

## ZONING CHANGE REVIEW SHEET

**CASE:** C14-2015-0055

**P.C. DATE:** May 26, 2015

**ADDRESS:** 21 Waller Street

**DISTRICT:** 3

**AREA:** 17.768 acres

**OWNER:** Austin Geriatric Center Inc. (Clarke Heidrick)

**AGENT:** Capital Project Management (Dave Stauch)

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

**TO:** CS-MU-V-CO-NP

**NEIGHBORHOOD PLAN AREA:** East Cesar Chavez

**TIA:** See Department Comments

**WATERSHED:** Ladybird Lake

**SCENIC ROADWAY:** No

**CAPITOL VIEW CORRIDOR:** No

**DESIRED DEVELOPMENT ZONE:** Yes

### **SUMMARY STAFF RECOMMENDATION:**

Staff recommends CS-MU-V-CO-NP, with the additional condition that all conditions of the existing conditional overlay remain on the property. Those conditions include:

1. The property 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.
2. The following uses are prohibited: Adult oriented businesses, Automotive repair services, Automotive sales, Commercial off-street parking, Communications service, 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, Off-site accessory parking, Townhouse residential, Vehicle storage, and Transportation terminal.
3. The following uses are conditional: Automotive rentals, Outdoor entertainment, Transitional housing, Hospital services (limited), and Club or lodge.

The Staff recommendation matches the Applicant's rezoning request as stated in their letter dated April 28, 2015. Please refer to ***Exhibit A (Applicant Letter)***.

### **ISSUES:**

The subject tract was zoned CS-MU-CO-NP as part of the East Cesar Chavez Neighborhood Planning effort in 2000. At that time, the conditions listed above were imposed, as well as a height limit of 40 feet. The rezoning request seeks to remove that limit and restore the height limit to 60 feet, as permitted by the CS zoning base district. The Applicant also seeks the V- Vertical Mixed Use designation. Please refer to ***Exhibit B (Current Zoning Ordinance)***. A Neighborhood Plan Amendment (NPA) is currently under review for the subject property (City File # NPA-2015-0002.01) from multifamily to mixed use.

### **PLANNING COMMISSION RECOMMENDATION:**

May 26, 2015: *APPROVED CS-MU-V-CO-NP AS RECOMMENDED BY STAFF, ON CONSENT (5-0) [S. OLIVER; J. NORTEY – 2ND] (5-0) [J. STEVENS, R. HATFIELD, A. HERNANDEZ – ABSENT; J. SHIEH – NOT YET ARRIVED]*

**DEPARTMENT COMMENTS:**

The property is generally located at the northeast corner of the intersection of Interstate 35 and Ladybird Lake. It is currently zoned CS-MU-CO-NP and developed with a 16-story building that provides 250 affordable housing units for seniors. The rezoning tract is part of the Rebekah Baines Johnson (RBJ) Center campus, which has frontage on Interstate 35, Nash Hernandez Senior Road, Waller Street, Haskell Street and Comal Street. The rezoning tract has frontage on Haskell Street and Comal Street only.

Across Haskell Street to the north are residential properties zoned SF-3-NP and a block of SF-3-NP residential properties are also located adjacent to the northeast corner of the rezoning tract. Across Comal Street to the East are Martin Junior High School and Martin Park, zoned SF-3-NP and P-NP, respectively. South and southwest of the rezoning tract is property zoned P-NP and used as parkland and other portions of the RBJ Center campus. Further west is Interstate 35. Across Waller Street to the west is an area that is mostly single family, with a mix of SF-3-NP and MF-3-NP. *Exhibit C (Zoning Map)*.

The entire property is located in the Festival Beach subdistrict of the Waterfront Overlay, but does not lie within the primary or secondary setbacks of the overlay, which are more restrictive. The Capitol View Corridor does not cross the tract, but is shown on the aerial map exhibit for information. Please refer to *Exhibit D (Aerial View)*.

The rezoning request would add the V- Vertical Mixed Use designation increase allowable height from 40 feet to 60 feet. The rezoning request is intended to allow redevelopment that would double the number of affordable senior units (approximately 500 total), as well as provide additional market-rate residential units. The Applicant also proposes a mix of other uses, including retail and parkland amenities. The base zoning district of CS and the Festival Beach Waterfront Overlay subdistrict both permit 60 feet in height; however, a conditional overlay was established with the zoning in 2000 limiting height to 40 feet. Please refer to *Exhibit B (Current Zoning Ordinance)*.

The affordable senior housing is an established element of the proposed redevelopment, but the mix of other uses has not yet been determined. For this reason, a Traffic Impact Analysis (TIA) will be deferred to time of site plan or subdivision, if vehicular trips exceed 2,000 vehicles per day.

**STAFF RECOMMENDATION:**

Staff recommends CS-MU-V-CO-NP, with the additional condition that vehicular trips be limited to 2,000 vehicles per day. Staff also recommends that all conditions of the existing conditional overlay remain on the property. Those conditions include:

1. The property 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.
2. The following uses are prohibited: Adult oriented businesses, Automotive repair services, Automotive sales, Commercial off-street parking, Communications service, 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, Townhouse residential, Vehicle storage, and Transportation terminal.
3. The following uses are conditional: Automotive rentals, Outdoor entertainment, Transitional housing, Hospital services (limited), and Club or lodge.

The proposed redevelopment is the result of a long-term, coordinated planning effort between the City of Austin and the owner of the rezoning tract. In May 2010, the City committed to supporting the development of a master plan that would address the entire 26.78 acres of City and privately held property. Master planning goals identified at that time included:

- “(a) Continue quality low cost housing on existing site for people who are currently tenants and those who will come after them as tenants, with upgraded safety, features and amenities.  
 (b) Expand amount of low income housing for the elderly on the current site.  
 (c) Provide for complimentary uses on the current site such as:  
     (i) food service/restaurant;  
     (ii) grocery store;  
     (iii) skilled nursing facilities;  
     (iv) health clinic;  
     (v) pharmacy;  
     (vi) exercise and program facilities.  
 (d) Enable other affordable housing and/or mixed uses consistent with the East Cesar Chavez neighborhood goals and plans, and be good neighbors and good stewards of the land.”

Please see the associated Resolution attached in ***Exhibit E (Resolution No. 20100513-033)***. In October 31, 2011, the RBJ Center Strategic Master Plan Report was released, outlining possible development scenarios that met a mix of those goals. The Master Plan was developed with significant community input, and the current rezoning request reflects the items included in that report.

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

The purpose of a vertical mixed use (VMU) overlay district is to allow the development of vertical mixed use (VMU) buildings, subject to compliance with a specified set of design and performance standards. The proposed redevelopment of the RBJ Center campus intends to meet those standards and construct a building in excess of 40 feet in height.

2. *Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.*

The rezoning request is intended to allow redevelopment that would add 589 new affordable senior units. The Applicant also proposes a mix of other uses, including multifamily, and parkland amenities. All of these items are widely considered to be community goals.

3. *Granting of the request should result in an equal treatment of similarly situated properties.*

CS zoning and the Festival Beach Waterfront Overlay subdistrict both permit 60 feet in height; however, a conditional overlay was established with the zoning in 2000 limiting height to 40 feet.

#### **RELATED ZONING / NEIGHBORHOOD PLAN CASES:**

CITY FILE # / NAME	ZONING FROM	ZONING TO	STAFF RECOMMENDATION	PLANNING COMMISSION	CITY COUNCIL
C14-00-2102 East Cesar Chavez N.P. and Zoning	CS	CS-MU-CO-NP	CS-MU-CO-NP	CS-MU-CO-NP	Ord No. 001214-20: CS-MU-CO- NP— *See below for conditional overlay.

\*Ord No. 001214-20: 1. The property 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.. 2. The following uses are prohibited: Adult oriented businesses, Automotive repair services, Automotive sales, Commercial off-street parking, Communications service, 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, Townhouse residential, Vehicle storage, and Transportation terminal. 3. The following uses are conditional: Automotive rentals, Outdoor entertainment, Transitional housing, Hospital services (limited), and Club or lodge.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	CS-MU-CO-NP	Retirement housing & related services
<i>North</i>	SF-3-NP	Residences
<i>South</i>	P-NP	Retirement housing & related services, Parkland
<i>East</i>	SF-3-NP, P-NP	Martin Jr. High School, Martin Park
<i>West</i>	SF-3-NP, MF-3-NP	Residences, IH 35

**ABUTTING STREETS:**

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Sidewalks</b>	<b>Bike Route</b>	<b>Capital Metro (within ¼ mile)</b>
Haskell Street	50'	30'	Local	North side	No	Yes
Comal Street	55'	36'	Collector	Yes	No	Yes

**SCHOOLS:**

Sanchez Elementary

Martin Junior High

Austin High

**NEIGHBORHOOD ORGANIZATIONS:**

Del Valle Community Coalition  
 Waller Creek Conservancy  
 El Concilio Mexican-American Neighborhoods  
 Tejano Town  
 Austin Neighborhoods Council  
 Preservation Austin  
 East Town Lake Citizens Neighborhood Organization  
 Guadalupe Neighborhood Development Corporation  
 Sierra Club, Austin Regional Group  
 East Cesar Chavez Neighborhood Planning Team

East Austin Conservancy  
 Austin Heritage Tree Foundation  
 Cristo Rey Neighborhood Association  
 Festival Beach Community Garden  
 The Real Estate Council of Austin  
 SELTexas  
 Friends of the Emma Barrientos MACC  
 Friendly Fiends of Haskell Street  
 SELTexas  
 United East Austin Coalition

**CITY COUNCIL DATE/ACTION:** June 11, 2015:**ORDINANCE READINGS:** 1<sup>st</sup> 2<sup>nd</sup> 3<sup>rd</sup>**ORDINANCE NUMBER:**

**CASE MANAGER:** Heather Chaffin  
 e-mail: [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov)

**PHONE:** 512-974-2122

**ADDITIONAL STAFF COMMENTS:****SITE PLAN**

SP1. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP 2. Any new development is subject to the requirements of the Festival Beach subdistrict of the Waterfront Overlay.

**TRANSPORTATION**

- TR1. If the requested zoning is recommended for this site, 32 feet of right-of-way should be dedicated from the centerline of Comal Street and 30 feet of right-of-way from the centerline of Haskell Street in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site. This comment is deferred to time of site plan or subdivision. LDC, 25-6-55; TCM, Tables 1-7, 1-12.
- TR2. If the requested zoning is granted, it is recommended that Navasota Street be extended as public right-of-way through the site in accordance with Complete Streets Ordinance.
- TR3. Additional right-of-way maybe required at the time of subdivision and/or site plan.
- TR4. If the requested zoning is granted, it is recommended that joint access be provided for the 9 lots along Haskell Street.
- TR5. A traffic impact analysis may be required at the time of site plan if trip generation exceeds 2000 vtd. Any future subdivisions and site plans within the boundaries of this zoning case. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC, Sec. 25-6-142].
- TR6. According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on Haskell or Comal Street.
- TR7. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Haskell Street	50'	30'	Local	North side	No	Yes
Comal Street	55'	36'	Collector	Yes	No	Yes

**ENVIRONMENTAL**

- The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Ladybird 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.



2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.
7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

#### WATER UTILITY

FYI: 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 proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.



April 28, 2015

Mr. Jerry Rusthoven  
City of Austin  
Planning and Zoning Department  
505 Barton Springs Road  
Austin, Texas 78704

RE: RBJ Center Zoning Amendment Application  
21 Waller Street

Dear Mr. Rusthoven,

Please accept this zoning amendment application on behalf of the Rebekah Baines Johnson (RBJ) Center. The RBJ Center is owned and operated by the Austin Geriatric Center, Inc. (AGC), a 501 (c)(3) nonprofit organization.

The subject property is located at 21 Waller Street and is  $\pm 17.77$ -acres in size. The property is located in the East Cesar Chavez Neighborhood Planning Area and the Festival Beach section of the Waterfront Overlay zone. The property currently features an existing 16-story tower that provides affordable housing for seniors in 250 apartment units; including 138 one-bedroom apartments and 112 studio apartments.

The RBJ center is currently zoned CS-MU-CO-NP. We are not requesting a change to the base zoning district, however we are requesting an amendment to the overlays (addition of V) and ordinance conditions related to height.

This zoning request is limited to two key items:

1. Addition of a "V", or Vertical, overlay to the base zoning district of CS-MU-CO-NP, and
2. Amend Part 6.1 [only] of C14-00-2102 to allow 60-feet of height (instead of 40-ft) for [only] the property identified as Tract 89 in that ordinance, which is the RBJ Center property.

Concurrent to this request, City Council has initiated an amendment to the Future Land Use Map (FLUM) to change the property's designation from Multifamily to Mixed Use. The City Council voted unanimously (on consent) to initiate the FLUM amendment application at the March 12, 2015 City Council meeting.



The proposed project has been in the programming and planning stages since 2010 and has garnered the support of the East Cesar Chavez Neighborhood Planning Contact Team, receiving a vote of support for the proposed master plan and associated increase to 60-feet of height from that group on April 20, 2011.

A TIA is not included with this application because the final density of the proposed project is unknown at this time and therefore we are anticipating a limit of 2000 vehicle trips per day unless a TIA is provided with a subsequent stage of the development permitting process.

Thank you for your consideration of this zoning amendment application. Should you have any questions, please do not hesitate to contact my office at 512-669-5560.

Sincerely,

**BIG RED DOG Engineering | Consulting**

Will Schnier, P.E.  
Chief Executive Officer



**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-H CS	CS-H-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 Cesar 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-H CS	CS-H-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.

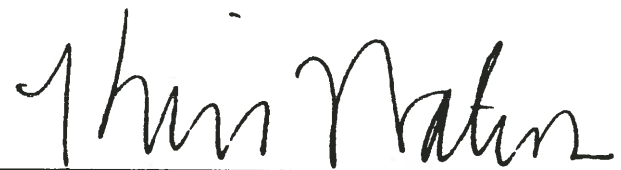
**PART 8.** The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

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

**PASSED AND APPROVED**

December 14, 2000

§  
§  
§



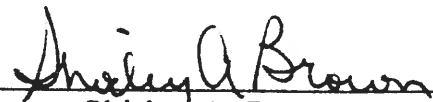
Kirk Watson  
Mayor

**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**

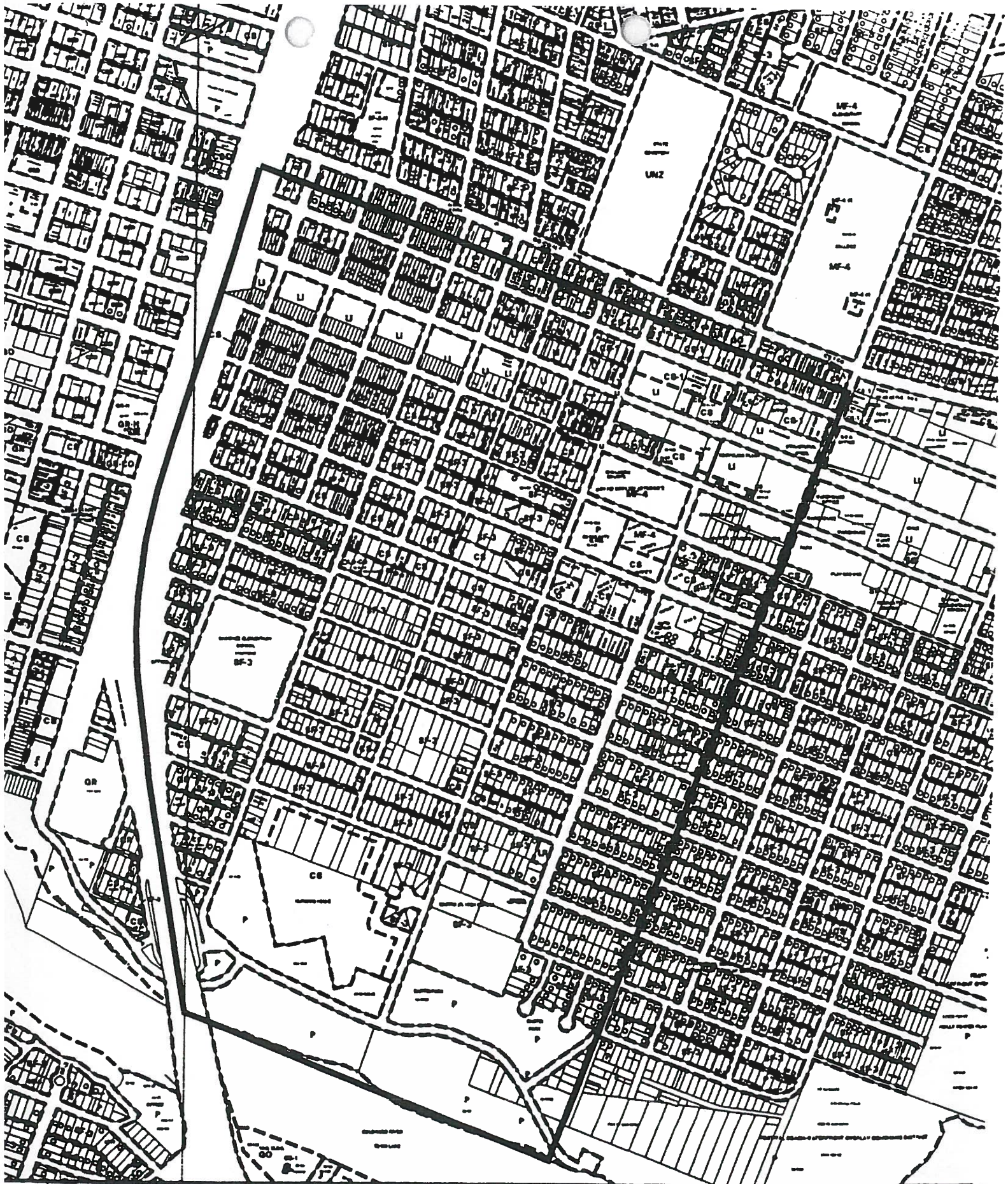

 PECSO  
 Neighborhood Planning  
 Plotted: November 22, 2000  
 Adopted by Ordinance: May 13, 1999





*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







 = 800'	SUBJECT TRACT		ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER
	PENDING CASE				
	ZONING BOUNDARY		CASE #:	DATE:	J20,21,22 K2
	CASE MGR: A.SMITH		ADDRESS: E.CAESAR CHAVEZ	00-06	
		NEIGHBORHOOD COMBINING DISTRICT	INTLS: TRC	0,21,22	
		SUBJECT AREA (acres): N/A			



**RESOLUTION NO. 20100513-033**

**WHEREAS**, the Austin Geriatrics Center, Inc. a 501(c)(3) more commonly known as the RBJ Senior Residential Center, was built in 1972 as an affordable housing development for seniors; and

**WHEREAS**, the mortgage and federal HUD requirements associated with the development of the RBJ Residential Center will be paid and complete in 2013; and

**WHEREAS**, in December 2008, the local Board of Directors of the RBJ Center received a due diligence report outlining the current condition of the residential building proving the structure to be sound; and

**WHEREAS**, the RBJ Center owns the 17.8 acres illustrated on the attached survey map and falls within the boundaries of the adopted East Cesar Chavez neighborhood plan; and

**WHEREAS**, the RBJ Board of Directors have expressed an interest in developing a potential master plan for the 17.8 acres that includes the following Board priorities:

- (a) Continue quality low cost housing on existing site for people who are currently tenants and those who will come after them as tenants, with upgraded safety, features and amenities.
- (b) Expand amount of low income housing for the elderly on the current site.
- (c) Provide for complimentary uses on the current site such as:
  - (i) food service/restaurant;
  - (ii) grocery store;

- (iii) skilled nursing facilities;
  - (iv) health clinic;
  - (v) pharmacy;
  - (vi) exercise and program facilities.
- (d) Enable other affordable housing and/or mixed uses consistent with the East Cesar Chavez neighborhood goals and plans, and be good neighbors and good stewards of the land; and

**WHEREAS**, the RBJ property is located adjacent to the 8.98 acres owned by City of Austin that is currently used for a variety of health and office uses; and

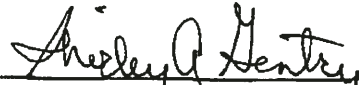
**WHEREAS**, the RBJ Board of Directors and a community stakeholder group support the City of Austin's participation in the development of a master plan for the 17.8 acres owned by the RBJ Center and the 8.98 acres owned by the City; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

The City Manager is directed to coordinate the City's participation in partnership with the RBJ Board of Directors and the community stakeholder group to evaluate the future use of City property and the potential to participate in the development of a master plan for the 26.78 contiguous acres.

**ADOPTED:** May 13, 2010

**ATTEST:**

  
Shirley A. Gentry  
City Clerk



PUBLIC HEARING INFORMATION

The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before 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 amendment. You may also contact a registered neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a 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 plan amendment request, or approve an alternative to the amendment requested.

If you have any questions concerning this notice, please contact the City of Austin Planning and Zoning Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Public Hearing and conveying your concerns at that meeting
- by submitting the Public Hearing Comment Form
- by writing to the city contact listed on the previous page

For additional information on Neighborhood Plans, visit the website:  
<http://www.austintexas.gov/department/neighborhood-planning>.

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:  
City of Austin  
Planning and Zoning Department  
Maureen Meredith  
P. O. Box 1088  
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2015-0002.01  
Contact: Maureen Meredith  
Public Hearing: May 26, 2015, Planning Commission  
June 11, 2015, City Council

☒ I am in favor  
☐ I object

Lori Renteria

Your Name (please print)

1511 Haskell St 78702

Your address(es) affected by this application

Lori Renteria 5-18-15

Signature

Date

Comments: I fully support the ECC Plan Amendment for the RBJ Center from MF to ML which was approved by the ECC NPT in April 2010. We don't remember why a request for Plan Amendment didn't occur in 2010 but The ECC NPT continues to support this change.



## 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:  
<http://www.austintexas.gov/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: C14-2015-0055

Contact: Heather Chaffin, 512-974-2122

Public Hearing: May 26, 2015, Planning Commission

June 11, 2015, City Council

Your Name (please print) Francis Langan

☐ I am in favor  
☒ I object

1402 Haskell St. 78702

Your address(es) affected by this application

5-20-2015

Date

Signature

Daytime Telephone: 512-826-1489

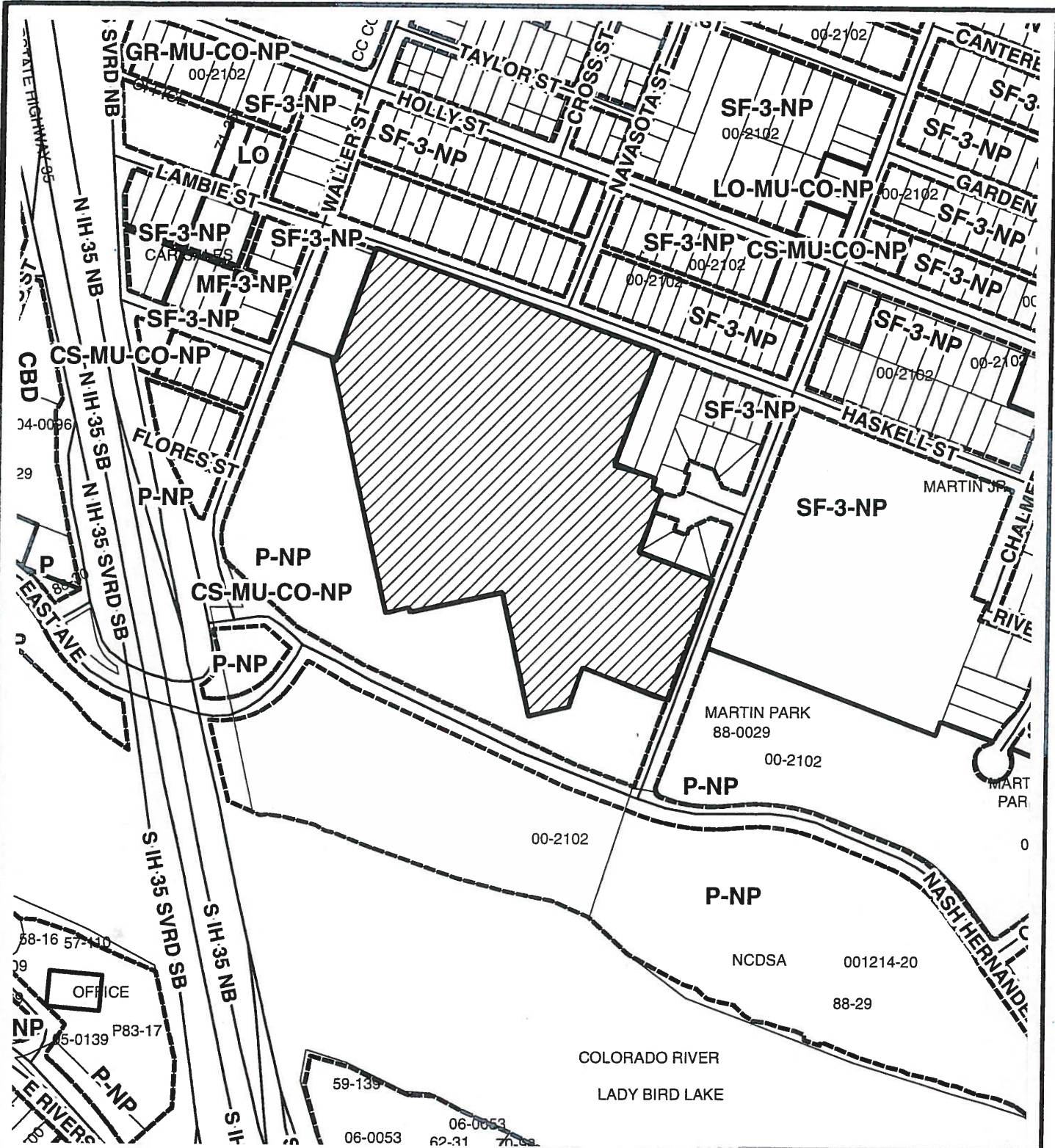
Comments:

I'm very concerned about where the entrance/exit will be located. How much of this development will go to low income or senior housing? Will all the traffic be funneled thru Haskell St. and Uvasota St.?

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




City of Austin  
 Planning and Zoning Department  
 Heather Chaffin  
 P. O. Box 1088  
 Austin, TX 78767-8810





### ZONING

ZONING CASE#: C14-2015-0055

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

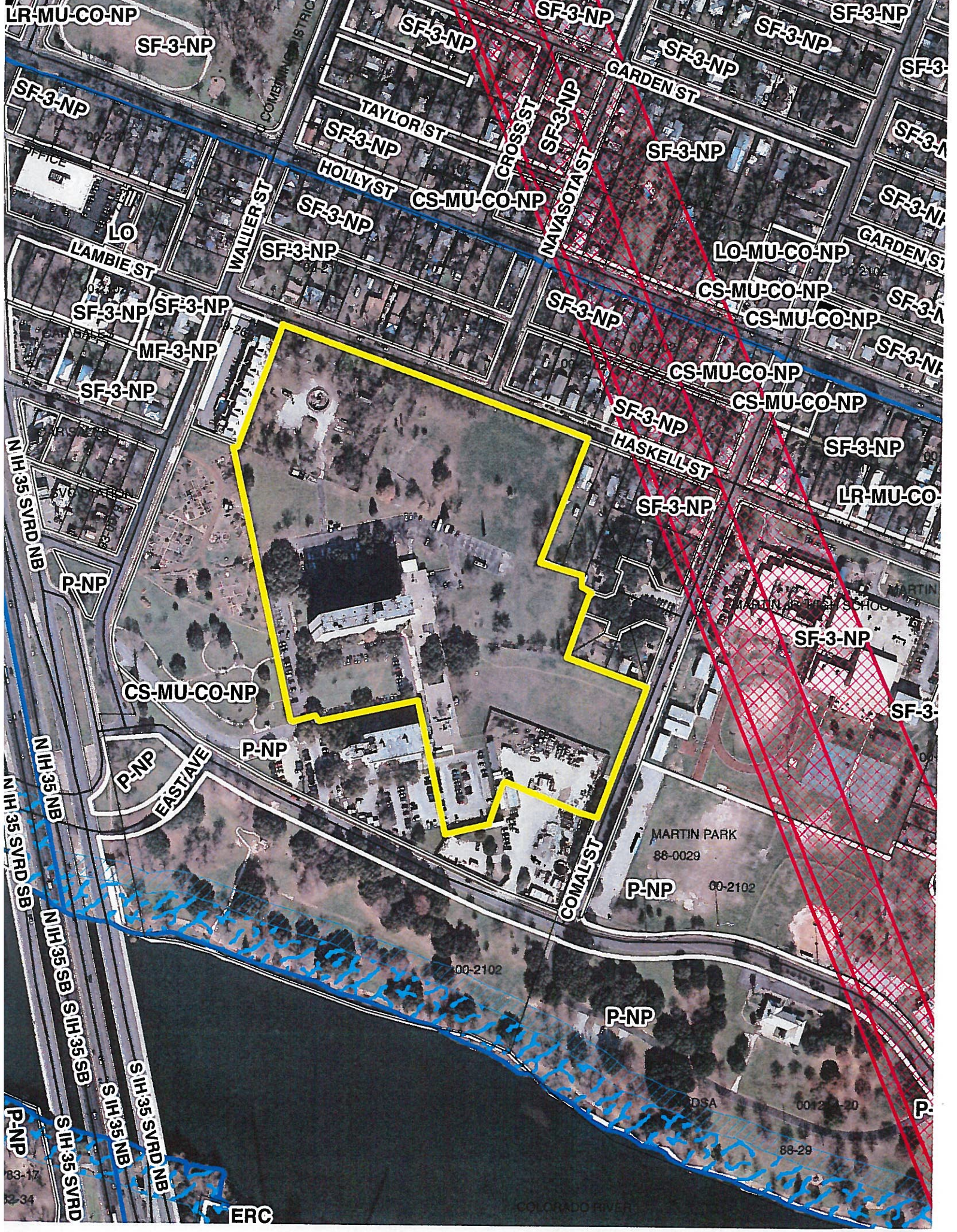
1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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







LR-MU-CO-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

TAYLOR ST

SF-3-NP

HOLLY ST

SF-3-NP

CS-MU-CO-NP

CROSS ST

SF-3-NP

GARDEN ST

SF-3-NP

LO-MU-CO-NP

CS-MU-CO-NP

CS-MU-CO-NP

CS-MU-CO-NP

CS-MU-CO-NP

SF-3-NP

HASKELL ST

SF-3-NP

SF-3-NP

LR-MU-CO-NP

SF-3-NP

SF-3-NP

CS-MU-CO-NP

P-NP

P-NP

EAST AVE

MARTIN PARK

88-0029

P-NP

00-2102

00-2102

P-NP

DSA

00-2102-20

88-29

ERC

COLORADO RIVER

NIH 35 SVRD NB

NIH 35 NB

NIH 35 SVRD SB

NIH 35 SB

SIH 35 NB

SIH 35 SVRD NB

SIH 35 SVRD

P-NP

83-17

82-34