

Project Summary

Date: 3.7.2017
Address: 1801 E. Cesar Chavez St
Austin, TX 78702



Our client recently purchased the building located at 1801 E. Cesar Chavez. The intent is to restore the portion of the structure built in 1907 and to renovate the subsequent additions to it for office use. The existing structures and additions at the back of the building are in poor condition and will be demolished in order to accommodate parking. We propose adding 807 square feet on the second level over the existing one-story portion of the building with a design that respects the historic character of the home.

The addition requires a variance to Residential Compatibility. The current building setback on the east side of the building is 15.5 feet. We are requesting to modify it to 5 feet. We will not be changing the existing footprint that is currently in the building setback, only increasing the existing height. The addition will comply with the maximum height of 30 feet and two stories.

We plan to address the relationship between the adjacent buildings with a multi-faceted strategy including sensitive site lighting, plantings, fencing, and careful location of windows. We hope that you will endorse our request for this variance. It is our goal to maintain the character of the existing building, while providing a commercial office use that serves the neighborhood.

Site Information

Lot size:	7,342.5 sf
Lot width:	52.73 ft
Lot depth:	139.81 ft
Zoning:	CS-MU-CO-NP (SF-3 when residential use)
Conditional Overlay:	Residential Design Standards (when residential use) Residential Compatibility Standards (when adjacent to residential zoning or use)
Neighborhood Plan:	East Cesar Chavez
Future Land Use:	Mixed use
Max Height:	60 ft allowed by zoning* *Residential Compatibility modifies to 30 ft and (2) stories max
Max Bldg Coverage:	95%
Max Impervious:	95%
Max FAR:	2:1
Minimum Building Setbacks Per CS Zoning:	
Front Yard:	10 ft*
Side Yard:	n/a*
Rear Yard:	n/a*
*Residential Compatibility Modifies to:	
Front Yard:	25 ft
Side Yard:	15.5 ft building, 5 ft parking from residential property
Rear Yard:	15.5 ft building, 5 ft parking from residential property

Current Building Area

Level 1:	1,880 sf
Level 2:	874 sf
Accessory Buildings:	609 sf
Total	3,363 sf

Proposed Building Area

Level 1:	1,797 sf
Level 2 Existing:	874 sf
Level 2 New:	807 sf
Total	3,478 sf

Net area gain = 3,478 sf – 3,363 sf = **115 sf**

Occupancy

Level 1:	18
Level 2:	17

Floor-Area Ratio

Existing:	3,363 sf building / 7,342.5 sf site = 0.46
Proposed:	3,478 sf building / 7,342.5 sf site = 0.47

Impervious Cover

Existing:	56.8%
Proposed:	70.0% estimated

Parking

One space for every 275 sf is required.

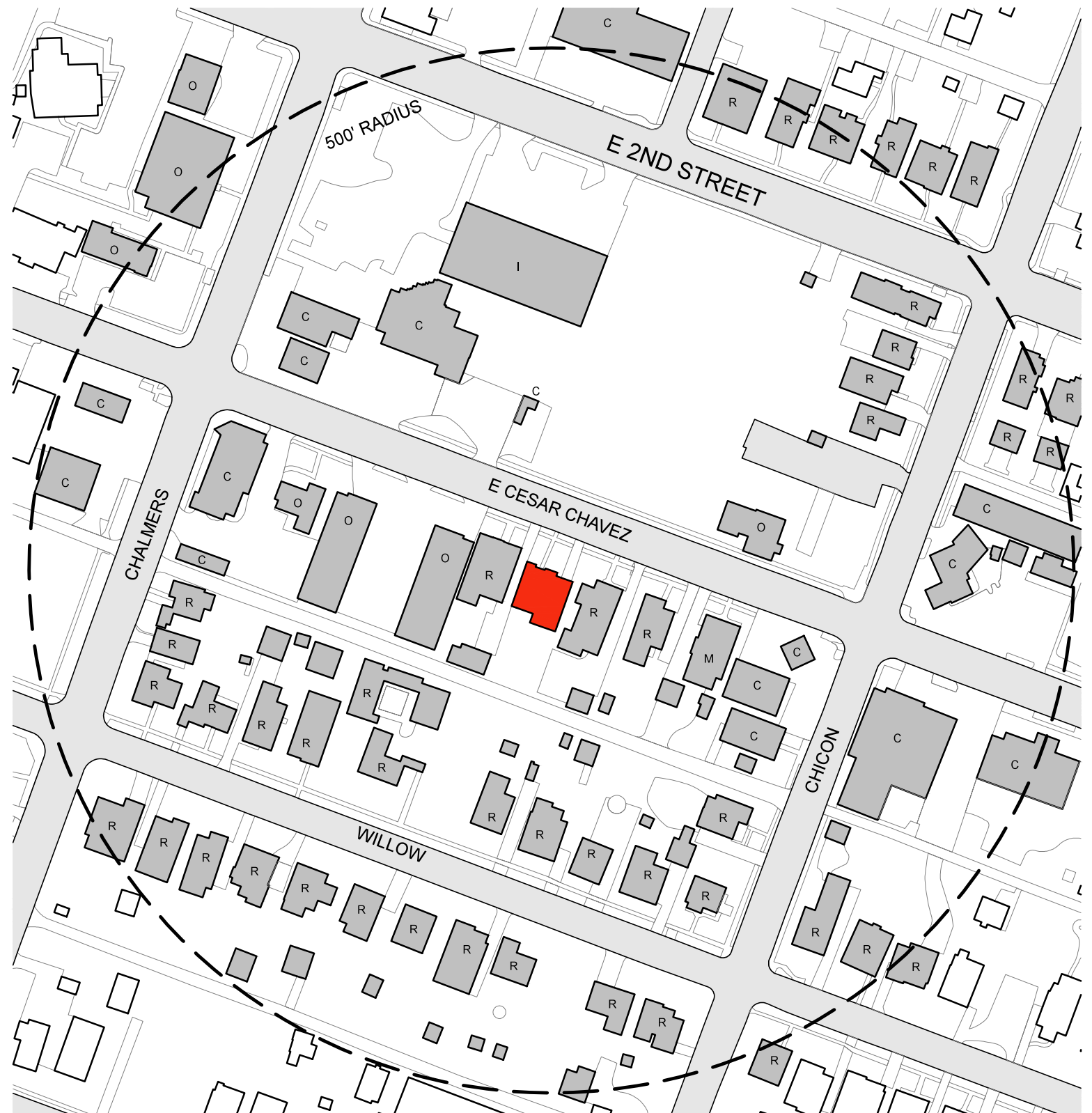
We propose utilizing the 20% Urban Core Reduction granted by the city based on central location of property, plus a 10% reduction for providing showering facilities to encourage bike access and multi-modal transportation to site.

$$(3,478 \text{ sf} / 275 \text{ sf}) \times 0.7 = 9 \text{ spaces}$$



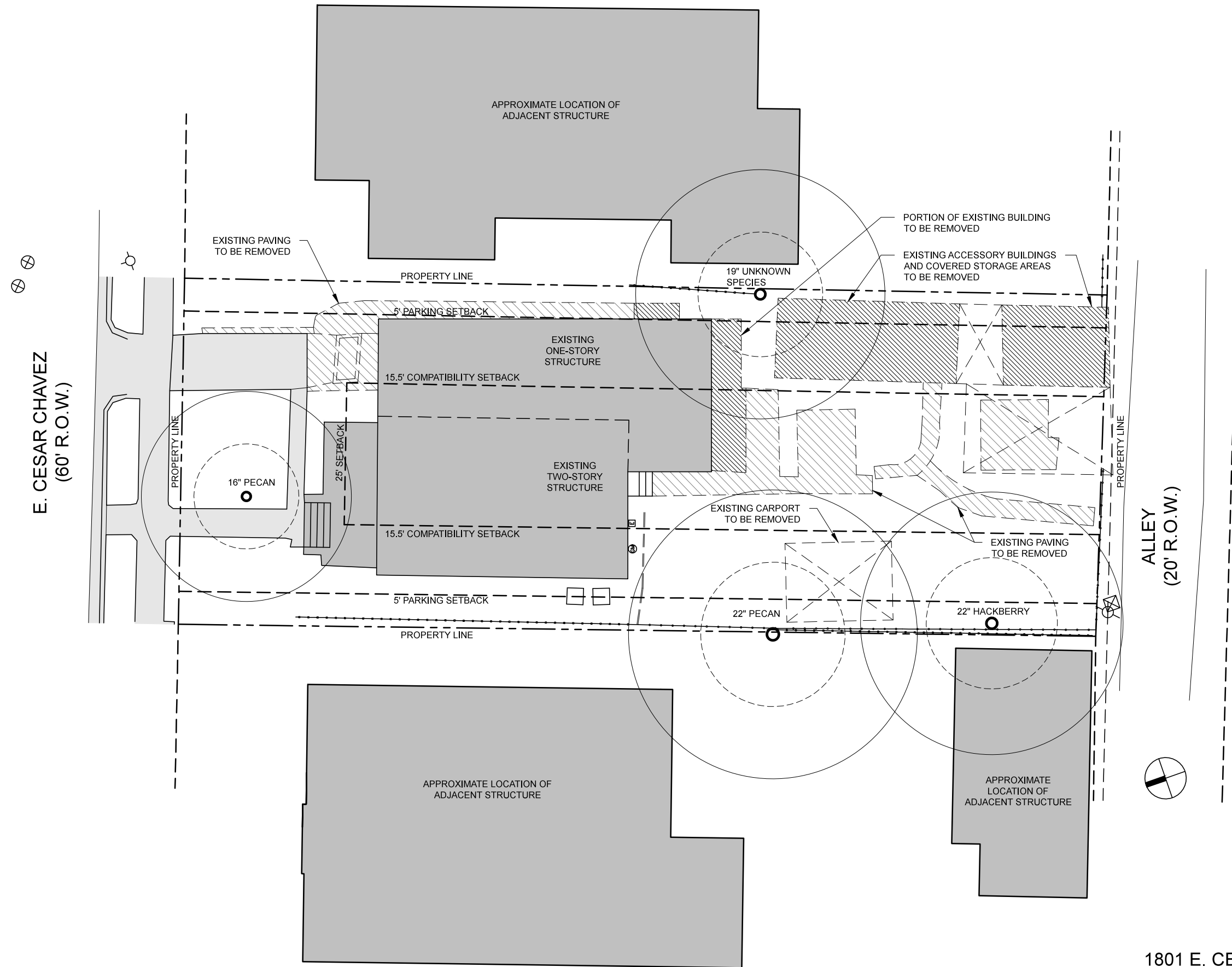
ZONING AND GRAPHICS PER CITY OF AUSTIN GIS

R = SINGLE FAMILY RESIDENTIAL
 O = OFFICE
 C = COMMERCIAL
 M = MULTI-FAMILY
 I = INDUSTRIAL

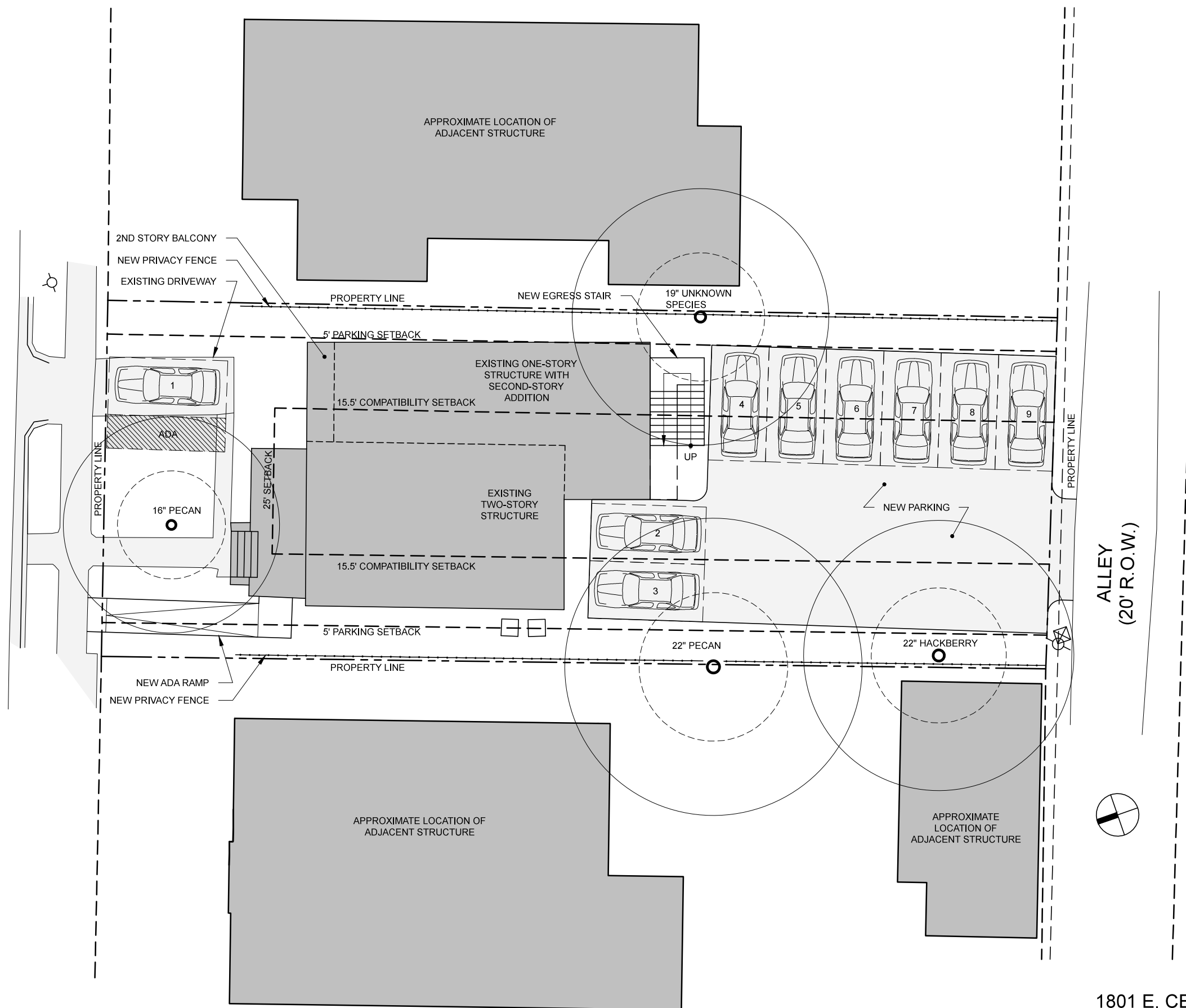


1801 E. CESAR CHAVEZ

SITE LOCATION
 PROPERTIES WITHIN 500 FT RADIUS
 SCALE: 1/128"=1'-0"
 DATE: 03.07.2017



E. CESAR CHAVEZ
(60' R.O.W.)



1801 E. CESAR CHAVEZ

SITE PLAN
PROPOSED
SCALE: 1/16"=1'-0"
DATE: 03.07.2017



