

## NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

**NEIGHBORHOOD PLAN:** East Cesar Chavez Neighborhood Plan

**CASE#:** NPA-2010-0002.01

**PC DATE:** October 12, 2010

**ADDRESS/ES:** 207 Chalmers Avenue & 1701 E. 3<sup>rd</sup> Street

**SITE AREA:** 0.675 acres

**APPLICANT/AGENT:** Dale Guthrie

**OWNER:** Grayson Cecil – Chalmers L.L.C.

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Single Family

**To:** Mixed Use

**Base District Zoning Change**

**Related Zoning Case:** C14-2010-0137

**From:** SF-3-NP & CS-MU-CO-NP **To:** GR-MU-CO-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** May 13, 1999

**PLANNING COMMISSION RECOMMENDATION:** On October 12, 2010, the motion to approve staff's recommendation for Mixed Use; was approved on the consent agenda by Commissioner Kathyne Tovo's motion, Commissioner Richard Hatfield second the motion on a vote of 6-0; Commissioners Mandy Dealey and Dave Anderson were absent, Commissioner Jay Reddy was off the dais.

**STAFF RECOMMENDATION:** Recommended – Mixed Use.

**BASIS FOR RECOMMENDATION:** The plan amendment supports the following goals, objectives and recommendations of the East Cesar Chavez Neighborhood Plan:

### **1. Land Use, Zoning and Neighborhood Character**

**Goal 1:** Provide zoning for a mix of business and residential land uses in the commercial corridors and selected other commercial areas.

- Action 2.** Allow new or existing businesses to create housing above the business or on the same level. **Primary Implementers:** DRID
- Action 6.** Provide economic opportunities for existing neighborhood business owners and residents so they may also benefit from increased development that may be promoted as a result of Mixed Use Zoning designations. **Primary Implementers:** NHCD, PECSD
- Objective 2:** Encourage more retail and commercial services within walking distance of residents.
- Goal 2:** Ensure that new structures and renovations are compatible with the existing neighborhood and protect homes from incompatible business or industry.
- Action 11.** The Neighborhood will work with the City to develop design guidelines for commercial and residential areas to ensure compatibility. Hold a neighborhood design workshop. Solicit participation from a diverse group representing all sectors of the neighborhood, including businesses. Using TND guidelines, develop specific neighborhood guidelines for scale, density, design, parking, signage, screening, fencing and billboards. **Primary Implementers:** PECSD, NPT
- Emphasize historically and culturally appropriate design.
  - Provide incentives to include common neighborhood features (such as front porches).
  - Ensure that new and renovated buildings are similar in size to neighboring buildings.
  - Ensure gradations of density and height in commercial corridors, so that density and height are greatest close to IH-35.
  - Adopt parking guidelines to ensure parking is compatible with neighborhood.

### **3. Housing**

- Goal 1:** Establish a housing education outreach program with public and private organizations to preserve and rehabilitate existing housing.
- Goal 2:** Preserve and increase the number of homeowners in the neighborhood.

**BACKGROUND:** The plan amendment application was filed on July 30, 2010, which was within the open period for City Council-approved neighborhood planning areas located on the east side of I.H.-35.

The East Cesar Chavez Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on May 13, 1999. The boundaries for the planning area are the alley between East 6th and East 7th Street on the north, Chicon on the east, Town Lake on the south, and Interstate Highway 35 (IH-35) on the west.

The property owner proposes to amend the future land use map from Single Family land use to Mixed Use to build 21 live/work units intended for artists who can live, work, and have art

shows on the property. The first floor is reserved for commercial uses to provide services to the residents and to the surrounding property owners. The conditional overlay restricts the building height to 30 feet or two stories and restricts the first floor to the following uses:

- Art Gallery
- Art Workshop
- Administrative offices
- ~~Automotive rentals~~
- ~~Automotive repair~~
- ~~Automotive sales~~
- ~~Automotive washing~~
- ~~Bail Bonds~~
- Business or Trade school
- Business support services
- ~~Commercial off street parking~~
- Communication services
- Consumer convenience services
- Consumer repair services
- ~~Drop off recycling collection~~
- ~~Exterminating services~~
- Financial services
- Food preparation
- Food sales
- ~~Funeral services~~
- General retail sales
- ~~Hotel/Motel~~
- Indoor Entertainment
- Indoor Sports
- Medical offices
- ~~Off site accessory parking~~
- ~~Outdoor Entertainment~~
- ~~Outdoor sports~~
- ~~Pawn shop~~
- Personal improvement services
- Personal services
- Pet services
- Plant nursery
- Printing and publishing
- Professional offices
- Research services
- ~~Restaurant general and limited~~
- ~~Service station~~
- ~~Software development~~
- Special use Historic

- Theater

Renderings of the proposed development are provided in the back of this report.

**PUBLIC MEETINGS:** On Monday, September 20, 2010, six people attended the plan amendment meeting, including the applicant's agent. Approximately 241 notices were mailed to people who live and own property within 500 feet of the proposed plan amendment application.

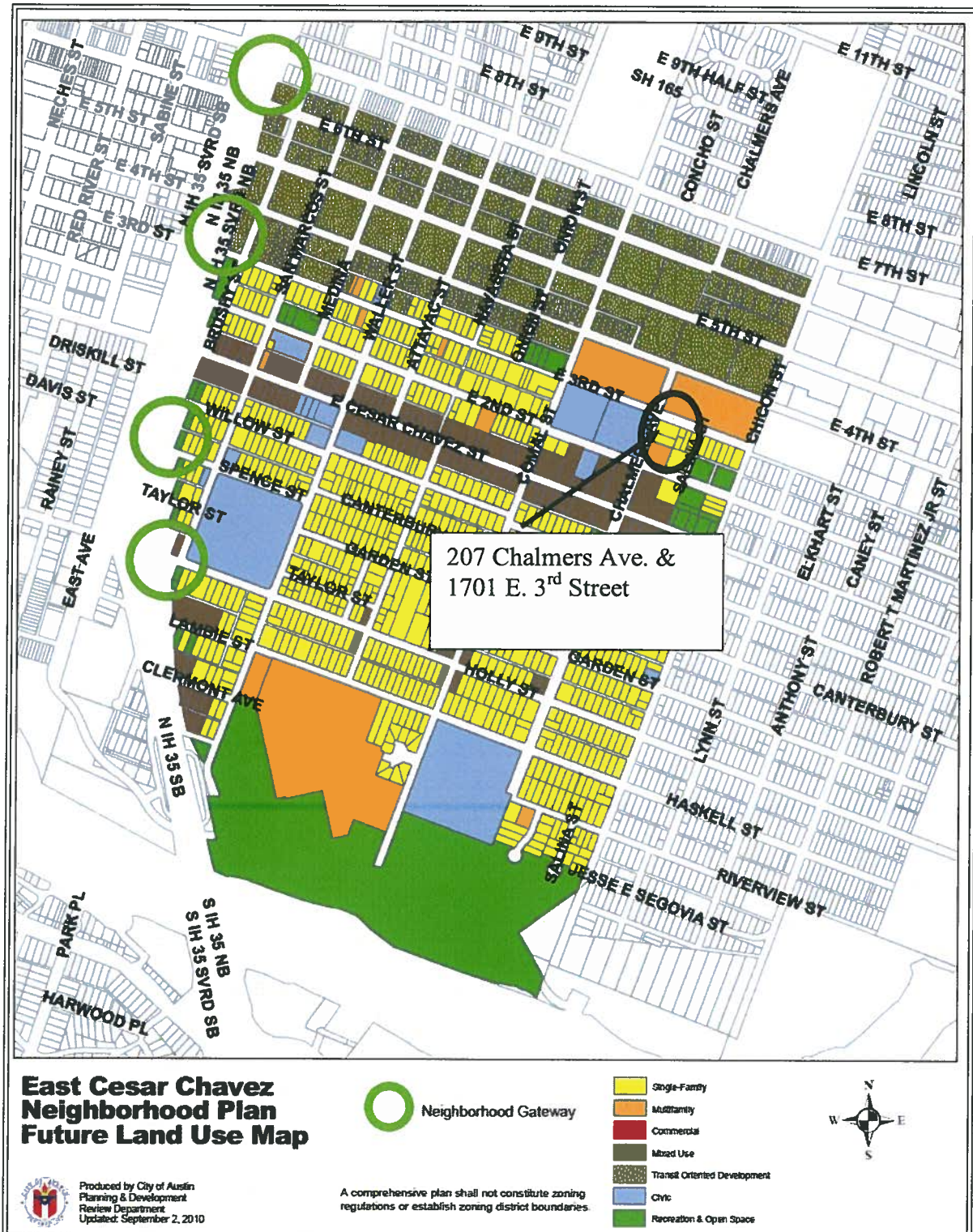
Dale Guthrie, the applicant's agent, described the project as a 21-unit, live-work development intended for artists. The development would have commercial uses on the first floor, with residential uses on the second floor. The live/work units will be in the price-range of \$150,000 - \$250,000. One attendee said he thought that price range was not affordable for people in the neighborhood. He suggested Mr. Guthrie research whether the development would qualify for affordable housing funds through the City's Economic Development Office or through the City's Neighborhood Housing and Community Development Department. Mr. Guthrie said he would research that possibility.

At the time of writing this report, the East Cesar Chavez Planning Contact Team has not submitted a letter for the plan amendment/zoning change request. It will be distributed at the Planning Commission hearing.

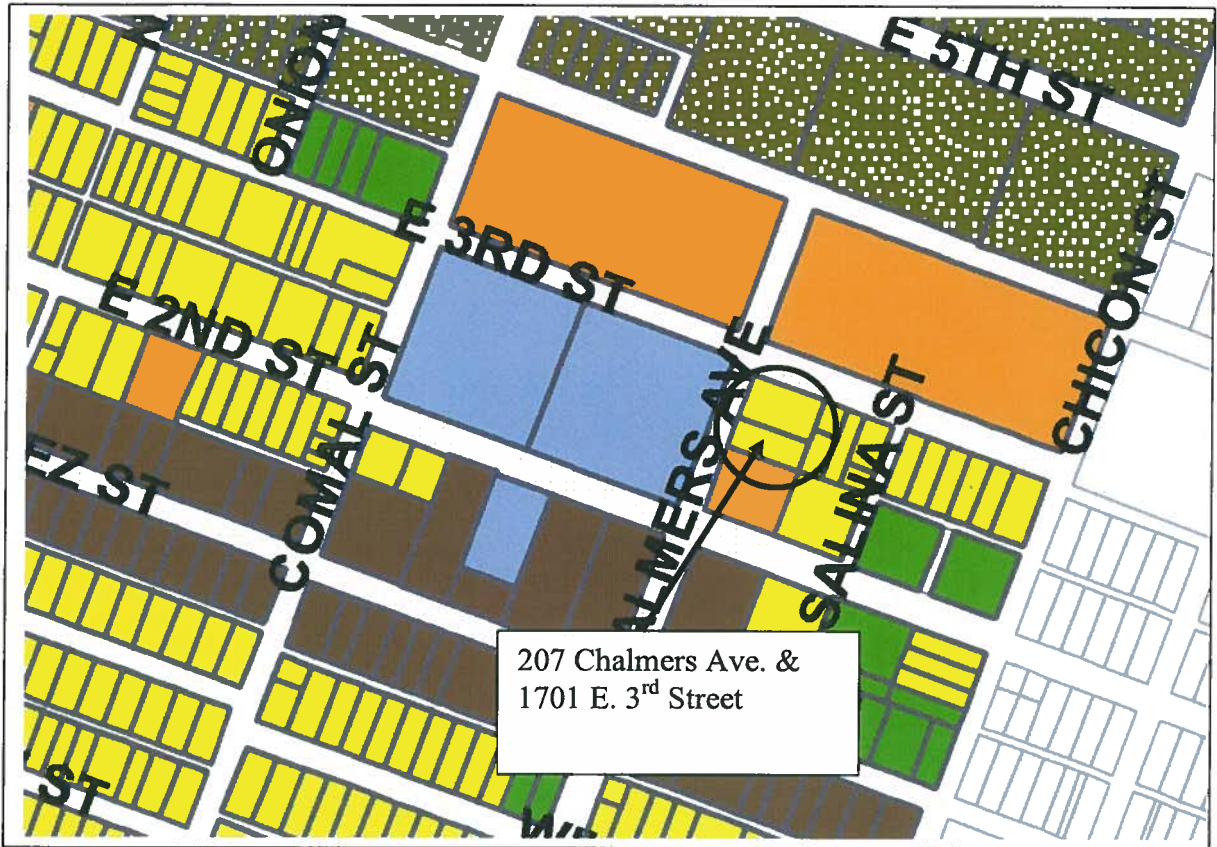
**CITY COUNCIL DATE:** November 4, 2010      **ACTION:** (pending)

**CASE MANAGER:** Maureen Meredith      **PHONE:** 974-2695

**EMAIL:** maureen.meredith@ci.austin.tx.us



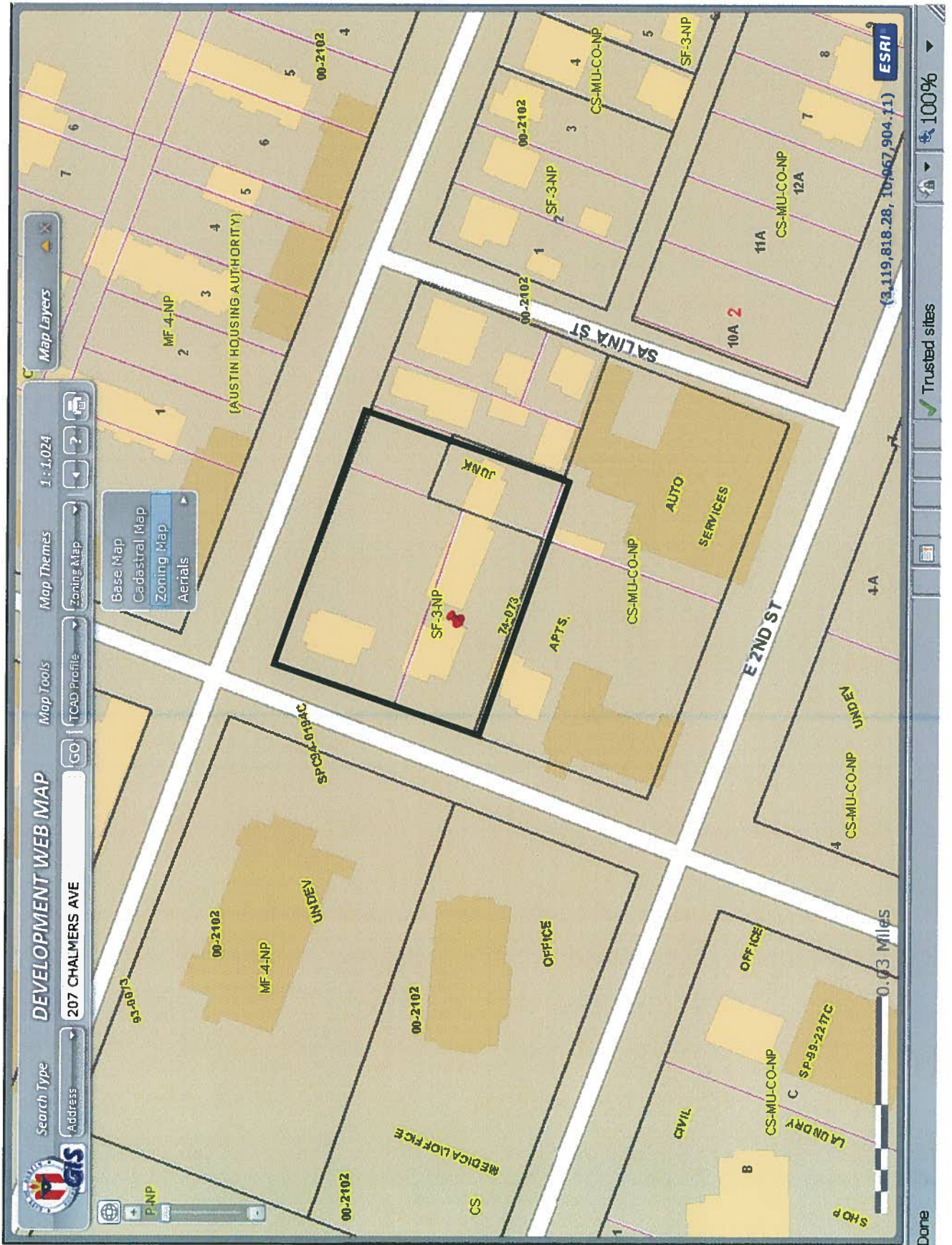




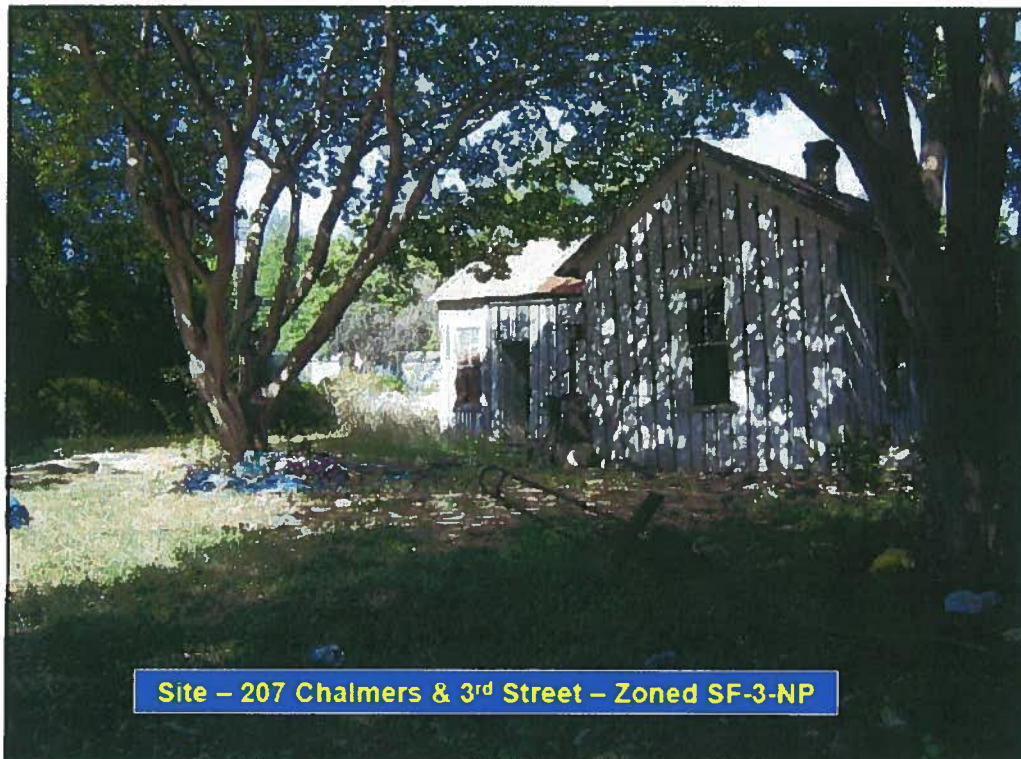
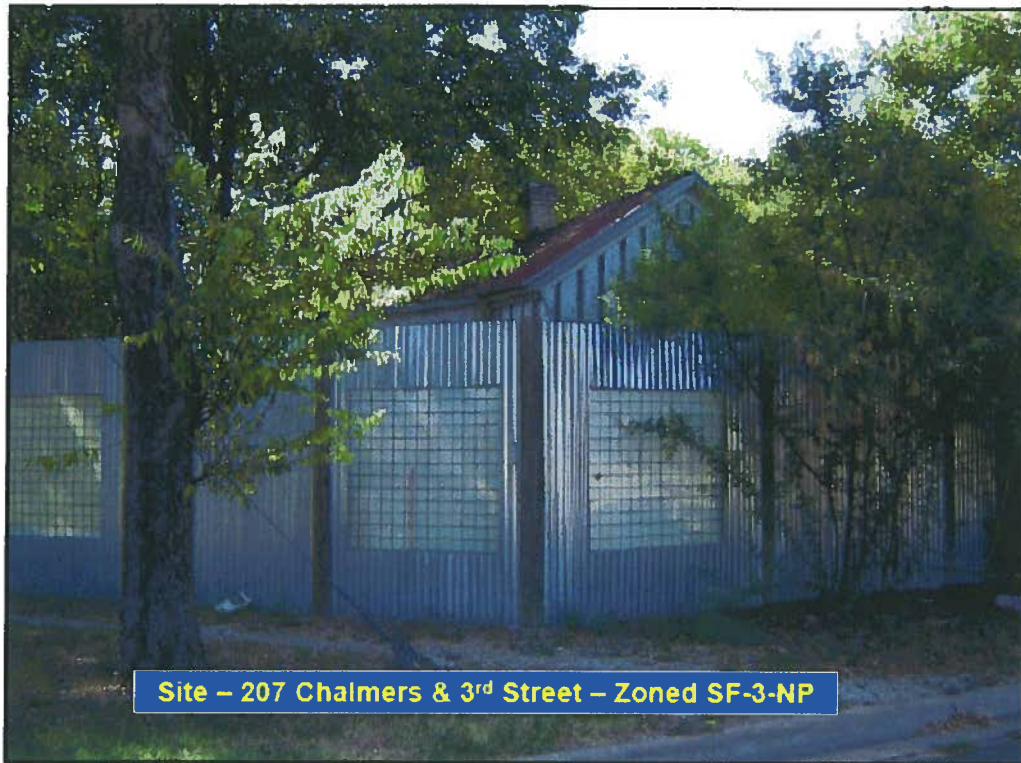




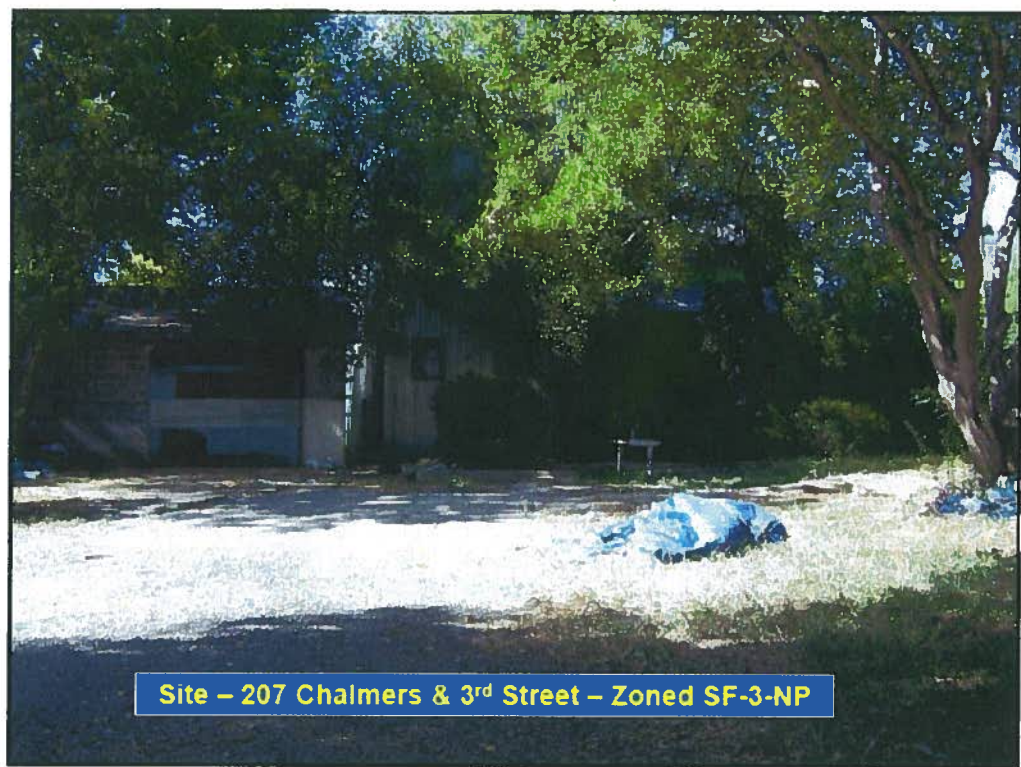




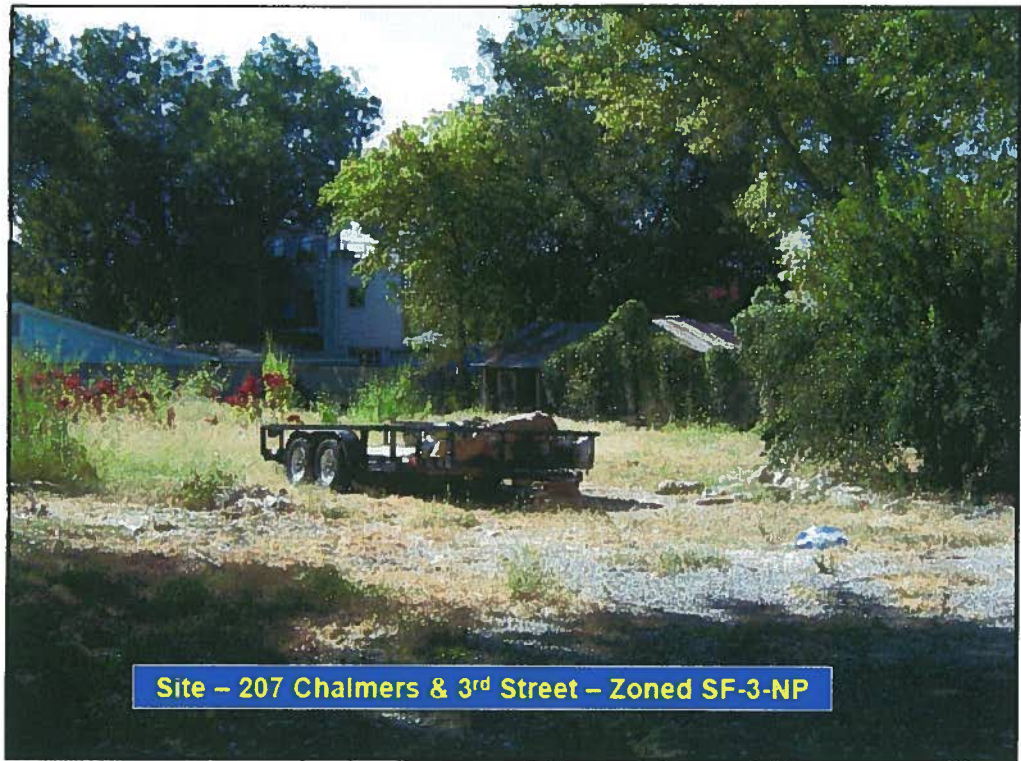




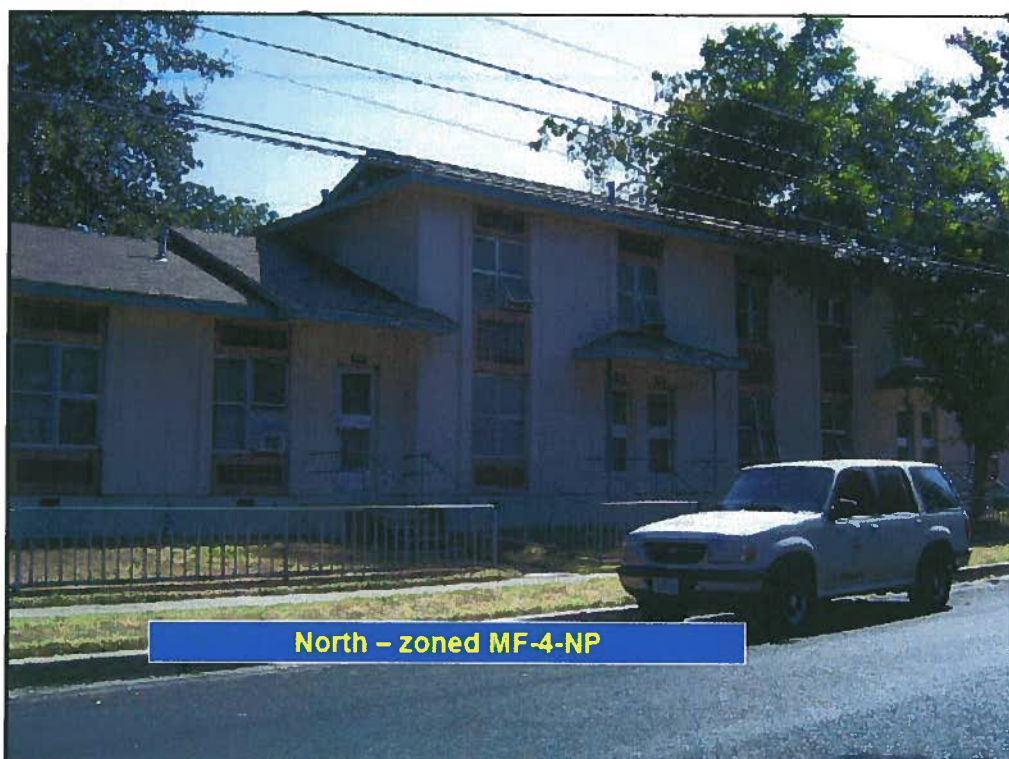
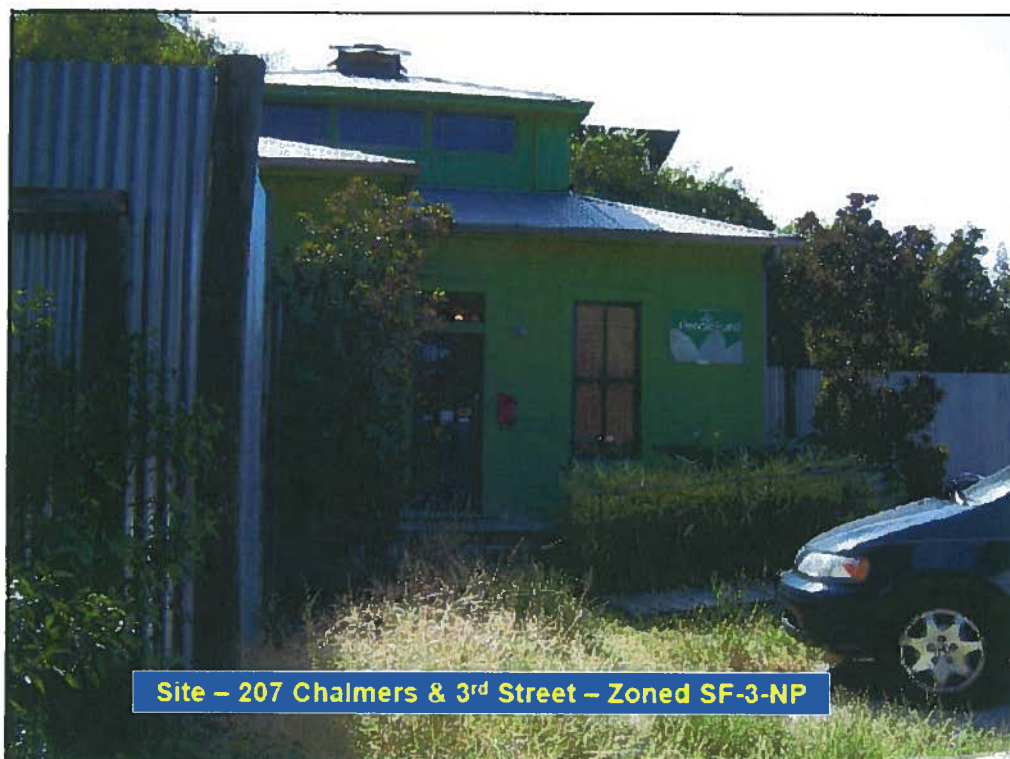




Site – 207 Chalmers & 3<sup>rd</sup> Street – Zoned SF-3-NP



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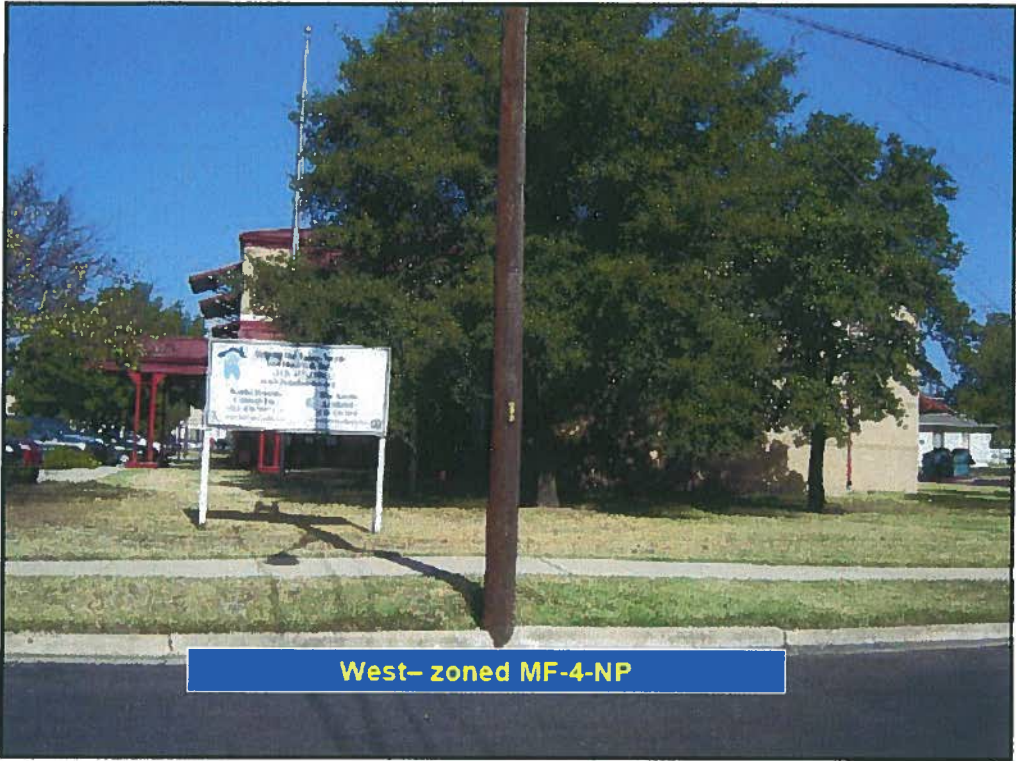




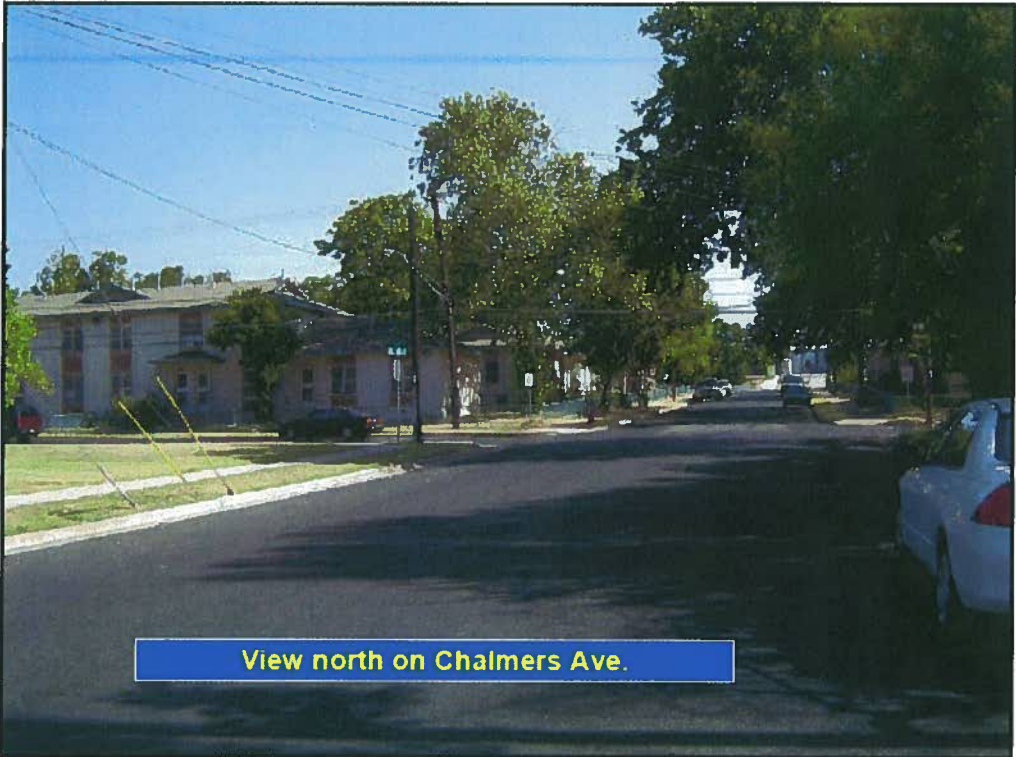
**East- zoned SF-3-NP**



**South- zoned CS-MU-CO-NP**

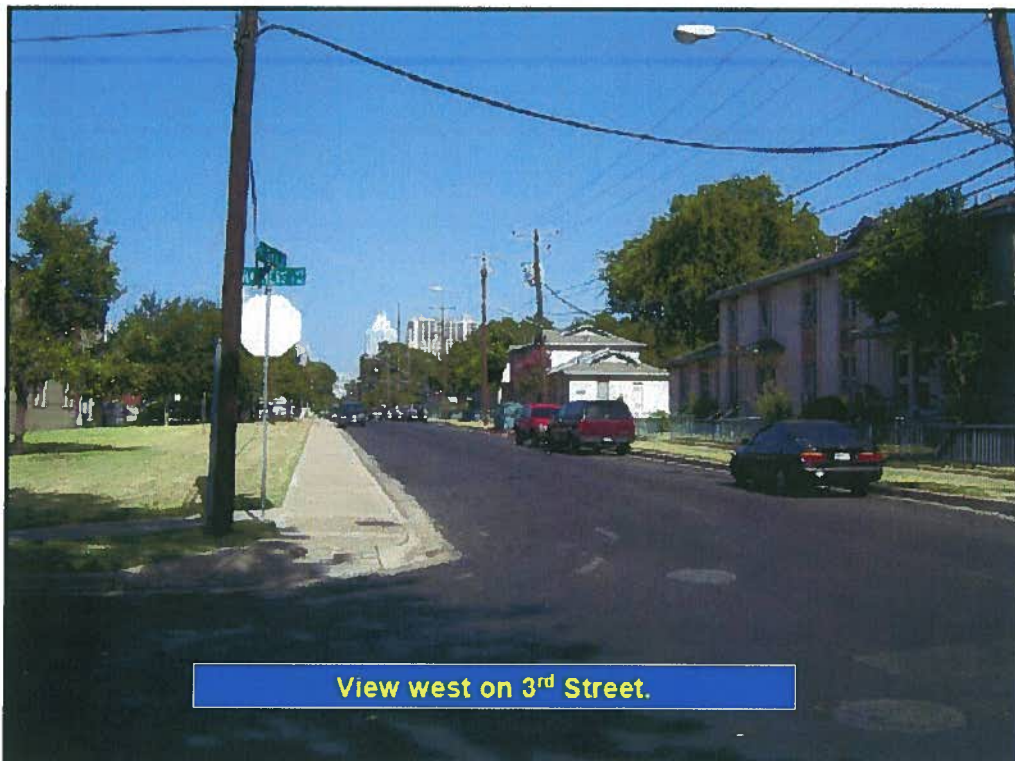


West- zoned MF-4-NP

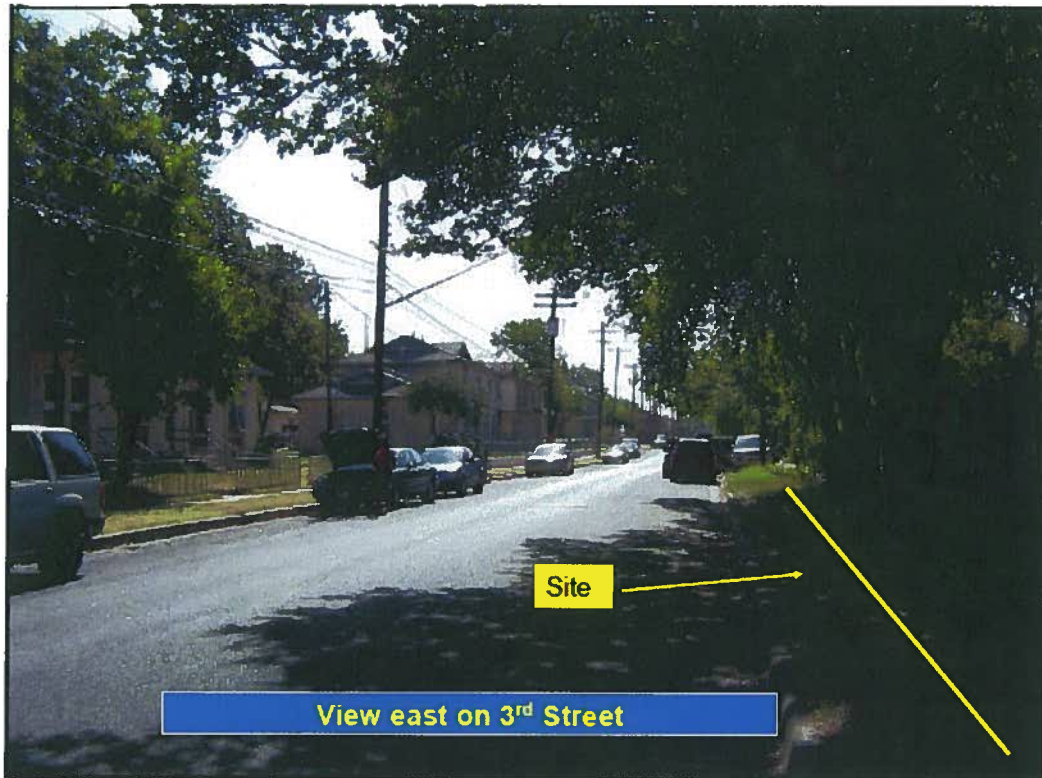


View north on Chalmers Ave.









### Four Schematics of Proposed Development



207 CHALMERS STREET  
june 9, 2010  
view from 3rd st



**PROJECT INFO**  
21 UNITS  
30,450 SF  
Total Site Area  
24,320 SF  
Total Building  
Area

**UNIT TYPE A**  
8 UNITS  
1125 SF EACH  
**UNIT TYPE B**  
7 UNITS  
1065 SF EACH  
3 UNITS  
1240 SF EACH  
2 UNITS  
1355 SF EACH  
**UNIT TYPE C**  
1 UNIT  
1655 SF



207 CHALMERS ST  
july 8, 2010  
site plan



207 CHALMERS STREET

july 6, 2010

view from interior courtyard

