

Davis-Thompson Neighborhood Association

January 08, 2012

Chicon Corridor ADP Funding Application
NPA-2011-0009.02 (plan amendment)
Re: C14-2011-0149.SH (zoning change)

Dear Planning Commissioners, Mayor, Mayor Pro-Tem, Councilmembers, and NHCD Staff:

We are writing to express our support for the funding of the Chestnut Neighborhood Revitalization Corporation's ("CNRC") application for funding of a homeownership and mixed use project to be located along Chicon Street in between E. 12th Street and E. 14th Street (the "Chicon Corridor Project").

We are also writing to express our conditioned support of CNRC's applications for a zoning change to CS-MU-NP and neighborhood plan amendment for 1807 E. 13th Street and 1212 Chicon Street, which are part of the Chicon Corridor Project (see above referenced case numbers). We are conditioning our support on two things: (i) that the City provides the funding for CNRC to purchase these properties and (ii) that the following are prohibited uses for this property (see attached list).

Thank you for your service to the City of Austin, and we look forward to this project becoming a reality and helping us improve our neighborhood while creating an opportunity for affordable home ownership within close proximity to Downtown.

Sincerely yours,

Davis-Thompson Neighborhood Association

cc. Stanton Strickland, President, OCEAN

Prohibited uses (consistent with East 12th Street NCCD / ORDINANCE NO. 20080228-087)

1. Adult-Oriented Businesses
2. Automotive Rental
3. Automotive Repair
- 4 Automotive Sales
- 5 Automotive Washing
- 6 Bail Bond Services
- 7 Campground
8. Carriage Stable
9. Cocktail Lounge
10. Laundry Service
11. Commercial Plasma Center
12. Convenience Storage
13. Drop-off recycling Collection Facility
14. Drive Through Services as an accessory use to a restaurant
- 15 Equipment Repair Services
16. Equipment Sales
17. Exterminating Services
18. Kennels
19. Liquor Sales
- 20 Pawn Shop Services
21. Outdoor Entertainment
22. Outdoor Recreation
23. Service Stations
24. Telecommunication Tower (if sited on ground)
25. Vehicle Storage
- 26 Veterinary Services

The Rosewood Neighborhood Contact Team
1000 Glen Oaks Court, Austin, TX 78702
(512) 477-2352

January 15, 2012

To Whom It May Concern:

The Rosewood Neighborhood Contact Team supports funding of the Chestnut Neighborhood Revitalization Corporation's ("CNRC") application for funding of a project to be located along Chicon Street between E. 12th Street and E. 14th Street (called the "Chicon Corridor Project"). We believe this project is a positive and direct response to a continuing need to clean up unwanted and illegal activities carried out in the immediate area, i.e. the corner of E. 12th and Chicon. CNRC believes, and has evidence from other communities around the country, that building homes populated by owners who want to see a safe, attractive, and thriving community is the only really effective way to change the character of an area. RNCT has worked for years in other, ongoing efforts to turn this area around, so we strongly support and wholeheartedly recommend funding this project.

RNCT also expresses our support of CNRC's applications for a zoning change and neighborhood plan amendment for 1807 E. 13th Street and 1212 Chicon Street conditioned as follows:

- The City provides the funding for CNRC to purchase these properties, and
- That the uses for the properties be restricted to the attached list of uses.

We look forward to seeing this exciting new project coming to fruition.

Sincerely,

Jane Honey Rivera, CTAM

Jane Rivera, Chair

CS-MU General Commercial Services-Mixed Use

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.

- Bed and Breakfast Residential (Group 1)
- Bed and Breakfast Residential (Group 2)
- Club or Lodge (c)
- College and University Facilities
- Communication Service Facilities
- Community Events
- Community Recreation—Private
- Community Recreation—Public
- Congregate Living
- Counseling Services
- Cultural Services
- Day Care Services—Commercial Day Care Services—General
- Day Care Services—Limited Family Home
- Group Home Class I—General
- Group Home Class I—Limited
- Group Home Class II
- Guidance Services
- Hospital Service—Limited
- Hospital Services—General (c)
- Local Utility Services
- Maintenance and Service Facilities
- Private Primary Educational Services
- Private Secondary Educational Services
- Public Primary Educational Services
- Public Secondary Educational Services
- Religious Assembly
- Residential Treatment Safety Services
- Transitional Housing
- Transportation Terminal
- Administrative and Business Offices
- Adult-Oriented Business
- Agricultural Sales and Services
- Art Gallery
- Art Workshop Automotive Rentals
- Automotive Repair Services
- Automotive Sales
- Automotive Washing—of any type
- Bail Bond Services
- Building Maintenance Services
- Business or Trade School
- Business Support Services
- Campground
- Commercial Blood Plasma Center
- Commercial Off-Street Parking
- Communications Services
- Construction Sales and Services
- Consumer Convenience Services
- Consumer Repair Services
- Convenience Storage
- Drop-Off Recycling Collection Facilities
- Electronic Prototype Assembly Electronic Testing
- Employee Recreation
- Equipment Repair Services
- Equipment Sales
- Exterminating Services
- Food Preparation
- Food Sales
- Funeral Services
- Financial Services
- General Retail Sales—Convenience
- General Retail Sales—General
- Hotel/Motel
- Indoor Entertainment
- Indoor Sports and Recreation
- Kennels
- Laundry Services
- Medical Offices—not exceeding 5,000 sq/ft of gross floor space
- Medical Offices—exceeding 5,000 sq/ft of gross floor space
- Monument Retail Sales
- Off-Site Accessory Parking
- Outdoor Entertainment
- Outdoor Sports and Recreation
- Pawn Shop Services
- Personal Improvement Services
- Personal Services
- Pet Services
- Plant Nursery
- Printing and Publishing Services Professional Office
- Research Services Restaurant—Limited
- Restaurant—General
- Service Station
- Software Development
- Theater
- Vehicle Storage
- Veterinary Services
- Custom Manufacturing
- Limited Warehousing and Distr

Chestnut Neighborhood Plan Contact Team

November 6, 2012

City of Austin Planning Commission
505 Barton Springs Rd.
Austin, Texas 78704

Dear Planning Commission,

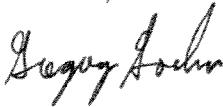
I am writing to express the support of the Chestnut Neighborhood Plan Contact Team for the Chestnut Neighborhood Revitalization Corporation's application to request the following variances:

- 1.) A Planning Commission variance from the Parking and Driveway Setback: LDC 25-2-1067 (H)
 - a. Reducing the parking and driveway setback to 5' adjacent to the SF-3 zoning.
- 2.) A Planning Commission variance from the building setbacks on 13th and 14th Street: LDC 25-2-1064
 - a. Reducing the compatibility building setback from 25' to 5' from the right of way line.

The Chestnut Neighborhood Revitalization Corporation intends to build owner-occupied housing on these sites that will be sold to mixed-income households. The site will also have some commercial space for offices and retail enterprises.

The Chestnut NPCT has a high priority for affordable housing within its plan area. The CNRC's planned development works towards increasing affordable housing in a manner which is consistent with our neighborhood character.

Best wishes,



Greg Goeken
Chair
Chestnut NPCT
830-613-5553

FW nhcd - Support for Chicon corredor revitalization project.txt
From: NHCD
Sent: Wednesday, December 14, 2011 3:47 PM
To: Potter, David; Copic, Regina
Cc: Nichols, Kelly
Subject: FW: nhcd - Support for Chicon corredor revitalization project

FYI

-----Original Message-----

From: [redacted] [mailto:[redacted]]
Sent: Tuesday, December 13, 2011 9:54 PM
To: NHCD
Subject: nhcd - Support for Chicon corredor revitalization project

Date/Time Submitted: Tuesday, 12/13/11, 2153 hours
From: Joel Perkes
E-mail address: [redacted]
Subject: Support for Chicon corredor revitalization project
Comments:
12/12/11

Joel Perkes
1805 East 13th Street
Austin, TX 78702
[redacted]

Dear NHCD,

Last night, I attended a neighborhood meeting held at the George Washington Carver Library in east Austin. I viewed a detailed power-point presentation of the proposed Chicon Corridor Project being developed by the Chestnut Neighborhood Revitalization Corporation.

I was very impressed with their plan and vision for the land usage and the likely effects for the overall neighborhood and area. As a home owner living next door to the proposed project, I d like to express my strong support for the project.

The land in question (that is directly next door to my home) is currently overrun by trespassers. I understand that the people who hang out in the area are not from our neighborhood, but still go there to hang out and do business. People have made a hole in the fence and people currently hang out in that area, use drugs and go to the bathroom etc.

I believe that the proposed project would be a win win scenario for the city of Austin and our neighborhood. It would help improve the blighted area, while providing home ownership opportunities to many low income people and families.

Please feel free to call me or email me if you have any questions.

Thank you!
Sincerely,

Joel Perkes