



## MEMORANDUM

TO: Planning Commissioners

FROM: Mark Walters, Principal Planner  
Planning and Zoning Department

DATE: January 19, 2016

SUBJECT: Small Area Planning Joint Committee's Recommendation to Address Community Concerns Regarding Specific Uses and Development along the East Cesar Chavez Street Corridor

### **Small Area Planning Joint Committee Action**

At their January 13<sup>th</sup>, 2016 meeting the Small Area Planning Joint Committee passed a recommendation to the Planning Commission proposing a course of action to address community concerns regarding businesses and proposed uses along the East Cesar Chavez Street. The corridor extends along East Cesar Chavez Street from I-35 to US 183. The recommendation was passed unanimously.

Recommend to the Planning Commission to review the East Cesar Chavez Neighborhood Plan controls that are working effectively along the corridor and the conditions the neighborhood coalition has asked for and establish interim development controls to be in place for 180 days, or less. These interim controls can be reevaluated by the Planning Commission once the matrix process to select future planning areas, currently under review by the Planning and Zoning Department, is complete.

### **Basis of Controls and Community Desires**

The controls listed by the recommendation are the conditional and prohibited uses established by the neighborhood plan combining district (NP) for the segment of East Cesar Chavez Street running through the East Cesar Chavez Neighborhood Planning Area. The coalition presented a list of uses and business operations they want addressed:

- Bars
- Restaurants
- Breweries
- Businesses with outside amplified music

- Types 2 and 3 short term rentals
- Large, incompatible developments such as hotels
- Late-night businesses open until 2:00 AM.

### **The Process to Select Future Planning Areas**

As it is currently being envisioned, the matrix is part of a two-step process to select future planning areas and is currently under development by the Planning and Zoning Department Staff. Staff intends to present the process to the full Planning Commission in late February or March of this year. Below is a short summary of the process.

The first step involves developing a Geographic Information System (GIS) model that incorporates multiple data sources (e.g., development activity, area walkability, *Imagine Austin's* corridors and centers, demographic data, and several other data sets) to identify planning "hot spots." Once these are identified, the "hottest" areas and those not covered by more recent and/or robust planning efforts (e.g., West Campus, Downtown, East Riverside, South Austin Combined Neighborhood Planning Areas, etc.) will be identified and the boundaries refined. These areas will then be subject to a second round of analysis that uses a matrix to establish a ranking. Staff will recommend the highest ranked areas for Council authorization to begin planning in these areas. This will establish a two to three work program. Once plans for these areas are mostly completed, staff will engage in the process again to establish the next set of areas to receive planning services.