

C17

**PLANNING COMMISSION SITE PLAN
EXTENSION REVIEW SHEET**

CASE NUMBER: SP-2009-0376C.SH(XT2) **PLANNING COMM'N DATE:** 6-9-2015

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

CL 1/2

SUMMARY STAFF RECOMMENDATION: Recommended.

PLANNING COMMISSION ACTION: 5-26-2015, Postponed (Commission 6-0);
6-9-2015

CASE MANAGER: Lynda Courtney Telephone: 974-2810
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 I 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 funding is verified and certified by the City of Austin Neighborhood Housing and Community Development department (NHCDD) to meet affordability standards serving the needs of families meeting the 50%, 60%, and 80% MFI (Median Family Income). This project has been approved as SMART Housing, as 100% affordable under the specifications of the SMART Housing program, and is Green Building certified.

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

01/3

Environmental: This site is located in the Boggy Creek watershed and complies with all rules and current regulations. Water quality treatment onsite is handled by multiple rain gardens. The drainage for this site was designed and constructed with the subdivision improvements. Primary drainage is conveyed through the site with an engineered drainage ditch that was part of those improvements.

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

OF GUADALUPE SALDANA NETZERO SUBDIVISION-PHASE ONE

FOR DEVELOPMENT 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

DATE OF SUBMITTAL: DECEMBER 31, 2009

DEVELOPER: GUADALUPE SALDANA NETZERO SUBDIVISION-PHASE ONE CORPORATION
613 E. 8TH ST.
AUSTIN, TX 78702
(512) 479-6275

OWNER: GUADALUPE SALDANA AFFORDABLE HOMES, L.P.
613 E. 8TH ST.
AUSTIN, TX 78702
(512) 479-6275

ENGINEER: JONES & CARTER, INC.
1701 DIRECTORS BLVD., SUITE 400
AUSTIN, TEXAS 78744 512-441-8400

LEGAL DESCRIPTION: LOT 1, BLOCK G, GUADALUPE SALDANA NETZERO SUBDIVISION, DOCUMENT 201100001-

SUBDIVISION CASE NO. 08-2009-0112A.SV

ZONING: MF-1

MF-1 REGULATIONS APPLICABLE PER LDC 25-2-567

URBAN WATERSEWER: BROOKY CREEK

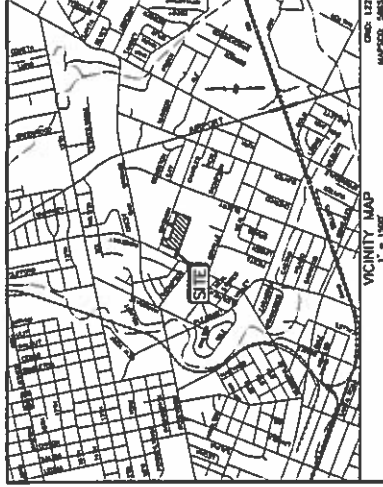
RELATED CASES: BGA C15-2009-0099

GENERAL EXPLANATIONS

- RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A GUARANTEE OF ALL DATA, INFORMATION AND CALCULATIONS. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS AND VERIFIED DATA FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF ALL INFORMATION SUBMITTED. THE ENGINEER'S APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
- WHEREAS STATED, THIS PROJECT IS LOCATED IN THE BROOKY CREEK (URBAN) WATERSHED AND IS NOT CONTAINED WITHIN THE CHANGES ADOPTED BY THE CITY OF AUSTIN. THIS PROJECT IS SUBJECT TO THE BROOKY CREEK WATERSHED REGULATIONS, APPLICABLE AS OF THE DATE OF ORIGINAL APPLICATION.
- ALL APPLICABLE, MUNICIPAL, STATE AND FEDERAL REGULATIONS, ORDINANCES AND STANDARDS, 2008.
- THESE ARE SHOWING ORIGINAL ENVIRONMENTAL FEATURES ON THIS SITE.
- THE PLAN IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH CHAPTER 25-8, SUB-CHAPTER A OF THE LAND DEVELOPMENT CODE.
- THE DISTURBED AREAS WITHIN THIS PROJECT SHALL BE RESTORED AND ALL PERMANENT REMOVALS FOR THIS PROJECT. TEMPORARY EROSION/SEDIMENTATION CONTROLS SHALL BE INSTALLED AS REQUIRED PRIOR TO ANY FILLING TO ASSURE THAT SUBSEQUENT PHASE DEVELOPMENT SHALL BE ACCURATELY COVERED. SHALL BE INSTALLED WITH CONTRACT WORK IN THE RELEASE OF THE FINAL PHASE.
- COMPLIANCE WITH THE ENVIRONMENTAL REGULATIONS IS REQUIRED FOR ALL BUILDINGS AND VEHICLES REGISTERED IN TEXAS. THIS DOCUMENTS PROVIDES THE NECESSARY INFORMATION TO ASSIST WITH THE REGISTRATION OF VEHICLES REGISTERED TO THIS PROJECT. TO OBTAIN A CERTIFICATE OF COMPLIANCE WITH THE PROPOSED REGULATIONS.

REVISIONS / CORRECTIONS

REV #	REVISION	DATE BY	DATE CHECKED BY	DATE
1C	ADDS WATERSHED LINES	12/31/09	12/31/09	
2C	ADDS WATERSHED LINES TO THE PROJECT	12/31/09	12/31/09	
3C	ADDS WATERSHED LINES TO THE PROJECT	12/31/09	12/31/09	
4C	ADDS WATERSHED LINES TO THE PROJECT	12/31/09	12/31/09	
5C	ADDS WATERSHED LINES TO THE PROJECT	12/31/09	12/31/09	
6C	ADDS WATERSHED LINES TO THE PROJECT	12/31/09	12/31/09	



Shirley L. Kelly
ENGINEER IN CHARGE

DECEMBER 31, 2009

JONES & CARTER, INC.
ENGINEERS - PLANNERS - SURVEYORS
Texas Board of Professional Engineering Examiners No. P-149
1701 Directors Blvd., Suite 400 Austin, Texas 78744 (512) 441-8400



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APPROVED BY: [Signature]
DATE: 12/31/09

FOR THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

APPROVED BY: [Signature]
DATE: 1/11/2010

APPROVED BY: [Signature]
DATE: 1-6-2010

45 YEAR ADMINISTRATIVE LETTERING NUMBER GRANTED FROM UTILITY TO STAFF: 9854

SP: 2009-0376C.SH
512-441-8400

Handwritten initials/signature in blue ink.

6/20/09

SA 2009-0576 C. 2H

SP-2009-0376 C. 2H

QUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION
 4070 N. 11th St.
 HOUSTON, TEXAS 77036

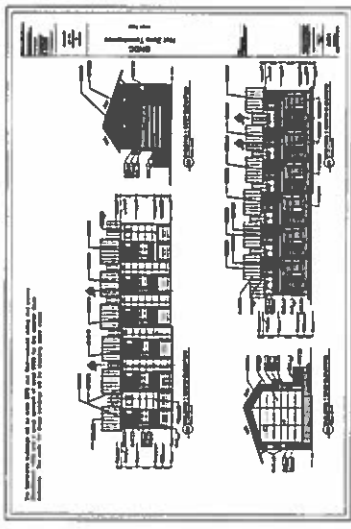
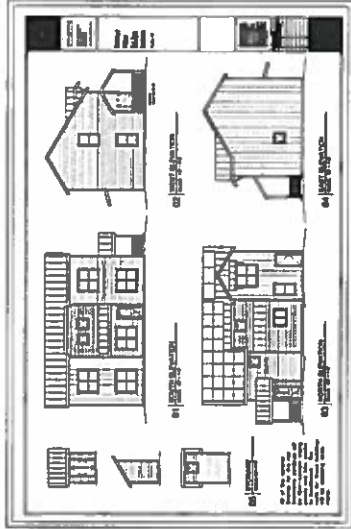
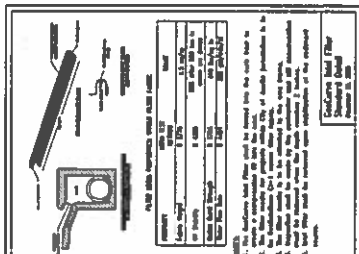
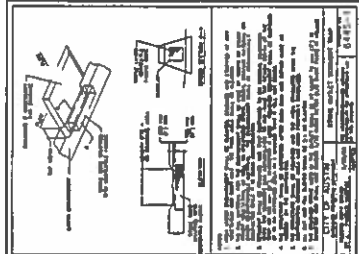
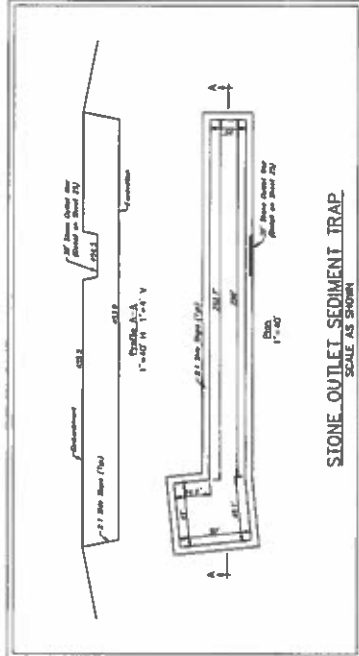
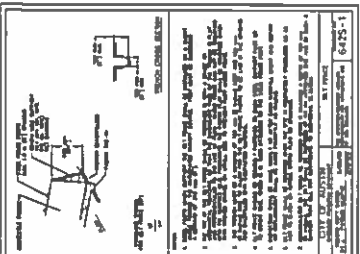
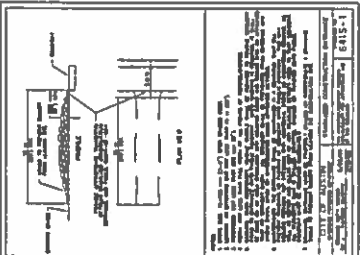
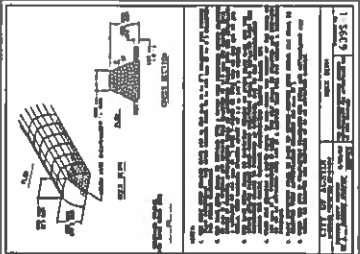
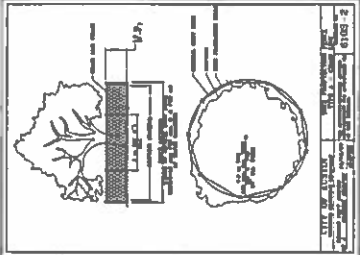
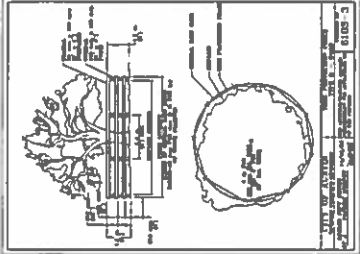
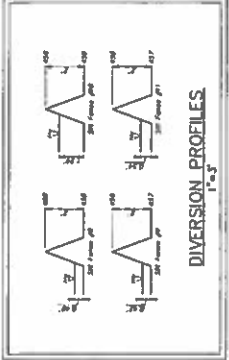
QUADALUPE SALDANA PETERSO SITE PLAN
 1000 W. 11th St., Suite 100
 HOUSTON, TEXAS 77036

EROSION CONTROL DETAILS & ARCHITECTURAL ELEVATIONS

J.C. JONES & CARTER, INC.
 PROFESSIONAL ARCHITECTS-ENGINEERS
 11000 Katy Road, Suite 100
 Houston, Texas 77058

DATE: 06/20/09
 DRAWN BY: JCC
 CHECKED BY: JCC
 SCALE: AS SHOWN

PROJECT NO. 25
 SHEET NO. 25



1" = 1" (Vertical Scale) 1" = 1" (Horizontal Scale)



City of Austin

Handwritten initials in blue ink.

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), 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.

Handwritten signature of Javier V. Delgado
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 Molicri, PDR | Maureen Meredith, PDR | Danny McNabb, WPDR | Andy J. incisen, PDR |

CIT
A

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
James M. Schissler, P.E.

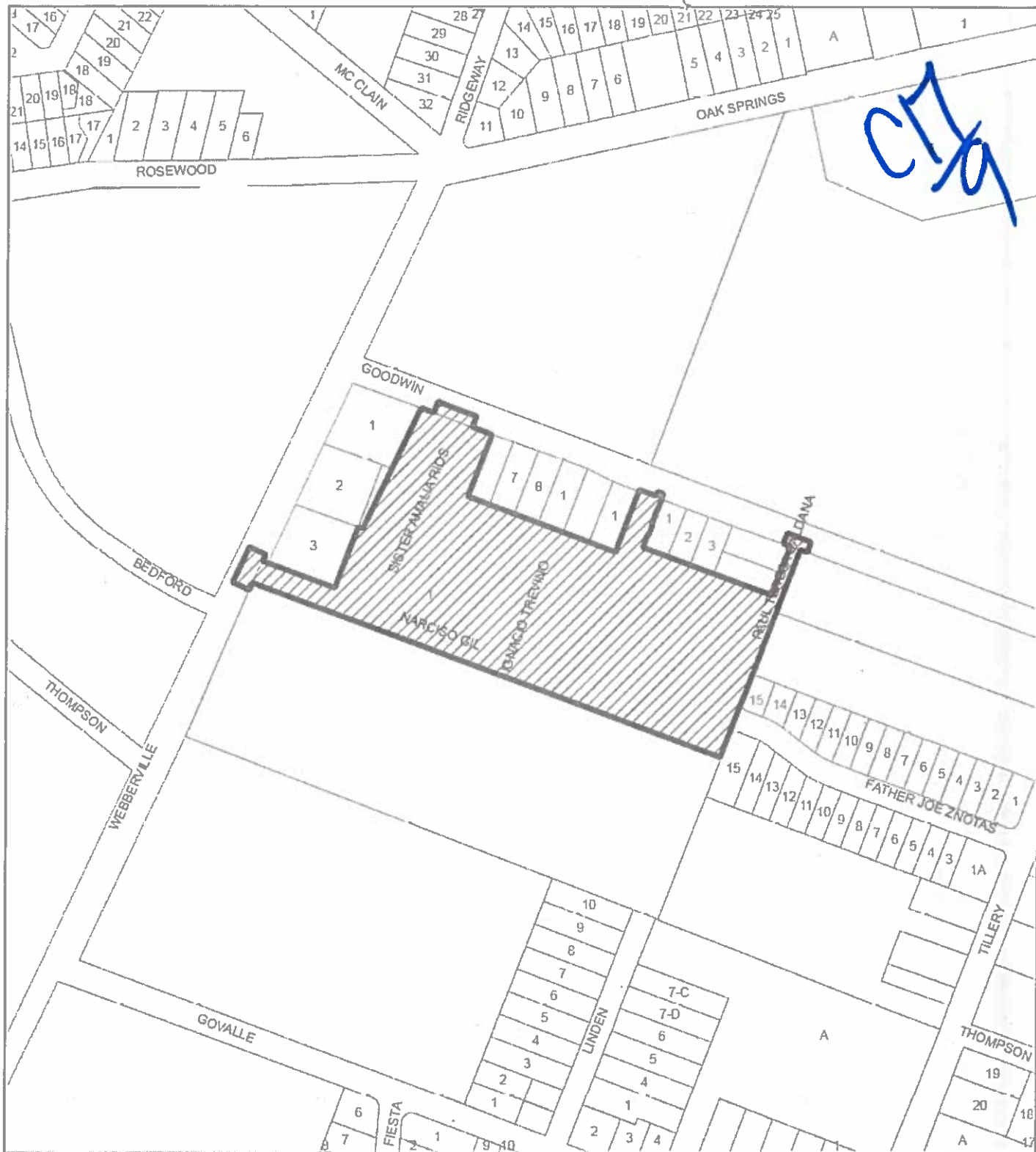
JMS/bgn


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Enclosures

CC: Mark Rogers, Guadalupe Neighborhood Development Corporation





-  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.