

## What can the community do to protect watersheds and creeks?

### Use earth-wise gardening solutions (see [www.growgreen.org](http://www.growgreen.org))

- Use certified organic or natural fertilizers if necessary
- Reduce fertilizer application rates to half as much, half as often as recommended on the bag
- Use pesticides as a last resort
- Never use lawn chemicals before rain is expected
- Plant or mulch bare spots to prevent erosion

### Reduce chemical spills

- Store chemicals properly
- Maintain your car to prevent leaks
- Recycle used motor oil at gas stations
- Drop off excess chemicals at the Household Hazardous Waste facility (974-4343)

### Your yard flows to your creek...

- Most pollutants that are on the land (car fluids, yard chemicals, trash and debris) come from us. These pollutants are picked up by rainwater and carried to our creeks.

### Keep Austin Beautiful!

- Conduct regular creek clean ups with Keep Austin Beautiful
- Work with watershed protection to establish a program to monitor the creeks and assist with the clean ups
- Avoid littering
- Don't put yard waste or trash in a gutter or storm drain
- Clean up after your pet to reduce bacteria in our creeks

- Ensure that the Front Yard parking ordinance is being properly enforced by calling 311 to report violations.
- Increase community awareness of illegal dumping and hazardous waste materials and encourage residents to report activities of illegal dumping of hazardous wastes by calling 974-2550.
- Participate in the City of Austin's Shade Tree Mechanic Program to ensure vehicle maintenance practices are not harmful to SJCHCNPA watersheds and the overall environment.

### Make good choices for water quality

- Keep water on your land
- Direct gutter downspouts to vegetated areas rather than pavement
- Irrigate efficiently to avoid runoff from your yard
- Minimize pavement to allow water to soak into the ground

### Get involved in Water Quality Education programs in the City

- Grow Green Landscape Program - Provides Austin residents with a comprehensive landscaping program that helps them have a beautiful yard without harming the environment
- Storm Drain Marking - Increases Environmental Awareness through Educational Outreach
- Earth Camp - Bringing children into the natural environment through water quality education

## What can the community do to help address flooding problems?

- Increase community awareness and involvement in the City of Austin's Flood Awareness activities
  - Flood Safety Awareness Week:  
[www.cityofaustin.org/watershed/floodplain\\_newmap.htm](http://www.cityofaustin.org/watershed/floodplain_newmap.htm)
- Call 3-1-1 and report flooding, drainage and storm-sewer improvements to ensure the City is aware of the issue in order to take appropriate action.
- Increase community awareness of how flood complaints are processed.
- Call 3-1-1 to inform the city of loss property that threatens structures, utilities or property improvements due to creek erosion along waterways.
- Increase the community's awareness of the importance of recognizing creek erosion problem areas and providing appropriate setbacks from creeks.

### Flooding

The primary drainage system in Austin is its creeks and lakes. Closely associated with these creeks and lakes are floodplains. Additional information about floodplains and associated restrictions can be found at <http://www.austintexas.gov/departments/watershed-protection>

The secondary drainage system is approximately 400 miles of pipes and channels which convey storm water to the creeks and lakes. When part of the secondary drainage system is overwhelmed, "localized flooding" is the result. The secondary drainage system consists of:

- Manholes
- Minor channels
- Roadside ditches
- Culverts
- Over 18,000 curb inlets
- Storm drainpipes (ranging in diameter from 6" to 8')

Flooding situations that immediately threaten lives and property are always a top priority. Major obstructions such as downed trees, telephone poles in a creek, blocked culverts or bridge openings should be reported by calling (512) 974-3355. For other localized flooding problems, the runoff (overland flow of storm water) type must be determined first:

- Private Runoff: Property owners are responsible for runoff from private property or between private properties.
- Public Runoff: The City of Austin maintains public right-of-ways and drainage easements including: storm drains, inlets, manholes, discharge headwalls, creeks, city ponds, channels, swales, roadside ditches and culverts, and culverts under roads.

Once a problem area has been determined to be from a public right-of-way or drainage easement, it is then ranked for upgrading based on the following priority scale (limited to available funding):

1. Building flooding
2. Yard flooding
3. Street flooding
4. Standing water

*SPECIFIC AREAS OF FLOODING INDICATED BY SJCHCNPA STAKEHOLDERS INCLUDE:*

- Flooding near entrance to V. Brown, St. John Library
- Del Mar & Bethune
- Area at the rear of Old Town near the creek

**Creek Erosion**

Erosion is part of a natural channel cycle, but in an urban environment the historical erosion rates spike due to the increase volume of storm water runoff. In order to compensate for the additional storm water volume, creeks get deeper and wider (channel enlargement) through erosion. As channels enlarge in an urban environment, residential and commercial property, bridges, roadways, and utilities are threatened.

Creek erosion that threatens structures, utilities or other improvements made on property should be reported to 311. Once an erosion complaint is received, it is assessed for priority, and could ultimately be placed on the WPD Erosion Stabilization Program project list to be implemented by a Capital Improvement Project, or by an in-house erosion crew.

**Future Problem Prevention**

In an effort to protect the SJCHCNPA watersheds and creeks, as well as to prevent the development of future watershed problems, the City of Austin's Planning and Development Review Department regulates land development through specific codes and ordinances. More information on these practices is provided below in a call-out box.



## **What does the City have in place to prevent future watershed problems?**

### **Land Development Regulations**

- Require Subdivision Permits and Site Development Permits
- Storm Water Controls Required
- Tree protection plan required
- Landscape plan required
- Erosion control plan required
- Flood detention
- Erosion detention

### **Structural Best Management Practices for Water Quality Treatment**

- Wet ponds
- Sedimentation/Filtration Ponds
- Bio-filtration
- Rain gardens

### **Fee in lieu of onsite water quality control option for urban watersheds**

### **Non Structural Best Management Practices Required**

- Watershed Classifications and associated setbacks
- Designation of Waterways
- Waterway Protection Zones
- Impervious Cover Limits
- Transfer of Impervious Cover
- Critical Environmental Feature Setbacks
- Limitations on Construction on Steeper Slopes
- Cut and Fill Limitations

## **TRANSPORTATION**

### **INTRODUCTION**

The following information outlines a comprehensive approach to maintaining and/or improving the transportation system in the St. John/Coronado Hills Combined Neighborhood Planning Area (SJCHCNPA). The information is reflective of the St. John/Coronado Hill's stakeholder input, that is, their ideas, thoughts, and comments, as related to the topic of Transportation and the Built Environment.

### **PURPOSE**

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.

Since the SJCHCNPA Neighborhood Plan is long-range and comprehensive in its scope, residents were encouraged to think past the present day and express their ideas for the future. Likewise, residents were aware that the planning process requires attention to balancing varied interests and entails compromise. Ultimately it is hoped that this document supports the direction of all those involved in the neighborhood planning process.

### **WHAT INFORMS THIS CHAPTER?**

To support the development of the SJCHCNPA Neighborhood Plan, community workshops were held about once a month to discuss topics and issues relevant to everyday life in SJCHCNPA. The organized neighborhood planning workshops typically provide an educational component (including presentations by guest subject matter experts) as well as group exercises designed to engage all participants in further expressing their vision for the future of their community. The input gathered at these workshops is what constitutes this plan chapter. The following list provides a detailed outline of the specific workshops held, the content discussed at the workshop and the guest subject matter experts that shared their ideas and thoughts with the SJCHCNPA stakeholders.

- **Introduction to the Built Environment and Transportation workshop (January 25, 2010)**

Participants engaged in a mapping activity to identify current conditions and barriers in how they move around their community. The focus was on collecting information to determine solutions for safely getting to destinations in the community. Presentations were given by staff to introduce them to transportation and the built environment in SJCHCNPA with special emphasis on the Cameron Road and St. John's Avenue corridors.

- **Transportation I Workshop (February 22, 2010)**

Participants engaged in a discussion led by Capital Metropolitan Transportation Authority (Capital Metro) and mapped key destinations as well as issues with connectivity and accessibility to Capital Metro bus routes and stops. Participants also engaged in discussions with TXDOT and COA Public Works (new municipal court/APD sub-station).



**Guest speakers:** James Gamez, Jr., Senior Planner, Capital Metro (512-389-7565) [james.Gamez@capmetro.org](mailto:james.Gamez@capmetro.org); Roberto Gonzalez, Principal Planner, Capital Metro ([roberto.gonzalez@capmetro.org](mailto:roberto.gonzalez@capmetro.org)); Dinita Caldwell, Community Outreach Coordinator, Capital Metro (512-389-7434) [dinita.caldwell@capmetro.org](mailto:dinita.caldwell@capmetro.org); Terry McCoy, District Engineer, Texas Department of Transportation (TXDOT) (512-997-2202) [tmccoy@dot.state.tx.us](mailto:tmccoy@dot.state.tx.us); David Smythe-Macaulay, Project Manager, City of Austin, Public Works, Project Management Division (512-974-7152) or [david.smythe-macaulay@austintexas.gov](mailto:david.smythe-macaulay@austintexas.gov)

- **Transportation II Workshop (March 25, 2010)**

Participants engaged in a discussion led by City of Austin's Transportation Department (Austin Transportation Department) and Public Works Department, Neighborhood Connectivity division. Participants submitted operational transportation issues to the Austin Transportation Department and mapped their concerns for longer term non-operational transportation issues. Participants also worked to identify their community's sidewalk priorities as well as bike lane and urban trail options.



**Guest speakers:** Peter Marsh, Supervising Engineer, Austin = Transportation Department (512-974-7021) [peter.marsh@austintexas.gov](mailto:peter.marsh@austintexas.gov); Nadia Barrera, Program Bicycle/Pedestrian Project Coordinator, City of Austin Public Works Department, Neighborhood Connectivity Division (512-974-7142) [nadia.barrera@austintexas.gov](mailto:nadia.barrera@austintexas.gov)

- **Brainstorming Transportation Workshop (April 10, 2010)**

Participants worked to write draft goals, objectives and recommendations for the Transportation chapter of the SJCHCNPA Neighborhood Plan.

Since building a greater sense of community in SJCHCNPA is a priority item for the residents, it should be mentioned that transportation systems have the ability to directly contribute to achieving this goal. Providing transportation options alternative to driving an automobile can facilitate community interactions, as neighbors may engage in conversation or share a simple "hello" while crossing paths on a sidewalk, boarding a bus, or waiting at a stoplight on one's bicycle.

Creating a variety of safe, efficient and equitable transportation options requires supporting the infrastructure and system improvements necessary to increase the number of residents walking, biking and busing while maintaining a balance between all modes (to include autos). As such, the following information outlines an approach to improving and/or maintaining the options and standards of transport in SJCHCNPA.

#### **HOW THE CHAPTER IS ORGANIZED**

The chapter is organized into sections related to transportation infrastructure types: Sidewalks, Bicycle Facilities & Urban Trails; Public Transportation; and Major Roadways. An exception is a special section, Community Awareness and Safety Education (as related to transportation), developed to spotlight additional activities designed to promote transportation safety. This organization ensures adequate attention is given to each element and facilitates ease of reading and implementing stated objectives and recommendations. Where necessary, call out boxes are provided to further detail or describe a point of interest or significance. The Transportation chapter sections are as follows:

- Goal
- Sidewalks, Bicycle Facilities & Urban Trails
- Public Transportation
- Major Roadways
- Safety and Community Awareness

**Note:** Transportation "operational" issues (such as crosswalks, speeding, traffic signals, broken sidewalks) are considered short-term and are not recorded in this long-range planning document. The short-term issues were collected and recorded at the Transportation II workshop (03.25.2010). The collection of issues has been documented and submitted to Austin Transportation Department for further processing and next steps. Residents at the Transportation II workshop were also educated on how to report operational issues for the future (i.e. Call 311).

#### **TRANSPORTATION GOAL**

- **Improve the existing transportation system to provide pedestrians, motorists, transit users, and bicyclists of all ages and physical abilities the opportunity to travel safely and efficiently throughout the SJCHCNPA and to the rest of the City.**

#### **SIDEWALKS, BICYCLE FACILITIES, AND URBAN TRAILS**

The main focus of Public Work's Neighborhood Connectivity Division is to facilitate and encourage walking and bicycling as viable and safe modes of transportation. They do so by incorporating bicycle lanes, Americans with Disabilities Act repairs to existing sidewalks, urban trails, and other pedestrian features into the existing transportation system, thus offering Austin citizens a healthier alternative to driving a car.

### **SIDEWALKS**

The City of Austin Sidewalk Master Plan prioritizes absent sidewalks based on a matrix that assigns a score to each absent sidewalk segment. The matrix is divided into five parts and each part plays a role in scoring the different sidewalk segments:

- Pedestrian Attractor Score accounts for 50% of the base score and assigns a score by assessing proximity to pedestrian attractors such as schools, businesses, transit stops, employment centers, etc.
- Pedestrian Safety Score accounts for 40% of the base score and assigns a score based on street classification and occurrence of automobile and pedestrian incidents on a given street.
- Fiscal Availability Score accounts for 10% of the base score. Points are awarded if fiscal posting exists for the segment.
- Neighborhood Plan Score gives a score for absent sidewalk segments that are identified in adopted neighborhood plans.
- Special consideration score allows for consideration of specific areas known to attract a higher volume of pedestrian traffic, but are not scoring high in the matrix. For example, a place that receives a lot of pedestrian traffic, however that does not score high in the matrix because of attractors such as, but not limited to, bus stops and major employers are not in close proximity.

Each absent sidewalk segment is scored based on the above criteria and placed into five general categories: Very High, High, Medium, Low and Very Low. This enables the Public Works Department to have a starting point in the prioritization of different sidewalk segments and allocate available funding to areas that have heavy pedestrian traffic. The Sidewalk Master Plan is the first step in evaluating absent sidewalk priorities. Other considerations could include more detailed stakeholder input, a cost benefit analysis and/or safety concerns.

At the SJCHCNPA transportation workshops, meeting participants engaged in a discussion to identify long term solutions for the connectivity issues in SJCHCNPA. The majority of the sidewalk recommendations reflect a strong desire to have adequate pedestrian access to the Virginia L. Brown Recreation Center, transit stops, neighborhood schools and commercial businesses on Cameron Road. Stakeholders also placed emphasis on the need for Americans with Disabilities Act (ADA) compliant sidewalks as the senior population in the planning area is significant. Below are sidewalk recommendations collected at the transportation workshop in SJCHCNPA:

***Objective T.1: Improve walking conditions in the neighborhood by constructing new sidewalks that meet Americans with Disabilities Act (ADA) requirements.***

**Recommendation 145:** Support the implementation of the City of Austin Sidewalk Master Plan by constructing sidewalks at the following locations within the planning area. **Note:** At the transportation workshop, SJCHCNPA residents identified the following locations for new sidewalks. Based on the criteria mentioned above, the Sidewalk Master Plan prioritizes the following sidewalk



locations as either Very High, High or Medium priority. SJCHCNPA residents agree with the City of Austin prioritization on all sidewalk locations with the exception of one which is listed separately below (Recommendation 2).

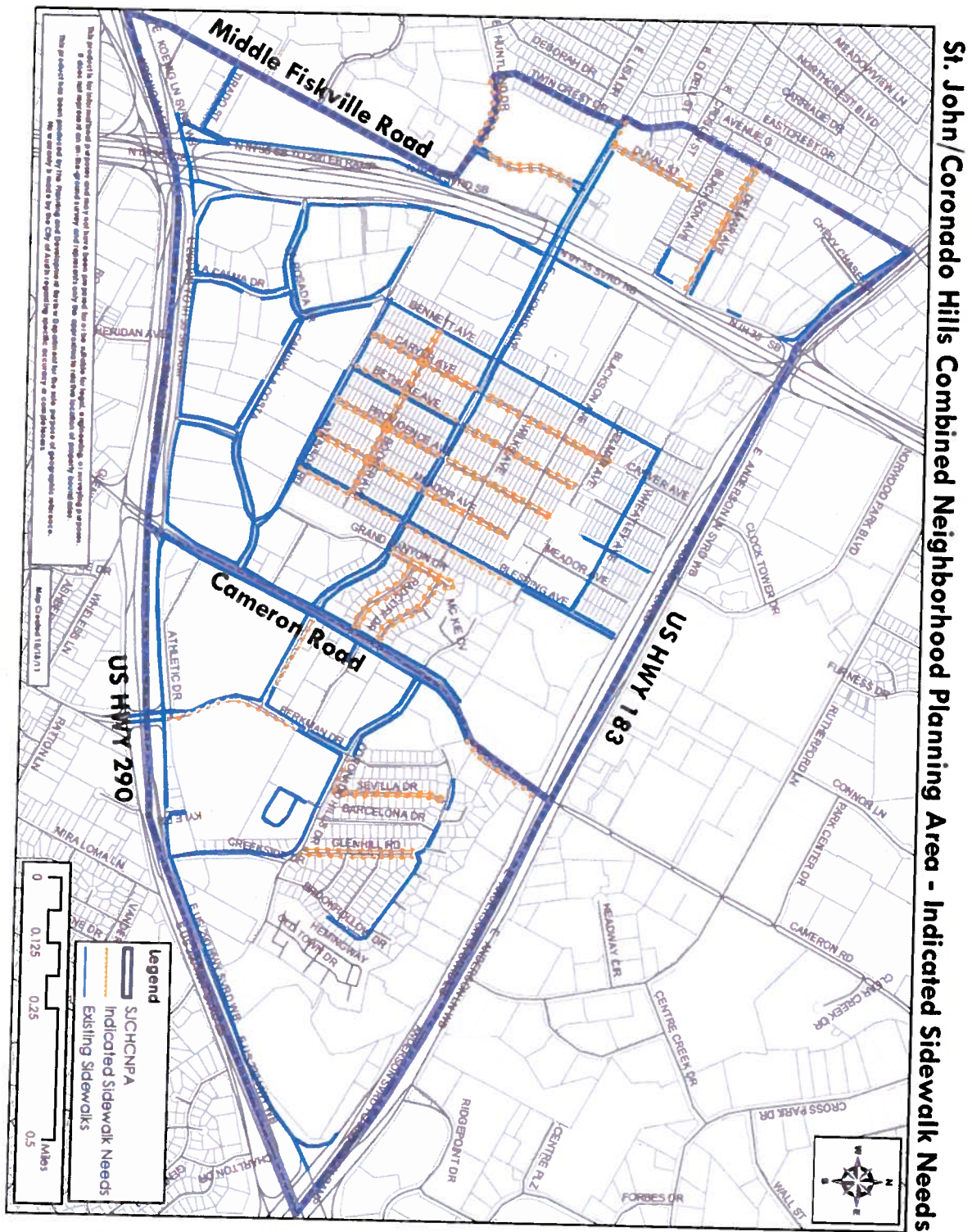
*Sidewalk locations rated **Very High & High** in the City of Austin Sidewalk Master Plan*

- 145A.** On the east side of Berkman Drive from US HWY 290 to Reagan Hill Drive
- 145B.** On the north side of St. Johns Avenue from Cameron Road to the EMS station located at 1578 St. Johns Avenue
- 145C.** On the north side of St. Johns Avenue from Duval Street to Twin Crest
- 145D.** On the east side of Cameron Road from US HWY 183 to 7537 block of Cameron Road
- 145E.** On the east side of Blessing Avenue from Atkinson Road to 7500 block of Blessing Avenue (Virginia L. Brown Recreation Center)
- 145F.** On both sides of Duval Street from St. Johns Avenue to Blackson Avenue
- 145G.** On both sides of Roland Johnson Drive from Huntland Drive to St. Johns Avenue
- 145H.** On both sides of Huntland Drive from Roland Johnson Drive to Twin Crest
- 145I.** On north side of Coronado Hills Drive from Berkman Drive to Sevilla Drive (across from Clifton Career Center)
- 145J.** On both sides of Providence Avenue from Atkinson Road to Buttermilk Branch Creek
- 145K.** On both sides of Bethune Avenue from Booker Avenue to Delmar Avenue
- 145L.** On both sides of Carver Avenue from Atkinson Road to Delmar Avenue
- 145M.** On both sides of Booker Avenue from Bennett Avenue to Blessing Avenue
- 145N.** On both sides of Meador Avenue from Atkinson Road to Virginia Brown L. Recreation Center (7500 Blessing Avenue)
- 145O.** On both sides of Sevilla Drive from Coronado Hills Drive to Pebble Brook Drive
- 145P.** On both sides of Grand Canyon Drive from E. St. Johns Avenue to Grand Canyon Drive's northern terminus
- 145Q.** On both sides of Radcliff Drive from Grand Canyon Drive to Cameron Road
- 145R.** On both sides of Fairbanks Drive from Grand Canyon Drive to Cameron Road

*Sidewalk locations rated **Medium Priority** in the City of Austin Sidewalk Master Plan*

- 145S.** On both sides of Glenhill Road from Coronado Hills Drive to Pebble Brook Drive
- 145T.** On both sides of Delmar Avenue from I-35 frontage road to Twin Crest Drive
- 145U.** On the west side of Bethune Avenue from Atkinson Road to Booker Avenue

**Recommendation 146:** Residents would like to see Creekside Drive considered as a Very High priority versus Medium priority (as currently identified in the COA's Sidewalk Master Plan). There are several duplexes located along this street which



**Map 5. St. John/Coronado Hills Combined Neighborhood Planning Area - Indicated Sidewalk Needs**

generate significant amount of pedestrian traffic. **Note:** Sidewalks were installed along Creekside Drive, as such, this recommendation has been implemented.

***Objective T.2: Facilitate walking conditions in the neighborhood by making improvements to existing sidewalks in the area.***

**Recommendation 147:** Clifton Center at 1519 Coronado Hills Drive and St. George's court at 1443 Coronado Hills Drive have sidewalks that need repair and need to be wheelchair accessible to access Capital Metro bus stops on Cameron Road.

**Recommendation 148:** Sidewalks on both sides of Cameron Road between US HWY 183 and Coronado Hills Drive need some type of buffer due to the high automobile traffic.

**Recommendation 149:** Recommend that all existing sidewalks meet the Americans with Disability Act (ADA) standards.

**149A.** Make sidewalks to the Clifton Center (1519 Coronado Hills Drive) ADA compatible.

**149B.** Make sidewalks to St. George's Court ADA compatible.

***Objective T.3: Improve walking conditions in the neighborhood by ensuring streets, sidewalks and paths are safe and secure.***

**Recommendation 150:** Investigate the feasibility of installing additional street lighting (Bennett Avenue) to ensure resident's safety when walking to bus stops.

**Recommendation 151:** Call 311 to report instances where tree limbs are obstructing street lights.

**BICYCLE FACILITIES**

Austin is considered one of the country's bike-friendly cities; in 2007 it was awarded the Silver level Bicycle Friendly Community status by the League of American. Bicycling can be an important contributor to sustainability and can help ease traffic congestion since it provides an alternative to traveling by car. In addition, it offers residents a convenient and low cost method of recreation and exercise. Austin's Bicycle Master Plan (updated in 2009) contains a set of goals, objectives, and actions to transform Austin into a "world-class bicycling city." (2009 Bicycle Plan Update, p. vii)

***Objective T.4: Improve conditions for bicycling in the neighborhood by adding bicycle lanes and bicycle routes to existing roadways.***

**Recommendation 152:** Support the implementation of the City of Austin Bicycle Master Plan by installing bicycle facilities at the following locations within the SJCHCNPA. **Note:** The Bicycle Master Plan identifies the following locations for some type of improvement to the existing street/roadway to accommodate for bicyclists. At the transportation workshop, SJCHCNPA residents concurred with the following locations for bicycle infrastructure improvements. Likewise, these locations are also identified in the City of Austin Bicycle Master Plan.

**152A.** Provide a bicycle lane on Coronado Hills Drive from Cameron Road to Berkman Drive.

**152B.** Provide a bicycle lane on St. Johns Avenue from Twin Crest to Berkman



Drive.

- 152C.** Provide a bicycle lane on Cameron Road from US HWY 290 to US HWY 183.
- 152D.** Provide a wide shoulder to accommodate cyclists on US HWY 183 from Twin Crest Drive to US Hwy 290.
- 152E.** Provide a wide curb on US HWY 290 from Middle Fiskville Road to US HWY 183.
- 152F.** Provide a wide curb on IH 35 frontage road from US HWY 290 to US HWY 183 for people commuting via biking.

In addition to the above recommendations, SJCHCNPA residents identified the following location for a bicycle lane:

### **Safe Routes to School (Youth population & transportation in SJCHNPA)**

The youth population in SJCH is a specific concern for the residents involved in the neighborhood planning process. To ensure attention is paid to this particular user group focus is given to engaging the youth in the process as appropriate as well as keeping an eye on programs or initiatives designed with a specific focus on youth. In terms of transportation, the Safe Routes to School program is of interest.

The Safe Routes to Schools program is designed to 1) increase both the number children who walk and ride their bike to school and 2) to improve the safety of their walk or bike ride. These goals are accomplished by integrating health, fitness, traffic relief, and environmental awareness with the overall goal of providing a healthy lifestyle for children and a safer, cleaner environment for everyone. Through a \$40 million federal statewide grant program, TxDOT awarded funds (between 2007 and 2010) for SRTS projects in Austin and other areas throughout Texas. A survey/assessment will be conducted to inform the 2012 documentation supporting additional funding for SRTS.

Working in tandem with the City of Austin's infrastructure projects, a multifaceted approach will utilize a marketing campaign, classroom teaching, school speed zone, building sidewalks, and pedestrian crosswalk enforcement to create safe pedestrian environments around schools. Evaluation including pedestrian and bike counts and traffic counts will identify the effectiveness of utilized strategies.

**Pickle Elementary School** – as the SRTS project prioritizes elementary schools, Pickle was provided infrastructure improvements including the addition of sidewalks, identified school zone markings and funded cross guards at the Blessing/Wheatley and Blessing/St. John intersections.

**Webb Middle School** – Through the SRTS project, Webb Middle school staff received training focused on safely guiding children through designated crosswalks.

For more information about the Safe Routes to School project please contact the Project Manager, Chris Moore with the City of Austin Public Works Dept., at (512) 974-7273.

**Recommendation 153:** Provide a bicycle lane on Camino La Costa as there are many multi-family apartments located along the street which would support the need for bicycle lanes.



### **URBAN TRAILS**

The City of Austin's Public Works Department, Neighborhood Connectivity division is interested in promoting neighborhood connectivity via a citywide trail network. To reach this goal, the creation of a general Urban Trails Map was initiated which built upon existing creeks, rivers, and waterways as its basis along with City-owned properties and easements. Next, a trail inventory was created to inventory existing trails and identify opportunities for potential new trails, including those presented by community members, local organizations and groups. The inventory will eventually be used to develop an Urban Trails Master Plan.

It is important to clarify that the Urban Trails Map is not a plan; there is no set process for implementing the trail inventory. Should the City ever move forward to formalize the trail inventory through a planning process, emphasis would be placed on ensuring that points of connectivity are viable options for all members of the community.

Of specific importance to the SJCHCNPA Neighborhood Plan are the segments of Little Walnut Creek and Buttermilk Creek adjacent to the property of Old Town. Through the transportation discussions and mid-process comment period, current residents of Old Town expressed their concerns with identified potential creek connections on the Urban Trails Map in conflict with Old Town's private property (back in 1977, Old Town was deeded a utility easement by the city). Therefore, a focused discussion should take place to determine alternate points of connectivity, if practicable.

***Objective T.5: Improve the pedestrian infrastructure by providing urban trails for recreational and commuting purposes.***

**Recommendation 154:** Support the implementation of the City of Austin Urban Trails Map by constructing trails at the following location. **Note:** At the Parks and Transportation workshops, SJCHCNPA residents concurred with the City of Austin Urban Trails Map in identifying the following as a potential location for an urban trail. They however did express concerns about privacy issues and increase in the amount of litter in the creeks if a trail were to be constructed at this location. Also, residents were concerned about the interface between the future trail and the single-family houses that are in close proximity.

**154A:** Provide an urban trail that is accessible by wheelchair along Little Walnut Creek.

**Recommendation 155:** Provide an urban trail along Buttermilk Branch Creek that could connect to newer trails to improve overall walkability within the planning area.

**Recommendation 156:** Investigate the feasibility of the Buttermilk Creek and Little Walnut Creek trails to provide increased access to Capital Metro bus stops.

Specific connectivity concerns include:

- Multi-family housing development - along the US HWY 183 frontage road (connectivity to bus stops on Cameron Road as well as bus stops north of US HWY 183).

- Recommendation 157:** Ensure that all trails and bridges within the planning area are accessible by people in wheelchairs.

Austin's bus and transit system is planned and implemented by Capital Metro Transportation Authority (Capital Metro). As such, Capital Metro's primary responsibility is to respond to the various levels of public transportation needs in the city. The agency conducts thorough analyses and assessments of the transit system. Additionally, Capital Metro collects and gathers public input to ensure the system is meeting and/or addressing the needs of their user groups. Capital Metro balances the technical inputs with the voice of the community to determine necessary expansion and/or improvements to the existing transit network. Capital Metro currently operates 5 bus routes and 44 bus stops in the SJCHCNP.



## **FUTURE CAPITAL METRO PLANNING INITIATIVES**

### **ServicePlan2020**

ServicePlan2020 was developed as a 10-year plan to improve bus service and implement elements of All Systems Go. ServicePlan2020 included a comprehensive analysis of existing services and regional transportation needs as well as extensive community involvement.

The first phase of ServicePlan2020 improvements includes expansion of local bus service in the SJCHCNPA. Route expansion will improve mobility by linking residents to key destinations with fewer transfers required. Some of the realized benefits of the route improvements include:

- Direct and frequent service to Downtown and UT
- More frequent and Sunday service to Wal-Mart
- More routes to Highland Mall and Highland Station
- Direct service to South Congress Transit Center

### **All Systems Go! Long-Range Transit Plan 2025**

Capital Metro's long-range transit plan, called All Systems Go! was developed through citywide public meetings. The All Systems Go! plan aims to provide more transit options to the rapidly growing population of Central Texas by expanding its existing public transportation network. The plan incorporates several Rapid Bus Routes, Capital MetroRail, Express & Local Bus Routes, and Park & Ride transit centers.

**Implementation Note:** When reviewing the public transportation recommendations it is important to understand that Capital Metro implements upgrades, improvements and expansion to the public transportation system through careful analysis and public involvement activities. Analysis requires evaluating the various components of the whole system and system impacts. Simply stated, Capital Metro evaluates bus stop needs in conjunction with existing or planned bus routes; these two services and facilities are not planned independently. This is important as any recommendations made for new bus stops will only be considered by Capital Metro as it relates to current or planned bus routes that are specific to the location of interest.

**Objective T.6: Increase the viability of public transportation as a safe, efficient and accessible option for SJCHCNPA residents.**

**Recommendation 158:** Investigate the options for Capital Metro to introduce a more direct bus route or express bus route to link the SJCHCNPA community to downtown and other key destinations. **Note:** In the fall of 2010, Capital Metro implemented extensions to routes Route 7, Route 320 and Route 300 in SJCHCNPA. Benefits of these changes include: direct and frequent service to Downtown and UT; more frequent and Sunday service to Wal-Mart; more routes to Highland Mall and Highland Station; and direct service to South Congress Transit Center.

**Recommendation 159:** Investigate the feasibility of keeping buses running down either Guadalupe Street or Lavaca Street during downtown special events (such

as races and marathons). **Note:** Realignment of Downtown routes from Colorado Street, Congress Avenue, and Brazos Street to Guadalupe Street and Lavaca Street is planned for 2012-2013 and should help address the issue raised in Recommendation 15.

**Objective T.7: Support Capital Metro's efforts to improve connectivity and accessibility to bus facilities and services in SJCHCNPA.**

**Recommendation 160:** SJCHCNPA should develop a list of all uncovered bus stops in the community and submit a request to Capital Metro to install covers where applicable. For example, a shelter is needed at the bus stop on Berkman Drive (east side of Berkman Drive; segment in between Kyle Drive and Reagan Hill Drive).

**Note:** According to Capital Metro, the existing bus stop at Berkman Drive and Reagan Hill averages 35 daily boardings, which is below the Capital Metro minimum standard required for bus stop enhancements (i.e. covers). However, Capital Metro will evaluate this location due to the bus stop's potential to serve Reagan High School and the Clifton Career Development School.

**Recommendation 161:** Investigate the feasibility of improving accessibility to bus stops located on Cameron Road, just south of US HWY 183 and next to the Wild Wood apartments.

**Recommendation 162:** Increase the accessibility from Blessing Avenue to the bus stops on Grand Canyon Drive. **Note:** Capital Metro has no plans to add bus service on Blessing Avenue due to street width, on-street parking, lack of stop light at Blessing Avenue/St. Johns Avenue intersection, and impacts to route directness. In the event any of these circumstances should change in the future, the community expressed their desire for bus service on Blessing Avenue. **Note:** See **Objective T.10: Recommendation 30** in the Major Roadways section for information related to broader issues and planning for Blessing Avenue and the Multi-use community center.

**Objective T.8: Increase the availability of ride share options in SJCHCNPA.**

**Recommendation 163:** Increase community awareness of the Parks and Recreation Department ride share programs for senior residents of SJCHCNPA.

- Reserve-A-Ride is a door to door transportation service offered by PARD to help senior adults run their daily errands (974-1464).
- Older adults can receive free transportation to participate in the Congregate Meals Program offered at the St. John Community Center (974-1462).

**Recommendation 164:** Create a van pool or ride share program to include a roster where people can sign up for rides as needed.

- erideshare.com; carpoolworld.com; pickuppall.com;  
austin.craigslist.org/rid/ - Craigslist ride share for Austin

**Recommendation 165:** Investigate extending the Car2Go program (or similar smart car sharing program) to the SJCHCNPA.



## MAJOR ROADWAYS

The SJCHCNPA is bounded by several highways governed by the Texas Department of Transportation (TxDOT) including US HWY 183, US HWY 290 and IH 35. TxDOT's primary responsibility is to ensure that these highways are safely and efficiently carrying people and goods throughout the state. To this end, TxDOT conducts numerous analyses and assessments to ensure the transportation system is meeting the demands placed upon it.

The highways bounding SJCHCNPA are designed to carry high volumes of vehicular traffic while providing few impediments to speed. They facilitate fast, fluid movement and dominate the landscape with their significantly large and wide structures. Acting as the primary, peripheral feature of the SJCHCNPA community, the highways create an edge or boundary dissimilar to the activities characteristic of daily life in the community core. Creating or striking a balance between the edges and the core presents a variety of challenges that this plan hopes to articulate.

While the SJCHCNPA residents value the accessibility the highways provide to the rest of the city and points further beyond, the community desires multi-modal access to the goods and services provided on the fringes of and within their community. Therefore the highways should act in concert with the community and should not create physical barriers or detract from their overall quality of life. The plan focuses on the potential to improve the interface between two disparate parts of the SJCHCNPA community.

**Objective T.9: Create a safe, pedestrian and bike friendly interface between the major highways and the SJCHCNPA community.**

**Recommendation 166:** Improve pedestrian access at Berkman Drive & US HWY 290 (to include focus on Reagan High School). Specific improvements need to be made to existing crosswalk striping as well as signage for pedestrians and drivers. **Note:** The City of Austin and TxDOT will both be involved in addressing these issues as Berkman Drive falls under the City's jurisdiction and US HWY 290 falls under TxDOT jurisdiction. **Note:** Participants' observations point to issues with bikes, cars and pedestrians intersecting at Berkman Drive and US HWY 290 as well as Berkman Drive and Athletic Drive. They felt that it is necessary to develop a solution to facilitate the movement of these mode types primarily because Reagan High School is located at this intersection. The school generates high volumes of both pedestrian and automobile traffic.

**Recommendation 167:** Investigate the feasibility of a pedestrian/bicycle facility overpass at US HWY 183 (specifically US HWY 183 at Bennett Avenue and Blessing Avenue). **Note:** TxDOT mentioned that with the current financial climate, the probability of this happening is extremely low. However, TxDOT will check various sources to see if there are any funds potentially available for these improvements. In the event financial conditions improve, the SJCHCNPA residents should continue to pursue the pedestrian/bicycle overpass request.

**Recommendation 168:** Investigate the option for focused study and planning for Creekside Drive and Coronado Hills Drive points of intersection. **Note:** At the intersection of Creekside Drive and Coronado Hills Drive a variety of transportation modes (cars, pedestrians, bikes, electric chairs, etc.) are in conflict at specific points of intersection. The current design of the intersection, one with many streets funneling into Coronado Hills Drive, needs to be evaluated and studied for improvements to pedestrian safety and equal mode-share rights-of-way. Specific issues with this site include:

- High traffic volumes
- Cars do not yield to pedestrians
- Many streets intersect at this node
- Pedestrian unfriendly (sidewalk disconnects and unsafe conditions)

**Objective T.10: Ensure the highways in SJCHCNPA do not negatively impact the quality of life.**

**Recommendation 169:** Ensure the TxDOT Right-of-way is properly maintained by calling TxDOT in the event an area becomes overgrown with brush and/or tall weeds (IH 35, US HWY 183, US HWY 183).

**Recommendation 170:** Monitor the possibility to address the addition of a sound and/or safety barrier provided along the frontage road of US HWY 183 (specifically where it abuts single family properties). **Note:** The SJCHCNPA community feels the frontage of US HWY 183 would benefit from some type of sound and/or safety barrier. During the Transportation I workshop, TxDOT communicated to participants that an environmental coordination process was performed in advance of the US HWY 183 expansion project (completed in 2008). The analysis concluded that sound barriers were not reasonable, feasible or cost effective. While it is evident that nothing will be resolved at this time, it is worthwhile to document the neighborhood's concerns and desires in the event a future opportunity to address the issue should arise.

**Recommendation 171:** Investigate the options to alleviate congestion at the intersection of Cameron Road and US HWY 183 (specifically, the left turn lane moving traffic traveling north on Cameron Road to west on US HWY 183). Specific attention should be paid to signal timing as this may be the primary issue in need of addressing. **Note:** TxDOT will work with the City of Austin to investigate possible solutions for this issue since the City operates the traffic signal at this intersection.

**Recommendation 172:** Investigate the options to address the safety issues created by speeding traffic on the frontage road of US HWY 183. **Note:** The lack of a right turn lane on frontage of US HWY 183 makes it difficult to turn onto residential streets (Blessing Avenue, Providence Avenue).

**Recommendation 173:** Improve the interchange access between the IH 35 and exiting at St. John's Avenue. **Note:** This improvement will be addressed in the event IH 35 is re-designed. While it is very difficult to anticipate a future time-frame for this, it is important to indicate the community's concerns regarding the safety of this IH 35 and St. John's Avenue interchange including exit ramps, frontage road dynamics and accessing St. John's Avenue.

**Recommendation 174:** Investigate the option for focused study and planning for Blessing Avenue. The St. John Community Center/Virginia L. Brown Recreation

Center/Pickle Elementary School multi-use facility along Blessing Avenue provides services to diverse community groups. To improve usage of this facility and the programs housed within the facility, a focus study on accessibility is necessary. People should be able to access the multi-use facility easily via walking, biking, transit and automobile. The current issues and opportunities for the Blessing Avenue focus area include:

- Improve access and flow of traffic (cars, bikes, pedestrians, etc.) along Blessing Avenue
- Introduce public transportation service and options along Blessing Avenue
- Sidewalks on both sides are needed or need repair
- Parking could be limited to one side
- Pot holes need to be repaired

### **SAFETY AND COMMUNITY AWARENESS (AS RELATED TO TRANSPORTATION)**

**Objective T.11:** *Promote a safe and vibrant transportation system by increasing community awareness of transportation options and rules regarding transportation safety (to include pedestrians, bikes and autos).*

**Recommendation 175:** Work with Capital Metro to improve the distribution of route information in the community.

**Recommendation 176:** Increase the awareness of Capital Metro's MetroAccess Service.

**Recommendation 177:** Develop and distribute bilingual informational flyers and brochures providing guidelines on roadway safety, specifically road crossing safety rules and procedures (pedestrians, autos, bikes, etc.)

## **LAND USE**

### **INTRODUCTION**

The following information strives to outline a comprehensive approach to maintaining and/or improving the quality of life in the St. John/Coronado Hills Combined Neighborhood Planning Area (SJCHCNPA). The information is reflective of the SJCHCNPA's stakeholder input; their ideas, thoughts, and comments, as related to the topic of Land Use.

### **PURPOSE**

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.

Since the SJCHCNPA Neighborhood Plan is long-range and comprehensive in its scope, residents were encouraged to think past the present day and express their ideas for the future. Likewise, residents were aware that the planning process requires attention to balancing varied interests and entails compromise. Ultimately it is hoped that this document supports the direction of all those involved in the neighborhood planning process.

### **WHAT INFORMS THIS CHAPTER?**

To support the development of the SJCHCNPA Neighborhood Plan, community workshops were held about once a month to discuss topics and issues relevant to everyday life in SJCHCNPA. The organized neighborhood planning workshops typically provided an educational component as well as group exercises designed to engage all participants in further expressing their vision for the future of their community. The input gathered at these workshops is what constitutes this plan chapter.

### **LAND USE DESIGNATION PROCESS**

Making group decisions on SJCHCNPA future land use designations is grounded and shaped by current land entitlements (i.e. property development rights), the City of Austin's land use principles, the SJCHCNPA stakeholders' thoughts and opinions and other information impacting future development as presented by neighborhood planning staff. Balancing these inputs and considerations was a major component of the future land use discussions and key to reaching consensus in the decision making process.

To gather public input on land use issues, the City of Austin planning staff held a series of land use workshops with neighborhood stakeholders to discuss and determine designations for future land use. The following list provides a detailed



outline of the SJCHCNPA land use workshops, a summary of the content discussed and, where appropriate, the guest subject matter experts, who shared their ideas and thoughts with the SJCHCNPA stakeholders, are mentioned.

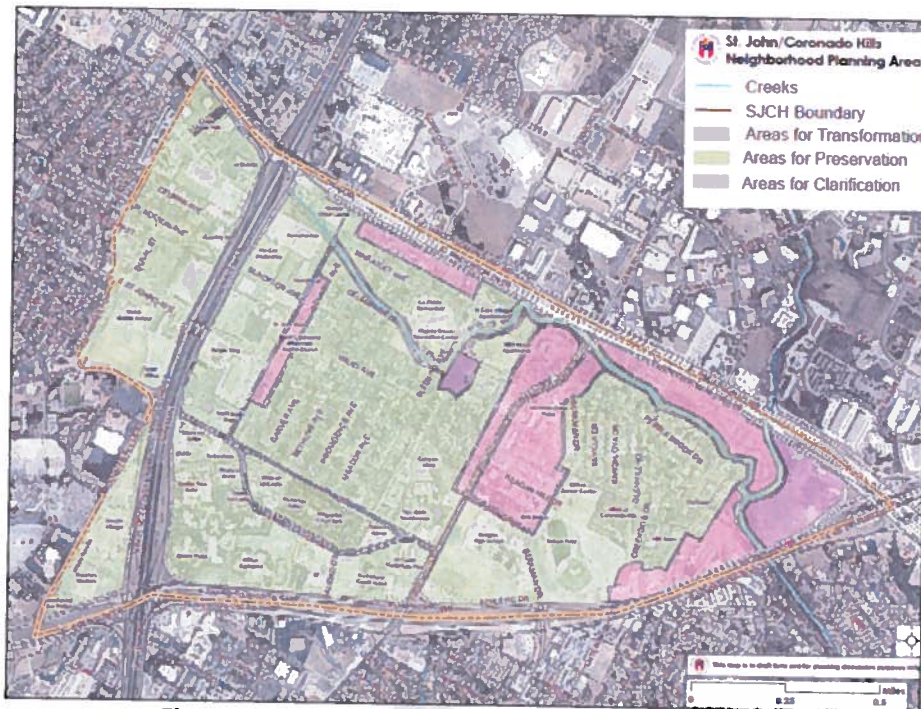
Worth noting is the *Land Use I* workshop as participants at this meeting developed an Areas of Desired Change map that served as a roadmap throughout the land use decision making process. See below for more information on the Land Use I workshop details and the map product.

Ultimately, the goal of the six Land Use workshops was to:

- Develop the **Future Land Use Map** (FLUM) for the SJCHCNPA
- Formulate land use recommendations
- Create a foundation for discussions regarding zoning recommendations to implement the Land Use vision

The community workshops that were held in the SJCHCNPA community and provide the basis for content in this Land Use chapter are as follows:

- **Neighborhood Character and Housing (July 22, 2010)**  
Neighborhood Planning staff led a discussion to review the mid-process feedback; Neighborhood Housing and Community Development then led a presentation on housing and fielded questions by the SJCHCNPA participants. A mapping exercise focused on neighborhood character and design.  
**Guest speakers:** Kelly Stuart-Nichols, Senior Planner with Neighborhood Housing and Community Development (512-974-3975) [kelly.nichols@austintexas.gov](mailto:kelly.nichols@austintexas.gov); Meng Qi, Planner III with Neighborhood Housing and Community Development (512-974-3155) [meng.qi@austintexas.gov](mailto:meng.qi@austintexas.gov)
- **Intro to Land Use I (August 23, 2010)**  
Neighborhood Planning staff presented an introduction to land use and an activity to identify areas to encourage preservation and areas to encourage transformation in SJCHCNPA. Residents who participated in the workshop produced the following "Areas of Change" map which served as a guide in the future land use workshops in SJCHCNPA.



**Figure 4. Results of Areas of Change Exercise**

- **Land Use II (September 22, 2010)**  
Neighborhood Planning Staff presented results from the previous Land Use workshop and introduced six land use categories. Meeting participants had the opportunity to apply those land use categories to areas marked for preservation from previous workshop.
- **Land Use III (October 18, 2010)**  
Neighborhood Planning Staff presented the relationship between land use and zoning. The information was applied to decisions made regarding the future land use of both current Multi Family and commercial properties in the NPA.
- **Land Use IV (November 17, 2010)**  
Neighborhood Planning Staff presented the relationship between land use and zoning. The information was applied to decisions made regarding the future land use of both current Multi Family and commercial properties in the NPA (Part II).
- **Cameron Road Corridor, Part I (January 20, 2011)**  
Neighborhood Planning Staff presented Core Transit Corridors (CTCs) and future land use and zoning of Cameron Road corridor.
- **Cameron Road Corridor, Part II (February 17, 2011)**  
Neighborhood Planning Staff presented future land use and zoning options for the Cameron Road corridor, Part II.

#### **HOW THE CHAPTER IS ORGANIZED**

This chapter is organized around the themes that emerged during discussions of future land use in the SJCHCNPA, followed by key vision points related to each

theme. The current land use conditions in the SJCHCNPA are also provided to give context to how community discussions about future land use options were framed. The Land Use chapter sections are as follows:

- Goal
- Land Use (General)
- Existing Conditions
- Residential Cores
- Community Hubs
- Land Use and Transportation Connections
- Affordable Housing
- Infill Options Summary

### **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.**

### **LAND USE (GENERAL)**

Land use is an important part of the neighborhood planning process as it provides the contextual framework to facilitate dialogue related to the physical growth and development of a community. Simply stated, residents discuss how land is currently used in their community and how they envision land being used in the future. These community conversations culminate in the development of a FLUM, or Future Land Use Map, that serves as a blueprint or guide for implementing their land use vision.

In the City of Austin, several tools can be utilized to implement a community's land use vision. One of the most commonly utilized tools is zoning. An important distinction to make is that while land use and zoning are complimentary to each other, they are two separate concepts and tools. Rather than focus on their differences, for the purposes of this neighborhood plan it is valuable to clarify how the two relate. Most specifically, how the FLUM relates to zoning.

While land use speaks to general uses or activities taking place on a piece of land, the role of zoning is to dictate (via regulations) the size, specific uses, form and site design or layout of built forms. Zoning is implemented through the City's Land Development Code. The two zoning ordinances related to SJCHCNPA are adopted in conjunction with this plan.

As a property owner or developer considers developing and/or re-developing land in SJCHCNPA, both the zoning and future land use map should be consulted. In the event a property owner requests a change or amendment to their current zoning regulations (i.e. a rezoning) they should ensure that their development vision is in accordance with the SJCHCNPA FLUM.

The land use chapter of the SJCHCNPA Neighborhood Plan is designed to achieve the overarching future land use goal. As such, the objectives and recommendations in this chapter focus primarily on developing an implementation strategy. As with other neighborhood planning topics, the SJCHCNPA stakeholders are encouraged to take a lead role in improving and sustaining the qualities and characteristics deemed important to defining and shaping everyday life in their community.

**Implementation Note:** City Council approval of the SJCHCNPA Neighborhood Plan, the Future Land Use Map (FLUM) and concurrent zoning changes is the first step towards implementing the future land use vision for SJCHCNPA. Future development and re-development projects in SJCHCNPA are subject to many variables and factors, i.e. real-estate market and development cycles. As projects originate in the community, neighborhood plan contact teams and SJCHCNPA stakeholders' should participate in public processes to ensure development and/or re-development compliments their vision as articulated in this plan.

### **EXISTING CONDITIONS**

Since the St. John/Coronado Hills neighborhood planning area is almost entirely built-out, discussions of future land use paid close attention to current conditions and established land use patterns (Table 8). This analysis is important as it yields considerations necessary to shape discussions about the future, such as what is working, what needs attention or improvement and what should be done differently in the future.

Existing land use conditions in SJCHCNPA are described with a general overview followed by a detailed look at residential uses as well as information related to the Cameron Road corridor. Residential uses and Cameron Road are highlighted as two topics of particular interest and concern to the SJCHCNPA stakeholders and therefore warrant special attention.

#### General Overview – Key Findings

The following table identifies how land is currently being used in total acres in both St. John and Coronado Hills and compares this quantity to total acreage in the city's Urban Core. Key findings of the data are summarized below the chart. The key findings point to the relevance of the land use issues identified by the SJCHCNPA stakeholders during the community land use workshops.



**Table 8. SJCHCNPA Land Use\*, Total Acres and Percent of NPA as Compared to the Urban Core\*\***

Land Use	Acres and %	St. John NPA	Coronado Hills NPA	SJCHCNPA	Urban Core*
<b>Single Family</b>	Acres	142	52.2	194.2	15,286.4
	%	26%	19%	17%	37%
<b>Multi Family</b>	Acres	84.9	72.9	157.9	4,284
	%	16%	27%	14%	11%
<b>Mobile Home</b>	Acres	.6	2.1	2.8	323.1
	%	.1%	.8%	.2%	.8%
<b>Commercial</b>	Acres	139.8	24.4	164.1	4,031.3
	%	26%	9%	15%	10%
<b>Office</b>	Acres	72.2	5.3	77.6	1,961.8
	%	13%	2%	7%	5%
<b>Industrial</b>	Acres	7.9	4	11.9	3,567.1
	%	2%	1.5%	1%	9%
<b>Civic</b>	Acres	61.3	67.3	128.6	3,324.1
	%	11%	25%	12%	8%
<b>Open Space</b>	Acres	10.6	0	10.6	4,296.0
	%	2%	0%	1%	11%
<b>Undeveloped</b>	Acres	22.6	43.2	65.8	3,788.3
	%	4%	16%	6%	9%
<b>Total</b>	Acres	<b>541.9</b>	<b>271.4</b>	<b>1115.9</b>	<b>40862.1</b>
	%	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

Source: Data from the Spatial Analysis Section, City of Austin Planning and Development Review Department

\*Streets and Roads as well as Transportation categories are excluded from the Land Use calculations as they are not included in the land use planning process.

\*\*Urban Core includes all Neighborhood Planning Areas (plus Gateway), with the exception of Oak Hill East and Oak Hills West. UT, Downtown, Old Enfield, State Triangle, and RMMA were not included in the calculations.

Conclusions drawn from the existing land use data table help support efforts to address gross imbalances or land use deficits through the future land use designation process. Ideally, a community should strive for an equal distribution of uses such as residential, commercial, open space, office and civic. Striking a balance in such land use distribution supports the concept of creating a livable community, one in which residents can efficiently access housing, jobs, services and recreational opportunities.

The following bullet points highlight significant findings based on land use acreage and associated percentages in the SJCHCNPA.

#### SJCHCNPA as Compared to the Urban Core

- While the St. John and Coronado Hills neighborhoods have about the same percentage of land dedicated to Single Family land uses, the two neighborhoods have a lower percentage of Single Family dedicated lands (17%) when compared to the Urban Core (37%).
- The St. John and Coronado Hills neighborhoods each have higher percentages of land dedicated to Multi Family housing (14%) than the Urban Core (11%).
- The SJCHCNPA has less industrial land use when compared to the urban core.
- The SJCHCNPA's 2% of Open Space land use is much lower than the Urban Core's 11%; the planning area is seriously deficient in parks and open space.

#### St. John NPA

- The St. John NPA has a significantly higher percentage (26%) of land dedicated to Commercial uses than both the Coronado Hills neighborhood and the Urban Core.
- At 26%, both Commercial uses and Single Family uses are the neighborhood's highest uses.
- The St. John neighborhood has significantly more land (dedicated to office use (employment)) than the Coronado Hills neighborhood.

#### Coronado Hills NPA

- The Coronado Hills NPA has a significantly higher percentage of land dedicated to Multi Family housing than both the St. John neighborhood (16%) and the Urban Core (11%). At 27%, Multi Family development is the area's highest land use.
- The Coronado Hills neighborhood has no land (0%) dedicated for public open space and recreation. St. John neighborhood has slightly more (2%), but in total the SJCHCNPA is deficient when compared to the Urban Core (11%).
- At 65 acres, the Reagan High School Campus (including Nelson Field) accounts for 24% of land dedicated to Civic use (25%) in Coronado Hills.

#### An Imbalance in Single Family and Multi Family Residential Uses

As evident in the general overview key findings, a large percentage of the SJCHCNPA land is dedicated to housing. Of particular interest is the high percentage of Multi Family land uses in both neighborhoods. Coronado Hills exceeds both the St. John neighborhood and Urban Core with 27% of its land dedicated to Multi Family development.

Other data important regarding residential land use in the SJCHCNPA are the number of units in structure and owner occupancy rates. Not only do conclusions drawn from this data shed light on development patterns, they also provide insight to housing affordability in SJCHCNPA. *Housing Affordability* is addressed in this chapter.

**Table 9. SJCHCNPA Units in Structure, 2010\***

Type of Structure	St. John NPA	Coronado Hills NPA	SJCHCNPA	% of SJCHCNPA
Single Family	459	208	667	13%
Duplexes	487	4	491	10%
Triplex or Fourplex	77	32	109	2%
Apartment/Condo	2,420	1,290	3,710	74%
Retirement Housing	0	33	33	1%
<b>Total Units</b>	<b>3,443</b>	<b>1,567</b>	<b>5,010</b>	<b>100%</b>

Sources: Travis Central Appraisal District, and the Spatial Analysis Section, City of Austin Planning and Development Review Department.

\*Mobile Homes are not included in the Units in Structure, 2010 data table.

The SJCHCNPA community has a large number of Multi Family housing units (Table 9). According to the 2010 census data, over half of all housing units in the planning area are Multi Family. This fact reveals a slight imbalance in renter versus homeownership opportunities in the community (Table 10). As such, the land use chapter introduces strategies or land use and development tools to create ownership opportunities while maintaining housing affordability.

**Table 10. SJCHCNPA Occupancy Rates, 2010**

Owner Occupancy Rate, 2010	Renter Occupancy Rate, 2010
St. John NPA: 11.4%	St. John NPA: 88.6%
Coronado Hills NPA: 30.2%	Coronado Hills NPA: 69.8%

### Cameron Road Corridor

On August 31, 2006, the City Council adopted the Design Standards and Mixed Use subchapter of the City's Land Development Code. The provisions in this subchapter created a Vertical Mixed Use (VMU) Overlay along certain streets (referred to as Core Transit Corridors and Future Core Transit Corridors) in Austin. Properties within the overlay were offered incentives (such as parking reductions) if VMU buildings were constructed that met certain design standards and included an affordable housing component. Neighborhoods had the opportunity to "opt-in or opt-out" of Vertical Mixed Use on commercial properties along designated corridors. The VMU process was led by city staff and was not a part of the neighborhood planning process.

Both the St. John and Coronado Hills neighborhoods had the opportunity to go through the VMU process for commercial properties on their respective sides of the Cameron Road Future Core Transit Corridor (FCTC). While the St. John neighborhood did not file an application, the Coronado Hills neighborhood did complete the "opt-in/opt-out" application process. The desires of the Coronado Hills community were to leave only one commercial property in the VMU overlay. They requested that all other commercial properties (along the eastern section

of the Cameron Road corridor) be removed from the VMU overlay. In 2009, City Council supported the wishes of the Coronado Hills community and as such, one commercial property currently has VMU.

In determining the future land use for the properties along the Cameron Road corridor, two neighborhood planning workshops were held. When introducing future land use options on Cameron Road, staff presented the 2009 VMU decision made by City Council. The majority of the Coronado Hills stakeholders attending the neighborhood planning workshops strongly supported Council's decision.

This product is for informational purposes only and may not have been prepared by or for the public. It is not intended to be used for any purpose other than to provide a general overview of the area. It does not represent an official city plan or any other legal document. The product has been produced by the Planning and Development Division. The product is made by the City of St. Louis. It is not intended to be used for any purpose other than to provide a general overview of the area.

Map Created 4/11/12

0 0.125 0.25 0.5 Miles

**Legend**

- FLU
- S/C/H/C/N/P/A
- Single-Family
- Higher-Density Single-Family
- Multifamily
- Commercial
- Neighborhood Commercial
- Mixed Use
- Office
- Civic
- Recreation & Open Space

DRAFT 04/12/12



### **PLANNING FOR FUTURE LAND USE IN SJCHCNPA**

The six land use workshops held in the SJCHCNPA community provided the forum for stakeholders to discuss both the positive and challenging aspects of how land is currently used in their community. As previously mentioned, the conversations recognize existing realities, but focus on thinking forward to the foreseeable future. The following issues are considered to be most relevant to the future land use discussions in SJCHCNPA. The remainder of the land use chapter aims to address the following list of issues as well as others that emerged during community land use discussions.

#### **Summary of prominent land use desires in SJCHCNPA:**

- Preserving Single Family residential housing stock.
- Promoting pedestrian friendly development.
- Increasing neighborhood connectivity and accessibility to neighborhood serving goods and services.
- Providing the space and environment for community gatherings and civic functions.
- Balancing the abundant Multi Family rental housing opportunities with Single Family housing opportunities.
- Providing additional open space and recreation opportunities, primarily in the Coronado Hills neighborhood.
- Balancing existing impacts of major highways on community life.

### **LAND USE THEMES**

The following land use themes emerged during community dialogue and discussion and are designed to address SJCHCNPA stakeholder identified land use issues. Supporting the themes are objectives and recommendations that speak to the over arching SJCHCNPA land use goal. As with other neighborhood planning topics, the SJCHCNPA stakeholders are encouraged to take a lead role in improving and sustaining the qualities and characteristics deemed important to defining and shaping everyday life in their community.

Included at the introduction to each land use theme is a collection of key vision points that relate specifically to the topic area. These vision points reflect input that was gathered throughout the two-year planning process. Generally the vision points are descriptive in terms of what SJCHCNPA stakeholders envision their community "looking" like in the future. In some cases specific locations in the community are noted and where not it should be assumed that the vision point applies planning area wide.

### **RESIDENTIAL CORES**

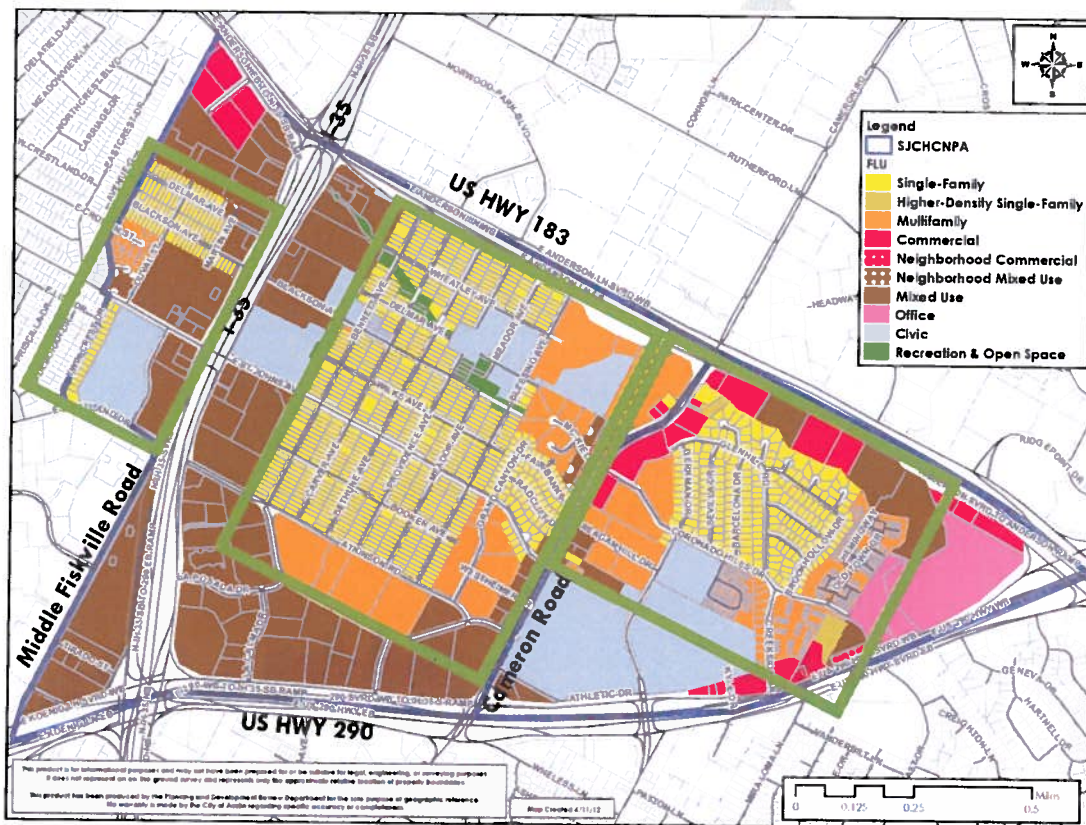
SJCHCNPA contains several residential core areas that stakeholders identify as an asset in their community. These cores currently offer a quality of life, housing stock and sense of community that residents value and would like to further enhance. Throughout the land use discussions in SJCHCNPA, participants articulated their desires to maintain and improve upon the integrity and character of the residential neighborhoods in the planning area. Both the St.



John and Coronado Hills NPAs contain large concentrated areas of Single Family residences (Figure 5). Coronado Hills also contains several townhome and condominium communities that help create the residential character residents desire.

It should be noted that the residential cores extend beyond typical Single Family housing patterns to also include the townhome and condominium communities of:

- Old Town
- Villas of Coronado Hills and
- Creekside



**Figure 5. Residential Cores in SJCHCNPA**

#### Key Vision Points

- Maintain and support historic qualities of the St. John neighborhood.
- In regards to future Multi Family housing, development types like the Domain are preferred to the downtown condominium typologies found in the 2<sup>nd</sup> street district.
- Introduce more Single Family residential in the St. John neighborhood.
- Housing typologies such as cottages and starter homes are preferred.
- Including front porches on new Single Family residential development is desired.

- A variety of housing typologies, i.e. a non cookie-cutter typology, is preferred.

**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.

**Recommendation 182:** The St. John neighborhood (bounded by Atkinson Road to the south, E. Anderson to the north, Bennett Avenue to the west and Blessing Avenue to the east) should be surveyed to determine the existence and extent of potential historic landmarks and historic districts.

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

**Recommendation 183:** Residential infill (Table 12) 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" (Table 13).

## **COMMUNITY HUBS**

SJCHCNPA contains several areas that stakeholders identify as potential or existing community hubs (Figure 6). These hubs, or areas of defined activity, currently offer a dominant civic land use function and enhancing this civic use may help strengthen the SJCHCNPA sense of community. Strengthening community identity and promoting a positive SJCHCNPA image has been identified as a priority for the future (see *Community Life* chapter). Potential benefits of a strong sense of community include improving the overall quality of life in SJCHCNPA as well as addressing more specific issues, such as crime and public safety.

The following list identifies the areas envisioned as potential civic or community hubs and provides a few key vision points that were captured during community dialogue and discussion:

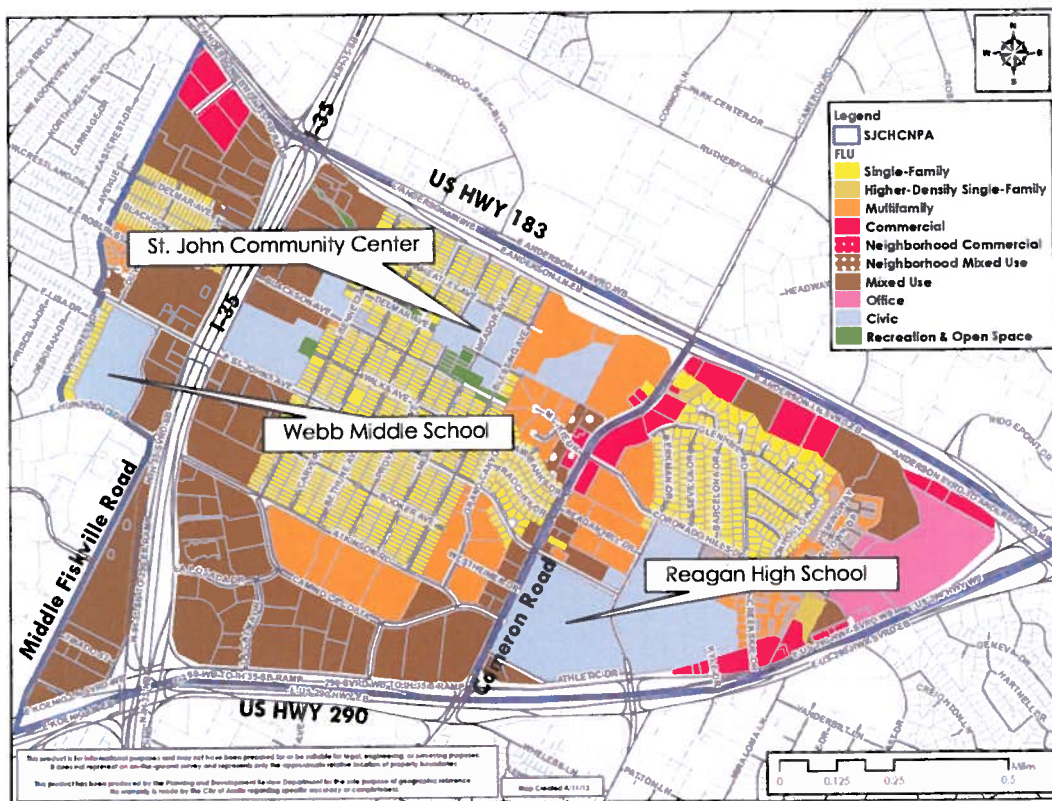
Webb Middle School - In the future, attention should be paid to increasing the pedestrian environment around Webb Middle School (located along St. Johns Avenue, just west of IH 35). By encouraging more mixed used

development on properties surrounding the school, it is hoped that ground level retail positioned closer to the street may curb speeds and provide an environment where more "eyes are on the street" help to increase the safety of children accessing the school on an almost daily basis. With the recent re-development of the property to the north of Webb, the "For the City Center" offers a complimentary civic focus and function which further signifies the civic nature of this stretch of the St. John corridor.

A.K. Black Health Clinic, Post Office and Buttermilk Branch Greenbelt – The A.K Black Health Clinic, U.S. Post Office, and Buttermilk Branch Greenbelt are in close proximity to one another (Bennett Avenue and Blackson Avenue). The addition of Mixed Use land use on parcels nearby these civic functions may afford the opportunity to develop more pedestrian friendly environments where residents can easily access a variety of civic amenities. In close proximity are St. John Park (Bennett Avenue and Wilkes Avenue), Black's Memorial Missionary Baptist Church and the former home depot site (slated to become a municipal court and Austin Police Department sub-station). The addition of these civic uses further heightens the potential of this interior area of the St. John neighborhood to transform into a civic hub. Focus should be placed on transitioning Mixed Use development with Civic and Single family residential development. Additionally, when planning for the future, accessibility to the civic hub should include a range of transportation options (buses, bikes, cars and pedestrians).

St. John Community Center - This multi-use facility is an existing civic destination in the SJCHCNPA. The center houses several community functions such as J.J. Pickle Elementary School, St. John Branch Library and the Virginia Brown Recreation Center, to name a few. In the future, attention should be paid to how residents are able to access the facility. Currently, connectivity to public transportation is limited and needs improvement.

Reagan High School - In the future, attention should be paid to increasing the pedestrian environment around Reagan. In this effort, it is hoped that creating a more walkable environment focuses much needed attention to scale and aesthetics of properties surrounding Reagan.



**Figure 6. Community Hubs in SJCHCNPA**

#### Key Vision Points

- The students attending the AISD neighborhood schools need safe destinations and gathering places to discourage vandalism, crime and suspicious activity.
- Maintain community assets including, but not limited to the EMS station property and the Reagan Community Gardens.
- Add more park space (land behind EMS station would make a great open space).
- Improve accessibility (and safety) to destinations like the St. John Community Center.
- Introduce community places for people to congregate.

The following section of objectives and recommendations includes strategies that aim to preserve, strengthen and enhance the community hubs in SJCHCNPA.

**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 188:** Designate the St. John Community Center, multi-use facility, as Civic land use.

**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.

**Note:** For recommendations specific to community aesthetics, public safety, and crime prevention see *Community Life*, *Community Beautification*, *Code Compliance*, and *Crime Prevention and Public Safety* sections of the SJCHCNPA Neighborhood Plan.

## **LAND USE AND TRANSPORTATION CONNECTIONS**

A distinct feature of the SJCHCNPA physical setting is the presence of several major highways, IH 35, US HWY 290 and US HWY 183. As explained in detail in the *Transportation* chapter, the highways both positively and negatively impact the quality of life in SJCHCNPA. When addressing the land use issues of such dominant highway features, the discussion focused on ways to create softer transitions between intense highway uses and less intense residential uses.

Additionally, the built environment workshop created the foundation necessary to analyze current mobility patterns (with a focus on pedestrian infrastructure) and its relationship to existing land uses. This analysis yielded information necessary to investigate what future land use options and tools are available to support more pedestrian friendly development.

### Key Vision Points

Included in this set of vision points are comments related to commercial corridor development in the community. This approach is taken since corridors were often prominent in the land use and transportation discussions.

- Introduce destinations, i.e. desirable places to walk to, in Coronado Hills.
- Increasing the landscaping along sidewalks would help promote walkability.
- Introduce sidewalk cafes (the example given was South Congress) along both Cameron Road and St. Johns Avenue (close to the intersection of St. John and Cameron).
- The look and feel of Barton Springs Road, with businesses you can walk to, but that also have some parking and are set off the street, are desired along commercial corridors.
- Introduce community-serving places to walk to, ones that are user friendly and more appealing to the eye.

- Promote more trees and lighted sidewalks along corridors.
- Support visual improvements along corridors to help slow traffic.

The following objectives and recommendations address transitions between the intensity of surrounding highways and SJCHCNPA community life, specifically residential uses. Additionally, focus is given to increasing connectivity and accessibility to land uses, such as commercial services. Increasing this accessibility provides SJCHCNPA residents the ability to meet daily needs via multiple-modes of transportation (i.e. walking, biking, etc.). As noted in this section, the Transportation chapter of this plan provides objective and recommendations aimed to increase neighborhood connectivity and transportation options.

**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 (Map 6).

**Recommendation 196:** Use Neighborhood Commercial land use at facilitate community oriented, neighborhood scale businesses and services in SJCHCNPA (Map 6).

**Note:** For more information, and specific objectives and recommendations related to transportation and neighborhood connectivity, see the Transportation chapter of the SJCHCNPA Neighborhood Plan.

## **AFFORDABLE HOUSING**



Affordable housing emerged as a key theme in the SJCHCNPA neighborhood planning process. As such, a special workshop was held on housing with subject matter experts from the City of Austin's Neighborhood Housing and Community Development (NHCD) department. NHCD provides up to date information on data relevant to affordable housing, such as median family incomes (MFI) and median home values. Additionally, NHCD conducts analysis to determine the impacts future land use decisions may have on affordability in an NPA. The SJCHCNPA Affordability Impact Statement (AIS) is included as Appendix G.

In the context of SJCHCNPA land use chapter, the focus on affordable housing includes ways to maintain existing affordable stock as well as ways to facilitate the development of new, affordable housing. These key strategies are outlined in the following objectives and recommendations provided in this section.

Key Vision Points:

- Introduce more Single Family residential housing opportunities in the planning area.
- Housing typologies such as cottages and starter homes are preferred in St. John NPA.
- Correct the existing imbalance in housing types (Multi Family versus Single Family) in the planning area.

***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 (Map 6).

**Recommendation 198:** Increase affordable housing options throughout the St. John NPA by facilitating home ownership opportunities (townhome and/or condominium developments) via Mixed Use land use designation.

**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 200:** Adopt the following Infill Options: small lot amnesty, cottage lot, urban home, corner store, and secondary apartment tools in the entire St. John NPA.

**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 (Map 8).

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

**Recommendation 204:** Adopt the site development exceptions under LDC Section 25-2-1407, Affordable Housing in the St. John NPA (Table 11).

**AFFORDABLE HOUSING INFILL OPTION TOOLS SUMMARY**

As part of the neighborhood planning process, neighborhoods may choose to adopt Affordable Housing Infill Option Tools as either a district or subdistrict in a

NP Planning Area (Table 11, below). The Affordable housing code options, provided in Section 25-2-1407 of the City of Austin Land Development Code encourage SMART (Safe, Mixed-income, Accessible, Reasonably-priced, Transit-oriented) housing developments. The type of SMART housing projects encouraged by these affordable housing code options are aimed at buyers with 60-80% median family income (MFI). In Austin, the MFI for a family of four was \$73,800 in 2009. The code provisions facilitate affordable housing by flexing site development standards for SF-2 and SF-3 zoned properties. Section 25-2-1407 of the City of Austin Land Development Code has more detailed information on these Affordable Housing Infill Design Tools.

**Table 11. SJCHCNPA, Summary of Site Development exceptions under Section 25-2-1407, Affordable Housing**

<b>Affordable Housing Design Tool</b>	<b>Description</b>	<b>Recommendation</b>
<b>Single family residence standard lot (SF-2) district or single family residence (SF-3) district</b>	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%.	Adopt for the St. John planning area. Do not adopt for the Coronado Hills NPA.
<b>Duplex Residential Use</b>	Reduce the minimum lot size to 5,750 sq. ft., increase the number of bedrooms <u>up to eight</u> , and increase the maximum impervious cover to 50% for a duplex use.	Adopt for the St. John planning area. Do not adopt for the Coronado Hills NPA.
<b>Secondary Apartment Special</b>	Increase the allowed gross floor area up to 850 sq ft and increase maximum 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% MFI.	Adopt for the St. John planning area. Do not adopt for the Coronado Hills NPA.

### **INFILL OPTIONS SUMMARY**

In April 2000, City Council approved 'Special Use Infill Options' for Neighborhood Plan Combining Districts. These infill options are designed to permit a greater diversity of housing types within the planning area, allow for redevelopment of existing neighborhoods, and to "fill in" vacant or underutilized parcels of land within neighborhood planning areas. In June 2011, the SJCHCNPA stakeholders discussed and determined which infill options complimented their future land use vision (Table 12, below). The intention of the community regarding these

recommendations is to support different levels of affordability and increase walkability while preserving and enhancing the character and integrity of existing single family neighborhoods (Map 7 and Map 8, below).

**Table 12. SJCHCNPA, Summary of Infill Options**

<b>Infill Option</b>	<b>Description</b>	<b>Recommendation</b>	<b>Comments</b>
<b>Small Lot Amnesty</b>	Permits construction on existing legally created lots that do not meet current minimum lot standards. The lot must have a minimum of 2,500 sq. ft and a minimum width of 25 ft.	Adopt for both the St. John and Coronado Hills NPAs.	Very few lots in the planning area are below 5,750 square feet. Small Lot Amnesty would "legalize" approximately 5 lots.
<b>Cottage Lot</b>	Reduces the minimum lot size to 2,500 sq. ft.	Adopt for the entire St. John NPA and as a subdistrict in Coronado Hills NPA (see below).	Due to the physical layout of the Coronado Hills subdivision as well as the PUD zoning of Old Town, a sub-districting approach was practicable.
<b>Urban Home</b>	Reduces the minimum lot size to 3,500 sq. ft.	Adopt for the entire St. John NPA and as a subdistrict in Coronado Hills NPA (see below).	Due to the physical layout of the Coronado Hills subdivision as well as the PUD zoning of Old Town, a sub-districting approach was practicable.
<b>Secondary Apartment</b>	Permits an accessory unit of 850 sq. ft. or less on a lot 5,750 sq. ft. or greater.	Adopt for the entire St. John NPA. Do not adopt for the Coronado Hills NPA.	Due to a deed restriction governing the Coronado Hills subdivision, secondary apartments are not permitted.
<b>Corner Store</b>	Permits a small retail use on a property within residential zoning.	Adopt for the entire St. John planning area. Do not adopt for the Coronado Hills planning area.	Due to the physical layout of the Coronado Hills residential areas, the corner store tool was not adopted.

<b>Infill Option</b>	<b>Description</b>	<b>Recommendation</b>	<b>Comments</b>
<b>Residential Infill</b>	Permits a diversity of housing types on lots between 1 to 40 acres.	Adopt on various lots specified on map (see below).	Community supported using this option on various parcels to increase homeownership.
<b>Neighborhood Urban Center</b>	Permits redevelopment of an existing commercial center or development of a vacant site into a mixed use, pedestrian oriented transit center.	Adopt on various lots specified on map (see below).	Community supported this option's intent to increase walkability and open space/parkspace.

### **DESIGN TOOLS SUMMARY**

As part of the neighborhood planning process, neighborhoods may choose to adopt Residential Design Tools; a set of tools intended to further enhance design aesthetics of new structures or remodels of existing residences. Specifically, the tools strive to de-emphasize the presence of the automobile in a residential setting. For example, the design tools support front porches as a focal point versus the garage. Section 25-5-1602 of the City of Austin's Land Development Code has more detailed information about each of these design tools. Below, Table 13 lists the design tools recommended for adoption in the SJCHCNPA.

**Table 13. SJCHCNPA, Summary of Design Tools**

<b>Design Tool</b>	<b>Description</b>	<b>Recommendation</b>
<b>Parking Placement for New Residential Construction</b>	Limits impervious cover in the front yard to no more than 40 percent of the required front yard area.	Adopt in Coronado Hills NPA. Do not adopt in St. John NPA.
<b>Garage Placement for New Single Family Construction</b>	Requires attached or detached garages or carports to be located flush with or behind the front façade of the residence.	Adopt in Coronado Hills NPA. Do not adopt in St. John NPA.
<b>Front Porch Setback</b>	Allows front porches to extend to within 15' of the front property line.	Adopt for both the St. John and Coronado Hills NPAs.

**Middle Fiskville Road**

**US HWY 183**

**US HWY 290**

**Concession Road**

**Legend**

- S/C/NCPA
- Neighborhood Urban Center
- Residential MTR

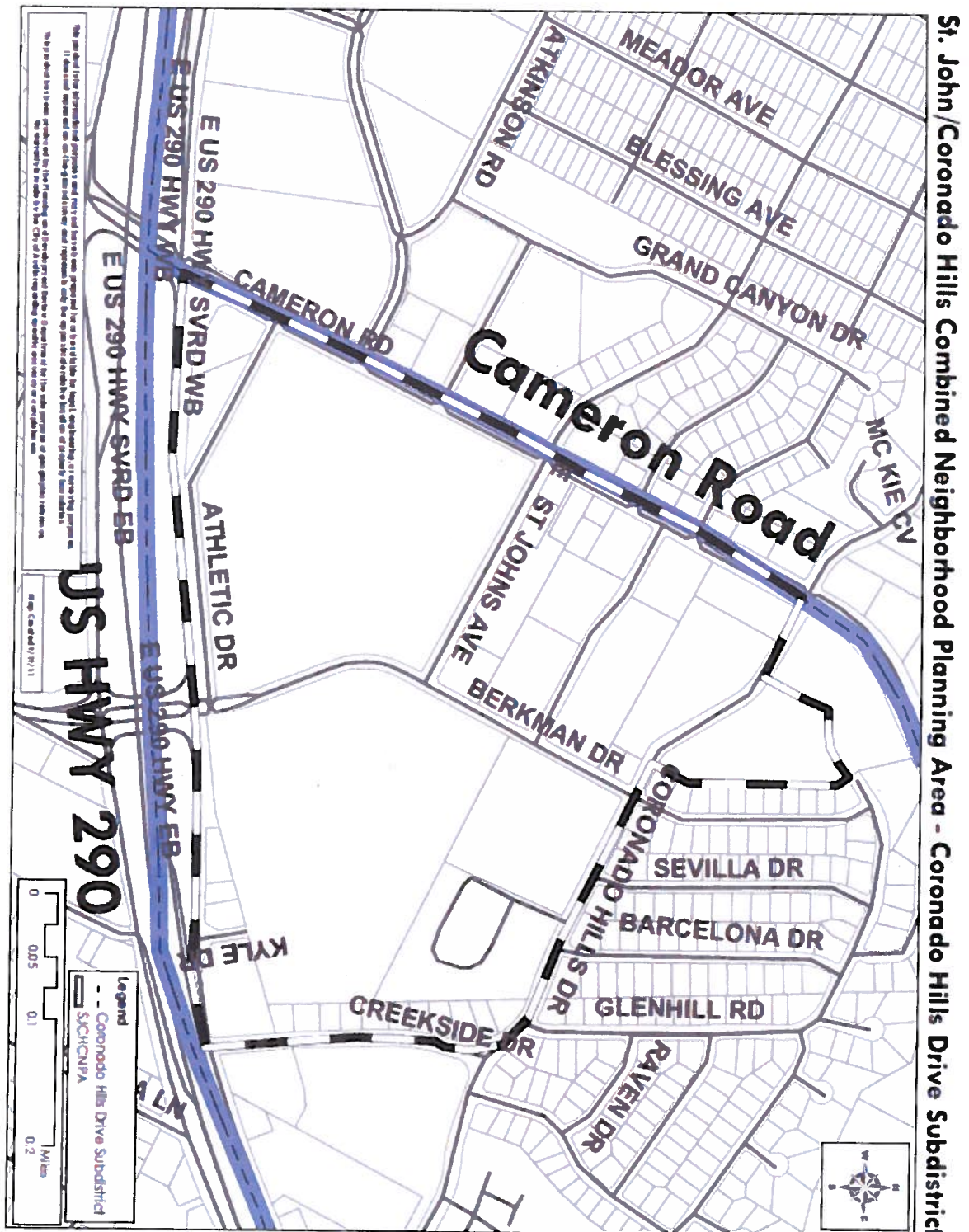
**Scale:** 0, 0.25, 0.5 Miles

**North Arrow**

**Map Details:** The map shows a grid of streets including Middle Fiskville Road, Concession Road, and US HWY 183. Various residential streets are labeled, such as Bernick Ave, Carver Ave, Bethune Ave, Providence Ave, Borden Ave, Meador Ave, Grand Canyon Dr, Blessing Ave, Meador Ave, and others. The map also shows the location of the S/C/NCPA, Neighborhood Urban Center, and Residential MTR.

DRAFT 04/12/12





Map 8. St. John/Coronado Hills Combined Neighborhood Planning Area - Coronado Hills Drive Subdistrict

## **NEXT STEPS**

### **IMPLEMENTATION AND NEIGHBORHOOD PLAN CONTACT TEAMS**

This plan reflects nearly three years of collaboration between City of Austin staff and stakeholders from the St. John/Coronado Hills Combined Neighborhood Planning Area (SJCHCNPA). While the adoption of this plan concludes the formal planning process, necessary steps towards plan implementation are just beginning.

#### **NEIGHBORHOOD PLAN CONTACT TEAMS**

One of the most important steps in implementing the SJCHCNPA Neighborhood Plan is the formation of the St. John and Coronado Hills Neighborhood Plan Contact Teams. In coordination with PDRD staff, the Contact Teams will be the primary organizations responsible for implementing the recommendations in the plan.

On March 21, 2003, the Austin City Council approved an ordinance that required all neighborhood plans to form a contact team. In the ordinance, "Neighborhood Plan Contact Team" is defined as "the individuals designated to implement an adopted neighborhood plan. The neighborhood plan contact team is a neighborhood organization that may qualify as an interested party for purposes of notice, appeal, and other processes if all other qualifications for interested party status are satisfied. The neighborhood plan contact team is a separate body apart from any other existing or future neighborhood organization" (Section 25-1-801, City of Austin Land Development Code). According to the code, the neighborhood plan contact team, "shall to the greatest extent practicable include at least one representative from each of the following groups within a neighborhood plan area: property owners; residential renters; business owners; and neighborhood organization members owning or renting property within the neighborhood plan area (Section 25-1-805, City of Austin Land Development Code).

In addition to implementing the recommendations in the plan, the Contact Teams are also responsible for making recommendations regarding any future amendments to the plan. It is very important to have active Contact Teams who can work with PDRD's Plan Implementation Team to monitor and prioritize their plan's recommendations.

The role of PDRD's Plan Implementation Team is to work with Neighborhood Plan Contact Teams, city departments and other agencies to coordinate the implementation of neighborhood plan recommendations. The Implementation Planners are well versed in the City's Capital Improvements Program (CIP), a 5-year program to improve public facilities and infrastructure. Since many neighborhood plan recommendations are potential CIP projects, Implementation Planners are consistently working to ensure neighborhoods' top planning priorities are integrated into CIP where practicable.

Throughout the SJCHCNPA neighborhood planning process important relationships were formed. Ideally, these bonds should continue to grow and develop; they are vital to realizing the SJCHCNPA vision. It is hoped that the SJCHCNPA stakeholders who graciously dedicated their time and efforts to the development of this plan will continue to build capacity, that is, share their knowledge with those engaging in future SJCHCNPA neighborhood planning affairs. With this knowledge and experience the SJCHCNPA community will effectively facilitate implementation of the SJCHCNPA Neighborhood Plan.

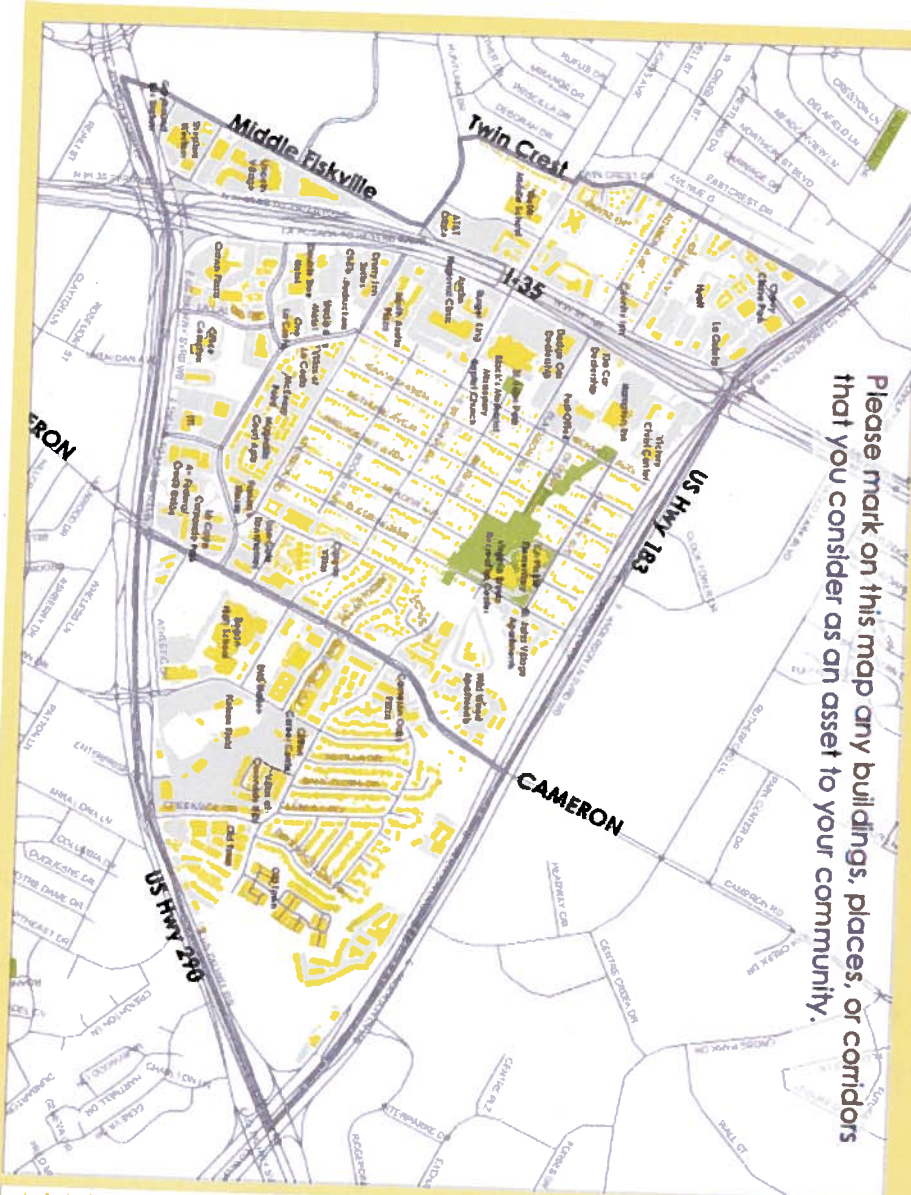
# APPENDIX A

## SJCHCNPA Asset Map

### MAPPING ASSETS OF YOUR COMMUNITY

**What is an asset?** An asset possesses positive and desirable qualities that benefit your community and its residents. Assets may be physical structures, places of importance, corridors, organizations or individuals that currently exist in your community.

Please mark on this map any buildings, places, or corridors that you consider as an asset to your community.



For assets that cannot be mapped, please note them below.

**Key People:**

**Key Organizations/Groups:**

**Comments/ Other Asset:**



## APPENDIX B

### A Brief History of the St. John Community

#### A Brief History of the St. John Community

The roots of the St. John community go back to the time just after the Civil War. In 1867, four Baptist ministers from different parts of Texas met under a large live oak tree in Austin at the corner of 25th and Leon Streets.

They agreed to divide Texas into four districts with their own associations. The area around Austin came under the St. John Regular Baptist Association (later adding the word "Missionary" to its title). Eight pioneer churches with 300 members were part of the St. John Association, and Rev. Jacob Fontaine was elected the first moderator.



*Rev. Jacob Fontaine*

This St. John district in the late 1800's covered a perimeter of about eighty miles from West to East and seventy-five miles from North to South. Ministers traveled on foot, horseback or in wagons over difficult terrain. Every July, families would journey to Austin for week-long camp meeting that featured plenty of preaching, singing and socializing.

In 1894, under the leadership of Dr. L. L. Campbell, the Association purchased 303 acres in north Austin. The land included the present-day area of Highland Mall, the University Hills neighborhood and the St. John neighborhood. Highland Mall sits near the site of the "Old St. John Encampment Ground" where camp meetings were held until the 1950's.

In 1906 the Association built the St. Johns Industrial Home for Negro Orphans, touted to be one of the best educational institutions for African Americans in the south. The new orphanage (near the site of the current Highland Cinemas) was



*St. John Orphanage*

the largest building on the north side of Austin. The orphanage, however, struggled with debt, as well as vandalism and pillaging and was closed in 1942. In 1956, a suspicious fire destroyed the abandoned orphanage.

In 1930, Rev. A. K. Black, became moderator of the St. John Association. It was the time of the Great Depression, and the association was faced with a steep mortgage on the orphanage. Over ten years, Rev. Black was able to pay off the mortgage and get the association out of debt.

He also saw the need for more

housing for African-Americans close in to Austin. Some were share croppers who had been displaced by the Great Depression. Others worked in Austin but had to spend hours traveling long distances to get to their homes. Rev. Black subdivided part of the land into plots, sold for \$50 each. This was the beginning of the current St. John neighborhood, and some present-day senior residents were part of families who bought these plots from Rev. Black. A number of houses were picked up and moved here from other parts of the city as Austin grew.



*Rev. A. K. Black*



The Association was put under increasing pressure in the 1940's to sell the rest of its land. Rev. Black had to deal with sentimental and financial pressures. Against the advice of many, he stood firm against city pressures, knowing that the land had much greater value than most realized. City officials used taxes and sanitation rules to try to drive the association off the encampment grounds. Rev. Black's response was always, "this land is not for sale and especially not for sale for their price." An unsuccessful attempt was made to develop more of the land with housing for African-Americans. Finally, in 1957, the association felt the price was right and sold all but the current St. John neighborhood. The proceeds went towards the member churches and for the building of the St. John Tabernacle on Blessing Ave., where camp meetings still are held each July.

Life was not easy for the residents of St. John. Local businesses from 1942 to 1968 included mainly neighborhood grocery stores and a dry cleaner. The stores faded in and out during this era. When they closed, residents had to cross North Interregional Overpass, now I-35, to get to the closest store. Catching the nearest city bus to get downtown meant walking a few miles to 51st street. Even though St. John became part of the City of Austin through annexation in 1951, city services would be many years in coming.



*St. John College Heights Church, circa 1967*

Long-time residents of St. John talk about the strong sense of community that existed here, even in tough times. St. John didn't have paved streets, but it's children were cared for. It remained a small community until the late 60's and early 70's, with the 1970 census listing 864 residents. Slowly, however, growth began pressing in around St. John. Several streets of

duplexes were built on the edge of the neighborhood where cows had once roamed. The 1970's and 80's brought new apartment complexes. What had once been a rural neighborhood on the edge of Austin was now becoming an urban community, surrounded by subdivisions.

(One interesting note is that Willie Nelson played a free concert in the 70's in a field next to St. John along Atkinson Road. The field is now apartments and office buildings.)

In 1973, a team from the University of Texas worked with residents to try to overcome some of the problems they faced: no paved roads, flooding along Buttermilk Creek and limited electricity and sewer service. The plan was to build a park with a hike and bike trail, improve the creek, pave roads, provide nearby shopping, install street lights and provide funds to improve sub-standard housing. Most of these goals were accomplished, and St. John began a physical transformation with the paving of streets in 1976.

However, there was an unintended consequence. To pay for the paving, properties were taxed. Some families had bought several lots at the time St. John was subdivided, and they found the tax burden heavy. Many of them chose to move to other parts of the city rather than pay the fees. While the appearance of the neighborhood improved, the social fabric that had made it a community was weakened. Residents still complain that the improvements along Buttermilk Creek left part of the neighborhood separated from the rest.

The 1980's saw a significant increase in crime and prostitution, and St. John went through a very difficult phase. There were lots of vacant houses and the migration of residents continued. At the same time, new Hispanic immigrants began to fill the low-cost housing in St. John, with its location near the city center.

In the 1990's, local leaders mobilized to address the issues of poverty and crime. Leaders like Virginia Brown,

Rev. Ray Hendricks, Ms. B. O. Taylor and Ms. E. M. Taylor worked with the city to improve education and services in the neighborhood. A blow to the neighborhood came when the old St. John community center, run by Ms. Brown and others, burned down with no insurance to rebuild. In 2001, however, an innovative community center was built, along with a new elementary school to replace the St. John Elementary school that stood on the present-day Home Depot site. This center, with a public library, rec center, social services, police and school all under one roof, brought the kind of services to St. John that had long been denied.

The challenges of today remain significant. The goal of the community is to honor its historical and spiritual heritage, while building a community that serves all residents. From under 1,000 in 1970, St. John is now home to more than 20,000 people, the majority of whom are Hispanic. Many of the African-American residents are seniors, wanting to stay in the homes they built many years ago. Standing upon the values of Rev. A. K. Black and his predecessors in the St. John Regular Missionary Baptist Association, St. John can use its overcoming spirit to build a great community for all, where no one is left behind.



*Community Block Party at the home of  
Ms. E. M. Taylor, Feb. 2006*

## APPENDIX C

### St. John/Coronado Hills Combined Neighborhood Plan – Meetings & Workshops Summary Chart

#### St. John/Coronado Hills (SJCH) Combined Neighborhood Plan - Meetings & Workshops

Meetings	Date	Topic	Speakers	Attendance (average: 22)
Meet and Greet Meetings	January and February 2009	Neighborhood planning staff met with neighborhood leaders to discuss upcoming SJCH neighborhood planning process.	Neighborhood Planning Staff: Dee Dee Quinnelly, Greg Montes and Minal Bhakta	N/A
Initial Survey	February 2009	Participants completed online and paper neighborhood survey.	Neighborhood Planning Staff: Dee Dee Quinnelly, Greg Montes and Minal Bhakta	N/A
Kickoff Meeting	February 28, 2009	Process kick-off; Audience was introduced to the neighborhood planning process. Participants identified top three community issues and listed their expectations related to the neighborhood planning process.	Neighborhood Planning Staff: Dee Dee Quinnelly, Greg Montes and Minal Bhakta	66 (4 Spanish speakers)
First Workshop	March 31, 2009	Participants were further informed about the neighborhood plan development and provided further clarification of the opportunities and challenges in the SJCH community.	Neighborhood Planning Staff: Dee Dee Quinnelly, Greg Montes and Minal Bhakta	48 (4 Spanish speakers)
Dream Big Goals Workshop	May 21, 2009	Stakeholders participated in a visioning planning goals exercise, as well; they started a community asset map and discussed neighborhood history and diversity.	Tommy Darwin, Ph. D., Director of Development, Division of Diversity and Community Engagement, the University of Texas Claudia Kromer-Santamaria, Supervisor of Parent Programs (512-414-3196) Claudia.santamaria@oustin.txd.org Joe Silva (512.414.3632) lgilva@oustin.txd.org	16 (1 Spanish speaker)
Schools and Community enhancements/ Beautification	June 23, 2009	Participants discussed the relationship with ASD and neighborhood schools. A Keep Austin Beautiful mapping activity provided participants an opportunity to identify desired community enhancements.	Alanna Reed, Events Manager, Keep Austin Beautiful, Phone: 512.391.0622	24 (1 Spanish speaker)
Code Enforcement	July 15, 2009	Lyle Adair of Code Compliance led a presentation and discussion session. Participants then discussed ideas to develop educational materials regarding code compliance for the community as well as solutions for enhancing the community.	Lyle Adair, Environmental Compliance Associate, City of Austin, Code Compliance (512.974.9246) lyle.adair@oustin.txd.org	15 (1 Spanish speaker)
Crime and Public Safety Workshop	August 5, 2009	Officer Diaz presented and discussed the APD structure and responsibilities. Mario Renteria gave a presentation and led a discussion on Crime Prevention and Public Safety. An interactive mapping activity required participants to identify and discuss areas they feel safe and unsafe. The final step in the exercise involved and matching solutions to the issues.	(512) 974-5918 or Santiago.diaz@oustin.txd.org and Mario Renteria, Community Liaison, APD (512) 974-4735 or Mario.renteria@oustin.txd.org	27 (1 Spanish speaker)
Brainstorming Community life, Code Enforcement and Crime Workshop	Sept 17, 2009	Participants worked to write draft goals, objectives and recommendations for the Community Life chapter of the SJCH plan.	Staff: Dee Dee Quinnelly, Greg Montes and Minal Bhakta	21 (1 Spanish speaker)

**St. John/Coronado Hills Combined Neighborhood Plan – Planning Meetings & Workshop Details (2009-2012)**

<b>Meetings</b>	<b>Date</b>	<b>Topic</b>	<b>Speakers</b>	<b>Attendance (average: 22)</b>
Parks and Community Gardens Workshop	October 20, 2009	Ricardo Soliz of PARD discussed PARD funding structure and future park and recreation plans. Joel Jay of PARD updated residents on the S/JCH fill and drain pool at St. John Park. Sarí Albornoz and Jessica Guilley presented and discussed community gardens. An interactive mapping activity included identifying locations for community gardens and brainstorming improvements needed to existing and new parks.	Ricardo Soliz, PARD Division Manager. Sarí Albornoz, Grow Local Program Director, Sustainable Food Center Phone (512) 236-0074 ext. 110 or sar@ sustainablefoodcenter.org	17 (7 Spanish speakers)
Environment and Trees Workshop	November 17, 2009	Jean Drew and Ingrid McDonald presented and discussed information on watershed and creek protection and identified regulations that protect creeks from new development. Michael Embesi presented and discussed tree preservation and protection. A mapping activity included identifying locations for tree plantings and identifying environmental issues in the neighborhood.	Jean Drew, Watershed Protection Department, Phone: (512) 974-2272 or jean.drew@austintexas.gov and Ingrid McDonald, Environmental Program Coordinator, Planning and Development Review Department, Phone: (512) 974-2411 Michael Embesi, City Arborist, Planning & Development Review Department, City of Austin, Phone: (512) 974-1876 or michael.embesi@austintexas.gov Laura Paillove, Program Coordinator, Planning & Development Review Department, City of Austin, Phone: (512) 976-7659 or laura.paillove@austintexas.gov	17 (1 Spanish speaker)
Brainstorming Parks, Trees, and the Environment Workshop	December 15, 2009	Participants worked to write draft goals, objectives and recommendations for the Parks, Trees and Environment of the SJCH plan.	Neighborhood Planning Staff: Dee Dee Quinnelly, Greg Montes and Mind Bhokia	12 (2 Spanish speakers)
Built Environment and Intro to Transportation Workshop	January 25, 2010	Participants engaged in a mapping activity to identify current conditions and barriers in moving around their community. The workshop was designed to collect information necessary to determine solutions for safely getting to destinations in the community.	Neighborhood Planning Staff: Dee Dee Quinnelly, Greg Montes and Mind Bhokia	13
Transportation I	February 22, 2010	Participants engaged in a discussion led by Capital Metro and mapped key destinations as well as issues with connectivity and accessibility to Capital Metro public transportation routes and bus stops. Participants also engaged in discussions with TxDOT and COA Public Works (New Muni-Court/APD substation).	Capital Metropolitan Transit Authority – James Garnez (James.Garnez@capmetro.org), Roberto Gonzalez (roberto.gonzalez@capmetro.org) and Dinitia Caldwell (dinitia.caldwell@capmetro.org) Texas Department of Transportation (TxDOT) - Terry McCoy, District Engineer, 512-997-2202 (office) and e-mail tmcocoy@dai.state.tx.us David Smythe Macaulay, City of Austin, Public Works, Project Management Division, Project Manager for new Municipal Courts/APD substation site, (512) 974-7152 or david.smythe-macaulay@austintexas.gov	12 (3 Spanish speakers)



St. John/Coronado Hills Combined Neighborhood Plan – Planning Meetings & Workshop Details (2009-2012)

Meetings	Date	Topic	Speakers	Attendance (average: 22)
Transportation II	March 25, 2010	Participants engaged in a discussion led by Austin Transportation Department and Public Works. Neighborhood Connectivity. Participants wrote down and submitted operational issues to Austin Transportation Dept.; other interactive exercises included providing input on the City's sidewalk (PMS), bike lane and urban trail master plans.	Peter Marsh, Supervising Engineer, City of Austin, Transportation Department  Nadia Borrero, Program Bicycle/Pedestrian Project Coordinator, Neighborhood Connectivity Division, Public Works Department City of Austin 512.974.7142 nadia.borrero@ausintexas.gov	15 (3 Spanish speakers)
Transportation III – Brainstorming transportation draft goals, objectives and recommendations	April 10, 2010	Participants brainstormed draft objectives and recommendations for the transportation chapter of the SJCH plan.	Neighborhood Planning Staff: Dee Dee Quinnelly and Minal Bhokta	9
Mid Process	June 5, 2010	Participants were provided an opportunity to give feedback and comments on three draft chapters of their neighborhood plan: Community Life, Parks, Trees & Environment and Transportation.	Neighborhood Planning Staff: Dee Dee Quinnelly and Minal Bhokta	24 (2 Spanish speakers)
Neighborhood Character & Housing Workshop	July 22, 2010	Neighborhood Planning staff led a discussion to review the mid-process feedback. Neighborhood Housing and Community Development then led a presentation on housing and fielded questions by the SJCH participants. A mapping exercise focused on neighborhood character and design.	Development staff: Kelly Stuart Nichols: 974-3975 or kelly.nichols@ausintexas.gov  Meng Qi: 974-3155 or meng.qi@ausintexas.gov  Neighborhood Planning staff: Dee Dee Quinnelly and Minal Bhokta	19 (1 Spanish speaker)
Intro to Land Use I	August 23, 2010	Neighborhood Planning staff presented an introduction to land use and an interactive mapping activity to identify areas to encourage preservation and areas to encourage transformation in SJCH.	Neighborhood Planning staff: Dee Dee Quinnelly and Minal Bhokta	27 (1 Spanish speaker)
Land Use II	September 22, 2010	Neighborhood Planning Staff presented results from the previous Land Use workshop and introduced 6 land use categories. Meeting participants had the opportunity to apply those land use categories to areas marked for preservation from previous workshop.	Neighborhood Planning staff: Dee Dee Quinnelly and Minal Bhokta	14 (1 Spanish speaker)
Land Use III	October 18, 2010	Neighborhood Planning Staff presented the relationship between land use and zoning. The information was applied to decisions made regarding the future land use of both current multi-family and commercial properties in the NPA.	Neighborhood Planning staff: Dee Dee Quinnelly and Minal Bhokta	14 (1 Spanish speaker)
Land Use IV	November 17, 2010	Neighborhood Planning Staff presented on the relationship between land use and zoning. The information was applied to decisions made regarding the future land use of both current multi-family and commercial properties in the NPA (Part II).	Neighborhood Planning staff: Dee Dee Quinnelly and Minal Bhokta	15 (1 Spanish speaker)
Neighborhood Planning Process update	December 9, 2010	Neighborhood planning staff provided an update to the SJCH planning process.	Neighborhood Planning staff: Dee Dee Quinnelly and Minal Bhokta	27 (17 new attendees)
Cameron Road Corridor, Part I	January 20, 2011	Neighborhood Planning Staff presented on Core Transit Corridors and Future Core Transit Corridors. As well, the future land use and zoning of the Cameron Road corridor was discussed.	Neighborhood Planning staff: Dee Dee Quinnelly and Minal Bhokta	27



St. John/Coronado Hills Combined Neighborhood Plan – Planning Meetings & Workshop Details (2009-2012)

Meetings	Date	Topic	Speakers	Attendance (average: 22)
Cameron Road Corridor, Part II	February 17, 2011	Neighborhood Planning Staff presented on the future land use and zoning of Cameron Road corridor. Part II.	Neighborhood Planning staff: Dee Dee Quinnelly and Minal Bhakta	25 (1 Spanish speaker)
Zoning I	March 31, 2011	Neighborhood Planning Staff presented four optional refinements to the SJCH Draft FLUM and then presented on the basics of Zoning in COA. An approach to covering the Zoning topic in SJCH was discussed, as well, decisions were made regarding Mobile Food Vending regulations.	Neighborhood Planning staff: Dee Dee Quinnelly and Greg Dutton	17 (1 Spanish speaker)
Zoning II	April 20, 2011	Neighborhood Planning Staff presented a list of recommended re-zonings (mostly public properties and properties in non-conformance). An intro to mixed use zoning was presented and decisions were made regarding the application of Mixed Use zoning.	Neighborhood Planning staff: Dee Dee Quinnelly and Greg Dutton	17 (0 Spanish speakers)
Zoning III	May 19, 2011	Neighborhood Planning Staff presented the remaining properties for potential re-zoning decision making. The discussion on conditional overlays began and decisions were made regarding what COs to add to properties in the SJCH NPA.	Neighborhood Planning staff: Dee Dee Quinnelly and Greg Dutton	17 (1 Spanish speaker)
Zoning IV	June 22, 2011	Neighborhood Planning Staff presented final discussion points regarding Conditional Overlays. Discussion and decisions were also made regarding Infill Options.	Neighborhood Planning staff: Dee Dee Quinnelly and Greg Dutton	16 (1 Spanish speaker)
Zoning V	July 22, 2011	A remaining conditional overlay was discussed, as well: Neighborhood Plan Impact Statement and other affordability code options were discussed.	Neighborhood Planning staff: Dee Dee Quinnelly and Greg Dutton	16 (0 Spanish speakers)
Zoning VI	August 17, 2011	Neighborhood Planning staff presented all recommended re-zonings in the SJCH NPA. Information boards related to re-zonings were displayed and a question/answer/discussion period was provided.	Neighborhood Planning staff: Dee Dee Quinnelly and Greg Dutton	13 (1 Spanish speaker)
Final Open House	September 15, 2011	Neighborhood Planning staff presented the final, draft SJCH combined neighborhood plan for feedback. Information boards related to each plan chapter were presented to the SJCH stakeholders. Other activities included voting for a plan cover, signing up for the Neighborhood Plan Contact Team and viewing a slideshow of community photos.	Neighborhood Planning staff: Dee Dee Quinnelly and Greg Dutton	27 (3 Spanish speakers)
PC NP Subcommittee update	October 19, 2011	Neighborhood Planning staff presented the Draft SJCH Combined Neighborhood Plan to Planning Commission Neighborhood Planning Subcommittee. Key issues and opportunities were shared, as well, the Draft Future Land Use Map (FLUM) and Zoning tract maps and charts.	Neighborhood Planning staff: Dee Dee Quinnelly and Greg Dutton	N/A
PC	January 24, 2012	Neighborhood Planning staff presented the Draft SJCH Combined Neighborhood Plan to Planning Commission.	Neighborhood Planning staff: Dee Dee Quinnelly and Greg Dutton	N/A
CC	March 1, 2012	Neighborhood Planning staff presented the Draft SJCH Combined Neighborhood Plan to City Council.	Neighborhood Planning staff: Dee Dee Quinnelly and Greg Dutton	N/A
CC	April 5, 2012	Neighborhood Planning staff presented the Draft SJCH Combined Neighborhood Plan (Tracts #108, #113, and #114) to City Council.	Neighborhood Planning staff: Dee Dee Quinnelly and Greg Dutton	N/A
CC	April 26, 2012	Neighborhood Planning staff presented the Draft SJCH Combined Neighborhood Plan to City Council.	Neighborhood Planning staff: Dee Dee Quinnelly and Greg Dutton	N/A

# APPENDIX D

## St. John/Coronado Hills Combined Neighborhood Plan – Types of Outreach

### St. John/Coronado Hills Neighborhood Plan — Types of Outreach

	2/28/2009	3/1/2009	5/21/2009	Schools and Community Outreach 6/23/2009	Code Enforcement 7/13/2009	Came and Public Safety 8/9/2009	Brainstorm Community Use 9/17/2009	Public and Community Genders 10/20/2009	Trics and the Environment 11/17/2009	Bookkeeping Profits, Time and Environment 12/15/2009	Small Environment & Transportation 1/25/2010	Transportation I 3/23/2010	Transportation B 3/23/2010	Brainstorm Transportation 4/10/2010	Mid-Process 6/5/2010
<b>Printed</b>	7500		140	180	180	197	197	197	215	215	217	222	224	224	7446
<b>E-mail attachments:</b>															
St. John NA	X		X				X	X	X	X	X	X	X	X	X
Coronado Hills NA	X		X				X	X	X	X	X	X	X	X	X
Valley of Coronado Hills	X		X				X	X	X	X	X	X	X	X	X
Local Town	X		X				X	X	X	X	X	X	X	X	X
St. John Community Center															
St. John High															
Local Delivered backpack flyers				X	X		X	X	X	X	X	X	X	X	X
Picetas Elementary School	720	720	720	Summer break	Summer break	Summer break	Summer break	Summer break	Summer break	Summer break	Summer break	Summer break	Summer break	Summer break	Summer break
Webb Middle School	600	600	600	Summer break	Summer break	Summer break	Summer break	Summer break	Summer break	Summer break	Summer break	Summer break	Summer break	Summer break	Summer break
<b>E-mail notices</b>															
Interest List	43	103	120	125	128	130	137	141	142	143	146	151	154	155	159
Interest List reminders		103	121	126	128	130	139	141	142	143	146	151	153	155	161
<b>Press Release</b>															
Local media contacts	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
<b>Other</b>															
Interest List	X														

### Focused Outreach to Special Interest Groups

Seniors	Youth	Spanish Speakers	African American	Businesses
Kick-off announcement of Senior lunch - Virginia L. Brown Recreation Center	Kick-off announcement of Reagon Community Fair	Picetas Elementary School Parent Coffee - about 30 attendees each meeting	African American Quality of Life Commission	
Mid-Process announcement of Senior lunch	Outreach to youth in summer programs at Reagon High School	Church visit: Inglesia Familiar abreviada	Church visit: Black Memorial Missionary Baptist Church, St. Paul's Church-Good in Christ, and Young Chapel AME Church	Minority and Women owned business Commission
Interest list e-mail notifications	Backpack flyers sent home with students at Webb Elementary School	Backpack flyers sent home with students	Senior lunch announcements	Interest list e-mail notifications
		Interest list e-mail notifications	Interest list e-mail notifications	

## St. John/Coronado Hills Neighborhood Plan — Types of Outreach

	Housing & Character 7/22/2010	Land Use I 8/23/2010	Land Use II 9/22/2010	Land Use III 10/18/2010	Land Use IV 11/17/2010	Holiday update 12/9/2010	Cameron Road I 1/20/11	Cameron Rd II 2/17/11	Zoning I 3/31/11	Zoning II 4/20/11	Zoning III 5/19/11	Zoning IV 6/22/11	Zoning V 7/21/11	Zoning VI 8/17/11	Final Open House 9/15/2011
<b>Fliers</b>															
Snack-mall	250	252	264	264	265		276	276	285	285	286	286	288	289	7446
Snack-mall (businesses)		290		68	27		31	28			2	2		88	
<b>E-mail attachments:</b>															
St. John NA	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Coronado Hills NA	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Villas of Coronado Hills	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Old Town	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
<b>Posters:</b>															
St. John Community Center	X		X	X	X	X	X	X	X	X	X	X	X	X	X
Raegen High		X													
<b>Hand Delivered backpack fliers:</b>															
Pickle Elementary School	Summer break	Summer break													
Webb Middle School	Summer break	Summer break													
<b>E-mail notices</b>															
Interest List	170	175	181	185	188	189	196	196	201	202	204	203	204	204	217
Interest List reminders	170	175	181	185			196		202	202	204	203	203		
<b>Press Release</b>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Full media contacts	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

## APPENDIX E

### St. John/Coronado Hills Combined Neighborhood Plan – Austin Independent School District, Neighborhood Schools Data

The following information, provided by AISD, details academic performance ratings and enrollment figures for the three AISD schools located in the SJCH CNPA: J.J. Pickle Elementary; Webb Middle and Reagan High School.

#### State Academic Accountable Rating for AISD Schools Within the SJCHCNPA

2011

J.J Pickle Elementary	Recognized
Webb Middle	Academically Acceptable
Reagan High School	Academically Acceptable

Ratings from lowest to highest: Academically Unacceptable, Acceptable, Recognized, and Exemplary

2010 Student Capacity Analysis	Permanent Capacity	2010 Enrollment	% of Permanent Capacity by Enrollment
J.J Pickle Elementary	617	740	120%
Webb Middle	804	591	74%
Reagan High School	1,588	901	57%

## APPENDIX F

### SJCHCNPA Crime Data, 2000 - 2010

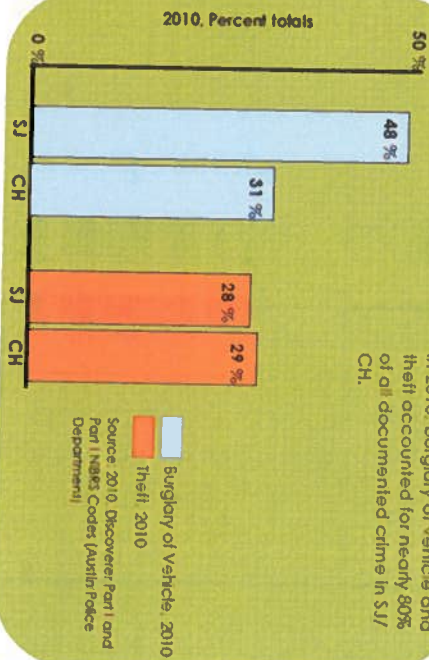
#### Crime Rates Rate/100 persons SJCH and the City of Austin 2000 - 2010

Rate/100 persons	St. John	Coronado Hills	SJCH	City of Austin
Crime Rates, 2000	5.7	4.0	5.2	5.9
Crime Rates, 2010	8.1	3.8	6.9	6.3

Source: 2000 - 2010, Discoverer Part I and Part II, NIBRS Codes (Austin Police Department)

	St. John	Coronado Hills	SJCH	City of Austin
Population, 2000	9,472	3,735	13,207	656,562
Population, 2010	9,348	3,546	12,894	790,390


Source: US Census Bureau





## APPENDIX G

### NHCD Affordability Impact Statement (AIS) for SJCHCNPA

 <div style="display: inline-block; vertical-align: middle; margin-left: 10px;"> <p><b>PRELIMINARY AFFORDABILITY IMPACT STATEMENT</b>  <b>NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT</b>          CITY COUNCIL AGENDA:      CASE NUMBER:</p> </div>	
Proposed Code Amendment:	St. John/Coronado Hills Combined Neighborhood Plan.
Proposed Neighborhood Plan Impacting Housing Affordability:	<p><b>THIS IS A PRELIMINARY AIS REVIEW. A FINAL AIS WILL BE ISSUED PRIOR TO COUNCIL ADOPTION.</b></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: _____ <div style="text-align: center; margin-top: 5px;">Betsy Spencer</div>	

## APPENDIX H

### Final Survey

At the end of the planning process, Planning and Development Review Department staff administered an online and paper survey to gauge the entire community's support of the SJCHCNPA neighborhood plan. All property owners, business owners, and renters were notified of the survey in a neighborhood-wide mail out in September 2011. Nineteen survey responses were received and reviewed by staff in the four-week period allotted for participation in the survey. Provided below are the SJCH final survey questions and responses.

#### Final Survey Results

1) Please rate your level of support for the SJCHCNPA Neighborhood Plan by checking one response below. Refer to the vision and goals listed on the previous page to determine how well the plan represents your concerns for your neighborhood./Por favor, marque su cantidad de apoyo para el plan de los vecindarios de St. John y Coronado Hills en las cajas abajas. Determine cómo la visión y las metas representan sus ideas por su vecindario.

Response	Response Count	Response Percentage
Fully Supportive / Yo lo apoyo completamente	8	42.1%
Generally Supportive / Yo lo apoyo en general	10	52.6%
Generally Unsupportive / Yo no lo apoyo en general	0	0.0%
No support / No tengo apoyo	1	5.3%
Unfamiliar with the Plan / No soy familiar con el plan	0	0.0%

#### Comments:

- 1) Community could do a better job supporting local businesses
- 2) Would like to see more emphasis on planning for owner-occupied homes which are the key for a well-maintained neighborhood/community.

2) Are you satisfied with the planning process in the SJCHCNPA? / ¿Está satisfecho con el proceso de planificación en los vecindarios de St. John y Coronado Hills?

Response	Response Count	Response Percentage
Very Satisfied / Muy satisfecho	5	26.3%
Satisfied / Satisfecho	6	31.6%
Neutral / No tengo una opinión	6	31.6%
Very Dissatisfied / No satisfecho	1	5.3%
Did not Participate in the Process / No participé en el proceso	1	5.3%

#### Comments:

- 1) I attended a few meetings, but was not significantly involved.
- 2) Pretty long and dragged out.

3) In these planning sessions, the requirement of group "consensus" on a topic given relatively a short time period for presentation and discussion, seems to minimize true consideration, evaluation, and critique of the topics while rubber-stamping the agenda of the presenters, i.e., COA planning staff. Would have liked more opportunity (more time, more information disseminated prior to meeting instead of only request for persons to read and review report on LAST session) for critically addressing the issues and brainstorming citizen solutions.

**3) How did you participate in the planning process? (Check all that apply.) / ¿Cómo usted participó en el proceso de planificación? (Marque todos que aplican.)**

Response	Response Count	Response Percentage
Surveys / Encuesta(s)	8	42.1%
Correspondence with staff / Correspondencia con los empleados del departament	6	31.6%
Planning Meetings / Reuniones	11	57.9%
I was not involved / No participé en el proceso	3	15.8%
Other / Otro	2	10.5%

**Comments:**

- 1) Attended some meetings only
- 2) Calif absentee owner...

**4) How did you hear about neighborhood planning meetings? (Check all that apply.) / ¿Cómo usted aprendió el proceso de planificación? (Marque todos que aplican.)**

Response	Response Count	Response Percentage
Postcards/Letters/Flyers	13	68.4%
Email	1	5.3%
City of Austin website / Sitio de web de la Ciudad	9	47.4%
Flyers Posted in the SJCH Planning Area	3	15.8%
Neighborhood Association	8	42.1%
This is the first time I have heard about the plan	1	5.3%
Other	0	0.0%

**5) Please provide any suggestions on how to improve the neighborhood planning process. / ¿Cómo mejoramos el proceso de planificación?**

**Comments:**

- 1) Need more focus so process doesn't take 2 years.
- 2) From my perspective (and being a municipal employee in Calif) it seemed exemplary!
- 3) Provide more information on planning options PRIOR to meeting, hard copies in libraries and also online 2. Engage more participants, even door to door canvassers 3. Find out why people drop out of the process and attempt to reclaim their participation 4. Use meeting times and places most conducive to increasing community involvement (e.g., many were not comfortable going to Virginia Brown at night) 5. Consider using technology (e.g., webcasts, online responses from participants not able to attend, but able to review presentation and make decisions...would delete goal of consensus at

each section of meeting, but get more valid, i.e., broader citizen input) 6. Address how this planning process is directed by and/or directs developers and how the city will allocate money to them in future based on NP 7. Be sure that primary interest is what is best for the people in the neighborhood, not some other entity (like developers, politicians, etc.)

4) Need to see what can be done to make the environment much more positive with lighting, communal activities which involve positive feedback, and making better use of existing buildings like the Home Depot on I-35 more of an HEB rather than a police station.

6) In the St. John/Coronado Hills Neighborhood Planning Area, I am a... (Check all that apply.) / En los vecindarios de St. John y Coronado Hills, soy un... (Marque todos que aplican.)

Response	Response Count	Response Percentage
Homeowner / Dueño de casa	6	31.6%
Renter / Alquilado	5	26.3%
Business Owner / Dueño de empresa	5	26.3%
Non-resident property owner / Dueño de propiedad (pero no vivo en los vecindarios de North	3	15.8%
Other / Otro	1	5.3%

**Comments:**

1) Work in the area

## St. John/Coronado Hills (SJCH) Combined Neighborhood Plan - Meetings & Workshops

Meetings	Date	Topic	Speakers	Attendance (average: 22)
Meet and Greet Meetings	January and February 2009	Neighborhood planning staff met with neighborhood leaders to discuss upcoming SJCH neighborhood planning process.	Neighborhood Planning Staff: Dee Dee Quinnelly, Greg Montes and Minal Bhakta	N/A
Initial Survey	February 2009	Participants completed online and paper neighborhood survey.	Neighborhood Planning Staff: Dee Dee Quinnelly, Greg Montes and Minal Bhakta	N/A
Kickoff Meeting	February 28, 2009	Process kick-off: Audience was introduced to the neighborhood planning process: Participants identified top three community issues and listed their expectations related to the neighborhood planning process.	Neighborhood Planning Staff: Dee Dee Quinnelly, Greg Montes and Minal Bhakta	66 (4 Spanish speakers)
First Workshop	March 31, 2009	Participants were further informed about the neighborhood plan development and provided further clarification of the opportunities and challenges in the SJCH community.	Neighborhood Planning Staff: Dee Dee Quinnelly, Greg Montes and Minal Bhakta	48 (4 Spanish speakers)
Dream Big Goals Workshop	May 21, 2009	Stakeholders participated in a visioning planning goals exercise, as well: they started a community asset map and discussed neighborhood history and diversity.	Tommy Darwin, Ph. D., Director of Development, Division of Diversity and Community Engagement, the University of Texas Claudia Kramer-Santamaria, Supervisor of Parent Programs (512-414-3196) Claudia.santamaria@austin.isd.org	16 (1 Spanish speaker)
Schools and Community Enhancements/ Beautification	June 23, 2009	Participants discussed the relationship with ASD and neighborhood schools. A Keep Austin Beautiful mapping activity provided participants an opportunity to identify desired community enhancements.	Joe Silva (512.414.3632) <a href="mailto:jasilva@austinsd.org">jasilva@austinsd.org</a> Alanna Reed, Events Manager, Keep Austin Beautiful. Phone: 512.391.0622	24 (1 Spanish speaker)
Code Enforcement	July 15, 2009	Lyle Adair of Code Compliance led a presentation and discussion session. Participants then discussed ideas to develop educational materials regarding code compliance for the community as well as solutions for enhancing the community.	Lyle Adair, Environmental Compliance Associate, City of Austin. Code Compliance (512.974.9246) <a href="mailto:lyle.adair@austintexas.gov">lyle.adair@austintexas.gov</a>	15 (1 Spanish speaker)
Crime and Public Safety Workshop	August 5, 2009	Officer Diaz presented and discussed the APD structure and responsibilities. Mario Renteria gave a presentation and led a discussion on Crime Prevention and Public Safety. An interactive mapping activity required participants to identify and discuss areas they feel safe and unsafe. The final step in the exercise involved and matching solutions to the issues.	Officer Diaz (Senior Police Officer) (512) 974-5918 or <a href="mailto:Santiago.diaz@austintexas.gov">Santiago.diaz@austintexas.gov</a> and Mario Renteria, Community Liaison, APD (512) 974-4735 or <a href="mailto:Mario.renteria@austintexas.gov">Mario.renteria@austintexas.gov</a>	27 (1 Spanish speaker)
Brainstorming Community life, Code Enforcement and Crime Workshop	Sept 17, 2009	Participants worked to write draft goals, objectives and recommendations for the Community Life chapter of the SJCH plan.	Staff: Dee Dee Quinnelly, Greg Montes and Minal Bhakta	21 (1 Spanish speaker)



St. John/Coronado Hills Combined Neighborhood Plan – Planning Meetings & Workshop Details (2009-2012)

Meetings	Date	Topic	Speakers	Attendance (average: 22)
Parks and Community Gardens Workshop	October 20, 2009	Ricardo Soliz of PARD discussed PARD funding structure and future park and recreation plans. Jodi Jay of PARD updated residents on the SJ/CH fill and drain pool at St. John Park. Sari Albornoz and Jessica Guffey presented and discussed community gardens. An interactive mapping activity included identifying locations for community gardens and brainstorming improvements needed to existing and new parks.	Ricardo Soliz, PARD Division Manager. Sari Albornoz, Grow Local Program Director, Sustainable Food Center Phone (512) 236-0074 ext. 110 or sari@sustainablefoodcenter.org	17 (7 Spanish speakers)
Environment and Trees Workshop	November 17, 2009	Jean Drew and Ingrid McDonald presented and discussed information on watershed and creek protection and identified regulations that protect creeks from new development. Michael Embesi presented and discussed tree preservation and protection. A mapping activity included identifying locations for tree plantings and identifying environmental issues in the neighborhood.	Jean Drew, Watershed Protection Department, Phone: (512) 974-2272 or <a href="mailto:jean.drew@austintexas.gov">jean.drew@austintexas.gov</a> and Ingrid McDonald, Environmental Program Coordinator, Planning and Development Review Department, Phone: (512) 974-2411 Michael Embesi, City Arborist, Planning & Development Review Department, City of Austin, Phone: (512) 974-1876 or <a href="mailto:michael.embesi@austintexas.gov">michael.embesi@austintexas.gov</a> Laura Patlove, Program Coordinator, Planning & Development Review Department, City of Austin, Phone: (512) 976-7659 or <a href="mailto:laura.patlove@austintexas.gov">laura.patlove@austintexas.gov</a>	17 (1 Spanish speaker)
Brainstorming Parks, Trees, and the Environment Workshop	December 15, 2009	Participants worked to write draft goals, objectives and recommendations for the Parks, Trees and Environment of the SJCH plan.	Neighborhood Planning Staff: Dee Dee Quinnelly, Greg Montes and Mindl Bhakta	12 (2 Spanish speakers)
Built Environment and Intro to Transportation Workshop	January 25, 2010	Participants engaged in a mapping activity to identify current conditions and barriers in moving around their community. The workshop was designed to collect information necessary to determine solutions for safely getting to destinations in the community.	Neighborhood Planning Staff: Dee Dee Quinnelly, Greg Montes and Mindl Bhakta	13
Transportation I	February 22, 2010	Participants engaged in a discussion led by Capital Metro and mapped key destinations as well as issues with connectivity and accessibility to Capital Metro public transportation routes and bus stops. Participants also engaged in discussions with TXDOT and COA Public Works (New muni-court/APD substation).	Capital Metropolitan Transit Authority – James Gamez ( <a href="mailto:James.Gamez@capmetro.org">James.Gamez@capmetro.org</a> ), Roberto Gonzalez ( <a href="mailto:roberto.gonzalez@capmetro.org">roberto.gonzalez@capmetro.org</a> ) and Dinita Caldwell ( <a href="mailto:dinita.caldwell@capmetro.org">dinita.caldwell@capmetro.org</a> ) Texas Department of Transportation (TXDOT) - Terry McCoy, District Engineer, 512-997-2202 (office) and e-mail <a href="mailto:tmccoy@dot.state.tx.us">tmccoy@dot.state.tx.us</a> David Smythe Macaulay, City of Austin, Public Works, Project Management Division, Project Manager for new Municipal Courts/APD substation site, (512)974-7152 or <a href="mailto:david.smythe-macaulay@austintexas.gov">david.smythe-macaulay@austintexas.gov</a>	12 (3 Spanish speakers)

St. John/Coronado Hills Combined Neighborhood Plan – Planning Meetings & Workshop Details [2009-2012]

Meetings	Date	Topic	Speakers	Attendance (average: 22)
Transportation II	March 25, 2010	Participants engaged in a discussion led by Austin Transportation Department and Public Works, Neighborhood Connectivity. Participants wrote down and submitted operational issues to Austin Transportation Dept., other interactive exercises included providing input on the City's sidewalk (PIMS), bike lane and urban trail master plans.	Peter Marsh, Supervising Engineer; City of Austin, Transportation Department  Nadia Barrera, Program Bicycle/Pedestrian Project Coordinator, Neighborhood Connectivity Division, Public Works Department City of Austin 512.974.7142 nadia.barrera@austintexas.gov	15 (3 Spanish speakers)
Transportation III – Brainstorming Transportation draft goals, objectives and recommendations	April 10, 2010	Participants brainstormed draft objectives and recommendations for the transportation chapter of the SJCH plan.	Neighborhood Planning Staff: Dee Dee Quinnelly and Minal Bhakta	9
Mid Process	June 5, 2010	Participants were provided an opportunity to give feedback and comments on three draft chapters of their neighborhood plan: Community Life, Parks, Trees & Environment and Transportation.	Neighborhood Planning Staff: Dee Dee Quinnelly and Minal Bhakta	24 (2 Spanish speakers)
Neighborhood Character & Housing Workshop	July 22, 2010	Neighborhood Planning staff led a discussion to review the mid-process feedback: Neighborhood Housing and Community Development then led a presentation on housing and fielded questions by the SJCH participants. A mapping exercise focused on neighborhood character and design.	Neighborhood Housing and Community Development staff: Kelly Stuart Nichols; 974-3975 or kelly.nichols@austintexas.gov  Meng Qi; 974-3155 or meng.qi@austintexas.gov	19 (1 Spanish speaker)
Intro to Land Use I	August 23, 2010	Neighborhood Planning staff presented an introduction to land use and an interactive mapping activity to identify areas to encourage preservation and areas to encourage transformation in SJCH.	Neighborhood Planning staff: Dee Dee Quinnelly and Minal Bhakta	27 (1 Spanish speaker)
Land Use II	September 22, 2010	Neighborhood Planning Staff presented results from the previous Land Use workshop and introduced 6 land use categories. Meeting participants had the opportunity to apply those land use categories to areas marked for preservation from previous workshop.	Neighborhood Planning staff: Dee Dee Quinnelly and Minal Bhakta	14 (1 Spanish speaker)
Land Use III	October 18, 2010	Neighborhood Planning Staff presented the relationship between land use and zoning. The information was applied to decisions made regarding the future land use of both current multi-family and commercial properties in the NPA.	Neighborhood Planning staff: Dee Dee Quinnelly and Minal Bhakta	14 (1 Spanish speaker)
Land Use IV	November 17, 2010	Neighborhood Planning Staff presented on the relationship between land use and zoning. The information was applied to decisions made regarding the future land use of both current multi-family and commercial properties in the NPA. (Part II).	Neighborhood Planning staff: Dee Dee Quinnelly and Minal Bhakta	15 (1 Spanish speaker)
Neighborhood Planning Process update	December 9, 2010	Neighborhood planning staff provided an update to the SJCH planning process.	Neighborhood Planning staff: Dee Dee Quinnelly and Minal Bhakta	27 (17 new attendees!)
Cameron Road Corridor, Part I	January 20, 2011	Neighborhood Planning Staff presented on Core Transit Corridors and Future Core Transit Corridors. As well, the future land use and zoning of the Cameron Road corridor was discussed.	Neighborhood Planning staff: Dee Dee Quinnelly and Minal Bhakta	27

St. John/Coronado Hills Combined Neighborhood Plan – Planning Meetings & Workshop Details (2009-2012)

Meetings	Date	Topic	Speakers	Attendance (average: 22)
Cameron Road Corridor, Part II	February 17, 2011	Neighborhood Planning Staff presented on the future land use and zoning of Cameron Road corridor, Part II.	Neighborhood Planning staff: Dee Dee Quinnelly and Minal Bhakta	25 (1 Spanish speaker)
Zoning I	March 31, 2011	Neighborhood Planning Staff presented four optional refinements to the SJCH Draft FLUM and then presented on the basics of Zoning in COA. An approach to covering the Zoning topic in SJCH was discussed, as well; decisions were made regarding Mobile Food Vending regulations.	Neighborhood Planning staff: Dee Dee Quinnelly and Greg Dutton	17 (1 Spanish speaker)
Zoning II	April 20, 2011	Neighborhood Planning Staff presented a list of recommended re-zonings (mostly public properties and properties in non-conformance). An intro to Mixed Use zoning was presented and decisions were made regarding the application of Mixed Use zoning.	Neighborhood Planning staff: Dee Dee Quinnelly and Greg Dutton	17 (0 Spanish speakers)
Zoning III	May 19, 2011	Neighborhood Planning Staff presented the remaining properties for potential re-zoning decision making. The discussion on conditional overlays began and decisions were made regarding what COs to add to properties in the SJCH NPA.	Neighborhood Planning staff: Dee Dee Quinnelly and Greg Dutton	17 (1 Spanish speaker)
Zoning IV	June 22, 2011	Neighborhood Planning Staff presented final discussion points regarding Conditional Overlays. Discussion and decisions were also made regarding Infill Options.	Neighborhood Planning staff: Dee Dee Quinnelly and Greg Dutton	16 (1 Spanish speaker)
Zoning V	July 22, 2011	A remaining conditional overlay was discussed, as well; Neighborhood Plan Contact Teams, Design Tools, and information related to the SJCH Affordability Impact Statement and other affordability code options were discussed.	Neighborhood Planning staff: Dee Dee Quinnelly and Greg Dutton	16 (0 Spanish speakers)
Zoning VI	August 17, 2011	Neighborhood Planning staff presented all recommended re-zonings in the SJCH NPA. Information boards related to re-zonings were displayed and a question/answer/discussion period was provided.	Neighborhood Planning staff: Dee Dee Quinnelly and Greg Dutton	13 (1 Spanish speaker)
Final Open House	September 15, 2011	Neighborhood planning staff presented the final, draft SJCH combined neighborhood plan for feedback. Information boards related to each plan chapter were presented to the SJCH stakeholders. Other activities included voting for a plan cover, signing up for the Neighborhood Plan Contact Team and viewing a slideshow of community photos.	Neighborhood Planning staff: Dee Dee Quinnelly and Greg Dutton	27 (3 Spanish speakers)
PC NP subcommittee update	October 19, 2011	Neighborhood planning staff presented the Draft SJCH Combined Neighborhood Plan to Planning Commission Neighborhood Planning Subcommittee. Key issues and opportunities were shared, as well; the Draft Future Land Use Map (FLUM) and Zoning tract maps and charts.	Neighborhood Planning staff: Dee Dee Quinnelly and Greg Dutton	N/A
PC	January 24, 2012	Neighborhood planning staff presented the Draft SJCH Combined Neighborhood Plan to Planning Commission.	Neighborhood Planning staff: Dee Dee Quinnelly and Greg Dutton	N/A
CC	March 1, 2012	Neighborhood planning staff presented the Draft SJCH Combined Neighborhood Plan to City Council.	Neighborhood Planning staff: Dee Dee Quinnelly and Greg Dutton	N/A
CC	April 5, 2012	Neighborhood planning staff presented the Draft SJCH Combined Neighborhood Plan (Tracts #108, #113, and #114) to City Council.	Neighborhood Planning staff: Dee Dee Quinnelly and Greg Dutton	N/A
CC	April 26, 2012	Neighborhood planning staff presented the Draft SJCH Combined Neighborhood Plan to City Council.	Neighborhood Planning staff: Dee Dee Quinnelly and Greg Dutton	N/A

## St. John/Coronado Hills Neighborhood Plan — Types of Outreach

	Kick-off 2/28/2009	1st Workshop 3/31/2009	2nd Workshop 5/21/2009	Schools and Community Reaffirmation 6/23/2009	Code Enforcement 7/11/2009	Crime and Public Safety 8/5/2009	Brainstorming Community Life 9/17/2009	Parks and Community Gardens 10/20/2009	Trees and the Environment 11/17/2009	Brainstorming Parks, Trees, Environment 12/15/2009	Build Environment & Transportation 1/25/2010	Transportation I 2/22/2010	Transportation II 3/25/2010	Brainstorm Transportation 4/10/2010	Mid- Process 6/5/2010
<b>Rivers</b>															
Snail-mail	7500		140	180	180	197	197	197	215	215	217	222	224	224	7446
E-mail attachments:															
St. John NA	X		X				X	X	X	X	X	X	X	X	X
Coronado Hills NA	X		X				X	X	X	X	X	X	X	X	X
Villas of Coronado Hills	X		X				X	X	X	X	X	X	X	X	X
Old Town	X		X				X	X	X	X	X	X	X	X	X
Posters:															
St. John Community Center							X	X	X	X	X	X	X	X	X
Reagan High				X	X	X	X	X	X	X	X	X	X	X	X
Hand Delivered backpack flyers:															
Pickle Elementary School	720	720	720	Summer break	Summer break	Summer break	720	720	720	720	720	720	720	720	720
Webb Middle School	600	600	600	Summer break	Summer break	Summer break	700	700	700	700	700	700	700	700	700
E-mail notices															
Interest List	63	103	120	125	126	130	137	141	142	143	146	151	154	155	159
Interest List reminders		103	121	126	128	130	139	141	142	143	146	151	153	155	161
Press Release															
Full media contacts	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Other															
Meet & Greet	X														

Focused Outreach to Special Interest Groups				
Seniors	Youth	Spanish Speakers	African American	Businesses
Kick-off announcement at Senior lunch - Virginia L. Brown Recreation Center	Kick-off announcement at Reagan Community Fair	Pickle Elementary School Parent Coffee - about 30 attendees each meeting	African American Quality of Life Commission	
Mid-process announcement at Senior lunch.	Parks and Transportation discussion with 6 students of Webb Middle School	Hispanic Quality of Life Committee	Church visits: Black Memorial Missionary Baptist Church, St. Paul's Baptist Church, St. John's Church-God In Christ, and Young Chapel AME Church.	Minority and Women owned business Commission
Interest list e-mail notifications	Outreach to youth in summer programs at Reagan High School	Church visit: Inglesia familiar ebenezzer	Senior lunch announcements	Snail-mail notifications
	Backpack flyers sent home with students at Webb Middle School and Pickle Elementary School	Phone calls to 11 Spanish speakers prior to workshops	Snail-mail notifications	Interest list e-mail notifications
		Backpack flyers sent home with students	Interest list e-mail notifications	
		Interest list e-mail notifications	Snail-mail workshop notifications	

## St. John/Coronado Hills Neighborhood Plan — Types of Outreach

[illegible]





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:

Proposed neighborhood plan has an overall positive impact of affordability by:

- Adding 264 acres of mixed use to the neighborhood
- Adopting small lot amnesty over the entire combined neighborhood planning area
- Adopting Cottage Lot and Urban Home in an 881 acre sub-district
- Adopting Secondary Apartment Infill Option over the entire St. John Neighborhood Planning Area
- Adopting Residential Infill in a 100 acre sub-district
- Adding 35 acres of MF zoning to the Combined Neighborhood Planning Area

Alternative Language to Maximize  
Affordable Housing Opportunities:

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:

- Adopt the Urban Home and Cottage infill options over all single family residential properties in the combined neighborhood planning area.
- Adopt the Residential Infill option for all single family residential properties zoned SF-3 in the combined neighborhood planning area.

Other Recommendations:

None

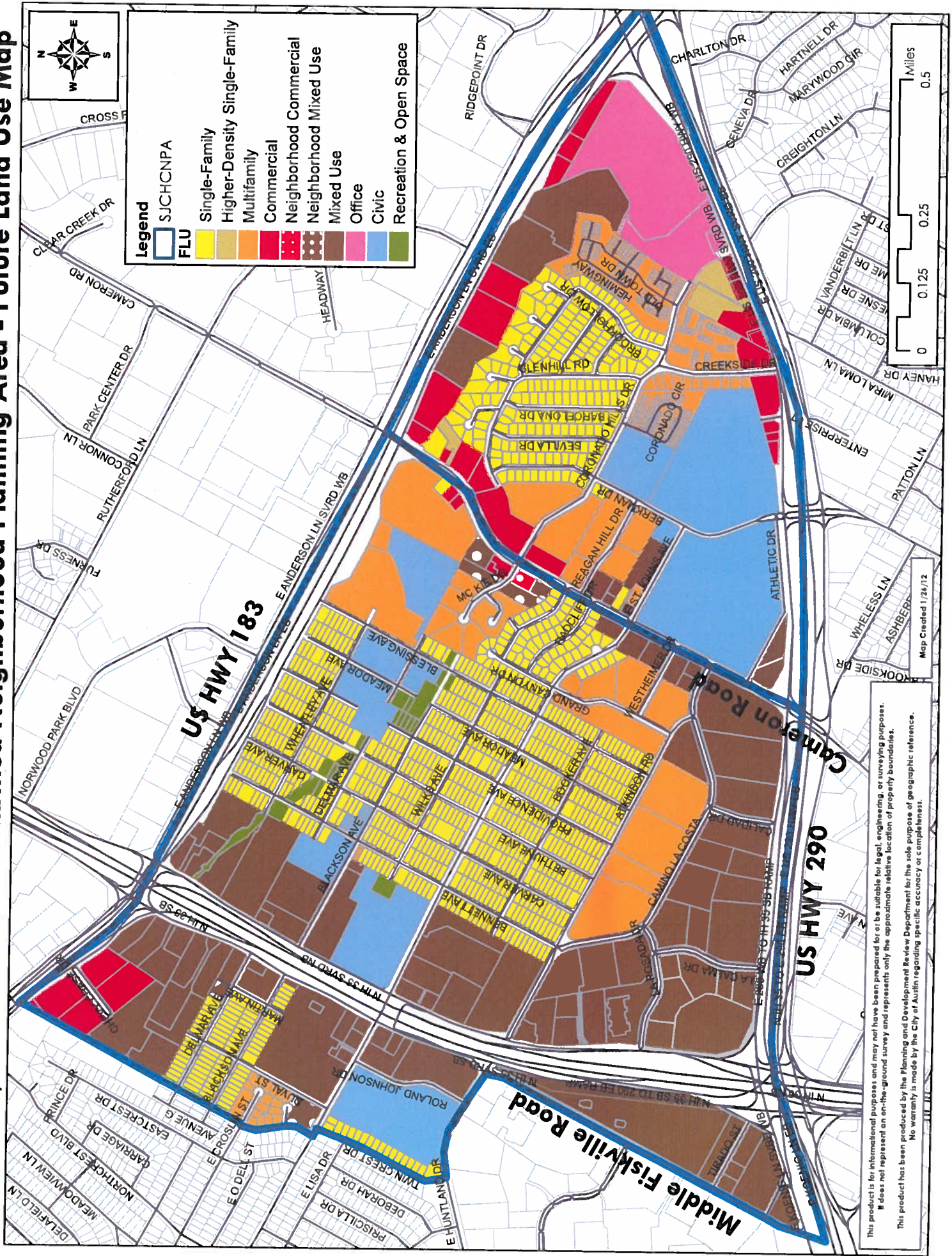
Date Prepared:

January 31, 2012

Director's Signature: \_\_\_\_\_

Betsy Spencer

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





**RESOLUTION OF THE OLD TOWN BOARD OF DIRECTORS  
REGARDING ST JOHN/CORONADO HILLS NEIGHBORHOOD PLAN**

I, Joe Colvin, President of the Old Town HOA, a not for profit entity duly organized and existing under the laws of the State of Texas, do hereby certify that the Board of Directors of said Corporation, by majority vote, do hereby and here within adopt into effect the following resolutions:

All restrictions of the declaration and bylaws are by reference incorporated into the rules. In addition to the declaration and bylaws, the Board adopts the following rules:

**The St John/Coronado Hills Neighborhood Plan as the strategic planning document for the plan area and will participation in the Coronado Hills Neighborhood Plan Contact Team.**

Approved this 17 day of January, 2012.

Old Town HOA, Inc.

By:

Title:

Joe C. Colvin  
President

FURTHER RESOLVED, that these rules shall be effective upon execution.

IN WITNESS WHEREOF, I have hereunto set my hand as Team Lead of said Corporation, this

23rd day of January, 2012.

ACKNOWLEDGEMENT

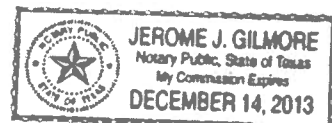
THE STATE OF TEXAS  
COUNTY OF Travis

This instrument was acknowledged before me appeared

Joe C. Colvin and Jerome J. Gilmore  
in the capacity stated above.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 23<sup>rd</sup> day of  
January, 2012.

Jerome J. Gilmore  
Notary Public



## **CITY COUNCIL HEARING**

**DATE: Thursday, February 9, 2012**

**TIME: 2:00 P.M.**

**LOCATION: 301 W. 2<sup>nd</sup> St., City Hall, Council Chambers, Austin**

**\*Please Note:** If the Planning Commission does not take action on the St. John/Coronado Hills Combined Neighborhood Plan and subsequent zoning changes at the January 24, 2012 hearing, the City Council hearing will likely be postponed. Check the minutes from the February 9, 2012, City Council hearing for the new hearing date.

### **Contact Information**

For questions regarding the St. John/Coronado Hills Combined Neighborhood Plan or proposed zoning changes, please call or email:

Dee Dee Quinnelly  
(512) 974-2976

Greg Dutton  
(512) 974-3509

Paul DiGiuseppe  
(512) 974-2865

kathryn.quinnelly@austintexas.gov

greg.dutton@austintexas.gov

paul.digiuseppe@austintexas.gov

**Si Ud. necesita información en español, favor de llamar a Pamela Larson al (512) 974-6404.**

Office hours are 8:00 a.m. to 5:00 p.m. Monday through Friday. Please be sure to refer to the File Numbers on the first page when you call. See enclosed sheets for more information on public hearings.

### **PLANNING COMMISSION COMMENT FORM**

File # C14-2011-0115  
# C14-2011-0116

**Planning Commission Hearing Date: Tuesday, January 24, 2012**

Comments: Sounds Great.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Greg Dutton

Name (please print) Charles DeBusk

Address 1044 Camino la Costa #1128  
AUSTIN, TX 78752

- ☒ I am in favor  
(Estoy de acuerdo)  
☐ I object  
(No estoy de acuerdo)

### **INFORMATION ON PUBLIC HEARINGS**

The Planning and Development Review Department has filed an application for zoning/rezoning to implement a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners, registered environmental or neighborhood organizations and utility service

**Dutton, Greg**

**From:** Dutton, Greg  
**Sent:** Thursday, February 09, 2012 12:29 PM  
**To:** Dutton, Greg

**Subject:** FW: Many thanks for all you have done.

**From:** Iletra Lawrence [mailto:llawr97578@aol.com]  
**Sent:** Thursday, February 09, 2012 12:16 PM  
**To:** Quinnelly, Kathryn  
**Subject:** Many thanks for all you have done.

To whom it may concern,

Give credit where credit is due when it is in one's power to do so!

Concerning File Number: C14-2011-0115 St. John Neighborhood Planning Area (763 acres)

C14-2011-0116 Coronado Hills Neighborhood Planning Area (353 acres)

First I want to thanks the City of Austin Planning and Development Review Department.

In having to work with some of the residents of these area, I experienced them having to go through improper

treatments from some of the residents. I understand a man fears that which he does not understand.

However

the Planning Department were, patient, and kind, and very willing to answer all of our concerns.

I appreciate all that they have done, and how they have worked with us.

I am for all of the improvement that the city is doing to better our areas.

I wish I could be there today, however I am unable to do so, because I tore a tendon in my foot and is need of

Surgery. I hope I have more of an opportunity to work with this group.

GOD be with you all.

Iletra Lawrence

**Iletra Lawrence**  
**Coldwell Banker United, Realtors**  
**The Summit at La Frontera**  
**810 Hesters Crossing, Suite 100**  
**Round Rock, TX 78681**  
**(512) 691-6908 office**  
**(512) 451-7708 home office**  
**(512) 255-9770 fax**  
**llawr97578@aol.com**



CORONADO HILLS REQUEST TO  
POSTPONE ON 3/1/12

Page 1 of 1

Dutton, Greg

**From:** Teresa Reel [treel@clear.net]  
**Sent:** Thursday, March 01, 2012 11:30 AM  
**To:** Leffingwell, Lee; Cole, Sheryl; Spelman, William; Morrison, Laura; Riley, Chris; Martinez, Mike [Council Member]; Tovo, Kathle  
**Cc:** Dutton, Greg; Quinnelly, Kathryn; Meredith Morningstar; Mike Wusterhausen  
**Subject:** Requested Postponement of March 1 City Council Agenda Items #61 and #63

Late yesterday afternoon the Coronado Hills Neighborhood Planning group was notified by staff that they had been in discussions with the owner of Tracts 113 and 114 over the last week and that he is now contesting the neighborhood and staff recommended zoning of these Tracts. Since the property owner did not participate in the three year long Neighborhood Planning process nor respond to the legal notification of zoning change which was sent out prior to the Neighborhood Plan and the zoning changes going to the Planning Commission we have had no opportunity to discuss the future land use plan with the property owner. This is a major concern for us since the Mobile Homes in the park are all at end of life based on the tax records and the property is currently zoned CS/GR with only a 6 foot wood fence separating it from residential homes. The CS/GR zoning is not consistent with the Future Land Use Plan in the proposed Neighborhood Plan nor the actual use of the property for the last 46 years.

We are asking that agenda items #61 and #63 be postponed until April 5th so that we have an opportunity to meet and discuss the future land use plan with the property owner.

If there are any question please contact Teresa Reel at 694-2000 or Meredith Morningstar at 921-4832.

Thank you for your consideration.

3/1/2012

**Dutton, Greg**

**From:** Mike Wusterhausen [mikewusterhausen@hotmail.com]  
**Sent:** Thursday, February 23, 2012 7:43 AM  
**To:** Teresa Reel; awoffice@waugheng.com  
**Cc:** Quinnelly, Kathryn; Dutton, Greg; mmstaraustin@hotmail.com; majidhemmasi@hotmail.com; seyed1957@yahoo.com; twaugh@waugheng.com; mikewusterhausen@hotmail.com  
**Subject:** RE: Coronado Hills March Meeting Thursday March 8th

I have passed on the meeting information to Coronado Hills residents for whom I have email addresses.  
Thanks, Mike W.

---

**CC:** kathryn.quinnelly@austintexas.gov; greg.dutton@austintexas.gov; mmstaraustin@hotmail.com; majidhemmasi@hotmail.com; seyed1957@yahoo.com; twaugh@waugheng.com; mikewusterhausen@hotmail.com  
**From:** treel@clear.net  
**Subject:** Re: Coronado Hills March Meeting Thursday March 8th  
**Date:** Wed, 22 Feb 2012 14:29:58 -0600  
**To:** awoffice@waugheng.com

Let's say 7pm at Old Town Clubhouse 1801 Coronado Hills Drive.  
Questions concerning Tract 108:  
Do the current owners plan to develop or just obtain zoning and resale?  
If planning to develop what other projects has the group developed?  
Where will the access to the development be located?  
Has the possibility of splitting the tract and having different zoning on the east and west sides been considered? Is it possible?  
What type of develop is planned for the tract?  
I'm sure there are other questions  
but the ones above are being ask by many.

Sent from my iPhone

On Feb 22, 2012, at 12:28 PM, "Azam Office" <[awoffice@waugheng.com](mailto:awoffice@waugheng.com)> wrote:

Thank you for your e-mail, Teresa. We can meet with the neighborhood at 6.30 pm or 7:00 pm on Monday, Feb 27th.

Please confirm the time (6:30 or 7:00 pm), and please furnish us the address for the Clubhouse.

Thank You,  
Azam  
(512) 474-4470

-----Original Message-----

**From:** Teresa Reel [mailto:[treel@clear.net](mailto:treel@clear.net)]  
**Sent:** Wednesday, February 22, 2012 10:41 AM  
**To:** Mike Wusterhausen  
**Cc:** [awoffice@waugheng.com](mailto:awoffice@waugheng.com); [kathryn.quinnelly@austintexas.gov](mailto:kathryn.quinnelly@austintexas.gov); [greg.dutton@austintexas.gov](mailto:greg.dutton@austintexas.gov); [mmstaraustin@hotmail.com](mailto:mmstaraustin@hotmail.com); [majidhemmasi@hotmail.com](mailto:majidhemmasi@hotmail.com); [seyed1957@yahoo.com](mailto:seyed1957@yahoo.com); [twaugh@waugheng.com](mailto:twaugh@waugheng.com)  
**Subject:** Re: Coronado Hills March Meeting Thursday March 8th

How about a meeting Monday Feb 27th at the Old Town Clubhouse at 6:30 or 7pm? The clubhouse is available. Can someone from the group with Tract 108 attend? If so we can get emails out and have whoever can attend from Old Town HOA and Coronado Hills NA there. That's the only possibility I see before March 1.

On Wed, Feb 22, 2012 at 5:01 AM, Mike Wusterhausen <[mikewusterhausen@hotmail.com](mailto:mikewusterhausen@hotmail.com)> wrote:

There really is no way to bump up our Neighborhood Association meeting. Our newsletter is delivered out the weekend prior to our meeting and we have no way to get a change in date out early enough to notify the neighbors. Not to mention the vote that is needed to move the stated meeting date. We are still a go for the March meeting on the 8th. Thanks, Mike W.

---

From: [awoffice@waugheng.com](mailto:awoffice@waugheng.com)  
To: [Kathryn.Quinnelly@austintexas.gov](mailto:Kathryn.Quinnelly@austintexas.gov)  
CC: [Greg.Dutton@austintexas.gov](mailto:Greg.Dutton@austintexas.gov); [mikewusterhausen@hotmail.com](mailto:mikewusterhausen@hotmail.com); [mmstaraustin@hotmail.com](mailto:mmstaraustin@hotmail.com); [treel@clear.net](mailto:treel@clear.net); [majidhemmasi@hotmail.com](mailto:majidhemmasi@hotmail.com); [seyed1957@yahoo.com](mailto:seyed1957@yahoo.com); [twagh@waugheng.com](mailto:twagh@waugheng.com)

Subject: RE: Coronado Hills March Meeting Thursday March 8th  
Date: Tue, 21 Feb 2012 13:49:55 -0600

Hi Kathryn,

Thank you for your email and suggestion. My partners and I are available to meet prior to the council meeting. However, I do not know how much trouble it is for the neighborhood to meet with us before March 1st.

Thanks,  
Azam  
(512) 474-4470

-----Original Message-----

**From:** Quinnelly, Kathryn [<mailto:Kathryn.Quinnelly@austintexas.gov>]  
**Sent:** Tuesday, February 21, 2012 12:35 PM  
**To:** Mike Wusterhausen; [mmstaraustin@hotmail.com](mailto:mmstaraustin@hotmail.com); Teresa Reel; [awoffice@waugheng.com](mailto:awoffice@waugheng.com)  
**Cc:** Dutton, Greg  
**Subject:** FW: Coronado Hills March Meeting Thursday March 8th

Hi there,

I hope everyone is doing well. Greg Dutton forwarded me the e-mail communication regarding Tract 108. This is good news that you all will be getting together to further discuss the property.

What I would pose to the group is that we will be presenting to City Council (CC) on Thursday, March 1 and as you all know, Tract 108 will be up for discussion at that time. It may be beneficial, if possible, to have your meeting prior to the CC hearing. This is totally up to you all, but it is very likely that CC will ask questions of both parties and, possibly, whether or not you all have gotten together to discuss.

Please keep us posted and we will see everyone on Thursday, March 1.

Kind regards,  
Dee Dee

**Kathryn D. "Dee Dee" Quinnelly, LEED AP**  
Senior Planner, City of Austin  
Planning and Development Review Department  
512.974.2976  
[kathryn.quinnelly@austintexas.gov](mailto:kathryn.quinnelly@austintexas.gov)



Please consider the environment before printing this email.

---

**From:** Dutton, Greg  
**Sent:** Tuesday, February 21, 2012 9:56 AM  
**To:** Quinnelly, Kathryn  
**Subject:** FW: Coronado Hills March Meeting Thursday March 8th

Discussion between CH and Tract 108 owners.

---

**From:** Mike Wusterhausen [mailto:[mikewusterhausen@hotmail.com](mailto:mikewusterhausen@hotmail.com)]  
**Sent:** Thursday, February 16, 2012 7:40 PM  
**To:** [awoffice@waugheng.com](mailto:awoffice@waugheng.com)  
**Cc:** [mmstaraustin@hotmail.com](mailto:mmstaraustin@hotmail.com); [twough@waugheng.com](mailto:twough@waugheng.com); [majidhemmasi@hotmail.com](mailto:majidhemmasi@hotmail.com); [seyed1957@yahoo.com](mailto:seyed1957@yahoo.com); Rhoades, Wendy; Dutton, Greg; [mikewusterhausen@hotmail.com](mailto:mikewusterhausen@hotmail.com)  
**Subject:** RE: Coronado Hills March Meeting Thursday March 8th

I will put aside the time at the March meeting. Thanks, Mike W.

---

**From:** [awoffice@waugheng.com](mailto:awoffice@waugheng.com)  
**To:** [mikewusterhausen@hotmail.com](mailto:mikewusterhausen@hotmail.com)  
**CC:** [mmstaraustin@hotmail.com](mailto:mmstaraustin@hotmail.com); [twough@waugheng.com](mailto:twough@waugheng.com); [majidhemmasi@hotmail.com](mailto:majidhemmasi@hotmail.com); [seyed1957@yahoo.com](mailto:seyed1957@yahoo.com); [Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov); [greg.dutton@austintexas.gov](mailto:greg.dutton@austintexas.gov)  
**Subject:** RE: Coronado Hills March Meeting Thursday March 8th  
**Date:** Wed, 15 Feb 2012 10:26:23 -0600

Mike,

I sent the e-mail below and received a message that it was not delivered.

My apology if this is a duplicate email.

Regards,  
Azam  
(512) 474-4470

---

**From:** [awaugh@waugheng.com](mailto:awaugh@waugheng.com) [mailto:[awaugh@waugheng.com](mailto:awaugh@waugheng.com)]  
**Sent:** Wednesday, February 15, 2012 6:54 AM

To: 'Mike Wusterhausen'  
Cc: 'mmstaraustin@hotmail.com'; 'twaugh@waugheng.com'; 'majidhemmasi@hotmail.com'; 'seyed1957@yahoo.com'; 'wendy.rhoades@austintexas.gov'; 'greg.dutton@austintexas.gov'  
Subject: RE: Coronado Hills March Meeting Thursday March 8th

Mike,

Thank you very much for allowing us to speak at your meeting. I think about 10 minutes of presentation would be enough, and probably another 10 minutes for questions and answers. Does this work for you?

Regards,  
Azam

---

From: Mike Wusterhausen [mailto:mikewusterhausen@hotmail.com]  
Sent: Monday, February 13, 2012 6:53 PM  
To: awaugh@waugheng.com  
Cc: mmstaraustin@hotmail.com; twaugh@waugheng.com; majidhemmasi@hotmail.com; seyed1957@yahoo.com; wendy.rhoades@austintexas.gov; greg.dutton@austintexas.gov; mikewusterhausen@hotmail.com  
Subject: RE: Coronado Hills March Meeting Thursday March 8th

Mr. Waugh. Our neighborhood meetings are held on the second Thursday of the month (March 8th) and are held at the Clifton Center, 1519 Coronado Hills Dr. The meetings start at 6:30 PM and we have to have the chairs put away and be clear of the building by 8PM. I will put you early on the meeting agenda to ensure we do not run out of time. How long would you like? Let me know. - Mike Wusterhausen

---

From: awaugh@waugheng.com  
To: mikewusterhausen@hotmail.com  
Cc: mmstaraustin@hotmail.com; twaugh@waugheng.com; majidhemmasi@hotmail.com; seyed1957@yahoo.com; Wendy.Rhoades@austintexas.gov; greg.dutton@austintexas.gov  
Subject:  
Date: Fri, 10 Feb 2012 08:33:31 -0600

Mike,

My name is Azam Waugh. I am one of the owners of parcel 108 in the Coronado Hill neighborhood. In speaking with Meredith Morningstar, I understand that you are the one who runs the neighborhood meetings and puts the agenda together.

I am requesting that you give us a few minutes at your next neighborhood meeting, so we can talk to the neighbors and learn what their concerns are about the type of businesses that may be using parcel 108. I have confidence that we can come up with an arrangement that will be mutually beneficial.

I understand that your next meeting will be held on March 8th at 6:30 PM. Please provide me with the location of the meeting and confirm the date and the time.

Thank you very much for your consideration.

Regards,  
Azam Waugh

**COZY LIVING, LLC**  
Office: (512) 474-4470



TRACT # 108

Page 5 of 5

Cell: (512) 922-6563

3/1/2012

## TRACT # 108

Owners have suggested to residents that a strip type mall could be built with their proposal. I will briefly list the current strip mall services currently surrounding our neighborhood. If two numbers are given for a store, it is because these businesses go in and out of business from month to month.

1. 4 -5 filling stations all are combo convenience store/station
2. Grocery stores
  - a. 4-5 small ethnic specialty stores,
  - b. 1 full service, large ethnic store
  - c. 1 old and somewhat run down full service store
3. 2-3 fingernail shops
4. 2 dry cleaners (some go in and out of business)
5. 3 pay day loan stores
6. 2 half way residential houses
7. 4-6 small restaurants
8. 2-3 beauty shops
9. 2 pawn shops
10. 2 Dept of Texas offices-rehabilitation & DOT
11. 2 Laundromats
12. 2 franchised dental offices
13. 2 insurance stores
14. 4 car repair or used tire stores
15. 1 liquor store
16. 1 very large night club set to open upon completion of remodeling
17. 1 mobile home park currently violating many city codes for mobile home parks
18. 1 strip mall church
19. 1 phone store
20. 2 video stores
21. 1 karate school
22. 1 health clinic for underserved citizens
23. 2 hair cutting stores
24. 1 bank
25. 2 Childcare facilities
26. 1 barber shop
27. 1 small business park

**Dutton, Greg**

**From:** SHIRISH SHELAT [shshelat@yahoo.com]  
**Sent:** Tuesday, February 28, 2012 8:54 PM  
**To:** Dutton, Greg  
**Subject:** Zoning request

Mr. Dutton.

I have discussed with you on phone. I will try to attend meeting personally but in case I cannot, I am sending you my request for the city council

We would like to keep the zoning as it is for the following reason.

1). we have small motel and restaurant in front of the mobile home park. This is same properties and land that has mobile home on the back side. We would like to keep the zoning for entire property same.

2) We also have option of selling entire property in future if it is same zoning area.

3) This business I am running since 1991 and we purchased entire business that was running with same zoning.

Please consider our request and keep the zoning same.

Thank you.

If you have any question please contact me on my mobile no 512-623-9579.

Satish bhatt .

2/28/12.

TRACT # 113 & 114

Page 1 of 1

**Dutton, Greg**

**From:** Sammy Easterday [ebunny1@sbcglobal.net]

**Sent:** Wednesday, February 29, 2012 3:42 PM

**To:** Dutton, Greg

**Subject:** RE: SJCH - Information re: tracts 113 and 114, mobile homes

I am deeply disappointed that you all privately contacted the owner without any representation of the residents WHO LIVE HERE, the owner had been notified numerous times over 3 years about the plan. So now, one day before city council, we are left with trying to figure out what to do. Makes one wonder whose side you all are on! I don't believe for a minute you needed to do any contacting of anybody, you were looking out for your own job status so no one would say anything negative about how you "handled" all of us. Some "plan". Must not be our plan, must be one you all want. Planning involves stakeholders and you ignored many stakeholders! One could even think you went behind our backs, so to speak.

Why did you need to go out of your way to contact someone who has shown no interest in anything so far and thus subvert any plans we have made to get our plan congruent with residential wishes AT THE LAST MINUTE? ...our plan is the PLAN for the future! You have corrupted the good faith I was trying to maintain with you all. You have gone out of your way to confuse things with a slum like landlord judging from the conditions of the area where the trailer like residences are parked. Now you can say you notified us, thanks a lot!

S Easterday

**From:** Dutton, Greg [mailto:Greg.Dutton@austintexas.gov]

**Sent:** Wednesday, February 29, 2012 2:59 PM

**To:** treel@clear.net; mmstaraustin@hotmail.com; Mike Wusterhausen; Bonnie Turek; Sammy Easterday

**Subject:** SJCH - Information re: tracts 113 and 114, mobile homes

Hi all,

I just wanted give you a quick update on tracts 113 and 114 (Patton Court mobile homes) in the Coronado Hills neighborhood planning area. Dee Dee and I were able to contact the property owner last week, and have been discussing the proposed rezonings with him over the last few days (we filled him in on everything that's taken place up to this point). The property owner's desire is to keep the property zoned as it currently is, with a mix of CS and GR zoning. He has indicated that he currently has no plans to sell or redevelop the property, but would like to keep the commercial zoning because he feels it will allow for more flexibility in the future. I should also note that should City Council decide to keep the current zoning (as PC recommended and the property owner desires), then it would not be possible to file a valid petition, since no zoning change would be taking place.

We hope to see you tomorrow, and please do let me know if you have any questions.

Cheers,

Greg

**Greg Dutton**

Neighborhood Planner, City of Austin

Planning and Development Review Department

505 Barton Springs Road, Austin, TX 78704

(512) 974-3509

[Greg.Dutton@austintexas.gov](mailto:Greg.Dutton@austintexas.gov)



Please consider the environment before printing this email.

3/1/2012

**Dutton, Greg**

**From:** Teresa Reel [treel@clear.net]  
**Sent:** Wednesday, February 29, 2012 11:45 PM  
**To:** Dutton, Greg  
**Cc:** <mmstaraustin@hotmail.com>; Mike Wusterhausen; Bonnie Turek; Sammy Easterday  
**Subject:** Re: SJCH - Information re: tracts 113 and 114, mobile homes

If there was discussions with the owner of Tracts 113/114 it would have been preferred that someone from the Coronado Hills Planning area be included in those discussions. We have been working on the plan for almost four years.

That being said, with the Tracts contested does it take more than four votes of the council to change the Zoning?

Sent from my iPhone

On Feb 29, 2012, at 2:59 PM, "Dutton, Greg" <Greg.Dutton@austintexas.gov> wrote:

Hi all,

I just wanted give you a quick update on tracts 113 and 114 (Patton Court mobile homes) in the Coronado Hills neighborhood planning area. Dee Dee and I were able to contact the property owner last week, and have been discussing the proposed rezonings with him over the last few days (we filled him in on everything that's taken place up to this point). The property owner's desire is to keep the property zoned as it currently is, with a mix of CS and GR zoning. He has indicated that he currently has no plans to sell or redevelop the property, but would like to keep the commercial zoning because he feels it will allow for more flexibility in the future. I should also note that should City Council decide to keep the current zoning (as PC recommended and the property owner desires), then it would not be possible to file a valid petition, since no zoning change would be taking place.

We hope to see you tomorrow, and please do let me know if you have any questions.

Cheers,

Greg

**Greg Dutton**

Neighborhood Planner, City of Austin  
Planning and Development Review Department  
505 Barton Springs Road, Austin, TX 78704  
(512) 974-3509  
[Greg.Dutton@austintexas.gov](mailto:Greg.Dutton@austintexas.gov)



Please consider the environment before printing this email.



**Dutton, Greg**

**From:** Bonnie Turek [blturek@sbcglobal.net]  
**Sent:** Thursday, March 01, 2012 12:16 AM  
**To:** treel@clear.net; mmstaraustin@hotmail.com; Mike Wusterhausen; Sammy Easterday; Dutton, Greg  
**Cc:** Yuri Prentice; Jo Alvarez; Alicia Hathaway  
**Subject:** Re: SJCH - Information re: tracts 113 and 114, mobile homes  
 Greg,

It is very difficult for me to understand ( at the direction/suggestion of a council person ) why the owner of lots 113/114 needed to be contacted even one time. much less twice, if that was the case. While we faithful stakeholders were attending monthly meetings for nearly 3 years, the owner chose to ignore the whole process. Did he ever come a meeting? Did he even show up at the Planning Commission hearing, to protect his interest in the zoning? To my knowledge he didn't contact the neighborhood(s)

To have him given such deference, at this point, irrespective of a council person's direction, is giving credence to the wishes of **one** land owner, at this late date, who over a 3 year period, didn't think it was important enough, to show up and speak up.

Any of us, including the members of the City Council could conclude he wasn't concerned or even interested. . Based on this, why was he afforded this "special treatment" ? He didn't earn it. I am troubled and very disappointed by this last minute action, on his behalf. It gives us little or no time to prepare any additional/special remarks to the Council, should we desire to do so.

Bonnie Turek

--- On Wed, 2/29/12, Dutton, Greg <Greg.Dutton@austintexas.gov> wrote:

**From:** Dutton, Greg <Greg.Dutton@austintexas.gov>  
**Subject:** SJCH - Information re: tracts 113 and 114, mobile homes  
**To:** treel@clear.net, mmstaraustin@hotmail.com, "Mike Wusterhausen" <mikewusterhausen@hotmail.com>, "Bonnie Turek" <blturek@sbcglobal.net>, "Sammy Easterday" <ebunny1@sbcglobal.net>  
**Date:** Wednesday, February 29, 2012, 2:59 PM

Hi all,

I just wanted give you a quick update on tracts 113 and 114 (Patton Court mobile homes) in the Coronado Hills neighborhood planning area. Dee Dee and I were able to contact the property owner last week, and have been discussing the proposed rezonings with him over the last few days (we filled him in on everything that's taken place up to this point). The property owner's desire is to keep the property zoned as it currently is, with a mix of CS and GR zoning. He has indicated that he currently has no plans to sell or redevelop the property, but would like to keep the commercial zoning because he feels it will allow for more flexibility in the future. I should also note that should City Council decide to keep the current zoning (as PC recommended and the

TRACT # 113 & 114

Page 2 of 2

property owner desires), then it would not be possible to file a valid petition, since no zoning change would be taking place.

We hope to see you tomorrow, and please do let me know if you have any questions.

Cheers,

Greg

**Greg Dutton**

*Neighborhood Planner, City of Austin*

*Planning and Development Review Department*

*505 Barton Springs Road, Austin, TX 78704*

*(512) 974-3509*

*Greg.Dutton@austintexas.gov*



Please consider the environment before printing this email.

**Dutton, Greg**

**From:** Quinnelly, Kathryn  
**Sent:** Monday, April 02, 2012 12:28 PM  
**To:** Dutton, Greg  
**Subject:** FW: April 5 Zoning and Neighborhood Plan Amendments: Item #76  
**Attachments:** OldTown1.JPG; OldTown2.JPG; Motel.JPG; Restaurant.JPG; MH1.JPG; MH2.JPG; MH3.JPG

I just received this e-mail and am passing it along to you. Let me know what you think!

Kathryn D. "Dee Dee" Quinnelly, LEED AP  
Senior Planner, City of Austin  
Planning and Development Review Department  
512.974.2976  
[kathryn.quinnelly@austintexas.gov](mailto:kathryn.quinnelly@austintexas.gov)



Please consider the environment before printing this email.

**From:** Teresa Reel [mailto:treel@clear.net]  
**Sent:** Monday, April 02, 2012 12:19 PM  
**To:** Leffingwell, Lee; Cole, Sheryl; Spelman, William; Morrison, Laura; Riley, Chris; Martinez, Mike [Council Member]; Tovo, Kathie  
**Cc:** joecolvin2@gmail.com; mikewusterhausen@hotmail.com; mmstaraustin@hotmail.com; Quinnelly, Kathryn  
**Subject:** April 5 Zoning and Neighborhood Plan Amendments: Item #76

**To:** Mayor and Council  
**From:** Joe Colvin, Old Town Board President  
Teresa Reel, Old Town Neighborhood Plan Contact Team Rep  
**Date:** April 2, 2012  
**Re:** April 5, 2012: 2pm Zoning and Neighborhood Plan Amendments Item 76  
Tracts 113&114, Tract 108

We would like to begin by thanking you for your time and consideration. In this communication we will briefly state who we are, our participation in the Neighborhood Planning Process, and our concerns and issues regarding the three zoning items on your Council Agenda April 5th.

**Who We Are**

Old Town Homeowner's Association (HOA) is a non-profit corporation operating under the Texas Property Code, Uniform Condominium Act and the Non-Profit Corporation Act. We operate within state law and our association Declaration of Covenants, Conditions, and Restrictions, By-Laws, and our adopted rules and guidelines for property condition and behavior. This includes a process for dealing with non-compliance and assessing fines and fees to residents who do not comply though our management company.

Our condominium association is FHA certified and is approximately 75% owner occupied. Old Town HOA is comprised of 183 units most of which have the front of their homes facing greenbelt areas (See attached pictures Old Town). The 23.88 acres managed by the Old Town Association Board is equally owned by each of the 183 units and maintained with the fees paid by each owner. This ownership and

maintenance includes our streets, sidewalks, common amenities, and greenbelt areas. We have maintained our streets, sidewalks, street lights, greenbelt, trash pickup, trees and landscaping and common amenities for over 35 years. This joint ownership and financial commitment to maintain our property has created community pride and a desire to ensure our future quality of life.

#### Neighborhood Plan Process

Residents from Old Town HOA have participated in the Neighborhood Planning process for St John/Coronado Hills Combined Area since the Community Workshops started over four years ago. We have strived to explain our differences and work with the other stakeholders in the area to coordinate to improve our community. The Old Town Board filed formal comments on June 22, 2010 with the Planning and Development staff at the plan mid-point review. Residents continued participation through the Zoning and Land Development Workshops over the next 2 years. In January 2012 the Old Town Board approved a Resolution supporting the Neighborhood Plan and agreeing to participate in the Contact Team for the Coronado Hills area.

#### Tracts 113&114

We support the Neighborhood Plan Future Land Use Plan for Tracts 113&114 to be zoned residential as the property has been used since 1965. Tracts 113&114 do not front on US290 but are actually located behind the Motel/Restaurant located on the frontage road (See Motel/Restaurant pictures). To the immediate west of the Mobile Home Park is 75 residential homes, the community clubhouse and community pool for Old Town HOA which were built in 1972. (See Old Town Phase One Map). The Motel on US290 frontage was constructed in 1956 with an RV Park prior to the property being in the City Limits. In 1965 additional land behind the Motel and Restaurant were added for a Mobile Home Park. (See Pictures MH Park). At that time the zoning was not changed to reflect the actual use of the land.

The City Zoning Guide states that CS is "intended for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments". The proposed Neighborhood Plan future land use map shows these Tracts as high density single family. We are requesting SF-6-NP for the Tracts 113&114 which share a property line with Old Town.

A review of the tax records shows that the Mobile Homes located on Tracts 113&114 are at or beyond end of life. We are very concerned about what could be built beside our homes if the zoning stays CS/GR. Current use is grandfathered infinitely. The requested zoning of high density single family residential will guide any future redevelopment of the property beside Old Town HOA.

#### Tract 108

Old Town HOA supports the Neighborhood Plan recommendation of Tract 108 changing from SF-3 to GO-NP. Residents have met with the owners and found that at this point they do not know what they intend to do with the land. We are very opposed to blanket zoning of the 20plus acres as CS. We are also concerned about how access to the property will be provided and the hours of operation of any businesses to locate there. At this point the owners cannot provide answers to our questions and concerns.

We will contact your office by phone later this week to see if you or your staff have any additional questions. You may also contact Teresa Reel at 694-2000.

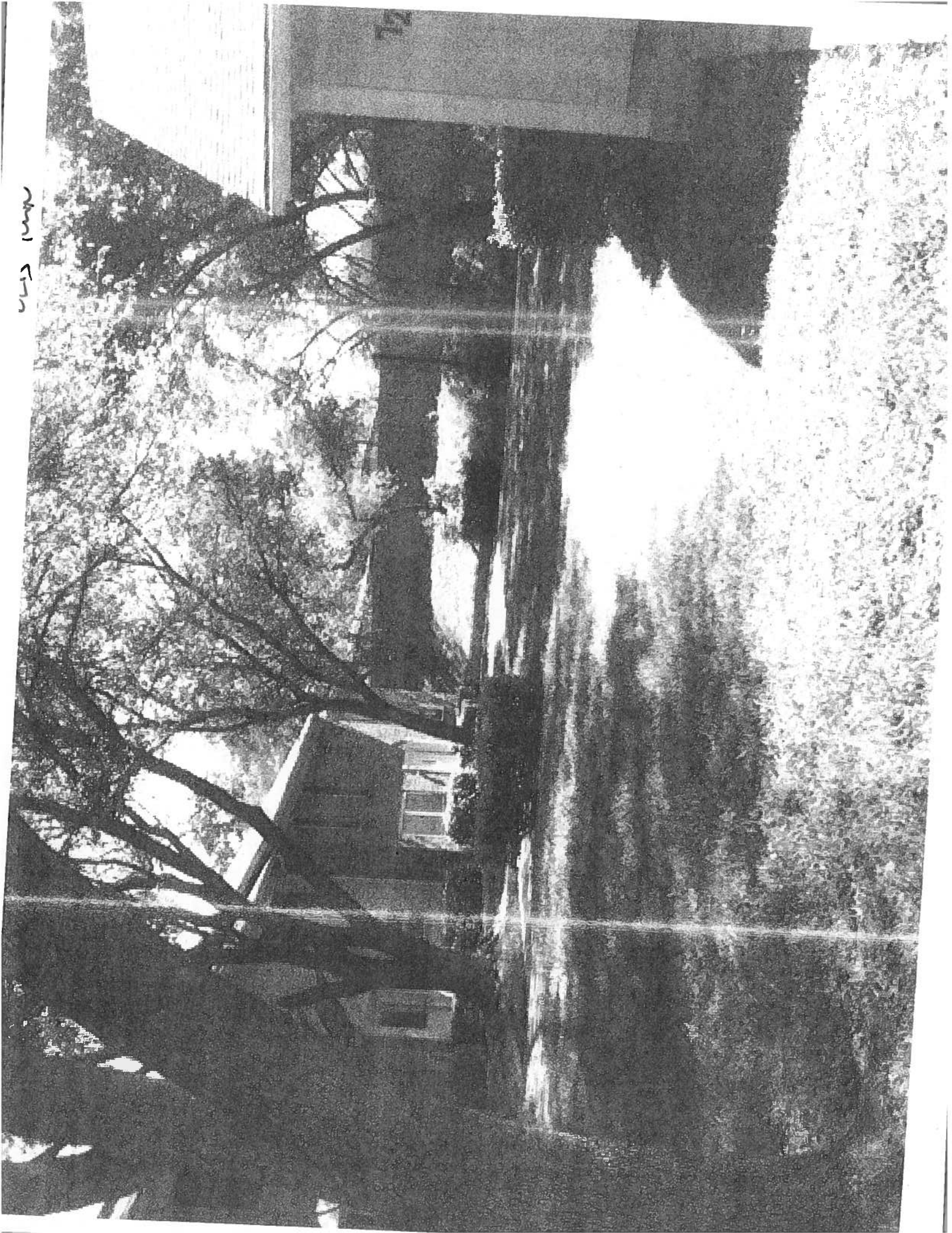
Thank you again for your consideration.

Nov. 4-70

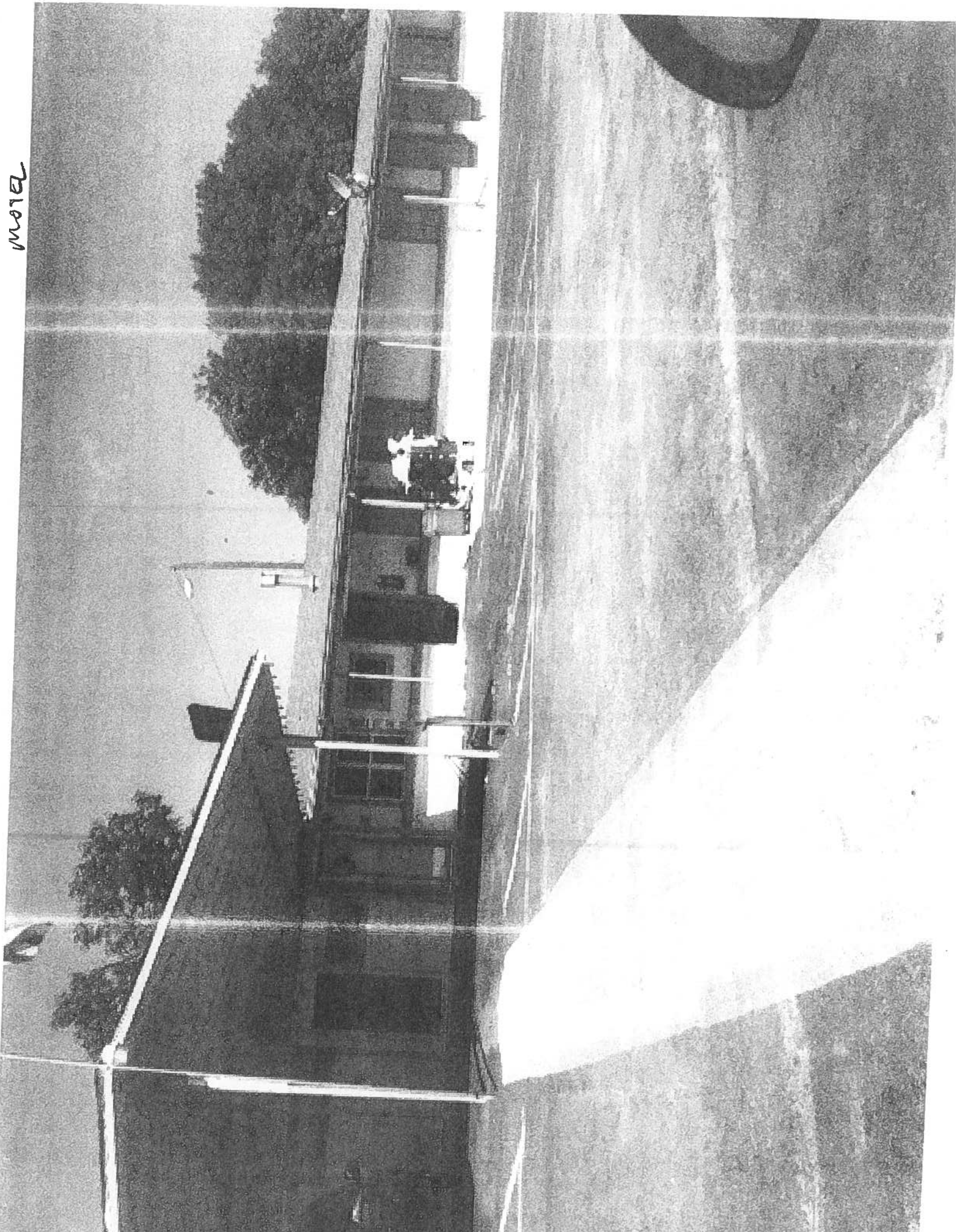




Ami Sin

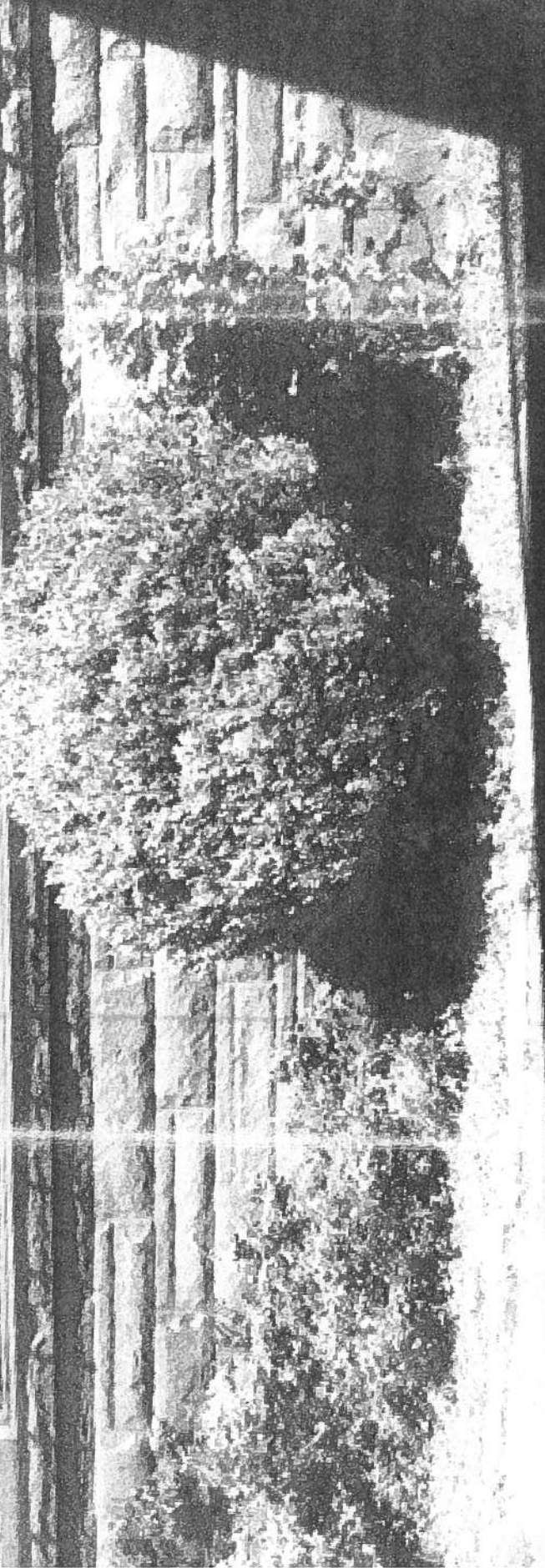






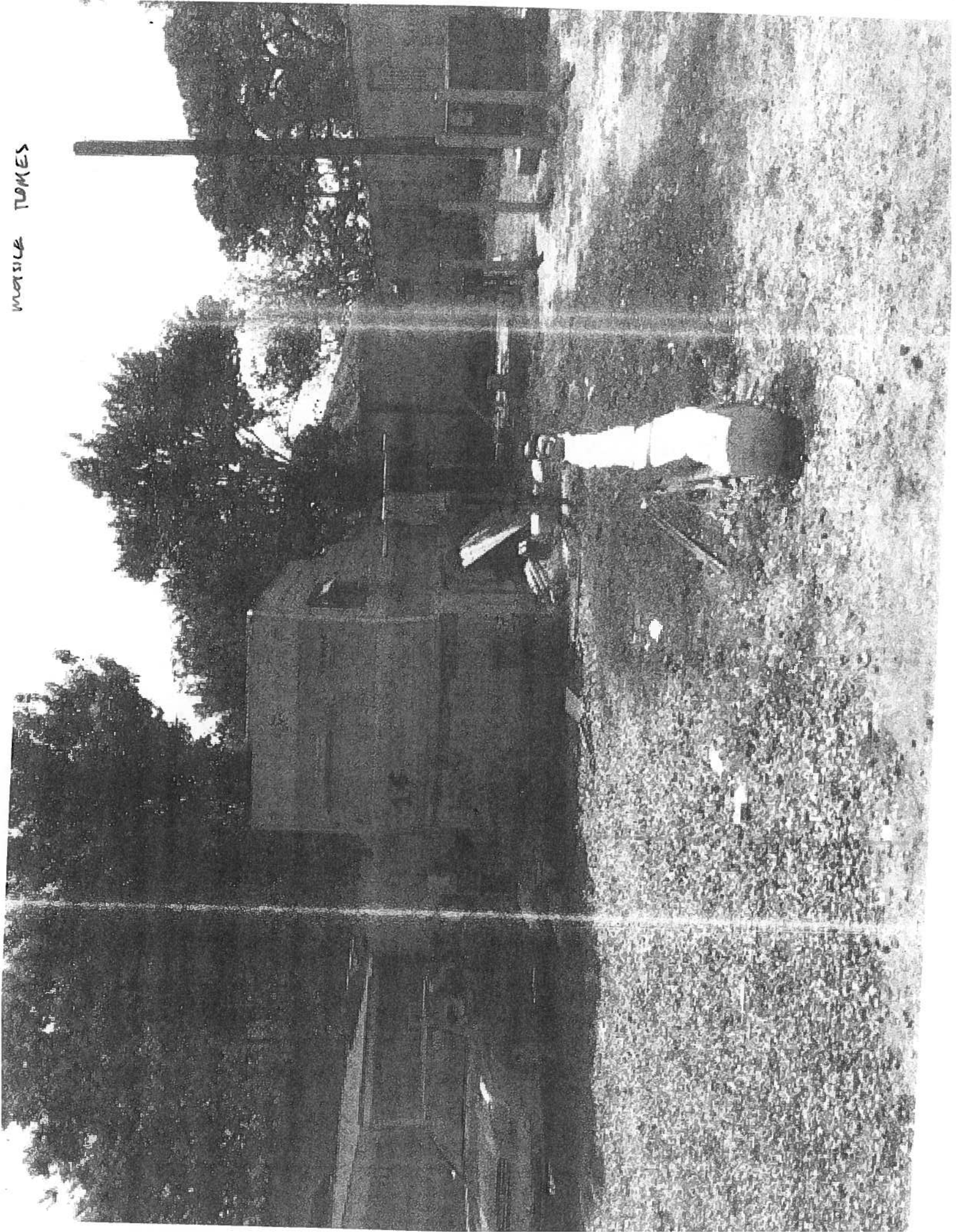
motor

15277 JUKATI





MASSIE TOMES

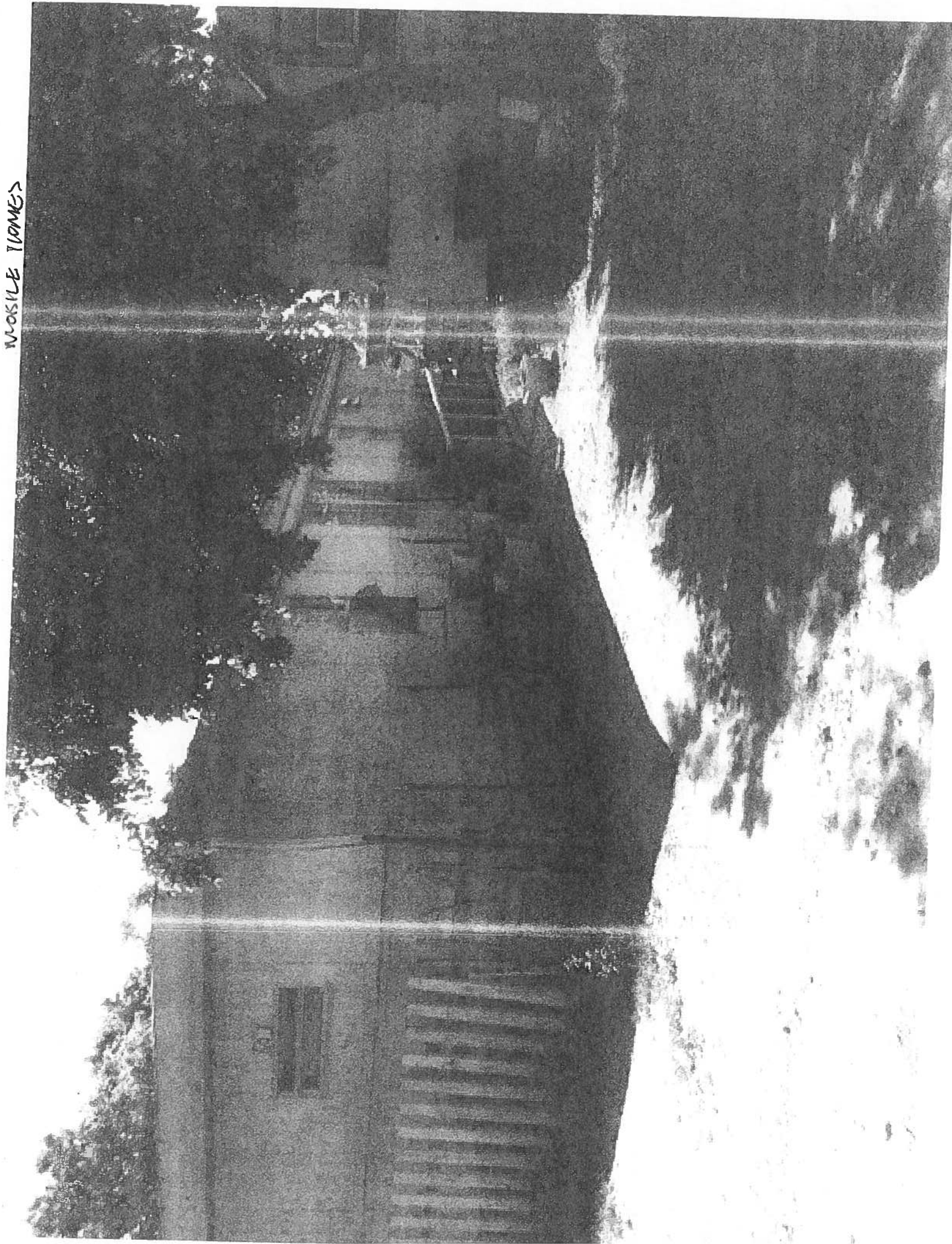


MISSILE HOMES





MOBILE HOMES





## Dutton, Greg

---

**From:** Teresa Reel [treel@clear.net]  
**Sent:** Friday, April 13, 2012 1:55 PM  
**To:** Dutton, Greg  
**Subject:** Re: MU-CS/GR

Great thanks

Sent from my iPhone

On Apr 13, 2012, at 12:07 PM, "Dutton, Greg" <Greg.Dutton@austintexas.gov> wrote:

> Hi Teresa,  
>  
> The residential density for GR-MU and CS-MU would be constrained by  
> the base commercial zoning district. For instance, the height limit  
> for MF-6 is 90 ft., but CS only allows up to 60 ft, so CS-MU would  
> only allow apartments up to 60 ft, max. I spoke to Wendy Rhoades about  
> this, and she said that for all practical purposes that the maximum  
> residential density under GR-MU and CS-MU would be about MF-4.  
>  
> As far as we know there's nothing new regarding second and third  
> reading on April 26th. We have yet to hear if the owner of tract 114  
> will petition the rezoning to SF-6-NP, but anticipate he will do so.  
>  
> Cheers,  
>  
> Greg  
>  
> -----Original Message-----  
> From: Teresa Reel [mailto:treel@clear.net]  
> Sent: Friday, April 13, 2012 12:30 AM  
> To: Dutton, Greg; Quinnelly, Kathryn  
> Cc: Meredith Morningstar  
> Subject: MU-CS/GR  
>  
> Can you provide any information on the density of any future  
> development under the Council 1st Reading Zoning for Tract 113? I have  
> to brief Old Town Board on Tuesday. Any update on 2nd&3rd Reading. Let  
> me know what you can.  
> Thanks.  
> Sent from my iPhone