

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2011-0039

**P.C. DATE:** May 24, 2011

**ADDRESS:** 1519 East Cesar Chavez Street

**OWNER:** Sabre Chavez Partners, LLC. (Matthew Lutz) 512-767-7400

**AGENT:** Thrower Design, (Ron Thrower) 512-476-4456

**ZONING FROM:** CS-MU-CO-NP

**TO:** CS-MU-CO-NP – The Applicant is proposing to change the Conditional Overlay that applies to the property. The specific change requested is to allow the Restaurant (limited) and Restaurant (general) uses to be permitted uses. The uses are currently conditional uses. All other prohibited and conditional uses will remain intact.

**SITE AREA:** 0.317 acres (13,808 square feet)

**SUMMARY STAFF RECOMMENDATION:** The staff recommendation is to grant the change from CS-MU-CO-NP (General Commercial Services district - Mixed Use - Conditional Overlay - Neighborhood Plan) to CS-MU-CO-NP (General Commercial Services district - Mixed Use - Conditional Overlay - Neighborhood Plan). The zoning change will amend the conditional overlay to allow Restaurant (limited) and Restaurant (general) uses as permitted uses. The uses are currently conditional uses. All other prohibited and conditional uses defined in the East Cesar Chavez Neighborhood Plan rezonings will remain intact. The conditional overlay will limit the number of vehicle trips to less than 2,000 per day.

**SUMMARY PLANNING COMMISSION RECOMMENDATION:** May 24, 2011: Planning Commission *APPROVED* staff's recommendation of General Commercial Services-Mixed Use-Conditional Overlay-Neighborhood Plan (CS-MU-CO-NP) combined district zoning to change a condition of zoning on consent; [M. DEALEY, S. KIRK 2<sup>nd</sup>] (6-0) (D. CHIMENTI, D. ANDERSON – absent and 1 vacancy on the Commission).

**DEPARTMENT COMMENTS:** The subject site is located on the southwest corner of East Cesar Chavez and Comal Street with an alley abutting the site to the south. The property is currently developed with an approximately 5,000 square foot one-story brick building with head-in parking located on East Cesar Chavez. An office and retail use previously occupied the structure, but currently there is only office located in the rear of the building. Access to the site is taken from East Cesar Chavez Street and could also be from the alley located to the south of the property.

The applicant is requesting a change to the existing conditional overlay that would make Restaurant (limited) and Restaurant (general) permitted uses, in order to convert a portion of the existing one-story structure (approximately 1,000 square feet) into a restaurant. The existing façade of the structure will be maintained and all other prohibited and conditional uses will remain intact. There will also be additional parking on the west part of the rezoning area. A conceptual site plan is provided in Exhibit A.

The staff recommendation is to approve the amendment to the conditional overlay and permit the restaurant uses. The rezoning to allow restaurant as a permitted use on this portion of East Cesar Chavez Street, a core transit corridor, would be in character with the surrounding area where there are also other restaurants and commercial uses. Additionally, the applicant will not alter the exterior of the existing building which will retain the character of the neighborhood and the restaurant use will serve the established neighborhood to the south. Hence, the proposed renovation is consistent with two key components of the East Cesar Chavez Neighborhood Plan.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	CS-MU-CO-NP	Retail / Office; Undeveloped (west part of tract)
<i>North</i>	CS-MU-CO-NP	Restaurant / Bar
<i>East</i>	CS-MU-CO-NP	Auto Washing
<i>South</i>	SF-3-NP	Single-family Residences
<i>West</i>	CS-MU-V-CO-NP	Mixed Use Development (Waterstreet Lofts)

**NEIGHBORHOOD PLAN AREA:** East Cesar Chavez

**TIA:** Is not required.

**WATERSHED:** Lady Bird Lake / Town Lake **DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** Yes

**SCENIC ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

PODER People Organized in Defense of Earth & Her Resources  
 East Cesar Chavez Neighborhood Planning Team  
 Guadalupe Neighborhood Development Corporation  
 Austin Neighborhood Council  
 Sentral Plus East Austin Koalition (SPEAK)  
 El Concilio Coalition of Mexican American Neighborhood Association  
 Barrio Unido Neighborhood Association  
 Home Builders Association of Greater Austin  
 League of Bicycling Voters  
 Austin Parks Foundation  
 East River City Citizens  
 Homeless Neighborhood Association  
 Del Valle Community Coalition  
 East Cesar Chavez Neighborhood Plan – COA Liaison  
 Greater East Austin Neighborhood Association  
 Cristo Rey Neighborhood Association  
 United East Austin Coalition  
 Austin Monorail Project  
 Super Duper Neighborhood Objectors and Appealers Organization  
 East Cesar Chavez Neighborhood Association  
 The Real Estate Council of Austin, Inc.  
 Tejano Town  
 Sierra Club, Austin Regional Group

**SCHOOLS: (AISD)**

- Sanchez Elementary
- Martin Middle School
- Austin High School

**CASE HISTORIES:** There are no recent case histories on or surrounding the subject tract.

**RELATED CASES:** The East Cesar Chavez Neighborhood Plan rezonings were approved by Council in May 1999 (C14-00-2102). The subject property was designated as Tract 71 in the Neighborhood Plan rezonings. Please refer to Exhibit B.

**ABUTTING STREETS:**

Name	ROW	Pavement	Class	Sidewalk	Bus Route	Bike Route
East Cesar Chavez	56'	MNR 2	Arterial	Yes	17, 122, 482, 490	No
Comal	60'	35	Collector	Yes	No	No

**CITY COUNCIL DATE:** June 23, 2011

**ACTION:** N/A

**ORDINANCE READINGS:** 1<sup>st</sup> 2<sup>nd</sup> 3<sup>rd</sup>

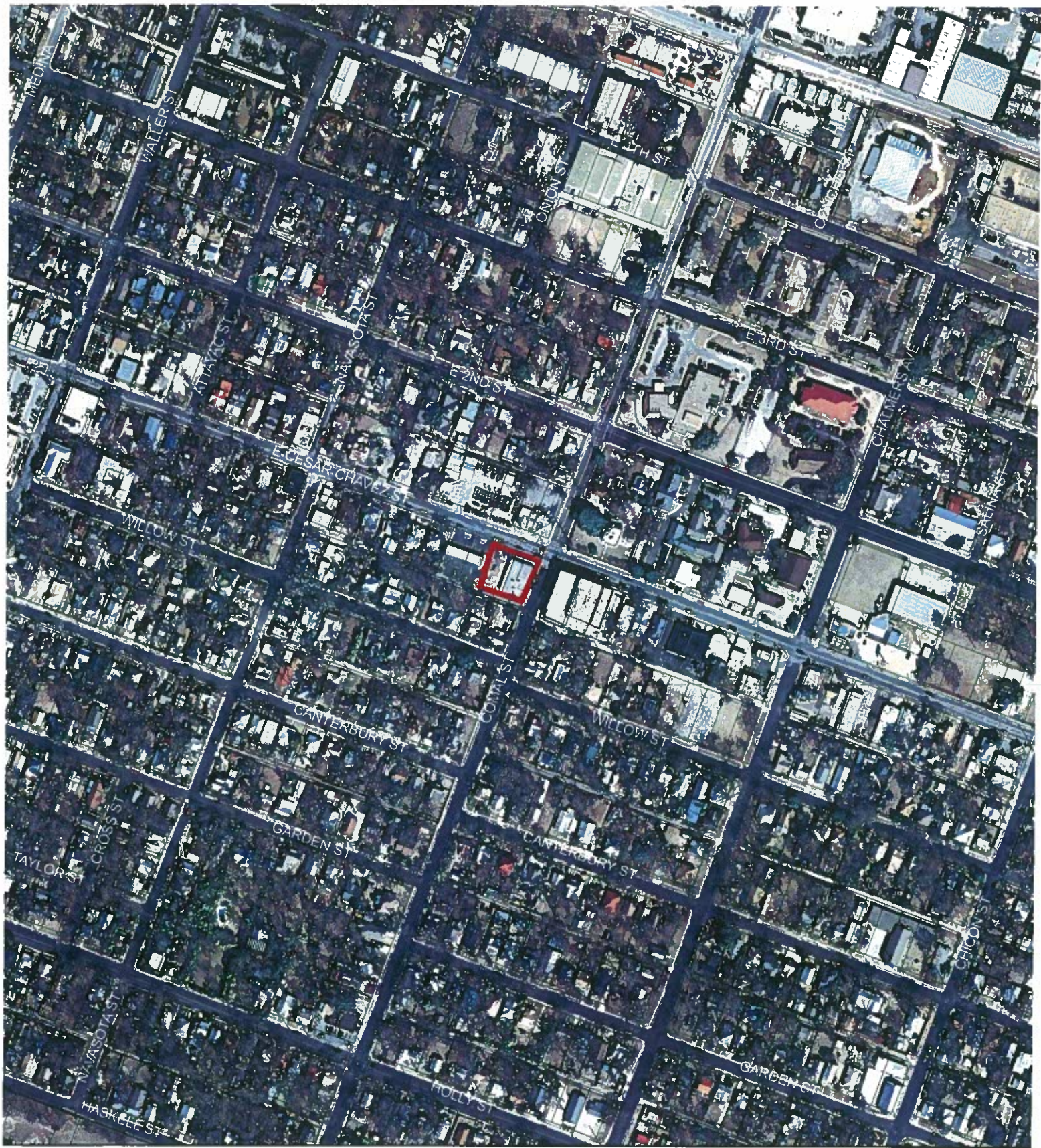
**ORDINANCE NUMBER:**

**CASE MANAGER:** Joi Harden

**PHONE:** 974-2122

**E-MAIL:** [joi.harden@ci.austin.tx.us](mailto:joi.harden@ci.austin.tx.us);

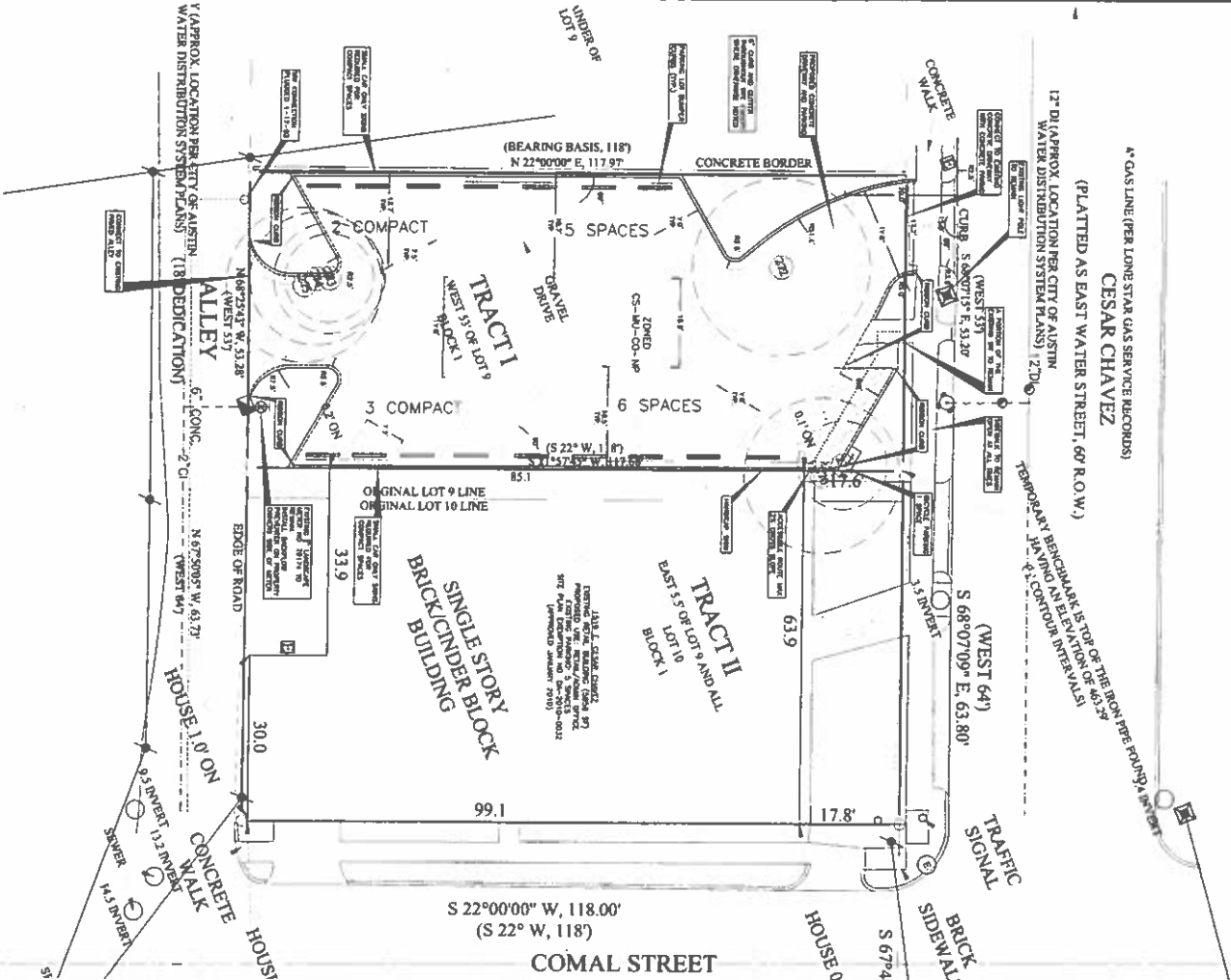
This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



C14-2011-0039 - 1519 E. Cesar Chavez  
From CS-MU-CO-NP to CS-MU-CO-NP combining  
district zoning (to change a condition of zoning)



# Exhibit A



4" GAS LINE (PER LONG STAR GAS SERVICE RECORDS)  
CESAR CHAVEZ  
(PLATTED AS EAST WATER STREET 60' R.O.W.)

12" DI. (APPROX. LOCATION PER CITY OF AUSTIN WATER DISTRIBUTION SYSTEM PLANS) 12" DI.

15' DI. (APPROX. LOCATION PER CITY OF AUSTIN WATER DISTRIBUTION SYSTEM PLANS) 15' DI.

TRAFFIC SIGNAL

BRICK SIDEWALK

HOUSE 0

HOUSE 1

CONCRETE WALK

CONCRETE BORDER

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**PARKING SUMMARY**  
1507 E. Cesar Chavez

Proposed Parking	Regular	Handicap	Other	Total
Compact	5	1	0	6
Standard	1	0	0	1
Total Parking Provided:	6	1	0	7
Required	19	0	0	19
Deficiency	13	0	0	13

\*Notes: 1) Parking for residents to be located at 1515 E. Cesar Chavez.  
2) Notes: 2) Parking for residents to be located at 1515 E. Cesar Chavez.

**PARKING SUMMARY (per City of Austin)**  
1507 E. Cesar Chavez

City of Austin Required Parking (sq ft)	Handicap	Other	Total
Compact	5	1	6
Standard	1	0	1
Total	6	1	7
Required	19	0	19
Deficiency	13	0	13

\*Notes: 1) Parking for residents to be located at 1515 E. Cesar Chavez.  
2) Notes: 2) Parking for residents to be located at 1515 E. Cesar Chavez.

**Impervious Cover Calculations**

Building	Area (sq ft)	Impervious Cover (sq ft)
Building 1	1,115	1,115
Building 2	1,115	1,115
Building 3	1,115	1,115
Building 4	1,115	1,115
Building 5	1,115	1,115
Building 6	1,115	1,115
Building 7	1,115	1,115
Building 8	1,115	1,115
Building 9	1,115	1,115
Building 10	1,115	1,115
Building 11	1,115	1,115
Building 12	1,115	1,115
Building 13	1,115	1,115
Building 14	1,115	1,115
Building 15	1,115	1,115
Building 16	1,115	1,115
Building 17	1,115	1,115
Building 18	1,115	1,115
Building 19	1,115	1,115
Building 20	1,115	1,115
Building 21	1,115	1,115
Building 22	1,115	1,115
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Building 96	1,115	1,115
Building 97	1,115	1,115
Building 98	1,115	1,115
Building 99	1,115	1,115
Building 100	1,115	1,115

**NOTES:**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
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## **SUMMARY STAFF RECOMMENDATION**

The staff recommendation is to grant the change from CS-MU-CO-NP (General Commercial Services district - Mixed Use - Conditional Overlay - Neighborhood Plan) to CS-MU-CO-NP (General Commercial Services district - Mixed Use - Conditional Overlay - Neighborhood Plan). The zoning change will amend the conditional overlay to allow Restaurant (limited) and Restaurant (general) uses to be permitted uses. The uses are currently conditional uses. All other prohibited and conditional uses will remain intact. The conditional overlay will limit the number of vehicle trips to less than 2,000 per day.

## **BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

### *1. The proposed zoning should be consistent with the purpose statement of the district sought.*

CS – General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

MU – Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office retail, commercial, and residential uses within a single development. Allows development of all types of residential uses, including single-family residential, multifamily residential, and townhouses.

CO – Conditional Overlay combining district is a type of zoning district that is used in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulation by requiring standards tailored to individual properties.

NP – Neighborhood Plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

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The Applicant is proposing to change the Conditional Overlay that applies to the property. The specific change requested is to make the Restaurant (limited) and Restaurant (general) uses permitted. The uses are currently conditional uses. Because the applicant will not alter the exterior of the structure, and the restaurant use will serve the established neighborhood, staff supports the rezoning since it is in keeping with the spirit of the East Cesar Chavez Neighborhood Plan.

### *2. Zoning changes should promote an orderly and compatible relationship among land uses.*

The proposed rezoning will allow for reasonable use of the site while maintaining the character of the surrounding area. The rezoning to allow restaurant as a permitted use on this portion of East Cesar Chavez Street, a core transit corridor, would be in character with the surrounding area where there are also other restaurants and commercial uses.

## **EXISTING CONDITIONS**

### **Site Characteristics**

The property is currently developed with an approximately 5,000 square foot one-story brick building with head-in parking located in the front. An office and retail previously occupied the structure, but currently there is only office located in the rear of the building. There is an alley that abuts the property to the rear. The site is flat and lightly vegetated.

### **Impervious Cover**

The maximum impervious cover allowed by the CS zoning is 95%, based on the more restrictive zoning regulations.

### **Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Lady Bird Lake / Town Lake Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is no flood plain within the project area.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

### **Transportation**

No additional right-of-way is needed at this time.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

### **Water and Wastewater**

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. Contact Industrial Waste for information on restaurant requirements. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

### **Site Plan Review**

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

### **Compatibility Standards**

The site is subject to compatibility standards (LDC 25-2-1063). Along the eastern property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- for a structure more than 100 feet, but not more than 300 feet from property zoned SF-5 or more restrictive, height will be limited to 40 feet, plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use may not be constructed 50 feet or less from adjoining SF-3 property.

Additional design regulations will be required at the time a site plan is submitted.

# Exhibit B

## ORDINANCE NO. 001214-20

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE FOR APPROXIMATELY 443 ACRES OF LAND, GENERALLY KNOWN AS THE EAST CESAR CHAVEZ NEIGHBORHOOD PLAN (NP) COMBINING DISTRICT, WHOSE BOUNDARIES ARE THE ALLEY BETWEEN EAST 6<sup>TH</sup> STREET AND EAST 7<sup>TH</sup> STREET ON THE NORTH, CHICON STREET ON THE EAST, TOWN LAKE ON THE SOUTH AND INTERSTATE HIGHWAY 35 ON THE WEST, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.**

### **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district within the property and to change the base zoning districts on 90 tracts of land within the property described in File C14-00-2102, as follows:

Approximately 443 acres of land, in the City of Austin, Travis County, Texas, including 90 tracts more particularly described and identified in the chart below and the attached Exhibit "A", (the "Property")

generally known as the East Cesar Chavez Neighborhood Plan (NP) combining district, locally known as the property bounded by the alley between East 6<sup>th</sup> Street and East 7<sup>th</sup> Street on the north, Chicon Street on the east, Town Lake on the south and Interstate Highway 35 on the west, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "B".

**PART 2.** The base zoning districts for the 90 tracts of land are changed from Limited Office (LO) district, Neighborhood Commercial (LR) district, Community Commercial (GR) district, General Commercial Services (CS) district, Commercial-Liquor Sales (CS-1) district, General Commercial Services-Historic (CS-H) district, and Limited Industrial Services (LI) district to Limited Office-Mixed Use-Conditional Overlay-Neighborhood Plan (LO-MU-CO-NP) combining district, Neighborhood Commercial-Mixed Use-Conditional Overlay-Neighborhood Plan (LR-MU-CO-NP) combining district, Community Commercial-Mixed Use-Conditional Overlay-Neighborhood Plan (GR-MU-CO-NP) combining district, General Commercial Services-Mixed Use-Conditional Overlay-Neighborhood Plan (CS-MU-CO-NP) combining district, Commercial-Liquor Sales-Mixed Use-Conditional Overlay-Neighborhood Plan (CS-1-MU-CO-NP) combining district, General Commercial Services-Historic-Mixed

Use-Conditional Overlay-Neighborhood Plan (CS-H-MU-CO-NP) combining district, and Limited Industrial Services-Conditional Overlay-Neighborhood Plan (LI-CO-NP) combining district, as more particularly described and identified in the chart below.

TRACT #	ADDRESSES	FROM	TO
TRACT 1	816 E. 6 <sup>th</sup> Street	CS-1	CS-1-MU-CO-NP
TRACT 2	906 & 910 E. 6 <sup>th</sup> Street	CS-1	CS-1-MU-CO-NP
TRACT 3	1000, 1008 E. 6 <sup>th</sup> Street, 1010, & 1016 E. 6 <sup>th</sup> Street	LI CS-1	LI-CO-NP CS-1-MU-CO-NP
TRACT 4	1100, 1102, 1104, 1112, 1108, & 1112 6 <sup>th</sup> Street, 603 Medina Street, 602 Waller Street	CS-1	CS-1-MU-CO-NP
TRACT 5	1200, 1202, 1204, & 1212 E. 6 <sup>th</sup> Street	CS-1	CS-1-MU-CO-NP
TRACT 6	1300, 1302, 1304, 1306, 1308, & 1310 E. 6 <sup>th</sup> Street	CS-1	CS-1-MU-CO-NP
TRACT 7	1400, 1408, 1410, & 1412 E. 6 <sup>th</sup> Street, 600 & 602 Onion Street	CS-1	CS-1-MU-CO-NP
TRACT 8	1500, 1504, 1510, & 1512 E. 6 <sup>th</sup> Street	CS-1	CS-1-MU-CO-NP
TRACT 9	1600, 1604, 1606, 1614, 1618, 1620, & 1648 E. 6 <sup>th</sup> Street	CS-1	CS-1-MU-CO-NP
TRACT 10	1700, 1702B, 1706, 1708, 1800, 1802, 1812, 1814, & 1816 E. 6 <sup>th</sup> Street	CS-1	CS-1-MU-CO-NP
TRACT 11	805, 809, & 815 E. 6 <sup>th</sup> Street	CS-1	CS-1-MU-CO-NP
TRACT 12	901, 911, & 917 E. 6 <sup>th</sup> Street	CS-1	CS-1-MU-CO-NP
TRACT 13	1001, 1003, 1009, 1013, 1015, & 1019 E. 6 <sup>th</sup> Street	CS-1	CS-1-MU-CO-NP
TRACT 14	1101, 1105, 1111, & 1113 E. 6 <sup>th</sup> Street	CS-1	CS-1-MU-CO-NP
TRACT 15	1201, 1205, 1209, 1211, 1213, & 1221 E. 6 <sup>th</sup> Street	CS-1	CS-1-MU-CO-NP
TRACT 16	1305, 1307, & 1313 E. 6 <sup>th</sup> Street	CS	CS-1-MU-CO-NP
TRACT 17	1403, 1405, & 1409 E. 6 <sup>th</sup> Street	CS-1	CS-1-MU-CO-NP
TRACT 18	1501, 1509, & 1511 E. 6 <sup>th</sup> Street 1506 E. 5 <sup>th</sup> Street 500 Comal Street	CS-1 LI	CS-1-MU-CO-NP CS-MU-CO-NP
TRACT 19	1601 & 1645 E. 6 <sup>th</sup> Street	CS CS-1 LI	CS-MU-CO-NP CS-1-MU-CO-NP CS-MU-CO-NP
TRACT 20	1701, 1705, 1707, 1709, 1715, 1805, 1809, & 1817 E. 6 <sup>th</sup> Street 1700, 1702, 1704, & 1707 E. 5 <sup>th</sup> Street, 500 Chicon Street	CS-1 LI	CS-1-MU-CO-NP CS-MU-CO-NP
TRACT 21	814 E. 5 <sup>th</sup> Street	LI	CS-MU-CO-NP
TRACT 22	900 & 906 E. 5 <sup>th</sup> Street, 500 San Marcos Street	LI	CS-MU-CO-NP
TRACT 23	1000 E. 5 <sup>th</sup> Street	LI	CS-MU-CO-NP
TRACT 24	1100, 1108, & 1110 E. 5 <sup>th</sup> Street, 504 Waller Street	LI	CS-MU-CO-NP
TRACT 25	501 Waller Street 1210 E. 5 <sup>th</sup> Street	LI	CS-MU-CO-NP
TRACT 26	500 Navasota Street	LI	CS-MU-CO-NP
TRACT 27	501 Navasota Street 1402, 1406, & 1410 E. 5 <sup>th</sup> Street 502 Onion Street	LI	CS-MU-CO-NP
TRACT 28	800 E. 4 <sup>th</sup> Street	LI	CS-MU-CO-NP
TRACT 29	901 E. 5 <sup>th</sup> Street	LI	CS-MU-CO-NP

TRACT #	ADDRESSES	FROM	TO
TRACT 30	1000 E. 4 <sup>th</sup> Street	LI	CS-MU-CO-NP
TRACT 31	1101 E. 5 <sup>th</sup> Street	LI	CS-MU-CO-NP
TRACT 32	1201 E. 5 <sup>th</sup> Street	LI	CS-MU-CO-NP
TRACT 33	1301 E. 5 <sup>th</sup> Street 1308 & 1312 E. 4 <sup>th</sup> Street	LI	CS-MU-CO-NP
TRACT 34	1400 Block of E. 5 <sup>th</sup> Street	LI	CS-MU-CO-NP
TRACT 35	1400 E. 4 <sup>th</sup> Street	LI	CS-MU-CO-NP
TRACT 36	1500 & 1510 E. 4 <sup>th</sup> Street	LI	CS-MU-CO-NP
TRACT 37	1516 E. 4 <sup>th</sup> Street 1508 E. 4 <sup>th</sup> Street	CS LI	CS-MU-CO-NP CS-MU-CO-NP
TRACT 38	1600, 1602, 1604, 1606, 1608, & 1610 E. 4 <sup>th</sup> Street	CS	CS-MU-CO-NP
TRACT 39	1624 E. 4 <sup>th</sup> Street 1601 E. 5 <sup>th</sup> Street, 1700 E. 4 <sup>th</sup> Street, & 410 Chicon Street	CS LI	CS-MU-CO-NP CS-MU-CO-NP
TRACT 40	807 E. 4 <sup>th</sup> Street	LI	CS-MU-CO-NP
TRACT 41	901, 905, 911, 915, & 919 E. 4 <sup>th</sup> Street	LI	CS-MU-CO-NP
TRACT 42	300 Medina Street	LI	CS-MU-CO-NP
TRACT 43	1104, 1107, 1109, 1115 & 1119 East 4 <sup>th</sup> Street	LI	CS-MU-CO-NP
TRACT 44	1201, 1205, 1207, 1209, & 1217 E. 4 <sup>th</sup> Street 300 Block of Attoyac Street	LI	CS-MU-CO-NP
TRACT 45	1301, 1303, 1305, 1307, 1309, & 1311 E. 4 <sup>th</sup> Street	LI	CS-MU-CO-NP
TRACT 46	1405, 1407 E. 4 <sup>th</sup> Street 1414 E. 3 <sup>rd</sup> Street 300 Block of Onion Street 1409 E. 4 <sup>th</sup> Street and 0 Onion Street	LI LI	CS-MU-CO-NP LI-CO-NP
TRACT 47	310 Comal Street	CS	CS-MU-CO-NP
TRACT 48	807 E. 4 <sup>th</sup> Street	CS	CS-MU-CO-NP
TRACT 49	900, 904, 908, 910, 912, 914, 916, & 918 E. 3 <sup>rd</sup> Street, 305 Brushy Street, 300 Block of San Marcos Street	LI	CS-MU-CO-NP
TRACT 50	300 Medina Street	LI	CS-MU-CO-NP
TRACT 51	1100 E. 3 <sup>rd</sup> Street	LI	CS-MU-CO-NP
TRACT 52	1200 & 1206 E. 3 <sup>rd</sup> Street	CS	CS-MU-CO-NP
TRACT 53	1212 E. 3 <sup>rd</sup> Street	GR	GR-MU-CO-NP
TRACT 54	1700 & 1710 E. 2 <sup>nd</sup> Street, 1707 E. 3 <sup>rd</sup> Street	CS	CS-MU-CO-NP
TRACT 55	1807 E. 3 <sup>rd</sup> Street	CS	CS-MU-CO-NP
TRACT 56	201, 203, & 205 Salina Street	CS	CS-MU-CO-NP
TRACT 57	200, 202 & 204 Chicon Street	CS	CS-MU-CO-NP
TRACT 58	104 Brushy Street	CS	CS-MU-CO-NP
TRACT 59	900, 902, 904, 908 & 910 East César Chávez Street	CS	CS-MU-CO-NP
TRACT 60	1000 & 1002 East César Chávez Street 1004, 1006, 1008 & 1010 East César Chávez Street	CS-II CS	CS-II-MU-CO-NP CS-MU-CO-NP
TRACT 61	1100, 1102, 1104, 1108, 1110, & 1114 East César Chávez Street	CS	CS-MU-CO-NP
TRACT 62	1200, 1202, 1204, 1206, 1208, & 1210 East César Chávez Street	CS	CS-MU-CO-NP
TRACT 63	1300, 1302, 1304, 1306, 1308, & 1312 East César Chávez Street	CS	CS-MU-CO-NP
TRACT 64	1400, 1402, 1408, 1410, 1500, 1506, 1510 East César	CS	CS-MU-CO-NP

TRACT #	ADDRESSES	FROM	TO
	Chávez Street		
TRACT 65	1602 East César Chavez Street 1601 & 1605 E. 2 <sup>nd</sup> Street 1631 E. 2 <sup>nd</sup> Avenue 1622, 1634, & 1642 East César Chávez Street	CS-II CS	CS-II-MU-CO-NP CS-MU-CO-NP
TRACT 66	1713 E. 2 <sup>nd</sup> Street 104 & 106 Chicon Street 1708, 1800, 1802, 1804, & 1808 East César Chávez Street	CS	CS-MU-CO-NP
TRACT 67	901, 905, 907, 909, & 913 East César Chávez Street	CS	CS-MU-CO-NP
TRACT 68	806 Willow Street	LO	LO-MU-CO-NP
TRACT 69	1005, 1009, 1013, 1017, 1021, 1023, & 1101 East César Chávez Street	CS	CS-MU-CO-NP
TRACT 70	1201, 1205, 1207, 1209, 1211, 1301, 1303, 1305, 1307, & 1311 East César Chávez Street	CS	CS-MU-CO-NP
TRACT 71	1401, 1403, 1405, 1407, 1409, 1501, 1503, 1505, 1507, & 1509 East César Chávez Street	CS	CS-MU-CO-NP
TRACT 72	1601, 1603, 1605, 1607, 1609, 1611, 1615, & 1621 East César Chávez Street	CS	CS-MU-CO-NP
TRACT 73	1701 East César Chávez Street 1703, 1711, 1717, 1801, 1803, 1805 East Cesar Chavez, 98 Chicon Street 1807 East César Chávez Street	CS-I CS  CS-II	CS-I-MU-CO-NP CS-MU-CO-NP  CS-II-MU-CO-NP
TRACT 74	61 Interstate Highway 35 North	LR	LR-MU-CO-NP
TRACT 75	1308 & 1314 Holly Street 1311 Taylor Street 62 Navasota Street	CS	CS-MU-CO-NP
TRACT 76	62, 64, & 66 Comal Street 1514 Holly Street	LO CS	LO-MU-CO-NP CS-MU-CO-NP
TRACT 77	1600 & 1602 Holly Street 63 Comal Street	CS	CS-MU-CO-NP
TRACT 78	57 San Marcos	GR	GR-MU-CO-NP
TRACT 79	55 East Avenue 1104 & 1106 Lambie Street	LO CS	LO-MU-CO-NP CS-MU-CO-NP
TRACT 80	1313 Holly Street	LR	LR-MU-CO-NP
TRACT 81	1507-1/2, 1509, & 1511 Holly Street	CS	CS-MU-CO-NP
TRACT 82	1601 & 1603 Holly Street	CS	CS-MU-CO-NP
TRACT 83	54 Chalmers Avenue	LR	LR-MU-CO-NP
TRACT 84	1810 Haskell Street	CS	CS-MU-CO-NP
TRACT 85	1007, 1009, 1011, & 1013 Lambie Street	GR	GR-MU-CO-NP
TRACT 86	1104, 1102, 1100, 1010, 1012 Claremont Avenue	GR	GR-MU-CO-NP
TRACT 87	1013, 1101, 1103, 1105, 1107, 1109, & 1111 Claremont Avenue	CS	CS-MU-CO-NP
TRACT 88	31 Interstate Highway 35 North 1106, 1108, & 1110 Flores Street	CS	CS-MU-CO-NP
TRACT 89	21 Waller Street	CS	CS-MU-CO-NP
TRACT 90	46 & 48 Chicon Street	CS	CS-MU-CO-NP

**PART 3.** Secondary apartment special use is permitted on lots in residential districts within the boundaries of the NP combining district as set forth in Section 25-2-1463 of the Code.

**PART 4.** The following applies to a single-family residential use on an existing legal lot:

1. The minimum lot area is 2,500 square feet.
2. The minimum lot width is 25 feet.
3. For a lot with an area of 3,500 square feet or less, the impervious coverage may not exceed 65 percent.

**PART 5.** Tract 1, 906 and 910 E. 6<sup>th</sup> Street of Tract 2, and Tracts 3 through 90 may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1503 and 25-2-1504 of the Code.

**PART 6.** On Tracts 28 through 90:

1. A structure or portion of a structure constructed may not exceed a height of 40 feet above ground level.
2. Townhouse residential use is prohibited.

**PART 7.** The Property within the boundaries of the conditional overlay combining districts established by this ordinance is subject to the following conditions:

1. The following uses are prohibited on Tract 1, 906 and 910 E. 6<sup>th</sup> Street of Tract 2, and Tract 3 through 47:

Adult oriented businesses

Pawn shop services

2. The following uses are prohibited on 1000 and 1008 E. 6<sup>th</sup> Street of Tract 3 and on 1409 E. 4<sup>th</sup> Street of Tract 46:

Basic industry

Employee recreation

General warehousing and distribution

Railroad facilities

Recycling center

Resource extraction

Scrap and salvage

3. The following uses are conditional uses on Tract 1, 906 and 910 E. 6<sup>th</sup> Street of Tract 2, and Tracts 3 through 47:

Automotive sales

Automotive washing (of any type)

Campground

Commercial off-street parking

Convenience storage  
Equipment sales  
Hotel-motel  
Maintenance and service facilities  
Vehicle storage  
Outdoor entertainment  
Transitional housing  
Automotive repair services

Drop-off recycling collection facilities  
Exterminating services  
Kennels  
Residential treatment  
Hospital services (general)  
Club or lodge  
Transportation terminal  
Communication service facilities

4. The following uses are prohibited on Tracts 48 through 67 and 69 through 73:

Adult oriented businesses  
Commercial off-street parking  
Convenience storage  
Equipment repair services  
Kennels  
Residential treatment  
Outdoor entertainment

Campground  
Communication service facilities  
Drop-off recycling collection facilities  
Equipment sales  
Pawn shop services  
Vehicle storage  
Transportation terminal

5. The following uses are conditional uses on Tracts 48 through 67 and 69 through 73:

Agricultural sales and services  
Automotive repair services  
Automotive washing (of any type)  
College and university facilities  
Construction sales and services  
Electronic prototype assembly  
Guidance services  
Hotel-motel  
Limited warehousing and distribution  
Off-site accessory parking  
Research services  
Restaurant (limited)  
Service station  
Club or lodge

Automotive rentals  
Automotive sales  
Building maintenance services  
Communications services  
Custom manufacturing  
Exterminating services  
Hospital services (limited)  
Indoor entertainment  
Local utility services  
Outdoor sports and recreation  
Restaurant (drive-in, fast food)  
Restaurant (general)  
Hospital services (general)  
Transitional housing

6. The following uses are prohibited on Tracts 68, 74 through 88 and 90:

Administrative and business offices  
Agricultural sales and services  
Automotive repair services

Adult oriented businesses  
Automotive rentals  
Automotive sales

Automotive washing (of any type)  
 Business or trade school  
 Campground  
 Commercial off-street parking  
 Communications services  
 Consumer convenience services  
 Convenience storage  
 Drop-off recycling collection facilities  
 Equipment repair services  
 Exterminating services  
 Funeral services  
 General retail sales (general)  
 Hospital services (limited)  
 Indoor entertainment  
 Kennels  
 Limited warehousing and distribution  
 Maintenance and service facilities  
  
 Off-site accessory parking  
 Pawn shop services  
 Plant nursery  
 Research services  
 Restaurant (drive-in, fast food)  
 Restaurant (general)  
 Software development  
 Veterinary services  
 Outdoor entertainment  
 Transitional housing

Building maintenance services  
 Business support services  
 College and university facilities  
 Communications service facilities  
 Construction sales and services  
 Consumer repair services  
 Custom manufacturing  
 Electronic prototype assembly  
 Equipment sales  
 Financial services  
 General retail sales (convenience)  
 Guidance services  
 Hotel-motel  
 Indoor sports and recreation  
 Laundry services  
 Local utility services  
 Medical offices (exceeding 5,000 s. f.  
     of gross floor area)  
 Outdoor sports and recreation  
 Personal improvement services  
 Professional office  
 Residential treatment  
 Restaurant (limited)  
 Service station  
 Vehicle storage  
 Hospital services (general)  
 Club or lodge  
 Transportation terminal

7. The following uses are conditional uses on Tracts 68, 74 through 88, and 90:

Art and craft studio (general)  
 Congregate living  
 Cultural services  
 Medical office-not exceeding 5,000  
     square feet of gross floor area  
 Theater

Art and craft studio (limited)  
 Counseling services  
 Food sales  
 Personal services  
 Pet services

8. The following uses are prohibited on Tract 89:

Adult oriented businesses

Automotive repair services

Automotive sales  
Commercial off-street parking  
Communications services  
Convenience storage  
Equipment repair services  
Limited warehousing and distribution  
Maintenance and service facilities  
Outdoor sports and recreation  
Hospital services (general)

Automotive washing (of any type)  
Communication service facilities  
Construction sales and services  
Drop-off recycling collection facilities  
Equipment sales  
Local utility services  
Off-site accessory parking  
Vehicle storage  
Transportation terminal

9. The following uses are conditional uses on Tract 89:

Automotive rentals  
Outdoor entertainment  
Transitional housing

Hospital services (limited)  
Club or lodge

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

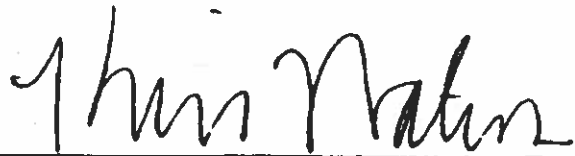
**PART 8.** The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

**PART 9.** This ordinance takes effect on December 25, 2000.

**PASSED AND APPROVED**

December 14, 2000

§  
§  
§



Kirk Watson  
Mayor

APPROVED:



Andrew Martin  
City Attorney

ATTEST:



Shirley A. Brown  
City Clerk



**East César Chávez Planning Area  
Commercial and Industrial Parcels  
Proposed for Rezoning Case # C14-00-2102**

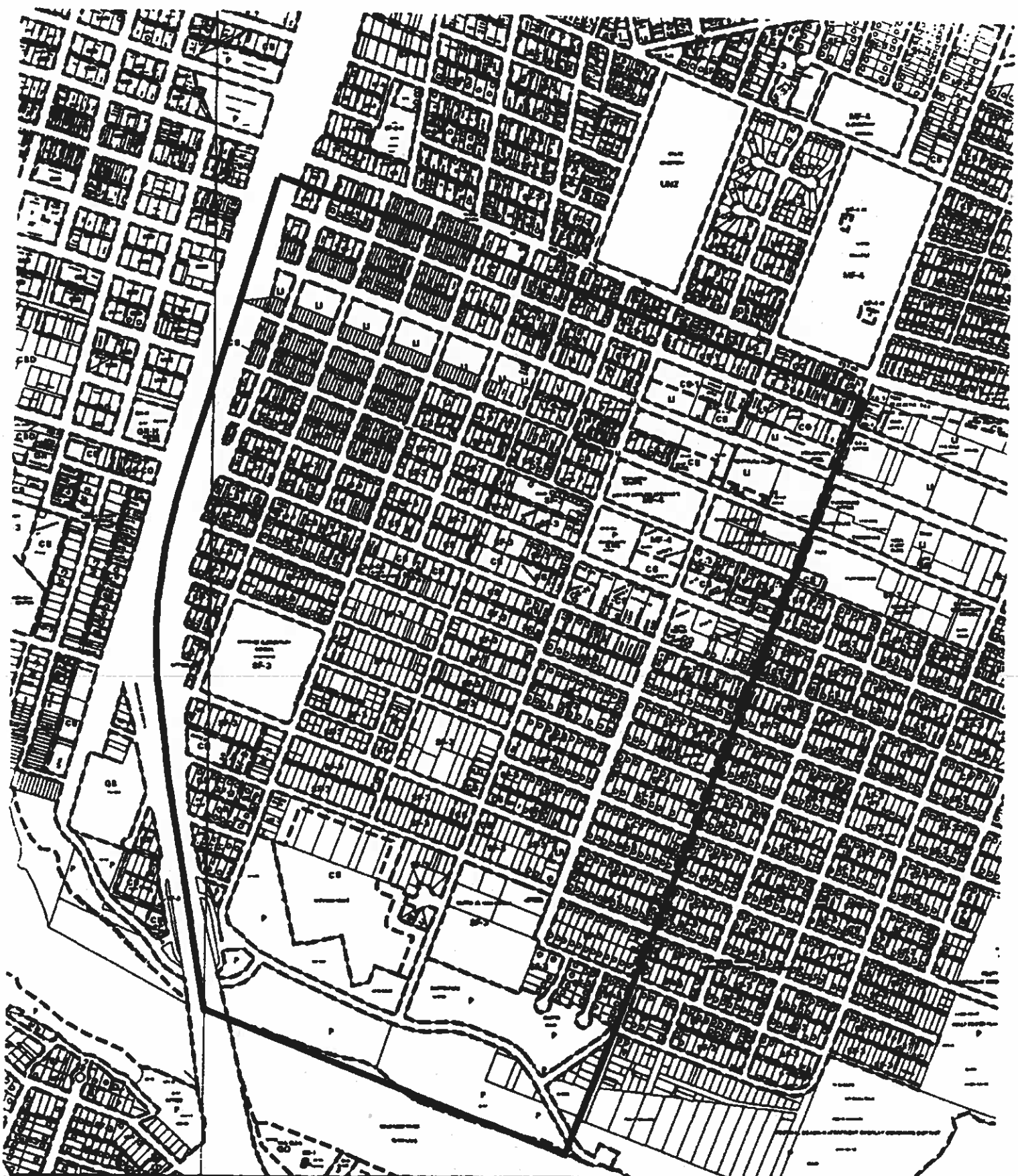



PECS  
Neighborhood Planning  
Plotted: November 22, 2000  
Adopted by Ordinance: May 13, 1999

*EXHIBIT A*

- Planning Area Boundary
- Railroad
- Tracts Proposed for Rezoning
- Other tracts - On some residential lots, construction of "secondary apartments" would be permitted. The city would also allow new construction on existing small lots that do not meet minimum lot standards





 1" = 800'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: A.SMITH	<div style="text-align: center;"> <b>ZONING EXHIBIT B</b> </div> <b>CASE #: C14-00-2102</b> ADDRESS: E.CAESAR CHAVEZ NEIGHBORHOOD COMBINING DISTRICT SUBJECT AREA (acres): NA	CITY GRID REFERENCE NUMBER J20,21,22 K2 0,21,22
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## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2011-0039

Contact: Joi Harden, 512-974-2122

Public Hearing: May 24, 2011, Planning Commission  
June 23, 2011, City Council

Christen A. Sive

Your Name (please print)

☒ I am in favor  
☐ I object

1509 Canterbury St, 78702

Your address(es) affected by this application



Signature

6/5/11

Date

Daytime Telephone: 919-272-7114

Comments: This is great! We need more restaurants within walking distance.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Joi Harden

P. O. Box 1088

Austin, TX 78767-8810