ZONING CHANGE REVIEW SHEET

CASE: C14-2017-00113.SH – Chalmers Court

ADDRESS: 1640 East 2nd Street

DISTRICT: 3

OWNER: Housing Authority of Austin (Michael Gerber)

AGENT: Urban Design Group (Vanessa Mendez)

EXISTING ZONING: CS-NP and MF-4-NP

PROPOSED ZONING: MF-5-NP (as amended August, 2017)

NEIGHBORHOOD PLAN AREA: East Cesar Chavez

TIA: Neighborhood Traffic Analysis

CAPITOL VIEW CORRIDOR: No

WATERSHED: Lady Bird Lake

DESIRMED DEVELOPMENT ZONE: Yes

SUMMARY STAFF RECOMMENDATION:
Staff supports the Applicant’s request of MF-5-NP.

ISSUES:
The subject property is owned by the Austin Housing Authority (AHA), south of the existing Chalmers Court Apartments. The subject property is currently occupied with civic/office uses. AHA proposes the rezoning for the development of 90 affordable multifamily units. Since the development is proposed for public housing, the Future Land Use Map (FLUM) designation does not need to be changed (currently Civic land use).

The rezoning request was initially to MF-4-NP; upon review of the planned development, the Applicant revised to request to MF-5-NP.

PLANNING COMMISSION RECOMMENDATION:
February 13, 2018: TO GRANT MF-5-NP AS REQUESTED, ON CONSENT. (10-0-3) [P. Seegar- 1st, D. Anderson-2nd; A. De Hoyos Hart, F. Kazi, and K. McGraw- Absent]

DEPARTMENT COMMENTS:
The subject property is located on the west side of Chalmers Avenue, and extends from East 2nd Street to East 3rd Street. The southern half of the property is zoned CS-NP and the northern half is zoned MF-4-NP. The entire property is developed with civic/office uses. Across East 3rd Street to the north is the western block of Chalmers Courts Apartments, which is zoned MF-4-NP. Northeast of the subject property is the eastern block of Chalmers Courts Apartments, also zoned MF-4-NP. East of the proposed rezoning, across Chalmers Avenue, are a vacant single family house, undeveloped property, a single family residence, a hair salon, and a vacant restaurant property. These properties are zoned GR-MU-CO-NP. Southeast of the subject property is a property zoned CS-MU-CO-NP that is occupied with an automotive repair land use. South and southeast of the rezoning tract, across East 2nd Street, are several civic uses, including counseling services, administrative offices, and related services. These properties are zoned CS-MU-CO-NP. Immediately west of the rezoning tract is property zoned P-NP that is used for civic/medical office land uses. Please refer to Exhibits A and B (Zoning Map and Aerial View).
There are no conditions on the subject property (no conditional overlays -- COs). As noted above, properties to the east, southeast, and south have COs as part of their zoning classification. The GR-MU-CO-NP property to the east was rezoned in 2010 (City File # 20101104-032) from SF-3-NP and CS-MU-CO-NP. The CO added several conditions, ranging from building height (30’ maximum) to prohibited and conditional land uses. **Please refer to Exhibit C (2010 Zoning Ordinance Excerpts).** For the CS-MU-CO-NP tracts to the south, east, and southeast, the CO was added when the properties were rezoned in 1990 as part of the East Cesar Chavez Neighborhood Plan process. The associated zoning ordinance (City File # 001214-20) identified these tracts as Tracts 65, 66, and 73, and added several conditions, ranging from building height (40’ maximum) to prohibited and conditional land uses. **Please refer to Exhibit D (E. Cesar Chavez Neighborhood Plan Zoning Ordinance Excerpts).**

A Neighborhood Traffic Analysis was required with the rezoning request since the property fronts two local streets. The rezoning does not trigger any mitigation requirements. **Please refer to Exhibit E (NTA Memorandum).**

### EXISTING ZONING AND LAND USES:

<table>
<thead>
<tr>
<th>Site</th>
<th>ZONING</th>
<th>LAND USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>MF-4-NP, CS-NP</td>
<td>Civic- Administrative office</td>
<td></td>
</tr>
<tr>
<td>MF-4-NP</td>
<td>Civic- Apartments</td>
<td></td>
</tr>
<tr>
<td>CS-MU-CO-NP</td>
<td>Civic- Administrative office, Counseling services</td>
<td></td>
</tr>
<tr>
<td>GR-MU-CO-NP</td>
<td>Single family residential (vacant), Undeveloped, Single family residence, Personal services, General restaurant (vacant)</td>
<td></td>
</tr>
<tr>
<td>P-NP</td>
<td>Civic- Medical office</td>
<td></td>
</tr>
</tbody>
</table>

### CASE HISTORIES:

<table>
<thead>
<tr>
<th>NUMBER</th>
<th>REQUEST</th>
<th>PLANNING COMMISSION</th>
<th>CITY COUNCIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>C14-2010-0137</td>
<td>SF-3-NP, CS-MU-CO-NP to GR-MU-CO-NP</td>
<td>10/12/2010: To grant as recommended, on consent (6-0)</td>
<td>11/04/2010: To grant as recommended, on consent (7-0)</td>
</tr>
</tbody>
</table>

### ABUTTING STREETS:

<table>
<thead>
<tr>
<th>Name</th>
<th>ROW</th>
<th>Pavement</th>
<th>Classification</th>
<th>Sidewalks</th>
<th>Bike Route</th>
<th>Capital Metro (within ¼ mile)</th>
</tr>
</thead>
<tbody>
<tr>
<td>E. 2nd St</td>
<td>64 ft</td>
<td>40 ft</td>
<td>Collector</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>E. 3rd St.</td>
<td>52 ft</td>
<td>30 ft</td>
<td>Local</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>Chalmers Ave</td>
<td>50 ft</td>
<td>30 ft</td>
<td>Local</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### SCHOOLS:

Zavala Elementary School  
Martin Middle School  
Eastside Memorial HS at Johnston

### NEIGHBORHOOD ORGANIZATIONS:

Guadalupe Neighborhood Development Corporation  
East Cesar Chavez Neighborhood Association  
Association  
Homeless Neighborhood Association  
El Concielo Mexican-American Neighborhoods  
East Austin Conservancy  
Guadalupe Association for an Improved Neighborhood (GAIN)  
Preservation Austin  
Greater East Austin Neighborhood  
East Sixth IBIZ District  
Austin Neighborhoods Council  
Barrio Unido Neighborhood Association  
A.N.T. Artists and Neighbors Together  
United East Austin Coalition
Neighbors United for Progress
Black Improvement Association
East Cesar Chavez Neighborhood Planning Team
Tejano Town
Friends of Austin Neighborhoods
Capital Metro

CITY COUNCIL DATE & ACTION:
March 22, 2018:

ORDINANCE READINGS: 1st  2nd  3rd

CASE MANAGER: Heather Chaffin
e-mail: heather.chaffin@austintexas.gov

Claim Your Destiny Foundation
Sierra Club
SELTexas
Austin Innersity Alliance
AISD

ORDINANCE NUMBER:

PHONE: 512-974-2122
SUMMARY STAFF RECOMMENDATION:

Staff supports the rezoning request for MF-5-NP. The site is planned for development of 90 affordable multifamily units by Austin Housing Authority, a land use that is a high priority in the area. The subject property is intended to be part of the overall Chalmers Courts development, and is adjacent to the existing Chalmers Courts Apartments to the north and northeast. Since the rezoning tract is roughly half the size of either block of the existing Chalmers Courts Apartments, MF-5 zoning is needed to achieve the proposed density of 90 affordable units on the more constrained site. Additionally, the proposed development is in close proximity to several civic uses that are geared to serving income-restricted individuals. Finally, the site is near the many transportation options provided by the Plaza Saltillo TOD.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. Granting of the request should result in an equal treatment of similarly situated properties.
   The existing Chalmers Courts Apartments are zoned MF-4-NP, and several other adjacent properties are zoned CS-MU-CO-NP. When the limited size of the rezoning tract is taken into account, the proposed density and intensity is compatible with these properties.

2. Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.
   Development of affordable housing units at this location is appropriate and in line with the neighborhood character. The existing Chalmers Courts and existing social services are reflective of the current character in the area; the proposed development will further reflect and enhance the community.

3. Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.

City Council has established affordable housing as a high priority. The East Cesar Chavez Neighborhood Plan also promotes housing in the area.

Site Plan:
SP1. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.
SP2. Site plans will be required for any new development other than single-family or duplex residential.
SP3. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Comprehensive Planning:

Neighborhood Plan - The property is located in the East Cesar Chavez Neighborhood Planning Area. There are public sidewalks along all the streets in this area, along with a Cap Metro stop within walking distance of this site. The Walkscore for this site is 85/100, Very Walkable, meaning most errands can be accomplished on foot. The ECCNP Future Land Use Map designates this property as ‘Civic.’ Public housing is considered a civic use. The following text and goals from the plan are applicable to this case:

- Housing Neighborhood Vision: The neighborhood needs more housing for its families, especially its elderly and young families. The neighborhood is willing to absorb some increase in density to accommodate these needs, as long as the neighborhood character is maintained. An array of housing options that area safe, accessible and affordable should be available. Providing more opportunities for existing residents to own their own homes is a priority. All residents will be able to access an array of housing options that are safe, accessible and affordable.

- Identify need for housing units for special populations (elderly, teen parents, homeless) and provide such housing as needed.

Imagine Austin - The project is located one block away from an Activity Corridor and by the Plaza Saltillo mixed use project. The following Imagine Austin policies are reflected by the proposed rezoning:

- Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin’s diverse population.
• Promote a diversity of land uses throughout Austin to allow a variety of housing types including rental and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multi-generational families.

• Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based on the comparative scale of this site relative to other nearby multi-family uses, the Imagine Austin housing policies listed above that supports a variety of housing types, and the text and policies from the East Cesar Chavez NP, this affordable housing project appears to be supported by the Plan.

Transportation:
TR1. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

TR2. Existing Street Characteristics:

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TR3. No additional right-of-way is needed.

Environmental:
1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Ladybird Lake Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

2. Zoning district impervious cover limits apply in the Urban Watershed classification.

3. According to floodplain maps there is a floodplain adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.

4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

5. Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development’s requirements to meet the intent of the tree ordinances.

6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

Water/Wastewater:
FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonees required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.
CHALMERS COURT

ZONING CASE#: C14-2017-0113
LOCATION: 1640 E. 2ND ST.
SUBJECT AREA: 2.17 ACRES
GRID: K21
MANAGER: HEATHER CHAFFIN

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.
AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 207 CHALMERS AVENUE AND 1701 EAST 3rd STREET IN THE EAST CESAR CHAVEZ NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT AND GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-CO-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence-neighborhood plan (SF-3-NP) combining district and general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2010-0137, on file at the Planning and Development Review Department, as follows:

A 29,385 square feet tract of land, more or less, out of Outlot 22, Division “O”, Government Outlots, City of Austin, the tract of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 207 Chalmers Avenue and 1701 East 3rd Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit “B”.

PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, the mixed use combining district, and other applicable requirements of the City Code.
PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 300 trips per day.

B. The maximum height of a building or structure on the Property is 30 feet from ground level.

C. The maximum height of a building or structure on the Property is two stories.

D. The following uses are prohibited uses of the Property:

- Automotive rentals
- Automotive sales
- Bail bond services
- Drop-off recycling collection facility
- Food preparation
- Funeral services
- Off-site accessory parking
- Outdoor sports & recreation
- Restaurant (general)
- Service station
- Automotive repair services
- Automotive washing (of any type)
- Commercial off-street parking
- Exterminating services
- Food sales
- Hotel-motel
- Outdoor entertainment
- Pawn shop services
- Restaurant (limited)

PART 4. The Property is subject to Ordinance No. 001214-20 that established the East Cesar Chavez neighborhood plan combining district.
ORDINANCE NO. 001214-20

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE FOR APPROXIMATELY 443 ACRES OF LAND, GENERALLY KNOWN AS THE EAST CESAR CHAVEZ NEIGHBORHOOD PLAN (NP) COMBINING DISTRICT, WHOSE BOUNDARIES ARE THE ALLEY BETWEEN EAST 6TH STREET AND EAST 7TH STREET ON THE NORTH, CHICON STREET ON THE EAST, TOWN LAKE ON THE SOUTH AND INTERSTATE HIGHWAY 35 ON THE WEST, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district within the property and to change the base zoning districts on 90 tracts of land within the property described in File C14-00-2102, as follows:

Approximately 443 acres of land, in the City of Austin, Travis County, Texas, including 90 tracts more particularly described and identified in the chart below and the attached Exhibit “A”, (the “Property”)

generally known as the East Cesar Chavez Neighborhood Plan (NP) combining district, locally known as the property bounded by the alley between East 6th Street and East 7th Street on the north, Chicon Street on the east, Town Lake on the south and Interstate Highway 35 on the west, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit “B”.

<table>
<thead>
<tr>
<th>TRACT #</th>
<th>ADDRESSES</th>
<th>FROM</th>
<th>TO</th>
</tr>
</thead>
</table>
| TRACT 65 | 1602 East César Chávez Street
1601 & 1605 E. 2nd Street
1631 E. 2nd Avenue
1622, 1634, & 1642 East César Chávez Street | CS-H           | CS-H-MU-CO-NP   |
|          |                                                                           | CS             | CS-MU-CO-NP      |
| TRACT 66 | 1713 E. 2nd Street
104 & 106 Chicon Street
1708, 1800, 1802, 1804, & 1808 East César Chávez Street | CS             | CS-MU-CO-NP      |
| TRACT 67 | 901, 905, 907, 909, & 913 East César Chávez Street                        | CS             | CS-MU-CO-NP      |
| TRACT 68 | 806 Willow Street                                                          | LO             | LO-MU-CO-NP      |
| TRACT 69 | 1005, 1009, 1013, 1017, 1021, 1023, & 1101 East César Chávez Street       | CS             | CS-MU-CO-NP      |
| TRACT 70 | 1201, 1205, 1207, 1209, 1211, 1301, 1303, 1305, 1307, & 1311 East César Chávez Street | CS             | CS-MU-CO-NP      |
| TRACT 71 | 1401, 1403, 1405, 1407, 1409, 1501, 1503, 1505, 1507, & 1509 East César Chávez Street | CS             | CS-MU-CO-NP      |
| TRACT 72 | 1601, 1603, 1605, 1607, 1609, 1611, 1615, & 1621 East César Chávez Street  | CS             | CS-MU-CO-NP      |
| TRACT 73 | 1701 East César Chávez Street
1703, 1711, 1717, 1801, 1803, 1805 East César Chavez, 98 Chicon Street
1807 East César Chávez Street | CS-H           | CS-H-MU-CO-NP   |
| TRACT 74 | 61 Interstate Highway 35 North                                           | LR             | LR-MU-CO-NP      |
| TRACT 75 | 1308 & 1314 Holly Street
1311 Taylor Street
62 Navasota Street | CS             | CS-MU-CO-NP      |
| TRACT 76 | 62, 64, & 66 Comal Street
1514 Holly Street | LO             | LO-MU-CO-NP      |
| TRACT 77 | 1600 & 1602 Holly Street
63 Comal Street | CS             | CS-MU-CO-NP      |
| TRACT 78 | 57 San Marcos                                                             | GR             | GR-MU-CO-NP      |
| TRACT 79 | 55 East Avenue                                                            | LO             | LO-MU-CO-NP      |
| TRACT 80 | 1313 Holly Street                                                         | CS             | CS-MU-CO-NP      |
| TRACT 81 | 1507-1/2, 1509, & 1511 Holly Street                                       | CS             | CS-MU-CO-NP      |
| TRACT 82 | 1601 & 1603 Holly Street                                                  | CS             | CS-MU-CO-NP      |
| TRACT 83 | 54 Chalmers Avenue                                                        | LR             | LR-MU-CO-NP      |
| TRACT 84 | 1810 Haskell Street                                                       | CS             | CS-MU-CO-NP      |
| TRACT 85 | 1007, 1009, 1011, & 1013 Lambie Street                                   | GR             | GR-MU-CO-NP      |
| TRACT 86 | 1104, 1102, 1100, 1010, 1012 Claremont Avenue                            | GR             | GR-MU-CO-NP      |
| TRACT 87 | 1013, 1101, 1103, 1105, 1107, 1109, & 1111 Claremont Avenue              | CS             | CS-MU-CO-NP      |
| TRACT 88 | 31 Interstate Highway 35 North
1106, 1108, & 1110 Flores Street                                           | CS             | CS-MU-CO-NP      |
| TRACT 89 | 21 Waller Street                                                          | CS             | CS-MU-CO-NP      |
| TRACT 90 | 46 & 48 Chicon Street                                                     | CS             | CS-MU-CO-NP      |
PART 3. Secondary apartment special use is permitted on lots in residential districts within the boundaries of the NP combining district as set forth in Section 25-2-1463 of the Code.

PART 4. The following applies to a single-family residential use on an existing legal lot:

1. The minimum lot area is 2,500 square feet.
2. The minimum lot width is 25 feet.
3. For a lot with an area of 3,500 square feet or less, the impervious coverage may not exceed 65 percent.

PART 5. Tract 1, 906 and 910 E. 6th Street of Tract 2, and Tracts 3 through 90 may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1503 and 25-2-1504 of the Code.

PART 6. On Tracts 28 through 90:

1. A structure or portion of a structure constructed may not exceed a height of 40 feet above ground level.
2. Townhouse residential use is prohibited.

PART 7. The Property within the boundaries of the conditional overlay combining districts established by this ordinance is subject to the following conditions:

1. The following uses are prohibited on Tract 1, 906 and 910 E. 6th Street of Tract 2, and Tract 3 through 47:

   Adult oriented businesses
   Pawn shop services

2. The following uses are prohibited on 1000 and 1008 E. 6th Street of Tract 3 and on 1409 E. 4th Street of Tract 46:

   Basic industry
   General warehousing and distribution
   Recycling center
   Scrap and salvage
   Employee recreation
   Railroad facilities
   Resource extraction

3. The following uses are conditional uses on Tract 1, 906 and 910 E. 6th Street of Tract 2, and Tracts 3 through 47:

   Automotive sales
   Campground
   Automotive washing (of any type)
   Commercial off-street parking
<table>
<thead>
<tr>
<th>Convenience storage</th>
<th>Drop-off recycling collection facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Equipment sales</td>
<td>Exterminating services</td>
</tr>
<tr>
<td>Hotel-motel</td>
<td>Kennels</td>
</tr>
<tr>
<td>Maintenance and service facilities</td>
<td>Residential treatment</td>
</tr>
<tr>
<td>Vehicle storage</td>
<td>Hospital services (general)</td>
</tr>
<tr>
<td>Outdoor entertainment</td>
<td>Club or lodge</td>
</tr>
<tr>
<td>Transitional housing</td>
<td>Transportation terminal</td>
</tr>
<tr>
<td>Automotive repair services</td>
<td>Communication service facilities</td>
</tr>
</tbody>
</table>

4. The following uses are prohibited on Tracts 48 through 67 and 69 through 73:

- Adult oriented businesses
- Commercial off-street parking
- Convenience storage
- Equipment repair services
- Kennels
- Residential treatment
- Outdoor entertainment
- Campground
- Communication service facilities
- Drop-off recycling collection facilities
- Equipment sales
- Pawn shop services
- Vehicle storage
- Transportation terminal

5. The following uses are conditional uses on Tracts 48 through 67 and 69 through 73:

- Agricultural sales and services
- Automotive repair services
- Automotive washing (of any type)
- College and university facilities
- Construction sales and services
- Electronic prototype assembly
- Guidance services
- Hotel-motel
- Limited warehousing and distribution
- Off-site accessory parking
- Research services
- Restaurant (limited)
- Service station
- Club or lodge
- Automotive rentals
- Automotive sales
- Building maintenance services
- Communications services
- Custom manufacturing
- Exterminating services
- Hospital services (limited)
- Indoor entertainment
- Local utility services
- Outdoor sports and recreation
- Restaurant (drive-in, fast food)
- Restaurant (general)
- Hospital services (general)
- Transitional housing

6. The following uses are prohibited on Tracts 68, 74 through 88 and 90:

- Administrative and business offices
- Agricultural sales and services
- Automotive repair services
- Adult oriented businesses
- Automotive rentals
- Automotive sales
MEMORANDUM

TO: Heather Chaffin, Case Manager
Planning and Zoning Department

CC: Members of the Planning Commission
Anna Martin, P.E., PTOE, Austin Transportation Department

FROM: Scott A. Jamas, P.E., PTOE
Mehmaz Mehraein, P.E.
Development Services Department

DATE: February 5, 2018

SUBJECT: Neighborhood Traffic Analysis for Pathways at Chalmers Court South

The Land Use Review/Transportation staff has performed a Neighborhood Traffic Impact Analysis (NTA) for the above referenced case and offers the following comments.

The 2.17 acre site is located in east Austin, west of Chalmers Avenue, between East 2nd and East 3rd Streets. Vehicular access to the site shall be from East 2nd Street. The request is to rezone from CS – NP, MF – 4 – NP to MF – 5 – NP to allow for up to eighty-six (86) multi-family apartment dwellings.

Roadways

East 2nd Street is classified as a local collector roadway and measures 40 feet in width, with a speed limit of 35 miles per hour (MPH). Sidewalks are provided on both sides of the roadway and transit servie is provided. The City of Austin Bicycle Map rates East 2nd Street as a “medium-comfort” road.

East 3rd Street is classified as a local street, measuring approximately 30 feet in width and is stop controlled at its intersection with Chalmers Avenue. The speed limit is 25 MPH. There are sidewalks on both sides of East 3rd Street and on-street parking is permitted. There are no marked bicycle facilities.

Chalmers Avenue is classified as a local street, measuring approximately 36 feet in width, and is stop controlled at its intersection with East 2nd Street. The speed limit is 25 MPH and there are sidewalks on both sides of the street in the vicinity of the site. There are no marked bicycle facilities on the roadway.
Trip Generation and Traffic Analysis

The City Council may deny an application if the neighborhood traffic analysis demonstrates that the traffic generated by a project combined with existing traffic, exceeds the desirable operating level established on a residential local or collector street in the study area.

Based on the Institute of Transportation Engineer's publication Trip Generation Manual, 9th Edition, the eighty-six (86) proposed apartment units would generate approximately 646 daily trips. However, the zoning MF – 5 would allow up to 839 daily trips, for the 2.17 acre tract, according to staff estimates of maximum allowable density (summarized in Table 1 below).

<table>
<thead>
<tr>
<th>TRACT NUMBER</th>
<th>ACRES</th>
<th>INTENSITY</th>
<th>ZONING</th>
<th>LAND USE</th>
<th>TRIPS PER DAY</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2.17</td>
<td>86 DU</td>
<td>MF – 5</td>
<td>Apartments (220)</td>
<td>646</td>
</tr>
<tr>
<td></td>
<td></td>
<td>118 DU*</td>
<td></td>
<td></td>
<td>839</td>
</tr>
</tbody>
</table>

*This is maximum development intensity.

According to the applicant, all of the site trips will access East 2nd Street. Table 2 presents the expected distribution of the daily trips to and from the site:

<table>
<thead>
<tr>
<th>Table 2 – Trip Distribution Percentages</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Street</td>
</tr>
<tr>
<td>East 2nd Street west of Chalmers Avenue</td>
</tr>
</tbody>
</table>

According to the traffic data collected during the days of January 16 – 18, 2018, the current average daily volumes on East 2nd Street, East 3rd Street and Chalmers Avenue are shown in Table 3 below. The projected daily trips from the site development would increase the observed volumes on East 2nd Street by approximately 28% to 36% (depending upon the number of units constructed). No other adjacent residential street would have additional traffic according to the proposed site access.

<table>
<thead>
<tr>
<th>Table 3 – Estimated increase in daily traffic volumes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street</td>
</tr>
<tr>
<td>East 2nd Street west of Chalmers Avenue</td>
</tr>
<tr>
<td>East 3rd Street west of Chalmers Avenue</td>
</tr>
<tr>
<td>Chalmers Avenue between East 2nd and East 3rd Streets</td>
</tr>
</tbody>
</table>
According to Section 25 – 6 – 116 of the Land Development Code, neighborhood residential streets are operating in a desirable manner if the daily volumes do not exceed the following thresholds:

<table>
<thead>
<tr>
<th>Pavement Width</th>
<th>Vehicles Per Day</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 30'</td>
<td>1,200</td>
</tr>
<tr>
<td>30' to less than 40'</td>
<td>1,800</td>
</tr>
<tr>
<td>40' or wider</td>
<td>4,000</td>
</tr>
</tbody>
</table>

**Conclusion and Recommendations**

1) East 2nd Street measures forty (40) feet in width, and therefore per Section 25 – 6 – 116 of the LDC, no mitigation of site traffic is required.

2) Development of this property should not vary from the approved uses, nor exceed the approved intensities and estimated traffic generation assumptions within this document, including land uses, trip generation, trip distribution, traffic controls and other identified conditions.

3) Driveways design, dimension, and spacing shall comply with the criteria as set forth in the City of Austin Transportation Criteria Manual.

If you have any questions or require additional information, please contact me at (512) 974 – 2208.

Scott A. James, P.E., PTOE
Development Services Department
October 31, 2017

RE: Support for request to rezone HACA property to MF-5

To Whom It May Concern:

At a regular meeting of the East Cesar Chavez Neighborhood Planning Team, held on October 18, 2017, representatives of the Housing Authority of the City of Austin (HACA), presented their request to rezone a property they own south of Chalmers Courts, between East 2nd and 3rd Streets, and immediately west of Chalmers Street, to MF-5. This rezoning will allow HACA to develop the property with newly constructed apartments that will provide safe and affordable homes to households with very low to moderate incomes.

The East César Chavez Neighborhood Planning Team voted unanimously to support this request.

As a team member serving as a representative of nonprofit organizations active in the East Cesar Chavez planning area, and as the person who made the motion to support this request, I am privileged to have the authority to submit this letter of support on behalf of the contact team.

We are looking forward to the redevelopment of this property with new affordable housing!

Sincerely,

Mark C. Rogers
Nonprofit Representative
East Cesar Chavez Neighborhood Planning Team

CC: Hon. Mayor and Council of the City of Austin; Planning Commission via e-mail
ECCNPT via e-mail
November 13, 2017

S.M.A.R.T. Housing- Certification
Housing Authority of the City of Austin – Pathways at Chalmers Court South
(Project ID # 412)

TO WHOM IT MAY CONCERN:

Housing Authority of the City of Austin (development contact: John Mcquage, 512.767.7750 or johnm@hacanet.org) has submitted a S.M.A.R.T. Housing application to construction the Pathways of Chalmers Court South, an 87 unit multi-family residential development located at southwest corner of East 3rd Street and Chalmers Avenue, Austin TX 78702. The applicant has agreed to a minimum 5 year affordability period after issuance of a certificate of occupancy, unless project funding requirements are longer.

The applicant has submitted evidence that this project received unanimous support from the East Cesar Chavez Neighborhood Planning Team.

NHCD certifies that the proposed construction will meet the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 100% of the units will serve households at or below 60% Median Family Income (MFI), the development will be eligible for 100% waiver of the fees listed in the S.M.A.R.T. Housing Ordinance adopted by the City Council with the exception of the Capital Recovery Fees (CRF). The project is not eligible to receive CRF fee waivers. The expected fee waivers include, but are not limited to, the following fees:

- Capital Recovery Fees
- Site Plan Review
- Building Permit
- Misc. Site Plan Fee
- Concrete Permit
- Construction Inspection
- Electrical Permit
- Subdivision Plan Review
- Mechanical Permit
- Misc. Subdivision Fee
- Plumbing Permit
- Zoning Verification
- Land Status Determination
- Building Plan Review
- Parkland Dedication (by separate ordinance)

Prior to issuance of building permits and starting construction, the developer must:

- Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Austin Energy: Bryan Bomer at 512-482-5449).
- Submit plans demonstrating compliance with accessibility standards.

Before a Certificate of Occupancy will be granted, the development must:

- Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- Pass a final inspection to certify that accessibility standards have been met.
• An administrative hold will be placed on the certificate of occupancy, until the following item has been completed: 1) Evidence that a Land Restriction, stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

The applicant must demonstrate compliance with the reasonably-priced standard after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.974.3128 or by email at Sandra.harkins@austintexas.gov if you need additional information.

Sincerely,

Sandra Harkins, Project Coordinator
Neighborhood Housing and Community Development

Cc: Laurle Shaw, Capital Metro
    Maureen Meredith, PZD
    Marilyn Lamensdorf, PARD
    Heidi Kasper, AEGB
    Carl Wren, DSO
    Catherine Doar, AE
    Gina Copic, NHCD
    Stephen Castleberry, DSD
    Elizabeth Robinson, DSD
    Zulema Flores, DSD
    Alma Molieri, DSD
    Ellis Morgan, NHCD
    Katherine Murray, Austin Energy
    Alice Flora, AWU