

**Lamar/Justin and Plaza Saltillo Station Area Plans
Summary of City Council action on October 23, 2008
Partial second reading**

- Direction given to amend the TOD Ordinance so that properties within a Station Area Plan boundary can trigger compatibility standards.
- Compatibility should not be waived inside the TODs for a distance of 100 feet from the boundary when a development bonus is granted except,
- A full waiver of compatibility may be granted if neighbors are in agreement [see below]
- Compatibility should only be triggered on properties in the Station Areas by development that has both single-family zoning and a single family detached or duplex residential use.
- All other Station Area Plan and neighborhood plan amendment items postponed to November 6, 2008 (including all action on the MLK Station Area Plan)

Potential method to allow for a waiver of compatibility in 100-foot "transition" zone

A waiver of compatibility could be granted to a property within the 100-foot TOD transition zone if owners of a simple majority of the property lines that bound the subject property (both adjacent edges and edges within 25 feet) agree to the waiver.

For Council consideration

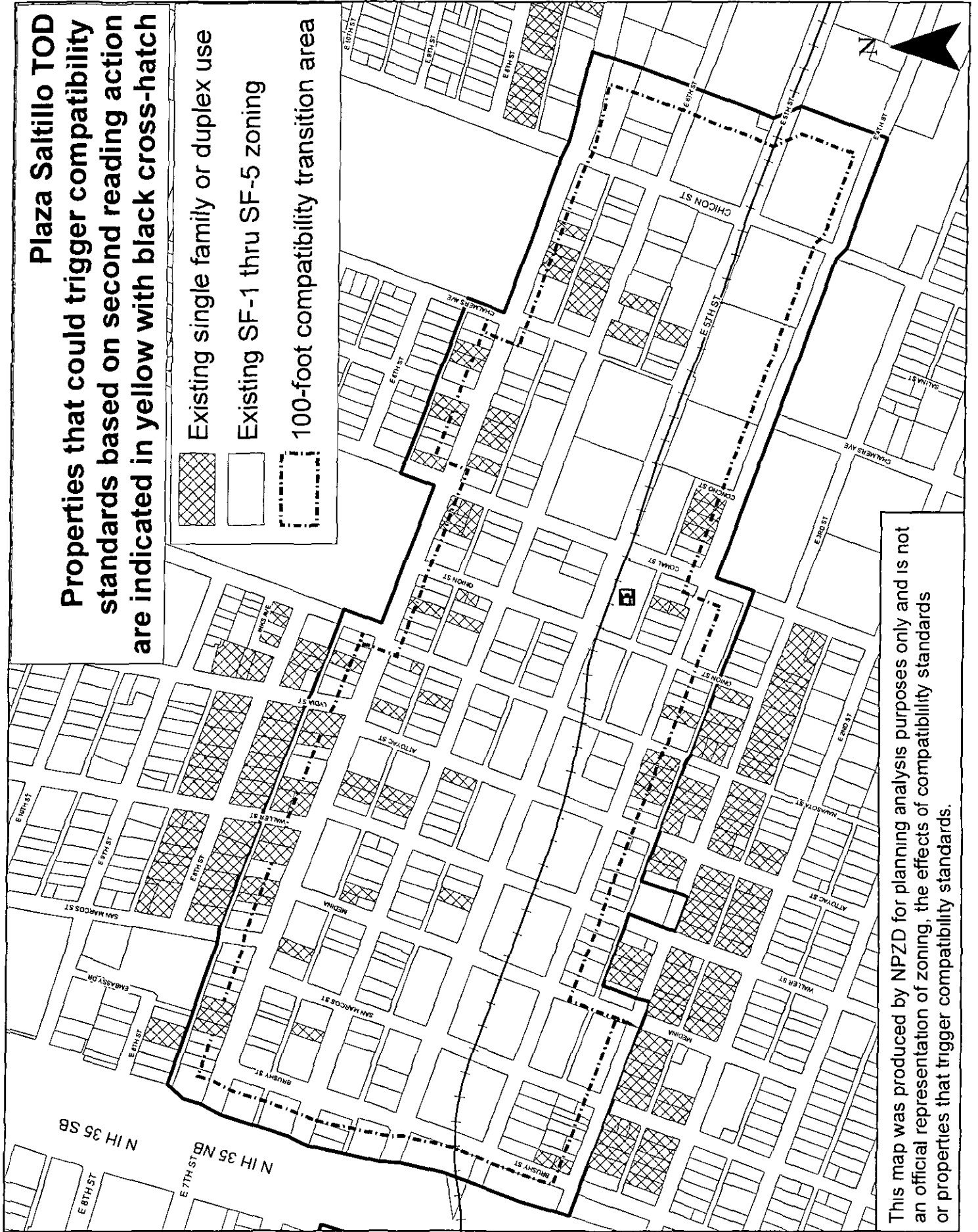
Staff understands that the second reading action above is how Council wants compatibility standards to apply throughout the TODs. If Council wants to address compatibility in a different manner from the second reading action for the following situations, direction should be given:

1. (Plaza Saltillo) The list of properties along E. 6th Street submitted by the East Cesar Chavez Neighborhood Planning Team that they want to be excluded from development bonuses and waivers of compatibility?
2. (Plaza Saltillo) The properties on the north side of E. 7th Street where the draft plan originally stated that compatibility would apply throughout the entire depth of a property if triggered by a property outside of the TOD district?
3. (MLK) The property at 2900 Manor Road (a.k.a. the Value Sky Park site) where unique compatibility action was taken on first reading that applied a greater area of compatibility (200 feet) in response to a request from a neighborhood resident? [The property owner has filed a petition in objection to being treated differently from surrounding properties]

Plaza Saltillo TOD

Properties that could trigger compatibility standards based on second reading action are indicated in yellow with black cross-hatch

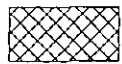
- Existing single family or duplex use
- Existing SF-1 thru SF-5 zoning
- 100-foot compatibility transition area



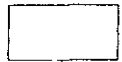
This map was produced by NPZD for planning analysis purposes only and is not an official representation of zoning, the effects of compatibility standards or properties that trigger compatibility standards.

Lamar/Justin TOD

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Existing single family/duplex use



Existing SF-1 thru SF-5 zoning



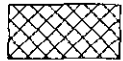
100-foot compatibility transition area



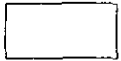
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MLK Jr. Blvd. TOD

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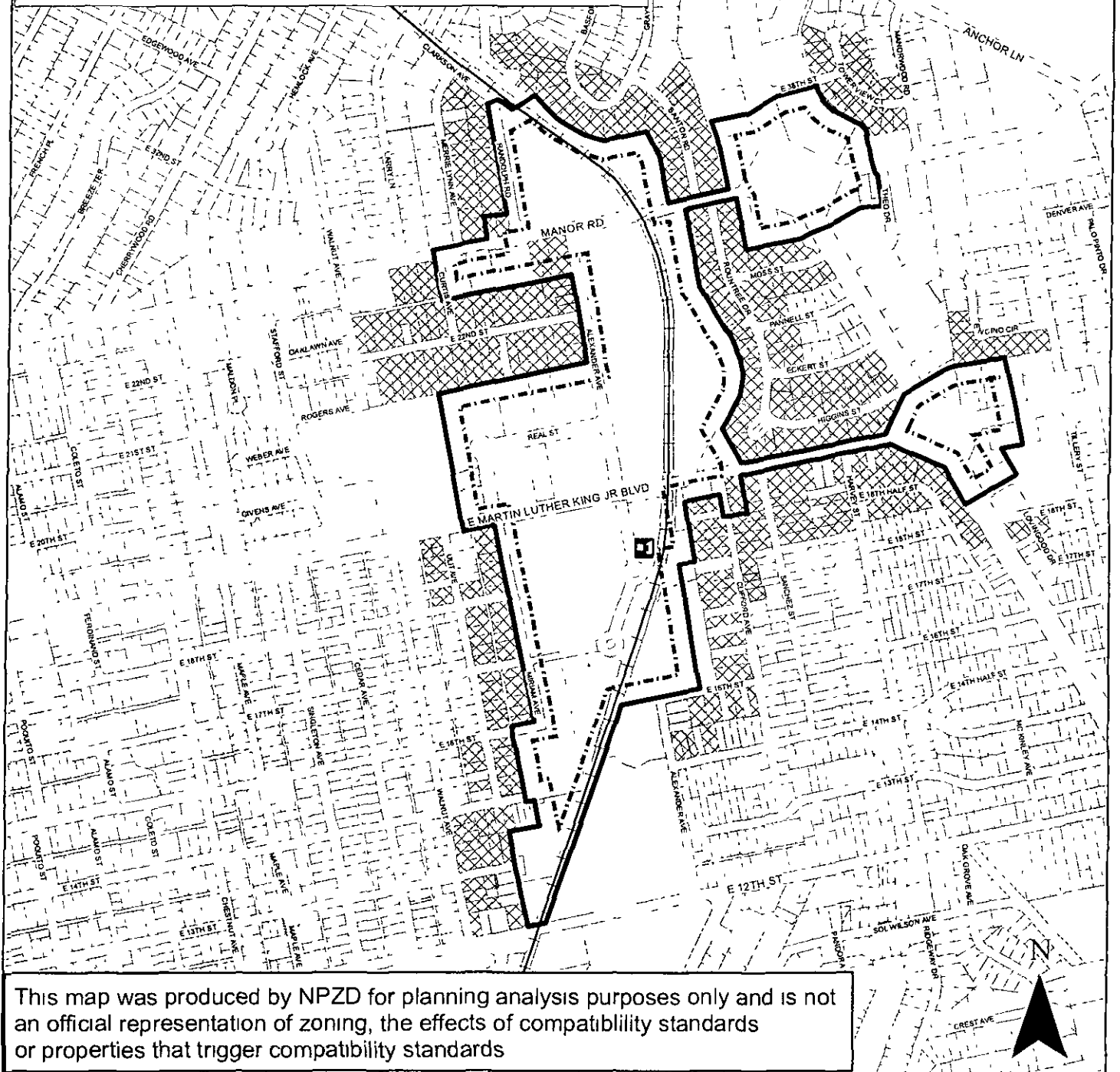
Existing single family/duplex use



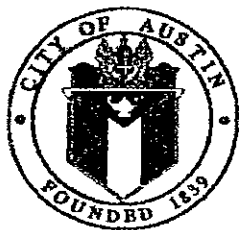
Existing SF-1 thru SF-5 zoning



100-foot compatibility transition area



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Community Development Commission

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Date November 6, 2008

To Mayor and Council Members

From Karen Paup, Vice Chair, Community Development Commission (CDC)

Subject CDC Recommendations - Reducing Costs for Affordability in TODs

The City Council asked the CDC to meet and consider recommendations regarding reducing costs to achieve affordability in the Transit Oriented Districts (TODs). The CDC met on Wednesday, November 5th and forwards the following recommendations

- 1 The Commission recommends amending the TOD ordinance to maintain the single family compatibility standards set out in the Land Development Code, and provide for a waiver of compatibility only where a minimum of 10 percent of the additional square footage allowed by a waiver would be affordable at the levels established in the TOD ordinance, with the right for the City to buy down additional units for a total of 25 percent or more
- 2 The Commission recommends that the affordability percentages set out for the Community Preservation and Revitalization (CPR) zone shall be maintained in the TODs
- 3 The Commission recommends revising item 11, number 2cb (fee in lieu for residential projects), of the staff recommendations from Council's first reading to replace the 20 percent increase in permitted number of units with a 10 percent increase in units permitted, or 10 units, whichever is less
- 4 The Commission supports, for all TODs, a \$10 per square foot bonus area Fee In Lieu Of, adjusted annually for inflation and reviewed annually by the CDC
- 5 The Commission does not support staff recommendations to provide alternative compliance to density bonus affordable housing required within the MLK Station Area Plan.
- 6 The Commission recommends that, as Capital Metro's eleven acres in the Plaza Saltillo TOD are publicly owned, that Capital Metro should be held to an equal standard as City of Austin land for affordable housing
- 7 The Commission recommends the City negotiate with Capital Metro to develop a plan of action on the Saltillo Citizen Advisory Group's (CAG's) recommendations by February 28, 2009

Please contact us if you have any questions or need additional information

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