

Brooks Wolff

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Prepared For:

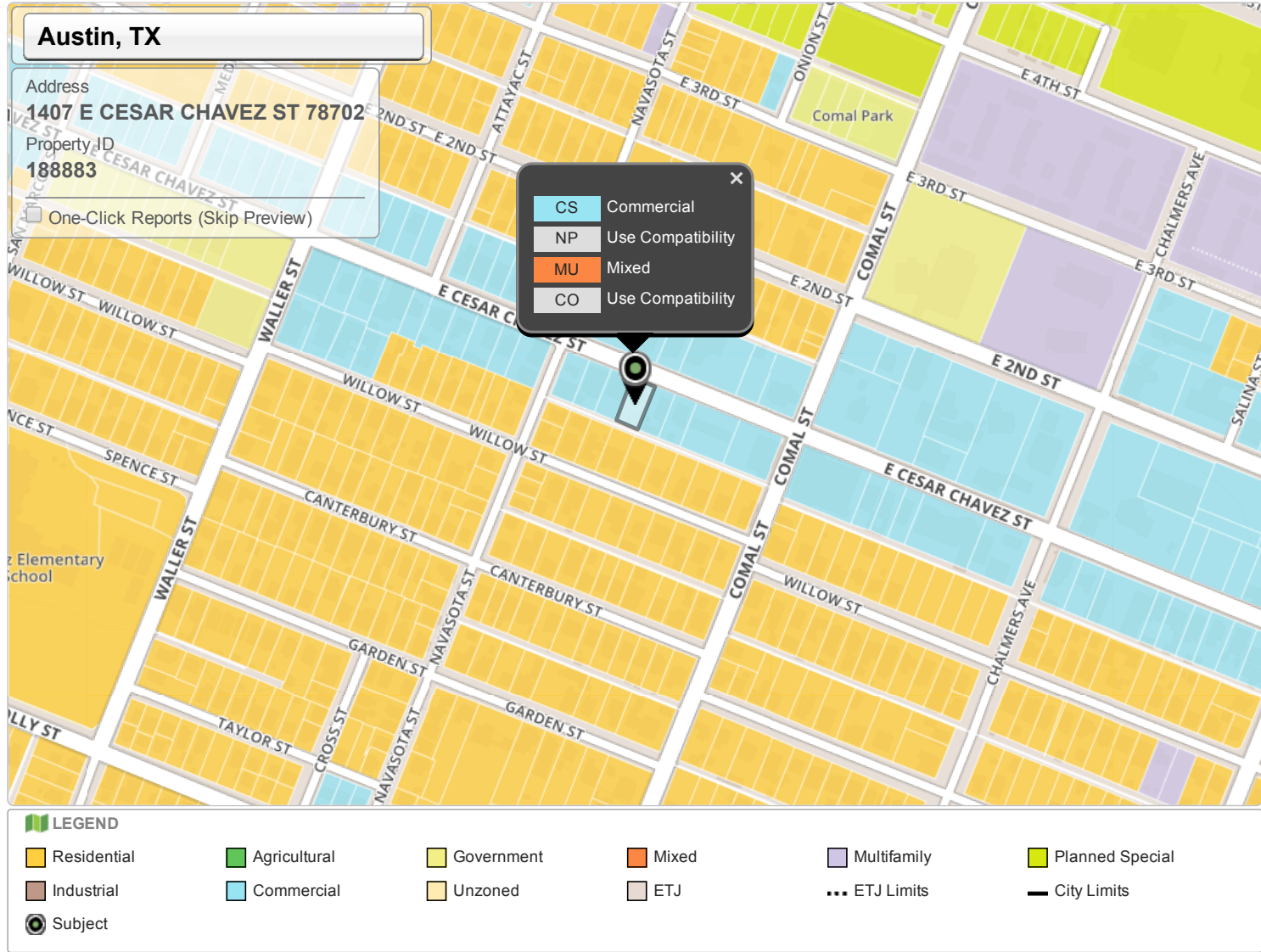
Date Prepared: Wednesday, January 4, 2017

Subject Address: 1407 E CESAR CHAVEZ ST 78702

Subject Property ID: 188883

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Please visit www.zonability.com/about to learn more about Zonability.



basics

PROPERTY			
Assessor Address	1407 E CESAR CHAVEZ ST 78702		
Owner(s) of Record	Campbell Todd		
County Property ID	188883	Ownership in Years	6.25 years
Geography ID	0202051304	Assessed Market Value	\$321,458
Year Built	1975	County	Travis
Lot Size		School District	Austin ISD
Building Size Estimate	1,890 SF	Incorporated City Status	Within City Limits
Existing Use (per assessor)	• strip ctr <10000		

SNAPSHOT	
District Focus	Commercial
District Abbreviation(s) and Name(s)	CS General Commercial Services
	NP Neighborhood Planning Areas East Cesar Chavez
	MU Mixed Use
	CO Conditional Overlay
Control Abbreviation(s) and Name(s)	FPJ Full Purpose Jurisdiction Austin

FUTURE	
Future Use Abbreviation(s) and Name(s)	NEXT Imagine Austin Corridor East Cesar Chavez
	NEXT Future plan - City of Austin Mixed Use

ESTIMATED POTENTIAL

Max Potential Size	8,890 SF
Existing Size Estimate	(1,890 SF)
Build-out Potential	7,000 SF 
Max Height (Stories)	4.0

ESTIMATED USES

 Likely OK	• Automotive Rentals • Automotive Repair Services • Automotive Sales • Automotive Washing • Commercial Off-Street Parking • Condominium Residential • Custom Manufacturing • Duplex Residential • Financial Services • Food Preparation • Food Sales • General Retail Sales (Convenience) • General Retail Sales (General) • Hotel-Motel • Indoor Entertainment • Indoor Sports and Recreation • Limited Warehousing and Distribution • Medical Offices-exceeding 5000 sq. ft. gross floor area • Medical Offices-not exceeding 5000 sq. ft. gross floor area • Mini-storage • Multifamily Residential • Office • Personal Improvement Services • Personal Services • Professional Office • Research Services • Restaurant (General) • Restaurant (Limited) • Service Station • Single-Family Attached Residential • Single-Family Residential • Small Lot Single-Family Residential • Software Development • Special use - secondary apartment • Townhouse Residential • Two-family / accessory dwelling unit (ADU)
 Maybe OK	• Outdoor Entertainment
 Unlikely OK	• Cocktail Lounge • Conservation Single Family Residential • General Warehousing And Distribution • Light Manufacturing • Liquor Sales • Research Assembly Services • Senior housing, large • Senior housing, small • Special Use Historic

ask the experts

TITLE SERVICES

Independence Title, Austin

Preferred Rep Brooks Wolff

- ☐ Plat Map
- ☐ Property Profile
- ☐ Lien Search
- ☐ Restrictions
- ☐ Deed

NEXT >>

Fast access to more property information!*

**Title companies sometimes need to charge for these searches, but they will let you know the cost upfront (when applicable)*

more

DISTRICT DEFINITIONS

CS

COMMERCIAL
General Commercial
Services

Legal Definition

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.

NP

USE COMPATIBILITY
Neighborhood Planning
Areas | East Cesar Chavez

Legal Definition

The purpose of a neighborhood plan (NP) combining district is to allow infill development by implementing a neighborhood plan that has been adopted by the council as an amendment to the comprehensive plan.

Zonability Messages

- Policy driven by the neighborhood - or specific subdistrict - require the need to research more, including support for change (or not) as well as incentives for certain types of development etc.
- Zonability is able to provide data returns for most residential uses such as "special use - secondary apartment" applicable in the "gold" colored areas as per the map. For other situations, especially commercial, be aware the data returns are incomplete to reflect the Neighborhood Plan.

MU

MIXED
Mixed Use

Legal Definition

To provide for and encourage development and redevelopment that contains a compatible mix of residential, commercial, and institutional uses within close proximity to each other, rather than separating uses.

Zonability Messages

- By having this district as part of the zoning for a property, it incorporates residential uses that would otherwise be "unlikely."
- Incentivizing developers to build mixed-use buildings by allowing residential units to be added - it is important to review options on a case-by-case basis.

CO

USE COMPATIBILITY
Conditional Overlay

Legal Definition

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.

Zonability Messages

- The CO district signals a private or public deed restriction. It may be referred to as a developer's agreement because often the CO district is used in a rezoning of a property. Be sure to ask your title rep about researching this important document.
- This is identified as a location with more specific details than the usual district covered by Zonability.
- Tags associated are "action" in nature.

FUTURE USE DEFINITIONS

NEXT

MIXED

Imagine Austin | Corridor |
East Cesar Chavez

Legal Definition

A small area plan that addresses the area along and adjacent to a roadway that addresses land use, urban design, infrastructure, transportation, and, on occasion, the economic development issues associated with a corridor.

Zonability Messages

- Of all the future districts, this one covers the most land area and has many sub-districts to reflect the more complicated nature of what a busy roadway should look like and what building typess are best suited. The type of corridor and its location influences what gets built along the roadway and nearby. Additionally, properties close to mass transit are assumed to be viewed as candidates for density.
- Zonability is focused the land-use component in the Imagine Austin plan. The impact of Imagine Austin will be a "re-write of the Land Development Code." What this means is that Austin will have new rules.

NEXT

MIXED

Future plan - City of Austin |
Mixed Use

Legal Definition

An area that is appropriate for a mix of residential and non-residential uses.

Zonability Messages

- Zonability uses the NEXT to represent future views for a location which can eventually impacts its zoning. For example: if Zonability shows a gold colored "residential" location today but Zonability NEXT shows "purple" it signals a location that is forecasted to go toward multifamily.

CONTROL DEFINITIONS

FPJ

AUSTIN

Full Purpose Jurisdiction

Legal Definition

Austin, the named city, looks to be the one issuing zoning and building permits. FPJ stands for "Full Purpose Jurisdiction." It is key to know which city or agency controls the development and use potential.

ABOUT THIS REPORT

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Disclaimer: The data displayed here may not represent the totality of all data associated with this property which can impact results. Beyond Value, Inc. is not responsible for omissions or inaccuracies. Do not use this report to make final decisions - it is an initial scan only. Expert zoning consultants can provide a more complete study.