

Motion Sheet with late back-up for the
Plaza Saltillo Station Area Plan (Agenda Item 74),
Associated Neighborhood Plan Amendments (Agenda Items 75-77)

Late Backup

April 10, 2008

Plaza Saltillo Station Area Plan (Rezoning Case)					
Motion #	Agenda Item #	Proposed Action	Comments	Planning Commission Recommendation (3-25-08)	Votes Required
1	74	Approve the Plaza Saltillo Station Area Plan	The Draft Station Area Plan was distributed to Council members and additional recommended plan changes are included in backup materials	Motion #1: The Planning Commission voted unanimously to approve the Draft Plaza Saltillo Station Area Plan as presented by Staff and associated amendments to neighborhood plans with the following amendments	4 for 1st Reading 5 for all three readings
				1 Development bonuses including a reduction in compatibility standards as proposed in the Draft Plan should not be permitted for the list of properties submitted by the East Cesar Chavez Neighborhood Planning Team (List of properties included in this packet)	
				2 The City of Austin property at 2001 E 5th Street is recommended to go into a Community Land Trust so that it provides affordable housing meeting or exceeding 25% affordability at 80% M F I for home ownership and 60% M F I for rental (Map of property included in this packet)	
				3 Recommend including in the TOD Districts language from the University Neighborhood Overlay (UNO) Ordinance that speaks to de-coupling rent from the leasing of a parking space That language states that "A parking space must be leased or sold separately from a dwelling unit "	
				Motion #2: The Planning Commission voted unanimously to strongly recommend that for all TODs, the City Council	
				1 Establish a clear and firm plan to help developers achieve the 25% affordability goal in the TOD Ordinance using the tools presented by the affordable housing consultant, Diana McIver and Associates,	
				2 Consider amending the scoring process for the allocation of affordable housing bond funds so that projects in TOD Districts are prioritized, and	
				3 Designate CIP funds to infrastructure improvement projects within and connecting to the TOD Districts	
1 A		Petition againt rezoning filed by First National Bank (1505, 1507, 1509 E 7th and 608, 610, and 612 Comal Street)	The bank would like to locate a drive-thru banking facility on this site In the Draft Plan, these properties are within the TOD Mixed Use and Corridor Mixed Use Subdistricts Based on discussion at the Planning Commission, a drive-through facility is now permitted in the Draft Plan with associated design standards There is still a two-story minimum in the TOD Mixed Use Subdistrict	Drive-through facility and associated standards recommended (petition and map of site included in this packet)	4 for 1st Reading 6 for all three readings

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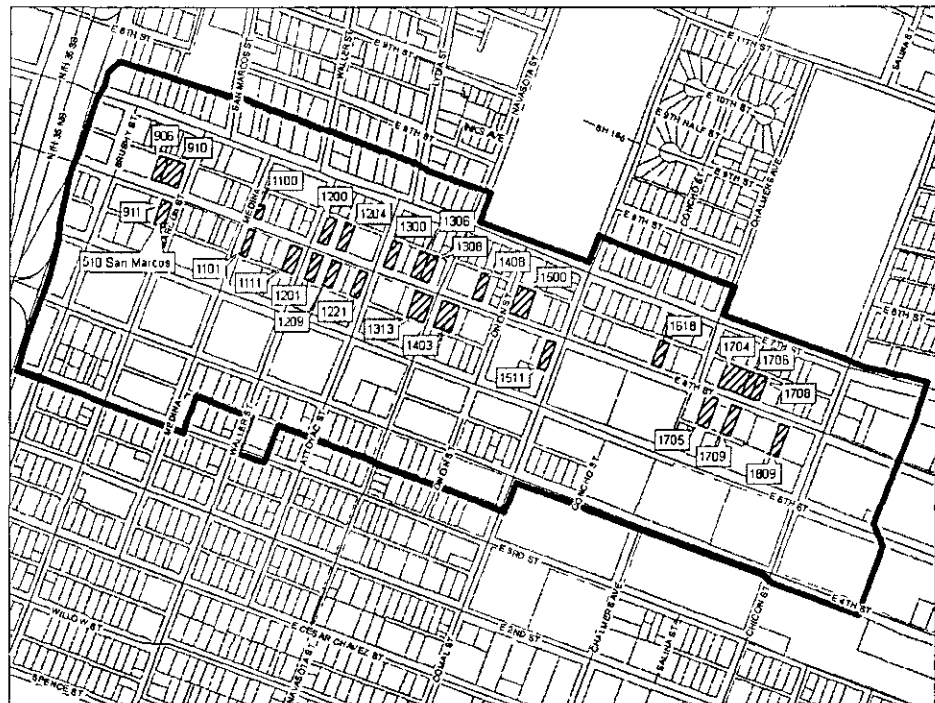
April 10, 2008

Plaza Saltillo Station Area Plan Neighborhood Plan Amendment Cases					
Motion #	Agenda Item #	Proposed Action	Comments	Planning Commission Recommendation	
1 B	N/A	Direct staff to amend the TOD Ordinance to allow for the height bonuses as proposed in the Draft Plan	In order to approve the Plaza Saltillo Regulating Plan height bonus, the TOD Ordinance must be amended so that the full housing goal is not a requirement of a height bonus and so that a height increase is not limited to the Capital Metro 11-acre site	The Planning Commission voted unanimously to approve the Draft Plaza Saltillo Station Area Plan as presented by Staff (includes height bonus)	4 for 1st Reading 5 for all three readings
2	75	Approve an amendment to the Central East Austin Neighborhood Plan	<u>The plan amendment consists of</u> 1 All properties within the Plaza Saltillo TOD District will have a future land use designation of Transit Oriented Development to clearly distinguish these properties on the Future Land Use Map, and 2 The main chapters of the Plaza Saltillo Station Area Plan will be included in the neighborhood plan	See details of recommendation on page 1	
3	76	Approve an amendment to the Holly Neighborhood Plan	<u>The plan amendment consists of</u> 1 All properties within the Plaza Saltillo TOD District will have a future land use designation of Transit Oriented Development to clearly distinguish these properties on the Future Land Use Map, and 2 The main chapters of the Plaza Saltillo Station Area Plan will be included in the neighborhood plan	See details of recommendation on page 1	
4	77	Approve an amendment to East Cesar Chavez Neighborhood Plan	<u>The plan amendment consists of</u> 1 All properties within the Plaza Saltillo TOD District will have a future land use designation of Transit Oriented Development to clearly distinguish these properties on the Future Land Use Map, and 2 The main chapters of the Plaza Saltillo Station Area Plan will be included in the neighborhood plan	See details of recommendation on page 1	

PLANNING COMMISSION RECOMMENDATION – SUPPLEMENTAL INFORMATION

1. Development bonuses including a reduction in compatibility standards as proposed in the Draft Plan should not be permitted for the following properties (submitted by the East Cesar Chavez Neighborhood Planning Team):

910 E 6th St	(El Milagro Tortilla Factory)
911 A & B E 6th St	(Johnnies Antiques and home behind it)
906 E 6th St	
1101 E 6th St	(Capital Paint - Atlas Cleaners)
1100 E 6th St	(Bike Shop - Julia's)
1111 E 6th St	(Iron Gate)
1201 and 1209 E 6th St	(Tony's and Clayworks)
1200 E 6th St	(Uptown Sports Club)
1204 E 6th St	
1221 E 6th St	
1300 E 6th St	(Club Oriente—apartments above)
1408 E 6th St	
1500 E 6th St	(Texas Bar Hotel Vegas)
1511 E 6th St	(Cisco's Restaurant)
1809 E 6th St	
1704 E 6th St	
1313 E 6th St	
1308 E 6th St	(Rio Rita)
1618 E 6th St	(Sapo Verde and apartments above)
1705 E 6th St	
1709 E 6th St	
1706-1708 E 6th St	
510 San Marcos St	
1221 E. 6th St. Units A & B	
1403 E 6th St	
1306 E 6th St	



Plaza Saltillo Station Area Plan – CITY COUNCIL APRIL 10, 2008

2. The City of Austin property at 2001 E. 5th Street is recommended to go into a Community Land Trust so that it provides affordable housing meeting or exceeding 25% affordability at 80% M.F.I. for home ownership and 60% M.F.I. for rental.

This property is occupied with warehouse structures and is partially used as a City of Austin uniform/mail room services facility. It is approximately 5.5 acres in size.

