

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2011-0116

**P.C. DATE:** January 24, 2012

(Coronado Hills Neighborhood Planning Area Rezoning)

**AREA:** Approximately 353 acres

**ADDRESS OF PROPOSED ZONING CHANGE:** The boundaries of Coronado Hills Neighborhood Planning Area are:

North – U.S. Highway 183

Southeast – U.S. Highway 290

West – Cameron Road

**APPLICANT:** City of Austin (City-initiated)

**AGENT:** Planning and Development Review Department

(Dee Dee Quinnelly/ Greg Dutton/ Wendy Rhoades)

### **SUMMARY STAFF RECOMMENDATION:**

The staff recommends that a Neighborhood Plan Combining District (NPCD) be created covering the entire plan area. Under the proposed **Coronado Hills NPCD**, the following design tools will be applied area-wide: parking placement and impervious cover restrictions, garage placement, and front porch setback. The following special use option is proposed to be applied area-wide: small-lot amnesty. Other special use options proposed to be applied on a parcel specific basis include: residential infill, and neighborhood urban center. The following special use options will be applied in a subdistrict: cottage lot, and urban home. The subdistrict is generally bounded by Coronado Hills Drive and the lot line (includes TCAD parcel 230586) to the north, US Hwy 290 to the south, Creekside Drive to the east, and Cameron Road to the west. Other special use options that could be recommended by Planning Commission and approved by City Council include secondary apartment, corner store, and neighborhood mixed-use building. The following infill options will be applied to Tracts Y, Z, and AA: residential infill. The following infill options will be applied to Tracts W and X: neighborhood urban center. In addition mobile food establishment restrictions are proposed area-wide.

In addition, the staff recommends base district zoning changes for the 11 tracts (79.2 acres) shown on the attached Coronado Hills Neighborhood Planning Area map (Please see Attachment G). The Rezoning Tract Chart lists the property address, current zoning, and proposed zoning (Please see Attachment H). A description of the existing and proposed conditional overlays follows the tract chart (Please see Attachment I).

**ISSUES:**

The owners of Tract 108, located at 7424 Highway 290 East (22.213 acres), have requested CS-NP district zoning. The property is zoned family residence (SF-3) and is proposed for GO-NP district zoning. Please refer to Attachment O.

Tracts 113 and 114 is an existing mobile home park that has GR and CS zoning. These tracts are proposed for MH-NP zoning in order to bring the use into conformance with the zoning code. Some stakeholders are opposed to MH-NP zoning.

**DEPARTMENT COMMENTS:**

The St. John / Coronado Hills Combined Neighborhood Plan was initiated by Council resolution (#20061214-014) in December 2006. The first planning workshop was held on February 2009. Since that workshop, Planning and Development Review Department (PDRD) staff worked with community members to conduct approximately 30 public meetings. These meetings addressed planning issue areas such as: community life (including crime and code enforcement issues), parks, trees and the environment, transportation and infrastructure, and land use and zoning along major corridors in the planning area. Notes from all meetings were posted on the St. John/Coronado Hills Combined Neighborhood Planning Area's (SJCHCNPA) website, and the information gathered from these meetings became the foundation for the recommendations in the SJCHCNPA plan. Throughout the land use and zoning workshops, PDRD staff worked with stakeholders to formulate the zoning recommendations for specific sites in the SJCHCNPA. At the September 15, 2011, Final Open House, staff presented the final draft of the neighborhood plan, a draft Future Land Use Map (FLUM), and the zoning recommendations that had been formulated as part of the two and one-half year planning process in the SJCHCNPA.

Please note that this case is scheduled for the February 9, 2012 City Council Meeting, concurrently with the hearing of the proposed Neighborhood Plan.

**LIST OF ATTACHMENTS:**

- A. Overview of the St. John/Coronado Hills Combined Neighborhood Plan
- B. GIS Staff Zoning Map for St. John Neighborhood Planning Area
- C. Current Zoning Map
- D. Aerial Map of Plan Area
- E. Current Land Use Map
- F. Future Land Use Map
- G. Map of Recommended Zoning Changes
- H. Rezoning Tract Chart
- I. Existing and Proposed Conditional Overlays
- J. Description of Infill Options and Design Tool Recommendations
- K. Map of Special Use Infill Tracts
- L. Special Use Infill Tract Chart
- M. Map of Coronado Hills Subdistrict

- N. Responses and Comments from Property Owners – None received as of 1/18/2012
- O. Petitions Against Proposed Rezoning
- P. Preliminary Affordability Impact Statement from NHCD

**PLANNING COMMISSION RECOMMENDATION:**

January 24, 2012:

**AREA STUDY:** St. John / Coronado Hills Combined Neighborhood Planning Area

**TIA:** Is not required

**WATERSHEDS:** Buttermilk Branch;  
Fort Branch;  
Little Walnut Creek – Urban

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** N/A

**SCHOOLS:**

JJ Pickle Elementary School

Webb Middle School

Reagan High School

**NEIGHBORHOOD ORGANIZATIONS:**

Coronado Hills/Creekside Neighborhood Association  
Harris Branch Master Association, Inc.  
Manor ISD Population and Survey Analysts  
Coronado Hills Neighborhood Association  
Old Town Homeowners Association  
Austin Parks Foundation  
Austin Neighborhoods Council  
Austin Independent School District  
Home Builders Association of Greater Austin  
Homeless Neighborhood Association  
League of Bicycling Voters  
Super Duper Neighborhood Objectors and Appealers Organization  
Austin Monorail Project  
Sierra Group, Austin Regional Group  
The Real Estate Council of Austin, Inc.  
Austin Heritage Tree Foundation  
Edward Joseph Development, Ltd.  
SEL Texas

**RELATED CASES:**

**NP-2011-0029 – St. John / Coronado Hills Combined Neighborhood Planning Area  
C14-2011-0115 – St. John Neighborhood Plan Area Rezoning**

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	ADT
Cameron Road	Varies	MAD-6	Major Arterial	18,318
Berkman Drive	60 feet	MNR-4	Minor Arterial	5,250
Coronado Hills Drive	70 feet	41 feet	Collector	1,796
Reagan Hill Drive	60 feet	40 feet	Collector	1,412

- Cameron Road is classified in the Bicycle Plan as Bike Route No. 59. Coronado Hills Drive and Berkman Drive are classified in the Bicycle Plan as Bike Route No. 57.
- Capital Metro bus service (Routes No. 161, 300, 339, and No. 485) is available along Cameron Road, Coronado Hills Drive, and Berkman Drive.
- There are existing sidewalks along Cameron Road, Coronado Hills Drive, Reagan Hill Drive, and Berkman Drive.

**CITY COUNCIL DATE:** February 9, 2012

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>                      2<sup>nd</sup>                      3<sup>rd</sup>

**ORDINANCE NUMBERS:**

**ZONING CASE MANAGER:** Wendy Rhoades      **PHONE:** 974-7719  
**E-MAIL:** [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

**NEIGHBORHOOD PLANNER:** Dee Dee Quinnelly      **PHONE:** 974-2976  
**E-MAIL:** [kathryn.quinnelly@austintexas.gov](mailto:kathryn.quinnelly@austintexas.gov)

**NEIGHBORHOOD PLANNER:** Greg Dutton      **PHONE:** 974-3509  
**E-MAIL:** greg.dutton@austintexas.gov

**NEIGHBORHOOD PLANNER:** Paul DiGiuseppe      **PHONE:** 974-2865  
**E-MAIL:** paul.digiuseppe@austintexas.gov

## STAFF RECOMMENDATION

The staff recommends that a Neighborhood Plan Combining District (NPCD) be created covering the entire plan area. Under the proposed **Coronado Hills NPCD**, the following design tools will be applied area-wide: parking placement and impervious cover restrictions, garage placement, and front porch setback. The following special use option is proposed to be applied area-wide: small-lot amnesty. Other special use options proposed to be applied on a parcel specific basis include: residential infill, and neighborhood urban center. The following special use options will be applied in a subdistrict: cottage lot, and urban home. The subdistrict is generally bounded by Coronado Hills Drive and the lot line (includes TCAD parcel 230586) to the north, US Hwy 290 to the south, Creekside Drive to the east, and Cameron Road to the west. Other special use options that could be recommended by Planning Commission and approved by City Council include secondary apartment, corner store, and neighborhood mixed-use building. The following infill options will be applied to Tracts Y, Z, and AA: residential infill. The following infill options will be applied to Tracts W and X: neighborhood urban center. In addition mobile food establishment restrictions are proposed area-wide.

In addition, the staff recommends base district zoning changes for the 11 tracts (79.2 acres) shown on the attached Coronado Hills Neighborhood Planning Area map (Please see Attachment G). The Rezoning Tract Chart lists the property address, current zoning, and proposed zoning (Please see Attachment H). A description of the existing and proposed conditional overlays follows the tract chart (Please see Attachment I).

## BACKGROUND

The Austin City Council passed a resolution on December 14, 2006, which initiated the St. John / Coronado Hills Combined Neighborhood planning process. Following a kickoff meeting on February 28, 2009, staff and residents, property owners, business owners, and representatives of area institutions have been attending meetings and developing the plan for the past twenty-eight months.

The plan's goals, objectives, and action items were developed at numerous St. John / Coronado Hills Combined Neighborhood Planning meetings. The Neighborhood Plan will be considered concurrently with the subject rezoning cases.

The proposed zoning change creates a Neighborhood Plan Combining District (NP) covering the entire area. The purpose of the NP is to allow infill development by implementing a neighborhood plan that has been adopted by Council as an amendment to the City's Comprehensive Plan. The NP modifies the base district of an individual parcel. Within the Coronado Hills Neighborhood Planning Area, the opportunity for the parking placement and impervious cover restrictions, garage placement, and front porch setback *design tools*, and the small-lot amnesty *special use option* is proposed area-wide. On a parcel specific basis, the residential infill and neighborhood urban center *special use options* are proposed to be applied. The cottage lot and urban home *special use options* are proposed to be applied within the Coronado Hill subdistrict, which is generally bounded by Coronado Hills Drive

and the lot line to the north, U.S. Highway 290 to the south, Creekside Drive to the east and Cameron Road to the west. In addition, mobile food establishment restrictions are proposed area-wide.

### **BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

The staff's basis for recommendation is derived from the goals and objectives for land use in the Coronado Hills NP as described in the St. John / Coronado Hills Combined Neighborhood Plan:

Goal: **Land Use Goal**

- **Promote a land use pattern that benefits everybody in the SJCHCNPA by enhancing neighborhood character, sense of community, pedestrian-friendliness and connectivity to neighborhood-serving amenities.**

***Objective L.1: Preserve existing use, character and integrity of residential neighborhoods.***

**Recommendation 178:** Preserve the single-family land use in the established core Single Family neighborhoods in the Planning Area.

**Recommendation 179:** Preserve the Multi Family land use and PUD land use in the established owner occupied, townhome and condominium neighborhoods in the Planning Area.

**Recommendation 180:** Consider the use of vegetated buffers and landscaping to provide a buffer between existing residential neighborhoods and the more intense, non-residential land uses.

**Recommendation 181:** Non-residential uses should not encroach into established neighborhoods in the SJCHCNPA.

***Objective L.2: Ensure future housing development compliments (in style and character) existing housing stock.***

**Recommendation 183:** Residential infill development tools should be utilized by developers/property owners to ensure new housing compliments the character and scale of the existing housing stock.

**Recommendation 184:** Design tools should be utilized by developers/property owners to ensure new housing development strengthens a neighborhood "sense of place".

***Objective L.3: Strengthen the community building role Civic land uses play in the SJCHCNPA community.***

**Recommendation 185:** Designate all AISD schools in the SJCHCNPA community as Civic land uses.

**Recommendation 186:** Designate all large-scale churches and/or places of worship in the SJCHCNPA community as Civic land uses.

**Recommendation 187:** Designate all parks and open spaces in the SJCHCNPA community as Parks and Open Space land use. **Note:** Further direction for the future vision of parks and open space can be found in the Parks, Trees and Environment chapter.

**Recommendation 189:** Designate other community uses as Civic land Use.

**Recommendation 190:** Incorporate pedestrian friendly, mixed use concepts adjacent to Civic uses, where designated, to strengthen walkability and community connectivity.

**Objective L.4:** *Provide adequate transitions and buffers between the intensity of US HWY 183, US HWY 290 and IH 35 and community life in SJCHCNPA.*

**Recommendation 191:** Use Mixed Use land use and Commercial land use to soften the transition between US HWY 183, US HWY 290 and IH 35 and residential uses.

**Recommendation 192:** Consider the use of vegetated buffers and landscaping to provide a buffer between existing residential neighborhoods and the more intense, commercial uses.

**Objective L.5:** *Increase neighborhood connectivity with a specific focus on the pedestrian environment in SJCHCNPA.*

**Recommendation 193:** While preserving the Residential Cores (see section in plan), use Mixed Use land use to facilitate a more pedestrian friendly development pattern in SJCHCNPA (see St. John/Coronado Hills Combined Neighborhood Planning Area - Future Land Use Map).

**Recommendation 194:** Designate Cameron Road Corridor as a Core Transit Corridor (CTC) to enhance the pedestrian environment via implementation of design considerations such as wider sidewalks and street trees to name a few.

**Objective L.6:** *Support community oriented business development along major commercial corridors.*

**Recommendation 195:** Use Neighborhood Mixed-Use land use to facilitate community oriented neighborhood scale businesses and services in SJCHCNPA.

**Recommendation 196:** Use Neighborhood Commercial land use at facilitate community oriented, neighborhood scale businesses and services in SJCHCNPA.

**Objective L.7:** *Maintain and expand affordable housing options in the SJCHCNPA community.*

**Recommendation 197:** Ensure the current Multi Family (i.e. rental housing) stock is maintained through Multi Family land use and/or Mixed Use land use.

**Recommendation 199:** Maintain affordable housing options in the Coronado Hills NPA by designating Multi Family developments as either Multi Family or Mixed Use land use.

**Recommendation 201:** Adopt the small lot amnesty Infill Option in the entire Coronado Hills NPA.

**Recommendation 202:** Adopt the cottage lot and urban home Infill Options for designated areas in the Coronado Hills NPA.

**Recommendation 203:** Adopt the Residential Infill and Neighborhood Urban Center Infill Options on specific tracts in the SJCHCNPA (Map 7).

**EXISTING CONDITIONS**Existing Land Use for the Combined Neighborhood Plan area:

<b>Land Use</b>	<b>Acres and %</b>	<b>St. John NPA</b>	<b>Coronado Hills NPA</b>	<b>SJCHCHNPA</b>
<b>Single Family</b>	Acres	142	52.2	194.2
	%	26%	19%	17%
<b>Multi Family</b>	Acres	84.9	72.9	157.9
	%	16%	27%	14%
<b>Mobile Home</b>	Acres	.6	2.1	2.8
	%	.1%	.8%	.2%
<b>Commercial</b>	Acres	139.8	24.4	164.1
	%	26%	9%	15%
<b>Office</b>	Acres	72.2	5.3	77.6
	%	13%	2%	7%
<b>Industrial</b>	Acres	7.9	4	11.9
	%	2%	1.5%	1%
<b>Civic</b>	Acres	61.3	67.3	128.6
	%	11%	25%	12%
<b>Open Space</b>	Acres	10.6	0	10.6
	%	2%	0%	1%
<b>Undeveloped</b>	Acres	22.6	43.2	65.8
	%	4%	16%	6%
<b>Total</b>	<b>Acres</b>	<b>541.9</b>	<b>271.4</b>	<b>1115.9</b>
	<b>%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

**Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Buttermilk Branch, Fort Branch, and Little Walnut Creek 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.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is a flood plain within the project area.



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. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

### **Impervious Cover**

Impervious cover is not limited in an urban watershed class; therefore the zoning district impervious cover limits listed below apply.

M1, Major Industry	80%
LI, Limited Industrial Service	80 %
IP, Industrial Park	80 %
CH, Commercial Highway	85 %
CS, General Commercial Services	95 %
CS-1, Commercial – Liquor Sales	95 %
W/LO, Warehouse Limited Office	70 %
GR, Community Commercial	90 %
LR, Neighborhood Commercial	80 %
CR, Community Recreation	60 %
GO, General Office	80 %
LO, Limited Office	70 %
NO, Neighborhood Office	60 %
MH, Mobile Home Residence	N/A – For site dev't stds., see 25-2-1205/1206
MF-6, Multi-family Residence – Highest Density	80 %
MF-5, Multi-family Residence – High Density	70 %
MF-4, Multi-family Residence – Moderate-High Density	70 %
MF-3, Multi-family Residence – Medium Density	65 %
MF-2, Multi-family Residence – Low Density	60 %
MF-1, Multi-family Residence – Large Lot	55 %
SF-6, Townhouse & Condominium Residence	55 %
SF-5, Urban Family Residence	55 %
SF-4A/4B, Single Family Residence – Small Lot	65%/60%
SF-3, Family Residence	45 %
SF-2, Single Family Residence – Standard Lot	45 %
SF-1, Single Family Residence – Large Lot	40 %
P, Public	varies (refer to the <u>Land Development Code</u> )

**Site Plan/Compatibility Standards**

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

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. Therefore, the following standards will apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.

**Transportation**

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract-by-tract basis for any proposed land uses.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

**Water and Wastewater**

FYI: The planning area is served by City of Austin water and wastewater utilities. The landowners, at their 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 zoning. 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.

## **Overview of the St. John/Coronado Hills Combined Neighborhood Plan**

### ***Community Life***

The Community Life goals, objectives and recommendations articulate a vision for enhancing the qualities that directly effect everyday life in SJCHCNPA. When discussing community life with the SJCHCNPA participants, several themes began to quickly emerge: neighborhood schools, community beautification, code compliance, and crime prevention/public safety. Special attention to these subject areas helps shape the community's approach to envisioning a better standard of living in SJCHCNPA.

### ***Parks, Trees and Environment***

The Parks, Trees and Environment chapter articulates the natural environment and recreational needs and desires of the St. John/Coronado Hills community. Emergent themes from the workshops include:

- Increasing parkland in Coronado Hills community
- Adding more amenities in the existing parks
- Encouraging creation of community gardens
- Protecting and enhancing the ecological assets of the community (creeks, watersheds, trees, etc.)

### ***Transportation***

The Transportation chapter articulates a vision for enhancing the infrastructure and systems that directly effect traveling in and around SJCHCNPA. To this end, the following outlines a comprehensive approach to maintaining and/or improving the conditions of traveling - whether in a car, riding a bus, walking, pedaling a bicycle or operating some form of motorized transport - in the SJCHCNPA community.

Through stakeholder discussions focused on various modes of transport (walking, biking, taking the bus, driving a car, etc.) several themes emerged. Residents articulated their priority to ensure safety for all modes of transportation and striking a balance between all modes. Residents also expressed concerns to proactively address areas or specific locations in their community where a combination of transportation issues challenges efficient and safe travel. Such areas include, but are not limited to the Cameron Road corridor and Blessing Avenue. Other dominant themes in transportation discussions included improved connectivity and accessibility in the current transportation network.

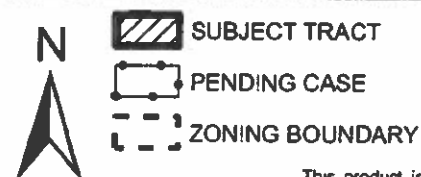
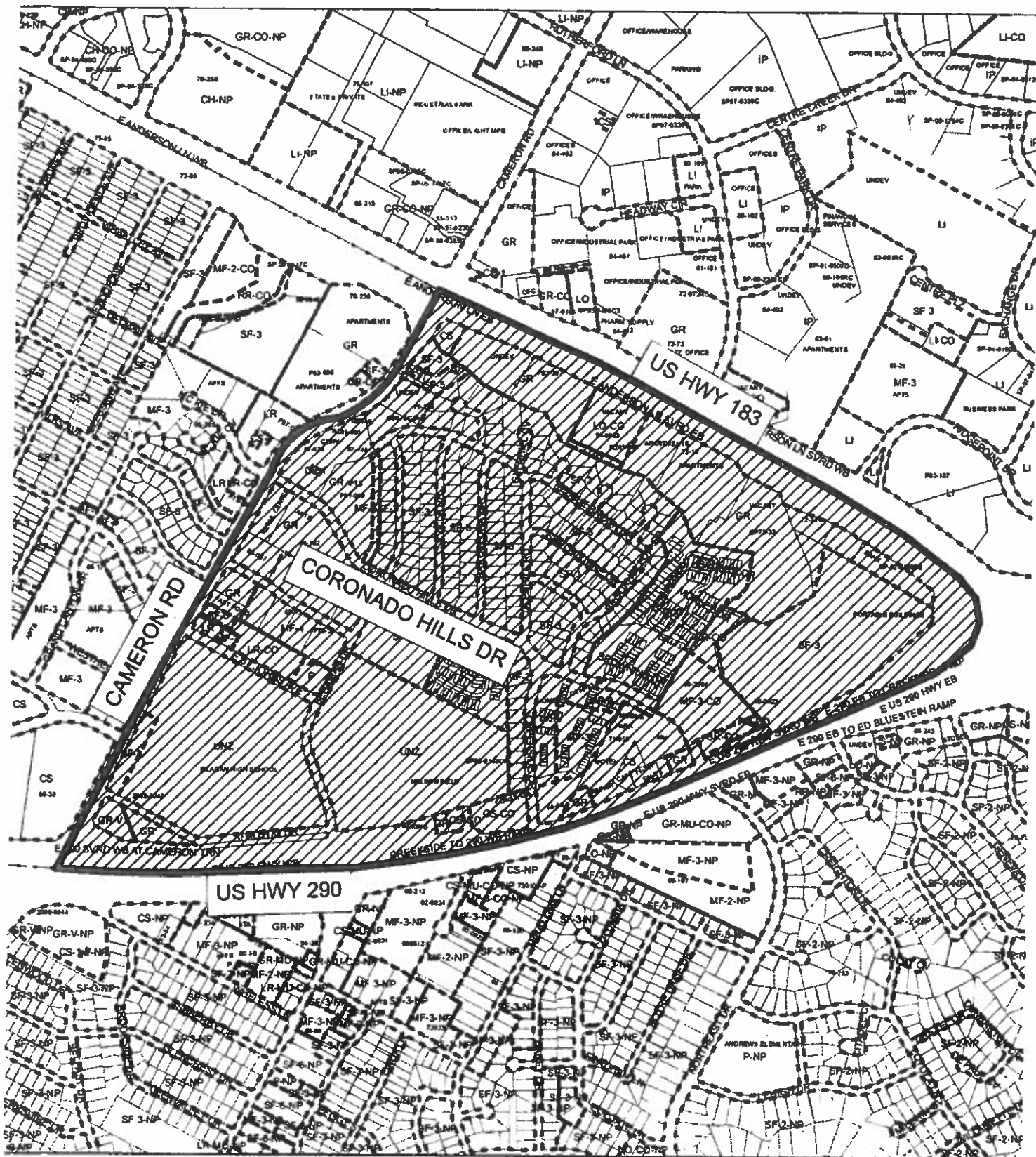
### ***Land Use***

The Land Use chapter articulates the SJCHCNPA stakeholders' vision for how the development and/or preservation of land in their community can enhance the overall quality of life in SJCHCNPA. Specifically, this chapter focuses on how land is preserved, developed or re-developed in the future. The information presented reflects the community dialogue that influenced decisions made on the SJCHCNPA Future Land Use Map (FLUM). The FLUM (Map 6, page 84) is a major component of the land use chapter. Themes include:

- Preservation of existing residential cores
- Enhancing community hubs

**ATTACHMENT A**

- **Improving land use and transportation hubs**
- **Preservation of existing affordable housing**



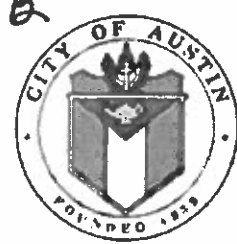
1" = 900'

**ZONING**  
**ZONING CASE#: C14-2011-0116**  
**CORONADO HILLS NP REZONING AREA**

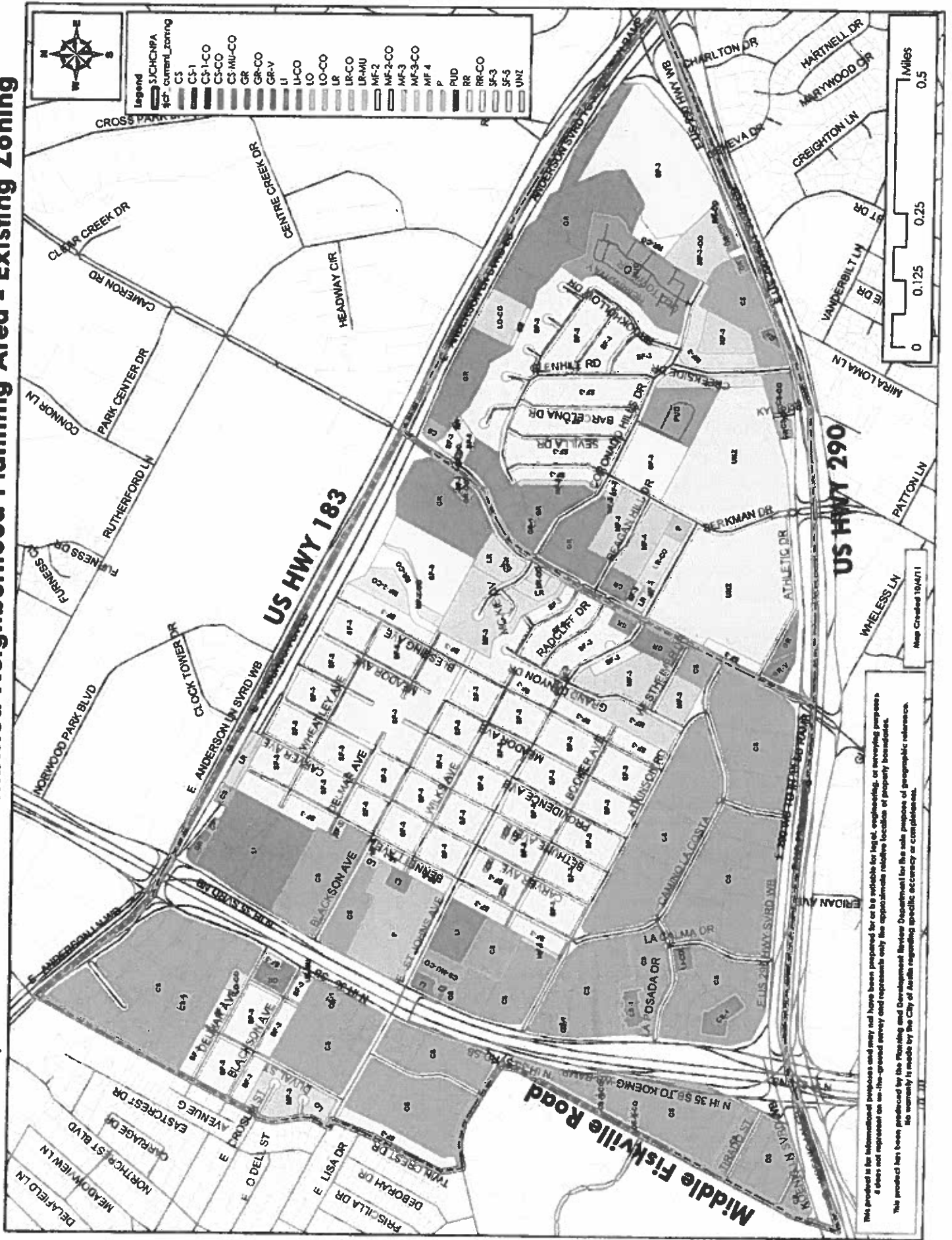
*ATTACHMENT B*

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

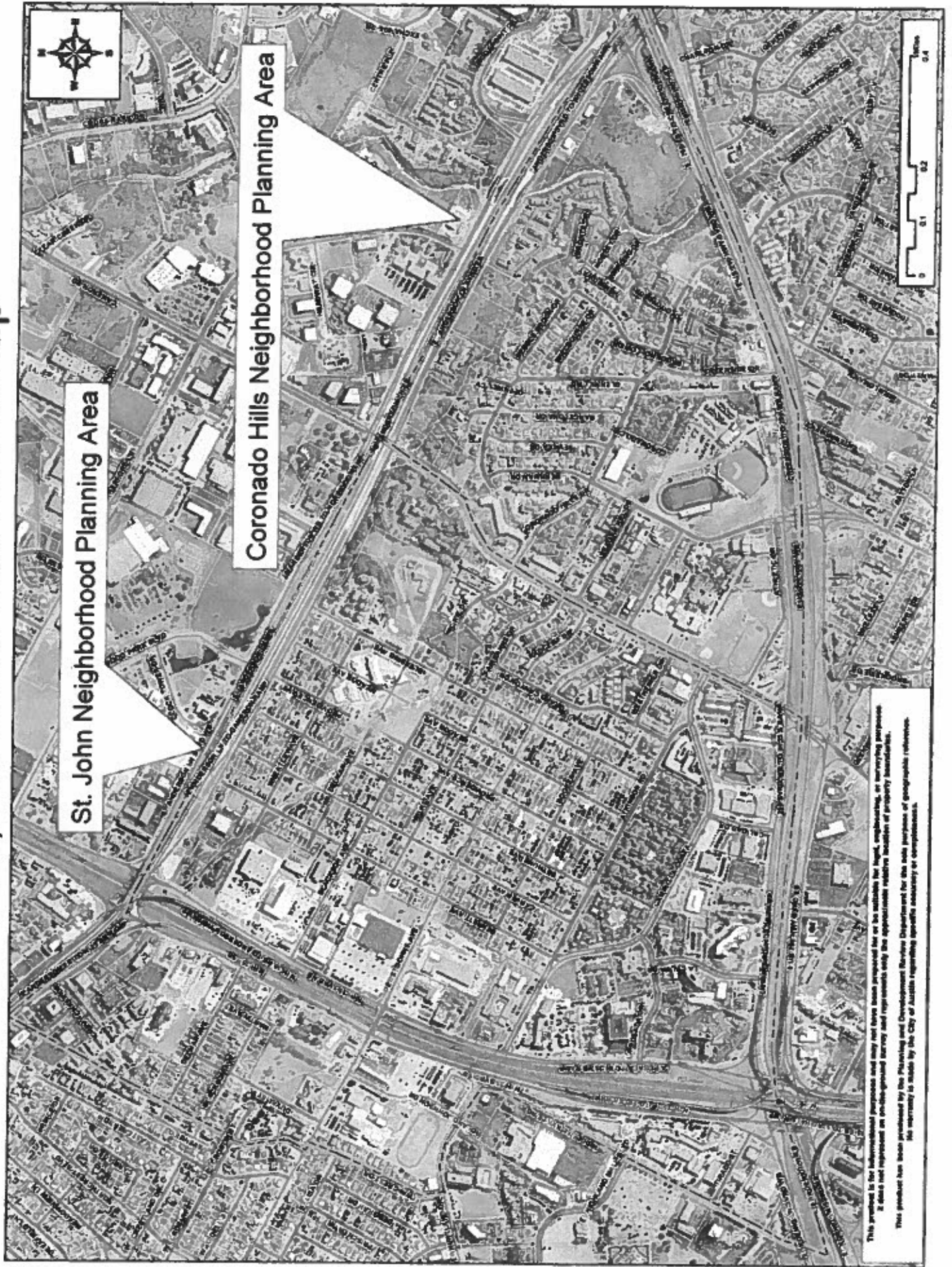


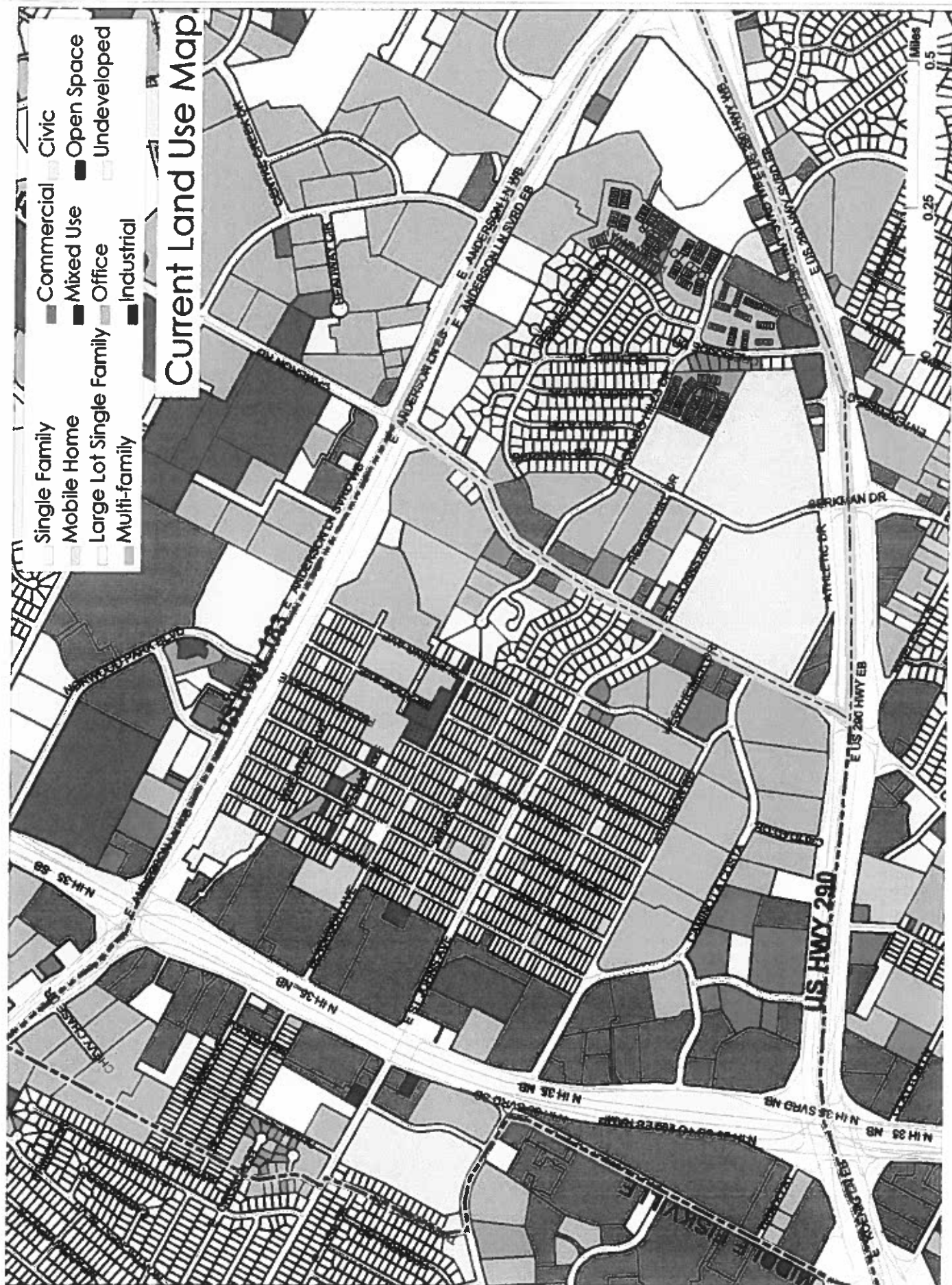
# St. John/Coronado Hills Combined Neighborhood Planning Area - Existing Zoning





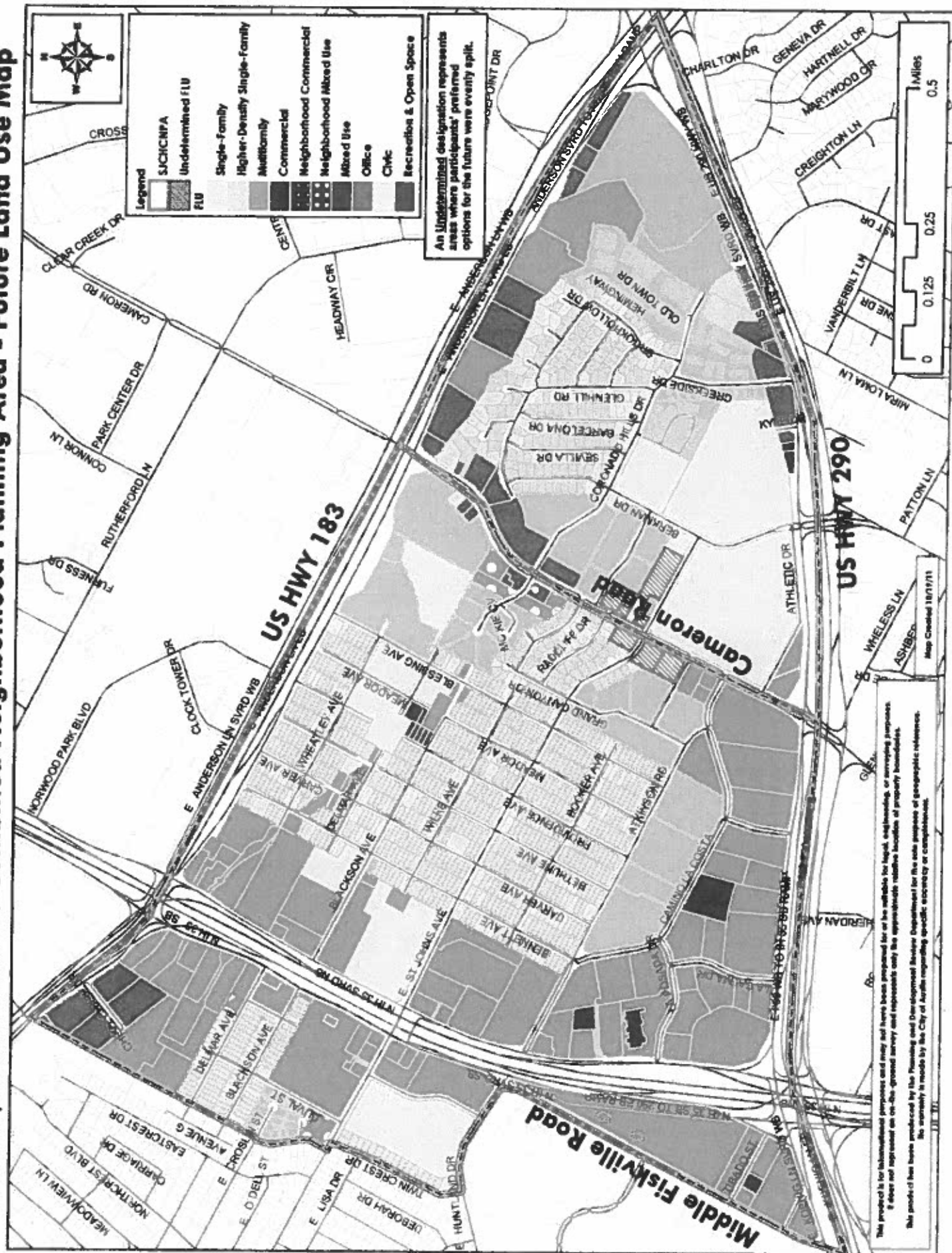
# St. John/Coronado Hills Aerial Map





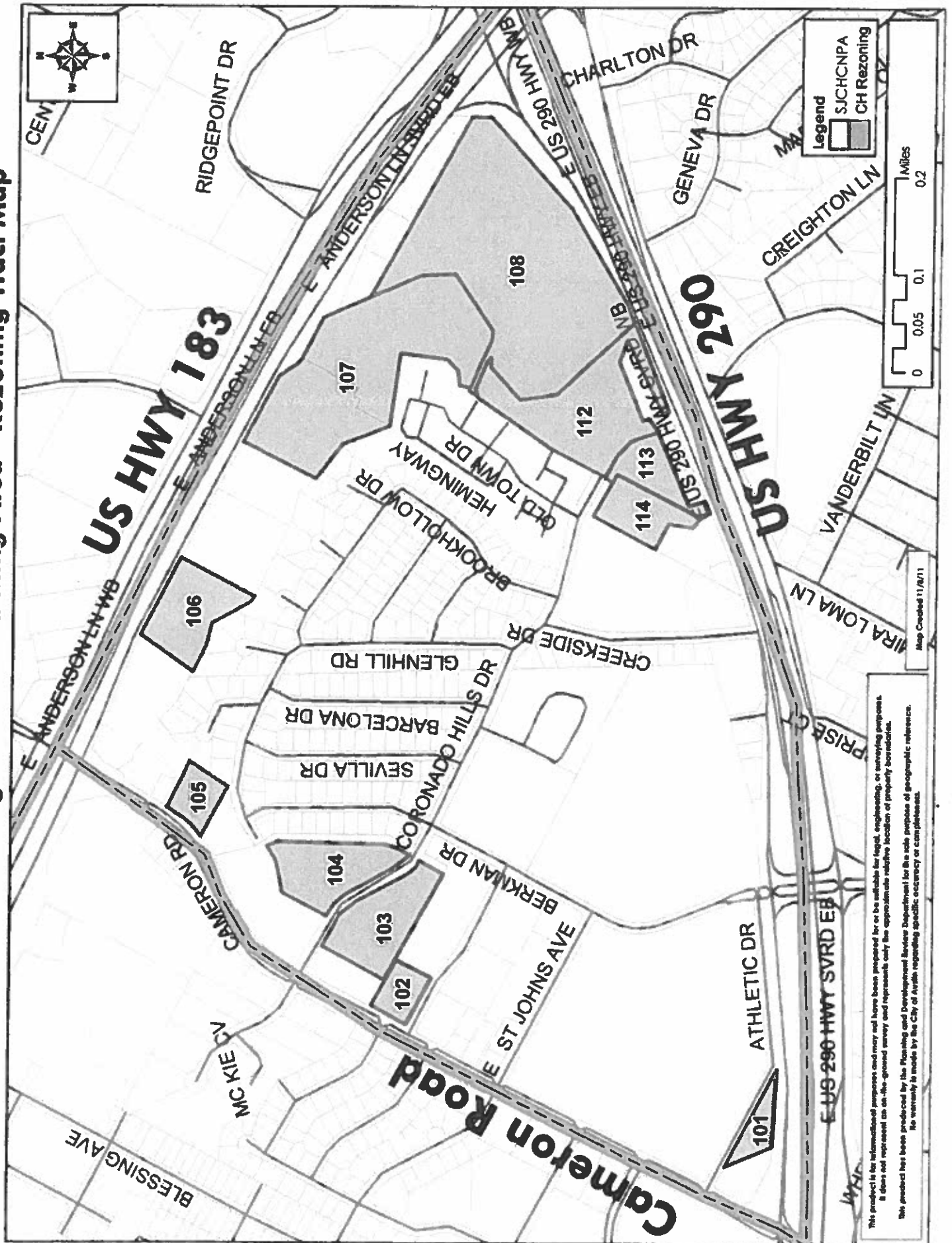


# St. John/Coronado Hills Combined Neighborhood Planning Area - Future Land Use Map



ATTACHMENT E

# Coronado Hills Neighborhood Planning Area - Rezoning Tract Map



Coronado Hills Neighborhood Planning Area Rezoning Tract Chart C14-2011-0116				
Tract	YCAD #	COA Address	From	To (Proposed)
101	226767	E 6640 U S HY 290	GR	GR-V-NP
102	228222	7247 CAMERON RD	GR	MF-4-NP
103	230667 (portion) Approximately 4.505 acres, being a portion of LOT 1 SAINT GEORGE SUBD, as recorded in Volume 82, Page 270, of the Official Plat Records of Travis County	1443 CORONADO HILLS DR	GR	MF-1-NP
104	230586 (portion) Approximately 4.041 acres, being a portion of LOT 1 CORONADO PLACE, as recorded in Volume 82, Page 136, of the Official Plat Records of Travis County	1438 CORONADO HILLS DR	GR	MF-2-NP
105	230676	7601 CAMERON RD	GR	GR-CO-NP
106	230698	1601 E ANDERSON LN	GR	GR-MU-NP
107	230723 230724	1901 E ANDERSON LN 1901 E ANDERSON LN	GR	GR-MU-NP
108	229476	E 7424 U S HY 290	SF-3	GO-NP
112	226844 (portion) Approximately 7.507 acres, being a portion of LOT 1 LESS S30.84FT AV PATTON'S ADDN SEC 3, as recorded in Volume 32, Page 14, of the Official Plat Records of Travis County, and ABS 29 SUR 58 APPLGATE J ACR 8.454	E 7234 U S HY 290	MF-3-CO; RR-CO; SF- 3	GO-CO-NP
113	228275	7142.5 E U S HY 290	CS; GR	MH-NP
114	228276 (portion) Approximately 2.617 acres, being a portion of ABS 789 SUR 57 WALLACE J P ABS 29 SUR 58 APPLGATE J ACR 4.392 *TOTAL	E 7100 U S HY 290 E	CS	MH-NP

ATTACHMENT H

## **Coronado Hills Neighborhood Plan Combining District**

### **Existing and Proposed Conditional Overlays**

The following is a list of proposed conditional overlays (CO) for certain tracts within the Coronado Hills Neighborhood Plan Combining District. Conditional overlays are shown in the following tract list with a "CO" in the zoning string.

*Please note: For tracts with existing conditional overlays (conditions, prohibited uses, and conditional uses), City of Austin staff will recommend maintaining these conditional overlays as part of the rezonings for the Coronado Hills Neighborhood Plan Combining District, with the exception of Tract 112.*

#### **Tract 105 (PROPOSED)**

##### **Conditional Uses/Conditions:**

A 25-foot wide vegetative buffer shall be provided and maintained along the eastern property line. Vegetative screening within the buffer is subject to the Screening Standards under Section 2.9.1 of the Environmental Criteria Manual.

#### **Tract 112 (PROPOSED)**

##### **Conditional Uses/Conditions:**

A 25-foot wide vegetative buffer shall be provided and maintained along southern 470 feet of the northwest property line. Vegetative screening within the buffer is subject to the Screening Standards under Section 2.9.1 of the Environmental Criteria Manual.

ATTACHMENT I

## **Special Use Infill Options & Design Tools**

### **Neighborhood Special Uses**

The following special uses are optional uses granted in addition to the uses allowed in the base-zoning district. The following special uses are being recommended as part of the St. John/Coronado Hills Combined Neighborhood Plan: Small lot amnesty (area wide), secondary apartments (entire St. John NPA), corner store (entire St. John NPA), cottage and urban home (entire St. John NPA and as a subdistrict in the Coronado Hills NPA - Coronado Hills Drive Subdistrict, boundary area shown in Attachment #10), residential infill (specific parcels, Attachment #8), and neighborhood urban center (specific parcels, Attachment #8). They are optional uses granted in addition to the uses allowed in the base-zoning district. Other special use options could be recommended by Planning Commission and approved by City Council.

#### **Small Lot Amnesty**

Small lot amnesty permits construction or major renovation of existing single-family homes on EXISTING legally-created lots that do not meet current minimum lot standards. To qualify, the lot must have a minimum area of 2,500 square feet and a minimum width of 25 feet. This special use applies to all zoning districts and overlays that permit single-family homes. Under existing regulations that apply city-wide, an existing, legally-created lot less than 5,750 square feet that does not comply with current zoning regulations cannot be legally developed or have substantial improvements made to existing buildings (unless it is a qualified substandard lot (LDC 25-2-943) with a minimum lot area of 4,000 square feet and platted before March 15, 1946). Many legally subdivided lots in older parts of the city that do not meet current standards or do not qualify as substandard lots are sitting vacant or the homes on those lots are deteriorating because major improvements are not allowed.

#### **Cottage Lot**

The cottage lot special use permits detached single-family homes on lots with a minimum area of 2,500 square feet and a minimum width of 30 feet (see below for exceptions). If chosen, the Cottage is permitted in SF-3, SF-5, SF-6, and MF-1 through MF-6 zoning districts, and in the mixed use (MU) combining district, in addition to the site development standards.

#### **Urban Home**

The urban home special use permits single-family homes on lots with a minimum area of 3,500 square feet and a minimum width of 35 feet. If chosen, the Urban Home is permitted in SF-3, SF-5, SF-6, and MF-1 through MF-6 zoning districts, and the mixed use (MU) combining district. Urban homes must comply with specific design requirements relating to front porches, garage placement, parking placement, driveway width, and the orientation of front entrances.

#### **Residential Infill**

The residential infill special use requires a diversity of housing types and open space and permits a limited amount of neighborhood compatible retail development. If chosen, this special use is applied to specific properties of at least two acres in the SF-3, SF-5, SF-6 and MF-1 through MF-6 zoning districts. For a proposed Residential Infill development, a development plan showing the location of land uses and the layout of streets, lots and open space must be approved by the Planning Commission.

#### **Neighborhood Urban Center**

Neighborhood Urban Center refers to the redevelopment of an existing retail or commercial center, or development of a vacant site, into a mixed use, pedestrian and transit-oriented center. The Neighborhood Urban Center would permit residential, multi-family, commercial and retail uses on certain sites with commercial zoning. The Neighborhood Urban Center includes limits on how

ATTACHMENT J

much of each type of development may occur. The goal of these standards is to ensure compatibility with existing neighborhoods while permitting flexibility in project design.

#### **Secondary Apartment**

The secondary apartment special use permits a second dwelling unit 850 square feet or less in size on a lot with a minimum area of 5,750 square feet. If chosen, this accessory unit is permitted in SF-1 through SF-3, SF-5, SF-6 and MF-1 through MF-6 zoning districts. Currently, a second unit with similar regulations as the secondary apartment is permitted city-wide on lots at least 7,000 square feet in the SF-3, SF-5 through MF-6 zoning districts. Choosing the secondary apartment special use opens up the opportunity for homeowners with lot sizes between 5,750 square feet and 7,000 square feet and those in the SF-1 and SF-2 zoning districts to build a second unit.

#### **Corner Store**

The corner store special use permits a small retail use on a residentially zoned property within a neighborhood. If chosen, the corner store is permitted at intersections in the SF-3 through SF-6 and MF-1 through MF-6 zoning districts. Only small-scale local-serving commercial uses are allowed. A Corner Store may not be approved within 600 feet of another Corner Store and operating hours are limited to 6am to 11pm.

#### **Neighborhood Mixed-Use Building**

The neighborhood mixed-use building special use permits a mix of uses, including residential, within a single building on a site measuring one acre or less. If chosen, this special use is applied to specific properties in the LO, GO, LR, GR, CS, CS-1, CH, and LI zoning districts. The standards for the mixed use building require pedestrian-oriented design. For example, buildings must be built closer to the street, and parking must be located to the rear of the building. A mixed use building may contain dwelling units in not more than 50% of the gross floor area of the ground floor.

### **Neighborhood Design Tools**

The following design tools are being recommended as part of the St. John/Coronado Hills Combined Neighborhood Plan: parking placement (entire Coronado Hills NPA), Garage Placement (entire Coronado Hills NPA), front porch setback (entire St. John/Coronado Hills Combined Planning Area). Once adopted, the parking placement and impervious cover restrictions and garage placement design tools are mandatory for all new residential construction and whenever there is a change of use (e.g., from single-family use to two-family use). The front porch setback design tool is optional.

#### **Parking Placement and Impervious Cover Restrictions**

The parking placement and impervious cover restrictions limit the number of parking spaces and the amount of impervious cover to be constructed in the front yard. Any single-family, two-family, or duplex use is subject to the following requirements:

1. No more than forty percent (40%) of the required front yard may be impervious cover (this may be waived if a circular driveway is needed for traffic safety purposes).
2. No more than 4 parking spaces may be located in a front yard, or, in the case of a corner lot, no more than 4 parking spaces may be located in the front and side-street yards combined.

#### **Garage Placement**

This option sets guidelines for developing and/or redeveloping lots in established neighborhoods where existing development emphasizes residential façades and minimizes the parking structure

aesthetics dominating single-family residential use of a property. It also allows for attached parking structures without width limitations to be constructed so that parking structure dominated development does not occur. This option allows for a side entry parking structure, which will accommodate residential design along the front wall.

For a Single-Family, Two-Family, or Duplex Residential Use:

1. Garages and carports must be located flush with the front façade, or behind the front façade of the house.
2. If a garage or carport is located less than 20 feet behind the front façade of the house, its width may not exceed 50% of the width of the house.

No maximum width is established for garages or carports that are 20 feet or more behind the front façade of the house, or for those that have side or rear entrances.

#### **Front Porch Setback**

Covered and uncovered front porches (defined as open-sided porches connected directly with the front entrance to a residence and with a permanent, exterior flooring material) shall henceforth be allowed to within 15 feet of the front property line. Roof overhangs and porch steps may extend an additional 24" toward the front property line. Structural columns (but not walls) are allowed within the footprint of the porch.

#### **Affordable Housing Design Tools**

In addition, affordable housing design tools are being recommended as part of the St. John/Coronada Hills Combined Neighborhood Plan: single family residence - standard lot (SF-2) district or family residence (SF-3) district (entire St. John NPA), duplex residential use (entire St. John NPA), secondary apartment special (entire St. John NPA). They are optional uses granted in addition to the uses allowed in the base-zoning district.

#### **Single Family Residence - Standard Lot (SF-2) District or Family Residence (SF-3) District**

Non-complying structures may be replaced with a new structure if it does not increase the existing degree of noncompliance with yard setbacks. Impervious surface may be increased to 50%.

#### **Duplex Residential Use**

The minimum lot size for duplexes is reduced to 5750 sq. ft. and up to eight bedrooms may be allowed; impervious cover may be increased to 50%.

#### **Secondary Apartment Special**

Increases allowable gross floor area to 850 sq. ft. and impervious cover to 50% for a secondary apartment special use. Units must comply with the City's S.M.A.R.T Housing Program for a period of at least 20 years at 60% Median Family Income (MFI).

#### **Additional Regulations**

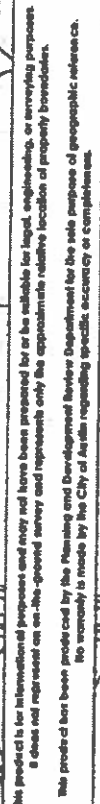
The neighborhood planning process allows neighborhoods the option of additional regulations for mobile food establishments. This is being recommended area-wide as part of the St. John/Coronada Hills Combined Neighborhood Plan.

#### **Mobile Food Establishment**

This provision places additional regulations on mobile food establishments, most often trailers located in parking lots or vehicles that drive from one location to another. Please note: this

provision applies within the City of Austin city limits only, but does not apply to a mobile food establishment that is located on private property for 3 hours or less between the hours of 6:00 a.m. and 10:00 p.m. These additional regulations govern the location and hours of operation for mobile food establishments.



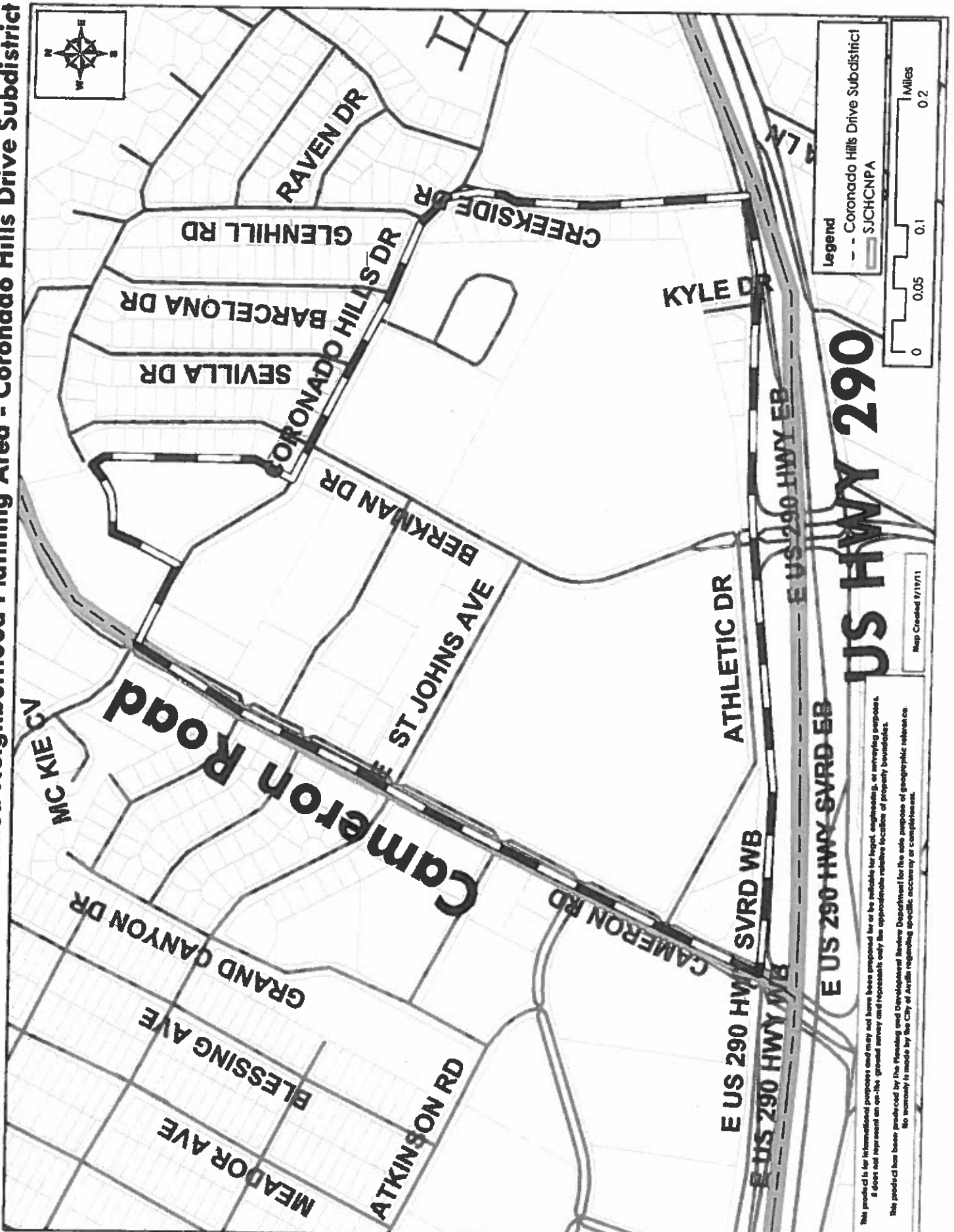


Map Created 11/28/11

Coronado Hills Neighborhood Planning Area Special Use Infill Tracts		
Tract	TCAD Prop ID	Address
W	230676	7601 CAMERON RD
	230585	7537 CAMERON RD
	230587	7517 CAMERON RD
X	230668	1401.5 CORONADO HILLS DR
Y	230586	1438 CORONADO HILLS DR
Z	228222	7247 CAMERON RD
	228220	1500 REAGAN HILL DR
	230667	1443 CORONADO HILLS DR
AA	228226	1501 REAGAN HILL DR
	228229	1521 REAGAN HILL DR

ATTACHMENT L

St. John/Coronado Hills Combined Neighborhood Planning Area - Coronado Hills Drive Subdistrict



This product is for informational purposes and may not have been prepared for or be reliable 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 Arden regarding specific accuracy or completeness.

December 26, 2011

City of Austin  
Planning and Development Review Department  
Greg Dutton, Senior Planner  
505 Barton Springs Road  
Austin, TX. 78704

RE: 7424 U.S. HWY 290 E.

Dear Mr. Dutton;

I have been retained by the owners of the property located at 7424 HWY 290 E., also known as tract 108 in the St. Johns/Coronado Hills combined neighbor planning area.

The Coronado Hills Neighborhood Planning Area Rezoning Tract Chart (C14-2011-0116) indicated that tract 108 is proposed to be rezoned to GO-NP. It is the desire of my clients to have this tract rezoned to CS Commercial Services District during this neighborhood planning process. Please consider this a petition against the proposed GO-NP classification.

Please send all notifications to me at Jim Bennett, 11505 Rldge Dr. Austin, TX. 78748. My other contact information is cell 784-4961, fax 282-0959 or email at [jb.rbconsulting@yahoo.com](mailto:jb.rbconsulting@yahoo.com).

Please contact me if you require additional information.

Sincerely,

  
Jim Bennett

ATTACHMENT 0



**PRELIMINARY AFFORDABILITY IMPACT STATEMENT**  
**NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT**  
CITY COUNCIL AGENDA:      CASE NUMBER:

Proposed Code Amendment:	St. John/Coronado Hills Combined Neighborhood Plan.
Proposed Neighborhood Plan Impacting Housing Affordability:	<p>THIS IS A PRELIMINARY AIS REVIEW. A FINAL AIS WILL BE ISSUED PRIOR TO COUNCIL ADOPTION.</p> <p>Proposed neighborhood plan has an overall positive impact of affordability by:</p> <ul style="list-style-type: none"><li>• Adding 258 acres of mixed use to the neighborhood</li><li>• Adopting small lot amnesty over the entire combined neighborhood planning area</li><li>• Adopting Cottage Lot and Urban Home in a 881 acre sub-district</li><li>• Adopting Secondary Apartment Infill Option over the entire St. John Neighborhood Planning Area</li><li>• Adopting Residential Infill in a 100 acre sub-district</li><li>• Adding 35 acres of MF zoning to the Combined Neighborhood Planning Area</li></ul>
Alternative Language to Maximize Affordable Housing Opportunities:	<p>Although the current draft neighborhood plan does have an overall positive impact on affordability, there are additional opportunities to maximize affordable housing in the combined neighborhood planning area. These are:</p> <ul style="list-style-type: none"><li>- Adopt the Urban Home and Cottage infill options over all single family residential properties in the combined neighborhood planning area.</li><li>- Adopt the Residential Infill option for all single family residential properties zoned SF-3 in the combined neighborhood planning area.</li></ul>
Other Recommendations:	None
Date Prepared:	July 15, 2011
Director's Signature: _____ Betsy Spencer	

ATTACHMENT P