

SECOND/THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-2011-0115 – St. John Neighborhood Plan Area Rezoning

REQUEST:

Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as the St. John Neighborhood Planning Area, generally bounded by U.S. Highway 183 to the north, Cameron Road to the east, U.S. Highway 290 to the south and Middle Fiskville Road to East Huntland Drive to Twin Crest Drive to East Croslin Street and generally along the lot line to U.S. Highway 183 to the west (Buttermilk Branch Watershed; Fort Branch Watershed; Tannehill Branch Watershed). The proposed zoning changes will create a Neighborhood Plan Combining District (NPCD) covering the entire area. The proposed zoning changes also implement the land use recommendations of the St. John/Coronado Hills Combined Neighborhood Plan, NP-2011-0029, on 58 tracts of land (273.6 acres). Under the proposed St. John NPCD, the following design tools are proposed to be applied area-wide: front porch setback. The following special use option is proposed to be applied area-wide: small-lot amnesty, cottage lot, urban home, secondary apartment, corner store. Other special use options proposed to be applied on a parcel specific basis include: residential infill and neighborhood urban center. The following affordable housing special use options are proposed to be applied area-wide: single family residence-standard lot (SF-2) district or single family residence (SF-3) district, duplex residential use, secondary apartment special use. Other special use options that could be approved by City Council include: neighborhood mixed-use building. The following infill options will be applied to Tracts R, S, T, U and V: residential infill. The following infill options will be applied to Tracts A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P and Q: neighborhood urban center.

In addition, mobile food establishment restrictions are proposed area-wide. The City Council may approve a zoning change to any of the following: rural residence (RR) district zoning; single family residence-large lot (SF-1) district zoning; single family residence-standard lot (SF-2) district zoning; family residence (SF-3) district zoning; single family residence-small lot (SF-4A) district zoning; single family residence-condominium site (SF-4B) district zoning; urban family residence (SF-5) district zoning; townhouse & condominium residence (SF-6) district zoning; multi-family residence-limited density (MF-1) district zoning; multi-family residence-low density (MF-2) district zoning; multi-family residence-medium density (MF-3) district zoning; multi-family residence-moderate-high density (MF-4) district zoning; multi-family residence-high density (MF-5) district zoning; multifamily residence-highest density (MF-6) district zoning; mobile home residence (MH) district zoning; neighborhood office (NO) district zoning; limited office (LO) district zoning; general office (GO) district zoning; community recreation (CR) district zoning, neighborhood commercial (LR) district zoning; community commercial (GR) district zoning; warehouse/limited office (W/LO) district zoning; general commercial services (CS) district zoning; commercial-liquor sales (CS-1) district zoning; commercial highway (CH) district zoning; industrial park (IP) district zoning; limited industrial service (LI) district zoning; major industry (MI) district zoning and public (P) district zoning. A Conditional Overlay (CO), Mixed Use Combining District Overlay (MU), Vertical Mixed Use Building (V), or Neighborhood Plan Combining District (NP) may also be added to these zoning base districts.

DEPARTMENT COMMENTS:

The Conditional Overlays incorporate the conditions imposed by the City Council at First Reading.

APPLICANT: City of Austin, Planning and Development Review Department (Wendy Rhoades)

DATE OF FIRST READING: March 1, 2012, Approved on First Reading (7-0).

CITY COUNCIL HEARING DATE: April 26, 2012

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Dee Dee Quinnelly, 974-2976; kathryn.quinnelly@austintexas.gov; Greg Dutton, 974-3509; greg.dutton@austintexas.gov; Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov

ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0115 – **P.C. DATE:** January 24, 2012
St. John Neighborhood Planning Area Rezoning

AREA: Approximately 763 acres

ADDRESS OF PROPOSED ZONING CHANGE: The boundaries of St. John Neighborhood Planning Area are:

North – U.S. Highway 183
East – Cameron Road
South – U.S. Highway 290
West – Middle Fiskville Road to East Huntland Drive to Twin Crest Drive to East Croslin Street and generally along the lot line to U.S. Highway 183

APPLICANT: City of Austin (City-initiated)

AGENT: Planning and Development Review Department
(Dee Dee Quinnelly/ Greg Dutton/ Wendy Rhoades)

SUMMARY STAFF RECOMMENDATION:

The staff recommends that a Neighborhood Plan Combining District (NPCD) be created covering the entire plan area. Under the proposed **St. John NPCD**, the following design tools will be applied area-wide: front porch setback. The following special use option is proposed to be applied area-wide: small-lot amnesty, cottage lot, urban home, secondary apartment, corner store. Other special use options proposed to be applied on a parcel specific basis include: residential infill and neighborhood urban center. The following affordable housing special use options are proposed to be applied area-wide: single family residence standard lot (SF-2) district or single family residence (SF-3) district, duplex residential use, secondary apartment special use. Other special use options that could be recommended by Planning Commission and approved by City Council include: neighborhood mixed-use building. The following infill options will be applied to Tracts R, S, T, U and V: residential infill. The following infill options will be applied to Tracts A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P and Q: neighborhood urban center. In addition mobile food establishment restrictions are proposed area-wide.

In addition, the staff recommends base district zoning changes for the 58 tracts (273.6 acres) shown on the attached St. John Neighborhood Planning Area map (Please see Attachment G). The Rezoning Tract Chart lists the property address, current zoning, and proposed zoning (Please see Attachment H). A description of the existing and proposed conditional overlays follows the tract chart (Please see Attachment I).

PLANNING COMMISSION RECOMMENDATION:

January 24, 2012: *APPROVED THE REZONINGS AS RECOMMENDED BY STAFF, EXCEPT FOR TRACTS 53, 54, 57, 58, 60 WHICH WERE DISCUSSED SEPARATELY. FOR TRACT 53: APPROVED LR-NP; FOR TRACT 54: APPROVED CS-1-NP; FOR TRACTS 57 & 58: APPROVED GR-MU-CO-NP; AND FOR TRACT 60: APPROVED GR-MU-NP.*

ACTION ON THIS ITEM INCLUDES REC. ADOPTION OF THE ST. JOHN NPCD OF THE FOLLOWING: SMALL LOT AMNESTY, COTTAGE LOT, URBAN HOME, SECONDARY APARTMENT, CORNER STORE, AFFORDABLE HOUSING SPECIAL USE OPTIONS FOR THE ENTIRE ST. JOHN NPCD; RESIDENTIAL INFILL ON TRACTS R, S, T, U, AND V; NEIGHBORHOOD URBAN CENTER ON TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P AND Q; ACTION ON THIS ITEM ALSO INCLUDES REC. ADOPTION FOR THE ENTIRE NPCD OF THE FOLLOWING DESIGN TOOLS: FRONT PORCH SETBACK, AS WELL AS RESTRICTED MOBILE FOOD VENDING REGULATIONS

[Please see Motion Sheet for votes taken]

ISSUES:

The property owners of Tracts 53 and 54, located at 7400 Cameron Road (LR-V and CS-1-V zoning, the northwest corner of McKie Drive and Cameron Road) would like to discuss the proposed removal of the -V, vertical mixed use building overlay district. In the absence of receiving a VMU Opt-In/Opt-Out application from the neighborhood associations in the St. John NPA, V district zoning has been applied to commercially zoned tracts within a Core Transit Corridor or Future Core Transit Corridor as the principal street. Section 4.3.5.C.1. of Subchapter E states that neighborhoods which have properties within the VMU overlay district but do not submit opt-out applications shall receive the dimensional standards, parking exemptions and ground floor commercial uses on those properties.

DEPARTMENT COMMENTS:

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

Land Use Map (FLUM), and the zoning recommendations that had been formulated as part of the two and one-half year planning process in the SJCHCNPA.

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

LIST OF ATTACHMENTS:

- A. Overview of the St. John/Coronado Hills Combined Neighborhood Plan
- B. GIS Staff Zoning Map for St. John Neighborhood Planning Area
- C. Current Zoning Map
- D. Aerial Map of Plan Area
- E. Current Land Use Map
- F. Future Land Use Map
- G. Map of Recommended Zoning Changes
- H. Rezoning Tract Chart
- I. Existing and Proposed Conditional Overlays
- J. Description of Infill Options and Design Tool Recommendations
- K. Map of Special Use Infill Tracts
- L. Special Use Infill Tract Chart
- M. Responses and Comments from Property Owners
- N. Petitions Against Proposed Rezoning – None received as of 1/26/2012
- O. Preliminary Affordability Impact Statement from NHCD

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

TIA: Is not required

WATERSHEDS: Buttermilk Branch;
Fort Branch;
Tannehill Branch – Urban

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

SCHOOLS:

JJ Pickle Elementary School

Webb Middle School

Reagan High School

NEIGHBORHOOD ORGANIZATIONS:

St. Johns Advisory Board

St. Johns Neighborhood Association

North Austin Neighborhood Alliance

Saint Johns Alliance

Resident Council of Spring Terrace Association

Austin Parks Foundation
 Austin Neighborhoods Council
 Austin Independent School District
 Home Builders Association of Greater Austin
 Homeless Neighborhood Association
 League of Bicycling Voters
 Super Duper Neighborhood Objectors and Appealers Organization
 Austin Monorail Project
 Sierra Group, Austin Regional Group
 The Real Estate Council of Austin, Inc.
 Austin Heritage Tree Foundation
 Edward Joseph Development, Ltd.
 SEL Texas

RELATED CASES:

NP-2011-0029 – St. John / Coronado Hills Combined Neighborhood Planning Area
 C14-2011-0116 – Coronado Hills Neighborhood Plan Area Rezonings

ABUTTING STREETS:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
IH 35/Middle Fiskville Road	400'	FWY 8	FWY	No	Yes	No
U.S. Highway 183	400'	FWY 6	FWY	No	No	No
Cameron Road	Varies	MAD 6	Arterial	Yes	Yes	Yes
U.S. Highway 290	400'	Fwy 4	FWY	Yes	Yes	No
East Huntland Drive	74'	45'	Collector	Yes	Yes	No
Twin Crest Drive	60'	40'	Collector	Yes	No	No

CITY COUNCIL DATE: February 9, 2012

ACTION: Approved a Postponement request by Staff to March 1, 2012 (6-0), Council Member Spelman – off the dais

March 1, 2012

The public hearing was conducted and the motion to close the public hearing and adopt the first reading of the ordinance for the St John Neighborhood Plan Combining District, as recommended by the Planning Commission, to include small lot amnesty, cottage lot, urban home, secondary apartment, corner store, affordable housing special use options, and front porch setback and restricted mobile food vending regulations as

design tools for the entire St. John NPCD and the residential infill on Tracts R, S, T, U, and V; the neighborhood urban center on Tracts A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, and Q was approved on Council Member Riley's motion, Council Member Martinez' second on a 7-0 vote.

April 26, 2012

ORDINANCE READINGS: 1st March 1, 2012 2nd 3rd

ORDINANCE NUMBERS:

ZONING CASE MANAGER: Wendy Rhoades **PHONE:** 974-7719
E-MAIL: wendy.rhoades@austintexas.gov

NEIGHBORHOOD PLANNER: Dee Dee Quinnelly **PHONE:** 974-2976
E-MAIL: kathryn.quinnelly@austintexas.gov

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

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

STAFF RECOMMENDATION

The staff recommends that a Neighborhood Plan Combining District (NPCD) be created covering the entire plan area. Under the proposed **St. John NPCD**, the following design tools will be applied area-wide: front porch setback. The following special use option is proposed to be applied area-wide: small-lot amnesty, cottage lot, urban home, secondary apartment, corner store. Other special use options proposed to be applied on a parcel specific basis include: residential infill and neighborhood urban center. The following affordable housing special use options are proposed to be applied area-wide: single family residence standard lot (SF-2) district or single family residence (SF-3) district, duplex residential use, secondary apartment special. Other special use options that could be recommended by Planning Commission and approved by City Council include: neighborhood mixed-use building. The following infill options will be applied to Tracts R, S, T, U and V: residential infill. The following infill options will be applied to Tracts A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P and Q: neighborhood urban center. In addition mobile food establishment restrictions are proposed area-wide.

In addition, the staff recommends base district zoning changes for the 57 tracts (272.3 acres) shown on the attached St. John Neighborhood Planning Area map (Please see Attachment G). The Rezoning Tract Chart lists the property address, current zoning, and proposed zoning (Please see Attachment H). A description of the existing and proposed conditional overlays follows the tract chart (Please see Attachment I).

BACKGROUND

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

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

The proposed zoning change creates a Neighborhood Plan Combining District (NP) covering the entire area. The purpose of the NP is to allow infill development by implementing a neighborhood plan that has been adopted by Council as an amendment to the City's Comprehensive Plan. The NP modifies the base district of an individual parcel within the St. John Neighborhood Planning Area and provides the opportunity for the front porch setback *design tool*, and the small-lot amnesty, cottage lot, urban home, secondary apartment and corner store *infill options* to occur. On a parcel specific basis, the residential infill and neighborhood urban center *special use options* are proposed to be applied. The *affordable housing special use options* of SF-2, SF-3, duplex residential use, and secondary apartment special are proposed area-wide. In addition, mobile food establishment restrictions are proposed area-wide.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

Goal: **Land Use Goal**

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

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

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

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

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

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

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 development tools should be utilized by developers/property owners to ensure new housing compliments the character and scale of the existing housing stock.

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

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

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

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

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

Recommendation 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.

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

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

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

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

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

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

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

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

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

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

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

Recommendation 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 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 203: Adopt the Residential Infill and Neighborhood Urban Center Infill Options on specific tracts in the SJCHCNPA.

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

EXISTING CONDITIONS

Existing Land Use for the Combined Neighborhood Plan area:

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

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Buttermilk Branch, Fort Branch, and Tannehill Branch Watersheds of the Colorado River Basin, which are classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

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

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

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

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

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

Impervious Cover

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

MI, Major Industry	80%
LI, Limited Industrial Service	80 %
IP, Industrial Park	80 %
CH, Commercial Highway	85 %
CS, General Commercial Services	95 %
CS-1, Commercial – Liquor Sales	95 %
W/LO, Warehouse Limited Office	70 %
GR, Community Commercial	90 %
LR, Neighborhood Commercial	80 %
CR, Community Recreation	60 %
GO, General Office	80 %
LO, Limited Office	70 %
NO, Neighborhood Office	60 %
MH, Mobile Home Residence	N/A
MF-6, Multi-family Residence – Highest Density	80 %
MF-5, Multi-family Residence – High Density	70 %
MF-4, Multi-family Residence – Moderate-High Density	70 %
MF-3, Multi-family Residence – Medium Density	65 %
MF-2, Multi-family Residence – Low Density	60 %
MF-1, Multi-family Residence – Large Lot	55 %
SF-6, Townhouse & Condominium Residence	55 %
SF-5, Urban Family Residence	55 %
SF-4A/4B, Single Family Residence – Small Lot	65%/60%
SF-3, Family Residence	45 %
SF-2, Single Family Residence – Standard Lot	45 %
SF-1, Single Family Residence – Large Lot	40 %
P, Public	varies (refer to the <u>Land Development Code</u>)

Site Plan/Compatibility Standards

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

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations. Therefore, the following standards will apply:

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

Transportation

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

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

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

Water and Wastewater

FYI: The planning area is served by City of Austin water and wastewater utilities. The landowners, at their own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the proposed zoning. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

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

Community Life

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

Parks, Trees and Environment

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

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

Transportation

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

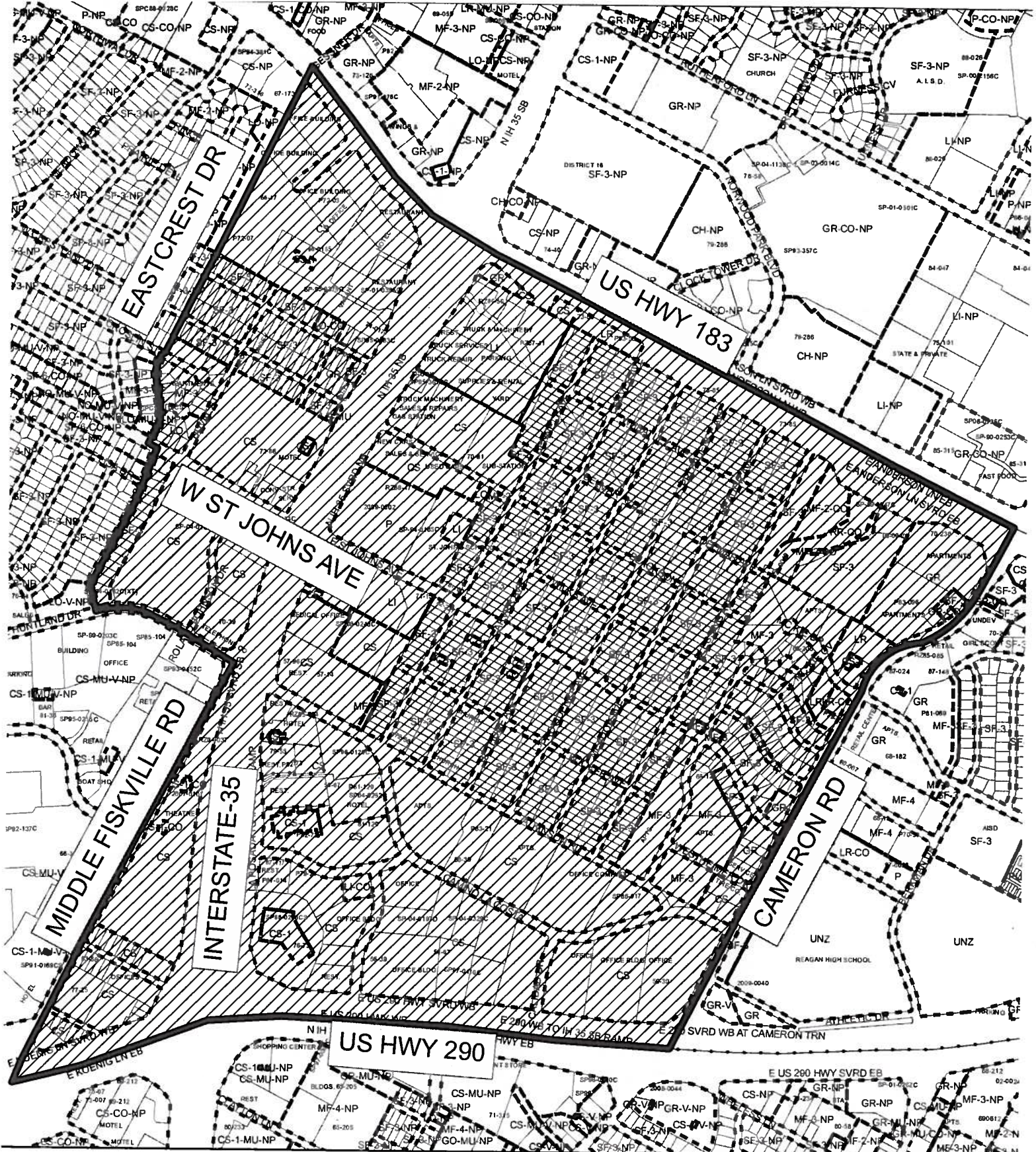
Through stakeholder discussions focused on various modes of transport (walking, biking, taking the bus, driving a car, etc.) several themes emerged. Residents articulated their priority to ensure safety for all modes of transportation and striking a balance between all modes. Residents also expressed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

Land Use

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

- Preservation of existing residential cores
- Enhancing community hubs

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



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2011-0115

ST. JOHN NP REZONING AREA

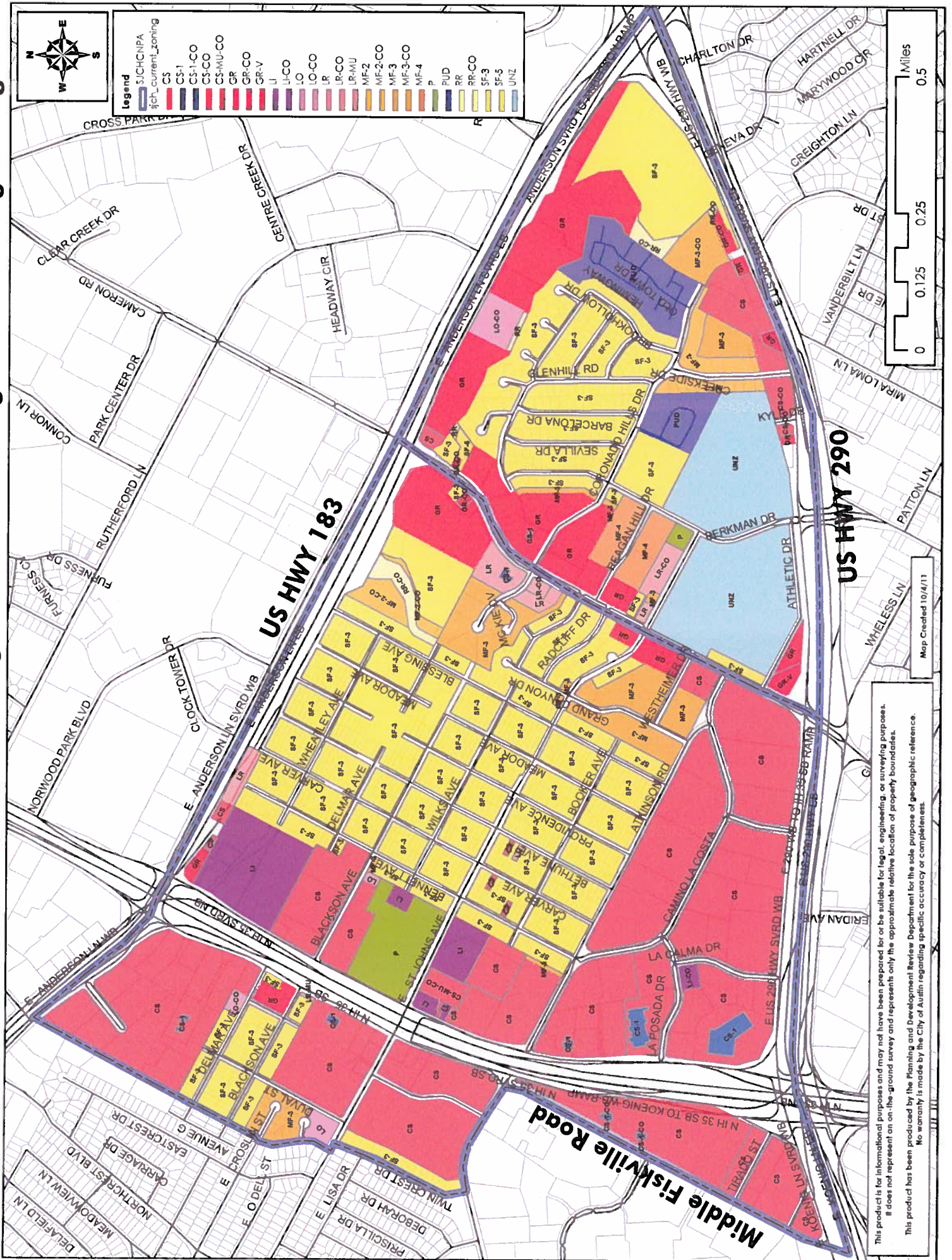
ATTACHMENT B

" = 1000'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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

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

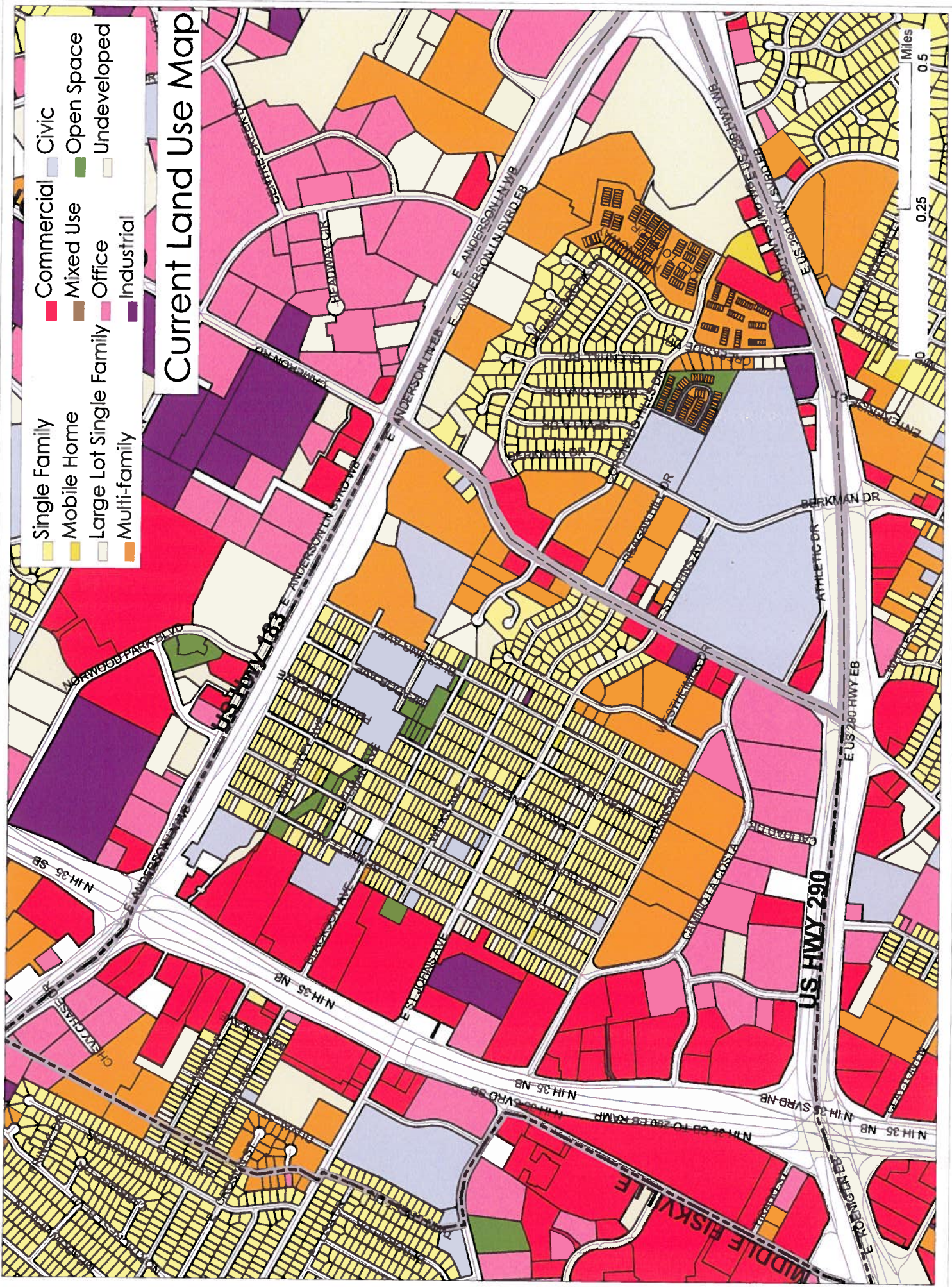


ATTACHMENT C

St. John/Coronado Hills Aerial Map



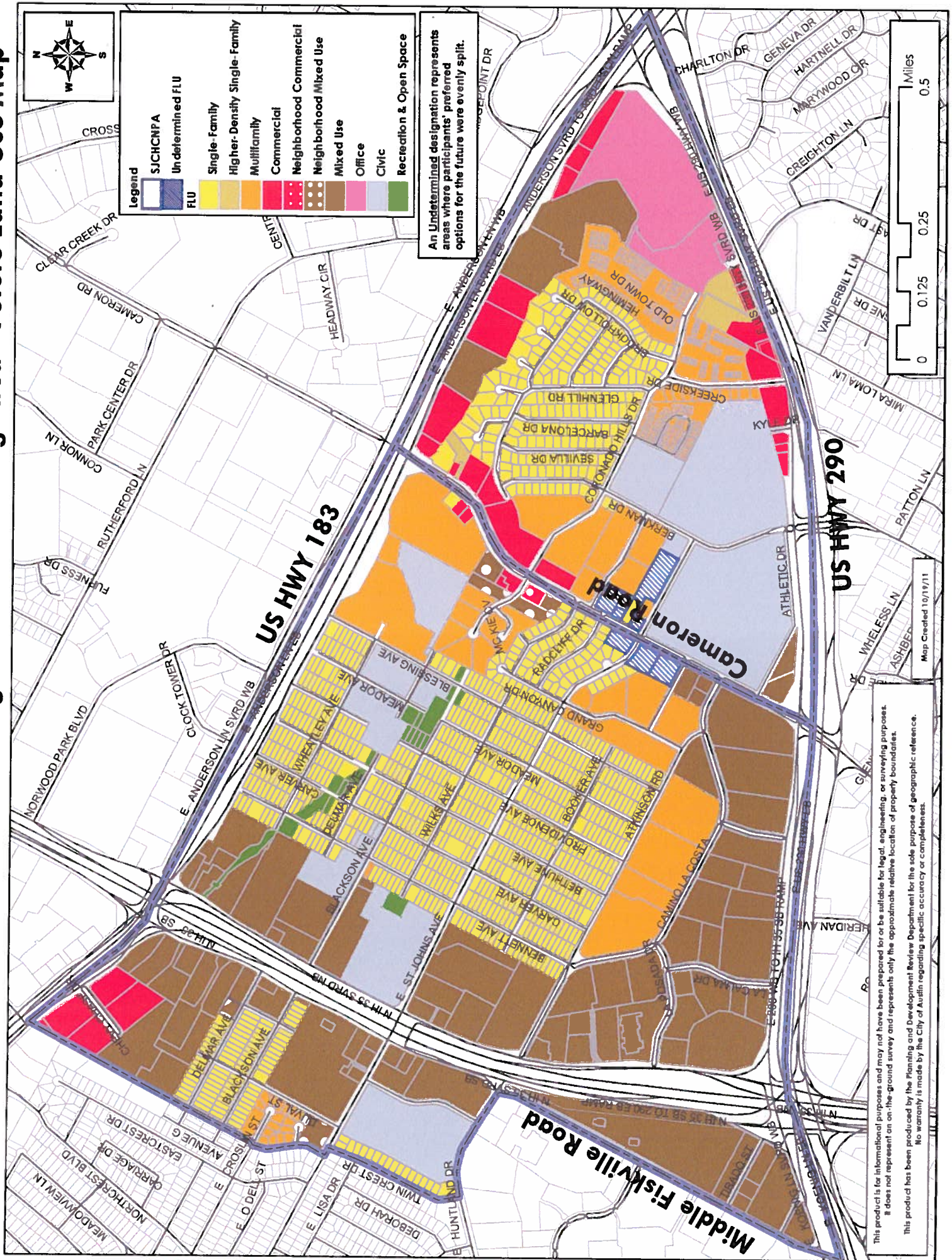
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



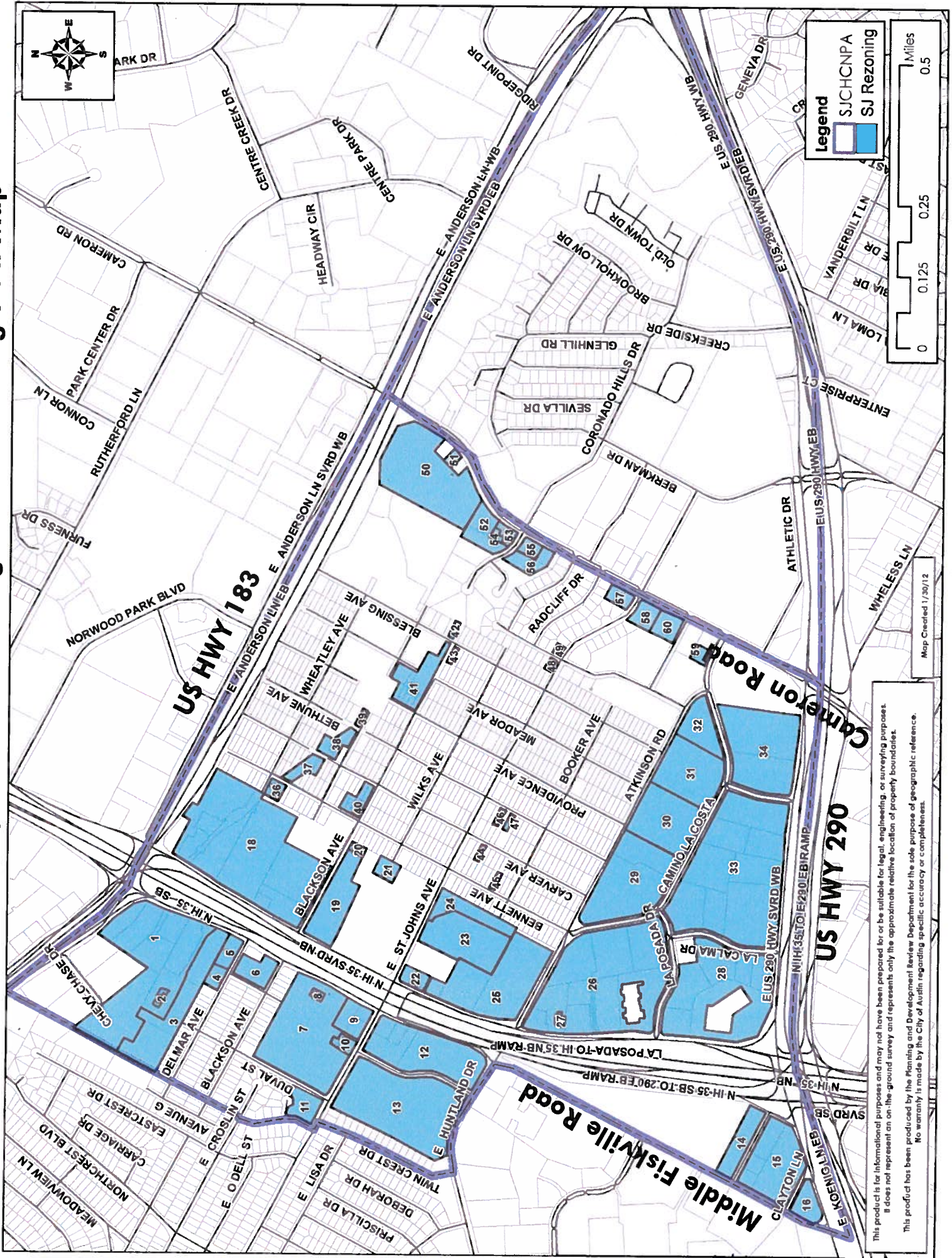
Current Land Use Map

- Single Family
- Mobile Home
- Large Lot Single Family
- Multi-family
- Commercial
- Mixed Use
- Office
- Industrial
- Civic
- Open Space
- Undeveloped

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



St. John Neighborhood Planning Area - Rezoning Tract Map



ATTACHMENT 9

**St. John Neighborhood Planning Area Rezoning Tract Chart
C14-2011-0115**

Tract	TCAD #	COA Address	From	To (Proposed)
1	234100 (portion) Approximately 5.753 acres, being a portion of LOT 1C CHEVY CHASE CENTER APARTMENTS, as recorded in Volume 45, Page 5, of the Official Plat Records of Travis County	7481 CHEVY CHASE DR	CS	CS-MU-NP
	368946	607 E ANDERSON LN		
	234109	7604 N INTERSTATE HY 35		
	234111	7616 N INTERSTATE HY 35		
	426072 (portion) Approximately 2.879 acres, being a portion of LOT 3 CROW ADDN 1 SUBD, as recorded in Volume 96, Page 384-385, of the Official Plat Records of Travis County	7522 N INTERSTATE HY 35 A		
	426071	7522 N INTERSTATE HY 35 C		
	234110	7622 N INTERSTATE HY 35		
2	426072 (portion) Approximately 0.175 acres, being a portion of LOT 3 CROW ADDN 1 SUBD, as recorded in Volume 96, Page 384-385, of the Official Plat Records of Travis County	7522 N INTERSTATE HY 35 A	CS-1	CS-1-MU-NP
3	234105 (portion) Approximately 2.939 acres, being a portion of LOT 1C CHEVY CHASE CENTER APARTMENTS, as recorded in Volume 45, Page 5, of the Official Plat Records of Travis County	7481 CHEVY CHASE DR	CS	CS-MU-CO-NP
	426074	7522 N INTERSTATE HY 35 B		
	426073	7522 N INTERSTATE HY 35 D		
4	232582 (portion) Approximately 0.623 acres, being a portion of LOT 1-3 BLK 1 *-S 5FT OF LT 3 LOT 1-3 BLK 6 *-LESS S 5FT ST JOHN'S HOME ADDN, as recorded in Volume 4, Page 42, of the Official Plat Records of Travis County and ABS 789 SUR 57 .516AC JP WALLACE +PT VAC ST & ALLEY	700 DELMAR AVE	LO-CO	LO-MU-CO-NP
5	232582 (portion) Approximately 1.041 acres, being a portion of LOT 1-3 BLK 1 *-S 5FT OF LT 3 LOT 1-3 BLK 6 *-LESS S 5FT ST JOHN'S HOME ADDN, as recorded in Volume 4, Page 42, of the Official Plat Records of Travis County and ABS 789 SUR 57 .516AC JP WALLACE +PT VAC ST & ALLEY	700 DELMAR AVE	CS	CS-MU-NP
6	232640	7400 N INTERSTATE HY 35	GR	GR-MU-NP
7	779030 (portion) Approximately 13.623 acres, being a portion of LOT 3 ST JOHN'S AT IH 35, as recorded in Document 200800342, of the Official Public Records of Travis County	500 E ST JOHNS AVE	CS	CS-MU-CO-NP
8	779030 (portion) Approximately 0.225 acres, being a portion of LOT 3 ST JOHN'S AT IH 35, as recorded in Document 200800342, of the Official Public Records of Travis County	500 E ST JOHNS AVE	CS-1	CS-1-MU-NP

ATTACHMENT H

**St. John Neighborhood Planning Area Rezoning Tract Chart
C14-2011-0115**

Tract	TCAD #	COA Address	From	To (Proposed)
9	232657	704 E ST JOHNS AVE	CS	CS-MU-NP
	232658	7200 N INTERSTATE HY 35		
	779029	7216 N INTERSTATE HY 35		
10	232660	614 E ST JOHNS AVE	CS	CS-MU-NP
	779031	620.5 E ST JOHNS AVE		
11	232697	7200 DUVAL ST	LO	LO-MU-NP
12	231374	7100 N INTERSTATE HY 35	CS	CS-MU-NP
	231372	7100 N INTERSTATE HY 35		
	231371	7114 N INTERSTATE HY 35		
	231373	712 E HUNTLAND DR		
13	231474	601 E ST JOHNS AVE	CS	CS-CO-NP
14	226753	816 TIRADO ST	CS	CS-MU-NP
15	226757	803 TIRADO ST	CS	CS-MU-NP
	226758	809 TIRADO ST		
	226759	6010 N INTERSTATE HY 35		
	226756	6001 MIDDLE FISKVILLE RD		
16	225458	811 CLAYTON LN	CS	CS-MU-NP
18	234123	7629 N INTERSTATE HY 35 2	LI	CS-MU-NP
	234124	7635 N INTERSTATE HY 35 2	CS	
	771911	820 BLACKSON AVE		
	231491	7509 N INTERSTATE HY 35		
	234125	7625.5 N INTERSTATE HY 35 2		
	771912	7417 N INTERSTATE HY 35	CS	
	234121	N 7619 INTERSTATE HY 35	LI	
	231488 (portion) Approximately 8.134 acres, being a portion of ABS 789 SUR 57 WALLACE J P ACR 8.599	N 7513 INTERSTATE HY 35		
	234122	N 7623 INTERSTATE HY 35		
19	231592 (portion) Approximately 4.845 acres, being a portion of LOT 1 * LESS 4516 SQ FT CHRYSLER ADDN, as recorded in Volume 49, Page 1, of the Official Plat Records of Travis County	7309 N INTERSTATE HY 35	CS	CS-MU-NP
20	231592 (portion) Approximately 0.329 acres, being a portion of LOT 1 * LESS 4516 SQ FT CHRYSLER ADDN, as recorded in Volume 49, Page 1, of the Official Plat Records of Travis County	7309 N INTERSTATE HY 35	LO	LO-MU-NP
21	231591	889 WILKS AVE	LI	P-NP
22	459976	N 7105 INTERSTATE HY 35	LI	CS-MU-NP
23	230250	E 901 ST JOHNS AVE	CS; LI	LI-CO-NP
24	426056 (portion) Approximately 2.709 acres, being a portion of LOT 2 BLK A CENTRAL FREIGHT LINES INC AUSTIN TERMINAL THE RESUB OF LOT 1, as recorded in Volume 96, Page 356-357, of the Official Plat Records of Travis County	907 E ST JOHNS AVE	CS; LI	CS-MU-CO-NP

**St. John Neighborhood Planning Area Rezoning Tract Chart
C14-2011-0115**

Tract	TCAD #	COA Address	From	To (Proposed)
25	230248 (portion) Approximately 7.469 acres, being a portion of ABS 789 SUR 57 WALLACE J P ACR 7.862	6901 N INTERSTATE HY 35	CS	CS-MU-NP
	230249	6937 N INTERSTATE HY 35		
	459974	N 7023 INTERSTATE HY 35	LI	
26	228999	917 CAMINO LA COSTA	CS	CS-MU-NP
	229002	807 CAMINO LA COSTA		
	229001 (portion) Approximately 2.015 acres, being a portion of LOT 2 LA COSTA PHS 2 SEC 1-C, as recorded in Volume 135, Page 132D, of the Official Plat Records of Travis County	6711 N INTERSTATE HY 35		
	229004	6607 N INTERSTATE HY 35		
	229000	6603 N INTERSTATE HY 35		
	229005	6619 N INTERSTATE HY 35		
	228998 (portion) Approximately 3.853 acres, being a portion of RESUB OF LOT 1 BLOCK A, LA COSTA PHS 2 SEC 1-B, as recorded in Volume 82, Page 114C, of the Official Public Records of Travis County	6505 N INTERSTATE HY 35		
	228997	1016 LA POSADA DR		
	229003	6513 N INTERSTATE HY 35		
27	229001 (portion) Approximately 0.222 acres, being a portion of LOT 2 LA COSTA PHS 2 SEC 1-C, as recorded in Volume 135, Page 132D, of the Official Plat Records of Travis County	6711 N INTERSTATE HY 35	CS-1	CS-1-MU-NP
28	228992	6319 N INTERSTATE HY 35	CS	CS-MU-NP
	228994	935 LA POSADA DR		
	226763 (portion) Approximately 5.652 acres, being a portion of LOT 1 LA COSTA PHS 1 SEC 1, as recorded in Volume 75, Page 224, of the Official Plat Records of Travis County	6121 N INTERSTATE HY 35		
	226764	1007 LA CALMA DR		
	228995	6300 LA CALMA DR		
	226765	6200 LA CALMA DR		
29	228996	1016 CAMINO LA COSTA	CS	MF-3-NP
	228177	1030 CAMINO LA COSTA		
30	228179	1044 CAMINO LA COSTA	CS	MF-4-NP
31	228182	1114 CAMINO LA COSTA	CS	MF-3-NP
32	228181	1130 CAMINO LA COSTA	CS	CS-MU-NP

**St. John Neighborhood Planning Area Rezoning Tract Chart
C14-2011-0115**

Tract	TCAD #	COA Address	From	To (Proposed)
33	377512	6221 LA CALMA DR	CS	CS-MU-NP
	377513	1029 CAMINO LA COSTA		
	229006	1033 LA POSADA DR		
	228185	1051 CAMINO LA COSTA		
	228184	6330 E U S HY 290		
	228183	6210 E U S HY 290		
	377516	6300 E U S HY 290		
	377515	6314 E U S HY 290		
34	228187	6420 E U S HY 290	CS	CS-MU-NP
	228186	6400 E U S HY 290		
36	231479	7514 BENNETT AVE	SF-3	P-NP
37	231495	7506 CARVER AVE	SF-3	P-NP
	231506	7515 BENNETT AVE		
38	231520	7507 CARVER AVE	SF-3	P-NP
	231519	7505 CARVER AVE		
	231516	7500 BETHUNE AVE		
	231518	7503 CARVER AVE		
39	230384	7501 BETHUNE AVE	SF-3	P-NP
40	231534	7405 BENNETT AVE	SF-3	P-NP
	231532	928 BLACKSON AVE		
	231533	7403 BENNETT AVE		
	231531	7400 CARVER AVE		
	231535	7407 BENNETT AVE		
	231530	7402 CARVER AVE		
41	230452	7401.5 MEADOR AVE	SF-3	P-NP
	230456	7407 PROVIDENCE AVE		
	230455	7405 PROVIDENCE AVE		
	230450	7410 MEADOR AVE		
	230451	7406 MEADOR AVE		
	230454	7403 PROVIDENCE AVE		
	230453	7401 PROVIDENCE AVE		
	230463	7400 BLESSING AVE		
	230457	7409 PROVIDENCE AVE		
42	230468	7401 BLESSING AVE	SF-3	P-NP
43	230504	7314 BLESSING AVE	SF-3	P-NP
44	230284	7106 CARVER AVE	CS	SF-3-NP
45	230294	7007 BENNETT AVE	CS	SF-3-NP
46	230304	7104 BETHUNE AVE	CS	SF-3-NP
47	230306	7100 BETHUNE AVE	LO	SF-3-NP
48	229075	7200 GRAND CANYON DR	MF-3	SF-3-NP
49	229260	7201 GRAND CANYON DR	MF-3	SF-3-NP
50	230699	7610 CAMERON RD	GR	MF-3-NP
51	230589	7514 CAMERON RD	GR-V-CO	GR-CO-NP

**St. John Neighborhood Planning Area Rezoning Tract Chart
C14-2011-0115**

Tract	TCAD #	COA Address	From	To (Proposed)
52	230592	1308 MC KIE DR	LR	LR-MU-NP
	230591	7418 CAMERON RD		
53	361659 (portion) Approximately 0.593 acres, being a portion of LOT 2 REAGAN HILL RESUB OF LOT 11, as recorded in Volume 92, Page 65, of the Official Plat Records of Travis County	7400 CAMERON RD	LR-V	LR-NP
54	361659 (portion) Approximately 0.225 acres, being a portion of LOT 2 REAGAN HILL RESUB OF LOT 11, as recorded in Volume 92, Page 65, of the Official Plat Records of Travis County	7400 CAMERON RD	CS-1-V	CS-1-NP
55	230671	7316 CAMERON RD	LR-V-CO	LR-CO-NP
56	230669 (portion) Approximately 0.972 acres, being a portion of LOT 2 REAGAN HILL, as recorded in Volume 46, Page 39, of the Official Plat Records of Travis County	1319 MC KIE DR	LR	LR-MU-NP
	230670 (portion) Approximately 0.432 acres, being a portion of LOT 1 REAGAN HILL SEC 3, as recorded in Volume 84, Page 83C, of the Official Plat Records of Travis County	7308 CAMERON RD		
57	228207	7200 CAMERON RD	GR	GR-CO-NP
58	228213	7110 CAMERON RD	GR	GR-CO-NP
59	226791	1308 CAMINO LA COSTA	CS	CS-MU-V-NP

St. John Neighborhood Plan Combining District

Existing and Proposed Conditional Overlays

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

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

Tract 3 (PROPOSED)

Conditional Uses/Conditions:

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

Tract 4 (EXISTING)

Conditional Uses/Conditions:

1. There will be no vehicular access from the Property to Delmar Avenue. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.
2. Notwithstanding any other provision of the Land Development Code applicable to the Property on the effective date of this ordinance or at the time an application for approval of a site plan or building permit is submitted, no site plan for development of the Property, or any portion of the Property, shall be approved or released, and no building permit for construction of a building on the Property, shall be issued if the completed development or uses authorized by the proposed site plan or building permit, considered cumulatively with all existing or previously authorized development and uses of the Property, generates traffic exceeding the total traffic generation of 2000 vehicle trips per day.

Tract 7 (PROPOSED)

Conditional Uses/Conditions:

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

Tracts 13, 58 (PROPOSED)

Conditional Uses/Conditions:

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

Tract 23 (PROPOSED)

Prohibited Uses:

Resource extraction
Recycling center

ATTACHMENT I

Basic industry

Tract 24 (PROPOSED)

Conditional Uses/Conditions:

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

Tract 57 (PROPOSED)

Conditional Uses/Conditions:

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

Tract 51 (EXISTING)

Conditional Uses/Prohibited Uses/Conditions:

1. Notwithstanding any other provision of the City Code applicable to the Property on the effective date of this ordinance or at the time an application for approval of a site plan or building permit is submitted, no site plan for development of the Property, or any portion of the Property, may be approved or released, and no building permit for construction of a building on the Property, may be issued if the completed development or uses authorized by the proposed site plan or building permit, considered cumulatively with all existing or previously authorized development and uses of the Property, generates traffic exceeding the total traffic generation of 2000 vehicle trips per day.
2. The following uses of the Property are prohibited:

Commercial Off-Street Parking	Outdoor Sports and Recreation
Drop-Off Recycling Collection Facility	Pawn Shop Services
Exterminating Services	Personal Improvement Services
Business or Trade School	Theater
Business Support Services	Restaurant (General)
Communications Services	Restaurant (Drive-In, Fast Food)
General Retail Sales (General)	Automotive Sales
Funeral Services	Automotive Rentals
Hotel-Motel	Automotive Repair Services
Indoor Entertainment	Automotive Washing (Of Any Type)
Indoor Sports and Recreation	Hospital Services
Outdoor Entertainment	Research Services
3. A vegetative buffer shall be provided and maintained along the eastern property line between the existing driveway and fence. Improvements permitted on the vegetative buffer zone shall be limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin.

Tract 55 (EXISTING)

Prohibited Uses:

Food sales use is prohibited as a use of the Property.

Special Use Infill Options & Design Tools

Neighborhood Special Uses

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

Small Lot Amnesty

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

Cottage Lot

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

Urban Home

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

Residential Infill

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

Neighborhood Urban Center

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

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

Secondary Apartment

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

Corner Store

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

Neighborhood Mixed-Use Building

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

Neighborhood Design Tools

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

Parking Placement and Impervious Cover Restrictions

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

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

Garage Placement

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

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

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

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

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

Front Porch Setback

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

Affordable Housing Design Tools

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

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

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

Duplex Residential Use

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

Secondary Apartment Special

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

Additional Regulations

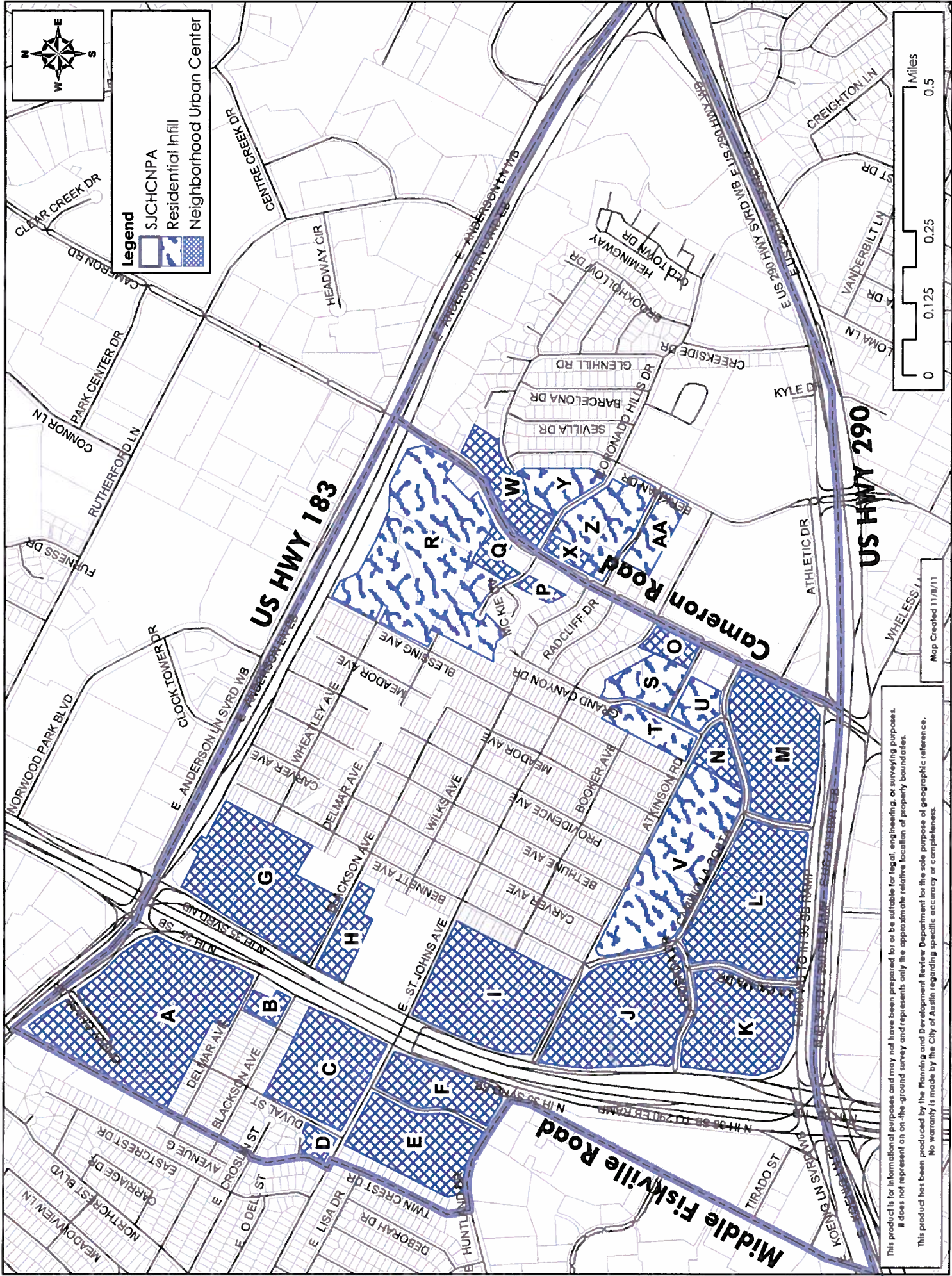
The neighborhood planning process allows neighborhoods the option of additional regulations for mobile food establishments. This is being recommended area-wide as part of the St. John/Coronado Hills Combined Neighborhood Plan.

Mobile Food Establishment

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

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

St. John/Coronado Hills Combined Neighborhood Planning Area - Special Use Infill Tracts



St. John Neighborhood Planning Area Special Use Infill Tracts		
Tract	TCAD Prop ID	Address
A	234107	7745 CHEVY CHASE DR
	234106	7715 CHEVY CHASE DR
	234102	7700 CHEVY CHASE DR
	234104 (portion) Approximately 2.251 acres, being a portion of LOT B CHEVY CHASE CENTER AUSTIN, as recorded in Volume 43, Page 32, of the Official Plat Records of Travis County	7600 CHEVY CHASE
	234100 (portion) Approximately 5.753 acres, being a portion of LOT 1C CHEVY CHASE CENTER APARTMENTS, as recorded in Volume 45, Page 5, of the Official Plat Records of Travis County	7481 CHEVY CHASE DR
	368946	607 E ANDERSON LN
	234109	7604 N INTERSTATE HY 35
	234111	7616 N INTERSTATE HY 35
	426072	7522 N INTERSTATE HY 35 A
	426071	7522 N INTERSTATE HY 35 C
	234110	7622 N INTERSTATE HY 35
	234105 (portion) Approximately 2.939 acres, being a portion of LOT LOT 1C CHEVY CHASE CENTER APARTMENTS, as recorded in Volume 45, Page 5, of the Official Plat Records of Travis County	7481 CHEVY CHASE DR
	426074	7522 N INTERSTATE HY 35 B
	426073	7522 N INTERSTATE HY 35 D
	232582	700 DELMAR AVE
B	232640	7400 N INTERSTATE HY 35
C	779030	500 E ST JOHNS AVE
	232657	704 E ST JOHNS AVE
	232658	7200 N INTERSTATE HY 35
	779029	7216 N INTERSTATE HY 35
	232660	614 E ST JOHNS AVE
	779031	E ST JOHNS AVE
D	232697	7200 DUVAL ST
E	231474	601 E ST JOHNS AVE
F	231374	7100 N INTERSTATE HY 35
	231372	7100 N INTERSTATE HY 35
	231371	7114 N INTERSTATE HY 35
	231373	712 E HUNTLAND DR
	234123	7629 N INTERSTATE HY 35 2
	234124	7635 N INTERSTATE HY 35 2
	771911	820 BLACKSON AVE
	231491	7509 N INTERSTATE HY 35

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G	234125	7625 1/2 N INTERSTATE HY 35 2
	771912	7417 N INTERSTATE HY 35
	234121	N 7619 INTERSTATE HY 35
	231488	N 7513 INTERSTATE HY 35
	234122	N 7623 INTERSTATE HY 35
H	231592 (portion) Approximately 4.845 acres, being a portion of LOT 1 * LESS 4516 SQ FT CHRYSLER ADDN, as recorded in Volume 49, Page 1, of the Official Plat Records of Travis County	7309 N INTERSTATE HY 35
I	459975	7101 N INTERSTATE HY 35
	459976	N 7105 INTERSTATE HY 35
	230250	E 901 ST JOHNS AVE
	426056	907 E ST JOHNS AVE
	230248	6901 N INTERSTATE HY 35
	230249	6937 N INTERSTATE HY 35
	459974	N 7023 INTERSTATE HY 35
J	228999	917 CAMINO LA COSTA
	229002	807 CAMINO LA COSTA
	229004	6607 N INTERSTATE HY 35
	229000	6603 N INTERSTATE HY 35
	229005	6619 N INTERSTATE HY 35
	228998	6505 N INTERSTATE HY 35
	228997	1016 LA POSADA DR
	229003	6513 N INTERSTATE HY 35
K	229001	6711 N INTERSTATE HY 35
	228993	6320 LA CALMA DR
	228992	6319 N INTERSTATE HY 35
	228994	935 LA POSADA DR
	226763	6121 N INTERSTATE HY 35
	226764	1007 LA CALMA DR
	228995	6300 LA CALMA DR
L	226765	6200 LA CALMA DR
	377512	6221 LA CALMA DR
	377513	1029 CAMINO LA COSTA
	229006	1033 LA POSADA DR
	228185	1051 CAMINO LA COSTA
	228184	6330 E U S HY 290
	228183	6210 E U S HY 290
	377516	6300 E U S HY 290
M	377515	6314 E U S HY 290
	226766	6448 E U S HY 290
	228187	6420 E U S HY 290
N	228186	6400 E U S HY 290
	228181	1130 CAMINO LA COSTA
O	228213	7110 CAMERON RD
	228214	7000 CAMERON RD
P	230669	1319 MC KIE DR

Q	230592	1308 MC KIE DR
	230591	7418 CAMERON RD
R	230699	7610 CAMERON RD
	232775	1200 WHEATLEY AVE
	442507	7607 BLESSING AVE
	232774	7501 BLESSING AVE
	230541	1306 MC KIE DR
	230543	1304 MC KIE DR
	230544	1302 MC KIE DR
	230545	1300 MC KIE DR
	230546	1301 MC KIE DR
S	229276	7077 GRAND CANYON DR
	229274	1212 WESTHEIMER DR
T	229156	7020 GRAND CANYON DR
U	229279	1220 CAMINO LA COSTA
V	228996	1016 CAMINO LA COSTA
	228177	1030 CAMINO LA COSTA
	228179	1044 CAMINO LA COSTA
	228182	1114 CAMINO LA COSTA

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

Agenda
Item #s:
6, 7a, 8

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:

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 23rd day of
January, 2012.

Jerome J. Gilmore
Notary Public

ATTACHMENT M



CITY COUNCIL HEARING

DATE: Thursday, February 9, 2012

TIME: 2:00 P.M.

LOCATION: 301 W. 2nd 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

kathryn.quinnelly@austintexas.gov

Greg Dutton

(512) 974-3509

greg.dutton@austintexas.gov

Paul DiGiuseppe

(512) 974-2865

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

Planning Commission Hearing Date: Tuesday, January 24, 2012

C14-2011-0116

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)

Chad 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



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

Proposed Code Amendment:	St. John/Coronado Hills Combined Neighborhood Plan.
Proposed Neighborhood Plan Impacting Housing Affordability:	<p>Proposed neighborhood plan has an overall positive impact of affordability by:</p> <ul style="list-style-type: none">• 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:	<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">- 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

ATTACHMENT 0