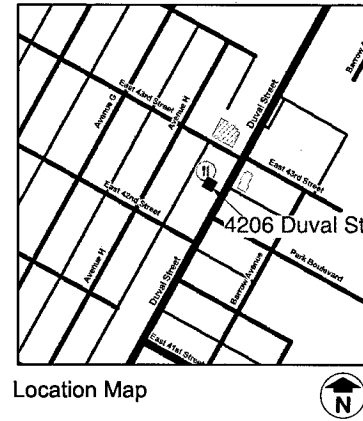


**HYDE PARK BAR & GRILL - CAR SHARE (REV 3/31/22)**  
4206 DUVAL STREET AUSTIN, TEXAS 78751



Submitted by:

Karen McGraw

Date:

Approved by: *Kate Castles*

5/24/2023

Development Services Department

Date:

Development Permit No.

Date:

**Exhibit V: Revisions / Corrections**

Number	Description	Revise (R) Add (A) Void (V) Sheet No.s	Total # Sheets in Plan Set	Net Change Imp. Cover (sq. ft.)	Total Site Imp. Cover (sq. ft.) / %	City of Austin Approval - Date	Date Imaged
1							
2							
3							
4							
5							
6							



Site Plan submitted 3/15/22

Update: 4/14/23

Revisions:

**1 - Project Information: SP-2022-0104T**  
**HYDE PARK BAR & GRILL - One Car Share Parking Space**  
4206 DUVAL STREET  
AUSTIN, TEXAS 78751

**Description:**  
This project will provide one car share parking space to remedy the resulting parking deficiency due to the kitchen addition (see Site Plan Exemption) and loss of off-site parking.

**Legal Description:** Lots 7,8,9 Block B Statesman Addition Plat book 2 - Page 201

**Deed Reference:** 2017110756/2017110755/2017110757

**Parcel:** 0220080211 - 215979

**Section 2 - Applicant /Agent**  
**Applicant/Agent:** Karen McGraw  
Karen McGraw Architect PLLC  
4315 Avenue C  
Austin, Texas 78751  
karenmcgrawarch@gmail.com

**Section 3 - Owner Information**  
**Property Owner:** HPB&G Building LLC  
805 W. 10th St. Ste 100  
Austin, Texas 78701-2029

**Owner Representative:** Bick Brown  
bick@austin.tx.com  
512-415-3296

**Section 4 - Engineer Information - NA**  
**Section 5 - Other Professional/Trade information - NA**  
**Section 6 - Property Attributes:**  
Neighborhood Plan: Hyde Park - Ord. 000413-63

**Section 7 - Site Area Information**  
**Gross Site Area:** 9,692.7 (Tract 1) .223 acres  
**Zoning:** LR-HD-NCCD-NP  
Hyde Park NCCD - Ord No. 020131-20  
**Watershed:** Waller Creek - This tract is not within the 100 year flood plain.

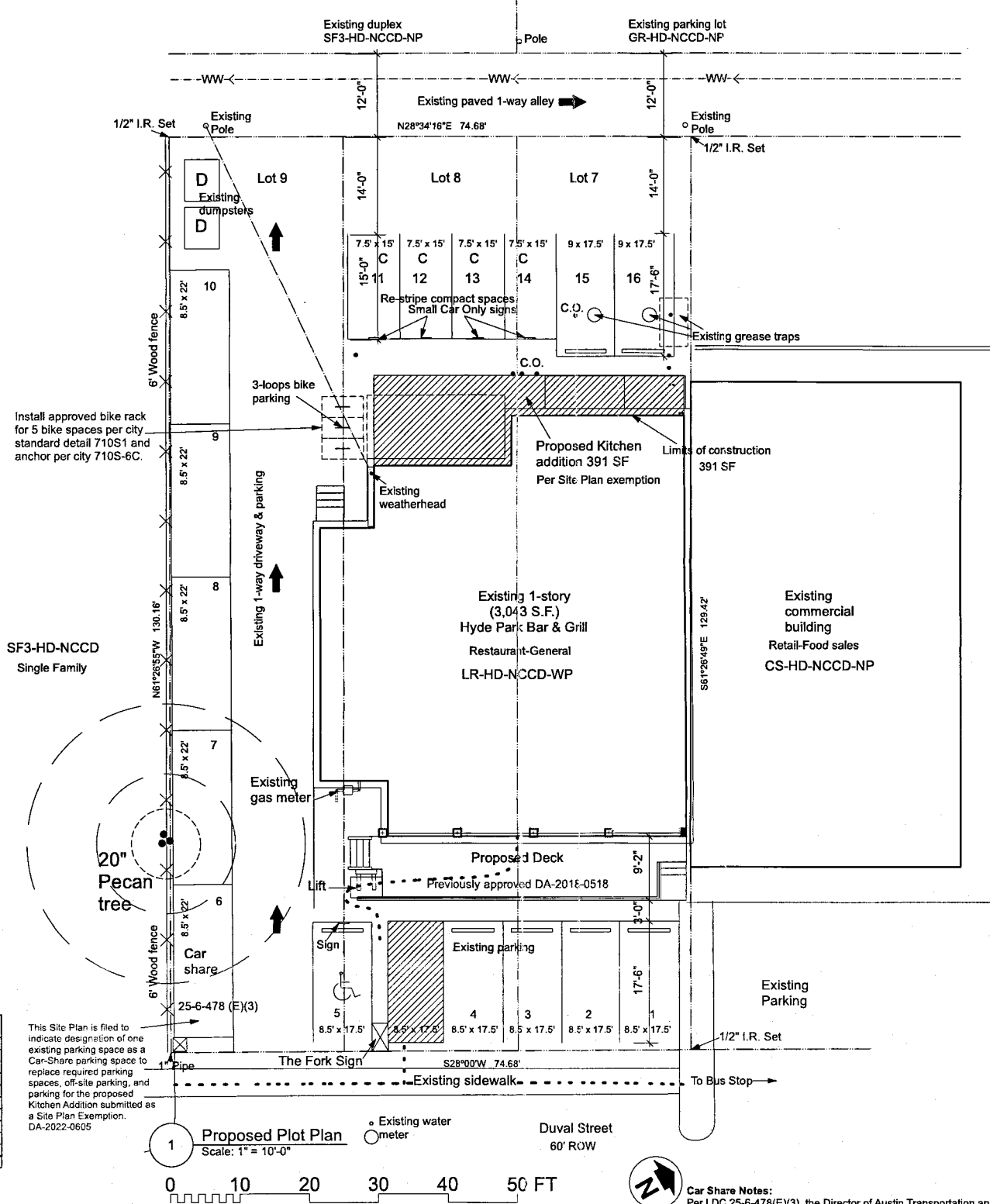
**Existing and Proposed Use:** Restaurant General  
**Existing square Footage:** 3,043 SF  
**Proposed kitchen addition:** 391 SF  
**Total:** 3,434 SF

**Section 8 - Related Cases:**  
DA-2022-0605 Site Plan Exemption  
DA-2021-1658 2021-197308 Rejected Site Plan Exemption (due to car share)  
DA-2018-0518 - Revision of Deck  
DA-2015-0858 - Addition of Deck  
2015-103530-TP - (Tree removal)  
SP-94-0154D - Off-site Parking (has been sold)

**Section 9 - Submittal Verification:**  
All information entered in this application is complete and accurate:  
Signed: *Karen McGraw*

**Section 10 - Inspection Authorization:**  
I hereby authorize the City of Austin to inspect this property as necessary for this application:  
Signed: *Karen McGraw*

**Section 11: Acknowledgement**  
I acknowledge the subdivision plat note/deed restrictions records and deed restrictions.  
Signed: *Karen McGraw*

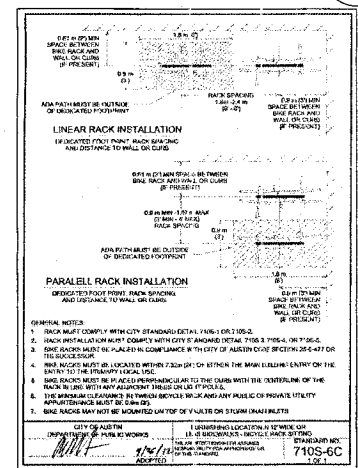
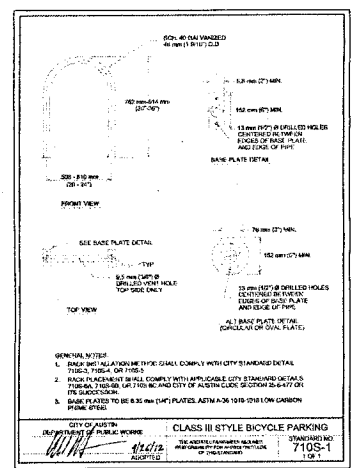


HYDE PARK BAR & GRILL Parking Calculations	Reference	Required	Current requirement	deficiency
SP-1994-000154D - 17x7 spaces required/3043 SF	1980 permit	24	43	17
Add 391 SF for kitchen addition per SPE 391/75	DA-2022-0605 (pending)	5	5	
<b>Total Requirement</b>		29	46	
calculate 80% - required	x .8	23	37	
Provided on site		16	16	
Deficiency: (41-24=17)		17	17	
Car Share		0	4	
Bicycle Parking		5	5	0

**Release Notes:**  
**Ordinance Requirements**

- 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 Development Services Department.
- Approval of this site plan does not include Building Code approval; Fire 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.
- All signs must comply with the requirements of the City of Austin Land Development Code.
- The owner is responsible for all costs of relocation of, or damage to, utilities.
- Additional electric easements may be required at a later date.
- This existing site in the Urban area and is exempt from Watershed protection regulations.

**AMERICANS WITH DISABILITIES ACT**  
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.



**Car Share Notes:**  
Per LDC 25-6-478(E)(3), the Director of Austin Transportation and Public Works Department may reduce the total parking requirement for projects participating in a car sharing program.

A. A car sharing program refers to a service that offers use of vehicles 24 hours and 7 days a week on an hourly basis to its members and charges the member for the time and/or miles. A car share program must provide insurance for its members and enable advanced booking of its vehicles.

B. The request for reduced parking is submitted via the agreement between the Owner, Hyde Park Bar & Grill and Zipcar, Inc. A copy of the contract is provided with this submittal. The contract includes a clause that prior to termination of the service the Director of Development Services Dept. must be notified. A remedy, such as those listed in part F, is the Owner's responsibility.

C. The proposed car share space is shown on the plans.

D. Car share members not located or residing at the site must be able to reserve and access the vehicles.

E. Annual reporting of the car sharing service use is required. The required report form must be submitted to the Director of the Development Services Department once a year, starting one year after the certificate of occupancy for the use is issued.

F. In the event that the car sharing service ends, and/or it notifies the property owner and/or property management company of termination, the Owner/Manager shall notify the Director of the Development Services Dept. with a report identifying the deficiency in parking spaces as a result of the program ending, and the plans to bring the use into compliance with parking requirements. There are several options to bring the property back into compliance, including:

- Provide or go into contract with another comparable car sharing service.
- Entering into a shared parking agreement with nearby property owner.
- Constructing additional parking spaces on-site or off-site.
- Requesting a parking variance from the Board of Adjustment.

G. In accordance with Land Development Code Section 25-1-412, the Director may suspend a released site plan until the requirements are met.

**SITE PLAN APPROVAL**  
FILE NUMBER **SP-2022-0104T** SHEET **1** OF **1**  
APPROVED ON **5/24/2023** UNDER SECTION **112** OF APPLICATION DATE **3/15/22**  
CHAPTER **25-5** OF THE CITY OF AUSTIN CODE  
EXPIRATION DATE (LDC 25-5-81) **5/24/2026** CASE MANAGER **K. Castles**  
PROJECT EXPIRATION DATE (ORD.#970905-A) **DWPZ DDZ**

*Kate Castles*  
DEVELOPMENT SERVICES DEPARTMENT

RELEASED FOR GENERAL COMPLIANCE **5/24/2023** ZONING **LR-HD-NCCD-NP**

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.

Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Approval by other governmental entities may be required prior to the start of construction. The applicant is responsible for determining what additional approvals may be necessary.