



PROJECT NAME:	E. Cesar Chavez
SITE ADDRESS:	1800 E Cesar Chavez St, TX 78702
APPRAISAL DISTRICT:	R189103 – 1800 CESAR CHAVEZ LLC (1.2706ac)
JURISDICTION:	Full purpose Austin City Limits, Travis County, Texas
	According to Special Warranty Deed (2019122581), the lot was originally platted as part of the T. Burns Subdivision (Book 1, Page 57A). The T. Burns Subdivision was platted in 1890

UTILITIES

WATER:	<p>City of Austin CCN.</p> <p>Nearest infrastructure: There is an existing 6” water line along Chicon Street to the east and an existing 12” water line along E. Cesar Chavez to the south.</p> <p>Impact Fee: Since the property was platted prior to October 1, 2007 and is within an Urban Watershed, it is subject to \$600 per LUE impact fee. For any new platting, the impact fee is \$4,800 per LUE.</p>
WASTEWATER:	<p>City of Austin CCN.</p> <p>Nearest infrastructure: There is an existing 12” wastewater along Chicon Street to the east and an existing 12” along E. Cesar Chavez Street to the south.</p> <p>Impact Fee: Since the property was platted prior to October 1, 2007 and is within an Urban Watershed, it is subject to \$400 per LUE impact fee. For any new platting, the impact fee is \$2,900 per LUE.</p>
STORM/DRAINAGE:	Detention will be required. Water quality will be required for any new or redeveloped impervious cover of over 8,000 square feet.
GAS:	According to the Texas Railroad Commission GIS Map, there are no gas lines cutting through the site. Gas service is to be provided by Texas Gas Service.
ELECTRIC:	Electric service is provided by Austin Energy.



ENVIRONMENTAL

AQUIFER:	The site is located within the Trinity but outside of any Edwards Aquifer Zones.
WATERSHED:	Urban Watershed Regulation/Desired Development Zone Lady Bird Lake; Colorado River below Longhorn Dam
NWI STREAMS/PONDS:	There are no ponds or streams onsite according to the National Wetlands Inventory (NWI) online viewer.
STREAM BUFFERS:	No City of Austin Critical Water Quality Zone buffers onsite.
CEF:	There are no existing critical environmental features shown onsite according to the Austin Property Profile GIS application.
TREE MITIGATION:	City of Austin – Tree Mitigation requirements per the City of Austin are required in City Limits. Mitigation requirements start at a trunk diameter of 8” and greater.
PARKLAND:	City of Austin – land dedication is equal to 9.4 acres per 1,000 residents. Fee in lieu of land dedication and park development fee depends upon the density of the proposed development.
IMPERVIOUS COVER:	For full purpose City of Austin within the Urban watershed, only impervious cover limitations are based on zoning. The zoning for the site is currently CS-MU-CO-NP. The associated impervious cover maximum for this zoning category is 95%.

SITE CHARACTERISTICS

FLOODPLAIN:	There is no floodplain located on site.
SLOPES:	Site is very flat with less than 2% slopes. Drainage onsite will need to be focused to the southeast, at the intersection of Cesar Chavez and Chicon Street where there are existing curb inlets for the City of Austin underground storm system.
SOILS:	The soils onsite are Bergstrom soils and urban land (hydrologic soil Group B). These soils have moderate infiltration rates when thoroughly wetted, resulting in moderate low runoff potential.



TRANSPORTATION

EXISTING ACCESS:

E. Cesar Chavez Street (City):

- Frontage: +/-330’ of frontage along the southern boundary of the property
- ROW: +/-55’
- Driveways: No existing driveways into the property

Chicon Street (City):

- Frontage: +/-175’ of frontage along the eastern boundary of the property
- ROW: +/-55’
- Driveways: One existing driveway into the property

FUTURE THOROUGHFARES:

The Austin Strategic Mobility Plan shows a proposed improvement to E Cesar Chavez Street including expanding the roadway to construct a center turn lane and all ages and abilities bicycle facilities. The proposed right-of-way is 80’ so dedication along the southern frontage is anticipated.

The Austin Strategic Mobility Plan also shows a proposed improvement to Chicon Street including constructing all ages and abilities bicycle facilities. The proposed right-of-way is 72’ so dedication along the eastern frontage is anticipated.

ZONING

EXISTING ZONING:

Property is zoned CS-MU-CO-NP.

- CS – General Commercial Services Base District
 - General commercial services (CS) district is the designation for a commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are incompatible with residential environments.
 - See City of Austin Land Development Code Section 25-2-491 - PERMITTED, CONDITIONAL, AND PROHIBITED USES for full table of permitted and conditional uses.
- MU – Mixed Use Combining District
 - The purpose of a mixed use (MU) combining district is to allow office, retail, commercial, and residential uses to be combined in a single development





- CO – Conditional Overlay Combining District
 - The purpose of a conditional overlay (CO) combining district is to modify use and site development regulations to address the specific circumstances presented by a site.
 - CO combining district may be used to:
 - promote compatibility between competing or potentially incompatible uses;
 - ease the transition from one base district to another;
 - address land uses or sites with special requirements; and
 - guide development in unique circumstances.
- NP – Neighborhood Plan Combining District
 - East Cesar Chavez Neighborhood Plan (see attached) – Land Use Plan within the Neighborhood Plan document shows site to be Mixed Use and Residential but exhibits are grainy
 - Restricts height to 40' (base CS zoning allows for a max. height of 60')
 - Townhouse residential use is prohibited
 - Following Uses are prohibited:
 - 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
 - Following Uses are conditional uses:
 - 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

FUTURE LAND USE: Recreation and Open Space

MISCELLANEOUS

MISCELLANEOUS: City of Austin Emergency Services
Austin ISD
Not located within a MUD



OVERVIEW

NET DEVELOPABLE:

The site is quite flat with less than 2% slopes. Depending upon the desired development, allowable uses and zoning restrictions will need to be reviewed closely. Scheduling a meeting with the City of Austin Permitting and Development Center (PDC) is recommended. The site does have existing improvements that will need to be considered. With a maximum impervious cover limitation of 95% and nearby utilities, this site is very developable.



MORE INFORMATION

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