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**PLANNING COMMISSION
SITE PLAN - WAIVERS ONLY**

CASE NUMBER: SP-2014-0047C

PLANNING COMMISSION

HEARING DATE: October 28, 2014

PROJECT NAME: 2515 E. Cesar Chavez Development

ADDRESS: 2515 E. Cesar Chavez St.

APPLICANT: Gaston Arrieta (512) 326-5659
2601 Yaupon Valley Road
Austin, TX 78746

AGENT: RPS, (J. Travis Wilson P.E.) (512) 326-5650
4801 Southwest Parkway, Pkwy 2, Ste 150
Austin, TX 78735

CASE MANAGER: Nikki Hoelter (512) 974-2863
Nikki.hoelter@austintexas.gov

NEIGHBORHOOD PLAN: Holly

PROPOSED DEVELOPMENT:

The applicant is proposing to construct a 2125 square foot restaurant, paved parking and sidewalk improvements. The majority of the existing building on the site will be demolished and rebuilt and expanded, but essentially utilizing the same footprint. The existing compacted granite parking will be paved and include landscaping and trees.

DESCRIPTION OF WAIVERS:

- 1) Request a waiver of compatibility to permit a building within the 25 foot compatibility front setback. [LDC Section 25-2-1064]
- 2) Request a waiver to allow a building to be constructed within the 15 foot compatibility side yard setback. [LDC Section 25-2-1062]

SUMMARY STAFF RECOMMENDATION:

The applicant plans to construct a new 2125 square foot building 5 feet from the west property line, and five feet from the front property line. The building façade facing the west will be maintained, while adding to the building. This addition to the building requires the waiver because the building is required to maintain a 15 foot building setback from the west property line.

The building will be built 5 feet from the front property line. In keeping with Subchapter E, commercial design standards, this site is located on an urban roadway, which requires the buildings to be built to the clear zone, which is typically at the property line. However, because compatibility standards are triggered, the front setback is required to be 25 feet from the property line.

Staff recommends approval of both waivers in keeping with urban roadway standards. In addition a 6 foot privacy fence will be erected between the single family property and the proposed restaurant.

The front building is required to be setback 25 feet from the right of way, because the subject site adjoins

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property on which a use permitted in a SF-5 or more restrictive district is located and fronts on the same street as the adjoining property. [LDC Section 25-2-1064]

The Holly Neighborhood plan identified several objectives in which maintaining this corridor is of importance for the commercial area as well as a neighborhood. The proposed restaurant appears to show plans to remain at a small scale and similar in building materials to surrounding properties.

The neighborhood plan also identifies an objective wanting to promote a neighborhood oriented and locally owned business.

Finally, the proposed project plans improvement the streetscape and sidewalk along Cesar Chavez and San Saba Street, complying with Core Transit Corridor sidewalks and trees. An enhancement not required on an urban roadway, improving the appearance of this corner.

The property owner for this abutting property has submitted a letter in support of the waivers.

Based on these findings and proposed design of the project, staff recommends approval of the two requested compatibility waivers.

The site plan will comply with all other compatibility standards prior to site plan approval and release.

PROJECT INFORMATION

TOTAL SITE AREA	7009 sq. ft.	.1609 acres	
EXISTING ZONING	CS-CO-MU-NP		
WATERSHED	Lady Bird Lake (Urban)		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	None		
PROPOSED ACCESS	San Saba Street		
	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	2:1		.3:1/ 2125 sf
BUILDING COVERAGE	95%		2125sf/ 31%
IMPERVIOUS COVERAGE	95%		5639 sf/ 80%
PARKING	17		17

COMPATIBILITY

The subject site is bordered by single family residences, to the west and south. The subject site has a 15 foot alley at the rear which buffers the single family residence. In addition the applicant plans to erect a 6 foot privacy fence on their property because parking for the restaurant will use the alley for parking access.

A 6 foot wooden screen wall will be erected along the western property line to screen the single family residence from the restaurant.

The site will comply with all other compatibility standard requirements in regards to height, setback and screening.

SUMMARY COMMENTS ON SITE PLAN:

The proposed site currently has a vacant church on the property which includes decomposed granite for the parking area. The applicant plans to redevelop the site in to a restaurant with on-site parking, and encourage pedestrian traffic with bicycle parking and improved sidewalks.

The sidewalks along San Saba and Cesar Chavez will meet core transit corridor sidewalk requirements, which include planting trees 30 foot on center within a 5 foot planting zone and constructing 7 foot wide

sidewalks.

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The site plan will comply with all code requirements prior to its approval and release.

EXISTING ZONING AND LAND USES

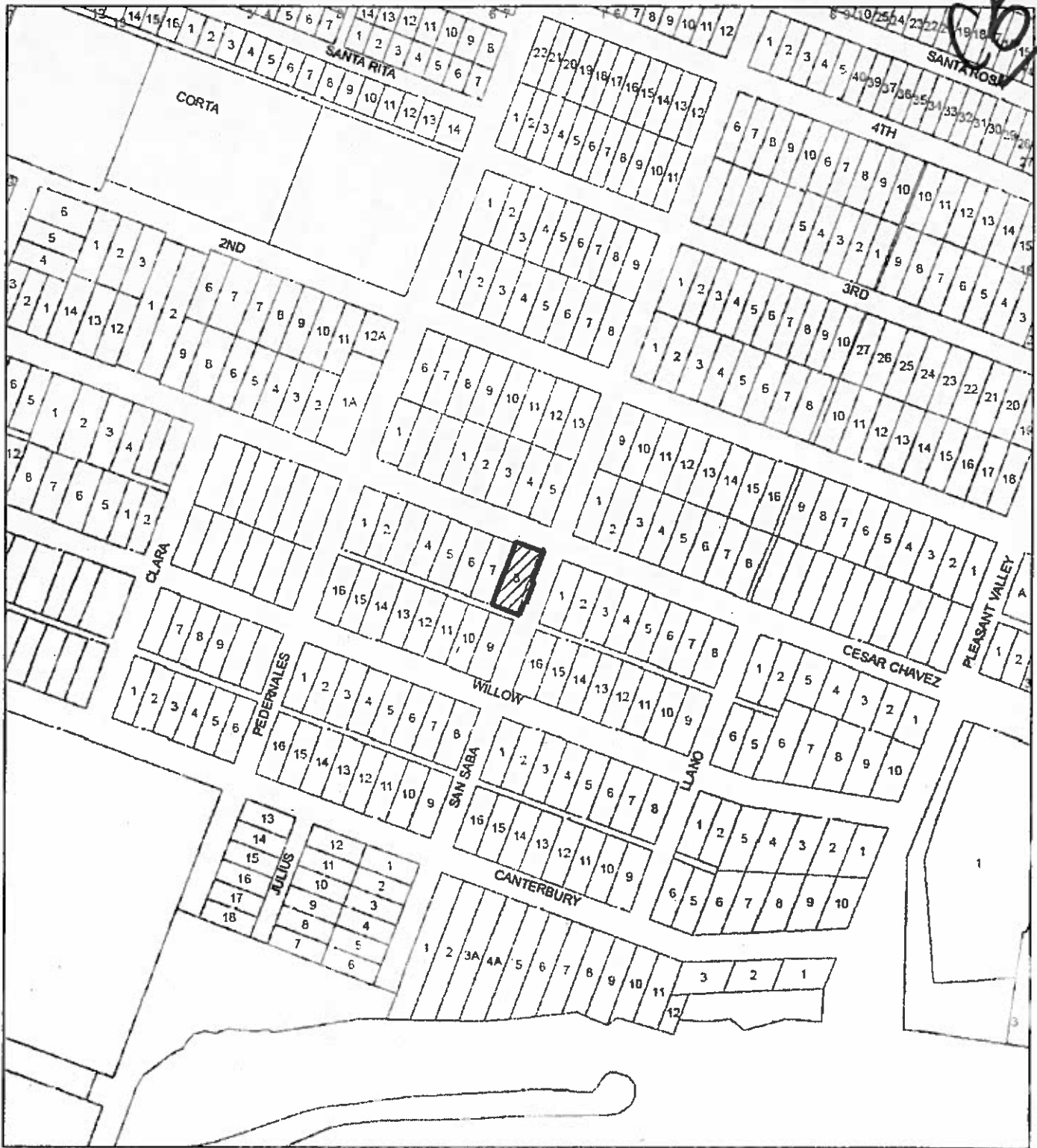
	ZONING	LAND USES
<i>Site</i>	CS-CO-MU-NP	Vacant church
<i>North</i>	CS-CO-MU-NP	Single family residence
<i>South</i>	SF-3-NP	Single family residence
<i>East</i>	CS-CO-MU-NP	Commercial warehouse
<i>West</i>	CS-CO-MU-NP	Single family residence



ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Cesar Chavez	varies	35 feet	Minor arterial
San Saba	varies	25 feet	Local

NEIGHBORHOOD ORGNIZATIONS:

- 511—Austin Neighborhoods Council
- 742—Austin Independent School District
- 786—Home Builders Association of Greater Austin
- 1037—Homeless Neighborhood Assn.
- 1075—League of Bicycling Voters
- 1200—Super Duper Neighborhood Objectors and Appealers Organization
- 1224—Austin Monorail Project
- 1236 - The Real Estate Council of Austin, Inc
- 1113 - Austin Park Foundation



-  Subject Tract
-  Base Map

CASE#: SP-2014-0047C
 ADDRESS: 2515 E. Cesar Chavez St.



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This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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Project: 2515 East Cesar Chavez Austin, TX

To whom it may concern,

I Monica Mier, property owner of 2513 East Cesar Chavez St., support the proposed project for a small, locally owned restaurant of approximately 2,100 square feet at the corner of East César Chávez and San Saba Street. I have in the past and will very likely in the future use the property for commercial services.

Regards,

Monica Mier

Monica Mier

512760-277-1911

monicamierster@gmail.com

Support letter from
resident west of
2515 E. Cesar Chavez



CS 17
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July 14, 2014

Joshua Hogan
Dick Clark + Associates
207 West 4th St
Austin, TX 78701

Project: 2515 East Cesar Chavez, Austin, TX

Dear Neighbor,

On behalf of our client, Andre Arrieta, Dick Clark + Associates would like to reach out and contact our neighbors for their support of this project. The proposed project is for a small, locally owned restaurant of approximately 2,100 square feet at the corner of East César Chávez and San Saba Street. We are seeking site plan approval from the City of Austin and would like our neighbors' support.

Project overview:

Currently there is an existing structure that was built in 1958 and was used as a church. The property is zoned General Commercial Services (CS) and is adjacent to residential properties. Maintaining the original character of the neighborhood and community is extremely important and we are seeking neighborhood support for this project. We will be providing parking access from the existing alley and would like to have your support in writing for the City of Austin and our records.

For privacy we are proposing adding a fence along your property line to the alley. The fence would be approximately six feet tall and be constructed of cedar wood. However you may not want these changes and would prefer to keep your existing fence as is and that is totally acceptable.

We would greatly appreciate your support of this project in writing so we may present it to the city for their approval. If you have any additional questions feel free to contact us.

I *Pete Martinez* date 7/18/14 949-7186 have no objection to the parking and would like a privacy fence along the alley.
Pete Martinez

I _____ date ____/____/____ have no objection to the parking and would not like a privacy fence along the alley.

Sincerely

Joshua Hogan
Hogan@dcarch.com

* Support letter from resident to the south 2515 E. Cesar Chavez