ORDINANCE NO. 20120426-102

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 353 ACRES OF LAND GENERALLY KNOWN AS THE CORONADO HILLS NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 16 TRACTS OF LAND.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended:

i) to add a neighborhood plan (NP) combining district to each base zoning district within the property comprised of approximately 353 acres of land (the "Property"), and,
ii) to change the base zoning districts within the Property on 16 tracts of land identified in the attached Exhibit "A" *(the Tract Map)*,

as described in Zoning Case No. C14-2011-0116, on file at the Planning and Development Review Department and generally known as the Coronado Hills neighborhood plan combining district, locally known as the area bounded by U.S. Highway 183 on the north, U.S. Highway 290 on the south and east and Cameron Road to the west, in the City of Austin, Travis County, Texas, and identified in the map attached as Exhibit "B" *(the Zoning Map)*.

PART 2. Except as otherwise specifically provided in this ordinance, the existing base zoning districts and conditions remain in effect.

PART 3. The base zoning districts for the 16 tracts of land are changed from general commercial services (CS) district, community commercial (GR) district, multifamily residence medium density-conditional overlay (MF-3-CO) combining district, family residence (SF-3) district, rural residence-conditional overlay (RR-CO) combining district, neighborhood commercial (LR) district and neighborhood commercial-conditional overlay (LR-CO) combining district to general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district, community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district, community commercial-vertical mixed use building-neighborhood plan (GR-V-NP) combining district, community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district, general office-neighborhood plan (GR-NP) combining district, general office-conditional overlay-neighborhood plan

(GO-CO-NP) combining district, neighborhood commercial-neighborhood plan (LR-NP) combining district, neighborhood commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district, multifamily residence limited density-neighborhood plan (MF-1-NP) combining district, multifamily residence low density-neighborhood plan (MF-2-NP) combining district, multifamily residence moderate high density-neighborhood plan (MF-4-NP) combining district, townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district, as more particularly described and identified in the chart below:

Tract	TCAD #	COA Address	From	To
101	226767	E 6640 U S HY 290	GR	GR-V-NP
102	228222	7247 CAMERON RD	GR	MF-4-NP
103	230667 (portion) Approximately 4.505 acres, being a portion of LOT 1 SAINT GEORGE SUBD, as recorded in Volume 82, Page 270, of the Official Plat Records of Travis County	1443 CORONADO HILLS DR	GR	MF-1-NP
104	230586 (portion) Approximately 4.041 acres, being a portion of LOT 1 CORONADO PLACE, as recorded in Volume 82, Page 136, of the Official Plat Records of Travis County	1438 CORONADO HILLS DR	GR	MF-2-NP
105	230676	7601 CAMERON RD	GR	GR-CO-NP
106	230698	1601 E ANDERSON LN	GR	GR-MU-NP
107	230723 230724	1901 E ANDERSON LN 1901 E ANDERSON LN	GR	GR-MU-NP
108	229476	E 7424 U S HY 290	SF-3	GO-NP
112	226844 (portion) Approximately 7.507 acres, being a portion of LOT 1 LESS S30.84FT AV PATTON'S ADDN SEC 3, as recorded in Volume 32, Page 14, of the Official Plat Records of Travis County, and ABS 29 SUR 58 APPLEGATE J ACR 8.454	E 7234 U S HY 290	MF-3-CO; RR-CO; SF-3	GO-CO-NP
113	228275	7142.5 E U S HY 290	CS; GR	CS-MU-NP; GR-MU-NP
114	228276 (portion) Approximately 2.617 acres, being a portion of ABS 789 SUR 57 WALLACE J P ABS 29 SUR 58 APPLEGATE J ACR 4.392 *TOTAL	E 7100 U S HY 290 E	CS	SF-6-NP
115	228232	7215 CAMERON RD	GR	GR-MU-NP
116	368913	7213 CAMERON RD	GR	GR-MU-NP
117	228231	7213 CAMERON RD	GR	GR-MU-NP
118	228228	7205 CAMERON RD	LR-CO	LR-MU-CO-NP
119	228224	7201 CAMERON RD	LR	LR-MU-NP

PART 4. The following applies to an existing legal lot with single-family residential use, a duplex residential use or a two-family residential use within the boundaries of the NP combining district:

A. Front porch setback applies as set forth in Section 25-2-1602 of the Code.

B. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.

C. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.

PART 5. The following applies to an existing legal lot with single-family residential use within the boundaries of the NP combining district:

A. The minimum lot area is 2,500 square feet.

B. The minimum lot width is 25 feet.

C. For a lot with an area of 4,000 square feet or less, the impervious coverage may not exceed 65 percent.

PART 6. The following applies to property identified as Areas Y, Z, and AA within the Coronado Hills neighborhood plan as shown on Exhibit "C" *(the Special Use Infill Tracts)* and further described in the chart included in this Part.

Areas Y, Z and AA may be developed as a residential infill special use as set forth in Sections 25-2-1521 through 25-2-1539 and Sections 25-2-1561 through 25-2-1569 of the Code.

Tract	TCAD Prop ID	Address
Y	230586	1438 CORONADO HILLS DR
Z	228222	7247 CAMERON RD
	228220	1500 REAGAN HILL DR
	230667	1443 CORONADO HILLS DR
AA	228226	1501 REAGAN HILL DR
	228229	1521 REAGAN HILL DR

PART 7. The following applies to property identified as Areas W and X within the Coronado Hills neighborhood plan as shown on Exhibit "C" (*the Special Use Infill Tracts*) and further described in the chart included in this Part.

Areas W and X may be developed with the neighborhood urban center special use as set forth in Section 25-2-1521 through 25-2-1569 of the Code.

Tract	TCAD Prop ID	Address
W	230676	7601 CAMERON RD
	230585	7537 CAMERON RD
	230587	7517 CAMERON RD
X	230668	1401.5 CORONADO HILLS DR

PART 8. The following applies to property identified as the Coronado Hills Drive Subdistrict within the Coronado Hills neighborhood plan as shown on Exhibit "D" (*the Coronado Hills Drive Subdistrict*) and further described as an area generally bounded by Coronado Hills Drive and the lot line (includes TCAD parcel 230586) to the north, U.S. Highway 290 to the south, Creekside Drive to the east and Cameron Road to the west.

A. Cottage special use is permitted on lots in residential districts within the boundaries of the Coronado Hills Drive Subdistrict as set forth in Sections 25-2-1442 through 25-2-1444 of the Code.

B. Urban home special use is permitted on lots in residential districts within the boundaries of the Coronado Hills Drive Subdistrict as set forth in Sections 25-2-1422 through 25-2-1424 of the Code.

PART 9. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

The following conditions apply to Tract 105:

A 25-foot wide vegetative buffer shall be provided and maintained along the eastern property line of the tract. Vegetative screening within the buffer zone must comply with the Screening Standards under Section 2.9.1 of the Environmental Criteria Manual. Improvements permitted within the vegetative buffer zone are limited to screening, drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

The following conditions apply to Tract 112:

A 25-foot wide vegetative buffer shall be provided and maintained along the southernmost 470 feet of the northwest property line of the tract. Vegetative screening within the buffer zone must comply with the Screening Standards under Section 2.9.1 of the Environmental Criteria Manual. Improvements permitted within the vegetative buffer zone are limited to screening, drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

Except as otherwise specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts, the mixed use combining district, and other applicable requirements of the City Code.

PART 10. This ordinance takes effect on May 7, 2012.

PASSED AND APPROVED

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§
April 26, 2012 §

Lee Leffingwell
Mayor

APPROVED: Karen M. Kennard
City Attorney

ATTEST: Shirley A. Gentry
City Clerk

Coronado Hills Neighborhood Planning Area - Rezoning Tract Map

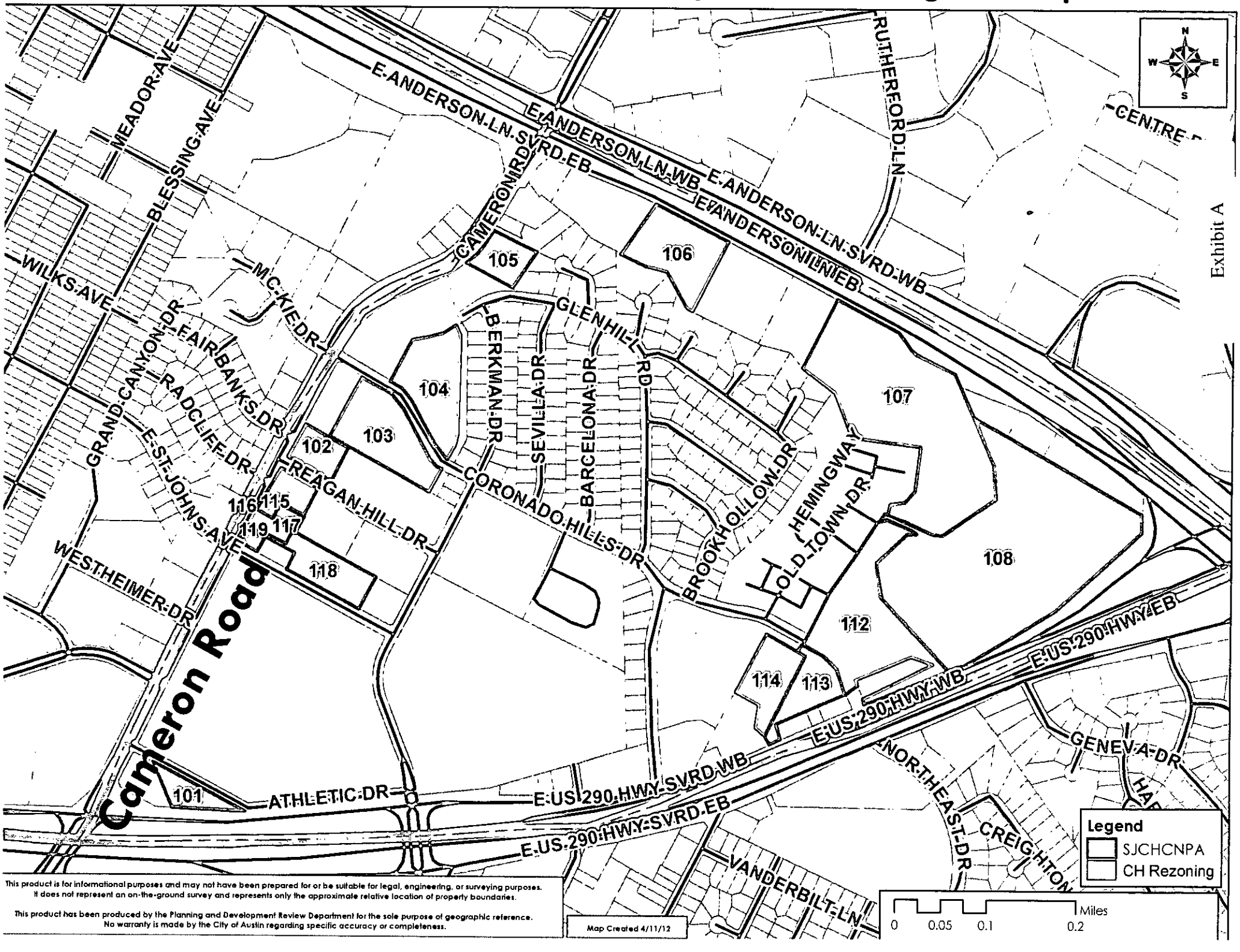
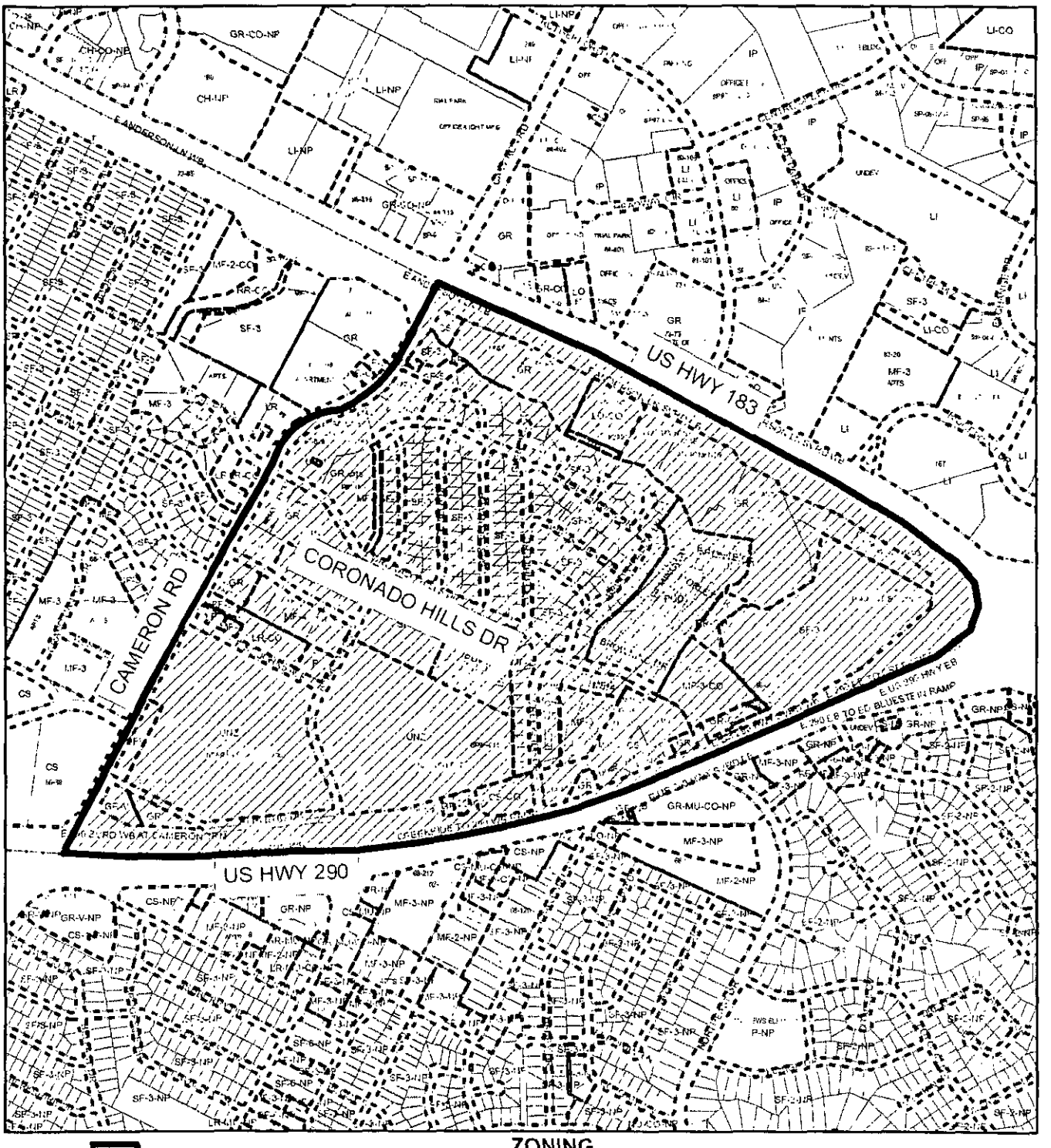


Exhibit A



ZONING

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING CASE#: C14-2011-0116

CORONADO HILLS NP REZONING AREA

1" = 900'

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.

Exhibit B

Coronado Hills Neighborhood Planning Area - Special Use Infill Tracts

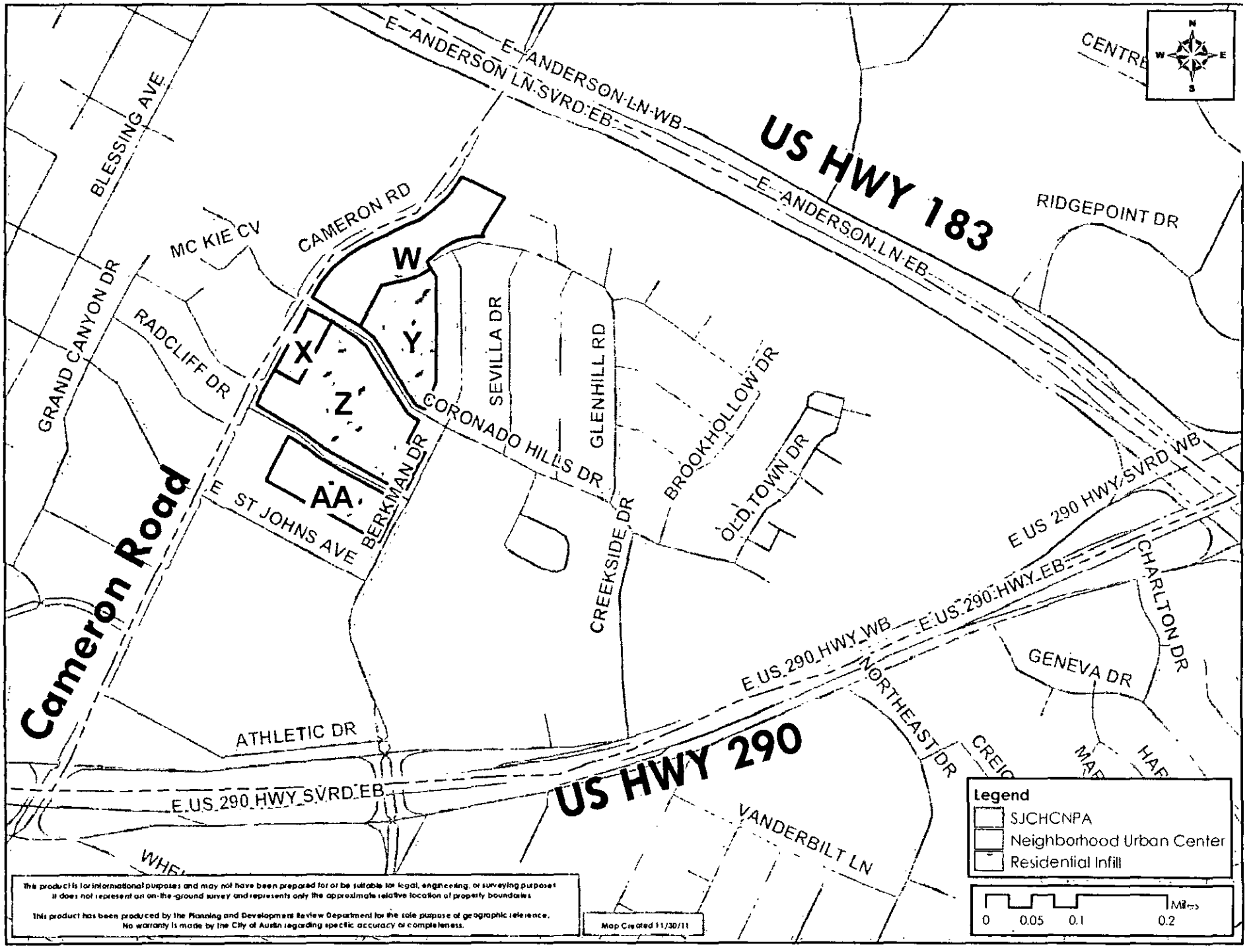
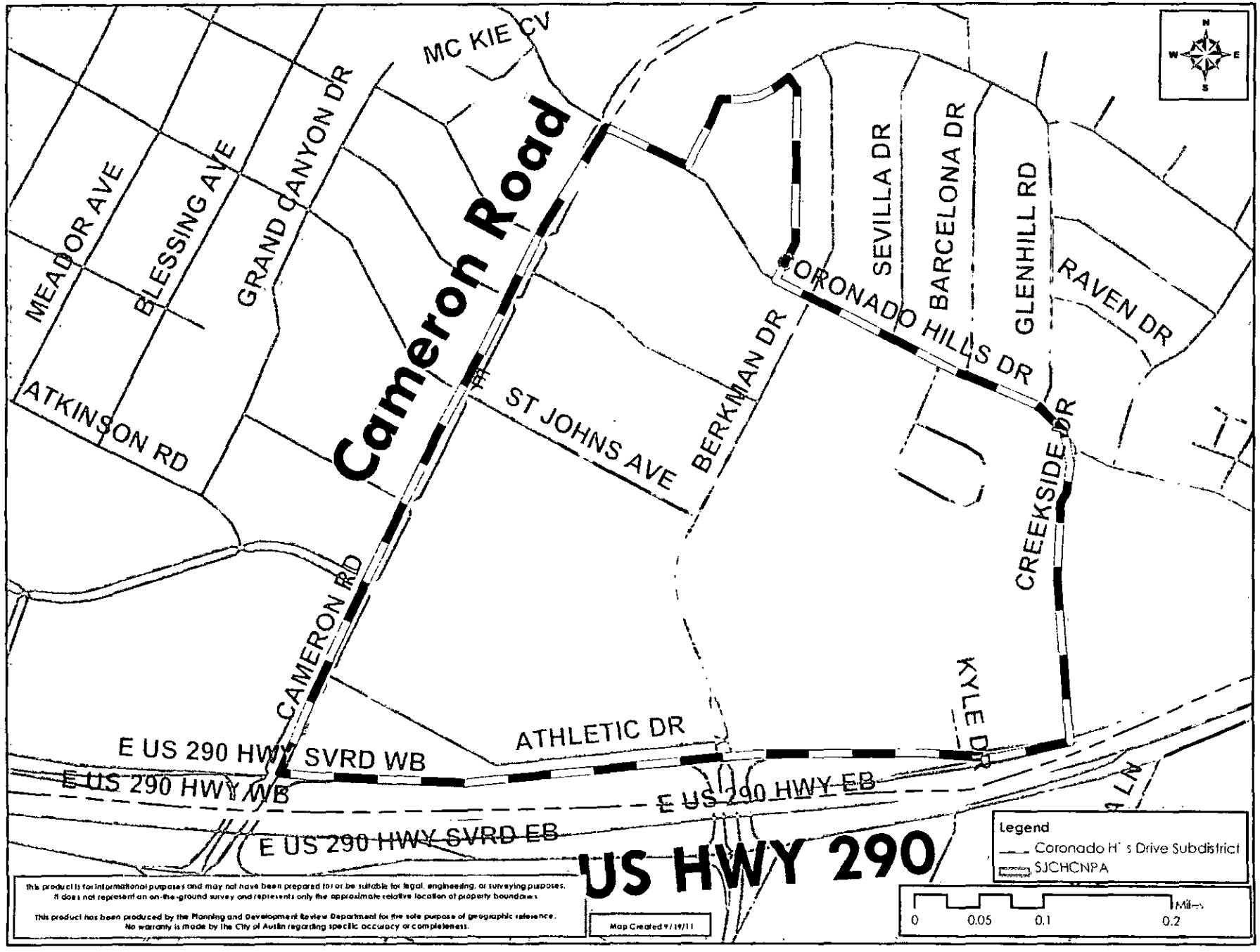


Exhibit C

Exhibit D

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