

A G E N D A



Recommendation for Council Action

Austin City Council		Item ID	14127	Agenda Number	77.
Meeting Date:	4/5/2012		Department:	Planning and Development Review	
Subject					
<p>C14-2011-0116 – Coronado Hills Neighborhood Planning Area Rezoning, Tracts 108, 113 and 114 – Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as the Coronado Hills Neighborhood Planning Area, generally bounded by U.S. Highway 183 on the north, U.S. Highway 290 on the southeast and Cameron Road on the west (Buttermilk Branch Watershed, Fort Branch Watershed, Little Walnut Creek Watershed). The proposed zoning changes will create a Neighborhood Plan Combining District (NPCD) covering the entire area. The proposed zoning changes also implement the land use recommendations of the St. John/Coronado Hills Combined Neighborhood Plan, NP-2011-0029, on 3 tracts of land (26.96 acres). 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. Other special use options that could be approved by City Council include secondary apartment, corner store, and neighborhood mixed-use building. The City Council may approve a zoning change to any of the following: rural residence (RR) district zoning; single family residence-large lot (SF-1) district zoning; single family residence-standard lot (SF-2) district zoning; family residence (SF-3) district zoning; single family residence-small lot (SF-4A) district zoning; single family residence-condominium site (SF-4B) district zoning; urban family residence (SF-5) district zoning; townhouse & condominium residence (SF-6) district zoning; multi-family residence-limited density (MF-1) district zoning; multi-family residence-low density (MF-2) district zoning; multi-family residence-medium density (MF-3) district zoning; multi-family residence-moderate-high density (MF-4) district zoning; multi-family residence-high density (MF-5) district zoning; multi-family residence-highest density (MF-6) district zoning; mobile home residence (MH) district zoning; neighborhood office (NO) district zoning; limited office (LO) district zoning; general office (GO) district zoning; community recreation (CR) district zoning; neighborhood commercial (LR) district zoning; community commercial (GR) district zoning; warehouse/limited office (W/LO) district zoning; general commercial services (CS) district zoning; commercial-liquor sales (CS-1) district zoning; commercial highway (CH) district zoning; industrial park (IP) district zoning; limited industrial service (LI) district zoning; major industry (MI) district zoning and public (P) district zoning. A Conditional Overlay (CO), Mixed Use Combining District Overlay (MU), Vertical Mixed Use Building (V), or Neighborhood Plan Combining District (NP) may also be added to these zoning base districts. Staff Recommendation: To grant rezonings that implement the land use recommendations of the Coronado Hills Neighborhood Plan and general office-neighborhood plan (GO-NP) combining district zoning for Tract 108, and mobile home residence-neighborhood plan (MH-NP) combining district zoning for Tracts 113 and 114. Planning Commission Recommendation: To grant rezonings that implement the land use recommendations of the Coronado Hills Neighborhood Plan, and general office-neighborhood plan (GO-NP) combining district zoning for Tract 108, community commercial-neighborhood plan (GR-NP) combining district zoning and general commercial services-neighborhood plan (CS-NP) combining district zoning for Tract 113, and general commercial services-neighborhood plan (CS-NP) combining district zoning for Tract 114. Applicant: City of Austin. Agent: Planning and Development Review Department. City Staff: Dee Dee Quinnelly, 974-2976; Greg Dutton, 974-3509; Wendy Rhoades, 974-7719. A valid petition has been filed in opposition to Tract 108 of this rezoning request.</p>					
Amount and Source of Funding					

Fiscal Note	
Purchasing Language:	
Prior Council Action:	
For More Information:	
Boards and Commission Action:	
MBE / WBE:	
Related Items:	
Additional Backup Information	