITS OF CONSTRUCTION:** 5600 sf**PROPOSED BLDG. CVRG:** 400 sf (existing)**PROPOSED IMP. CVRG:** 25,863 (total)**PROPOSED HEIGHT:** 1 story (existing)**PROVIDED PARKING:** 0**PROPOSED USE:** Outdoor recreation/alcohol sales

**P zoning development standards to be determined by approval of a conditional use site plan [25-2-625(D)(2)]*

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting a Conditional Use Permit for alcohol sales within an existing historic park. The request has been heard by the Parks and Recreation Board in July 2022, and was approved 7-2, and received a TABC permit in 2020. The site plan will comply with all requirements of the Land Development Code prior to its release. Staff recommends approval of the conditional use permit.

Environmental: The site is in the Lady Bird Lake and Shoal Creek watersheds, which are Urban Watershed Zones. There are no known Critical Environmental Features located within the limits of construction.

Transportation: Access is available from W 5th Street. The site is bordered by W 5th Street, Guadalupe Street, W 4th St, and the Federal Courthouse Plaza.

SURROUNDING CONDITIONS: Zoning/ Land use**North:** CBD-CURE-CO (Commercial off-street parking)**East:** CBD/CBD-CURE (Mixed use hotel/multifamily tower, cocktail lounges, restaurants)**South:** CBD (Commercial off-street parking)**West:** CBD (Federal Courthouse)

Street	R.O.W.	Surfacing	Classification
W 5 th Street	82'	50'	Major arterial

NEIGHBORHOOD ORGANIZATIONS:

Austin City Lofts HOA

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

Austin Regional Group

City of Austin Downtown Commission

Downtown Austin Alliance

Downtown Austin Neighborhood Association (DANA)

Friends of Austin Neighborhoods

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

Old Austin Neighborhood Association

Preservation Austin

SELTexas

SFC Farmers Market Downtown

Shoal Creek Conservancy

Sierra Club, Austin Regional Group

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

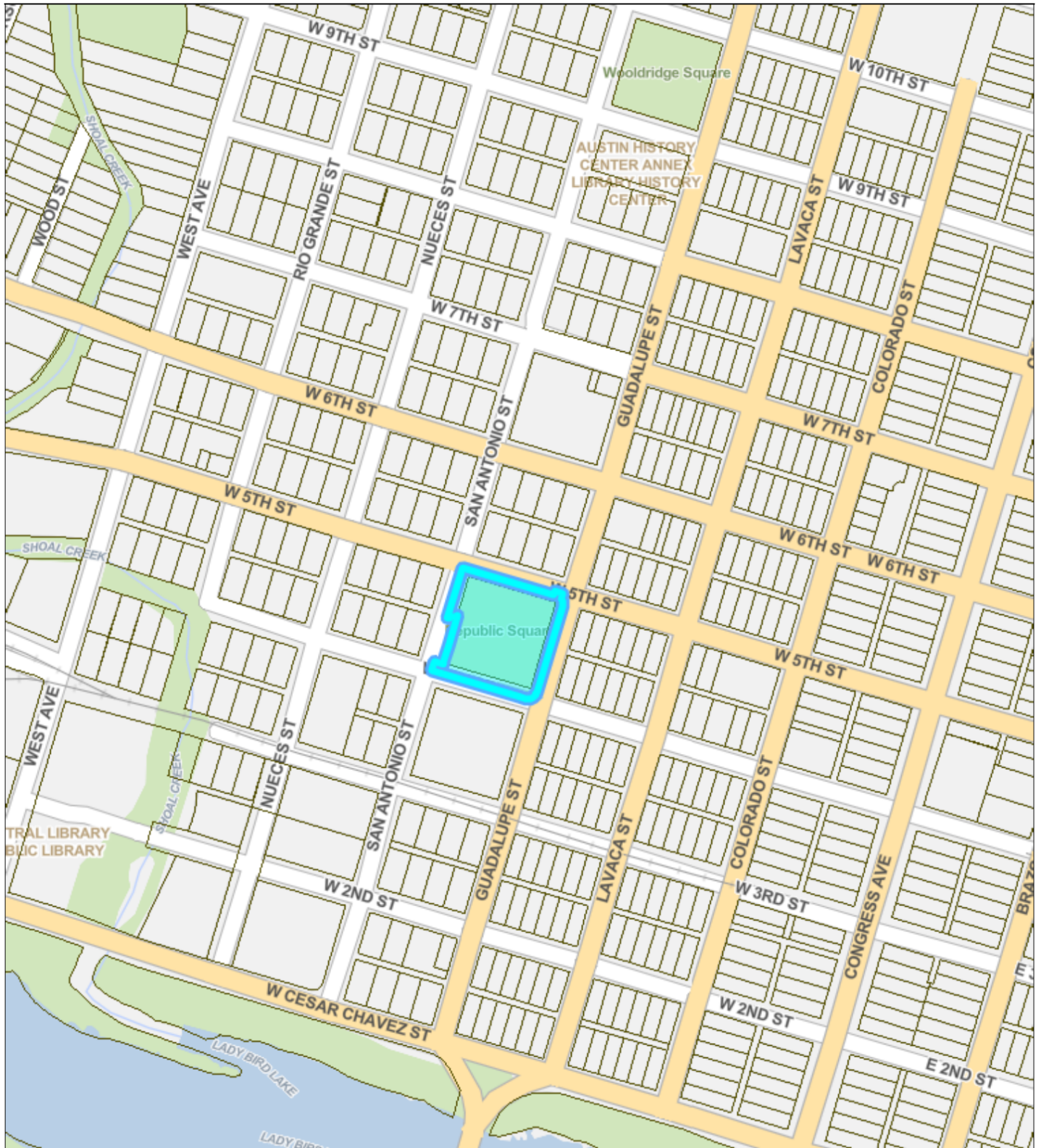
The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: “The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements 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 districts and overlays.
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 in all of these cases.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading facilities exist at the site.
5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute to any of these adverse effects.
6. **For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed.** Staff response: The proposed project is not in the East Austin Overlay district.

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 with all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site than would a permitted use.
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 into the site, and surrounding vehicular circulation in the area of the project is not anticipated to have any detriment to safety or convenience.
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.



Lot Lines

Lot Line



1: 4800

11/30/2022

SPC-2022-0141A

422 GUADALUPE STREET



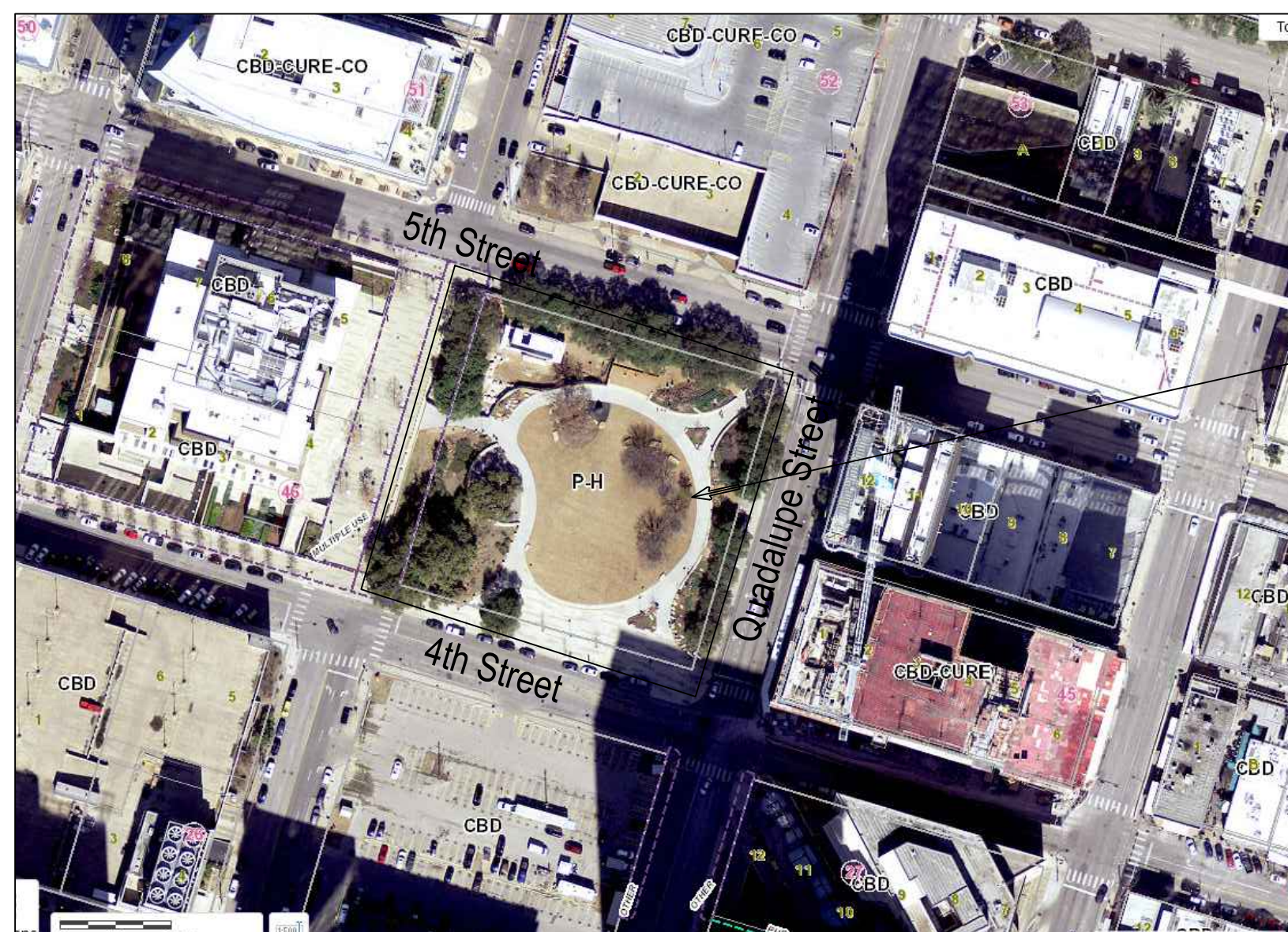
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1 - CUP - Cover Sheet
2- Republic Square Site Plan
3- CUP Site Plan
4 - Vendor Area Plan

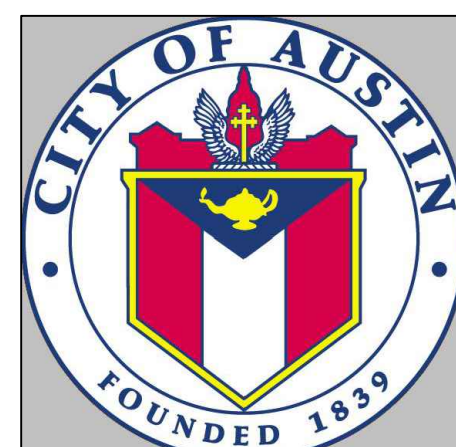
CONDITIONAL USE PERMIT (CUP)

(NO CONSTRUCTION PROPOSED WITH THIS SITE PLAN,
ALL CONDITIONS ARE EXISTING)

- a. Guadalupe Street is the Principal Street and is an Urban Roadway.
- b. This project is not located over the Edwards Aquifer Recharge Zone or Transition Zone as identified on the TCEQ Edwards Aquifer Viewer.
- c. This site is zoned Public Historic, P-H.
- d. No portion of this site is within the boundaries of the 100-Year Floodplain.
- e. Watershed Status: Project site is located in the Lady Bird Lake and Shoal Creek Watershed classified as Urban Watershed.
- f. Exempt from Watershed protection regulations.
- g. Original City Map 276 x 276 (Public Square) Between BLK 046 and 045. Dedicated to City of Austin SB1023 Public Squares.
- h. No waivers or variances requested.
- i. Related Case Numbers: SP2016-0018C
- j. Approval of this Site Plan does not include Building and Fire Code approval nor building permit approval.
- k. All signs must comply with requirements of the Land Development Code Chapter 25-10)
- l. Additional electric easements may be required at a later date.
- m. Water and wastewater service will be provided by the City of Austin.



LOCATION MAP
Scale: N.T.S.

[illegible]

The City of Austin has reviewed this plan for compliance with City development regulations only. The applicant, property owner, and occupant of the premises are responsible for determining whether the plan complies with all other laws, regulations, and restrictions which may be applicable to the property and its use.

☐ Approval Block
 Approved by: _____ Date _____
 Director, Development Services Department

☐ Block for Permit Number and Date
 _____ Date _____
 Site Plan/Site Development Permit Number

☐ Approval Block
Approved by: _____ Date _____
Director, Development Services Department

☐ Block for Permit Number and Date

Site Plan/Site Development Permit Number Date _____

FILE NUMBER SPC-2022-0141A APPLICATION DATE 04-03-22
 APPROVED BY COMMISSION ON _____ UNDER SECTION 112 OF
 CHAPTER 25-5 OF THE CITY OF AUSTIN CODE _____ Christine
 EXPIRATION DATE (LDC 25-5-81) _____ CASE MANAGER Barton-Holms
 PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____
ZONING

RELEASED FOR GENERAL COMPLIANCE _____ ZONING _____ Recreation
Services (Special)

REVISION 1 _____ CORRECTION 1 _____

REVISION 2 _____ CORRECTION 2 _____

REVISION 3 _____ CORRECTION 3 _____

Final plat must be recorded by the project expiration date, if applicable. Subsequent site plans which do not comply with the Code current at the time of filing, and all required building permits and/or a notice of construction (if a building permit is not required) must also be approved prior to the project expiration date.

STREET ADDRESS
410 GUADALUPE STREET
AUSTIN TEXAS 78701

OWNER:
City Of Austin
Parks and Recreation Department
200 S. Lamar Blvd.
Austin, TX, 78704
(512) 974-6700

City Of Austin
Parks and Recreation Department
Reynaldo Hernandez, Project Manager
919 28 ½ Street
Austin, TX, 78705
(512) 974-9464
reynaldo.hernandez@austintexas.gov



DIRECTOR <i>Kimberley McNeeley</i>	REVISIONS
ASSISTANT DIRECTOR <i>Liana Kallivoka</i>	
DIVISION MANAGER <i>Liana Kallivoka</i>	
PROJECT COORDINATOR	
DRAWN BY:	
LANDSCAPE ARCHITECT	

REPUBLIC SQUARE CUP
REPUBLIC SQUARE
422 GUADALUPE STREET
CIP No.



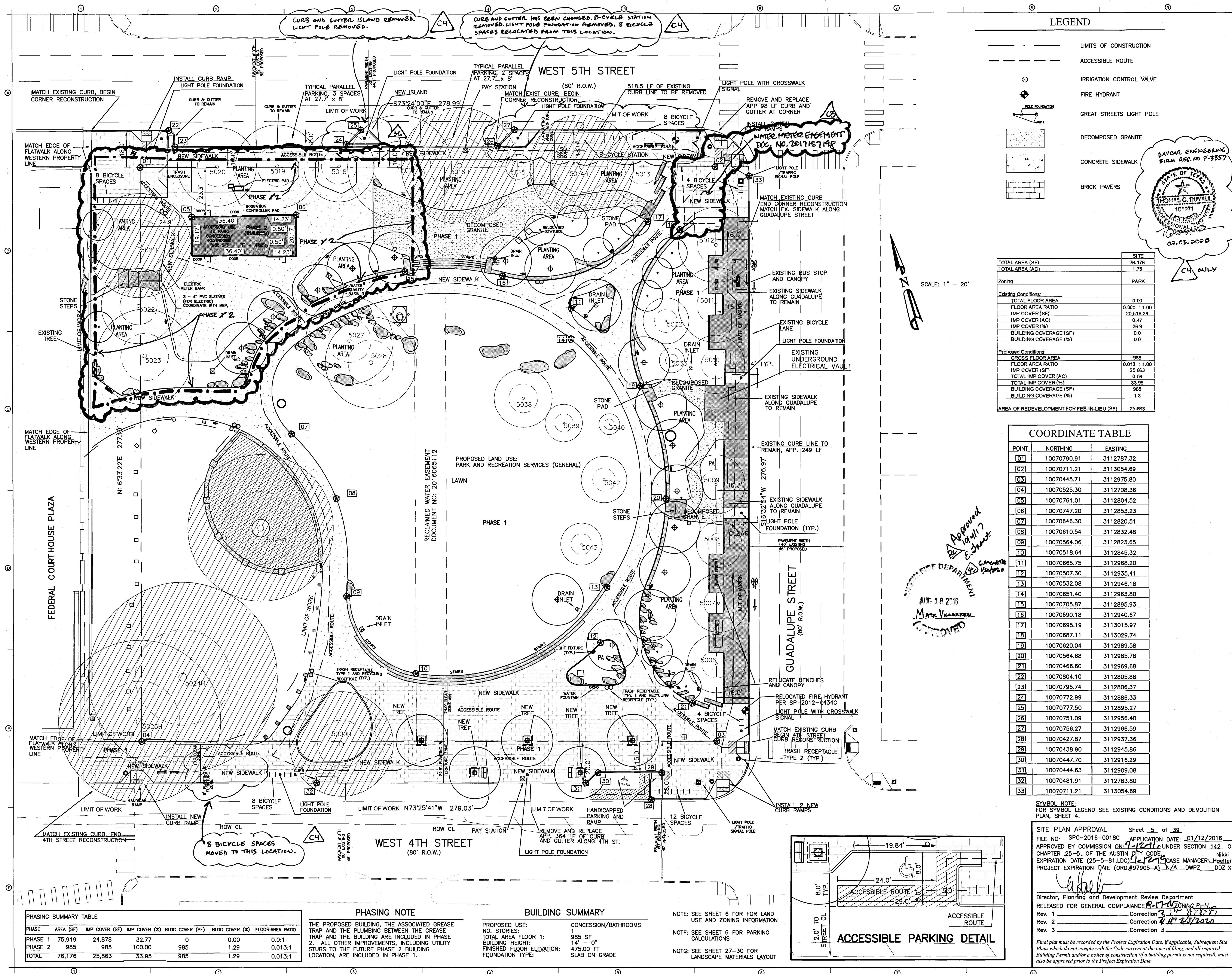
Oct. 12, 2022

SHEET TITLE:
CUP Cover
Sheet

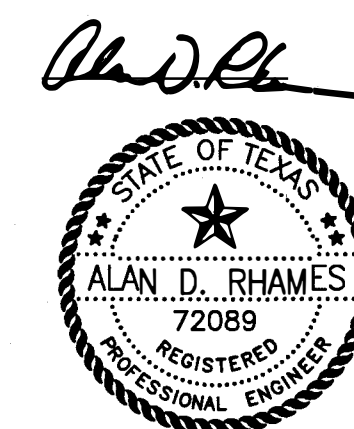
SCALE: N.T.S.

DATE: April 3, 2022

SHEET:



REPUBLIC SQUARE PARK IMPROVEMENTS PROJECT AUSTIN PARKS FOUNDATION AUSTIN, TEXAS



07/20/16

ISSUE DATE:

REVISIONS

#	DATE	DESCRIPTION
3C	10.4.17	Revise phasing tountain and add easement.
C4	02.05.20	REMOVE CURB & GUTTER, STREET LIGHTS & FOUNDATION, AND BIKE PARKING.

DRAWN: REVIEWED:

SITE PLAN

RSPP-SITE

SHEET NUMBER

2

4

AXIOM JOB NO.: 267-02

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SYMBOL NOTE:
FOR SYMBOL LEGEND SEE EXISTING CONDITIONS AND DEMOLITION PLAN, SHEET 4.

SITE PLAN APPROVAL Sheet 5 of 39
FILE NO.: SPC-2016-0018C APPLICATION DATE: 01/12/2016
APPROVED BY COMMISSION ON 12/12/2016 UNDER SECTION 142, OF CHAPTER 25-5, OF THE AUSTIN CITY CODE
EXPIRATION DATE (25-5-81, LDC) 12/12/2020
PROJECT EXPIRATION DATE (ORD. #97905-A) N/A DWP2 DDZ X

Director, Planning and Development Review Department

RELEASED FOR GENERAL COMPLAINTANCE 01/12/2016

Rev. 1 Correction 3 10/12/2016

Rev. 2 Correction 4 10/12/2016

Rev. 3 Correction 3

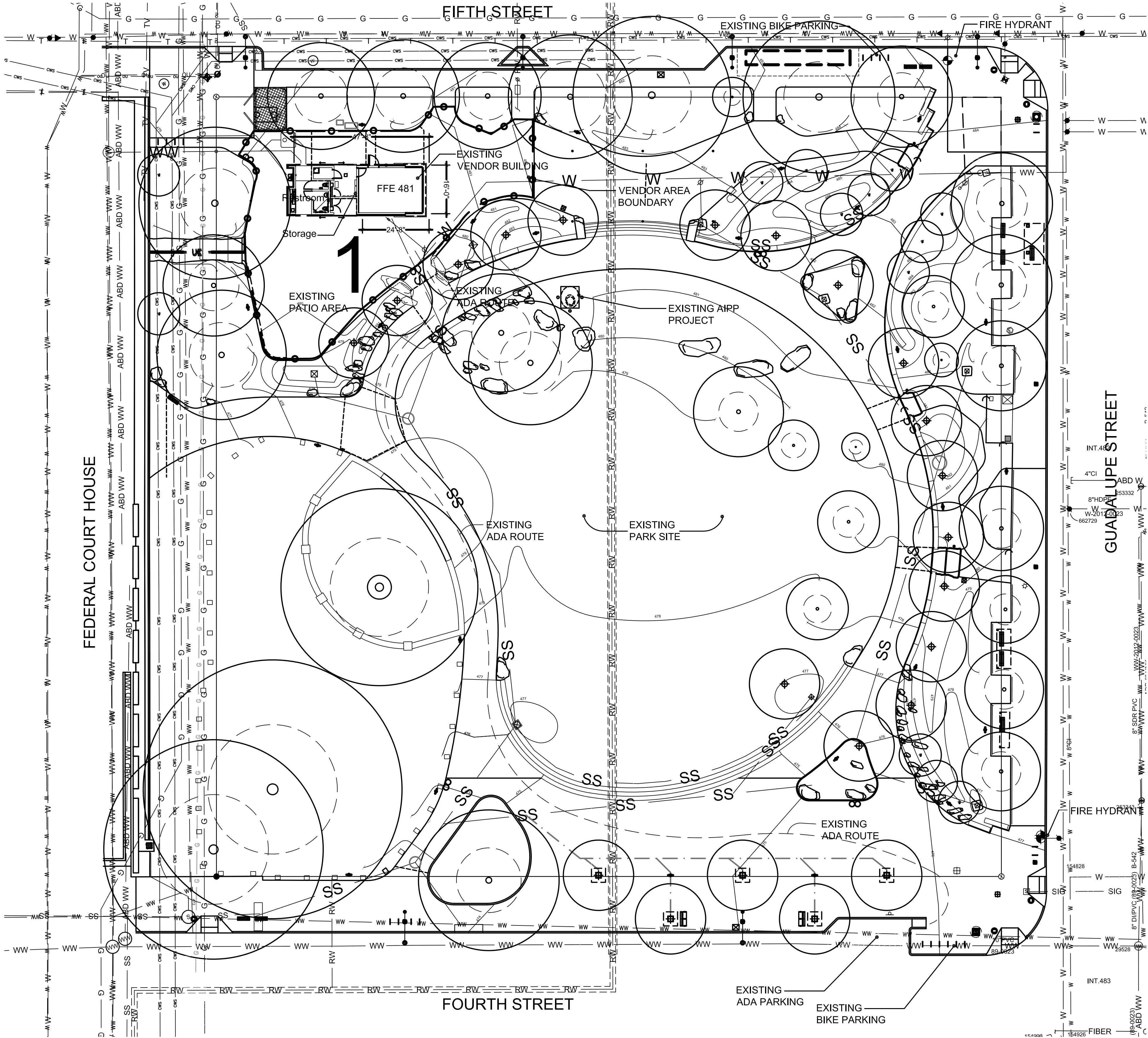
Final plan must be recorded by the Project Expiration Date, if applicable, Subsequent Site

which do not comply with the Code currently in the time of filing, and all required

Building Permit and/or a notice of construction (if a building permit is not required), must

also be approved prior to the Project Expiration Date.

\\Coacd.org\dfs\PARD\New PARD\Park_Development\PARKS\G-T\Republic Square\Rep Sq CUP Project\Drawings_Graphic\AutoCAD\Sheet



PROPOSED CONDITIONS IMPERVIOUS COVER

• TOTAL AREA (SF)	76,176
• TOTAL AREA (AC)	1.75
• IMPERVIOUS COVER (SF)	25,863
• TOTAL IMP COVER (AC)	0.59

OWNER:

City Of Austin
Parks and Recreation Department
200 S. Lamar Blvd.
Austin, TX, 78704
(512) 974-6700

DESIGNER:

City Of Austin
Parks and Recreation Department
Reynaldo Hernandez PLA, Project Manager
919 28 1/2 Street
Austin, TX, 78705
(512) 974-9464
reynaldo.hernandez@austintexas.gov

SITE DATA TABLE NO. 1

TOTAL CUP/ALCOHOL USE AREA: 5600 SF. OR 0.12 ACRES
PROPOSE USE PARK: PARK AND RECREATION SERVICES (SPECIAL)
TOTAL AREA OF PROPOSED ALCOHOL USE : 5600 SF. OR 0.12 ACRES

EXISTING BUILDING INFORMATION

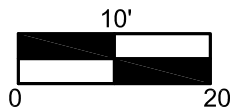
- USE: APPROXIMATELY 400 SQUARE FEET
- SINGLE STORY BUILDING
 - FINISHED FLOOR ELEVATION 481.00
 - CONCRETE SLAB FOUNDATION
 - 763 SQUARE FEET BUILDING WITH CONCESSION STAND AND RESTROOM

GENERAL NOTES:

- Guadalupe Street is the Principal Street and is an Urban Roadway.
- This project is not located over the Edwards Aquifer Recharge Zone or Transition Zone as identified on the TCEQ Edwards Aquifer Viewer.
- This site is zoned Public Historic, P-H.
- No portion of this site is within the boundaries of the 100-Year Floodplain.
- Watershed Status: Project site is located in the Lady Bird Lake and Shoal Creek Watershed classified as Urban Watershed.
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NORTH 1"=20'-0"



NO CONSTRUCTION PROPOSED WITH THIS SITE PLAN,
ALL CONDITIONS ARE EXISTING

REPUBLIC SQUARE CUP
422 Quadalupe Street
Austin Texas, 78701
CUP SUBMITTAL



SHEET TITLE:
SITE PLAN

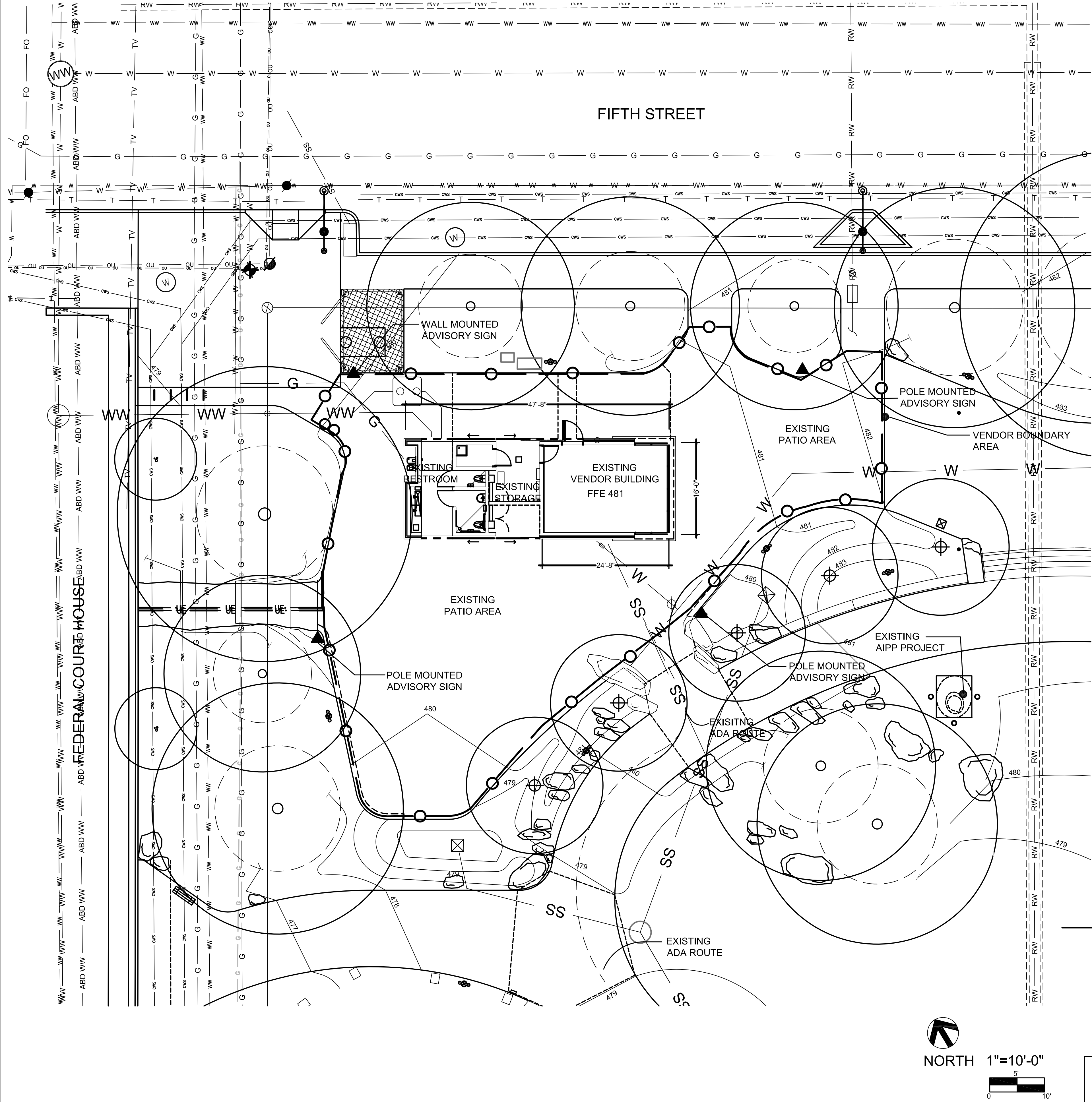
SCALE: AS NOTED

DATE: April 3, 2022

SHEET:

3 OF 4

\\Coacd.org\dfs\PARD\New PARD\Park_Development\PARKS\G-T\Republic Square\Rep Sq CUP Project Drawings_Graphic\AutoCAD\Sheet



PROPOSED CONDITIONS IMPERVIOUS COVER

- TOTAL AREA (SF) 76,176
- TOTAL AREA (AC) 1.75
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EXISTING BUILDING INFORMATION

USE: Approximately 400 SQUARE FEET

- SINGLE STORY BUILDING
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GENERAL NOTES:

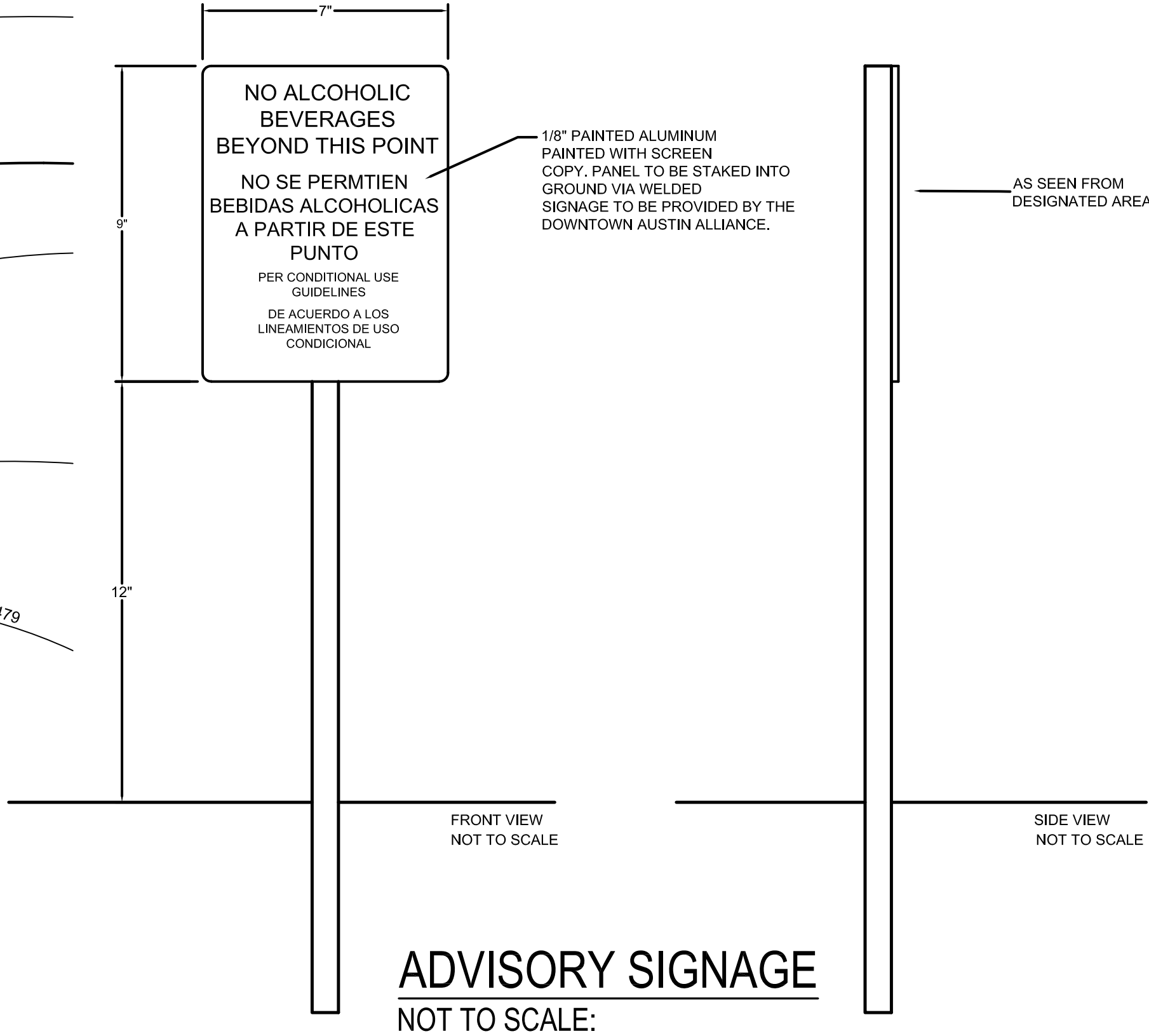
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DESIGNER:

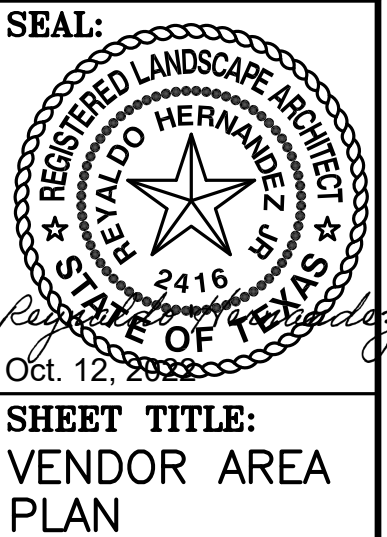
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reynaldo.hernandez@austintexas.gov



ADVISORY SIGNAGE
NOT TO SCALE:

NO CONSTRUCTION PROPOSED WITH THIS SITE PLAN,
ALL CONDITIONS ARE EXISTING

REPUBLIC SQUARE CUP
422 Quadalupe Street
Austin Texas, 78701
CUP SUBMITTAL



SHEET TITLE:
VENDOR AREA
PLAN

SCALE: AS NOTED

DATE: April 3, 2022

SHEET:

4 OF 4



***PARKS AND RECREATION BOARD
REGULAR MEETING
MINUTES
MONDAY, JULY 25, 2022***

The Parks and Recreation Board convened in a regular meeting on July 25, 2022, at 301 W. 2nd Street in Austin, Texas.

Chair Cottam Sajbel called the Parks and Recreation Board Meeting to order at 6:01 p.m.

Board Members/Commissioners in Attendance: Laura Cottam Sajbel, Sarah Faust, Nancy Barnard, Richard DePalma, Anna Di Carlo, Katherine Flowers, Lisa Hugman, Patrick Moore, Nina Rinaldi.

Board Members/Commissioners in Attendance Remotely: Dawn Lewis, Kim Taylor.

PUBLIC COMMUNICATION: GENERAL

Anna Aguirre - GAVA
Blanca Ortiz – Where the Water Runs
Elena Rodriguez – Where the Water Runs
Enedina Sanchez – Where the Water Runs
Malcom Yeatts – EROC Contact Team
Scott Cobb – Barton Springs Lifeguard
Antony McGregor Day – Springdale Park Neighbors
Bill Bunch – Save Our Springs Alliance and Zilker Neighborhood Association
Kevin Reinis – Austin Rowing Club
Kermit Maxwell – Springdale Park Neighbors

APPROVAL OF MINUTES

1. Approve the minutes of the Parks and Recreation Board Regular Meeting on June 27, 2022.

The minutes from the meeting of June 27, 2022 were approved on Vice Chair Faust's motion, Board Member Moore's second on a 10-0 vote with Board Member Barnard abstaining.

DISCUSSION AND ACTION ITEMS

2. Presentation, discussion and possible action on the history of Waller Creek as it pertains to upcoming naming opportunities

Dr. Katherine Pace, Urban Environmental Historian and Dr. Ted Gordon, Founding Chair Department of African and African Diaspora Studies, University of Texas at Austin gave a presentation and answered questions. No action was taken on this item.

3. Presentation, discussion and possible action regarding the Where The Water Runs/Donde Corre El Agua community activated park project proposal for East Williamson Creek trailhead and greenbelt with the Dove Spring Community.

Christine Chute Canul, Partnership Manager, Parks and Recreation, Frances Acuña, Go Austin Vamos Austin, Blanca Ortiz, Elena Rodriguez and Enedina Sánchez, E. Williamson Creek Adopters, Bjørn Sletto, School of Architecture at the university of Texas at Austin gave a presentation and answered question. No action was taken on this item.

4. Discussion and possible action regarding a recommendation to Austin City Council on guidelines for making decisions about conditional use permits to allow for the sale of alcohol in Parks.

The motion to approve the recommendation to establish criteria in determining whether to recommend approval of a CIP to the Planning Commission was approved on Chair Cottam Sajbel's motion, Vice Chair Faust's second on a 8-3 vote. Those members voting aye were: Chair Cottam Sajbel, Vice Chair Faust, Board Members Di Carlo, Moore, Hugman, Taylor and Lewis. Those voting nay were: Board Members Rinaldi, Flowers and DePalma.

5. Discussion and possible action regarding the recommendation to approve the conditional use permit at Republic Square for the sale of alcohol.

The motion to recommend against the approval of the conditional use permit at Republic Square for the sale of alcohol failed on Chair Cottam Sajbel's motion, Board Member Hugman's second on a 2-7 vote. Those members voting aye were: Chair Cottam Sajbel and Board Member Hugman. Those members voting nay were: Vice Chair Faust, Board Members Rinaldi, Di Carlo, Moore, Flowers, Barnard and DePalma. Board Members Lewis and Taylor abstained.

The motion to recommend to approve the conditional use permit at Republic Square for the sale of alcohol was approved on Board Member Rinaldi's motion, Board Member DePalma's second on a 7-2 vote. Those members voting aye were: Vice Chair Faust, Board Members Rinaldi, Di Carlo, Moore, Flowers, Barnard and DePalma. Those members voting nay were: Chair Cottam Sajbel and Board Member Hugman. Board Members Lewis and Taylor abstained.

6. Presentation discussion and possible action regarding a recommendation that Austin City Council authorize the negotiation and execution of an interlocal agreement with the Lower Colorado River Authority for the installation, maintenance, and replacement of buoys to assist boaters in recognizing hazards on Lake Austin, Lady Bird Lake, Decker Lake, and the area surrounding Handcox Water treatment Plant on Lake Travis.

The motion to recommend that Austin City Council authorize the negotiation and execution of an interlocal agreement with the Lower Colorado River Authority for the installation, maintenance, and replacement of buoys to assist boaters in recognizing hazards on Lake Austin, Lady Bird Lake, Decker Lake, and the area surrounding Handcox Water treatment Plant on Lake Travis was approved on Vice Chair Faust's motion, Board Member Di Carlo's second on a vote of 10-0. Board Member Rinaldi off the dais.

7. Presentation discussion and possible action regarding a recommendation that Austin City Council support an amendment to State Law to allow the City to dissolve the Perpetual Care Trust Fund and use the principal for general cemetery maintenance and capital improvements.

This item was withdrawn.

8. Presentation, discussion and possible action regarding a recommendation that Austin City Council approve an ordinance amending City Code Title 25-1 to require parkland dedication for commercial developments.

The motion to recommend to Austin City Council to accept the Commercial Parkland Dedication Ordinance as written was approved on Board Member Lewis' motion, Board Member DePalma's second on a vote of 10-0. Board Member Rinaldi recused from this item.

9. Discussion and possible action regarding an appointment to the Joint Sustainability Committee.

Board Members discussed this item. No action was taken on this item.

10. Discussion and possible action regarding appointment to the Parks and Recreation Board Committees.

The motion to appoint Kim Taylor to the Parks and Recreation Board Contracts and Concessions Committee was approved on Chair Cottam Sajbel's motion, Board Member Barnard's second on a vote of 10-0. Board Member Taylor accepted the nomination. Board Member Hugman off the dais.

The motion to appoint Kathryn Flowers to the Parks and Recreation Board Finance Committee was approved on Chair Cottam Sajbel's motion, Board Member Moore's second on a vote of 10-0. Board Member Flowers accepted the nomination. Board member Hugman off the dais.

11. Discussion and possible action regarding the Parks and Recreation Board Annual Internal Review Report.

The motion to approve the Parks and Recreation Board Annual Internal Review Report was approved on Vice Chair Faust's motion, Board Member Barnard's second on a vote of 10-0. Board Member Hugman off the dais.

WORKING GROUP/COMMITTEE UPDATES

12. Update from South Central Waterfront Advisory Board.

Chair Cottam Sajbel provided an update and Board Members discussed this item. No action was taken on this item.

13. Update from Joint Working Group with the Animal Advisory Commission.

Board Member Lewis provided an update. No action was taken on this item.

14. Update from Downtown Commission.

No update. No action was taken on this item.

15. Update from Joint Sustainability Committee.

No Update. No action was taken on this item.

16. Update from Zilker Park Vision Plan Working Group.

No update. No action was taken on this item.

17. Update from Crime and Law Enforcement in Parks Working Group.

Board Member Lewis provided an update. No action was taken on this item.

STAFF BRIEFINGS

18. Monthly report from the Parks and Recreation Department Director.

Kimberly McNeeley, Director, Parks and Recreation Department provided a briefing and answered questions. No action was taken on this item.

FUTURE AGENDA ITEMS

Taylor – Add Butler Pitch n Putt item to Contracts and Concessions Committee agenda.

Lewis - Electric maintenance equipment.

Barnard - Formation of an Aquatics Working Group.

Hugman - Formation of a Homelessness Working Group.

DePalma - Funding breakdown of improvements at Dick Nichols Park and Plan for Central Meetings/Maintenance Complex.

Faust - Proposition B sale of land, price and zoning.

Flowers - PARD's role in cooling centers and existing cooling centers.

Cottam Sajbel - Parks in Riverside Neighborhood.

Chair Cottam Sajbel adjourned the meeting at 9:15 p.m. without objection.

The minutes were approved at the August 22, 2022 meeting on Vice Chair Faust's motion, Board Member Lewis' second on a 9-0 vote. Board Members Hugman and Rinaldi were absent.

