

**PLANNING COMMISSION SITE PLAN  
EXTENSION REVIEW SHEET**

C17/1

**CASE NUMBER:** SP-2009-0376C.SH(XT2) **PLANNING COMM'N DATE:** 5-26-2015

**PROJECT NAME:** Guadalupe-Saldana Net-Zero Subdivision

**ADDRESS:** 2721 and 3007 Goodwin Ave.

**WATERSHED:** Boggy Creek (Urban)

**DISTRICT:** 1 (CM Ora Houston)

**AREA:** 7.8 Acres

**LEGAL:** Lot 1, Block C, Guadalupe-Saldana Net Zero Subdivision

**EXISTING ZONING:** MF 3-NP, Multifamily, Medium density, Neighborhood Plan

**PROPOSED USE:** Multifamily, SMART Housing

**REQUEST:** 10 Year extension of approved site plan, to 1-14-2025

**APPLICANT:** Guadalupe Neighborhood Development Corporation  
Mark Rodgers  
(512) 479-6275

**AGENT:** Jones and Carter, Inc.  
Jim Schissler  
(512) 441-9493

- NEIGHBORHOOD ORGANIZATION:**
- 1258- Del Valle Community Coalition
  - 1444- East Austin Conservancy
  - 770- Homewood Heights Neighborhood Assoc.
  - 511- Austin Neighborhoods Council
  - 1093- Govalle Neighbors
  - 681- Govalle/Johnston Terrace Plan of Neigh.
  - 1236- Real Estate Council of Austin
  - 1344- African American Cultural Heritage Distr. Bus. Assoc.
  - 1199- United East Austin Coalition
  - 760- Rosewood Neighborhood Contact Team
  - 162- Rosewood Glen Oaks NA

**APPLICABLE WATERSHED ORDINANCE:** Current/ Comprehensive

**CAPITOL VIEW:** Not in View Corridor

**T.I.A.:** None

**SUMMARY STAFF RECOMMENDATION:** Recommended.

CH 2

**PLANNING COMMISSION ACTION:** 5-26-2015  
**CASE MANAGER:** Lynda Courtney Telephone: 974-2810  
[Lynda.Courtney@ci.austin.tx.us](mailto:Lynda.Courtney@ci.austin.tx.us)

**PROJECT INFORMATION:**

**EXIST. ZONING:** MF 3-NP, Multifamily, medium lot, Neighborhood Plan  
**EXISTING & PROPOSED USE:** Multifamily (Total 95 units proposed)  
**LIMITS OF CONSTRUCTION:** 7.752 Acres **OVERALL SITE:** 7.752 Acres  
**EXIST. BLDG. COVERAGE:** 5760 sf (built) **PROP. BLDG. CVR:** 59,293 sf, total  
**EXISTING IMPERV. CVRG.:** -- **PROPOSED IMP. CVR:** 47.1%  
**EXISTING PARKING:** -- **PROPOSED PARKING:** 120

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Goodwin Avenue			
Webberville Road			

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use Background:** The applicant is requesting approval of a ten year extension under the rules of LDC 25-5-63 (Extension of Released site Plan by the Land Use Commission) to continue the construction of Phase II and IV of the Guadalupe Saldana Net Zero subdivision multifamily construction of SMART housing, affordable apartments. The site plan was administratively approved for a one year extension under LDC 25-5-62 (Extension of Released Site Plan by Director) to January 14, 2015. This application for a second extension was submitted prior to that expiration date.

This site plan consists of 14 single family units, 11 duplex buildings, and 4 sixplex multifamily building and one office/amenity center. There will be a total of 95 units upon completion, all designated as affordable by the Neighborhood Housing and Community Development Department, under the SMART Housing program. Phase 1 improvements have been completed. Utility, drive and access infrastructure and four duplex buildings were completed and are currently occupied. There are two remaining phases have not been started due to delays with approval of the affordable housing bond which would allow funding through the Austin Housing Finance Corporation (AHFC). This project has been approved as SMART Housing, as 100% affordable under the specifications of the SMART Housing program.

**Transportation:** Complies with all transportation requirements with regards to the Land Development Code.

**Environmental:** This site is located in the Boggy Creek watershed and complies with all rules and current regulations.

U1/3

**Justification for Site Plan Extension:** The Land Development Code section 25-5-63 sets forth rules by which approved site plans may be extended, first administratively, and then by Land Use Commission approval. The commission must determine if there is good cause for the extension based on meeting at least one of these five criteria:

- (a) The site plan substantially complies with the requirements that apply to a new application for site plan approval;
- (b) The applicant files the original application for site plan approval with the good faith expectation that the site plan would be constructed;
- (c) The applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy; or
- (d) The applicant has constructed a significant portion of the infrastructure required for development of the original site plan; and
- (e) If a TIA (traffic impact analysis) was submitted with the application for site plan approval, it is still valid, or has been adequately mitigated.

The applicant has built four duplexes, which are occupied (which meets requirement c), has a building permit under review for the amenity center, and has built a significant portion of the infrastructure (which meets requirement d and requirement b). The site plan still substantially complies with the requirements that would be met by a new application, meeting requirement a, and the traffic assumptions are still valid.

**SURROUNDING CONDITIONS:**

**Zoning/ Land use:** MF 3-NP, Multifamily

**North:** SF-3, Single family residential, then Goodwin Street

**East:** SF-5, Church and SF-3, Single family residential

**South:** P, College

**West:** GR-MU-CO, Church and SF-3, Single family residential, then Webberville Rd.

# SITE DEVELOPMENT PERMIT PLANS

DATE OF SUBMITTAL: DECEMBER 31, 2008  
 DEVELOPER: METROBOROUGH DEVELOPMENT CORPORATION  
 GUADALUPE NETZERO  
 AUSTIN, TX 78702  
 (512) 479-8275

OWNER: GUADALUPE SALDANA AFFORDABLE HOMES, L.P.  
 913 E. 6TH ST.  
 AUSTIN, TX 78702  
 (512) 479-8275

ENGINEER: JONES AND CARTER, INC.  
 1701 DIRECTORS BLVD., SUITE 400  
 AUSTIN, TEXAS 78744 512-441-9483  
 LEGAL DESCRIPTION: LOT 1, BLOCK C, GUADALUPE SALDANA  
 NETZERO SUBDIVISION, DOCUMENT 2001208001

SUBMISSION CASE NO.: CP-2008-0112.A.5H

ZONING: MF-1

MF-5 REGULATIONS APPLICABLE PER LOC 25-2-567

URBAN WILDERNESS: BOGGY CREEK

RELATED CASES: BOA C15-2008-0059

## GENERAL PLAN NOTES:

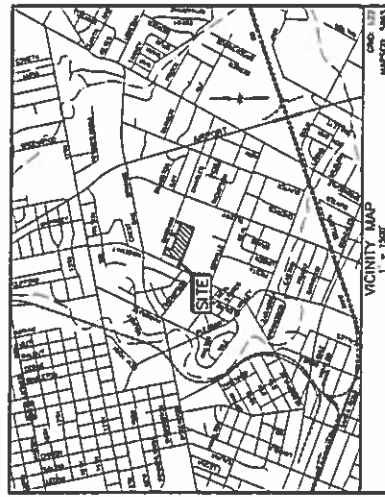
- RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A NOTIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE APPLICANT IS SOLELY RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ALL INFORMATION SUBMITTED HEREON. WHETHER OR NOT THE APPLICATION IS RETURNED FOR CODE COMPLIANCE BY CITY ENGINEERS.
- IMPROVED UTILITIES: THIS PROJECT IS LOCATED IN THE BOGGY CREEK (URBAN) WILDERNESS AND IS NOT CONTAINED WITHIN THE EXISTING ADAPTER RETAINMENT ZONE. THIS PROJECT IS SUBJECT TO AN IMPROVED WILDERNESS REGULATIONS APPLICABLE AS OF THE DATE OF ORIGINAL APPLICATION.
- LOCATION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN (FROM PLANE NO. 100) AND THEREFORE THIS PROJECT SHALL BE IN COMPLIANCE WITH CHAPTER 25-4, SUB-CHAPTER 4 OF THE CITY OF AUSTIN ORDINANCES.
- THE PLAN IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH CHAPTER 25-4, SUB-CHAPTER 4 OF THE CITY OF AUSTIN ORDINANCES.
- THE DISTURBED AREAS WITHIN THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT IMPROVEMENTS SHALL BE COMPLETED PRIOR TO THE COMMENCEMENT OF OCCUPANCY PERMITS FOR THIS PROJECT. CONSTRUCTION SHALL BE COMPLETED PRIOR TO THE COMMENCEMENT OF OCCUPANCY PERMITS FOR THIS PROJECT. CONSTRUCTION SHALL BE COMPLETED PRIOR TO THE COMMENCEMENT OF OCCUPANCY PERMITS FOR THIS PROJECT. CONSTRUCTION SHALL BE COMPLETED PRIOR TO THE COMMENCEMENT OF OCCUPANCY PERMITS FOR THIS PROJECT.
- CONFORMANCE WITH ONE TREE GREEN BUILDING STANDARDS IS REQUIRED FOR ALL BUILDINGS CONSTRUCTED ON THIS SITE.
- MAP OF INSURANCE AND VEHICLE TITLE DOCUMENTS MUST BE PROVIDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THIS PROJECT.

## REVISIONS / CORRECTIONS

REV #	DESCRIPTION	DATE	BY	CHKD BY	CITY OF AUSTIN
1E	ADD WILDERNESS LINE'S	12/31/08	AL	AL	12/31/08
2C	ADD WILDERNESS LINE'S	12/31/08	AL	AL	12/31/08
3C	ADD WILDERNESS LINE'S	12/31/08	AL	AL	12/31/08
4C	ADD WILDERNESS LINE'S	12/31/08	AL	AL	12/31/08

# OF GUADALUPE SALDANA NETZERO SUBDIVISION-PHASE ONE

FOR  
 GUADALUPE NEIGHBORHOOD  
 DEVELOPMENT CORPORATION  
 1204-1234 SISTER AMALIA RIOS STREET  
 2801-2846 MARY HELEN LOPEZ STREET  
 2800-2844 NARCISCO GIL STREET  
 1201-1213 IGNACIO TREVINO STREET  
 1200-1220 PAUL TERESA SALDANA STREET  
 AUSTIN, TX



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4	TREE SURVEY
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6	MD-CONSTRUCTION EROSION AND SEDIMENTATION CONTROL PLAN
7	MASTER SITE PLAN
8	SITE AND TRAFFIC CONTROL PLAN - A
9	SITE AND TRAFFIC CONTROL PLAN - B
10	MASTER UTILITY PLAN
11	WATER PLAN - A
12	WATER PLAN - B
13	WATER AND PROFILE - WASTEWATER A
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15	WATER AND PROFILE - WASTEWATER C
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24	EROSION CONTROL DETAILS & ARCHITECTURAL ELEVATIONS
25	WATER DETAILS
26	STORM DETAILS
27	SITE DETAILS
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29	TRAFFIC CONTROL DETAILS (2 OF 3)
30	TRAFFIC CONTROL DETAILS (3 OF 3)
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37	LANDSCAPE PLAN
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40	LANDSCAPE PLAN
41	LANDSCAPE PLAN

REVIEWED BY: [Signature] DATE: 12/31/08  
 FOR THE DIRECTOR OF PLANNING AND DEVELOPMENT: [Signature] DATE: 12/31/08  
 CITY OF AUSTIN  
 4110 N. BRUNNEN  
 AUSTIN, TEXAS 78702  
 (512) 478-2000

APPROVED BY: [Signature] DATE: 12/31/08  
 PROJECT NO.: 08-0000000000  
 SHEET NO.: 001 OF 001

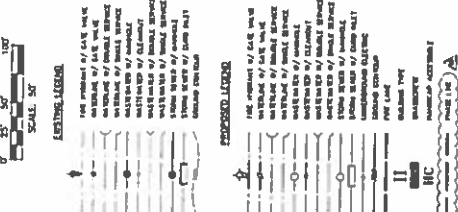
DECEMBER 31, 2008

JONES & CARTER, INC.  
 ENGINEERS, PLANNERS & SURVEYORS  
 1701 DIRECTORS BLVD., SUITE 400  
 AUSTIN, TEXAS 78744 (512) 441-9483

SP-2009-05760.5H

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*C/S*



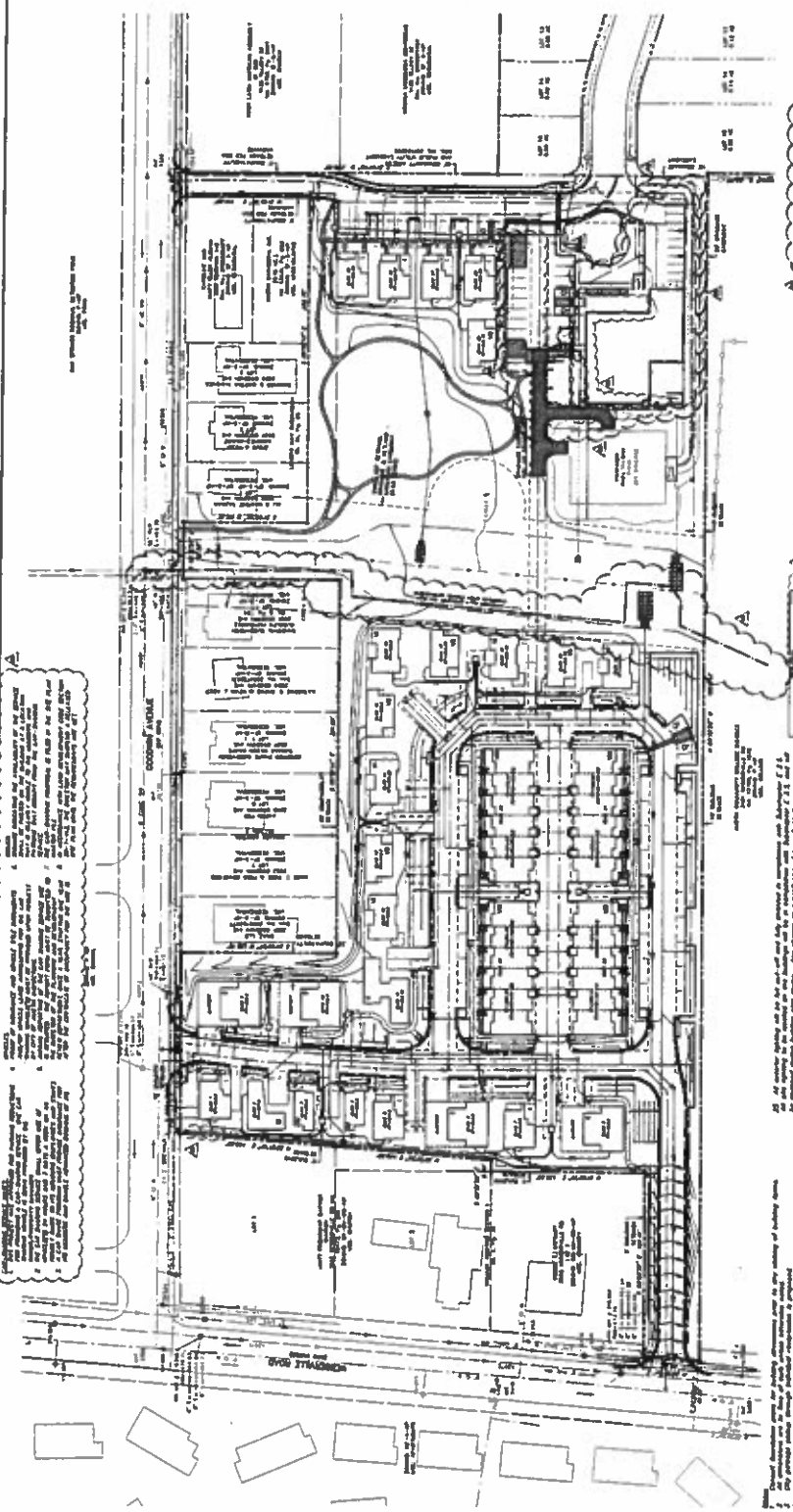
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**QUADRUPLE HONORWOOD DEVELOPMENT PHASE II**  
230 SOUTH COLIMA AVENUE, SUITE 200  
WEST PALM BEACH, FLORIDA 33411-4636  
TEL: 561-833-8300 FAX: 561-833-8301  
WWW.QDCORP.COM

**MASTER SITE PLAN**

**J.C. JONES & CARTER, INC.**  
REGISTERED PROFESSIONAL ENGINEER  
1750 N.W. 35th Avenue, Suite 200, Fort Lauderdale, FL 33309  
TEL: 754-447-7777 FAX: 754-447-7778  
WWW.JCJONESANDCARTER.COM

SCALE:	1" = 10'
DATE:	12/11/09
BY:	J.C. JONES
FOR:	J.C. JONES & CARTER, INC.



ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE SUBJECT TO THE UTILITY RECORD DRAWINGS FOR THE PROJECT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITY RECORDS AND VERIFYING THEIR ACCURACY. ANY CHANGES TO THE UTILITY RECORDS SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE ENGINEER HAS NOT CONDUCTED ANY FIELD VERIFICATION OF THE UTILITY RECORDS. THE ENGINEER HAS NOT CONDUCTED ANY FIELD VERIFICATION OF THE UTILITY RECORDS. THE ENGINEER HAS NOT CONDUCTED ANY FIELD VERIFICATION OF THE UTILITY RECORDS.

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1. The project is located in the City of West Palm Beach, Florida. The project is a residential development consisting of two buildings. The buildings are located on the east side of South Colima Avenue, between East 30th Street and East 34th Street. The project is bounded to the north by East 34th Street, to the south by East 30th Street, to the east by South Colima Avenue, and to the west by East 32nd Street.

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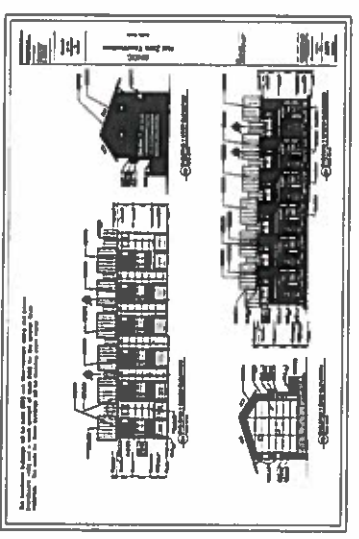
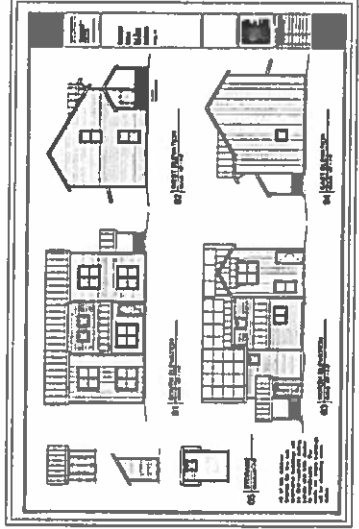
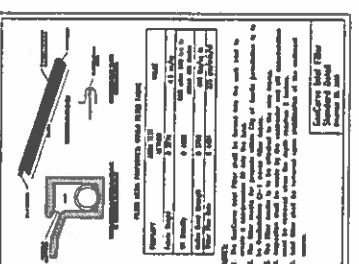
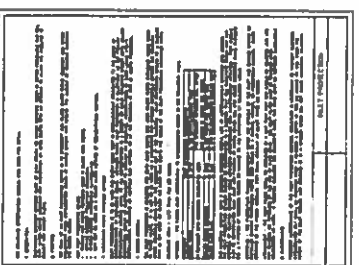
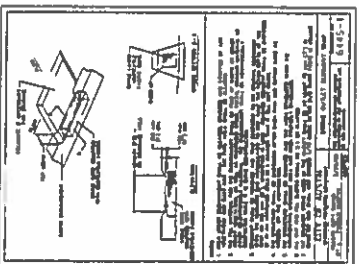
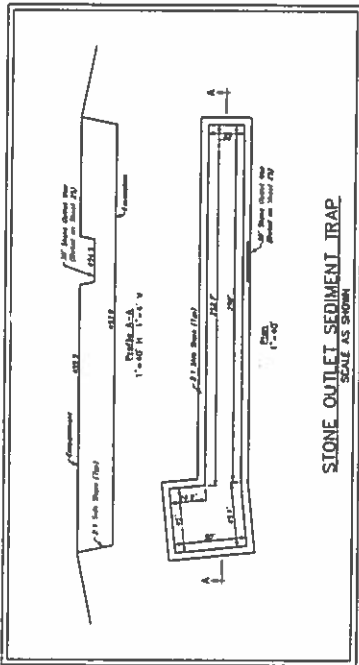
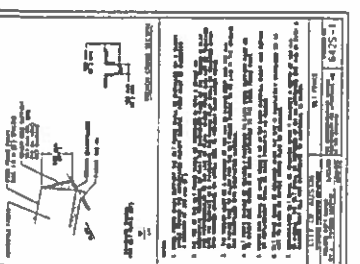
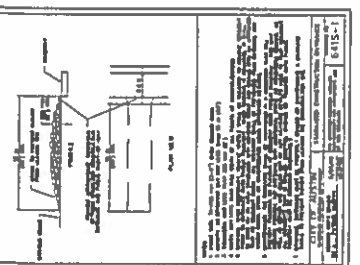
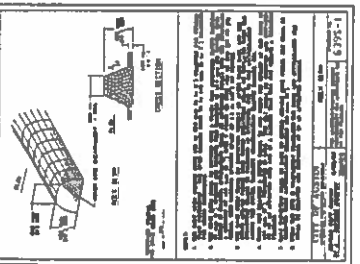
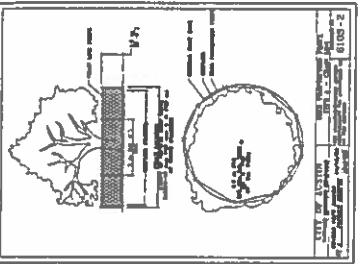
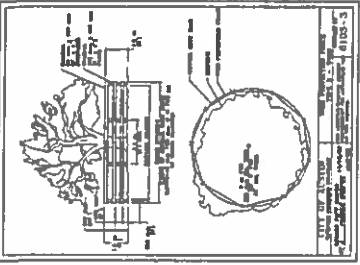
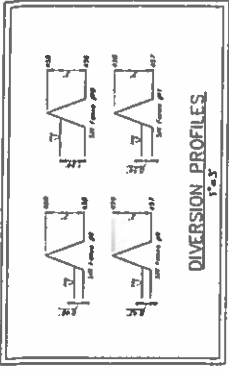
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SA 2009-05760-C-2H

SP-2009-0376C-SH



**QUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION**  
AUSTIN, TEXAS

**QUADALUPE SUDANIA METZERED SITE PLAN**  
1500 WESTMONT AVENUE, SUITE 100  
AUSTIN, TEXAS 78701

**EROSION CONTROL DETAILS & ARCHITECTURAL ELEVATIONS**

**JAMES & CARTE INC.**  
1100 WESTMONT AVENUE, SUITE 100  
AUSTIN, TEXAS 78701

DATE: 03/12/09 DRAWN BY: JLP  
DESIGNED BY: JLP CHECKED BY: JLP  
SCALE: AS SHOWN

PROJECT NO. 05760-C-2H SHEET NO. 25

THIS PLAN AND SPECIFICATIONS SHALL BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. ANY CHANGES TO THIS PLAN SHALL BE MADE BY AMENDMENT OR BY AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION AFTER COMPLETION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION AFTER COMPLETION OF THE WORK.



# City of Austin

CH  
/

P.O. Box 1088, Austin, TX 78767  
www.cityofaustin.org/housing

## Neighborhood Housing and Community Development Department

October 24, 2013 (revised from April 21, 2010)

**S.M.A.R.T. Housing Certification (#53657)**  
**GNDC: Goodwin Avenue 7-Acre Project**

TO WHOM IT MAY CONCERN:

The Guadalupe Neighborhood Development Corporation (Mark Rogers, 479-6275, [gndc@sbcglobal.net](mailto:gndc@sbcglobal.net)), is planning to develop for rental and homeownership for 85 to 95 total units (combination of single family and multi-family units) at the following addresses or legal descriptions in the Govalle NPA:

1200 - 1220 Paul Teresa Saldana Street	1204- 1234 Sister Amalia Rios Street
2801- 2846 Mary Helen Lopez Street	1201 - 1213 Igancio Trevino Street
2800 - 2844 Narcisco Gil Street	

The revision increased the unit count from 50 to 60 units to 85 to 90 units and added specific addresses.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards. Because 100% of the units will serve a household with income at or below 80% MFI (including 50% of units at or below 60% MFI and 25% of units at or below 50% MFI, the development will be eligible for 100% waiver of the fees listed in Exhibit A of the S.M.A.R.T. Housing Resolution adopted by the City Council. Expected fee waivers include but are not limited to the following:

Capital Recovery Fees	Development Assessment	Subdivision Plan Review	Land Status Determination
Permits (Building, Mechanical, Concrete, Plumbing, Electrical)	Site Plan Review	Regular Zoning Fee	Building Plan Review
	Construction Inspection	Board of Adjustment Fee	Parkland Dedication (by separate ordinance)
	Demolition Permit	Zoning Verification	

**Prior to filing of building permit applications 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 482-5449 or John Umphress 482-5303).
- ◆ Submit the S.M.A.R.T. Housing Residential Completeness Check, Permit Application, and plans demonstrating compliance with Visitability (single-family) or accessibility (multi-family).

**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.
- ◆ Pass a final inspection to certify that Visitability (Single Family) or accessibility standards (multi-family) have been met.

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

Please contact me at 974-3154 if you need additional information.

  
Javier V. Delgado  
Neighborhood Housing and Community Development Office

Cc:

- |                     |                       |                      |                    |
|---------------------|-----------------------|----------------------|--------------------|
| L. Shaw, Cap Metro  | Chris Yanez, PARD     | Il. Kasper, AEGB     | Bryan Bomer, AE    |
| Robby McArthur, AWU | John McDonald, PDR    | S. castleberry, PDRD | Cande Coward, PDR  |
| Alma Molieri, PDR   | Maureen Meredith, PDR | Danny McNabb, WPDR   | Andy Lincisen, PDR |

CM  
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ROSENBERG AUSTIN  
SAN ANTONIO DALLAS  
THE WOODLANDS HOUSTON  
BRYAN/COLLEGE STATION BRENHAM  
GREENSPRING

Texas Board of Professional Engineers Registration No. F-439  
Texas Board of Professional Land Surveyors Registration No. 10046101

January 12, 2015

Mr. Michael Simmons-Smith  
COA Planning and Development Review  
505 Barton Springs Road, 4th Floor  
Austin, Texas 78704

Re: Guadalupe Saldana Net-Zero Subdivision Site Plan  
2721 Goodwin Ave. and 3007 Goodwin Ave.  
SP-2009-0376C.SH

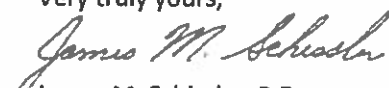
Dear Michael:

On behalf of our client, Guadalupe Neighborhood Development Corporation (GNDC), we are requesting a ten year extension to the site development permit for the Guadalupe Saldana Net-Zero Subdivision Site Plan. The site development permit was submitted on January 22, 2009, approved on January 14, 2011 and an administrative extension was granted to January 14, 2015. The water and wastewater, drainage and access drive improvements for Phase 1 have been constructed for the project using funds from the Austin Housing Finance Corporation. The current appraised value of the property is \$266,000 and the infrastructure improvement costs were \$110,000, therefore exceeding the 10 percent required for the permit to be extended under the regulations in effect when the permit was submitted.

Four duplex buildings in Phase 1 have been constructed and are occupied, therefore the extension is in compliance with LDC Section 25-2-62(C)(1)(c). The building permit for Building 30 in Phase 3 is currently under review. The remaining two phases have not been started due to the delays with the approval of the affordable housing bond that would allow funding through AHFC. This is a SMART Housing, 100% affordable project, and GNDC, a Texas nonprofit corporation, will be seeking funds from AHFC to continue construction of the project.

Thank you for your consideration of the extension. If you have any questions or require additional information, please contact me at (512) 441-9493.

Very truly yours,

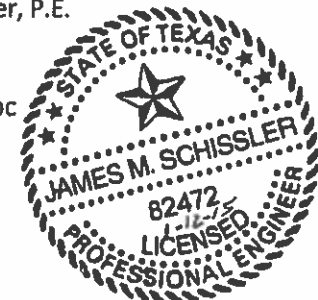
  
James M. Schissler, P.E.

JMS/bgn

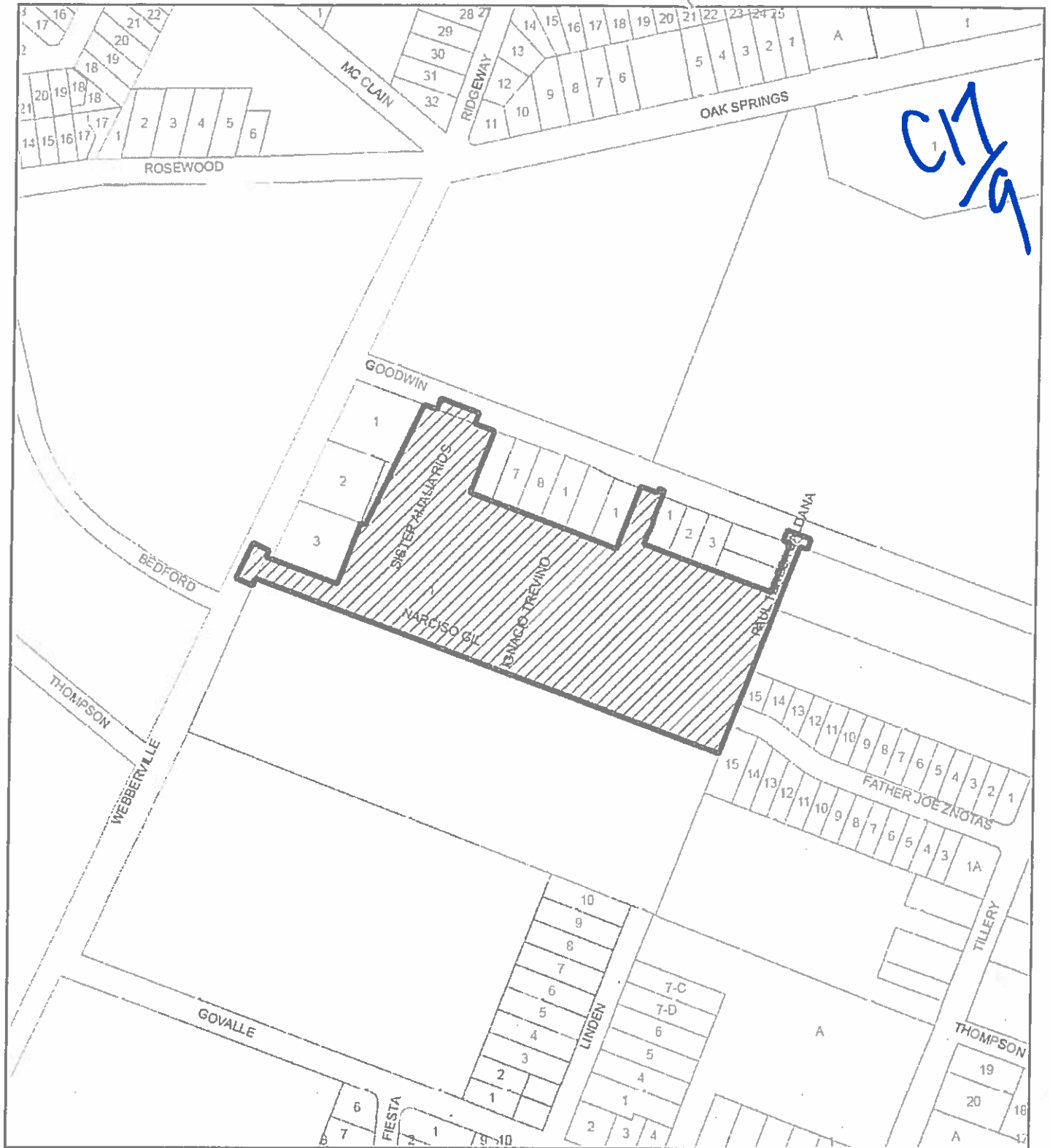
J:\projects\A1154\010\general\letters\Extension Letter SP-2009-0376C 030414.doc

Enclosures

CC: Mark Rogers, Guadalupe Neighborhood Development Corporation









C17/g



-  Subject Tract
-  Base Map

CASE#: SP-2009-0376C.SH(XT2)  
 ADDRESS: 2721 GOODWIN AVENUE



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.