

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

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NEIGHBORHOOD PLAN: East Cesar Chavez Neighborhood Plan

CASE#: NPA-2010-0002.01

PC DATE: October 12, 2010

ADDRESS/ES: 207 Chalmers Avenue & 1701 E. 3rd 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

STAFF RECOMMENDATION: Recommended

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

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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.

PLANNING COMMISSION RECOMMENDATION: (pending)

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

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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

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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.

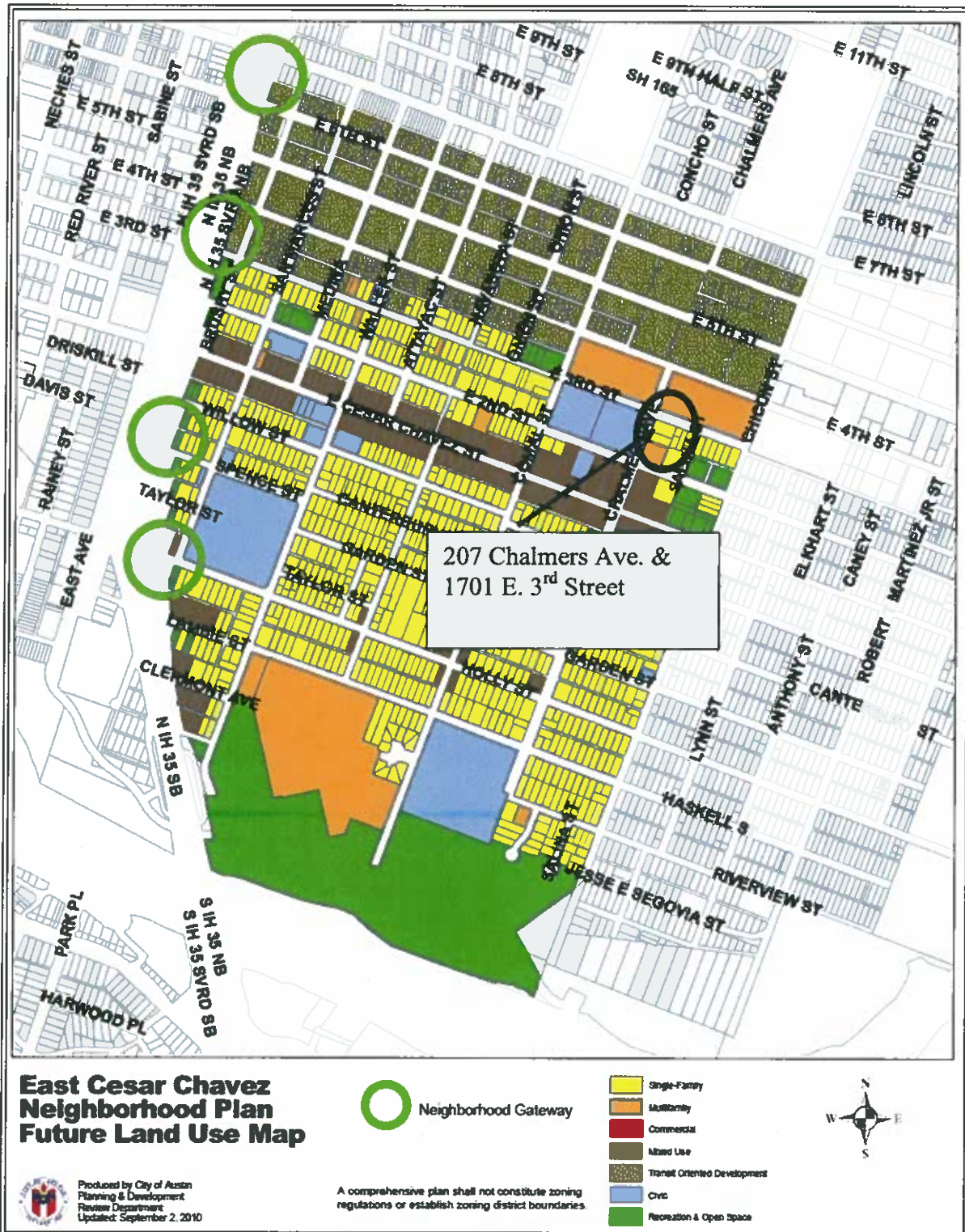
At the time of writing this report, the East Cesar Chavez Planning Contact Team has not submitted a letter for the plan amendment/zoning change request. It will be distributed at the Planning Commission hearing.

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

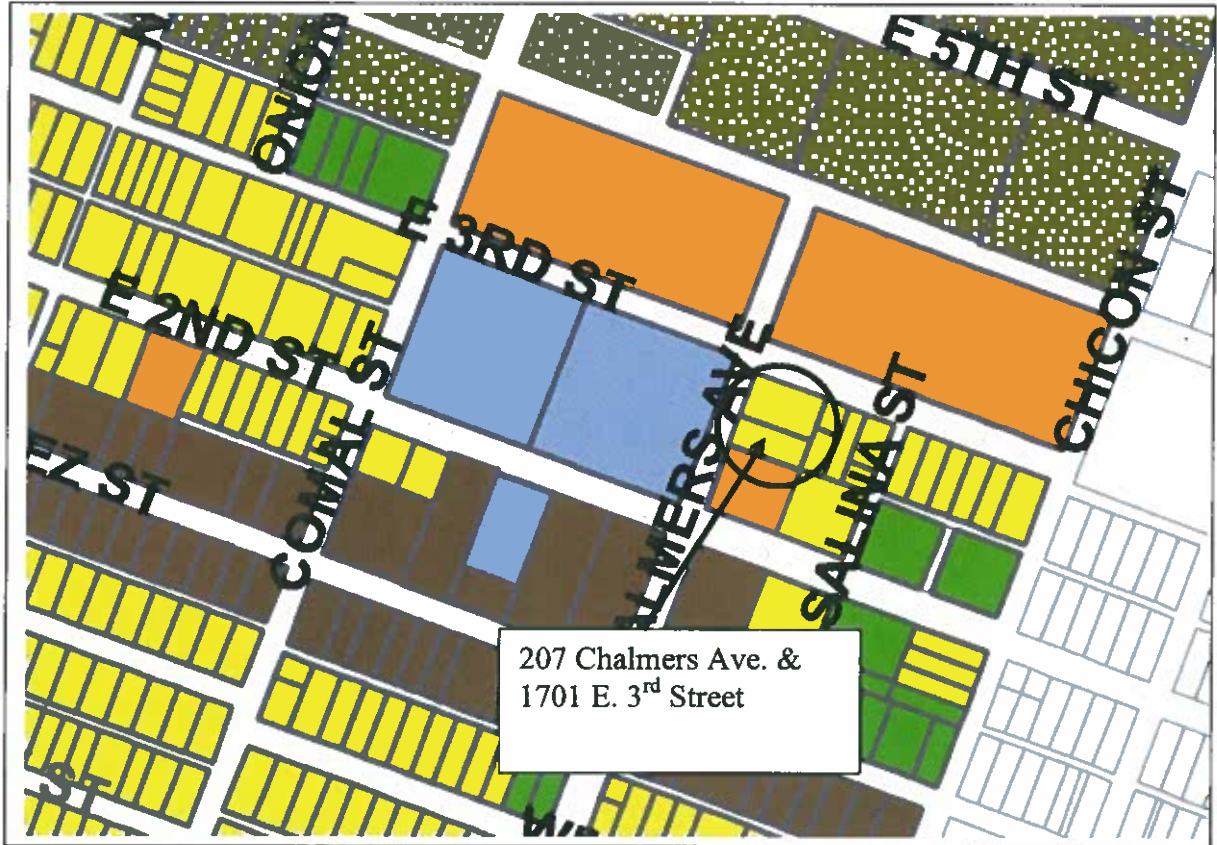
CASE MANAGER: Maureen Meredith **PHONE:** 974-2695

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

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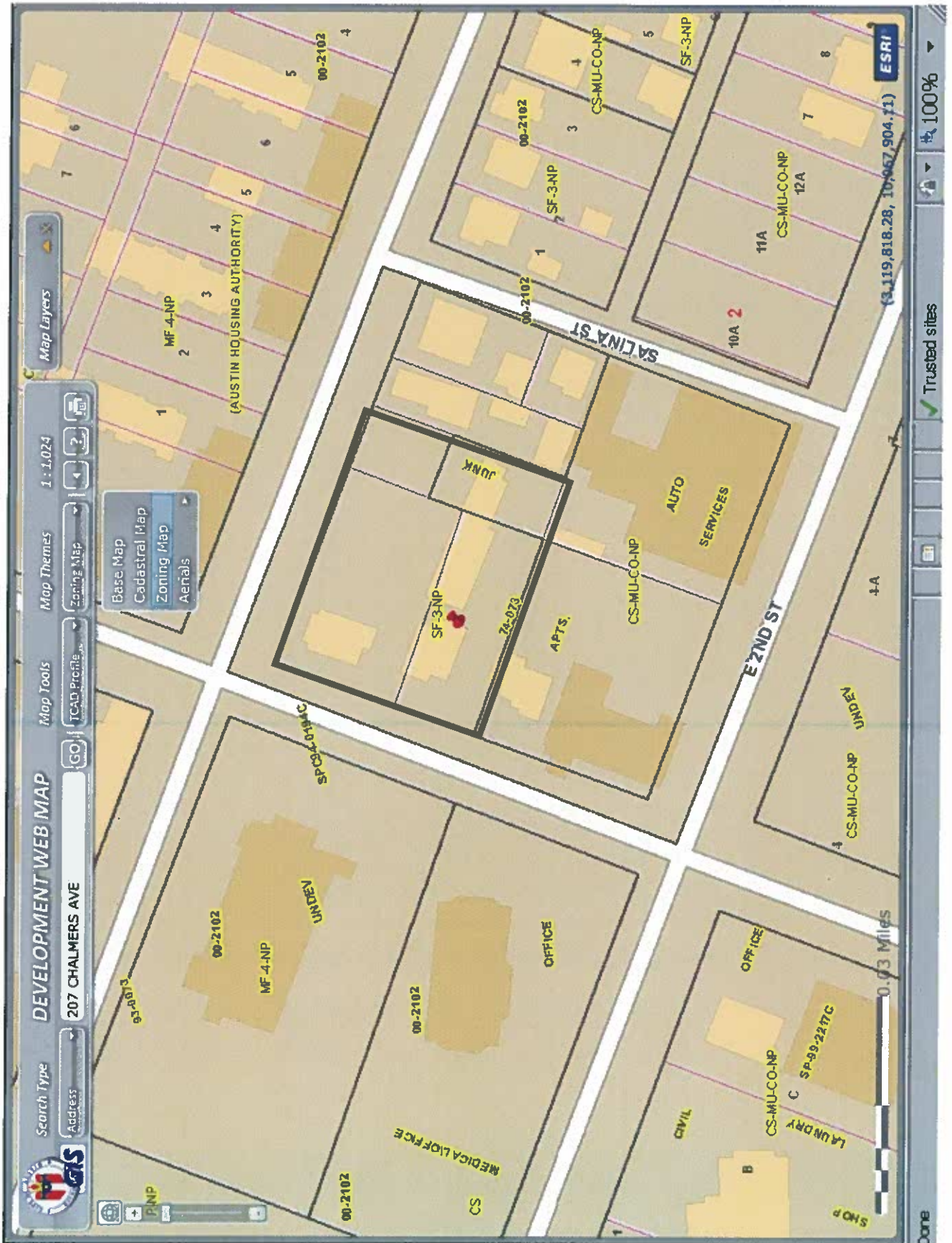
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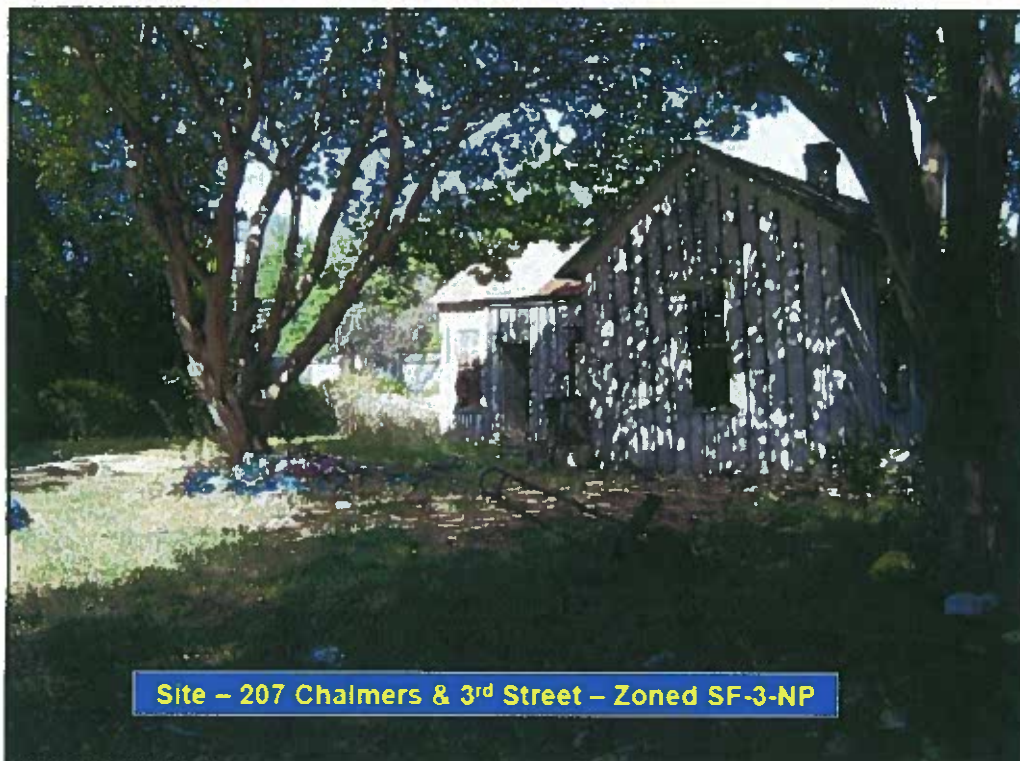
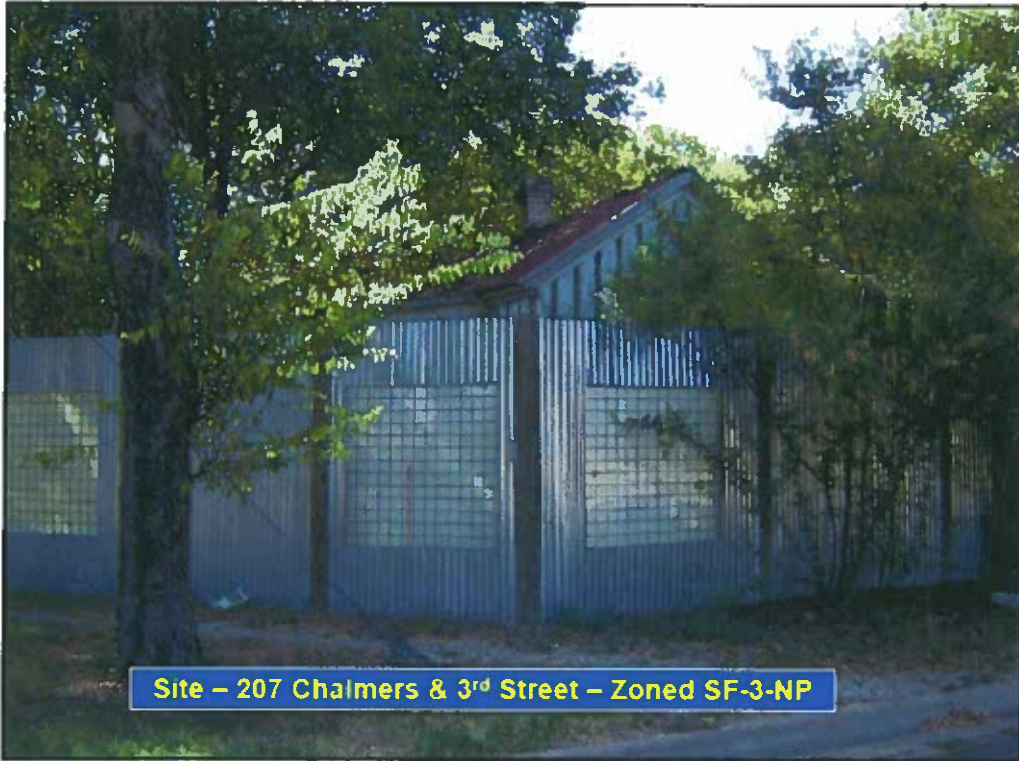
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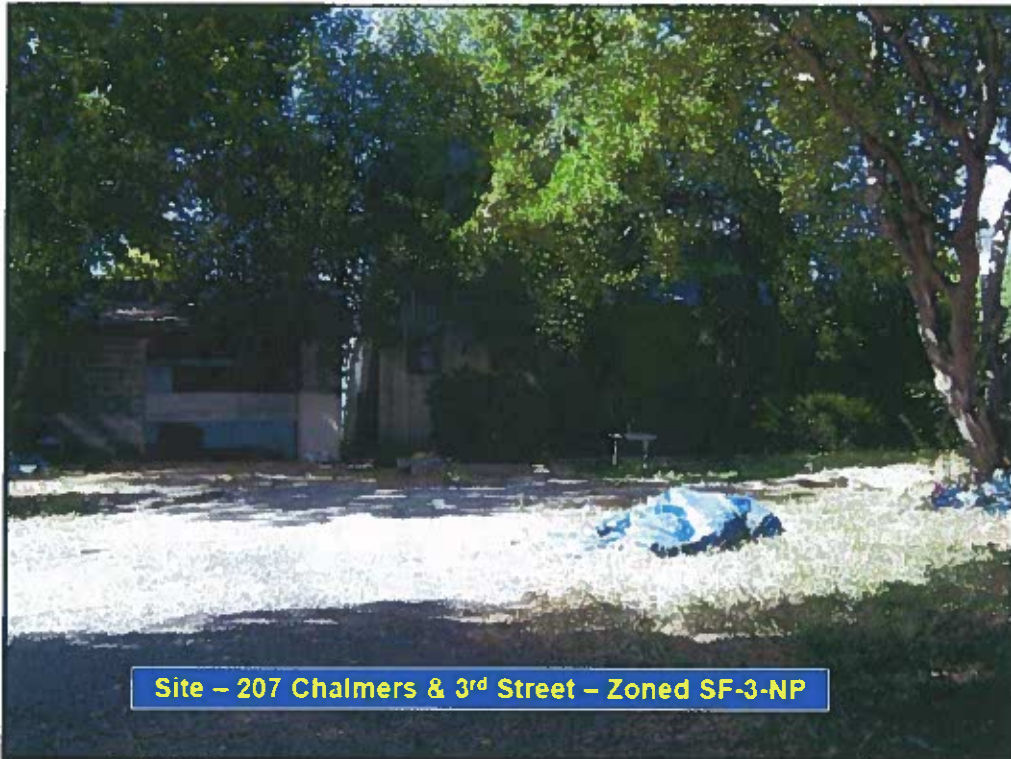
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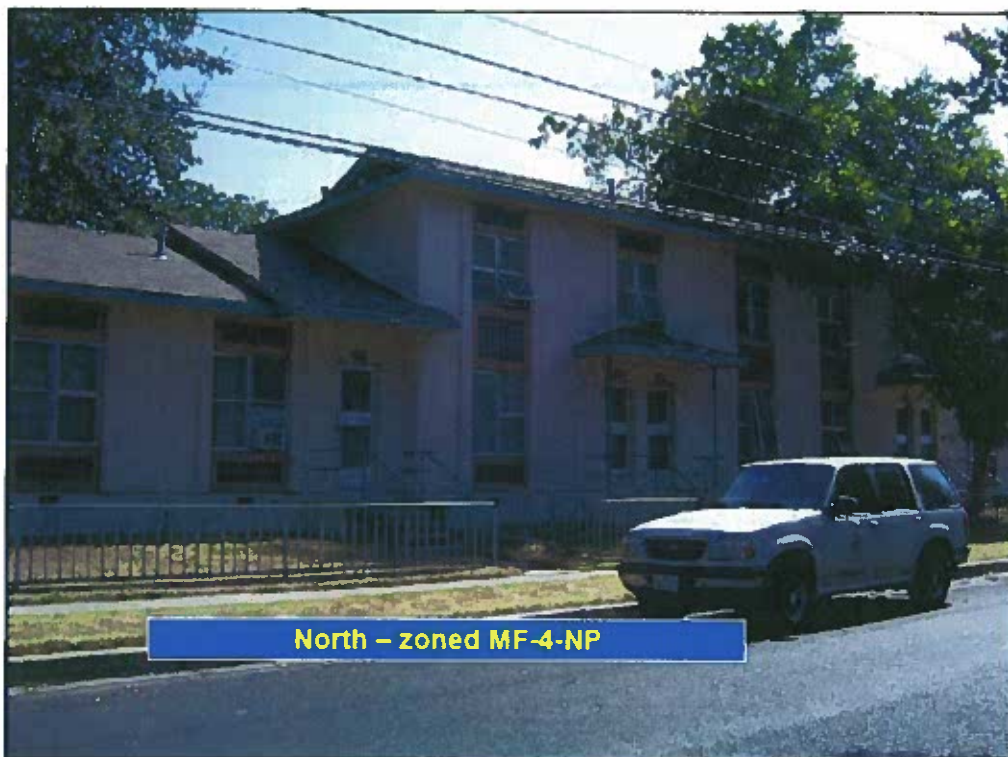
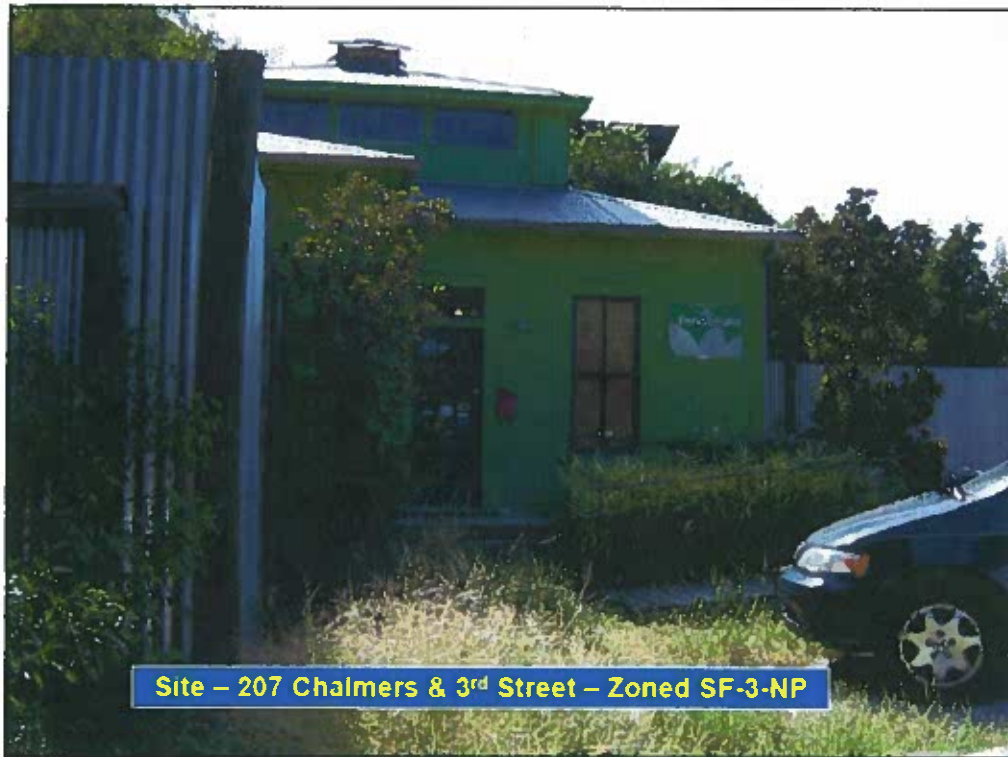


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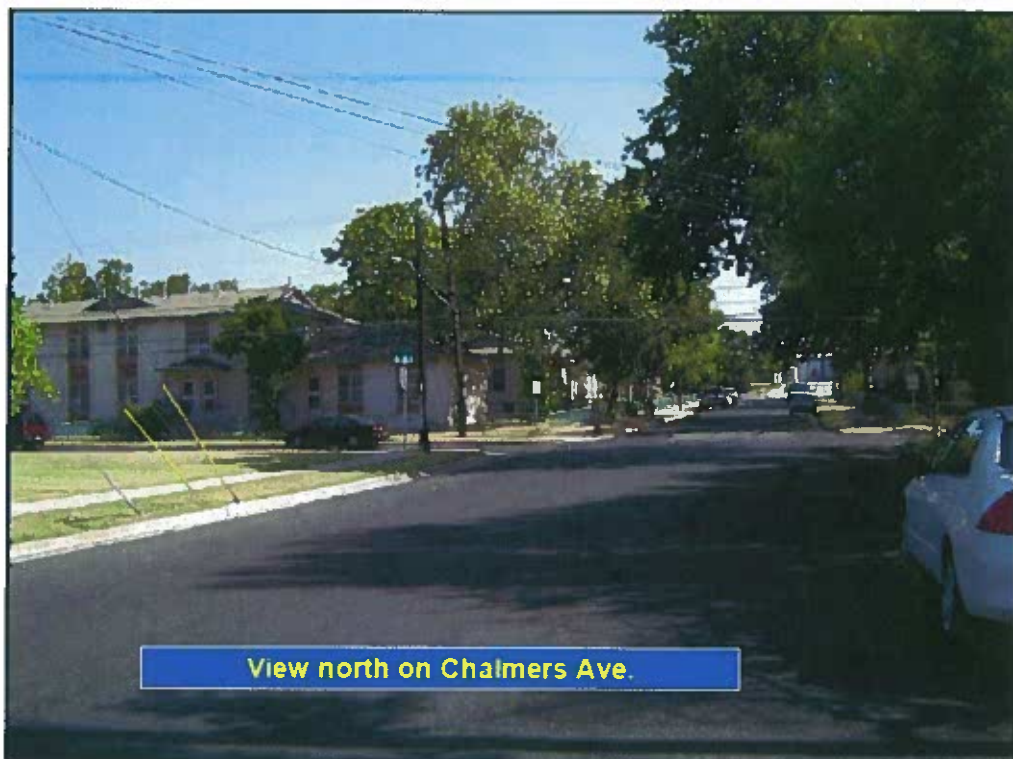


East- zoned SF-3-NP

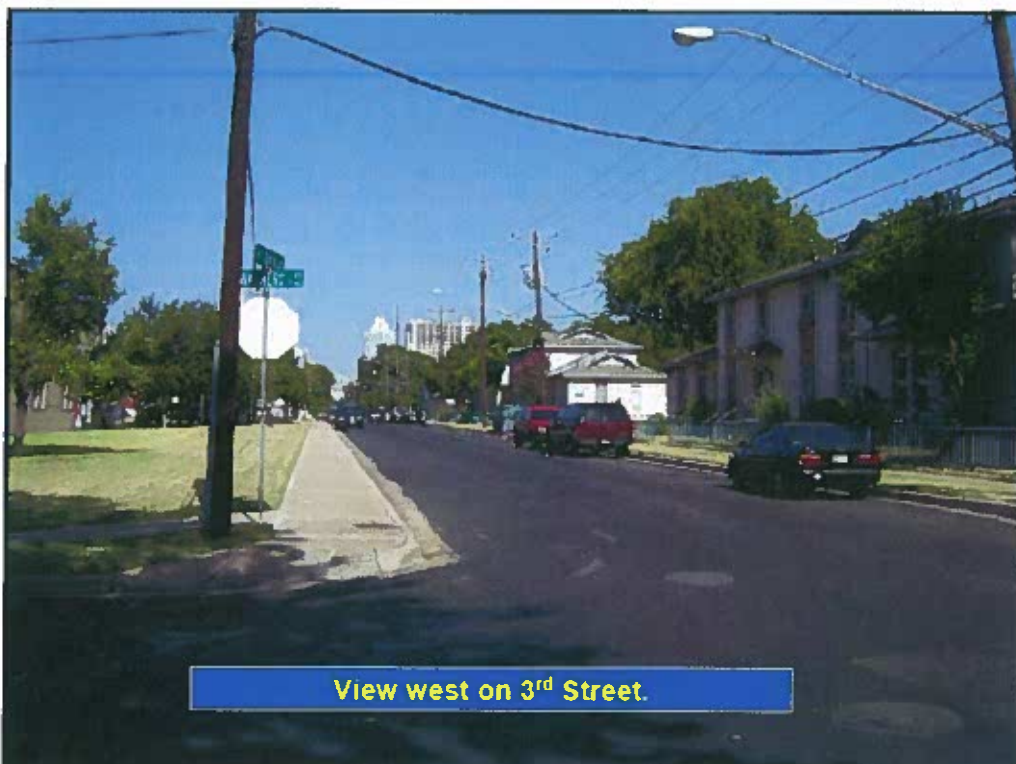


South- zoned CS-MU-CO-NP

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Four Schematics of Proposed Development

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207 CHALMERS STREET

June 9, 2010
View from 3rd St



PROJECT INFO

21 UNITS
30,480 SF
Total Site Area
24,320 SF
Total Building Area

UNIT TYPE A
6 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
1855 SF



207 CHALMERS ST

July 6, 2010
Site Plan

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207 CHALMERS STREET
July 6, 2010
view from interior courtyard

