

ZONING CHANGE REVIEW SHEET

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

P.C. DATE: February 13, 2018

ADDRESS: 1640 East 2nd Street

TOTAL AREA: 2.17 Acres

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

WATERSHED: Lady Bird Lake

CAPITOL VIEW CORRIDOR: No

DESIRED 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:

	ZONING	LAND USES
<i>Site</i>	MF-4-NP, CS-NP	Civic- Administrative office
<i>North</i>	MF-4-NP	Civic- Apartments
<i>South</i>	CS-MU-CO-NP	Civic- Administrative office, Counseling services
<i>East</i>	GR-MU-CO-NP	Single family residential (vacant), Undeveloped, Single family residence, Personal services, General restaurant (vacant)
<i>West</i>	P-NP	Civic- Medical office

CASE HISTORIES:

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

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
E. 2 nd St	64 ft	40 ft	Collector	Yes	Yes	Yes
E. 3 rd St	52 ft	30 ft	Local	Yes	No	Yes
Chalmers Ave.	50 ft	30 ft	Local	Yes	No	Yes

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 Concilio 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

Claim Your Destiny Foundation
Sierra Club
SELTexas
Austin Innercity Alliance
AISD

CITY COUNCIL DATE & ACTION:

March 22, 2018:

ORDINANCE READINGS: 1st 2nd 3rd

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

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 are 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:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
E. 2 nd St	64 ft	40 ft	Collector	Yes	Yes	Yes
E. 3 rd St.	52 ft	30 ft	Local	Yes	No	Yes
Chalmers Ave.	50 ft	30 ft	Local	Yes	No	Yes

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 abandonments 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.


$$1'' = 200'$$

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

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

**EXHIBIT
D**

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".

PART 2. The base zoning districts for the 90 tracts of land are changed from Limited Office (LO) district, Neighborhood Commercial (LR) district, Community Commercial (GR) district, General Commercial Services (CS) district, Commercial-Liquor Sales (CS-1) district, General Commercial Services-Historic (CS-H) district, and Limited Industrial Services (LI) district to Limited Office-Mixed Use-Conditional Overlay-Neighborhood Plan (LO-MU-CO-NP) combining district, Neighborhood Commercial-Mixed Use-Conditional Overlay-Neighborhood Plan (LR-MU-CO-NP) combining district, Community Commercial-Mixed Use-Conditional Overlay-Neighborhood Plan (GR-MU-CO-NP) combining district, General Commercial Services-Mixed Use-Conditional Overlay-Neighborhood Plan (CS-MU-CO-NP) combining district, Commercial-Liquor Sales-Mixed Use-Conditional Overlay-Neighborhood Plan (CS-1-MU-CO-NP) combining district, General Commercial Services-Historic-Mixed

**EXCERPT
RELEVANT
PAGES
ONLY**

TRACT #	ADDRESSES	FROM	TO
	Chávez Street		
TRACT 65	1602 East César Chavez Street 1601 & 1605 E. 2 nd Street 1631 E. 2 nd Avenue 1622, 1634, & 1642 East César Chávez Street	CS-H CS	CS-II-MU-CO-NP CS-MU-CO-NP
TRACT 66	1713 E. 2 nd 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 Cesar Chavez, 98 Chicon Street 1807 East César Chávez Street	CS-I CS CS-II	CS-I-MU-CO-NP CS-MU-CO-NP CS-II-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 CS	LO-MU-CO-NP CS-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 1104 & 1106 Lambie Street	LO CS	LO-MU-CO-NP CS-MU-CO-NP
TRACT 80	1313 Holly Street	LR	LR-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

Employee recreation

General warehousing and distribution

Railroad facilities

Recycling center

Resource extraction

Scrap and salvage

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

Automotive washing (of any type)

Campground

Commercial off-street parking

Convenience storage
Equipment sales
Hotel-motel
Maintenance and service facilities
Vehicle storage
Outdoor entertainment
Transitional housing
Automotive repair services

Drop-off recycling collection facilities
Exterminating services
Kennels
Residential treatment
Hospital services (general)
Club or lodge
Transportation terminal
Communication service facilities

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:

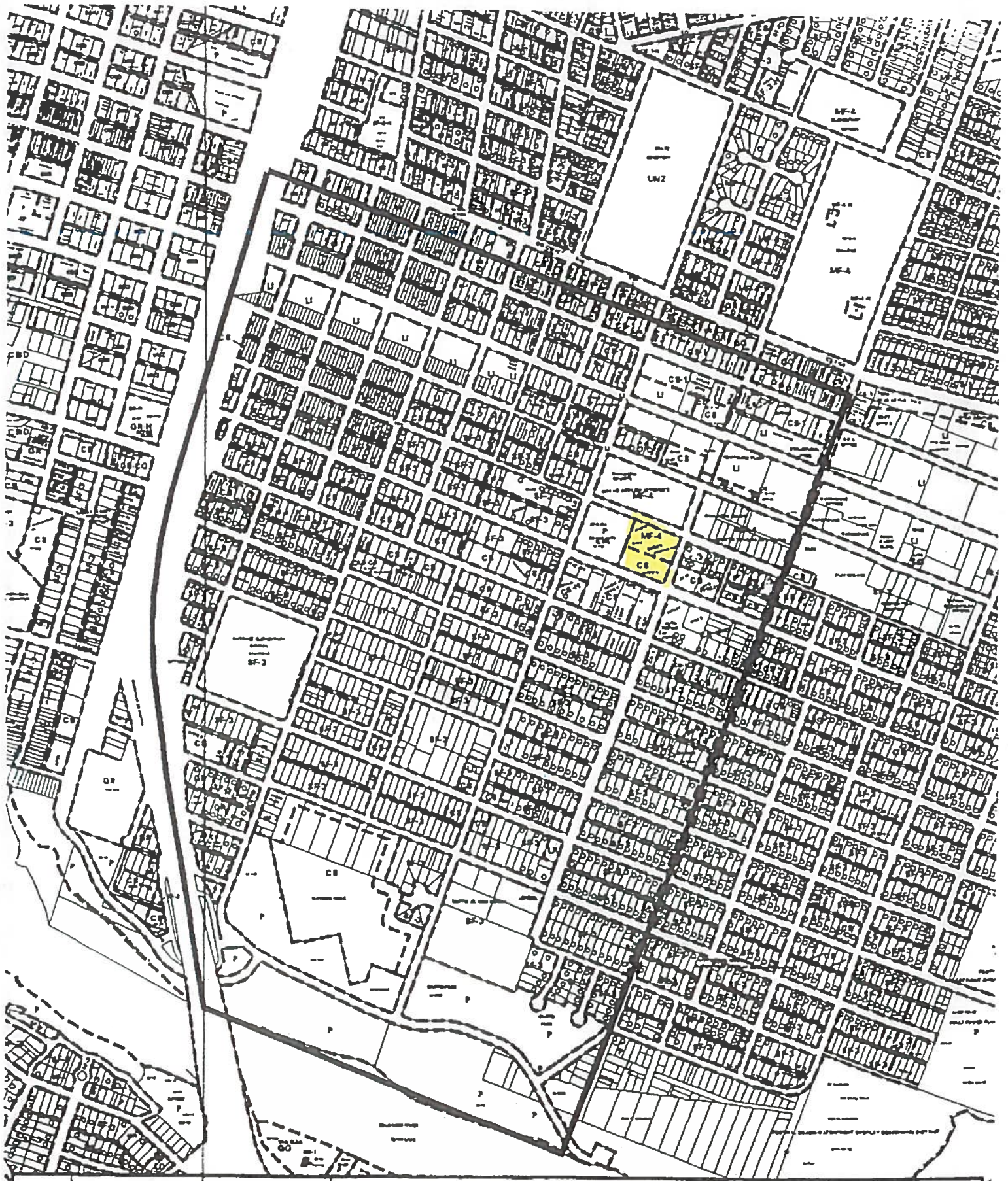
Agricultural sales and services
Automotive repair services
Automotive washing (of any type)
College and university facilities
Construction sales and services
Electronic prototype assembly
Guidance services
Hotel-motel
Limited warehousing and distribution
Off-site accessory parking
Research services
Restaurant (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



	<p>SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: A.SMITH</p>	<p style="text-align: center;">ZONING EXHIBIT B</p> <p>CASE #: C14-00-2102 ADDRESS: E.CAESAR CHAVEZ NEIGHBORHOOD COMBINING DISTRICT SUBJECT AREA (acres): N/A</p> <p>DATE: 00-08 INTLS: TRC</p>	<p>CITY GRID REFERENCE NUMBER J20,21,22 K2 0,21,22</p>
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EXHIBIT
E



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: *for* Scott A. James, P.E., PTOE
Mehrnaz Mehraein, P.E.
Development Services Department

DATE: February 5, 2018

SUBJECT: Neighborhood Traffic Analysis for Pathways at Chalmers Court South
Zoning case # C14 – 2017 – 0113.SH / SP – 2017 – 0362C.SH

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 service 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 1 – Trip Generation					
TRACT NUMBER	ACRES	INTENSITY	ZONING	LAND USE	TRIPS PER DAY
1	2.17	86 DU	MF – 5	Apartments (220)	646
		118 DU*			839

*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 2 – Trip Distribution Percentages		
Residential Street	86 DU	118 DU
East 2 nd Street west of Chalmers Avenue	646 (100%)	839 (100%)

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 3 – Estimated increase in daily traffic volumes				
Street	Existing Traffic (VPD)	Site Traffic	Total Traffic	Percentage Increase
East 2 nd Street west of Chalmers Avenue	2320 vpd	646 – 839 vpd	2966 – 3159 vpd	28% – 36 %
East 3 rd Street west of Chalmers Avenue	578 vpd	-	578 vpd	0%
Chalmers Avenue between East 2 nd and East 3 rd Streets	635 vpd	-	635 vpd	0%

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:

Pavement Width	Vehicles Per Day
Less than 30'	1,200
30' to less than 40'	1,800
40' or wider	4,000

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,

A handwritten signature in black ink that reads "Mark C. Rogers". The signature is written in a cursive style.

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*



City of Austin

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

Neighborhood Housing and Community Development Department

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
Building Permit
Concrete Permit
Electrical Permit
Mechanical Permit
Plumbing Permit

Site Plan Review
Misc. Site Plan Fee
Construction Inspection
Subdivision Plan Review
Misc. Subdivision Fee
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:	Laurie Shaw, Capital Metro	Catherine Doar, AE	Alma Molieri, DSD
	Maureen Meredith, PZD	Gina Copic, NHCD	Ellis Morgan, NHCD
	Marilyn Lamensdorf, PARD	Stephen Castleberry, DSD	Katherine Murray, Austin Energy
	Heidi Kasper, AEGB	Elizabeth Robinson, DSD	Alice Flora, AWU
	Carl Wren, DSD	Zulema Flores, DSD	