



HOUSING & PLANNING

Affordability Impact Statement

*Proposed Amendments to Ordinance No. 20221201-056 (Corridor Overlay District) to incorporate the full extent of the roadways described in Resolution No. 20220609-066
May 16, 2023*

Proposed Regulation

Ordinance No. 20221201-056 (Compatibility on Corridors) omitted the following corridor segments included in the original direction provided by City Council:

- *E. US 290 between Airport Blvd and Koenig Lane as a Larger Corridor,*
- *Menchaca Rd between S. Lamar & Ben White Blvd as a Medium Corridor,*
- *Menchaca Rd between Slaughter Ln and City Limits as a Medium Corridor,*
- *E 51st St between Manor Rd and Ed Bluestein Blvd as a Medium Corridor.*

The current proposal would amend Ordinance No. 20221291-056 (Corridor Overlay District) to correct corridor extents in order to make the ordinance consistent with Council's original intent described in Resolution No. 20220609-066.

Land Use/Zoning Impacts on Housing Costs

☒ Positive ☐ Negative ☐ Neutral

Adding the missing corridor segments will make around 100 high-density residential-zoned or commercial-zoned properties eligible for reduced compatibility and parking requirements, allowing for more housing units in line with the Council's initial goal.

Impact on Development Cost

☐ Positive ☐ Negative ☒ Neutral

There are no direct costs to construction and development costs as a result of this change.

Impact on Affordable Housing

☒ Positive ☐ Negative ☐ Neutral

Projects providing affordable housing may be granted a further reduction in compatibility. This correction would increase the number of properties eligible to utilize the affordable housing bonus.

Other Policy Considerations

While the majority of this correction is for segments along medium corridors, it is important to note the health implications of locating residential housing directly adjacent to major corridors like E. US 290. The U.S. Centers for Disease Control and Prevention (CDC) recommends limiting development alongside highways and heavily trafficked roads.¹ A growing body of research indicates a link between residential proximity to highways and childhood asthma, cardiovascular disease, and premature death.^{2,3,4} Many of these diseases have more pronounced negative effects in communities of color, particularly Black communities.^{5,6}

Manager's Signature Marla Torrado