

Plaza Saltillo Station Area Plan

An electronic version of the draft Plaza Saltillo Station Area Plan (which includes the Regulating Plan that establishes TOD Zoning) can be found at:

http://www.ci.austin.tx.us/planning/tod/salttillo_sap_activities.htm

I. Station Area Plan and Neighborhood Plan Amendment Cases

Station Area Plan case: C14-2008-0029

The zoning case that has been filed is City initiated. It will enact the Plaza Saltillo Station Area Plan and change the base district zoning for all properties within the boundaries of the Station Area to TOD zoning. The Station Area Plan includes a Regulating Plan, which establishes TOD Zoning and specifies the development and design standards applicable to all properties within the boundaries of the planning area.

Neighborhood Plan Amendments:

- NPA-2008-0002.01 (East Cesar Chavez Neighborhood Plan)
- NPA-2008-0009.01 (Central East Austin Neighborhood Plan)
- NPA-2008-0010.01 (Holly Neighborhood Plan)

The plan amendment cases that have been filed are City initiated. They will amend neighborhood plans to do two things:

1. All properties within the Station Area Plan will have a future land use designation of Transit Oriented Development to clearly distinguish these properties on Future Land Use Maps (FLUMs). The Station Area Plans look at all of these properties in an integrated and holistic manner, so they should be designated on the FLUM as a unit even though there are multiple properties and property owners within the Station Area boundaries.
2. The main chapters of the Plaza Saltillo Station Area Plan will be included in each of the neighborhood plans being amended.

II. Log of City Council and Planning Commission action

City Council: November 6, 2008 (second reading)

The City Council approved the Station Area Plan and associated plan amendments on second reading with specified amendments. A record of their action is copied below.

City Council: October 23, 2008 (partial second reading)

The City Council postponed the majority of action on the Station Area Plan. Limited action was taken on second reading only. A record of Council action is copied below. The City Council postponed all action on the neighborhood plan amendments until November 6, 2008.

City Council: April 10, 2008 (first reading)

The City Council approved the Station Area Plan and associated plan amendments on first reading with several amendments. A record of their Council is copied below.

Planning Commission: March 25, 2008

The Planning Commission unanimously recommended the Station Area Plan and associated plan amendments with several amendments. A record of their Planning Commission action is copied below.

PLAZA SALTILLO STATION AREA PLAN CITY COUNCIL ACTION

City Council second reading action – November 6, 2008

The second reading of the ordinance to adopt the station area plan and transit oriented development (TOD) district zoning, with the following major elements and a friendly amendment, was approved on Council Member Morrison’s motion, Mayor Pro Tem McCracken’s second on a 7-0 vote.

The friendly amendment by Council Member Martinez to add the list of historic properties provided by staff and if a demolition permit is requested for any property on the list, it would be required to go before the Historic Commission for review. This was accepted by the maker of the motion and Mayor Pro Tem McCracken who seconded the motion.

The main elements were as follows:

A. Zoning, development bonuses, and urban design regulations

- A regulating plan that establishes site development and urban design standards for properties within the TOD

B. Infrastructure

- A recommendation to implement short-term drainage improvements and water/wastewater upgrades in and around the TOD
- A recommendation to utilize traffic calming on new public connector streets in the TOD and annually monitor traffic patterns around the TOD.
- A recommendation to coordinate the design and construction of an off-street Lance Armstrong Bikeway facility with future rail relocation plans (bicycle bond funding would be identified to implement).

C. Parks and open space

- A park acquisition strategy that supports the provision of on-site land dedication as properties in the TOD redevelop, the use of fees-in-lieu to construct park facilities and/or acquire parkland, and proactively engaging in parkland acquisition (the AE site is a prime candidate for both open space and affordable housing when redeveloped). Council Member McCracken’s motion added these elements:
 - The parkland dedication fee must be spent within the Station Area Plan unless staff seeks a Council waiver;
 - The parkland and trail acquisition plan must be prepared before the third reading;
 - At least one park in the Station Area Plan must have family and children’s amenities such as playscapes and these should be included in the trail and parkland acquisition plan.

D. Affordable housing and development bonuses

- A development bonus strategy intended to achieve a minimum of 10-15% affordability from the private sector with City cost participation to reach the 25% affordability goal

- An affordable housing strategy to reach the goal that includes: Council approval of fees-in-lieu where fees are focused back into the Station Area; prioritization of affordable housing projects in TODs for GO Bond funding; and City support for low income housing tax credit projects

E. Compatibility standards with new wording from Council Member Morrison:

- Current capability standards would apply for all properties in the TOD
- One can waive compatibility by adhering to the affordability standards outlined by the bonus guidelines
- Compatibility should not be waived within 100 feet of the TOD boundary, except if a development meets the affordability standards outlined by the bonus guidelines and owners of at least 66% of triggering property, both adjacent and within 25 feet, agree to the waiver.
- All affordable housing fee-in-lieu requests must be approved by the City Council.

F. Funding options

- Hiring a consultant to prepare a financial feasibility study to assess viability of a TIF in addition to evaluating other funding tools.

Staff direction was given to prepare a code amendment on Council Member Morrison's motion, Mayor Pro Tem McCracken's second on a 7-0 vote. The code amendments would amend the TOD Ordinance to allow the height bonuses proposed in the Plaza Saltillo Station Area Plan. The Plan proposes a height bonus on the 11-acre Capital Metro property and a select number of properties around the station. The amendment would eliminate the provision that prohibits height increases in the TOD apart from on the Capital Metro Property

Neighborhood Plan Amendments

1. The second reading of the ordinance to approve plan amendments to the East Cesar Chavez Neighborhood Plan to include the Plaza Saltillo Station Area Plan and change the future land use map to "TOD" for properties in the Station Area was approved on Council Member Morrison's motion, Mayor Pro Tem McCracken's second on a 7-0 vote.
2. The second reading of the ordinance to approve plan amendments to the Central East Austin Neighborhood Plan to include the Plaza Saltillo Station Area Plan and change the future land use map to "TOD" for properties in the Station Area was approved on Council Member Morrison's motion, Mayor Pro Tem McCracken's second on a 7-0 vote.
3. The second reading of the ordinance to approve plan amendments to the Holly Neighborhood Plan to include the Plaza Saltillo Station Area Plan and change the future land use map to "TOD" for properties in the Station Area was approved on Council Member Morrison's motion, Mayor Pro Tem McCracken's second on a 7-0 vote.

City Council partial second reading action – October 23, 2008

A motion was made on second reading to amend the TOD Ordinance to add back compatibility with the following friendly amendments was approved on Council Member Cole's motion, Mayor Pro Tem McCracken's second on a 7-0 vote. Council Member Morrison's amendment was that in the Station Area Plan, compatibility should not be waived for the first one hundred feet. Council Member Martinez' amendment was that compatibility should only be triggered by properties zoned SF-1 through SF-5 and used for either a single-family detached structure or duplex. In addition, language should be crafted to allow for a full waiver of compatibility within the 100-

foot area if neighbors are in agreement. These were accepted by the maker of the motion and Mayor Pro Tem McCracken who made the second.

Action on the main Station Area Plan motion was postponed to November 6, 2008 on Mayor Pro Tem McCracken's motion, Council Member Shade's second on a 7-0 vote.

This neighborhood plan amendment items were postponed to November 6, 2008 on Mayor Pro Tem McCracken's motion, Council Member Shade's second on a 7-0 vote.

City Council first reading action – April 10, 2008

The public hearing was closed and the first reading of the ordinance adopting the Plaza Saltillo Station Area Plan and TOD base district zoning with the following amendments was approved on Council Member McCracken's motion, Council Member Martinez' second on a 7-0 vote.

Council Member McCracken proposed these amendments:

1. Change 10% to 25%.
2. Direct the creation of a TIF to fund public responsibilities.
3. Develop utility financing structure the same as we did for UNO.
4. Come up with interim implementation plan prior to 2nd reading:
 - a. Identify specific parks acquisition sites and paseo acquisition sites, including paseo sites identified on p. 61
 - b. Do not up-zone the proposed park acquisition sites
 - c. Prepare park and paseo acquisition plan for Council approval
 - d. ROW acquisition for Lance Armstrong Bikeway and implementation of the last paragraph of page 45:

“The Lance Armstrong Bikeway has been designated along E. 4th and 5th Streets through the Plaza Saltillo TOD. The current improvement consists of signage. However, upon redevelopment of the land owned by Capital Metro, a more significant improvement is envisioned. The potential design could include a tree-lined dedicated space for the Lance Armstrong Bikeway that would parallel 4th Street.”
 - e. Financial subsidies on housing
5. Require mixed use in TOD mixed use and Corridor mixed use zones.
6. Do not rezone Cap Metro site from P zoning
7. Initiate catalyst project
8. If any utility or city department imposes requirements (including criteria manual requirements, etc.) that alter this plan, they have to come to Council with a waiver application within 45 days.
9. No fee-in-lieu on residential projects without Council waiver
10. Don't waive compatibility standards—make part of affordable housing density bonuses
11. Develop sustainable landscape standards, including green infrastructure standards
 - a. Present proposal to make Appendix E mandatory

Accept the Planning Commission Recommendations to approve the draft Plaza Saltillo Station Area Plan as presented by staff and associated amendments to the neighborhood plans with the following amendments:

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.
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 90% M.F.I. for home ownership and 60% M.F.I. for rental.
3. Recommend including 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."

The Planning Commission recommends that for all TODS, the City Council:

4. 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;
5. Consider amending the scoring process for the allocation of affordable housing bond funds so that projects in TOD Districts are prioritized; and
6. Designate CIP funds to infrastructure improvement projects within and connecting to the TOD Districts.

Neighborhood Plan Amendments

1. The public hearing was closed and the first reading of the ordinance to include the Plaza Saltillo Station Area Plan and change the land use designation on the future land use to transit oriented development (TOD) for certain properties in the Central East Austin Neighborhood Plan was approved on Council Member Martinez' motion, Council Member Leffingwell's second on a 7-0 vote.
2. The public hearing was closed and the first reading of the ordinance to include the Plaza Saltillo Station Area Plan and change the land use designation on the future land use to transit oriented development (TOD) for certain properties in the Holly Neighborhood Plan was approved on Council Member Martinez' motion, Council Member Leffingwell's second on a 7-0 vote.
3. The public hearing was closed and the first reading of the ordinance to include the Plaza Saltillo Station Area Plan and change the land use designation on the future land use to transit oriented development (TOD) for certain properties in the East Cesar Chavez Neighborhood Plan was approved on Council Member Martinez' motion, Council Member Leffingwell's second on a 7-0 vote.

**PLAZA SALTILLO STATION AREA PLAN PLANNING COMMISSION ACTION
MARCH 25, 2008**

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:

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 (see list below*);

- 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 the CP&R goal specified in the TOD Ordinance (25% affordability at 60% M.F.I. for home ownership/at and below 50% M.F.I. for rental); and
- 3. Recommend that Staff look at the element of the University Neighborhood Overlay that speaks to de-coupling rent from the leasing of a parking space for possible inclusion in the TOD Districts.

Motion #2: The Planning Commission voted unanimously to approve the following language for all TOD Districts:

Strongly recommend that 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.

*List of addresses 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
- 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