

## **ZONING CHANGE REVIEW SHEET**

CASE: C14-2019-0101 – 1010 Clermont

DISTRICT: 3

ZONING FROM: GR-MU-V-CO-NP

TO: GR-MU-V-CO-NP, to change conditions of zoning

ADDRESS: 1010 Clermont Avenue

SITE AREA: 0.26 Acres

PROPERTY OWNER/APPLICANT: Cooe Yakka, LLC (Paul Stables)

AGENT: Hector Avila

CASE MANAGER: Heather Chaffin (512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov))

STAFF RECOMMENDATION:

**Staff supports the Applicant's request to rezone the property to GR-MU-V-CO-NP to change conditions of zoning.**

*For a summary of the basis of staff's recommendation, see case manager comments on page 2.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

October 8, 2019: *TO GRANT GR-MU-V-CO-NP AS RECOMMENDED BY STAFF, ON CONSENT (13-0). [Llanes-Pulido- 1st, Anderson- 2nd]*

CITY COUNCIL ACTION:

November 17, 2019:

ORDINANCE NUMBER:

**ISSUES:**

The subject property was rezoned from GR to GR-MU-CO-NP with the East Cesar Neighborhood Plan process in December 2000. The vertical mixed use (V-) was added in 2009 during the opt-in/opt-out process. 60 land uses were prohibited by conditional overly (CO) and 10 made conditional with the 2000 ordinance. ***Please see Exhibit C- Zoning Ordinance.***

The Applicant requests to change the following prohibited land uses to permitted land uses: Administrative and business offices, Professional offices, Business support services, Financial services, Consumer repair services, and Personal improvement services. The Applicant also requests to change the following conditional land uses to permitted land uses: Personal services, Medical offices below 5,000 s.f., and General retail sales-convenience. The property has several conditional overlays that the Applicant supports retaining on the property. The proposed rezoning would keep the following conditions:

1. A structure shall not exceed 40 feet in height;
2. Townhouse residential is prohibited;
3. The following land uses are prohibited: 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, 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, College and university facilities, Communications service facilities, Construction sales and services, Custom manufacturing, Electronic prototype assembly, Equipment sales, 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, Residential treatment, Restaurant (limited), Service station, Vehicle storage, General retail sales- general, Hospital services (general), Club or lodge, and Transportation terminal.
4. The following land uses are conditional: Art and craft studio (general), Congregate living, Cultural services, Theater, Art and craft studio (limited), Counseling services, Food sales, and Pet services.

**CASE MANAGER COMMENTS:**

The proposed rezoning is for a 0.26 square foot property located at the northeast corner of the intersection of Interstate 35 Northbound (IH 35) and Clermont Avenue. The GR-MU-V-CO-NP property is comprised of 3 lots and is currently developed with an automotive sales land use. This land use is an existing nonconforming use. Immediately east of the property are lots zoned GR-MU-CO-NP that are developed with single family residences. These properties have the same conditional overlays as the subject tract. Single family residential land uses continue to the SF-3-NP zoned areas east and northeast of the property. North of the property, across an alley are lots zoned GR-MU-CO-NP. These properties have the same conditional overlays as the subject tract and include single family, vacant, and multifamily land uses. Across Clermont to the south are multiple properties zoned CS-MU-CO-NP which have the same conditional overlays as the subject property. These are developed with automotive sales and single family residential uses. ***Please see Exhibits A and B—Zoning Map and Aerial Exhibit.***

As stated previously, the Applicant requests changing some of the land uses that are currently prohibited or conditional to permitted uses. Uses include: Administrative and business offices, Professional offices,

Business support services, Financial services, Consumer repair services, Personal improvement services, Personal services, Medical offices below 5,000 s.f., and General retail sales convenience. Staff supports the rezoning request. Staff supports permitting the uses listed above because it will allow redevelopment of the site with uses that fit the area. This property is located immediately adjacent to IH 35 and is in an area that transitions from CS and GR zoned areas to a single family neighborhood. By permitting some of the less intense uses that are currently not allowed, the site could be redeveloped from the existing nonconforming automobile sales use to something more suitable, like offices, personal services, and more. Although several nearby properties have the same conditions, Staff believes that conditions in the area have changed significantly in the last 19 years, and these uses are appropriate.

Staff has received correspondence in favor of the rezoning request. In addition to correspondence from neighbors, Staff has received a letter from the East Cesar Chavez Neighborhood Plan Contact Team (ECC NPCT) that supports the majority of the Applicant's request. ***Please see Exhibit D – Correspondence.***

#### **BASIS OF RECOMMENDATION:**

1. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

The permitted land uses would provide a better transition between the highway and single family neighborhood than the existing automotive sales use. Many of the uses could possibly improve the character of the neighborhood.

2. *Zoning should allow for reasonable use of the property.*

With 60 prohibited land uses and 10 conditional uses in addition to those already prohibited in GR zoning, the site is limited to a very short list of possible uses.

3. *Rezoning should not contribute to the over zoning of the area.*

The low intensity uses that would be permitted on the property provide less intensive options and opportunities for redevelopment than the current land use.

#### **EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
Site	GR-MU-V-CO-NP	Automotive sales
North	GR-MU-CO-NP, SF-3-NP	Single family residential, Undeveloped, Multifamily residential
South	CS-MU-CO-NP	Automotive sales, Single family residential
East	GR-MU-CO-NP	Single family residential
West	IH-35, CBD	Highway, Hotel, Gas station

**NEIGHBORHOOD PLANNING AREA:** East Cesar Chavez NP Area

**WATERSHED:** Lady Bird Lake

**TIA:** N/A

**AREA CASE HISTORIES:** There are no recent rezoning cases in the vicinity.

#### **NEIGHBORHOOD ORGANIZATIONS:**

Austin Neighborhood Council  
Black Improvement Association

Neighbors United for Progress  
AISD

Neighborhood Empowerment Foundation  
 Friends of Austin Neighborhoods  
 Homeless Neighborhood Association  
 Greater East Austin Neighborhood Association  
 Friends of Austin Neighborhoods  
 East Cesar Chavez Neighborhood Association  
 Town Lake Neighborhood Association  
 East Cesar Chavez Neighborhood Plan Contact Team  
 Guadalupe Neighborhood Development Corporation  
 El Concilio Mexican American Neighborhoods  
 East Town Lake Neighborhood Association  
 Downtown Austin Neighborhood Association

Bike Austin  
 SELTexas  
 Del Valle Community Coalition  
 Preservation Austin  
 Sierra Club  
 United East Austin Coalition  
 East Austin Conservancy  
 Waller Creek Conservancy  
 Neighbors United for Progress  
 Friendly Fiends of Haskell Street  
 Tejano Town

#### EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
IH 35 Frontage Rd	250'	Multiple lanes divided freeway	ASMP Level 4	Yes	Yes	Yes
Clermont Drive	60'	30'	ASMP Level 1	Yes	No	Yes

#### OTHER STAFF COMMENTS:

##### ENVIRONMENTAL

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Lady Bird 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.
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 property.
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. At this time, site specific information is unavailable regarding 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.

##### SITE PLAN

- SP 1. Site plans are required for any development other than single-family or duplex residential.
- SP 2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.
- SP 3. 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 4. FYI: Additional design regulations will be enforced at the time a site plan is submitted.

SP 5. The entire site is subject to compatibility standards due to proximity to property zoned SF-3-NP to the northeast. The following standards apply:

- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- For a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.

SP 7. The site is subject to 25-2 Subchapter F. Residential Design and Compatibility Standards.

### **TRANSPORTATION**

TR 1. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC 25-6-113]. TR 2. Additional right-of-way maybe required at the time of subdivision and/or site plan. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November 2014, a bike lane is recommended along IH 35 frontage Rd.

The adjacent existing street characteristics are provided in the table below:

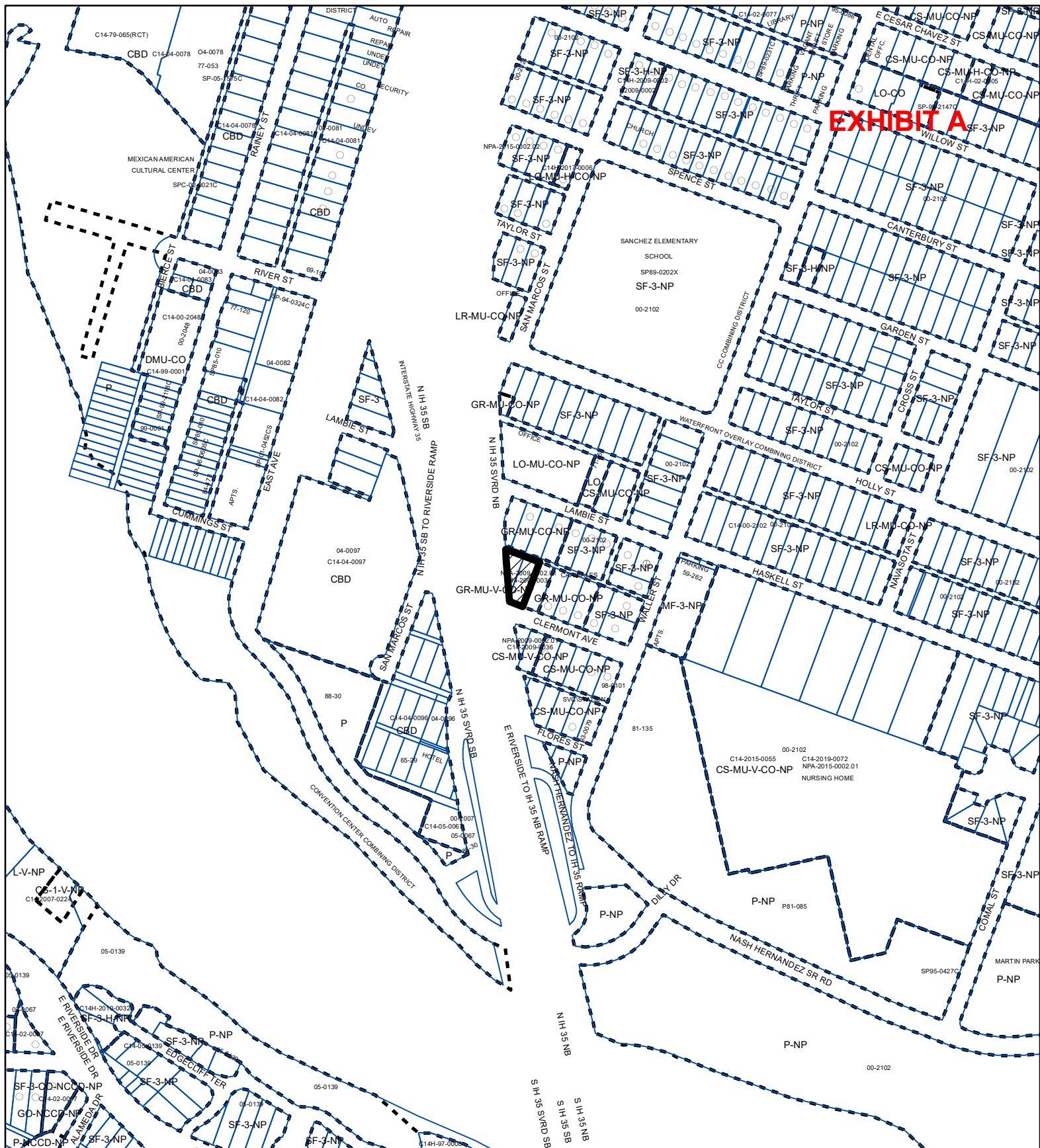
<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Sidewalks</b>	<b>Bicycle Route</b>	<b>Capital Metro (within ¼ mile)</b>
IH 35 Frontage Rd	250'	Multiple lanes divided freeway	ASMP Level 4	Yes	Yes	Yes
Clermont Drive	60'	30'	ASMP Level 1	Yes	No	Yes

### **WATER UTILITY**

1. 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 land use. 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.

### **INDEX OF EXHIBITS TO FOLLOW**

- A: Zoning Map
- B. Aerial Exhibit
- C. Zoning Ordinance
- D. Correspondence






**EXHIBIT A**

## ZONING

ZONING CASE#: C14-2019-0101



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

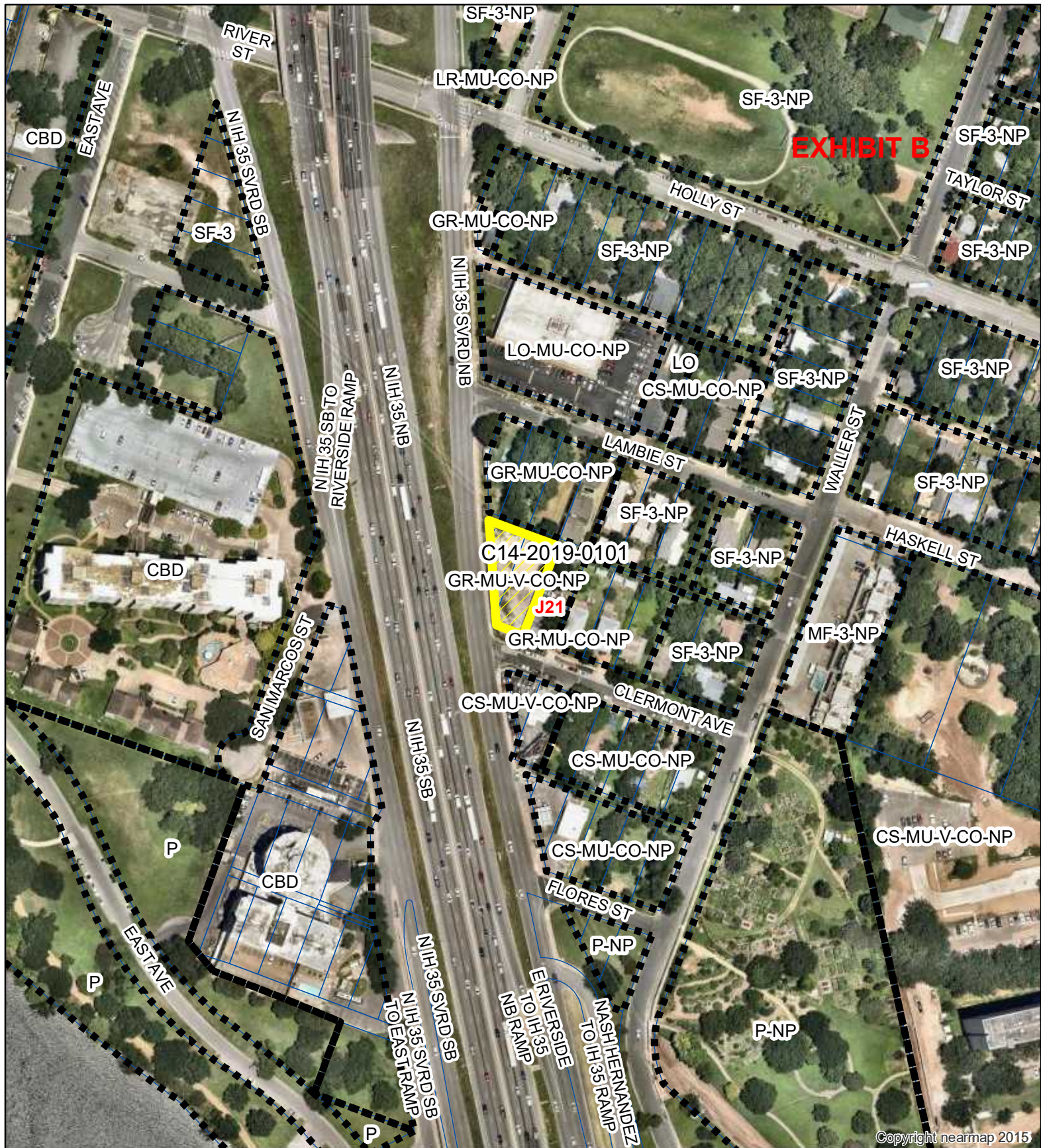
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# 1010 CLERMONT

ZONING CASE#: C14-2019-0101  
 LOCATION: 1010 CLERMONT AVENUE  
 SUBJECT AREA: .26 Acres  
 GRID: J21  
 MANAGER: Heather Chaffin



1" = 200'

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

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**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, an Limited Industrial Services-Conditional Overlay-Neighborhood Plan (LI-CO-NP) combinin 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-II CS	CS-II-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 César 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-II-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 district 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 use in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

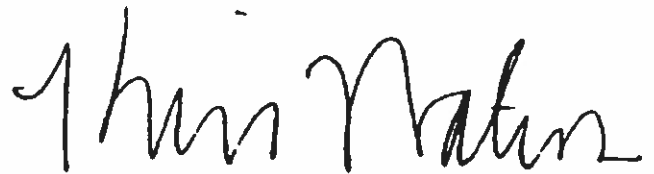
**PART 8.** The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

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

**PASSED AND APPROVED**

December 14, 2000

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§  
§



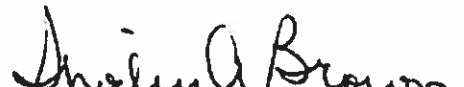
Kirk Watson  
Mayor

APPROVED:

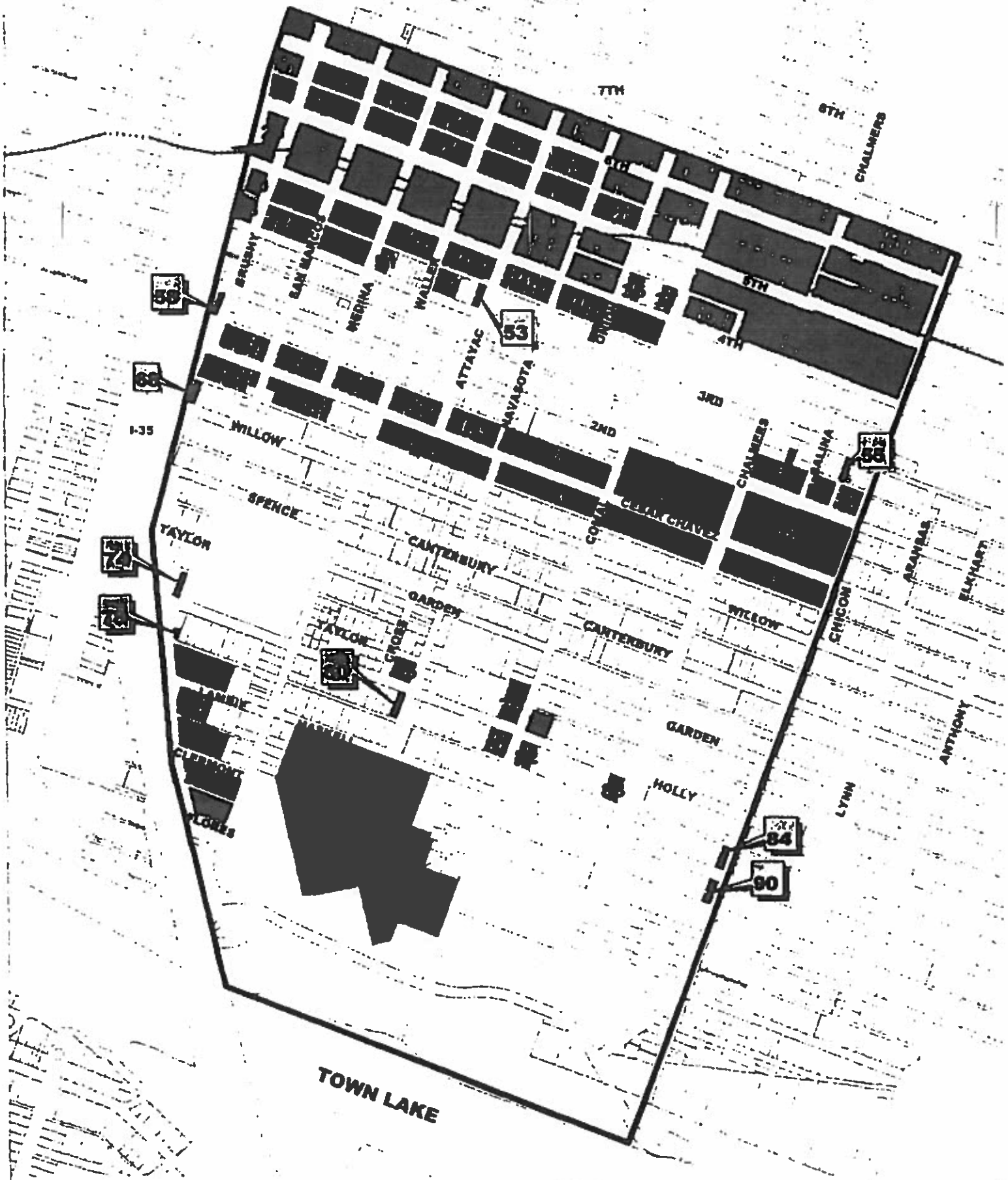


Andrew Martin  
City Attorney

ATTEST:



Shirley A. Brown  
City Clerk



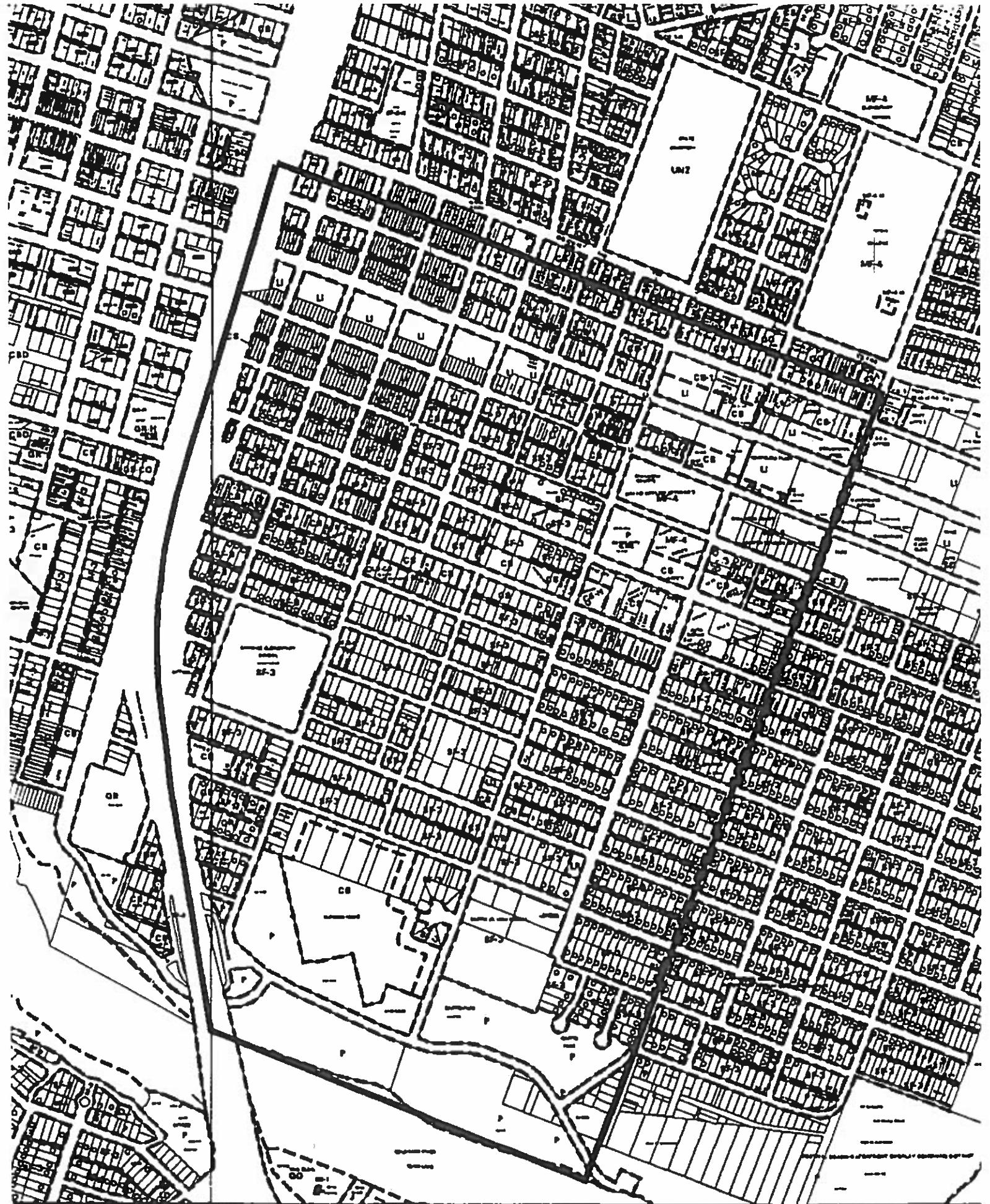
**East César Chávez Planning Area  
Commercial and Industrial Parcels  
Proposed for Rezoning Case # C14-00-2102**



PECSO  
Neighborhood Planning

- 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





SUBJECT TRACT  
PENDING CASE  
ZONING BOUNDARY

/// ///  
.....  
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CASE #: C14-00-2102

ZONING EXHIBIT B

CITY OF  
REFEREN  
NUMBE





July 8, 2019

Heather Chaffin  
City of Austin

Re: 1010 Clermont Avenue

Dear Ms. Chaffin:

During the June 19, 2019 meeting of the Cesar Chavez Neighborhood Planning Team (ECCNPT), Mr. Paul Stables met with us to ask for our support to change the prohibited uses in the Conditional Overlay on this property. After much discussion and input from our Land Use Committee, we voted as follows:

1. Administrative and Business Offices: change from prohibited to permitted.
2. Professional Office: change from prohibited to permitted.
3. Business Support Services: change from prohibited to permitted.
4. Financial Services: change from prohibited to permitted.
5. Consumer Repair Services: change from prohibited to permitted.
6. Personal Improvement Services: change from prohibited to permitted.
7. Personal Services: change from conditional to permitted use.
8. Medical Offices: change from conditional to permitted use.
9. General Retail Sales Convenience: keep as prohibited
10. General Retail Sales: keep as prohibited.

If you have any questions at all or would like to discuss further, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink that reads "Susan Benz".

Susan Benz, Chair

East Cesar Chavez Neighborhood Planning Team

**Chaffin, Heather**

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**Subject:** FW: Case Number C14-2019-0101

**From:** Michael Reynolds  
**Sent:** Thursday, August 22, 2019 1:17 PM  
**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>  
**Subject:** Case Number C14-2019-0101

Hi Heather,

Thank you again for your time this afternoon. I, Michael Reynolds, approve the proposed changes for Mr. Paul Stables. My address is 1013 Lambie St B Austin, TX 78702.

Thank you,

Michael Reynolds  
612-968-3431

**Chaffin, Heather**

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**Subject:** FW: C14-2019-0101

**From:** Kelly Rogers  
**Sent:** Thursday, August 22, 2019 2:05 PM  
**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>  
**Subject:** C14-2019-0101

Hi Heather,

I'm emailing you to let you know I approve of case C14-2019-0101. I live at 1013 Lambie St. Unit C, Austin, TX 78702.  
If you have any questions for me please let me know.

Thank you!  
Kelly  
512-656-7751