

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: East Cesar Chavez

CASE#: NPA-2018-0002.01.SH

DATE FILED: May 7, 2018 (Out-of-cycle)

PROJECT NAME: Chalmers Court East

PC DATE: June 12, 2018

ADDRESSES: 300 Chicon Street and 1600 E. 3rd Street

DISTRICT AREA: 3

SITE AREA: 8.01 acres

APPLICANT: City of Austin, Planning & Zoning Department (Maureen Meredith)

OWNER: Housing Authority of the City of Austin (Michael Gerber, Pres. & CEO)

AGENT: Urban Design Groups, PC (Laura Touns)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Multifamily

To: Specific Regulating District

Base District Zoning Change

Related Zoning Case: C14-2018-0050.SH & C14-2018-0051.SH

From: MF-4-NP

To: TOD- Saltillo District

NEIGHBORHOOD PLAN ADOPTION DATE: May 13, 1999

PLANNING COMMISSION RECOMMENDATION:

To grant Specific Regulating District land use. Approved on the consent agenda by Commissioner Schissler, 2nd by Commissioner Shieh on a vote of 12-0. Commissioner Kenny absent.

STAFF RECOMMENDATION: Recommended

BASIS FOR STAFF'S RECOMMENDATION: Staff supports the change in the future land use map from Multifamily to Specific Regulating District, which will add the properties

to the Plaza Saltillo Transit Oriented Development (TOD) Regulating Plan. This plan amendment case and the two associated zoning cases were initiated by the City Council on October 12, 2017 by Resolution #20171012-018.

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

Multifamily Residential - Higher-density housing with 3 or more units on one lot.

Purpose

1. Preserve existing multifamily and affordable housing;
2. Maintain and create affordable, safe, and well-managed rental housing; and
3. Make it possible for existing residents, both homeowners and renters, to continue to live in their neighborhoods.
4. Applied to existing or proposed mobile home parks.

Application

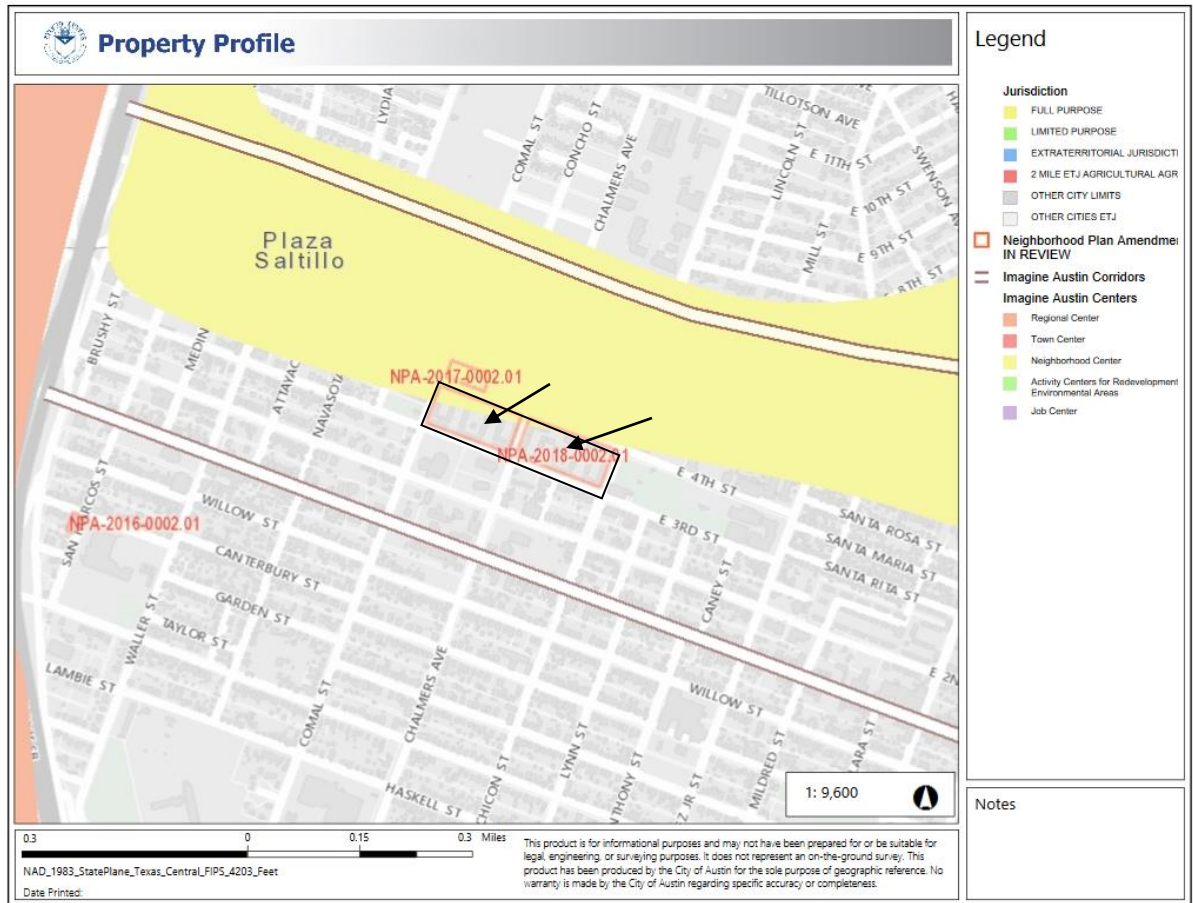
1. Existing apartments should be designated as multifamily unless designated as mixed use;
2. Existing multifamily-zoned land should not be recommended for a less intense land use category, unless based on sound planning principles; and
3. Changing other land uses to multifamily should be encouraged on a case-by-case basis.

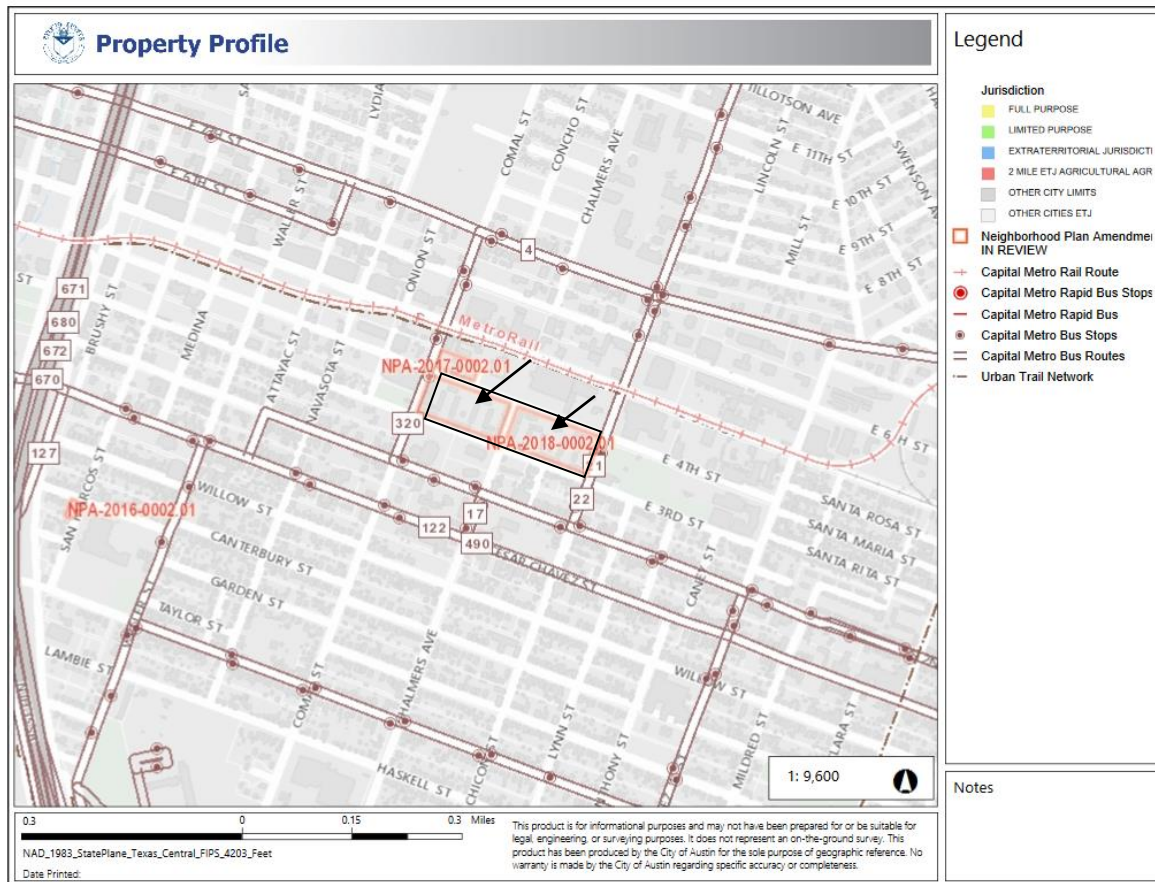
PROPOSED LAND USE ON THE PROPERTY

Specific Regulating District - This map designation is intended for areas that have an adopted regulating plan. This district will be identified on the Future Land Use Map, but is not considered a typical land use category. The purpose of this designation is to make the user aware of the Regulating Plan and that it should be reviewed for development regulations.

Approved Regulating Plans:

1. Plaza Saltillo TOD Station Area Plan
2. Martin Luther King (MLK) Boulevard TOD Station Area Plan
3. Lamar/Justin TOD Station Area Plan





BACKGROUND: The plan amendment application and the two associated zoning cases, C14-2018-0050.SH and C14-2018-0051.SH were initiated by the City Council by Resolution #20171012-018.

The plan amendment application is to change the future land use on the property from Mixed Use to Specific Regulating District. There is a separate Code Amendment to include the properties to the Plaza Saltillo TOD.

PUBLIC MEETINGS: The ordinance required community meeting was held on May 31, 2018. Approximately 765 meeting notices were mailed to people who live or own property within 500 feet of the property, in addition to neighborhood groups and environmental organization who requested notification for the area. Nineteen people attended the meeting, which includes one City Staff member, members of Housing Authority of the City of Austin (HACA) and agents from the Urban Design Group and Nelson Architects working with HACA.

Pilar Sanchez, Vice President of Housing and Community Development at HACA, gave a presentation, that explained why City Council initiated the applications. She said that CodeNEXT rezoning of the property made it unclear what would be required so HACA approached the City Council to ask if the properties could be added to the Plaza Saltillo TOD which would provide clearer development standards. In addition, CodeNEXT rezonings would not affect properties within Regulating Districts which would provide more certainty. Council agreed to add the properties to the TOD and subsequently approved the Resolution on October 17, 2018.

Ms. Sanchez said there are three phases to the project. The South site will be developed first, then the East site and the West site. See the PowerPoint presentation in the back of this report. The TOD does not require setback so they will be able to provide more units and the needed parking. See the presentation at the back of this report.

After the presentation the following questions were asked:

Q. I own the property next door and I can only develop to three stories. Does your zoning change affect my property?

A. Our zoning change request won't allow you to build any higher than what you are currently allowed. The rezoning is only for the HACA property.

Q. In the pictures you show I don't see where the parking is located?

A. Yes, there will be parking. It is the gray area shown on the concept plan

CITY COUNCIL DATE: June 28, 2018

ACTION:

CASE MANAGER: Maureen Meredith

PHONE: (512) 974-2695

EMAIL: Maureen.meredith@austintexas.gov

City Council Resolution Initiating Applications

RESOLUTION NO. 20171012-018

WHEREAS, the Austin Strategic Housing Blueprint was adopted by council on April 14, 2017, and stresses the importance of continuing to develop sustainable partnerships with the Housing Authority of the City of Austin (HACA) “in planning efforts to align goals and targeted investment strategies” to “leverage resources to achieve the goals outlined” by it; and

WHEREAS, the Austin Strategic Housing Blueprint calls for development of policies to prioritize the preservation and creation of affordable housing near current and future transit service to help the Neighborhood Housing and Community Development (NHCD) Department “reach its goal of 25% of affordable housing units created or preserved within 1/4 mile of a transit stop”; and

WHEREAS, the Housing and Neighborhoods Policies of the Imagine Austin Comprehensive Plan call for the City to “connect housing to jobs, childcare, schools, retail, and other amenities and services needed on a daily basis, by strategies such as directing housing and employment growth to sites appropriate for Transit-Oriented Development (TOD) and coordinating and planning for housing near public transportation networks and employment centers to reduce household transportation costs and vehicle miles traveled”; and

WHEREAS, the Land Use and Transportation Policies of the Imagine Austin Comprehensive Plan call for the City to “promote development in compact centers, communities, or along corridors that are connected by roads and transit, are designed to encourage walking and bicycling, and reduce healthcare, housing, and transportation costs” as well as “direct housing and employment growth to activity centers and corridors, preserving and integrating existing affordable housing where possible”; and

WHEREAS, the Imagine Austin Comprehensive Plan defines Transit Oriented Development (TOD) as “a mixed-use residential or commercial area designed to maximize access to public transport, increase economic activity, and often incorporates features to encourage transit ridership. A TOD typically has a center with a transit station or stop (train station, metro station, or bus stop), surrounded by relatively high-density development with progressively lower density development spreading outward from the center”; and

WHEREAS, the Regulating Plan for the Plaza Saltillo TOD Station Area was approved by Council on December 11, 2008, and was revised on May 25, 2013; and

WHEREAS, the Plaza Saltillo TOD Station Area is located east of I-35 and contains portions of the East Cesar Chavez, Holly, and Central East Austin neighborhood plan areas, all of which are contained within the boundaries of the Austin Independent School District (AISD) near schools currently designated as under-enrolled; and

WHEREAS, the Homestead Preservation Reinvestment Zone No. 1 Preliminary Project Plan and Reinvestment Zone Financing Plan (Homestead Preservation Reinvestment Zone) was approved by Council on October 16, 2008, under Ordinance 20081218-114 and remains in full force and effect; and

WHEREAS, the Homestead Preservation Reinvestment Zone boundaries include the Chalmers Courts site of HACA within the boundaries of Chicon Street, East 4th Street, East 3rd Street, and Comal Street; and

WHEREAS, the Plaza Saltillo TOD Station Area is wholly within the Homestead Preservation Reinvestment Zone; and

WHEREAS, the affected local residents in the Homestead Preservation Reinvestment Zone, using a community engagement process to express their views on area problems, identified and prioritized the problems as being long-term disinvestment and declining quality of life for area residents; and

WHEREAS, the targeted efforts of the Homestead Preservation Reinvestment Zone are:

- 1) The creation and preservation of needed affordable housing by new construction and improvement of existing affordable housing that is in need of replacement or major renovation;
- 2) The attraction of private sector development of housing and/or business;
- 3) Providing for public transportation; and
- 4) Developing significant recreational facilities; and

WHEREAS, the Homestead Preservation Reinvestment Zone has sufficient, documented, and committed funding to accomplish its purposes and lead to an appropriate area for the placement of housing, and committed funding is flowing; and

WHEREAS, HACA is committed to cultivating “sustainable affordable housing communities and partnerships that inspire self-reliance, growth, and optimism”; and

WHEREAS, HACA envisions neighborhoods where “poverty is alleviated... residents are healthy and safe, and all people have the opportunity to achieve their full potential”; and

WHEREAS, for 80 years, HACA has provided affordable housing to extremely low-income families and individuals at Chalmers Courts; and

WHEREAS, Chalmers Courts residents pay income-based rent in the amount of 30% of their adjusted household income; and

WHEREAS, in addition to providing affordable housing at 18 properties across Austin, HACA also offers access to community development programs which include educational opportunities, job training, youth programs, health and wellness programs, and other resources; and

WHEREAS, through the Rental Assistance Demonstration (RAD) program, HACA proposes to significantly increase the number of affordable housing units at Chalmers Courts, which has access to multimodal transportation choices, including the nearby Plaza Saltillo transit station, and is located in close proximity to downtown, where thousands of employment opportunities exist; and

WHEREAS, the RAD program is a tool established by Congress and the Department of Housing and Urban Development (HUD) to empower public housing agencies, like HACA, to provide protections for current low-income residents, to make improvements to low-income housing, and to provide choices that improve the quality of life for its residents; and

WHEREAS, inclusion of Chalmers Courts in the Plaza Saltillo TOD Regulating Plan would significantly enhance HACA's ability to provide affordable housing to low-income families in a rapidly gentrifying East Austin; and

WHEREAS, the council through prior approval of low-income housing tax credits, bond proceeds, and other housing finance tools, has demonstrated a high

priority to the improvement and redevelopment of HACA public housing properties, including Chalmers Courts; **NOW, THEREFORE,**

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

The council initiates amendments to the Plaza Saltillo TOD Regulating Plan consistent with Code Section 25-2-766.23 (Amendments to Station Area Plan) that would extend the plan's boundaries to include the Chalmers Courts site of HACA within the boundaries of Chicon Street, East 4th Street, East 3rd Street, and Comal Street.

BE IT FURTHER RESOLVED:


The council initiates neighborhood plan amendments and rezoning of the property from multifamily residence moderate-high density (MF-4) district to transit-oriented district (TOD), and directs the City Manager to assign the appropriate TOD subdistrict to bring back to council for action.

BE IT FURTHER RESOLVED:

The city manager is directed to process the amendments within 90 days of the adoption of this resolution.

ADOPTED: October 12, 2017

ATTEST:


Jannette S. Goodall
City Clerk

Letter from the East Cesar Chavez
Neighborhood Plan Contact Team

(No letter received at this time)



East Cesar Chavez Neighborhood Planning Area NPA-2018-0002.01

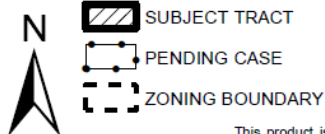
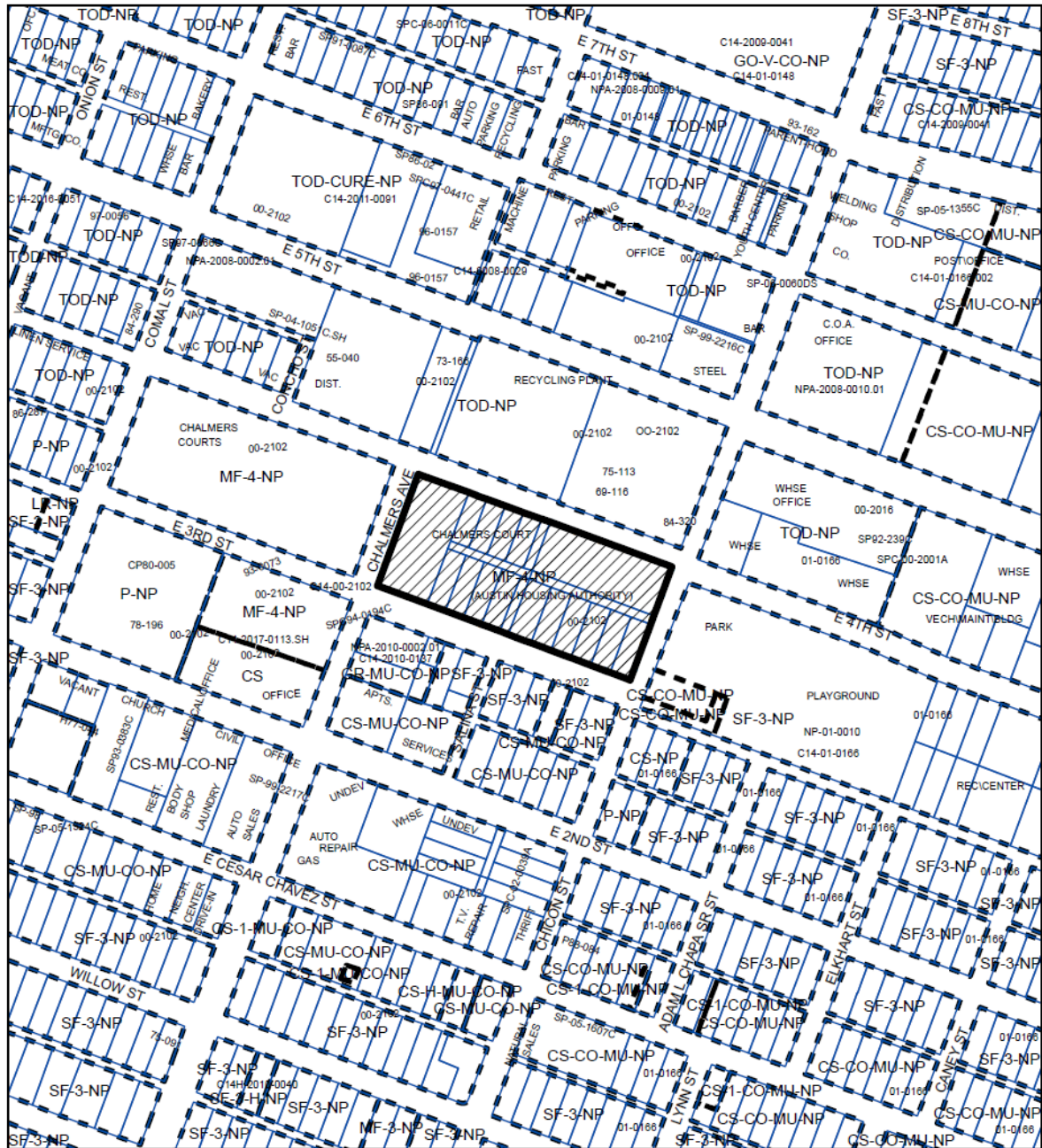
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City of Austin
Planning and Zoning Department
Created on 5/15/2018, by: meredithm

Future Land Use

	500 ft. Notif. Boundary		Specific Regulating District
	Subject Property		Office
	Single-Family		Civic
	Multi-Family		Recreation & Open Space
	Mixed Use		Transportation



Zoning Case
C14-2018-0050.SH


$$1'' = 300'$$

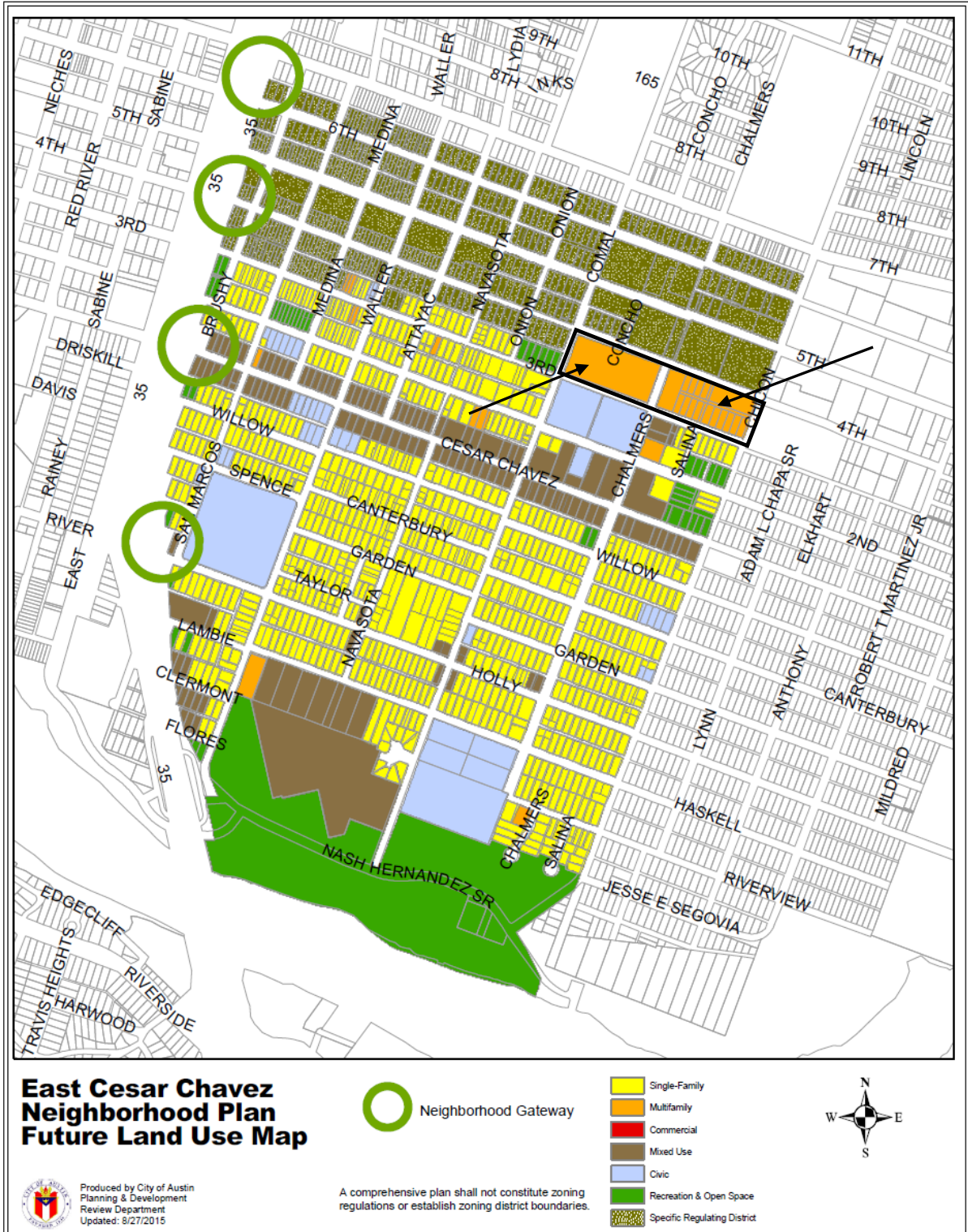
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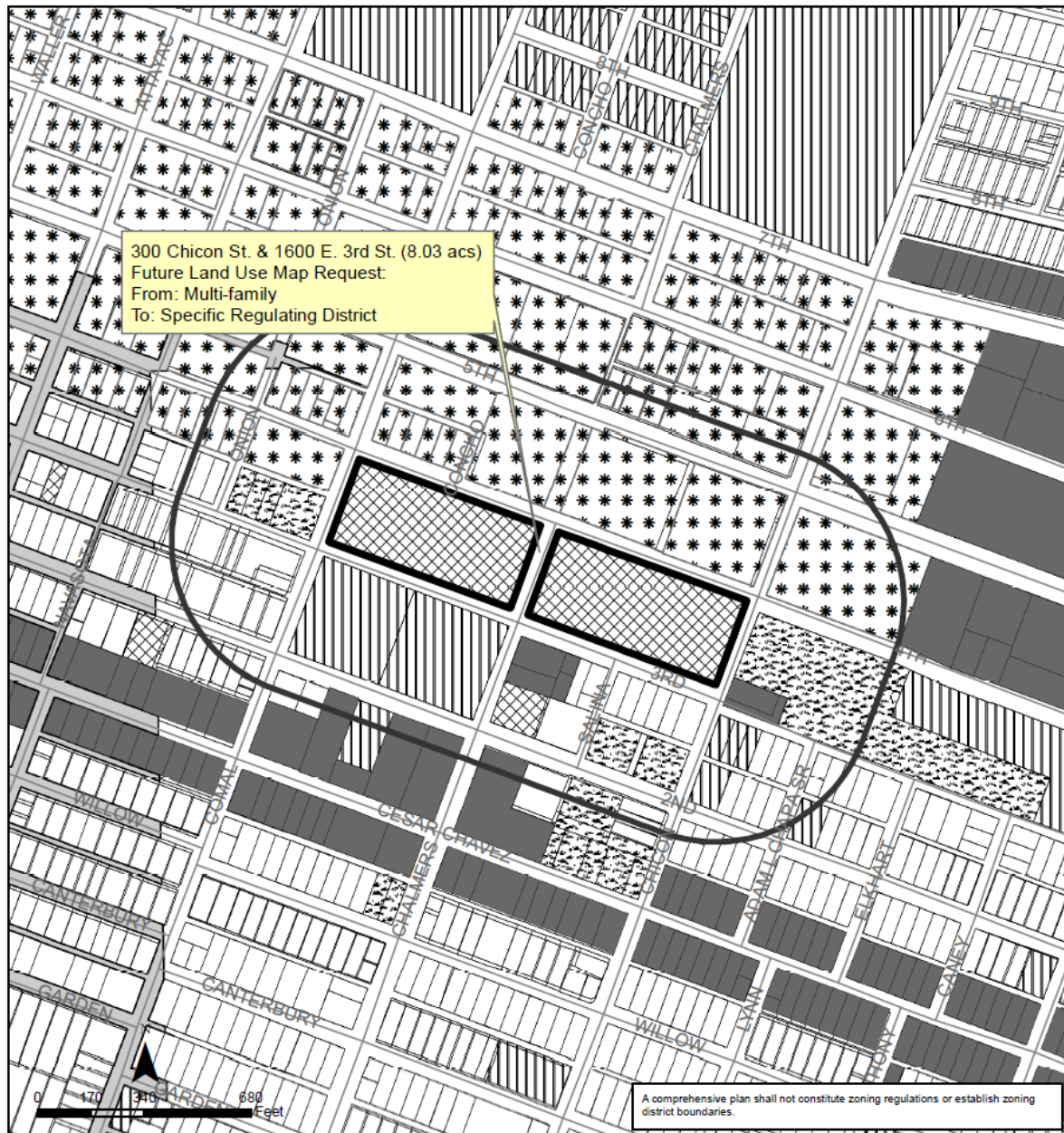
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**East Cesar Chavez Neighborhood Planning Area
NPA-2018-0002.01**

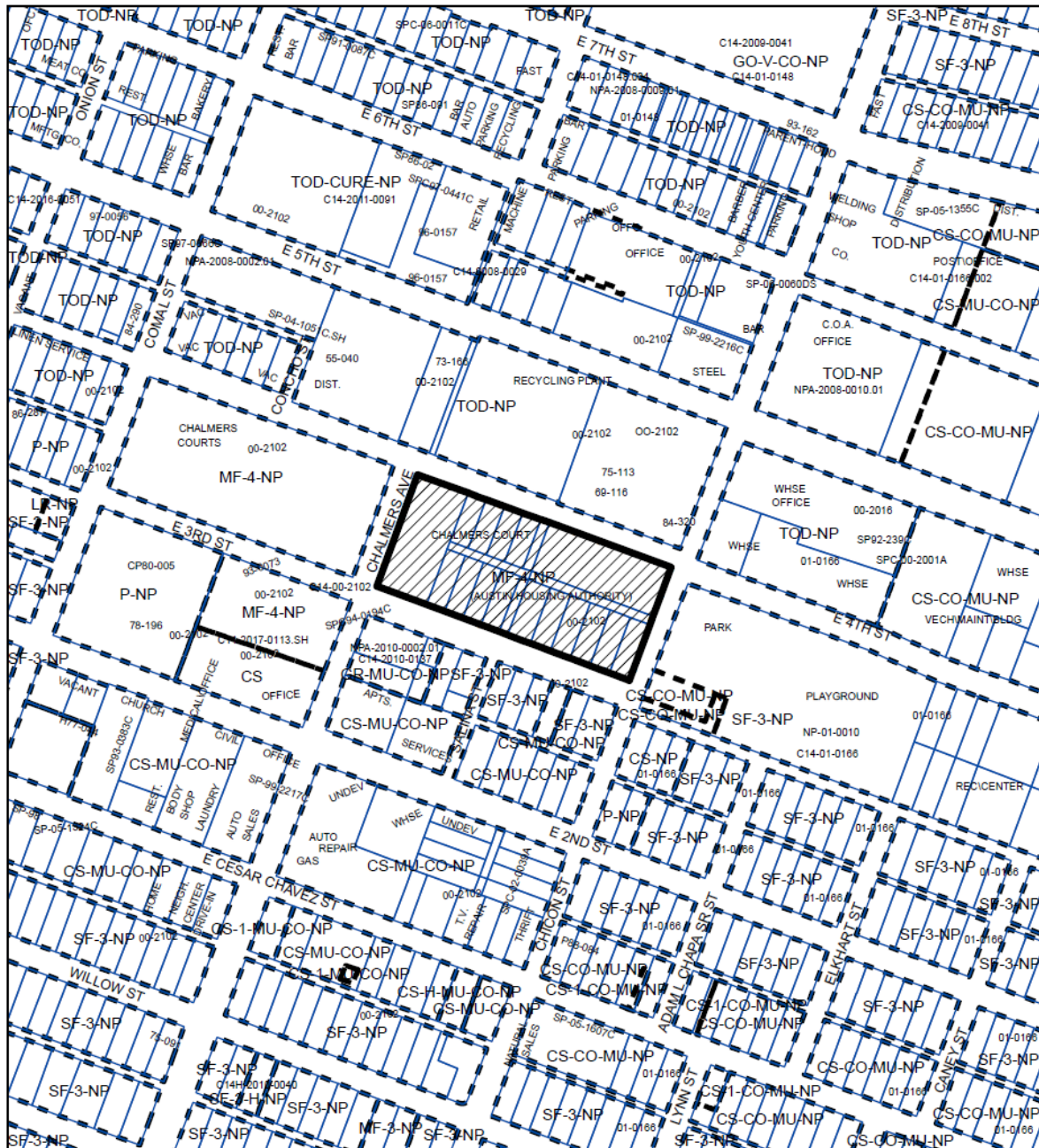
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-  SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

Zoning Case

C14-2018-0050.SH

$$1'' = 300'$$

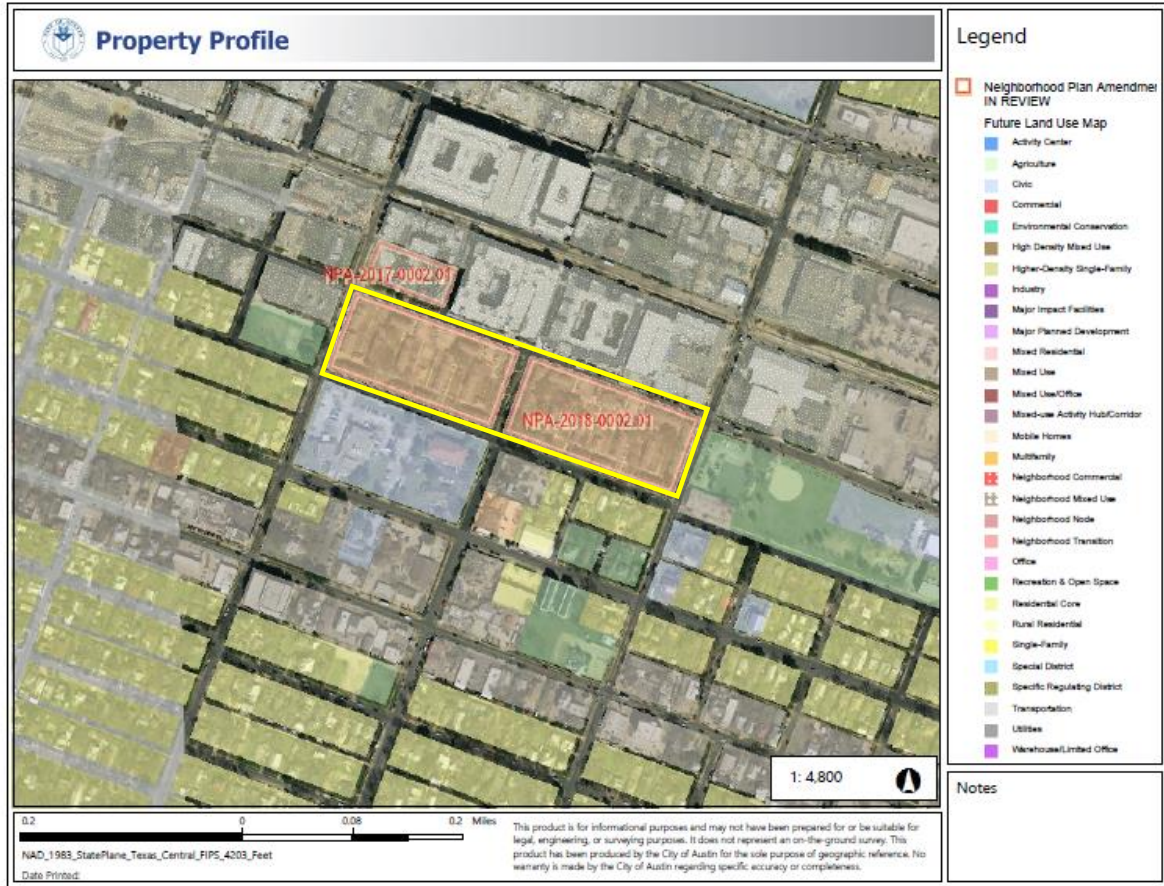
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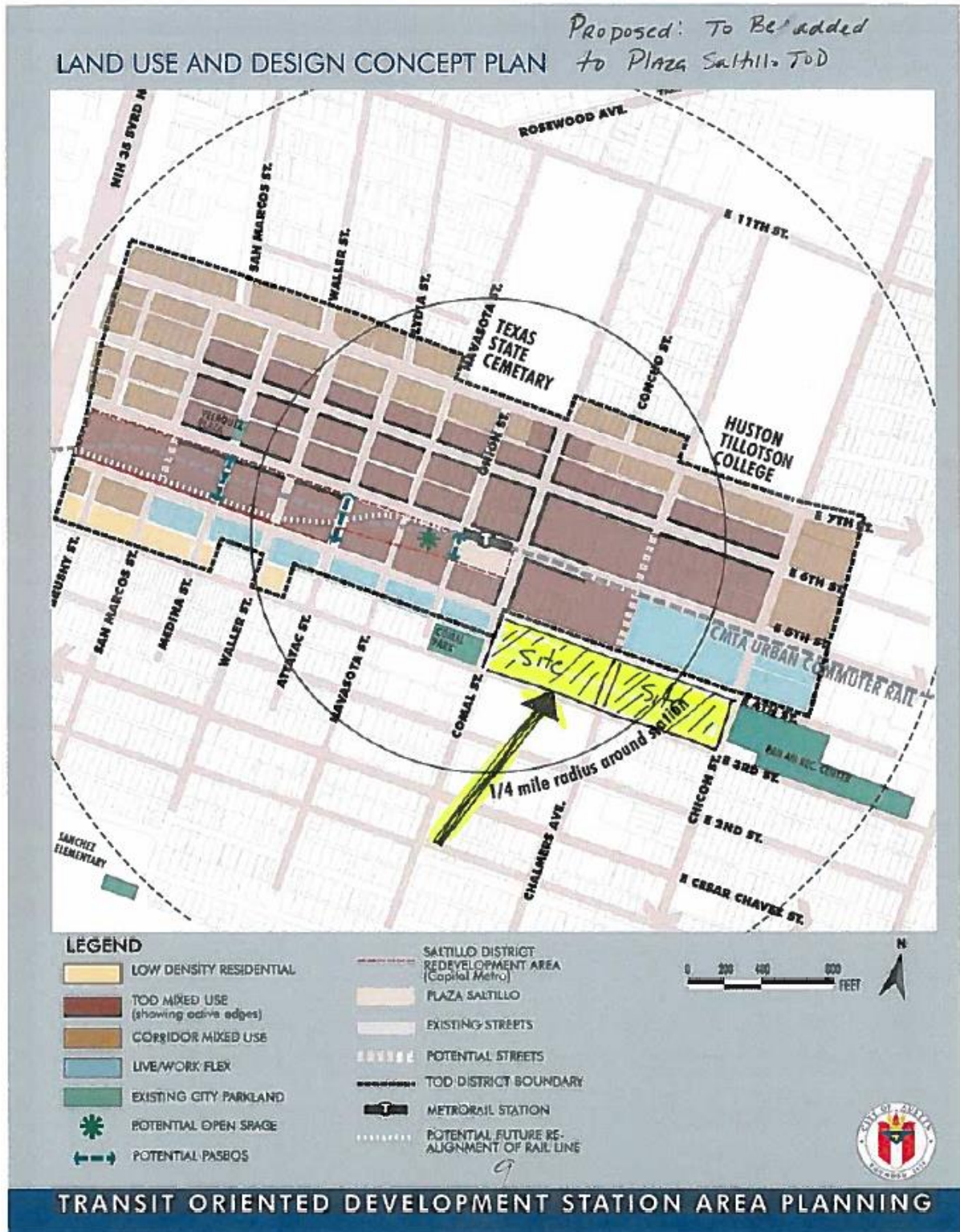
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Chalmers Courts Redevelopment Update



May 31, 2018

1

NEW Pathways at Chalmers Courts



5/31/18

All plans subject to change

2

Chalmers SOUTH



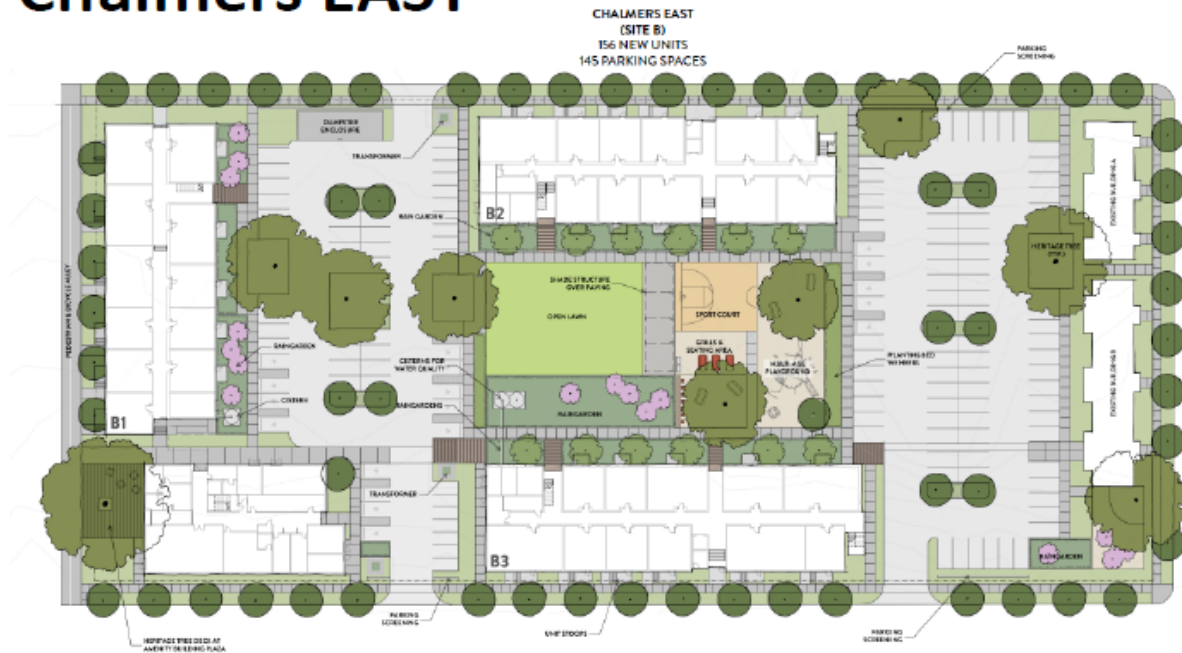
- **86 Units**
- **4 Stories**
- **Construction:**
Summer 2018
- **First Move Ins:**
Spring/ Summer
2019
- **95 parking
spaces**

5/31/18

All plans subject to change

3

Chalmers EAST



156 Units / 4 Stories

Construction: Summer 2019 **First Move ins:** Summer 2020

5/31/18

All plans subject to change

4

Chalmers WEST



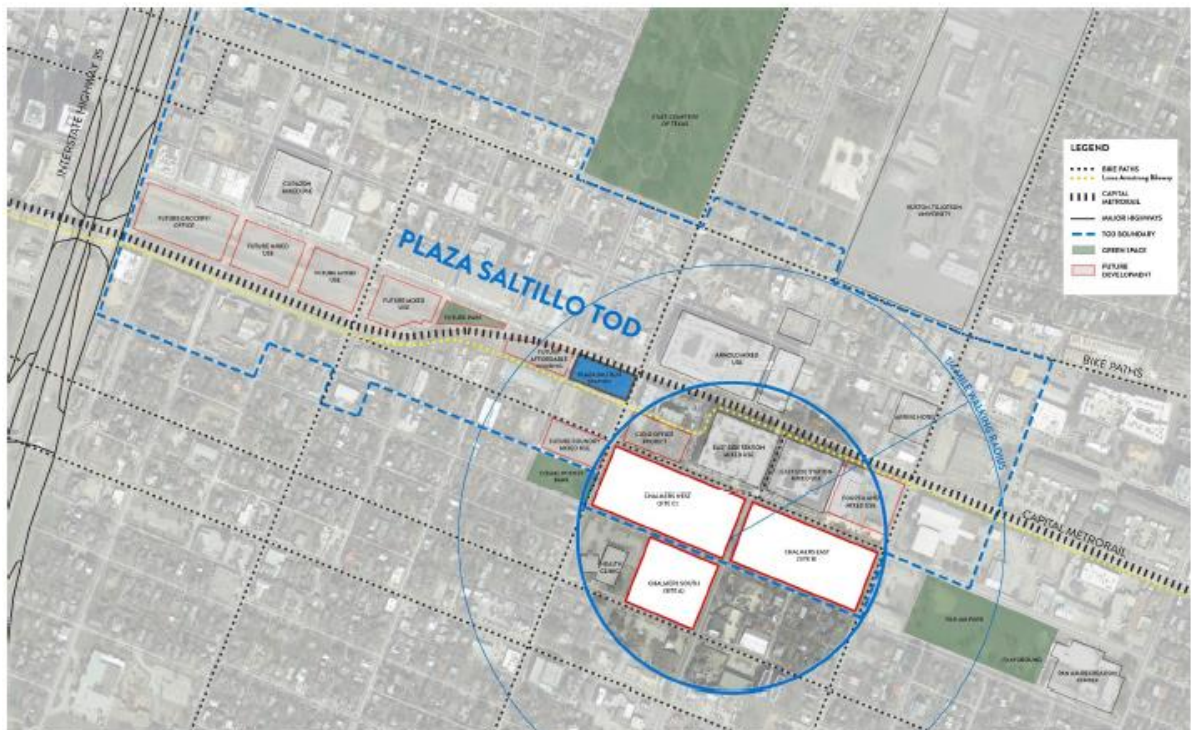
152 Units / 1, 3 & 4 Stories

Construction: Fall 2020 **First Move ins:** Summer 2021

5/31/18

All plans subject to change

5

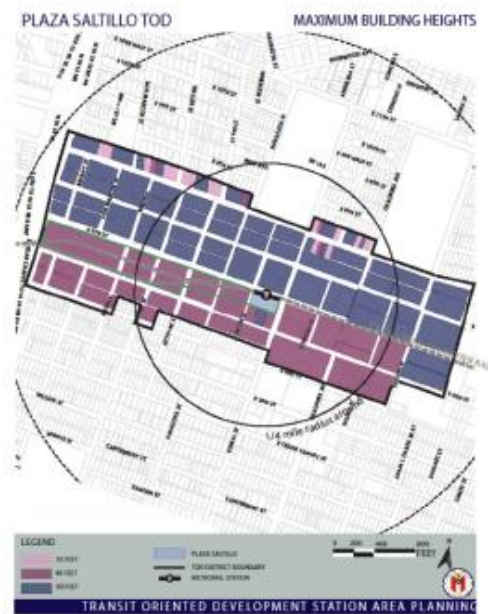


6/5/2018

6

Article 4: Site Development Standards
Section 4.2: General Development Standards
Subsection 4.2.10: Compatibility Standards

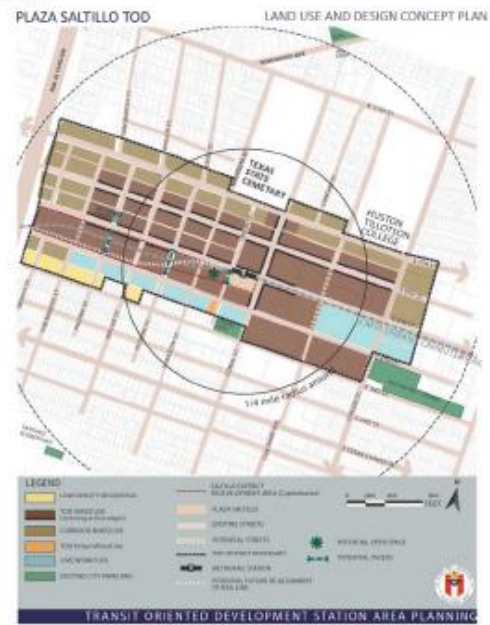
Figure 4-1: Base Maximum Building Height (with no development bonus)

City of Austin
Parks and Recreation Department

59

Article 2: Land Use and Building Density
Section 2.3: Transit-Oriented Development Subdistrict
Subsection 2.3.9: Land Use Summary Table

Figure 2-1: Plaza Schillo Station Area Plan TCO Subdivision

City of Austin
Piso Saltillo TCD Regularizing Plan

20

6/5/2018

7

Chalmers TOD Zoning Request

Current Zoning	Criteria	Proposed Zoning	
MF-4		TOD Plaza Saltillo	
		TOD Mixed-Use Subdistrict	
60%	Max Building Coverage	95%	
70%	Max Impervious Coverage	95%	
.75:1	Max FAR	2:1	0.9:1
36-54	Max Units per Acre	45	39
none	Min Height	2 Stories	
60'	Max Height	40' *	* 60'
	Min Setbacks		
15'	Front Yard	none	
15'	Street Side Yard	none	
5'	Interior Side Yard	none	
10'	Rear Yard	none	
	Parking	Additional 10% reduction	
	* Increase permissible with Affordability		

6/5/2018

8

Chalmers Courts

Proposed Unit Mix

BR Type	Total Current Units	PHASE I Chalmers South	PHASE II Chalmers East	PHASE III Chalmers West	Total Unit Count
1 BR	82	44	78	69	191
2 BR	48	32	53	53	138
3 BR	18	6	17	21	44
4 BR	10	4	8	12	24
	158	86	156	155	397

5/31/18

All plans subject to change

11

Chalmers East

Proposed Affordability Mix

BR Type	East Current	Scat Sites	PBV	60% AMI	Market
1 BR	44	0	9	5	20
2 BR	30	1	21	0	1
3 BR	6	8	3	0	0
4 BR	0	2	6	0	0
TOTAL	80	11	39	5	21

5/31/18

All plans subject to change

12

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2017-0002.01
Contact: Maureen Meredith, Phone: 512-974-2695
Public Hearing: June 14, 2018, City Council hearing date

Your Name (please print)
CARLOS FERNANDEZ

2216 Haskett St.

Your address(es) affected by this application

Signature

Comments: President CARLOS UNIDO

Neighborhood Assoc.

Date

6-05-18

☒ I am in favor
☐ I object

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Maureen Meredith
P. O. Box 1088
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Case Number: NPA-2017-0002.01
Contact: Maureen Meredith, Phone: 512-974-2695
Public Hearing: June 14, 2018, City Council hearing date

Your Name (please print)
MIKE PEREZ

208 CANARY ST.

Your address(es) affected by this application

Signature

Comments:

EL CONDEDO MEXICAN-AMERICAN
LAND OWNERS DE EAST AUSTIN
Neighborhood Assoc.

Date

6-05-18

☒ I am in favor
☐ I object