

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: St. John/Coronado Hills Combined (Coronado Hills)

CASE#: NPA-2019-0029.01 **DATE FILED:** January 16, 2019 (Out-of-Cycle)

PROJECT NAME: Patton Courts Mobile Home Park (City-Initiated NPA)

PC DATE: May 28, 2019

ADDRESS: 7100 E. U.S. Hwy 290 SVRD WB

DISTRICT AREA: 1

SITE AREA: 2.13 acs (approx.)

OWNER: Satish S. Bhatt

APPLICANT: City of Austin, Planning & Zoning Dept.

CASE MANAGER: Maureen Meredith **PHONE:** (512) 974-2695

STAFF EMAIL: Maureen.meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Mixed Use

To: Higher Density Single Family

Base District Zoning Change

Related Zoning Case: C14-2019-0011

From: CS-MU-NP

To: MH-NP

NEIGHBORHOOD PLAN ADOPTION DATE: April 26, 2012

PLANNING COMMISSION RECOMMENDATION:

May 28, 2019 – After discussion, a motion was made to Approve staff recommendation of Higher Density Single Family land use. [P. Seeger – 1st; J. Shieh – 2nd] Vote: 12-0 [K. McGraw absent].

STAFF RECOMMENDATION: Recommended for Higher Density Single Family land use.

BASIS FOR STAFF'S RECOMMENDATION: Staff recommends the land use change to Higher Density Single Family land with the associated zoning change to MH-NP Mobile Home Residence District because the intent is to help preserve this existing mobile home park. Mobile home parks can provide affordable housing opportunities for people who live in Austin and in the St. John/Coronado Hills Neighborhood Planning Area.

Below are the Goals and Objectives that support the proposed change in the future land use map. The plan support the creation of affordable housing options in the planning area.

LAND USE GOAL

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

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

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

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

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

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

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

Recommendation 183 Residential infill (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).

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.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.

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

Mixed Use - An area that is appropriate for a mix of residential and non- residential uses.

Purpose

1. Encourage more retail and commercial services within walking distance of residents;
2. Allow live- work/flex space on existing commercially zoned land in the neighborhood;
3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips;
4. Create viable development opportunities for underused center city sites;
5. Encourage the transition from non- residential to residential uses;
6. Provide flexibility in land use standards to anticipate changes in the marketplace;
7. Create additional opportunities for the development of residential uses and affordable housing; and
8. Provide on- street activity in commercial areas after 5 p.m. and built- in customers for local businesses.

Application

1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed- use corridors along the neighborhood's edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District);
4. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non- conforming use; and
6. Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

PROPOSED LAND USE ON THE PROPERTY

Higher Density Single Family - Is housing, generally up to 15 units per acre, which includes townhouses and condominiums as well as traditional small- lot single family.

Purpose

1. Provide options for the development of higher- density, owner- occupied housing in urban areas; and
2. Encourage a mixture of moderate intensity residential on residential corridors.

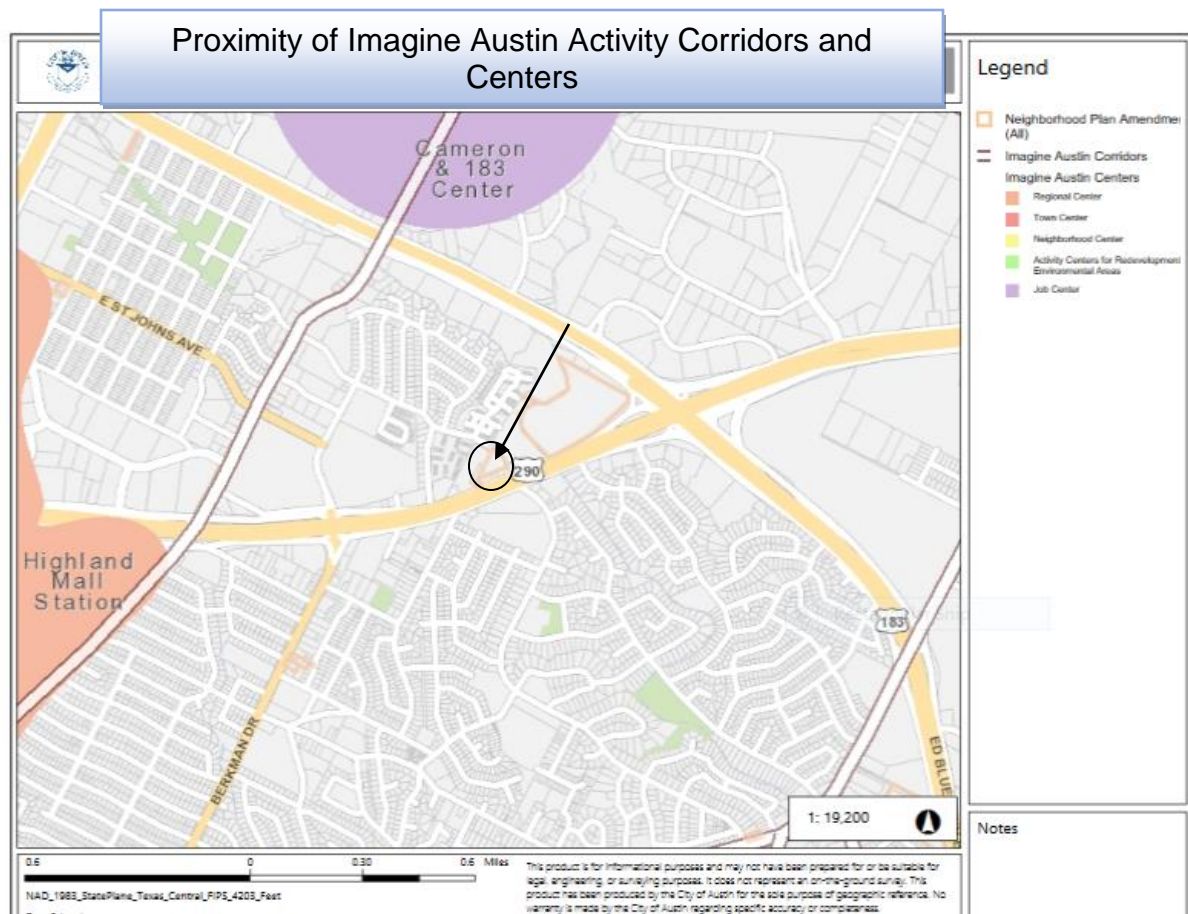
Application

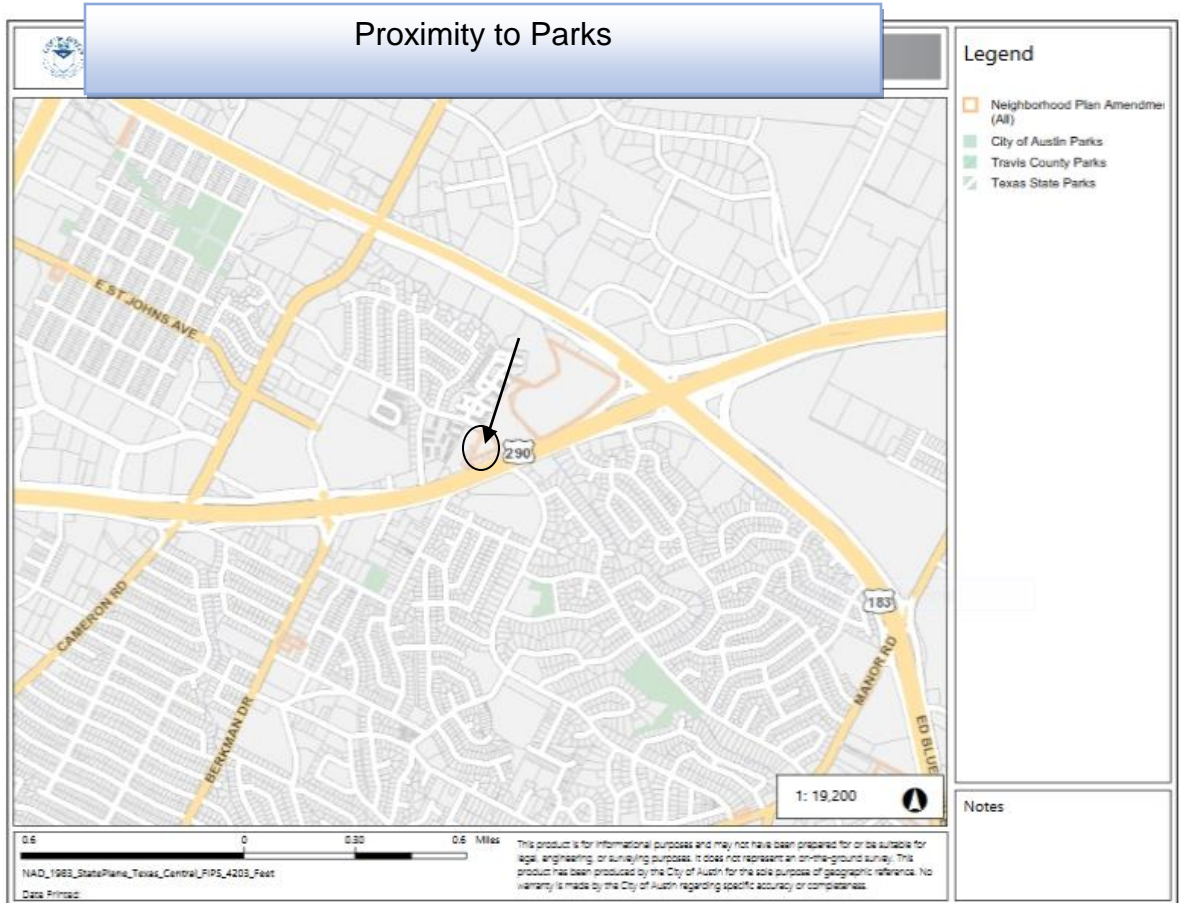
1. Appropriate to manage development on major corridors that are primarily residential in nature, and
2. Can be used to provide a buffer between high- density commercial and low- density residential areas.
3. Applied to existing or proposed mobile home parks.

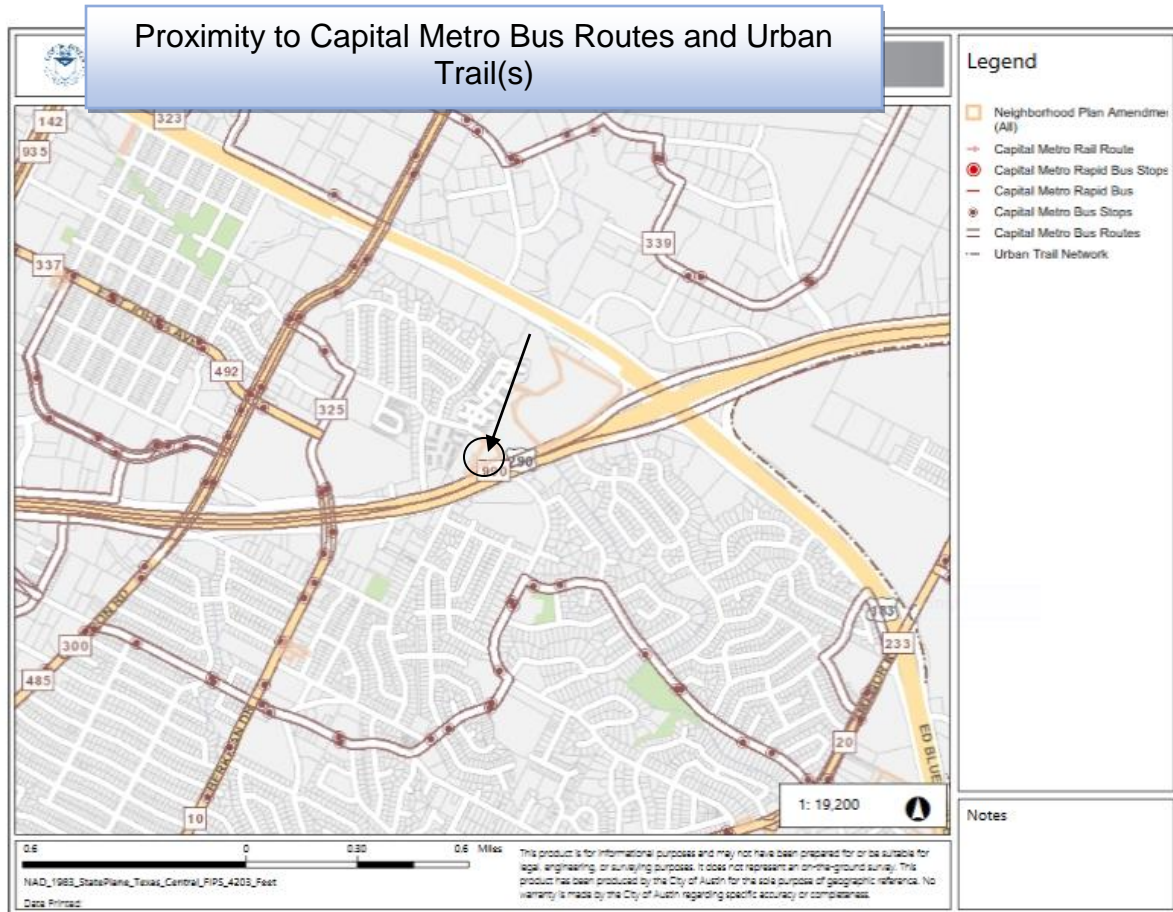
IMAGINE AUSTIN PLANNING PRINCIPLES

1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
 - ***Mobile home parks provide housing options in Austin and the planning area that is near public transportation, schools and various businesses along U.S. Hwy 290.***
2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.
 - ***The property is within ½ mile of bus routes along Berkman Drive and within one mile from bus routes along Cameron Road.***
3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.
 - ***The property is less than one mile from Cameron Road and the edge of the Highland Mall Station, which is designated as an Activity Corridor and Center on the Growth Concept Map of the Imagine Austin Comprehensive Plan.***
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
 - ***The City Council's resolution to rezone existing mobile homes parks to MH with the associated change in the future land use map to Higher Density Single Family land use is an attempt to help preserve the mobile home park.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.
 - ***Higher Density Single Family land use serves as a buffer between the commercial uses along U.S. Hwy 290 and the residential uses to the north of the property.***
6. Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.
 - ***The property is located within the Desire Development Zone.***
7. Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.
 - ***Not applicable.***
8. Protect, preserve and promote historically and culturally significant areas.
 - ***Not applicable.***

9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
 - *Not applicable.*
10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
 - *Not applicable.*
11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.
 - *Not applicable.*
12. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.
 - *Not applicable.*







IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

Neighborhood Centers - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

Town Centers - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although

fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

Job Centers - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

Corridors - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

BACKGROUND: On August 23, 2018 and September 20, 2018 City Council signed Resolutions Nos. 20180823-078 and 20190920-096 directing staff to initiate zoning change applications and applicable plan amendment applications on existing mobile home parks in Austin that currently do not have MH-Mobile Home Residence zoning. The Resolutions state that mobile homes parks provide a diversity of housing types; can provide affordable housing and market-rate housing options for work class families; mobile homes parks are seen by some communities as an undesirable use which has led to discriminatory and exclusionary zoning; and mobile homes parks have been closed or slated for redevelopment leading tenants to be displaced. Copies of the Resolutions are provided in this report.

The Patton Courts Mobile home park is two tracts of land located on the north side of East U.S. 290 Highway between Berkman Drive and U.S. Hwy 183. One tract has an existing future land use designation of Higher Density Single Family land use, which is not proposed to be changed. The second tract, on the eastern side, has a future land use designation of Mixed Use. This tract is proposed for Higher Density Single Family land use.

One tract is currently zoned SF-6-NP and the other is zoned CS-MU-NP. Both tracts of land are proposed to be rezoned to MH-NP, Mobile Home Residence district. For more information on the zoning case, please see C14-2019-0011.

PUBLIC MEETINGS: The ordinance-required community meeting was held on March 13, 2019. Approximately 828 meeting notices were mailed to people who live or own property within 500 feet of the property in addition to neighborhood groups and environmental organizations who requested notification for the area. Approximately forty-seven people attended the meeting in addition to the plan amendment case manager, the zoning case manager and a staff member who provided Spanish translation.

After staff gave a brief presentation about the stated reasons behind the city council-initiated plan amendment and zoning cases outlined in Resolutions 20180823-078 and 20180920-096, in addition to the planning process in general, the following questions were asked by the people in attendance:

Q #1: Is the property owner present?

A #1: No.

Public Comment (Spanish): Then we can't speak for them. We don't know what they want and we should not say what they should or should not do with the property.

Q #2: Is there a site plan?

Public Comment: They are not changing the current site.

Staff Comment: The zoning answer is that the site is an existing non-conforming use.

Public Comment: The landlord did not initiate this change.

Q #3: Can the current zoning remain in place if property owners want to keep it?

A #3: Yes, the owner can file a valid petition.

Public Comment: My name is John Butler. There is a question of value of ownership. Home values are lowered, the property value is lowered with the mobile home park as a neighbor. Concerns are that downzoning is restrictive.

Public comment: The board has the ability to vote for the community.

Q #4: Need clarification, does the property have vacant land?

A #4: No.

Q #5: What is the next step in the process?

A #5: You give feedback, work with the neighborhood contact team to get a recommendation, staff will add that letter of recommendation to our case report.

Q: #6: Just to clarify, this is not a meeting to vote on this, correct?

A: #6: No, there is no voting at this meeting.

Q #7: A portion of the mobile home park is already covered under the Higher-Density Single-Family land use category. The other half will need to change from Mixed Use to Higher-Density Single-Family.

Staff goes over the differences between the Future Land Use Map and Zoning. One is a broad tool, the other is more specific.

These changes will require an update to the neighborhood plan and will require a zoning change.

This mobile home park (Patton Courts) sits on 2 tracts. One is zoned SF-6, the other is zoned CS. The idea is to zone both halves as MH.

There is nothing on these two tracts that is not a mobile home.

Q #8: If the land was vacant today, would the zoning allow a mobile home park?

A #8: No, because one tract is zoned SF-6, which does not permit mobile home residential, and the other tract is Commercial, which does not permit residential uses. The existing park would not be able to be built today.

Public Comment: So you're telling us that City Council wants this tract to be Mobile Home Park? That's what they are going to do unless the community makes a petition. What is our timetable?

A: At minimum 2-3 weeks, sometime in April. In addition to valid petition, any property owner can write a letter that will be added to staff's case report.

Q #9: What types of changes will this require? Any restrictions? Will it bring the mobile home park up to code?

A #9: Rezoning will not have any effect on the physical conditions of the mobile home park. If the owner plans to make changes in the future then those changes would need to be made up to code.

Q #10: Are there any other areas with these types of changes?

A #10: yes, there are 20 other properties undergoing this re-zoning and plan amendment change. It's early on in the process.

Public comment: The neighborhood plan contact team encompasses a big area. Do you want to vote tonight?

Q #11: No matter what, there will always be a mobile home park?

A #11: No, there is nothing stopping the owner from changing the zoning in the future.

Q #12: Why are there two changes being proposed?

A #12: One tract needs a FLUM change. Both tracts will need rezoning.

Public comment: I propose that upgrades be made so the property is up to code and the residents have a more desirable living condition. The city is trying to take away the owners rights.

Q #13: What is the change?

A #13: Zoning – change all areas (both tracts) to Mobile Home Residence District. Future Land Use Map – one tract is already the desired Higher-Density Single-Family, the second tract will need to change to match that category.

Public Comment: Re: NPCT – Do you want to have a vote? Every person gets one vote. Those that live within 500 ft. of proposed change can also vote.

Staff comment: The next notice that you will receive will be for Planning Commission and City Council hearings.

Q #14: When is the earliest that these hearings might take place?

A #14: We can't guess. April at the earliest. You can email or call staff to find out.

CITY COUNCIL DATE: June 20, 2019

ACTION: (pending)

City Council Resolutions

RESOLUTION NO. 20180823-078

WHEREAS, City of Austin has a goal of providing a diversity of housing types; and

WHEREAS, mobile home parks can provide affordable, market-rate housing options for working class families; and

WHEREAS, mobile home parks, historically, are seen by some communities as an undesirable use, which has led to discriminatory and exclusionary zoning policies; and

WHEREAS, multiple mobile home parks have been closed or slated for redevelopment in recent years, leading to tenants being displaced, including tenants at Cactus Rose Mobile Home Park and Thrasher Lane Mobile Home Park; and

WHEREAS, there are approximately 37 mobile home parks in Austin, yet a majority are not zoned mobile home residence (MH) district, including mobile home parks located in neighborhood planning areas, so a change to mobile home residence (MH) district zoning would require a zoning change and a Future Land Use Map (FLUM) amendment; and

WHEREAS, zoning mobile home parks to mobile home residence (MH) district will reduce the risk of mobile home park tenant displacement; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Council initiates the rezoning and where appropriate, FLUM amendments, of the following properties:

(1) North Lamar Mobile Home Park located at 8105 Research Boulevard, Austin Texas, from general commercial services-neighborhood plan (CS-NP) combining district and single family residence-neighborhood plan (SF-3-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(2) Frontier Valley Mobile Home Park located at 1430 Frontier Valley Drive, Austin, Texas, from single family residence-neighborhood plan (SF-3-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district; and

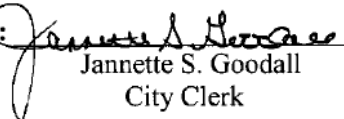
(3) Comfort Mobile Home Park located at 7307, 7401, and 7403 East Riverside Drive, Austin, Texas, from East Riverside Corridor (ERC) district to mobile home residence (MH) district.

BE IT FURTHER RESOLVED:

The City Council directs the City Manager to identify all remaining properties currently being used as a mobile home residence park or mobile home subdivision, but not zoned mobile home residence (MH) district and submit the properties to Council for initiation of the appropriate zoning cases on September 20, 2018.

ADOPTED: August 23, 2018

ATTEST:


Jannette S. Goodall
City Clerk

RESOLUTION NO. 20180920-096

WHEREAS, On August 23, 2018, Council adopted Resolution No. 20180823-078, which in part, directed the City Manager to identify all remaining properties currently being used as mobile home residence park or mobile home subdivision, but not zoned mobile home residence (MH) district and submit the properties to Council for initiation of the appropriate zoning cases; and

WHEREAS, staff identified 20 remaining properties meeting the description in Resolution No. 20180823-078;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Council initiates the zoning, rezoning, and where appropriate, future land use map (FLUM) amendments for the following properties:

(1) Royal Palms MH Community located at 7901 East Ben White Boulevard, Austin, Texas, from general commercial services-neighborhood plan (CS-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(2) Palm Harbor Homes MH Park located at 810 Bastrop Highway Southbound, Austin, Texas, from general commercial services-neighborhood plan (CS-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(3) Go-Go MH Park located at 4811 South Congress Avenue, Austin, Texas, from general commercial services-mixed use-conditional overlay-neighborhood

plan (CS-MU-CO-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(4) Phan MH Park located at 711 West Powell Lane, Austin, Texas, from general commercial services-mixed use-vertical mixed use building-conditional overlay (CS-MU-V-CO-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(5) Aero Mobile Home Park located at 101 Hergotz Lane, Austin, Texas, from family residence (SF-3) district to mobile home residence (MH) district;

(6) Tejas Mobile Plaza located at 1709 East State Highway 71 Westbound, Austin, Texas, from community commercial (GR) district and neighborhood commercial (LR) district to mobile home residence (MH) district;

(7) Templeton MH Park located at 401 Chaparral Road, Austin, Texas, from single-family residence standard lot (SF-2) district to mobile home residence (MH) district;

(8) Villa Denese located at 4511 Lucksinger Lane, Austin, Texas, from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(9) Mobile Home Haven located at 11606 North Lamar Boulevard, Austin, Texas from public (P) district to mobile home residence (MH) district;

(10) Congress MH/RV Park located at 6111 South Congress Avenue, Austin, Texas from community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(11) Jensen's MH Park located at 3201 Burleson Road, Austin, Texas from family residence-neighborhood plan (SF-3-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(12) Little Texas MHC located at 7501 Bluff Springs Road, Austin, Texas, from interim-rural residence (I-RR) district to mobile home residence (MH) district;

(13) Woodview MHC, LLC located at 1301 West Oltorf Street, Austin, Texas, from general commercial services (CS) district to mobile home residence (MH) district;

(14) Cameron Loop Mobile HP located at 2807 Cameron Loop, Austin, Texas, from rural residence (RR) district to mobile home residence (MH) district;

(15) Capitol Manor Mobile Home Park, LLC located at 1308 Thornberry Road, Austin, Texas, from interim-rural residence (I-RR) district to mobile home residence (MH) district;

(16) Patton Courts Mobile Home Park located at 7100 East US Highway 290, Austin, Texas, from general commercial services-neighborhood plan (CS-NP) combining district, general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district, and townhouse and condominium residence (SF-6) district to mobile home residence-neighborhood plan (MH-NP) combining district;

(17) Lee Hill Park located at 8001 Lee Hill Drive, Austin, Texas from warehouse limited office-neighborhood plan (W/LO-NP) combining district and general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(18) Wallace Trailer Park located at 423 Thompson Lane, Austin, Texas, from general commercial services-conditional overlay (CS-CO) combining district to mobile home residence (MH) district;

(19) Austin Pecan Park located at 2815 East State Highway 71 Westbound Service Road, Austin, Texas, from rural residence (RR) district, interim single-family residence standard lot (I-SF-2) district, and development reserve (DR) district to mobile home residence (MH) district;

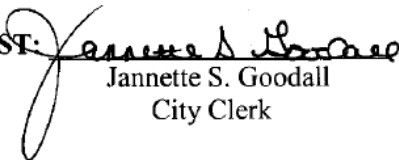
(20) Honeycomb Park located at 6402 McNeil Drive, Austin, Texas, from interim-rural residence (I-RR) district to mobile home residence (MH) district.

BE IT FURTHER RESOLVED:

The City Council initiates City Code Title 25 amendments, as necessary, to implement the zoning changes.

ADOPTED: September 20, 2018

ATTEST:


Jannette S. Goodall
City Clerk

Letter of Recommendation from the Neighborhood Plan Contact Team (NPCT)

To: Planning Commission and City Council members
Re: NPA-2019-0029.1
Date: May 20, 2019

The Coronado Hills Contact Team has discussed the applicant's proposed future land use amendment from Mixed Use to Higher Density Single Family for the property located at 7100 E. US 290 Hwy Service Road WB. Members of the contact team attended the community meeting on March 13, 2019 to gather feedback from surrounding neighbors, which was taken into consideration by the contact team. The contact team and eligible neighbors, according to our bylaws, voted on the proposed amendment beginning March 13 with the voting period ending on April 5, 2019.

The contact team voted in opposition to the applicant's request for a Higher Density Single Family designation.

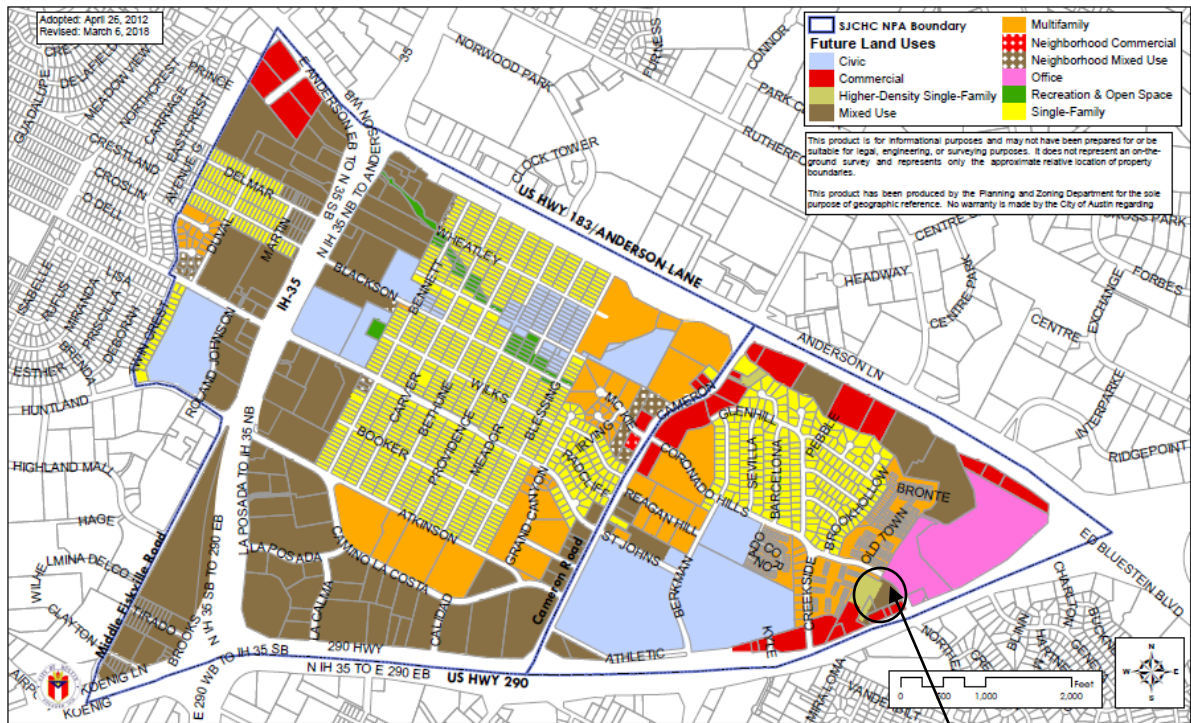
This vote was made with the following considerations:

- The current Neighborhood Plan with Future Land Use Map were created over the course of 4 years with collaboration of surrounding neighborhoods, land and business owners, residents, and City of Austin staff. These were approved by the City Council in 2012. At the time, the mobile home park existed on the land and the agreement was made that the present zoning was valid.
- Objective L.4 of the neighborhood plan states: "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." The proposed amendment goes against the plan by creating residential housing rather than the transitional mixed use land.
- Page 90 of our Land Use Section, states "Introduce community-serving places to walk to, ones that are user friendly and more appealing to the eye." The Coronado Hills neighborhood already supports multi family (27% of land use) and single family housing. Leaving the property under discussion as Mixed Use allows for new, walkable businesses to join the neighborhood. This is further supported by Objective L.6: "Support community oriented business development along major commercial corridors."
- Objective C.10 of the neighborhood plan states "Pro-actively address code issues in the community by supporting progressive programs and educating residents regarding different types of code violations." There are concerns about changing zoning on an existing property with code violations that may limit future development or improvements to the property.

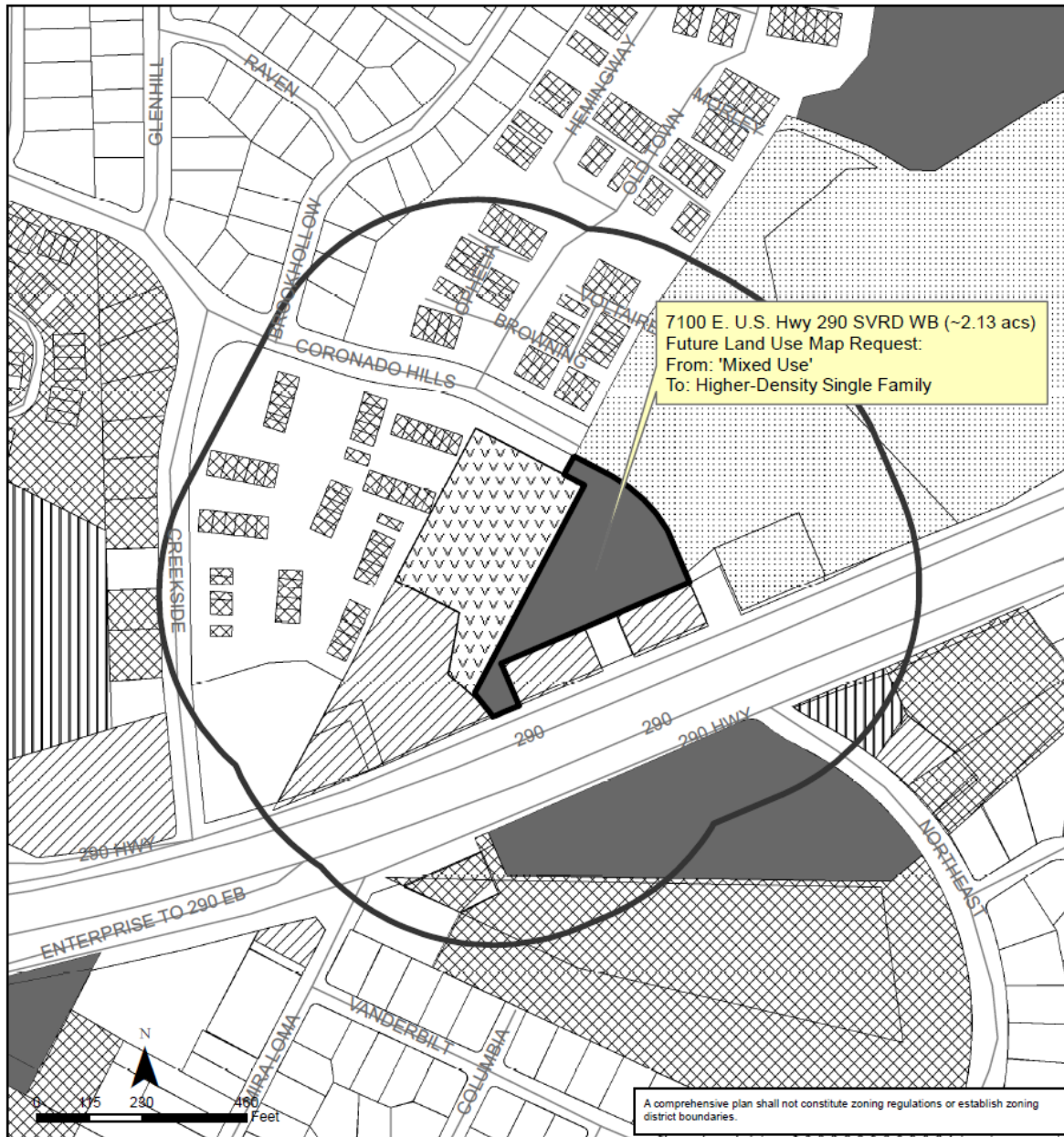
In addition, we do not support the proposed MH-NP rezoning request. The contact team requests that Planning Commission and City Council retain the existing zoning because it is consistent with our Plan as referenced above.

April Neal, Coronado Hills Contact Team President
board@chcrma.com

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



Site



St. John/Coronado Hills Combined (Coronado Hills) Neighborhood Planning Area NPA-2019-0029.01

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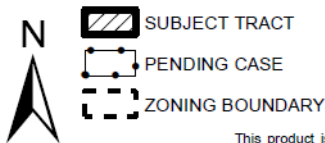
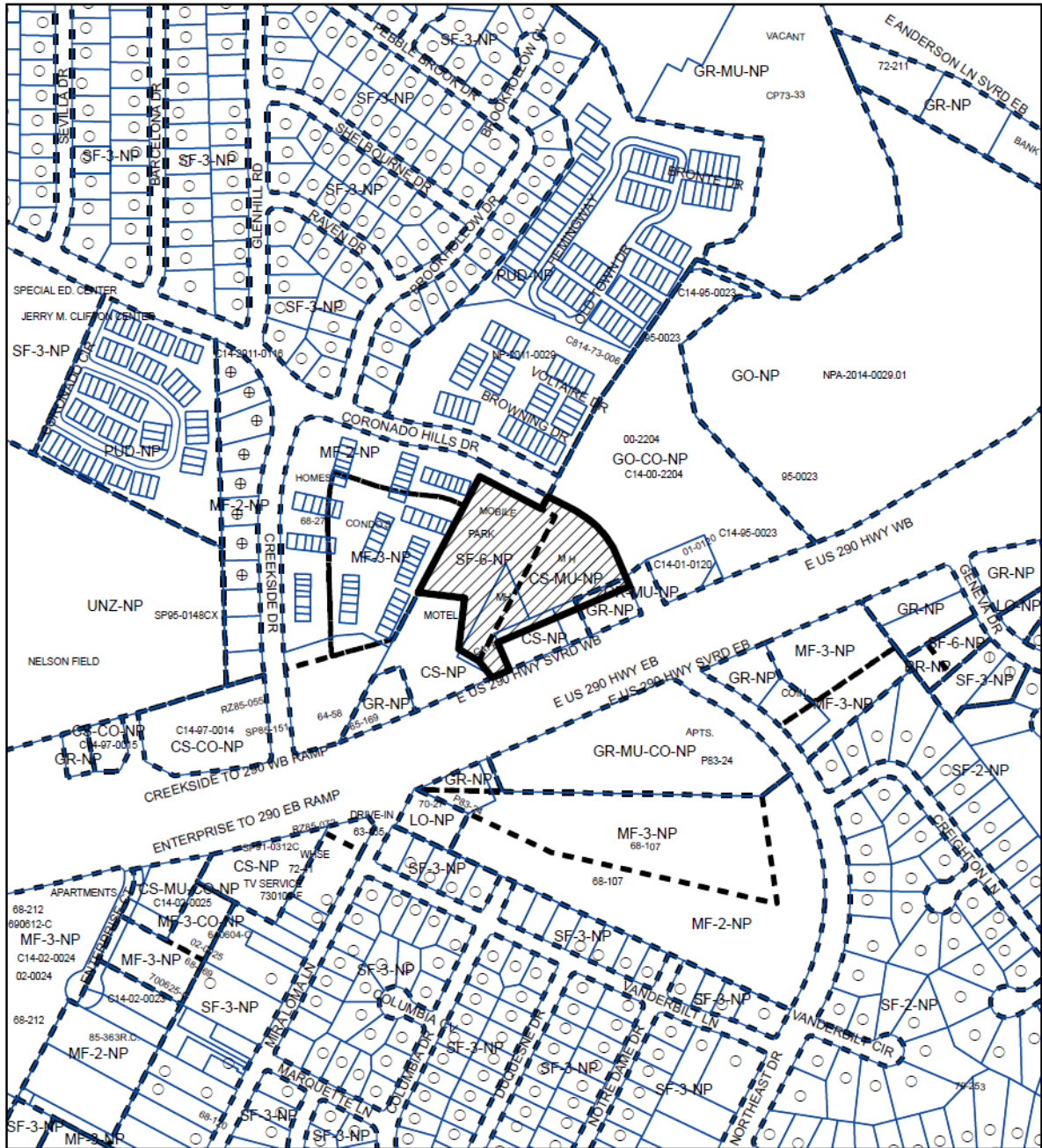
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City of Austin
Planning and Zoning Department
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Future Land Use

	500 ft. notif. boundary		Commercial
	Subject Property		Mixed Use
	Single-Family		Office
	Higher-Density Single-Family		Civic
	Multi-Family		Transportation



1" = 400'

ZONING

ZONING CASE#: C14-2019-0011

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Created: 1/30/2019

