



## The St. John/Coronado Hills Combined Neighborhood Plan

April 26, 2012

**THIS PAGE INTENTIONALLY LEFT BLANK**



# **The St. John/Coronado Hills Combined Neighborhood Plan**

## **An Amendment to the City of Austin's Comprehensive Plan**

### **The Austin Tomorrow Comprehensive Plan**

Chapter 5  
Section 5-32  
Exhibit A  
Amendment 32



**CITY COUNCIL**

Mayor Lee Leffingwell  
Mayor Pro Tem Sheryl Cole  
Chris Riley  
Mike Martinez  
Kathie Tovo  
Laura Morrison  
Bill Spelman

**CITY MANAGER**

Marc Ott

**ASSISTANT CITY MANAGER**

Sue Edwards

**PLANNING AND DEVELOPMENT REVIEW DEPARTMENT**

Greg Guernsey, Director

Disclaimers:

By adopting the plan, the City Council demonstrates the City's commitment to the implementation of the plan. However, every recommendation listed in this plan will require separate and specific implementation. Adoption of the plan does not begin the implementation of any item. Approval of the plan does not legally obligate the City to implement any particular recommendation. The implementation will require specific actions by the neighborhood, the City and by other agencies. The Neighborhood Plan will be supported and implemented by:

- City Boards, Commissions and Staff
- City Departmental Budgets
- Capital Improvement Projects
- Other Agencies and Organizations
- Direct Neighborhood Action



The maps in this plan have been produced by the City of Austin Planning & Development Review Department for the sole purpose of aiding neighborhood planning decisions and are not warranted for any other use. No warranty is made by the City regarding their accuracy or completeness.

### **Special Acknowledgements**

The Planning and Development Review Planning staff is especially grateful to individuals and institutions that graciously provided invaluable meeting space to conduct the St. John/Coronado Hills Combined Neighborhood Planning Area meetings during the planning process, especially: Joel De La Garza, Administrator of J.J. Pickle Elementary School; Michael Abramov (Managing Librarian) and Paola Ferate-Soto (former Managing Librarian) of St. John Branch Library; and, Merv Griffin, Program Supervisor, with the Virginia Brown Recreation Center.

Additionally, several individuals were very kind to volunteer and/or extend their bilingual talent and provide Spanish translation of meeting materials and/or live translation at the SJCH neighborhood planning workshops. Those individuals deserving of thanks are: Nadia Barrera, Hermelinda Zamarripa, Carolina Escamilla, Michael Abramov, Rosa Donaso, Katherine Avalos Nicely, Principal De La Garza, Mayor Gus Garcia, Lindsey Venable, Jacob Browning and Pamela Larson.

### **Neighborhood Acknowledgements**

Throughout the SJCHCNPA planning process many residents, business owners, property owners, and other community members dedicated their time, knowledge and expertise. Specifically, the following individuals devoted significant time and effort during the 2.5 year neighborhood planning process:

<i>Juan Acevado</i>	<i>Judy Lopez</i>
<i>Sandra Davis</i>	<i>Derek Mergele</i>
<i>David Delgado</i>	<i>Meredith Morningstar</i>
<i>Ronda Dixon</i>	<i>Teresa Reel</i>
<i>ZA Easterday</i>	<i>Deborah Sistrunk</i>
<i>Carolina Escamilla</i>	<i>E.M. Taylor</i>
<i>Ramiro Escamilla</i>	<i>Bonnie Turek</i>
<i>Mayor Gus Garcia</i>	<i>Allen Weeks</i>
<i>Joan Gibbs</i>	<i>Julie Weeks</i>
<i>Meredith Lancaster</i>	<i>Theresa Williams</i>
<i>Illetra Lawrence</i>	<i>Mike Wusterhausen</i>
<i>Al Lopez</i>	

**Cover Acknowledgement:** The cover of the document was created at the website, Wordle.net

## **City Staff Acknowledgements**

### **Lead Staff from the City of Austin's Planning and Development Review**

#### **Department:**

Dee Dee Quinnelly, Senior Planner  
Greg Dutton, Senior Planner  
Sheila Balog, Facilitator  
Paul DiGiuseppe, Principal Planner

#### **Other City staff who lent generous assistance and support during the neighborhood planning process:**

Greg Guernsey, Director	PDR
Garner Stoll, Assistant Director	PDR
Carol Haywood, Division Manager of Comprehensive Planning	PDR
Mark Walters, Principal Planner	PDR
Paul Frank, Principal Planner/GIS Analyst	PDR
Melissa Laursen, Principal Planner	PDR
Ryan Robinson, City Demographer	PDR
Wendy Rhoades, Planner Principal	PDR
Joi Harden, Senior Planner	PDR
Cheryl Van Allen, GIS Analyst	PDR
Surbhi Bakshi, GIS Analyst	PDR
Margaret Valenti, Senior Planner	PDR
Maureen Meredith, Senior Planner	PDR
Laura Patlove, Senior Planner	PDR
Jacob Browning, Neighborhood Planner	PDR
Minal Bhakta, Neighborhood Planner	PDR
Michael Embesi, City Arborist	PDR
Jean Drew, Watershed Protection	WPD
Matt Hollon, Watershed Protection	WPD
Nadia Barrera, Project Manager	Public Works
Eric Dusza, Planner II	Public Works
David Smythe-Macaulay	Public Works
Gordon Derr, Assistant Director	ATD
Peter Marsh, Supervising Engineer	ATD
Rebecca Giello, Planning and Policy Manager	NHCD
Meng Qi, Planner III	NHCD
Ricardo Soliz, Division Manager	PARD
Gregory Montes, Program Manager	PARD
Hermelinda Zamarippa, Community Liaison	APD

#### **Staff from outside agencies that lent generous assistance and support to the planning process:**

James Gamez	Capital Metropolitan Transportation Authority
Dinita Caldwell	Capital Metropolitan Transportation Authority
Sari Alborno	Sustainable Food Center
Claudia Kramer-Santamaria	Austin Independent School District
Joel De La Garza	Austin Independent School District

# TABLE OF CONTENTS

## 1 PLAN SUMMARY

Introduction	p.1
Neighborhood Planning in Austin	p.1
Neighborhood Planning in SJCH	p.1
Chapter Structure and Content	p.5
Planning Framework	p.5
Vision Statement	p.6
Priority Action Items	p.7

## 2 PLANNING AREA CONTEXT

Introduction	p.8
History	p.8
Statistical Profile	p.10
Geography and Setting	p.16
Community Assets	p.18

## 3 PLANNING PROCESS

Introduction	p.20
Outreach and Participation	p.21
Decision Making	p.23
Coordination	p.24

## 4 COMMUNITY LIFE

Introduction	p.25
Community Life (General)	p.27
Schools	p.28
History	p.32
Community Beautification	p.33
Code Compliance	p.34
Crime Prevention and Public Safety	p.37

## 5 PARKS, TREES, AND ENVIRONMENT

Introduction	p.41
Parks and Open Space	p.43
Community Gardens	p.46
Trees	p.49
Watersheds, Creeks, and Environmental Concerns	p.52

## 6 TRANSPORTATION

Introduction	p.60
Sidewalks, Bicycle Facilities, and Urban Trails	p.62
Public Transportation	p.69
Major Roadways	p.72
Safety and Community Awareness (as related to Transportation)	p.74

## 7 LAND USE

Introduction	p.75
Land Use (General)	p.78
Existing Conditions	p.79
Residential Cores	p.85
Community Hubs	p.87
Land Use and Transportation Connections	p.90
Affordable Housing	p.91
Infill Options Summary	p.93

## 8 NEXT STEPS

p.98

## 9 APPENDICES

A. SJCHCNPA Asset Map	p.100
B. St. John History	p.101
C. Meetings & Workshops Summary Chart	p.104
D. Types of Outreach	p.108
E. Austin Independent School District, Neighborhood Schools Data	p.110
F. Crime Data, 2000 – 2010	p.111
G. NHCD Affordability Impact Statement (AIS) for SJCHCNPA	p.112
H. SJCH Final Survey Results	p.113
I. SJCH Adoptive Ordinance	p.116



## **MAPS**

<b>Map 1.</b> City of Austin - Urban Core	p.3
<b>Map 2.</b> St. John/Coronado Hills Combined Neighborhood Planning Area – Planning Area Boundaries	p.4
<b>Map 3.</b> Tree Canopy, Parks, Creeks	p.47
<b>Map 4.</b> Tree Planting Priority Areas	p.51
<b>Map 5.</b> Indicated Sidewalk Needs	p.65
<b>Map 6.</b> Future Land Use Map	p.84
<b>Map 7.</b> Special Use Infill Tracts	p.96
<b>Map 8.</b> Coronado Hills Drive Subdistrict	p.97

## **TABLES**

<b>Table 1.</b> Population, 2000 - 2010	p.11
<b>Table 2.</b> Population by Age, 2000 – 2010	p.12
<b>Table 3.</b> Housing Units by Tenure, 2000 – 2010	p.13
<b>Table 4.</b> Persons per Household, 2000 and 2010	p.15
<b>Table 5.</b> Share of Population by Race, 2000 and 2010	p.15
<b>Table 6.</b> Median Family Income, 2009	p.16
<b>Table 7.</b> Educational Attainment in Percent, 2010	p.16
<b>Table 8.</b> Land Use, Total Acres and Percent of NPA as Compared to the Urban Core	p.80
<b>Table 9.</b> Units in Structure, 2010	p.82
<b>Table 10.</b> Occupancy Rates, 2010	p.82
<b>Table 11.</b> Summary of Site Development exceptions under Section 25-2-1407, Affordable Housing	p.93
<b>Table 12.</b> Summary of Infill Options	p.94
<b>Table 13.</b> Summary of Design Tools	p.95

## **FIGURES**

<b>Figure 1.</b> A Holistic View of Quality of Life	p.6
<b>Figure 2.</b> How to Develop a Neighborhood Plan	p.20
<b>Figure 3.</b> Existing Capital Metro Bus Stops in SJCHCNPA	p.69
<b>Figure 4.</b> Results of Areas of Change Exercise	p.77
<b>Figure 5.</b> Residential Cores in SJCHCNPA	p.86
<b>Figure 6.</b> Community Hubs in SJCHCNPA	p.89

# PLAN SUMMARY

## INTRODUCTION

This Plan Summary gives readers background information on neighborhood planning in the City of Austin and in the St. John/Coronado Hills Combined Neighborhood Planning Area (SJCHCNPA). Locator maps (Maps 1 and 2) identify the SJCHCNPA in greater detail and with respect to other areas in the City of Austin. The main goals and priorities of the SJCHCNPA Neighborhood Plan are listed in this chapter. Additional information on neighborhood planning in the city can be found in the *Planning Area Context* chapter and on the City of Austin's Neighborhood Planning web site.

## NEIGHBORHOOD PLANNING IN THE CITY OF AUSTIN

The City of Austin's Neighborhood Planning program follows from decades of citizen initiatives to plan development in the City. These initiatives intended to establish planning that guides the form, location and characteristics of development in order to preserve the quality of life and character of existing neighborhoods.

In 1979, the City Council adopted a complete comprehensive plan, the Austin Tomorrow Comprehensive Plan (ATCP), whose goals and objectives were based on public input (Austin Tomorrow Comprehensive Plan, p. 3-5). A policy objective in the ATCP states: "Develop and implement specific, detailed plans tailored to the needs of each neighborhood." In 1995-96, Austin's Citizens' Planning Committee issued reports recommending neighborhood planning to identify community needs and guide future development in specific areas of the city ("From Chaos to Common Ground", Citizens' Planning Committee Report, p. 12). In 1996, Austin's City Council created the Neighborhood Planning program to broadly achieve citizen goals outlined in the aforementioned reports and initiatives. Once adopted, the SJCHCNPA Neighborhood Plan will become an amendment to the Austin Tomorrow Comprehensive Plan.

## NEIGHBORHOOD PLANNING IN ST. JOHN AND CORONADO HILLS

In 1999, during the Creating the Livable Communities Workshop, Austin neighborhood representatives expressed a desire for the city to undertake neighborhood plans at a faster pace. Based on neighborhood input, the boundaries of 50 neighborhood planning areas within the Urban Core were developed. In 2006, Council approved an ordinance that selected the St. John/Coronado Hills Combined Neighborhood Planning Area as one of the neighborhoods slated to develop a plan.

The neighborhood planning process was initiated in the SJCHCNPA for several reasons. First, the St. John and Coronado Hills neighborhoods are part of the Urban Core, the dense central area of the City, which City Council has previously designated as a priority planning area (Maps 1 and 2). Second, Planning and Development Review (PDRD) staff use several factors to choose the next urban

core neighborhood to plan. These include: the amount of vacant and developable land, commercial zoning, arterial roadways, development pressures and the prevalence of crime and code enforcement issues. Planning staff also considered whether area stakeholders, particularly neighborhood associations, were interested in participating in the neighborhood planning process. Since the SJCHCNPA met several of the criteria, the neighborhood planning process was initiated in February 2009.

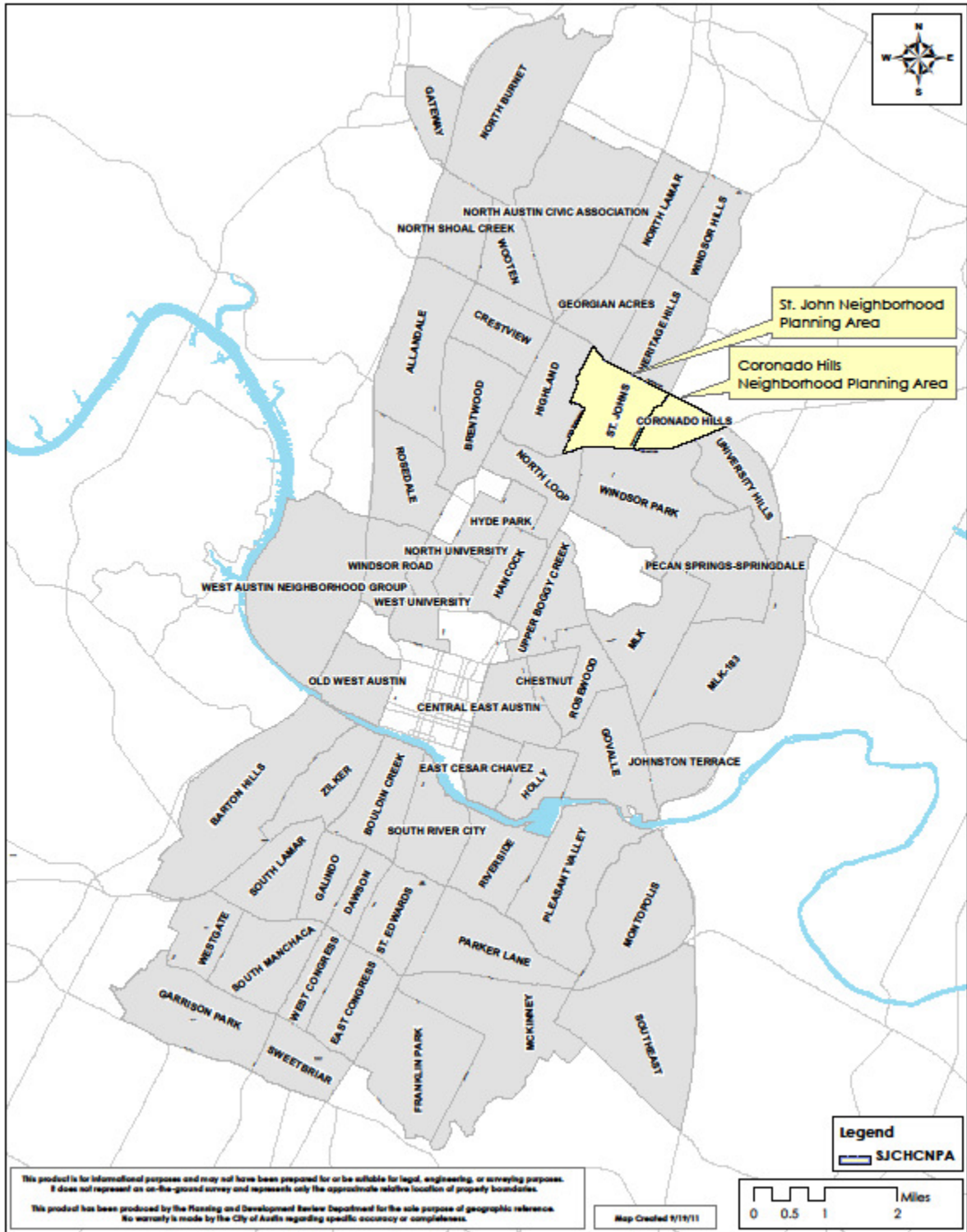
The content of this plan, including its **goals, objectives, and recommendations** were developed through a public planning process consisting of meetings, workshops, field work, surveys, and public hearings before the Planning Commission and City Council. This process is described in more detail in the following chapter. People who participated in the plan are referred to in this document as 'stakeholders.' Stakeholders include community business owners, renters, residents, property owners, and various organizations and institutions.

Throughout the planning process, PDRD staff coordinated planning activities with other City of Austin departments and outside agencies or organizations to solicit their input regarding the plan's goals, objectives and recommendations. Representatives from these groups participated in community workshops, reviewed plan content and developed working relationships with the SJCHCNPA stakeholders. The following groups were vital to the development of the SJCHCNPA Neighborhood Plan:

- Austin Independent School District
- Capital Metropolitan Transportation Authority
- City of Austin (the following departments):
  - Police
  - Code Compliance
  - Neighborhood Housing and Community Development
  - Parks and Recreation
  - Planning and Development Review
  - Public Works
  - Transportation
  - Watershed Protection
- Keep Austin Beautiful
- Sustainable Food Center
- Texas Department of Transportation

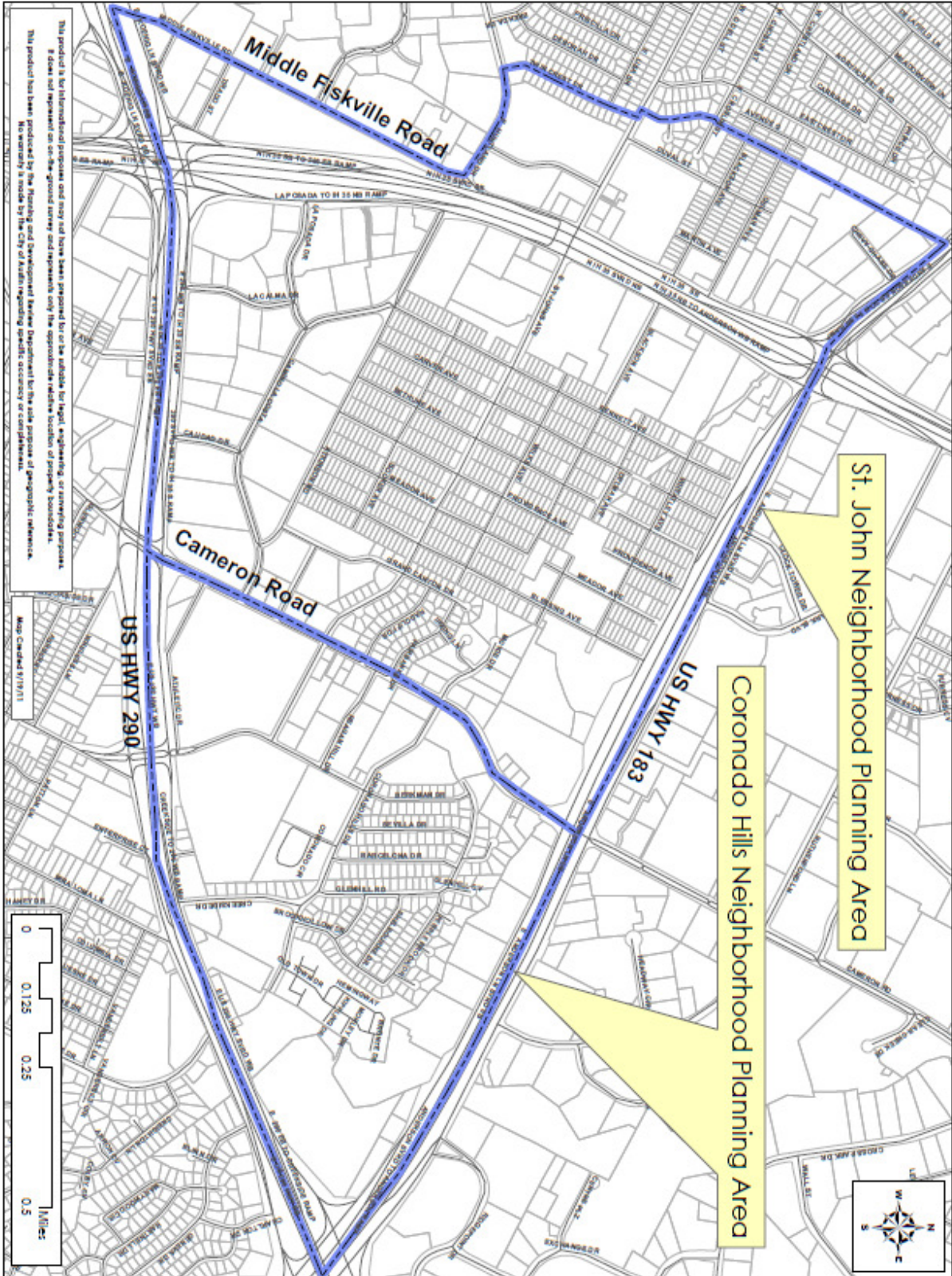
The specific role and contributions of each organization and agency are detailed in subsequent plan chapters.

# City of Austin Neighborhoods - Urban Core



Map 1. City of Austin Neighborhoods – Urban Core

**St. John/Coronado Hills Combined Neighborhood Planning Area - Planning Area Boundaries**



**Map 2. St. John/Coronado Hills Combined Neighborhood Planning Area - Planning Area Boundaries**

## **CHAPTER STRUCTURE AND CONTENT**

The SJCHCNPA Neighborhood Plan should be thought of as a working document designed to assist residents in improving and/or maintaining the quality of life in their community. Each chapter in this plan addresses a major issue area:

**Community Life; Parks, Trees and Environment; Transportation;** and **Land Use**. The plan chapters include objectives and recommendations that support the goals in the *Vision Statement* (page 6).

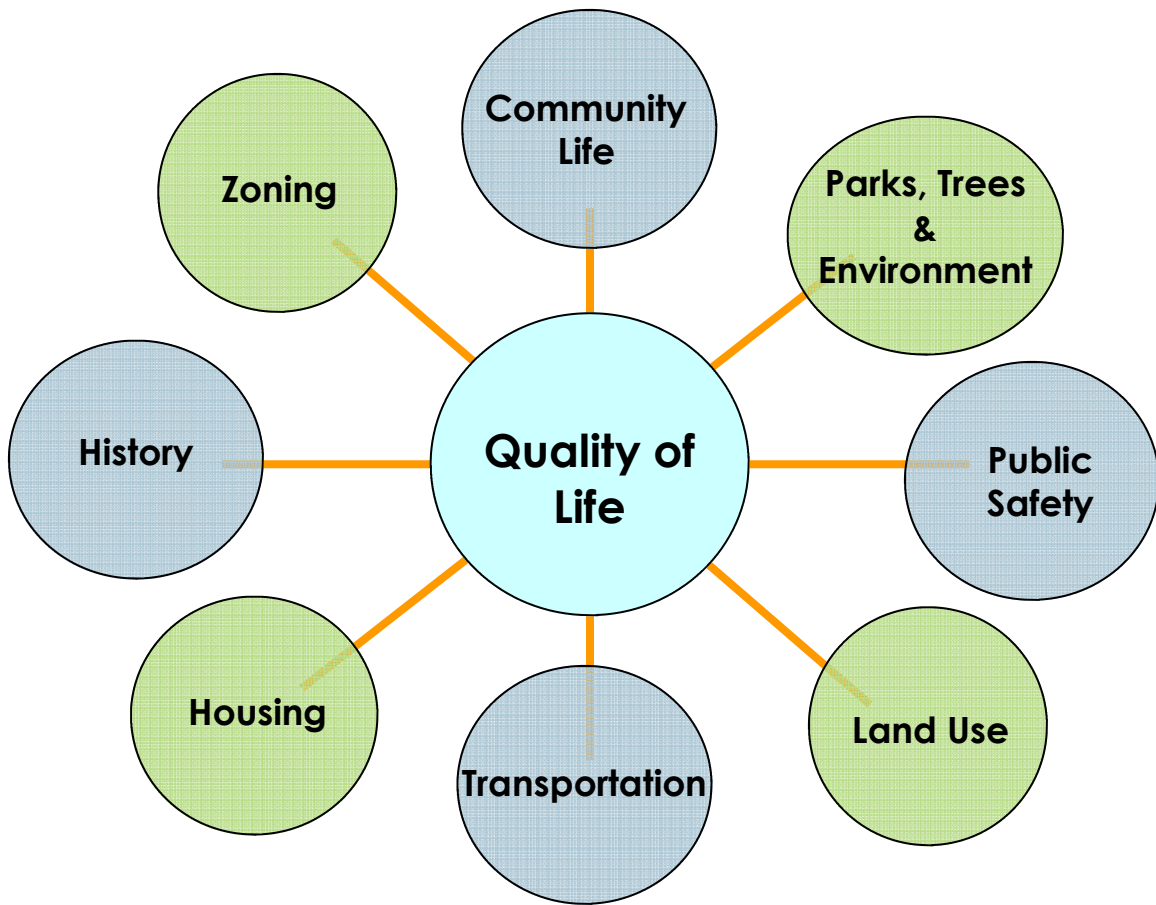
The objectives are labeled and written in italics. Recommendations, which offer specific means for how the objective can be achieved are numbered beneath each objective. Plan recommendations were prioritized by those stakeholders who participated in the SJCHCNPA final open house. This input is reflected in the plan's *Priority Action Items* (page 7).

Implementation notes in each plan section offer suggestions for how the recommendations could be implemented. Additionally, the introduction section of each chapter describes to whom the objectives and recommendations in the chapter are directed. The SJCHCNPA Neighborhood Plan Contact Teams will be the main organizations responsible for coordinating with applicable City of Austin agencies, neighborhood associations, and other groups to prioritize and implement the recommendations included in this plan (see *Next Steps* chapter for more information). Finally, each chapter includes shaded call out boxes to offer additional resources or information to help address specific issues.

## **PLANNING FRAMEWORK – AN INTEGRATED APPROACH TO QUALITY OF LIFE**

During the initial stages of the SJCHCNPA neighborhood planning process stakeholder comments and concerns clearly reflected an opportunity to frame their community plan around an overarching quality of life theme. To support the stakeholders' desires to bolster the quality of life in SJCHCNPA, staff planners took special care to ensure various planning topic discussions were framed around improving or maintaining everyday life in SJCHCNPA. A simple graphic (Figure 1) was developed by staff to illustrate the big picture of the neighborhood plan components and to ensure quality of life was at the forefront of all planning discussions.

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



**Figure 1. A Holistic View of Quality of Life**

### **VISION STATEMENT**

A neighborhood plan vision statement reflects the shared interests or wishes of neighborhood planning stakeholders. The foundation for the community vision is the key themes that emerged from the SJCHCNPA planning process. Building upon this foundation, the neighborhood plan goals serve as broad guides important to realizing the SJCHCNPA's vision for the future. The first steps deemed necessary to achieving the vision are indicated in the neighborhood plan's Priority Action Items (p.7).

The SJCHCNPA stakeholders envision:

- An improved quality of life in the community.
- Transportation options that allow residents to move easily and efficiently throughout the community.
- Services and amenities that accommodate the diverse needs of SJCH residents.
- Land use patterns that respect existing neighborhood character.
- Environmental amenities, such as parks and tree canopy, which enhance the beauty of the community and provide recreational opportunities.

- Opportunities for physical recreation through additional parkland and an improved pedestrian and bicycle environment.

### **PRIORITY ACTION ITEMS (IN ORDER OF IMPORTANCE)**

*THE SYMBOLS IN BOLD TEXT CORRESPOND TO THE PLAN CHAPTER AND RECOMMENDATION NUMBER. FOR EXAMPLE, **C84**, RELATES TO **C**OMMUNITY LIFE, RECOMMENDATION NO. **84**.*

1. **C84**: Focus on crime prevention in the following SJCHCNPA locations.  
84N. Vacant property at US HWY 290 and US HWY 183
2. **T167**: Investigate the feasibility of a pedestrian/bicycle facility overpass at US HWY 183 (specifically US HWY 183 at Bennett Avenue and Blessing Avenue).
3. **L178**: Preserve the single family land use and zoning in the established core Single Family neighborhoods in the SJCHCNPA.
4. **C84**: Focus on crime prevention in the following SJCHCNPA locations.  
84A. St. Johns Avenue from IH 35 to Cameron Road
5. **T168**: Investigate the option for focused study and planning for Creekside Drive and Coronado Hills Drive points of intersection.
6. **C57**: Explore opportunities to enhance areas identified as top priority with native plantings, trees and/or other green features:  
57G. Frontage of US HWY 290
7. **C57**: Explore opportunities to enhance areas identified as top priority with native plantings, trees and/or other green features:  
57D. St. Johns Avenue
8. **C35**: Encourage community members to volunteer as mentors or tutors.
9. **C81**: Clarify responsibilities of a Code Compliance officer and an Austin Police Department officer.
10. **P120**: Provide small parks or open spaces for recreational purposes along Little Walnut Creek (in Coronado Hills).
11. **T162**: Increase the accessibility from Blessing Avenue to the bus stops on Grand Canyon Drive.



# PLAN AREA CONTEXT

## INTRODUCTION

This chapter describes various aspects of the St. John/Coronado Hills combined neighborhood planning area (SJCHCNPA), including a history of each neighborhood planning area (NPA), a statistical profile of recent demographic trends, and a narrative of the area's geography and natural features.

An additional section is included to present St. John NPA and Coronado Hills NPA community assets. *Community Assets* information was collected throughout the planning process via an asset mapping exercise. An awareness of community assets and values framed many workshop discussions and overall decision making. It is hoped that this working map (Appendix A) will continue to be utilized by the communities to help strengthen and enhance those places and features so important to the SJCHCNPA sense of place.

## HISTORY

### St. John Neighborhood

The St. John community has a rich history. Of great benefit to the SJCHCNPA planning process was the active participation of long-time resident and neighborhood historian, Ms. E. M. Taylor. Her involvement was significant as she contributed her knowledge to early discussions about assets and values in St. John. Her ability to share the neighborhood's past provided a preservation perspective important to planning for the future of the community.

In addition to Ms. Taylor's active voice in the process, other St. John neighborhood leaders collaborated with Ms. Taylor to write a complete history of this unique community (Appendix B). Furthermore, due to the importance of history in this planning area, specific recommendations to preserve and enhance this asset are provided in the *Community Life: History* section of this plan. Based on the neighborhood history report, the following summary provides a snapshot into the community's vibrant past.

The history of the St. John neighborhood dates back to 1894. At that time, under the leadership of Dr. L. L. Campbell, the St. John Regular Baptist association purchased 303 acres in north Austin. Part of this purchase included the land that is known as the St. John neighborhood.

While the land remained sparsely populated for years, the origins of the St. John community date back to the 1930s. With the pressures of the great depression and families in need, Reverend A.K Black, the moderator of the St. John Regular Baptist Association, began subdividing the land in St. John into plots. Some of the seniors in the neighborhood today (2011) are part of the families who purchased the plots back in the 1930s.

The St. John Regular Baptist Association experienced consistent financial pressures and in 1957 they sold all of the 303 acres, except for the St. John neighborhood. Since the community was outside of the city service boundaries, they struggled to access city services, goods and essential items for everyday living. While part of the neighborhood was annexed into the city in 1951, the extension of city services to the area was slow.

The greatest change to community dynamics came in the 1970s and 1980s. The rural fabric of the community was shifting to a more urban character with the introduction of apartments and subdivisions. Despite urbanization happening on the fringes, the St. John community still remained one with unpaved streets. The addition of much needed infrastructure did not take place until 1976.

With such infrastructure improvements and additions, many original residents found the tax increases heavy and chose to re-locate to other parts of the city. This time period is historically significant as the new services and infrastructure did much to improve the living conditions in the community, but, as reported, the social fabric of the close-knit community was challenged.

As St. John was adapting to rapid change, another pivotal event placed pressure on the community. In the 1990s, the St. John Community Center, run by Ms. Virginia Brown and others, burned to the ground. The devastation of such loss was felt throughout the community. A new community center was built in 2001 in an attempt to provide services similar to those the former center provided.

In addition to accessing city services, crime and poverty have been additional issues the community has faced since the 1980s. Community efforts, such as annual Unity Walks, active participation in Neighborhood Night Out events, the St. John Community Alliance and the development of the For the City Center demonstrate the level of dedication community leaders have to improving the quality of life in St. John. This capacity is an important asset to reaching the goals laid forth in the SJHCNPA Neighborhood Plan.

### Coronado Hills Neighborhood

In contrast to the St. John neighborhood, the Coronado Hills community is much younger with development taking place post World War II. Specifically, the lands began to be subdivided and developed for the purposes of residential housing in the late 1960s. Another significant development took place in 1965, the opening of Austin Independent School District's John H. Reagan High School. The following information details the residential development of the community as well as a history of Reagan High School.

#### • Residential Development

Nash Phillips and Clyde Copus worked as partners in the Nash Phillips/Copus Builders Incorporated, founded in 1945. At one time, this company was among

the nation's biggest private homebuilders. As such, they built more than 50,000 homes in neighborhoods such as Allandale, Windsor Hills and Coronado Hills.<sup>1</sup>

The land that now constitutes the Coronado Hills subdivision was platted and divided in the late 1960s. It appears that the development of the subdivision took place in three sections or phases dating from 1968 to 1972. The residential development typifies architecture custom to post World War II suburbanization. Specifically, residential development during this time period reflects a unified appearance where homebuilders took responsibility for developing multiple tracts versus individual architects working on single tracts.

In the late 70s and early 80s two new housing types were introduced in the Coronado Hills NPA, condominiums (Old Town) and retirement housing (St. George's Court). During this same time frame, new apartment complexes were being developed in St. John. With such efficient highway access (US HWY 183, US HWY 290 and IH 35) to downtown Austin, the University of Texas and other urban destinations the SJCHCNPA was beginning to position itself as an attractive community in which to live.

- Reagan High School

A significant feature in the Coronado Hills NPA is Reagan High School. Named after John Henninger Reagan, a 19<sup>th</sup> century U.S. Senator from Texas, the high school opened its doors in 1965. Reagan High School excelled in sports, specifically, football. For two decades the high school was a football dynasty in the state of Texas, winning a national championship in 1970. Also noteworthy are distinguished Reagan alumni, such as Texas House of Representatives Member, Dawnna Dukes. While the high school's distinctive past is not forgotten, recent challenges have put Reagan in a highly vulnerable position. Objectives and recommendations designed to support the SJCHCNPA neighborhood schools are located in the *Community Life: Neighborhood Schools* section of this plan.

Whether in the face of development pressures, potential neighborhood school closings or crime and public safety threats, both St. John and Coronado Hills NPAs have faced challenges to every day life in their neighborhoods. Addressing and/or overcoming these challenges has in turn created the foundation and community capacity necessary to proactively face change and prevail.

## **SJCHCNPA STATISTICAL PROFILE**

The SJCHCNPA consists of two individual neighborhood planning areas: St. John and Coronado Hills. The following statistical profile includes population and demographic-related data for each neighborhood. These data demonstrate trends among the individual NPAs and illustrate comparisons between the SJCHCNPA and the greater City of Austin.

---

<sup>1</sup> Novak, Shonda. "Legendary home builder Nash Phillips dies." 8 Feb. 2011.

The SJCHCNPA has experienced two fundamental changes in its population over the past decade (2000 – 2010) - population decline and an increasing diversity. In this plan, population decline is explained through population change data, detailed population age cohort data and information related to housing tenure.

Likewise, population diversity is illustrated through age, population shares, persons per households, median family income and educational attainment information. The intent of the following analysis is to identify demographic and socio-economic facts important to planning the future of the SJCHCNPA community.

**A POPULATION IN DECLINE**

Between 2000 and 2010, population declined in St. John and Coronado Hills NPAs (Table 1). Specifically, the planning area population shrank by 2.4% while the City of Austin grew by 20.4%. When comparing whole numbers, the neighborhoods lost relatively the same number of people, St. John: 124 and Coronado Hills: 189.

**Table 1. SJCHCNPA Population, 2000 - 2010**

	St. John NPA	Coronado Hills NPA	SJCHCNPA	City of Austin
<b>2000 Population</b>	9,472	3,735	13,207	656,562
<b>2010 Population</b>	9,348	3,546	12,894	790,390
<b>2000-2010 Population Change</b>	-124	-189	-313	133,828
<b>Percent Change</b>	-1.3%	-5.1%	-2.4%	20.4%

Source: US Census Bureau

To gain perspective on what may have impacted the population decline in SJCHCNPA, the following information is provided:

- Age cohort population data, 2000 – 2010
- Housing units by tenure data, 2000 – 2010

This particular data was selected for its ability to provide details necessary to better understand who left the planning area and to illustrate whether or not their decision to leave was related to housing stock. Meaning, did the number of housing units provided in the community drastically change between 2000 and 2010?

Characteristics of the Population – Age

Recognizing that population declined in the SJCHCNPA begs the question, “Who left?” In order to gain deeper understanding, the following population by age, 2000 – 2010 data is presented. The data reveals what age groups not only declined in number, but also those that increased. Each of these findings is relevant to the story of the community's character.

**Table 2. SJCHCNPA Change in Population by Age, 2000 – 2010**

Age Cohort	Total, 2000			Total, 2010			2000 - 2010, % Change
	SJNP A	CHNP A	SJCHCNP A	SJNPA	CHNPA	SJCHCNP A	SJCHCNPA
<b>under 5</b>	908	371	1,279	1,025	478	1,503	17.5%
<b>5 to 9</b>	711	248	959	830	298	1,128	17.6%
<b>10 to 14</b>	526	179	705	571	154	725	2.8%
<b>15 to 24</b>	2,710	786	3,496	1,815	549	2,364	-32.4%
<b>25 to 34</b>	2,222	907	3,129	2,152	777	2,929	-6.4%
<b>35 to 44</b>	1,041	471	1,512	1,214	458	1,672	10.6%
<b>45 to 54</b>	562	337	899	873	315	1,188	32.1%
<b>55 to 64</b>	247	188	435	478	257	735	69.0%
<b>65 and over</b>	545	248	793	390	260	650	-18.0%
<b>Total</b>	<b>9,472</b>	<b>3,735</b>	<b>13,207</b>	<b>9,348</b>	<b>3,546</b>	<b>12,894</b>	<b>-2.4%</b>

Source: US Census Bureau

According to Table 2, above, population decline is most significant in the 15 to 24 age cohort and the 65 and over cohort. Assumptions can be made regarding characteristics of these two cohorts, which may help clarify why they declined in number in a decade's time.

65 and over cohort: During the 2000 to 2010 time frame the 65 and over cohort declined by 18%. Part of this decrease may be explained by the closure of a nursing home in the St. John neighborhood (located at the corner of St. Johns Avenue and Duval Street). With relatively few retirement, assisted living or nursing home facilities in the planning area, it is assumed that a certain percentage of this demographic sought housing needs in other parts of the City of Austin. In contrast to the 18% decline in this age group, the community grew by 69% in the 55 to 64 cohort. This significant growth points to an increasing need for "aging in place" and assisted living housing options in the planning area.

15 to 24 cohort: Younger adults in these age groups are a highly mobile population. A contributing factor to this mobility is generally related to pursuing further education (i.e. graduating from high school and attending college) or moving away from home for the first time to pursue individual interests.

Characteristics of Housing - Tenure

A decline in a community's population can often point to the possible loss of housing units in the neighborhood. The following information presents data related to housing units by tenure in the SJCHCNPA, 2000 – 2010.

**Table 3. SJCHCNPA Housing Units by Tenure, 2000 – 2010**

	St. John NPA	Coronado Hills NPA	SJCHCNPA	City of Austin
<b>Total Housing Units, 2000</b>	3,369	1,430	4799	276,842
<b>Vacant Housing Units</b>	93	52	145	11,193
<b>Occupied Housing Units, 2000</b>	3,276	1,378	4,654	265,649
<b>Renter-Occupied</b>	2,865	936	3,801	146,547
<b>Owner-Occupied</b>	411	442	853	119,102
<b>Percentage Renter-Occupied, 2000</b>			<b>81.7%</b>	<b>55.2%</b>
<b>Total Housing Units, 2010</b>	3,775	1,390	5,165	354,241
<b>Vacant Housing Units</b>	436	107	543	29,349
<b>Occupied Housing Units, 2010</b>	3,339	1,283	4,622	324,892
<b>Renter-Occupied</b>	2,957	895	3,852	146,666
<b>Owner-Occupied</b>	382	388	770	178,226
<b>Percentage Renter-Occupied, 2010</b>			<b>83.3%</b>	<b>45.1%</b>

Source: US Census Bureau

While the total number of housing units in both St. John and Coronado Hills NPAs did not change drastically between 2000 and 2010, the number of vacant units increased significantly. In this ten-year time frame, the St. John NPA vacant unit count increased by 343 units; in Coronado Hills NPA 55 units became vacant. Table 3, above, also demonstrates another important finding which is the high percentage of rental housing in SJCHCNPA (83.3%).

With such a high percentage of renter-occupied housing, turnover rates are to be expected. However, the changes in vacant units between 2000 and 2010 are exceptional, specifically in St. John NPA. This helps support the decline in population finding and also points to considerations worthy of addressing in the SJCHCNPA planning process, primarily, strategies to incorporate new housing and home ownership opportunities into the planning area. Objectives and recommendations related to increasing home ownership opportunities are provided in the *Land Use* chapter of the plan.

Assumptions about Population Decline

The census data regarding population, age cohorts and housing units by tenure helps support several assumptions for why the planning area may have lost population between 2000 and 2010:

- During this time period additional college housing options were provided in the urban core. For example, the UNO (west campus) district adjacent

to the University of Texas campus increased significantly in density providing new housing options for UT students. It is assumed that students may have left SJCHCNPA to seek new housing options closer to the college campus.

- Several telephone calls were made to apartment managers in the SJCHCNPA to ask specifically if they had witnessed a decrease in the number of college students renting units. While the information is anecdotal, results do show that students have left and those college-age renters that remain are in complexes located in close proximity to public transportation providing routes to area college campuses.
- With relatively few retirement and/or assisted living options in the community, it can be assumed that older adults may be seeking housing options outside of the SJCHCNPA. While the land use decision making process cannot specify particular housing types, the decision to add Mixed Use land use can help provide development rights suitable to designing and building an aging in place community.
- A final assumption in the case of SJCH population decline is the possibility of undercounting in the 2010 census. This assumption is based on a challenging environment, both economically and socio-politically. Such factors, while important, are outside the purview of the neighborhood planning process. It is also worthwhile to mention that community dialogue during the planning process did not reveal pointed concerns regarding population loss in the community.

### **A DIVERSE POPULATION IN SJCHCNPA**

Background research on the SJCHCNPA and early conversations with stakeholders revealed an important characteristic of the SJCH population, its diversity. As previously mentioned, for the purposes of this plan, population diversity refers to age, ethnicity, income levels and educational attainment. Provided in this section are data tables to illustrate the SJCHCNPA population makeup revealing its diversity.

Based on Table 2, age data illustrates that overall the SJCHCNPA is a relatively young community. A large percent of the population (41%) is between the ages of 15 to 34. As well, 20.4% of the population is under nine years of age. The 55 and over age group represents 11% of the population, adding an older demographic to the community's mix.

A look at persons per household data (Table 4) in comparison with age population data (Table 5) illustrates the community's position as a family friendly neighborhood. It does not appear that this trend has changed between 2000 and 2010 as the persons per household data reveals relatively static conditions.

**Table 4. SJCHCNPA Persons per Household, 2000 and 2010**

	<b>2000</b>	<b>2010</b>
<b>St. John NPA</b>	2.8	2.8
<b>Coronado Hills NPA</b>	2.7	2.8

Source: US Census Bureau

The SJCHCNPA continues to represent a shifting share in population. Persons of Hispanic origin make up the majority of the population and steadily increased between 2000 and 2010. At 70% of the population, the growth in this particular ethnicity supports the SJCHCNPA community's position as a popular "immigrant gateway" community.

**Table 5. SJCHNPA Share of Population by Race and Ethnicity, 2000 and 2010**

	<b>SJCHCNPA (2000)</b>	<b>SJCHCNPA (2010)</b>
<b>White</b>	18.3%	14.3%
<b>Black</b>	15.6%	13.4%
<b>Hispanic</b>	62.4%	70.0%
<b>Asian</b>	2.4%	1.0%
<b>Other*</b>	1.4%	1.2%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>

Source: US Census Bureau

\*includes American Indian & Some Other (Census Bureau terms)

When comparing this data to the history of SJCHCNPA it is evident that original residents of the community have moved out of the planning area and have been replaced by a more diverse group of people and families. Planning objectives and recommendations relating to the social implications of increased ethnic diversity are discussed in the *Community Life* chapter.

The final data sets presented in Table 6 and 7 are income levels and educational attainment for St. John and Coronado Hills residents. The presence of a large lower income population in the planning area may be due to the large stock of older housing, which is affordable. As property values and real estate sales prices have increased in the SJCHCNPA in the last few years, the 2020 U.S. Census may show a decline in the number of low-income residents moving into the SJCHCNPA.



**Table 6. SJCHCNPA Median Family Income, 2005 – 2009**

	2009 MFI
St. John	\$27,102
Coronado Hills	\$32,708
City of Austin	\$63,431

Source: US Census Bureau, 2005-2009 American Community Survey 5-year Estimate

**Table 7. SJCHCNPA Educational Attainment in Percent, 2005 – 2009**

Persons 25 years old and over	St. John	Coronado Hills	SJCH	City of Austin
No schooling completed	4.0%	0.6%	2.9%	1.5%
Less than 9th Grade	28.7%	10.4%	22.7%	7.0%
9th - 12th Grade, no diploma	15.5%	15.6%	15.5%	7.2%
High School Graduate, GED, or alternative	21.8%	28.0%	23.9%	17.1%
Some College, no degree	10.6%	18.2%	13.1%	18.6%
Associate's Degree	5.8%	1.8%	4.5%	5.1%
Bachelor's Degree	9.7%	16.7%	12.0%	27.6%
Graduate or Professional Degree	4.0%	8.7%	5.5%	15.9%

Source: US Census Bureau, 2005-2009 American Community Survey 5-year Estimate

## GEOGRAPHY AND SETTING

The SJCHCNPA is located in central northeast Austin. The planning area is bounded by Anderson Lane on the north; US HWY 290 on the southeast; and Middle Fiskville Road to E. Huntland Drive to Twin Crest Drive to E. Croslin Street and generally along the lot line to N US HWY 183 on the west (see "Planning Area Boundaries" map, page 6). The total acreage of the SJCHCNPA is 1,116 acres, with 763.1 acres belonging to St. John NPA and 352.8 belonging to Coronado Hills NPA. This 1.75 square mile planning area consists primarily of single-family neighborhoods with commercial areas located along the major roadways and highways.

Much of the St. John subdivision, built between 1930s and 1940s, was designed in a grid street pattern with bungalow style homes. While the character and integrity of the historical housing typology has remained relatively intact, the commercial services once located within the St. John NPA (i.e. corner stores or small scale markets) have disappeared. Such services are currently located along the IH-35 frontage road or along major commercial corridors, such as Cameron Road.

The Cameron Road corridor bisects the two neighborhood planning areas. To the west of the corridor is the St. John NPA and to the east is the Coronado Hills NPA. The segment of Cameron Road in the SJCH planning area extends from US HWY 183 (to the north) to US HWY 290 (to the south). Cameron Road contains

primarily commercial properties that typify a suburban style development pattern, buildings have large set backs with parking lots filling the space in between the building and the corridor. The design standards of Cameron Road are further expressed in the Land Use chapter of this plan.

Residential development accounts for a significant portion of the total acreage in the Coronado Hills NPA. In contrast to the St. John NPA, the majority of the residential use in Coronado Hills NPA is multi-family housing. Specifically, of the total 352.8 acres of land in Coronado Hills NPA, 52.2 acres are dedicated to single-family housing while 72.9 acres are developed multi-family. This high concentration of multi-family housing units is addressed in the Land Use chapter of the SJCHCNPA.

In Coronado Hills NPA the single-family residential housing typologies are characteristic of early 1970s development. The streets are designed in a curvilinear pattern more typical of suburban subdivisions. This curvilinear pattern differs from the grid-like typology of the St. John neighborhood. These street patterns and housing typologies create an important distinction between the two communities, a traditional neighborhood (St. John NPA) and a post World War II subdivision (Coronado Hills NPA).

### **SURROUNDINGS**

U.S. Highway 183, U.S. Highway 290 and IH-35 immediately surround the SJCHCNPA. Stakeholders have expressed that efforts should be made to ensure these boundaries do not serve as a barrier between neighborhoods. To the extent feasible, efforts should be made to connect neighborhoods through transit, bike lanes, greenbelts, etc. in spite of major physical barriers. Recommendations in the Transportation and Land Use chapters address this issue.

Five City of Austin neighborhood planning areas, each with an adopted neighborhood plan, border the SJCHCNPA. To the southeast is the University Hills/Windsor Park CNPA, southwest is North Loop, due north is the Heritage Hills/Windsor Hills CNPA, northwest is the North Lamar CNPA, and due west is Brentwood/Highland CNPA. These surrounding, adopted neighborhood plans were consulted and presented where practicable in the SJCHCNPA community planning discussions.

Other significant features surrounding the SJCHCNPA:

- The Mueller Community – located at IH-35 and 51<sup>st</sup>, this mixed-use urban center containing large retail stores, employment centers (The Dell Children's Center and University of Texas research facilities), smaller retail, and a variety of housing types.
- The Capital Metro Rail stops at Highland Mall and North Lamar.

## **NATURAL ENVIRONMENT**

The SJCHCNPA is an established urban area; limited quantities of land are available for additional development or for preservation as open space. As such, large amounts of impervious cover (i.e. concrete parking lots, roads and other non-porous building materials) exist in the planning area. Any additional development or changes to impervious cover amounts in the planning area could affect infrastructure needs and may affect drainage and water quality of area creeks.

There are two major creeks in the SJCHCNPA. Of particular interest is Buttermilk Branch Creek, as the entire length of the creek is contained within the SJCHCNPA boundaries. Located at the northern section of the planning area, Buttermilk Creek runs from its start at intersection of US HWY 183/IH 35 frontage road and terminates at Little Walnut Creek, near the US HWY 183/US HWY 290 intersection. SJCHCNPA stakeholders identified Buttermilk Branch Creek as a primary asset to the community and protecting and improving the quality of the creek was at the forefront of many community discussions.

A short segment of Little Walnut Creek meanders through the planning area. Located near the intersection of US HWY 183/US HWY 290, Little Walnut Creek runs south through the northeast portion of the SJCHCNPA and in the Coronado Hills NPA also runs alongside commercial and multi-family properties. Buttermilk Branch Creek runs through the single-family homes in the St. John neighborhood and in Coronado Hills it runs behind mostly commercial and multi-family residential properties.

During the SJCHCNPA planning process, stakeholders and planners considered how the planning area's creeks affect and are affected by development. Recommendations in the Parks, Trees, and Environment chapter address these considerations. Multi-family and commercial redevelopment projects require property owners to build water quality and storm water detention facilities to help address some of the negative environmental consequences of dense development.

## **COMMUNITY ASSETS**

At the beginning of the SJCHCNPA neighborhood planning process, neighborhood planning staff introduced the concept of the SJCHCNPA asset mapping exercise. The intent of asset mapping was to provide SJCHCNPA stakeholders the opportunity to focus on identifying those features (including key places and people) most important or of greatest value to them. It was explained that the map would be a work in progress and brought back at key points in the process to provide as many stakeholders as possible the opportunity to provide input.

With the idea that the SJCHCNPA community will continue to work on their asset identification exercise, a working map is provided in Appendix A. Several assets identified through the planning process are mapped as a starting point or guide.

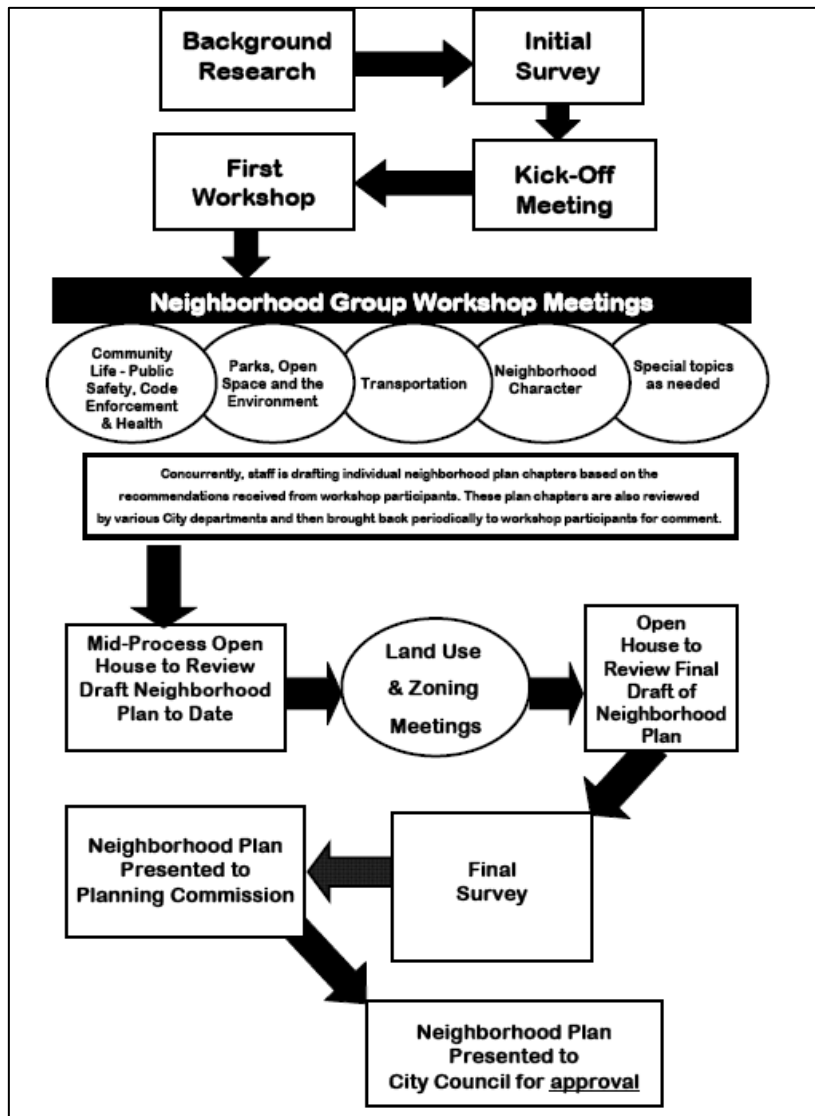
Other assets mentioned at community workshops are provided below in a bulleted list. While the list is not by any means comprehensive or in any priority order, it does reflect input given by SJCHCNPA workshop participants.

- St. John Park
- Nelson Field
- Reagan High School
- University of Texas Bus Routes
- Webb Middle School
- U.S. Post Office
- Bennett Street (a good neighborhood street)
- College Height Church
- Vacant land @ McKie (lots of potential)
- Clifton Career Center
- Old Town (the integrity of the community and the quiet streets, residents would like to keep this in tact.)
- St. John Community Center (multi-use facility)
- Buttermilk Green Belt
- Trail opportunity at US HWY 183 and Buttermilk Creek near the intersection of Bennett and US HWY 183 frontage
- History of the St. John Neighborhood
- Black's Memorial Missionary Baptist Church

# PLANNING PROCESS

## INTRODUCTION

The neighborhood planning process in the St. John/Coronado Hills Combined Neighborhood Planning Area (SJCHCNPA) followed the steps of the City of Austin's neighborhood planning process, as outlined in Figure 2. Modifications to the process occurred in certain instances and were agreed upon by the SJCHCNPA stakeholders. For example, based on SJCHCNPA stakeholder input, the topic of housing (primarily affordable housing) was added to the Neighborhood Character element of the planning process.



## Figure 2. How to Develop a Neighborhood Plan

Background research and field work began in preparation of the SJCHCNPA planning process during the winter of 2008 and concluded with two “meet and greet” opportunities in January and February 2009. The public planning process for the SJCHCNPA Neighborhood Plan officially began with a Kickoff workshop held at J.J. Pickle Elementary School on February 28, 2009. A detailed meeting summary for the entire planning process can be found in Appendix C.

Neighborhood planning staff and community stakeholders made a concerted effort before and during the planning process to encourage the participation of a diverse group of stakeholders, including homeowners, renters, and business and property owners. To further explain staff outreach efforts, a section entitled *Outreach and Participation* is presented, below. Additionally, *Decision Making* is given special attention in a dedicated section since the consensus decision making model utilized shaped many outcomes of community discussions and dialogues.

The primary objectives of the neighborhood planning process are to:

- Involve as many stakeholders, and as diverse a group of stakeholders (e.g., homeowners, renters, property owners, business people etc.) as possible in the planning process.
- Encourage equal participation by stakeholders from all parts of the planning area at neighborhood meetings and community workshops.
- Establish and maintain communication with City departments and other agencies when planning community workshops, drafting recommendations, and designing implementation strategies.
- Establish consensus among neighborhood plan stakeholders on plan objectives and recommendations.
- Create goals, objectives, and recommendations that, when implemented, will improve the overall quality of life for residents.

### **OUTREACH AND PARTICIPATION**

For the SJCHCNPA Neighborhood Plan, the staff planning team utilized a two-pronged approach to outreach. First, standard outreach methods were employed. Second, tailored methods were designed to reach targeted areas or populations of particular interest and/or concern to the SJCHCNPA stakeholders. A



SJCHCNPA stakeholders at a workshop.

chart that details both standard and special outreach methods utilized in the planning process is provided as Appendix D.

Standard outreach methods administered throughout the SJCHCNPA planning process included, but were not limited to:

- For the planning process Kickoff, Mid-process Open House and Final Open House, large-scale mailers were conducted. Approximately 7,500 pieces were mailed to utility account holders and property owners (on file with Travis Central Appraisal District – TCAD) in the planning area.
- Informational flyers regarding monthly workshops and meetings were mailed to residents signed up on the SJCH interest list. The interest list is a collection of all those who took an interest in the SJCHCNPA planning process and provided their contact information via an online form or at a community workshop so that they could receive meeting notices.
- Meeting flyers, reminders and agendas were e-mailed frequently to the SJCHCNPA interest list.
- Flyers were posted in public places such as the recreation center, schools, libraries and health clinics.
- Meeting flyers were e-mailed on a monthly basis to leaders of neighborhood associations and homeowner associations. Beyond informing these leaders, the neighborhood groups assisted with disseminating information to their respective communities.

In response to SJCHCNPA stakeholder input received early on in the planning process, tailored outreach methods were designed to reach out to both youth and older adult populations. For example, staff visited the Virginia Brown Recreation Center's Senior Lunch program and engaged older adults in the planning process via information sharing and discussions.

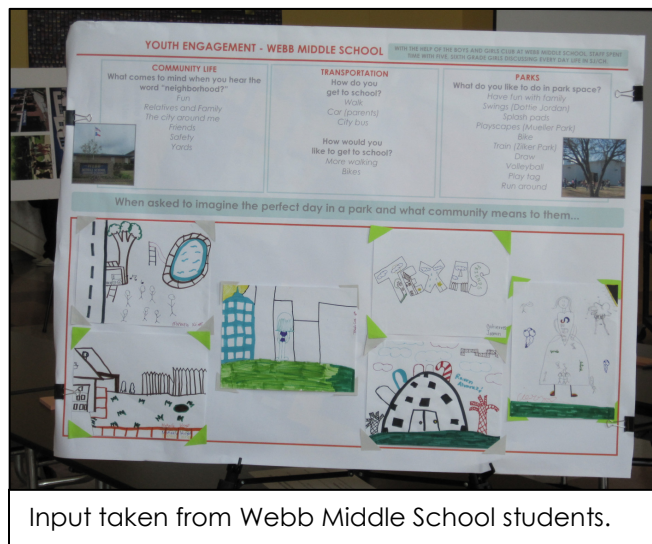


Stakeholders look over draft recommendations at a SJCHCNPA workshop.

An additional example of tailored outreach focused on the SJCHCNPA youth population. Two workshops were designed to engage the students at Reagan High School and Webb Middle School. An example of the input collected at Webb Middle School is shown in the following photo. Meeting with the students directly was beneficial to gather their thoughts and input and to provide them with a forum to express their desires for the future of the SJCHCNPA community.

Due to the high number of Spanish speaking residents in the SJCHCNPA community, special effort was made to translate materials and provide live translation at the SJCHCNPA monthly community workshops. Additional efforts were made to engage the Spanish speaking population by visiting the Pickle Parent Coffees and neighborhood churches with Spanish speaking congregations.

Generally, SJCHCNPA neighborhood planning workshop days, times, and locations were chosen to accommodate stakeholders' schedules. Locations were also vetted through the community leaders and typically held at locations accessible to both the St. John and Coronado Hills communities. Workshops were held at the Virginia Brown Recreation Center, J.J. Pickle Elementary School or the Austin Fire Fighters Association, Local, 975.



Despite these outreach efforts, participation in the neighborhood planning process was limited. It is the desire of both planning staff and SJCHCNPA stakeholders that over time and during the implementation of the plan that more community members will engage in SJCHCNPA neighborhood affairs.

## **DECISION MAKING IN THE NEIGHBORHOOD PLANNING PROCESS**

Throughout the SJCHCNPA neighborhood planning process, neighborhood stakeholders were asked and expected to make group decisions on a variety of planning issues and topics. To ensure decisions were equitable and made in a transparent fashion, a group consensus-based decision making model was utilized. This model of decision making also has the advantage of establishing community support and buy-in for decisions as they are made. When the group needed to make a decision at a workshop, those participants present were asked if they could support and live with the suggested outcomes. On the rare occasion when large group consensus could not be reached, the group voted on items to break the deadlock; majority vote determined the final outcome.



The consensus-based decision making approach was explained at the introduction section of community workshops where relevant. SJCHCNPA stakeholders were also informed that recommendations from the community workshops would inform the content of their community plan and would be presented to Planning Commission and City Council at plan adoption. This information was provided to create awareness that City Council has the final say in making decisions on the SJCHCNPA Neighborhood Plan.

## **COORDINATION WITH OTHER CITY OF AUSTIN DEPARTMENTS AND OUTSIDE AGENCIES**

Implementation of many of the SJCHCNPA Neighborhood Plan recommendations falls under the purview of other City of Austin departments (such as Parks & Recreation, Public Works, etc.) as well as outside agencies such as Capital Metro. Neighborhood planning staff invited these representatives to attend SJCHCNPA community workshops where appropriate. Participating in these workshops allowed representatives to speak directly with SJCHCNPA stakeholders and initiate connections important to relationship building in the neighborhood planning process.

Outside representatives and City Staff also worked individually with neighborhood planning staff to review draft plan recommendations. They offered comments and ideas for the content and wording of the SJCHCNPA Neighborhood Plan recommendations to ensure the language clearly describes stakeholders' desired projects and improvements. Their comments also helped support the practicality and feasibility of integrating SJCHCNPA Neighborhood Plan recommendations into the departments' work programs. The input and support of these agency representatives is reflected in this plan document. Upon completion, a draft of the plan was presented to the City's "Single Point of Contact" (SPOC) committee, whose members consist of representatives from various city departments. The committee members also offered valuable insight on the general content and recommendations in the plan.

It is the goal of PDRD staff that this substantial review will facilitate the successful implementation of plan recommendations, given adequate funding and continued community support.

# COMMUNITY LIFE

## INTRODUCTION

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

## PURPOSE

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.

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

## WHAT INFORMS THIS CHAPTER?

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

- **Schools and Community Enhancements/Beautification (June 23, 2009)**

Participants discussed neighborhood schools and the community's relationship with AISD. Community enhancements and beautification were discussed and a mapping exercise with Keep Austin Beautiful gave participants and opportunity to identify desired community enhancements.

**Guest speakers:** Claudia Kramer-Santamaría, Supervisor of Parent Programs for the Austin Independent School District, (512-414-3196)

[Claudia.santamaria@austinisd.org](mailto:Claudia.santamaria@austinisd.org); Joe Silva, Assistant Director of Planning



Services (512-414-3632) [jgsilva@austinisd.org](mailto:jgsilva@austinisd.org) and Alanna Reed, Events Manager, Keep Austin Beautiful (512-391-0622).

- **Code Enforcement Workshop (July 15, 2009)**

The City of Austin's Code Compliance Department led a presentation and discussion session tailored to the SJCHCNPA community. Participants discussed ideas to develop educational materials regarding code compliance for the community as well as solutions for enhancing the community.

**Guest speaker:** Lyle Adair, former Environmental Compliance Associate, City of Austin, Code Compliance, (512.974.9246) [lyle.adair@austintexas.gov](mailto:lyle.adair@austintexas.gov)



- **Crime and Public Safety Workshop (August 5, 2009)**

Officer Diaz of Austin Police Department (APD) presented and discussed the APD structure and responsibilities. Mario Renteria gave a presentation and led a discussion on Crime Prevention and Public Safety. The interactive mapping activity included participants identifying and discussing areas where they feel safe and unsafe and matching solutions to address safety issues in these areas.

**Guest speakers:** Officer Diaz, Senior Police Officer Austin Police Department, (512-974-5918) [Santiago.diaz@austintexas.gov](mailto:Santiago.diaz@austintexas.gov); Mario Renteria, Community Liaison Austin Police Department (512-974-4735) [Mario.renteria@austintexas.gov](mailto:Mario.renteria@austintexas.gov)



- **Brainstorming Community Life, Code Enforcement and Public Safety Workshop (September 17, 2009)**

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

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

This chapter is organized by subject area to ensure adequate attention is given to each element and to facilitate ease of reading and implementing stated objectives and recommendations. Where necessary, call out boxes are provided to further detail or describe a point of interest or significance. The Community Life chapter sections are as follows:

- Goal
- Community Life (General)
- Schools
- History
- Community Beautification
- Code Compliance
- Crime Prevention and Public Safety

### **COMMUNITY LIFE GOAL**

- **Promote a community of involved citizens that strives to achieve a safe, healthy, well-maintained and livable neighborhood for all.**

## COMMUNITY LIFE (GENERAL)

Community is a cornerstone of life in SJCHCNPA. As an all-encompassing element, the community life section is comprehensive in nature and aims to address broader issues and opportunities affecting the quality of life in SJCHCNPA. The following objectives and recommendations are designed to encourage the community to take a lead role in improving and sustaining the qualities and characteristics deemed important to defining and shaping everyday life in SJCHCNPA.



Residents show community pride in St. John NPA.

**Implementation Note:** Implementation of recommendations in this section will be carried out by the neighborhood plan contact teams, neighborhood associations in the area, residents, and other community groups.

### ***Objective C.1: Strengthen community identity by boosting civic pride, sense of community and community involvement.***

**Recommendation 1:** Organize more community events throughout the year (i.e. neighborhood cleanups, block parties, National Night Out, seasonal events, Unity walk, and SJCHCNPA fun runs).

**Recommendation 2:** Complete the community asset mapping exercise that was initiated during the neighborhood planning process.

**Recommendation 3:** Increase awareness of community assets by promoting them in the community (for example, highlight an asset a month in neighborhood association newsletters).

**Recommendation 4:** Hold a community "celebration day" designed to respect the past, recognize the present and embrace the future.

**Recommendation 5:** Organize community athletic activities (i.e. soccer; also to emphasize youth involvement in these activities.)

**Recommendation 6:** Identify block leaders who welcome new neighbors, serve as a communication link to neighborhood associations, plan block activities and rally the block to participate in community events.

### ***Objective C.2: Acknowledge the ethnic diversity of the area and foster greater communication among area stakeholders.***

**Recommendation 7:** Explore ways to increase communication between English speaking and non-English speaking stakeholders.

**Recommendation 8:** In an effort to increase communication, offer cultural/language classes for free at both local and regional venues.

**Recommendation 9:** Organize community events (throughout the year) designed to celebrate community diversity.

**Recommendation 10:** SJCHCNPA stakeholders should investigate opportunities to open lines of communication with non-English speaking residents through education and community engagement.

**Objective C.3: Strengthen the neighborhood's capacity to improve community life.**

**Recommendation 11:** Develop a list of all organizations currently established and working in SJCHCNPA to address community issues (consider building upon the resource matrix developed during the neighborhood planning process).

**Recommendation 12:** Encourage coordination and collaboration between St. John & Coronado Hill's neighborhood associations and other organizations/groups in the area (including the Villas and Old Town).

**Recommendation 13:** Create a community task force designed to address issues of mutual interest and concern.

**Recommendation 14:** Identify community resources already in place to facilitate neighborhood initiatives and increase awareness (for example, neighborhood newsletters, neighborhood association meetings, etc.)

**Recommendation 15:** Develop community listservs to increase communication between neighbors.

**Recommendation 16:** Place neighborhood association newsletters on-line to increase the sharing of information between neighbors.

## SCHOOLS

Located in the planning area, J.J. Pickle Elementary, Webb Middle and Reagan High are identified as the SJCHCNPA neighborhood schools. Through the neighborhood planning process, the SJCHCNPA participants expressed concerns with neighborhood schools and prioritized them as an important asset to their community. As such, a portion of a community life workshop was

dedicated to the topic of neighborhood schools, providing the SJCHCNPA residents an opportunity to address their concerns and discuss possible solutions with representatives from AISD. Data related to academic standings, capacity and annual enrollment is provided as Appendix E.



J.J. Pickle Elementary School, in the St. John NPA.

**Implementation Note:** Neighborhood schools fall under the jurisdiction of the Austin Independent School District (AISD). As such, the City of Austin does not have authority to implement the following recommendations. Keeping jurisdictional realities in mind, the recommendations are designed to encourage the community to take a leadership role in organizing and empowering themselves to reach their stated objectives.

**Objective C.4: Promote better communication to strengthen relations between the schools and the community.**

**Recommendation 17:**

Continue to engage AISD in community discussions, where practicable, to further develop community connections.

**Recommendation 18:**

Encourage social interactions between the neighborhood schools and the community (for example, community dinners; Friday morning coffees; etc.)

**Recommendation 19:** Collaborate with neighborhood schools to hold a forum in which parents, students, community members, and school faculty can discuss ways to improve relationships between students of different cultures and ethnicities.

**Recommendation 20:** Investigate opportunities to establish working relationships between school faculty, students and residents/neighbors through community beautification projects (for example, plantings at Nelson Field and Adopt-a-Stream at Buttermilk Creek behind Pickle Elementary).

**Recommendation 21:** Maximize the opportunities available to engage with AISD through the Campus Advisory Councils (CAC). Benefit from the CAC's requirement to include a community member on the council that does not have a child in the schools.

**Recommendation 22:** Continue to engage and collaborate with AISD's Parent Services to address concerns such as safety and/or other community issues:

- Parent Support Specialists – act as liaisons between community and the school.
- Parent Support Coordinators - coordinators work at the District level to connect the local campuses and AISD district services/supports.

**Recommendation 23:** Explore opportunities to collaborate with the AISD Superintendent to enhance/improve communication (for example, as a guest speaker at neighborhood meeting).

**Recommendation 24:** Involve school principals, Campus Advisory Council (CAC) members, Parent Support Specialists and Parent Support Coordinators in neighborhood association meetings and community activities. Consider holding



Webb Middle School, in the St. John NPA.

some neighborhood association meetings at school campuses to increase participation from parents and faculty members.

**Recommendation 25:** Organize events with AISD (to be held throughout the year), such as a neighborhood barbeque cook-off.

**Objective C.5: Strengthen the image of the neighborhood schools and foster positive identity formation.**

**Recommendation 26:**

Determine the neighborhood schools' positive qualities and work to promote these qualities community wide.

**Recommendation 27:** Explore opportunities for residents/neighbors to partner with Partners in Hope – the organization that serves the Webb Middle School Family Resource Center.

**Recommendation 28:** Continue to support and strengthen the St. John Community School Alliance as its primary goal is to

foster positive community engagement and partnerships between the community and neighborhood schools.

**Recommendation 29:** Continue to support and strengthen the Webb Middle School Family Resource Center and promote it as a successful model for other neighborhood schools to implement.

**Recommendation 30:** Hold events in the community to build school pride and school spirit (community dinners, neighborhood walks, etc.).

**Recommendation 31:** Support efforts such as the “5<sup>th</sup> Grade promotional” to motivate youth to prioritize their education.

**Recommendation 32:** Facilitate positive social interactions between community members and the schools (for example, build on the “seniors visit classrooms for a day” concept).

**Recommendation 33:** Develop a history of the community (including community involvement efforts) and teach this history in the neighborhood schools.

**Recommendation 34:** Support the Oral History project being organized by the St. John Library to engage Pickle students in continuing the history of the community.

**Recommendation 35:** Encourage community members to volunteer as mentors or tutors.

**Recommendation 36:** Request that school principals invite all neighbors to participate in school activities such as Back-to-School Night or Neighborhood Walks.



Reagan High School, in the Coronado Hills NPA.

## Austin Independent School District (AISD) Neighborhood Schools Community Resources and Programs

### **Neighborhood Schools & Administrators (2011-12 school year)**

J.J. Pickle Elementary School – Administrator, Joel De La Garza  
Webb Middle School – Administrator, Reynaldo Garcia  
Reagan High School – Administrator, Anabel Garza

### **Campus Advisory Council (CAC)**

According to the AISD CAC web page (<http://www.austin.isd.tenet.edu/inside/cac/index.phtml?lang=es>), the CAC is a council comprised of parents, students, business and community representatives, teachers, principals, and other campus staff. The mission of CACs is to promote excellence in education for all students through broad-based representation. CACs provide valuable input to principals, who ultimately have decision-making responsibility for their campuses.

The formation of CACs is required by state law (Texas Education Code, §11.251). Specific functions of CACs include providing review and comment on: Campus Educational Program, Campus Performance, Campus Improvement Plan, Campus Staff Development Plan, Campus-Level Waiver Requests to the State and the Campus Budget. For more information about membership, CAC meeting and membership criteria and the CAC bylaws, visit the CAC web page – additional resources section. (<http://www.austin.isd.tenet.edu/inside/cac/resources.phtml>)

### **AISD Parent Support Office** (the following information has been extracted from the AISD website:

[http://www.austinisd.org/academics/parentsinfo/parent\\_involvement/](http://www.austinisd.org/academics/parentsinfo/parent_involvement/)

The Austin Independent School District's Parent Support Office (formerly the Family Resource Center) works to develop opportunities for parents and families to become more involved in the education of their children. They focus on a wide range of initiatives designed to connect parents and communities with schools. Some of their efforts include, developing training and support to Parent Support Specialists, providing workshops to parents and families and supporting the development of effective PTAs (see web page for specific outline of the Parent Support office work program).

#### **Parent Support Specialists** – *act as liaisons between the school and the community*

According to the AISD web page

([http://www.austinisd.org/academics/parentsinfo/parent\\_involvement/specialists.phtml](http://www.austinisd.org/academics/parentsinfo/parent_involvement/specialists.phtml)), Parent Support Specialists serve as parents' and families' connections to their children's schools. They work to provide parent workshops, leadership development and referrals to area resources for our school families.

**Parent Support Coordinators** – work to connect the schools/campuses to district level resources. Develop and maintain links between schools (for example, a Reagan and the elementary schools and middle schools that feed into Reagan); within schools district-wide; and with schools and District/community resources.

### **St. John Community Alliance** (the following information has been extracted from the St. John Community Alliance web site: <http://www.sjcsa.org/>)

St. John Community-School Alliance, a liaison between the four-school vertical team (Brown ES, Pickle ES, Webb MS and Reagan HS) and community collaborators is working to provide additional services at those schools. This alliance includes key school contacts, after-school providers, health & social service

**Recommendation 37:** Continue to support and strengthen the neighborhood schools, Pickle, Webb and Reagan in an effort to realize marked improvement in each school.



**Recommendation 38:** Explore the possibility of a scholarship fund for students in schools (Kindergarten – 12<sup>th</sup> grade).

**Recommendation 39:** Encourage students to volunteer in the community.

**Recommendation 40:** Determine the feasibility of improved student performance through strengthened Parent Teacher Associations.

## **HISTORY**

SJCHCNPA's rich history emerged as an important element of the SJCHCNPA community life discussion (for a detailed of the St. John Neighborhood, see Appendix B). Interest in this topic supports an approach to broaden the community's understanding of its colorful past as it looks forward to shape the future. As such, the following objectives and recommendations articulate the community's desire to protect and promote the area's historical assets.

**Implementation Note:** Implementation of recommendations in this section will be carried out by the neighborhood plan contact teams, neighborhood associations in the area, residents, and other community groups.

**Objective C.6: Increase awareness and instill a sense of pride among SJCHCNPA community members by documenting and celebrating the community's history.**

**Recommendation 41:** Conduct a comprehensive historical survey to identify significant figures, landmarks and structures.

- Churches, older homes, first settlers, movers and shakers, Atkinson Road/Lane, Old windmill at Buttermilk Park, former site of St. Johns Elementary School

**Recommendation 42:** Investigate the feasibility of University of Texas partnership to conduct the comprehensive historical survey:

- UT library school; UT history department

**Recommendation 43:** Investigate the opportunities available for all members of the community to work on projects specific to historical documentation

- Map making
- Scrapbooks
- Oral histories

**Recommendation 44:** Hold a historical tour of SJCHCNPA. (SJCHCNPA may want to look to the Tejano Healthy Walking Trail as a prototype. This trail was recently developed to celebrate the history and tell the story of the historic East Cesar Chavez neighborhood.)

**Recommendation 45:** Investigate the feasibility of developing interpretive signage to effectively communicate the significance of art installations at the St. John Community Center, including the following:

- Highlight the shadow box displays (including area behind the gym)
- Address markers found on school grounds
- Install pictures illustrating the community's "past to present"

**Recommendation 46:** Promote the oral history project organized by the St. John Library.

**Recommendation 47:** Feature history articles in the neighborhood newsletters.

**Recommendation 48:** Find a permanent/fixed location or source for SJCHCNPA historical information (documents, photos, DVDs, etc.):

- Investigate options to store info at the Austin History Center, Bob Bullock, St. John Library.
- Provide on-line access to the historical information.

**Recommendation 49:** Start a May-Day celebration centered on the history of the SJCHCNPA community.

**Recommendation 50:** Promote the historical St. John bowl permanently stored at the AK Black health center.

## **COMMUNITY BEAUTIFICATION**

When visioning for the future, SJCHCNPA participants expressed their desire to live, work and play in a clean and well-maintained community. In order to determine approaches designed to enhance the aesthetics (the visual environment and physical appearance) of the SJCHCNPA community, the participants engaged in a discussion and mapping activity focused on identification of community beautification opportunities. Specifically, community members learned about the diverse resources provided by Keep Austin Beautiful (KAB), a non-profit organization dedicated toward helping communities in Austin achieve their community beautification and environmental goals.

Of particular importance to note is that the physical appearance and well-being of private properties (i.e. commercial and residential structures) are under the purview of the Code Compliance Department of Austin Resource Recovery. As such, the issues and concerns specifically related to private properties are included in the section dedicated to Code Compliance.

**Implementation Note:** Implementation of recommendations in this section will be carried out by the neighborhood plan contact teams, neighborhood associations in the area, residents, and other community groups in collaboration and assistance provided by Keep Austin Beautiful (KAB) organization.

### ***Objective C.7: Promote a comprehensive, coordinated approach to improving the community's appearance.***

**Recommendation 51:** Identify all community and city organizations available to support community beautification (for example, Keep Austin Beautiful, Code Compliance, etc.).

**Recommendation 52:** Investigate the feasibility for the community to form a 'Green Team' to plan and conduct community clean-ups and green-ups throughout the community to enhance and beautify the planning area.

**Recommendation 53:** Utilize the information gathered through the planning process to take action and address priority beautification needs.

**Recommendation 54:** Continue to assess community beautification needs and update priority list to ensure issues are being addressed.

**Recommendation 55:** Educate community on the importance and benefits of community beautification and opportunities to get involved.

**Objective C.8: Enhance and improve the physical appearance of streets/  
corridors and creeks/parks**

**Recommendation 56:** Conduct ongoing neighborhood clean-ups with special attention given to the following areas identified as top priority issue areas:

- 56A. Buttermilk Creek
- 56B. East St. Johns Avenue
- 56C. Grand Canyon Drive

**Recommendation 57:** Explore opportunities to enhance areas identified as top priority with native plantings, trees and/or other green features:

- 57A. Buttermilk Creek
- 57B. Nelson Field
- 57C. St. John Park
- 57D. St. Johns Avenue
- 57E. Atkinson Road
- 57F. Frontage of IH 35
- 57G. Frontage of US HWY 290
- 57H. Frontage of US HWY 183
- 57I. Berkman Drive
- 57J. Creekside Drive
- 57K. Coronado Hills Drive

**Recommendation 58:** Explore opportunities to make existing streets more welcoming by creating gateways at the following locations:

- 58A. E St. John/Cameron Road intersection
- 58B. E St. John/IH 35 Frontage
- 58C. Intersection of Cameron Road and US HWY 290 underpass
- 58D. Intersection of Cameron/McKie Drive
- 58E. Intersection of Cameron Road and Berkman Drive
- 58F. Intersection of Cameron Road and US HWY 183; E Anderson Service road

**Recommendation 59:** Establish contact with the Graffiti Abatement program.

- Call 311 for graffiti removal; invite spokesperson to present at a neighborhood association meeting.

**Recommendation 60:** Organize periodic cleanups of all the creeks, drainage areas, and highly visible right-of-ways in the planning area, working with:

- City of Austin Watershed Protection
- City of Austin Code Compliance Department
- Keep Austin Beautiful (ex. KAB's tool lending program)

**Recommendation 61:** Contact the City of Austin Street and Bridge Division of the Department of Public Works in order to clean-up and properly maintain/repair existing sidewalks.

**Recommendation 62:** Call 311 to initiate communication with Public Works Department to install better street signage (for example, legible street signs.)

## **CODE COMPLIANCE**

At neighborhood planning process workshops, community members identified the topic of code compliance as an integral part of attaining a better standard of living in SJCHCNPA. The Code Compliance Department of Austin Resource Recovery is the primary body charged with attaining compliance with City

codes regarding land use regulations, and maintenance of structures and premises. Their primary goal is to achieve a better quality of life for Austin residents. The following objectives and recommendations were formulated at the code compliance workshop where the North Area Code Compliance Officer presented information pro-actively mitigating code violations in the SJCHCNPA.

**Implementation Note:** Broadly speaking, implementation of the recommendations in this section will be carried out by the Code Compliance Department of Austin Resource Recovery, neighborhood plan contact teams, neighborhood associations in the area, residents, and other community groups.

**Objective C.9: Improve the appearance of private properties within St. John and Coronado Hills.**

**Recommendation 63:** Encourage basic up-keep of both residential and commercial properties.

- Neighborhood residents to define what “basic up-keep” means

**Recommendation 64:** Promote proper maintenance of front yards on residential properties.

- Yard of the month
- Garden Club

**Recommendation 65:** Encourage residential and commercial property owners to improve the condition of their buildings.

**Recommendation 66:** Develop an approach to help members of the community requiring assistance to maintain their residential property and/or yard.

**Recommendation 67:** Remove graffiti from existing buildings.

**Recommendation 68:** Organize periodic neighborhood-wide clean-ups in collaboration with City of Austin Code Compliance Department. (Ex. Partnerships and Empowerment Projects – P.E.P)

**Recommendation 69:** Educate residents on the proper way to rid bulk trash and hazardous waste.

**Objective C.10: Pro-actively address code issues in the community by supporting progressive programs and educating residents regarding different types of code violations.**

**Recommendation 70:** Address existing code compliance issues in SJCHCNPA.

**PLANNING AREA-WIDE CONCERNS:**

**70A.** Mitigate front yard parking issues that are prevalent planning area-wide.

**70B.** Enforce occupancy requirements detailed in the code regarding maximum number of families residing in a residential structure.

**SPECIFIC LOCATIONS OF CONCERN:**

**70C.** Blessing Avenue from Booker Avenue to Wilks Avenue – *Poorly maintained properties.*

**70D.** Apartment complexes in the area – *Poorly maintained properties and rubbish.*

**70E.** East side of Cameron Road and just across the street from Wild Wood Apartments – *Housing is in poor condition.*

**70F.** Area bounded by St. Johns Avenue, Delmar Avenue, IH 35 and Twin Crest Drive – *Poorly maintained properties, vehicle issues, junk and rubbish.*

**70G.** East side of Cameron Road and along Reagan Hill Drive – *unauthorized activities such as flea markets and food vendors.*

**Recommendation 71:** Strengthen the community's knowledge regarding code issues by developing and distributing a code resource guide in the community (see call-out box).

**Recommendation 72:** Support the development and implementation of the Rental Registration Program to reduce code violations at apartment complexes and rental housing in the area.

**Recommendation 73:** Encourage neighborhood associations to enforce rules via form letters to address code violations in the area.

**Recommendation 74:** Community members can explore the possibility of creating a complaint list for residents to track code violations in their neighborhoods.

**Recommendation 75:** Identify areas of the City of Austin Code that the community believes are too weak to address the issues at hand and coordinate with Code Compliance Department to strengthen the Code.

**Recommendation 76:** Continue to engage Code Compliance Officers at the neighborhood association meetings.

**Recommendation 77:** Explore the possibility of developing an on-line (could also be over the phone) tool where community members can type in their zip code and/or address and see what code violations have been reported in the vicinity.

***Objective C.11: Build a stronger communication network within SJHCNPA and with the City of Austin Code Compliance Department.***

**Recommendation 78:** Organize block parties to create a presence on the street and get to know your neighbors.

**Recommendation 79:** Create a welcoming committee to welcome new residents to the neighborhood.

**Recommendation 80:** Work with City of Austin to explore possibility of Code Compliance pro-actively patrolling the neighborhood.

**Recommendation 81:** Clarify responsibilities of a Code Compliance officer and an Austin Police Department officer.

**Recommendation 82:** Explore the possibility of a process where Code Compliance can follow-up on chronic code violations.

**Recommendation 83:** Build on the positive momentum of the Code Compliance initiative, Partnerships and Empowerment Project (P.E.P.), to clean-up portions of St. John neighborhood.

## What is a Code Resource Guide?

A code resource guide is an educational guide that contains information on common code violations, detailed information needed when calling 311 and a worksheet to help track the reported violations. It also provides information regarding the process that takes place after a complaint has been filed with the Code Compliance Division of the City of Austin.

At the Code Compliance workshop, St. John/Coronado Hills residents participated in a brainstorming exercise about developing a code resource guide for their community. The following notes are just a few thoughts captured at the workshop.

### **Types of information participants would like to see in their code resource guide:**

- Property negligence
- Junk cars
- Improving homes in poor condition
- Citizens on patrol program
- Overcrowded dwellings
- Absentee landlord

### **Identified first steps to creating the SJCH code resource guide:**

- Advertise meetings regarding the development of a resource guide in the neighborhood association newsletters.
- Encourage residents to attend neighborhood association meetings in order to collect questions and information pertinent to the resource guide.

During the Neighborhood Planning process, some of the residents volunteered their time to develop the SJCH code resource guide. Once completed, this resource guide will be available at the Virginia Brown Recreation Center library and other key locations within the neighborhood. It will also be advertised and promoted in the neighborhood association newsletters.

## CRIME PREVENTION AND PUBLIC SAFETY

At the forefront of promoting a safe community is abating crime. While it was determined that the current crime hot spots in the SJCHCNPA community are somewhat “moving targets,” the issues or types of crimes are relatively consistent. This being the case, the goal of mitigating crime focused on highlighting the types of crimes pervasive in the SJCHCNPA community, developing solutions to deter such crimes and increasing overall awareness of personal safety. Crime data statistics (2000 – 2010) are provided for the St. John NPA and the Coronado Hills NPA as Appendix F.

The Austin Police Department's (APD) North East District Officer and an APD community liaison collaborated with the community to provide information regarding current crime trends and crime prevention strategies. The outcome of the crime prevention and public safety workshop discussion and mapping exercise are detailed in the following text.

**Implementation Note:** Implementation of recommendations in this section offer possibilities for collaboration between key community groups (neighborhood plan contact teams, neighborhood associations in the area, etc.) and APD in order to address community's concerns in a pro-active manner.

**Objective C.12: Maintain a safe environment by improving neighbors' capacity to prevent crime.**

**Recommendation 84:** Focus on crime prevention in the following SJCHCNPA locations.

- 84A.** St. John's Avenue from IH 35 to Cameron Road
- 84B.** Cameron Road at Coronado Hills Drive
- 84C.** Grand Canyon Dr from Atkinson Road to Fairbanks
- 84D.** Blessing at Booker
- 84E.** Bethune Avenue from St. John's Avenue to Delmar Avenue
- 84F.** Bethune Avenue at Atkinson Road
- 84G.** Buttermilk Branch Greenbelt (behind JJ Pickle Elementary School)
- 84H.** McKee Drive
- 84I.** Blessing Avenue from Wheatley Avenue to US HWY 183
- 84J.** Area bounded by St. Johns Avenue, Delmar Avenue, IH 35 and Twin Crest Drive
- 84K.** Frontage road to US HWY 183 – East Anderson Lane from Carver and Blessing
- 84L.** IH 35 and St. John's Avenue (Burger King)
- 84M.** Creekside Drive
- 84N.** Vacant property at US HWY 290 and US HWY 183

**Recommendation 85:** Organize a neighborhood watch group.

**Recommendation 86:** Organize Citizens on Patrol group, properly trained through the APD's training program, to patrol their neighborhood streets.

**Recommendation 87:** Citizen on Patrol group should identify areas of concern and report criminal activity to APD.

**Recommendation 88:** Work with APD to create a crime prevention program that would provide security cameras around the neighborhood.

**Recommendation 89:** Incorporate design elements in the built environment to deter crime (ex. more lighting).

**Recommendation 90:** Increase collaboration between APD and AISD police.

**Recommendation 91:** Invite Community Liaison and District Representative from APD to present crime prevention information at neighborhood association meetings.

**Recommendation 92:** Educate community on crime prevention strategies by including information in neighborhood association newsletters, etc.

**Recommendation 93:** Practice personal safety tips provided by APD and listed in the blue information box entitled, "Personal Safety Tips."

**Objective C.13: Build and maintain a strong communication network within SJCHCNPA and with the APD.**

## Personal Safety Tips

(Presented at the crime and public safety workshop)

- Be aware of what is happening around you.
- You have to see danger to avoid it.
- Trust your instincts – if something feels wrong to you, then it is wrong.
- Don't be too trusting. It is easy to get complacent (most people are friendly) but be careful. A little paranoia can be a good thing.
- Listen – If you hear someone approaching you from behind, look around.

**Recommendation 94:** Organize a National Night Out throughout the neighborhood streets.

**Recommendation 95:** Work with the APD liaison to increase patrols in the neighborhood (including more patrol presence, especially at the St. John branch library).

**Recommendation 96:** Distribute the APD Resource Guide to increase community awareness of available crime prevention resources.

**Recommendation 97:** Improve outreach efforts to better inform non-English speaking community members about neighborhood crime activity:

- Email list-serves
- Newsletters
- Community Web sites
- Flyers in the community (SJ Community Center, neighborhood churches, apartment complexes, health center, etc.)

**Recommendation 98:** Ensure all community members have current APD District Representative contact information (phone number & email address).

**Recommendation 99:** Continue to include APD District Reps in neighborhood association meetings to educate residents on current crime activities.

**Recommendation 100:** Contact the Auto Theft division of APD to coordinate and host and auto-theft registration day.

**Recommendation 101:** Attend APD Commander Forums.

**Objective C.14: Incorporate design elements in the built environment to deter crime.**

**Recommendation 102:** Investigate the feasibility of applying Crime Prevention through Environmental Design (CPTED) principles.

**Objective C.15: Reduce the incidence of speeding throughout the community.**

**Recommendation 103:** Report to APD on an ongoing basis corridors or streets where speeding is prevalent.

**Recommendation 104:** Request radar speed-display electronic signage or speed cameras from the APD.

**Recommendation 105:** Explore opportunities to make yard signs designed to encourage slower speeds in the neighborhood (ensure these signs are not posted in designated Right-of-Way).



## What is Crime Prevention through Environmental Design (CPTED)?

Crime Prevention through Environmental Design (CPTED) is an urban planning tool used to design a safe community. The designs incorporate the built environment and land use characteristics to deter criminal activities and behaviors while providing the ability to have "eyes on the street."

CPTED consists of four principles to help reduce the incidence of crime in an area. These principles are:

- 1) Territoriality:** defining the ownership of a particular space (e.g., public vs. private space). Territorial control prevents the use of a space by unauthorized users.
- 2) Access Control:** denial of access to specific crime targets by minimizing uncontrolled movement within a specific area.
- 3) Natural Surveillance:** the ability to easily observe all users of a defined space, including potential criminals.
- 4) Maintenance and Management:** effective upkeep of those items that support the intended purpose and use of specific spaces (e.g., lighting, landscaping).

The adoption of these principles does not necessarily guarantee a reduction in criminal activity; however, CPTED has been successful in many communities, including Phoenix, Arizona; Sarasota, Florida; and, Toronto.

For more information regarding CPTED, consult these websites:

- [http://www.cptedsecurity.com/cpted\\_design\\_guidelines.htm](http://www.cptedsecurity.com/cpted_design_guidelines.htm)
- <http://www.cpted-watch.com>

# PARKS, TREES, AND ENVIRONMENT

## **INTRODUCTION**

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

## **PURPOSE**

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.)

This chapter details specific objectives, recommendations and resources designed to help the community successfully address and achieve each of the above mentioned topics of interest.

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

## **WHAT INFORMS THIS CHAPTER?**

During the development of SJCHCNPA Neighborhood Plan, three workshops were held concentrating on the natural environment of the community. Each workshop provided community members with an educational component to better understand a particular subject: parks, community gardens, trees, creeks/watersheds. To do so, subject matter experts from various City departments made presentations to the community and engaged participants in activities to define the relationship between topic areas and the community's quality of life goals. The input gathered at the workshops was synthesized and developed into formal recommendations for this chapter. The following list provides a detailed outline of specific workshops held, the content discussed at the workshop and guest subject matter experts that shared their knowledge with SJCHCNPA stakeholders.

- **Parks & Community Gardens (October 20, 2009)**  
Participants learned about the City's Parks and Recreation Department's (PARC) parkland acquisition process and PARC's various funding mechanisms. They also

learned about the different entities involved in encouraging the creation of community gardens in Austin. Meeting participants engaged in a mapping activity to identify potential locations for future community gardens, parks and other recreational amenities in the community.

**Guest Speakers:** Ricardo Soliz, Division manager, City of Austin, Parks and Recreation Department. Sari Albornoz, Program Director, Sustainable Food Center.

- **Trees & the Environment (November 17, 2009)**

Participants learned about the benefits of urban forests and existing tree ordinances to protect mature trees in Austin. They also gained better understanding of their watersheds and creek system. Meeting participants engaged in a mapping activity to identify locations for tree plantings within SJCHCNPA.

**Guest Speakers:** Michael Embesi, City Arborist, City of Austin, Planning & Development Review Department. Jean Drew, Program Coordinator, City of Austin, Watershed Protection Department.

- **Brainstorming Parks, Trees, & Environment Goals, Objectives and Recommendations (December 15, 2009)**

Participants reviewed input collected from various topic area workshops and made additions and/or clarifications to the draft objectives and recommendations.

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

This chapter is organized by different topic areas such as parks, community gardens, trees, and watershed/creeks. Blue call out boxes provide more details regarding a specific program or offer solutions to a particular issue. Some of the recommendations include a 'staff note' to capture any concerns that residents had regarding a particular recommendation or to describe the implementation strategy for that recommendation. The Parks, Trees and Environment chapter sections are as follows:

- Goal
- Parks and Open Space
- Community Gardens
- Trees
- Watersheds, Creeks, and Environmental Concerns

### **PARKS, TREES, AND ENVIRONMENT GOAL**

- **Increase and enhance recreational opportunities in the SJCHCNPA by acquiring new parkland, adding amenities to existing parks, creating community gardens, planting trees and protecting the ecological assets of the community.**

**Implementation Note:** Implementation of recommendations in this chapter requires collaboration between neighborhood plan contact teams (and other neighborhood groups/organizations) and different City departments. The primary implementation body for parks and open space recommendations is PARD.

Implementation of these recommendations depends on sufficient funding as well as balancing all recreational needs in the City of Austin.

The recommendations pertaining to community gardens require collaboration between community groups, Sustainable Food Center and Parks & Recreation Department. The majority of the tree recommendations focus on education and awareness to be carried out by SJCHCNPA neighborhood groups. By providing helpful contact information for various non-profit organizations and City of Austin department programs, this plan empowers willing community members to take charge of planting more trees in SJCHCNPA.

## **PARKS AND OPEN SPACE**

At the parks and open space workshops, community members expressed the need for more park space and amenities to attract and positively engage all residents of the area. PARD acknowledges the need for additional parks in the SJCHCNPA based on their analysis. Therefore, the following section concentrates first on identifying amenities needed in existing parks in order to increase park usage and then focuses on identifying potential locations and amenities desired in new parks if and when funding is available.

The objectives and recommendations are based on the ideas, thoughts and solutions captured at the various workshops held in SJCHCNPA.

### **EXISTING PARKS**

#### **St. John Park**

St. John Park is located at the end of Wilks Avenue off of Bennett Avenue. The park was dedicated in 1964 and has a fill-and-draw swimming pool that closed in 2010 due to budgetary and health constraints. While the closure of the pool does eliminate a source of recreational activity in the community, the City does plan to compensate this loss by installing interactive splash pads within the SJCHCNPA. Residents present at the parks workshop were in support of PARD's plans to install splash pads in the area. Overall, St. John Park is under-utilized due to a lack of amenities and infrastructure to support outdoor activities.



St. John Park.

The location of the St. John Park is adjacent to a former Home Depot site. In 2009, the City purchased the former Home Depot with intentions to redevelop the site into a Municipal Court and an Austin Police Department substation. At several parks and transportation meetings, SJCHCNPA residents expressed concerns regarding the interface between St. John Park and the redevelopment

plans of the adjacent site. Stakeholders' concerns were addressed at a meeting where David Symthe-Macauly, Project Manager with the Public Works Department, gave an update on the project and how the public can be involved in the redevelopment process of the site.

**Objective P.1: Improve and enhance St. John Park facilities to increase park usage.**

**Recommendation 106:** Provide a walking trail through St. John Park that can connect to other trails within the neighborhood.

**Recommendation 107:** Provide covered picnic benches and/or gazebos at St. John Park to provide shelter.

**Recommendation 108:** Install proper signage identifying St. John Park as a public space. **Note:** This recommendation has been implemented! PARD staff installed a sign the summer of 2010.

**Recommendation 109:** Plant trees at St. John Park to provide shade during the summer months. **Note:** See Adopt-A-Park program call-out box to help with maintenance and utilize TreeFolks program to acquire more trees.

**Recommendation 110:** Install more trash cans as more people start to use the St. John Park space.

**Recommendation 111:** Provide a fenced area for dogs to be off-leash at St. John Park.

**Buttermilk Branch Greenbelt**

Buttermilk Branch Greenbelt is approximately 18.7 acres in size and located along Buttermilk creek from Blessing Avenue to Bennett Avenue. Virginia L. Brown Recreation Center, St. John library and Pickle Elementary School are also located along this greenbelt. A part of the greenbelt is a shared facility during the day, as it is heavily utilized by the students of Pickle Elementary School and it is open to the public after school hours.



Buttermilk Branch Greenbelt.

The City of Austin acquired this parkland in 1981. As of year 2010, its facilities include a softball field, basketball court, a playground, picnic tables, BBQ pits and a picnic pavilion. The location of the greenbelt, its facilities and amenities truly make the greenbelt an excellent gathering place for the community.

**Objective P.2: Improve and enhance Buttermilk Branch Greenbelt facilities.**

**Recommendation 112:** Provide a volleyball court at Buttermilk Branch Greenbelt for both youth and adults in the community.

**Recommendation 113:** Install an interactive splash pad at Buttermilk Branch Greenbelt so it is centrally located between St. John and Coronado Hills. **Note:** This project is currently in the discussion phase.

**Recommendation 114:** Install more lighting as needed at the back of Virginia L. Brown Recreation Center to increase safety of Buttermilk Branch Greenbelt during evening hours.

**Recommendation 115:** Provide proper signage to make people aware of the hours when the Buttermilk Branch Greenbelt is in use by AISD students and when it is open to public. **Note:** Park supervisor will work with AISD regarding the sign due to the park being a shared facility.

**Recommendation 116:** Install more trash cans at Buttermilk Branch Greenbelt.

**Recommendation 117:** Provide proper maintenance of grass and landscaping at Buttermilk Branch Greenbelt. **Note:** See Adopt-A-Park program call-out box to learn about how community volunteers can play a pivotal role in beautifying the neighborhood parks.

**Recommendation 118:** Increase youth programs and after-school programs at the Virginia L. Brown Recreation Center to positively engage the youth.

**Recommendation 119:** Increase the use of the Virginia L. Brown Recreation Center exercise classes and update the exercise room.

#### **PARKLAND ACQUISITION – FUTURE PARKS**

A goal of PARD is that all residents live within a half mile of public green space. In order to achieve this goal, PARD uses a gap analysis tool to identify high priority areas within the City of Austin where the most residents have the least access to parks and recreational facilities. PARD can purchase a property in one of the high priority areas and create a new park when sufficient funds are available either through parkland dedication fees or bond packages. PARD staff analyzes the property based on various criteria, including but not limited to:

- Is the property developable as a park and support facilities such as restrooms, recreation center, ball fields?

### **Adopt-A-Park**

Adopt-A-Park is an Austin Parks Foundation program in response to diminishing city funds and increasing demand for amenities in existing parks. The City of Austin alone is not able to provide high level of maintenance and amenities in each and every park in the city because of a limited budget. Adopt-A-Park provides the community members an opportunity to help close this gap through a partnership with the Parks and Recreation Department. Austin Parks Foundation would help community volunteers create realistic goals for the parks in their community, connect them to necessary resources and also facilitate communication with Parks Department as needed.

A partnership would enable community volunteers to apply for grants with the Austin Parks Foundation to further beautify the park by addition of amenities such as picnic benches, playground equipment, BBQ pits, trash cans, trails, planters, swings, trees, etc. For a complete list of projects funded in neighborhood parks around the city, visit:

<http://www.austinparks.org/npg.html>

At the parks, trees and the environment workshops, community members expressed their desire for more amenities in the St. John Park and Buttermilk Greenbelt such as picnic benches, trash cans, play equipment, walking trail, trees, etc.

- Is the park easily accessible through a residential street?
- Is the property near publicly owned property or a school?
- Will the new park connect to nearby greenbelts and other parks?
- Does the proposed park location have significant natural features that need preservation and/or enhancement?
- Is there adequate parking available and access to public transportation system?

Both St. John Park and Buttermilk Branch Greenbelt are located in the St. John NPA. As of 2010, Coronado Hills NPA is identified as a high priority area for parkland by the gap analysis. Below is a list of amenities that community members identified at the October workshop if a new park were to be created in the future (depending on sufficient funds).

**Objective P.3: Create new parks within the planning area that will offer recreational opportunities to residents living furthest away from existing parks.**

**Recommendation 120:** Provide small parks or open spaces for recreational purposes along Little Walnut creek (in Coronado Hills).

**Recommendation 121:** Provide a small neighborhood park in Coronado Hills.

**Objective P. 4: Incorporate the following recreational facilities/amenities within a new park if and when funding is available for new parkland.**

**Recommendation 122:** Provide playscapes or playground equipment for younger children within the age range of 3-5 years old in a new park.

**Recommendation 123:** Create public gathering places/plazas that provide a balanced representation of the area's culture (Example: Capital Metro's Plaza Saltillo in east Austin).

**Recommendation 124:** Provide a multi-purpose field in a new park that serves a greater range of the community (i.e. Basketball court, ball park and/or soccer field).

**Recommendation 125:** In a new park, install covered picnic benches for people to use, especially during summer months.

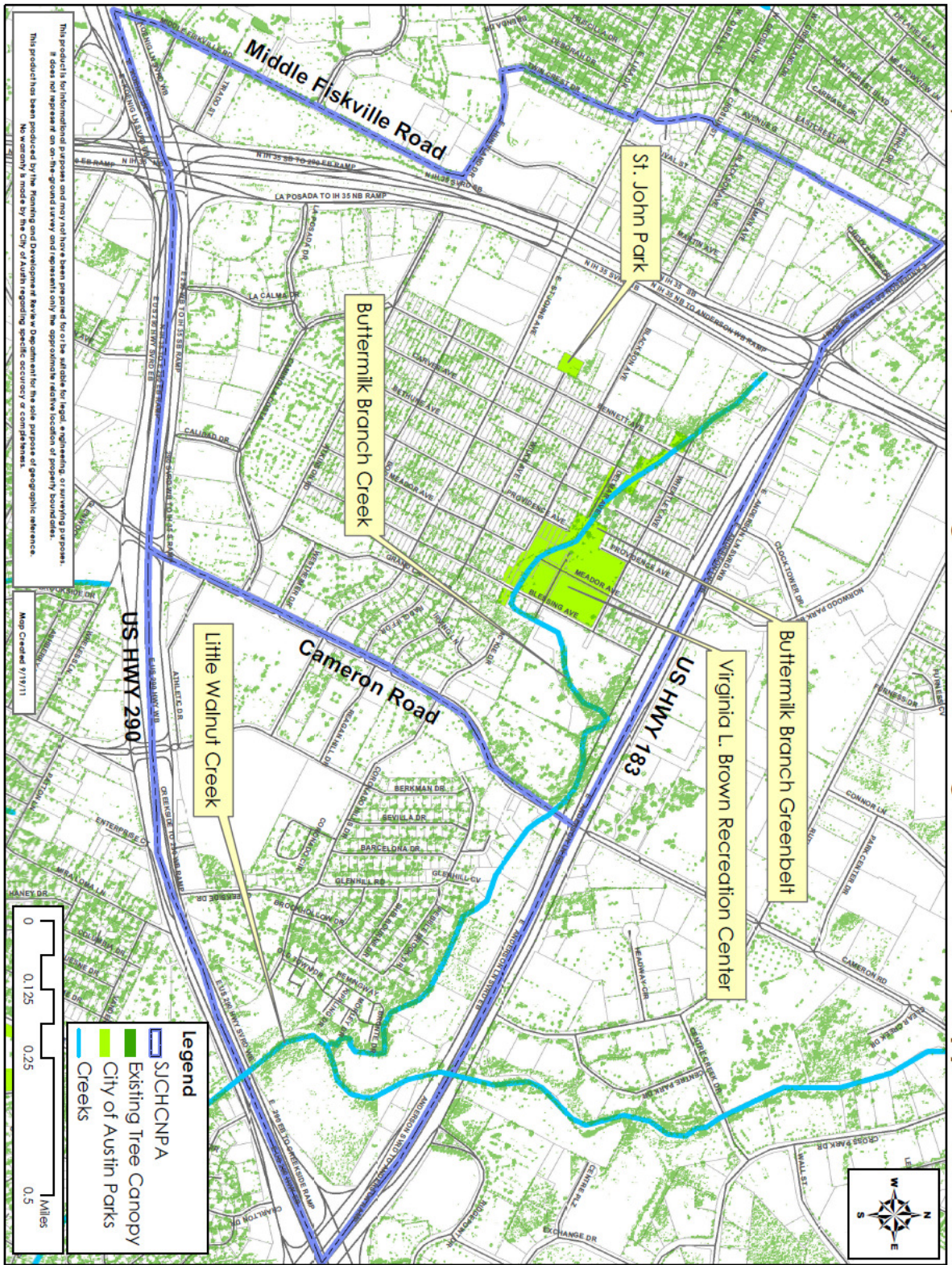
**Recommendation 126:** In a new park, plant trees for shade and respite from harsh summer sun.

## **COMMUNITY GARDENS**

At the parks workshops, community members expressed a strong desire for community gardens within the planning area. Community gardens are small to large areas of land that a group of community members garden and tend to. Community gardens provide many benefits ranging from growing nutritious food to beautifying the neighborhood. It also serves as a catalyst for community development by increasing social interactions and bringing together residents of all age-groups.

The Sustainable Food Center (SFC) is a non-profit organization that is dedicated to creating opportunities for people to make healthier food choices and

**St. John/Coronado Hills Combined Neighborhood Planning Area - Tree Canopy, Parks, Creeks**



**Map 3. St. John/Coronado Hills Combined Neighborhood Planning Area – Tree Canopy, Parks, Creeks**



participate in creating a vibrant food system in Austin. PARD works with SFC to help organized community groups identify potential locations for community gardens in their neighborhood. To get started, please read the call-out box titled 'How to start a Community Garden.'

As of 2010, a small community garden exists on the Reagan High School grounds that a small group of community members and high school students maintain. At the workshop community members showed support to expand the community garden and identify more areas within the planning area for potential community gardens. They also expressed interest in exploring educational opportunities that would increase and promote healthy lifestyle choices among area residents.

The following objectives and recommendations were captured at the parks and community gardens workshop and reflect stakeholder thoughts and ideas.

***Objective P.5: Increase educational opportunities and resources to promote healthy lifestyle choices for all residents.***

**Recommendation 127:** Encourage residents to take advantage of La Cocina Alegre (The Happy Kitchen) cooking classes that teach residents how to cook healthy meals utilizing fresh and locally grown produce.

**Recommendation 128:** Utilize the St. John library as a resource to disseminate information to educate people on existing community gardens in Austin, lessons learned and to build community gardening contacts.

**Recommendation 129:** Raise awareness and encourage residents to volunteer and help maintain the community garden at Reagan High School.

***Objective P.6: Coordinate with Sustainable Food Center to research the following potential locations for community gardens within the planning area.***

**Recommendation 130:** The following is a list of potential locations for community gardens (not in any priority order):

- 130A.** St. John Park located at 889 Wilks Avenue.
- 130B.** Buttermilk Greenbelt (Virginia L. Brown Recreation Center).
- 130C.** Public properties in SJCHCNPA where community gardens can be located (to be identified by the community in collaboration with PARD).
- 130D.** Undeveloped land on the EMS station property on Coronado Hills Drive.
- 130E.** Research ways of putting community gardens on private properties if possible.

## How to Start a Community Garden

1. Gather at least 5 neighbors willing to work together in creating a garden.
2. Contact Sustainable Food Center (SFC) to express an interest. A SFC member will contact PARD staff to determine a suitable site for a community garden.  
([www.sustainablefoodcenter.org](http://www.sustainablefoodcenter.org))
3. Attend a 'How to start a community garden' workshop hosted by SFC.
4. Begin necessary paperwork provided by Sustainable Food Center.
5. Contact area organizations that offer education and resources to local residents on sustainable and organic gardening.
6. Inspire other residents, especially youth to help with the community garden!

### TREES

Trees serve as an invaluable asset to a community. There are many benefits to planting trees around one's home and to planting trees along a street to act as a buffer for pedestrians (shielding one from noise and automobile traffic). The presence of trees generally makes any area more desirable and more aesthetically pleasing.

The following recommendations were collected at the Trees and the Environment Workshop. Michael Embesi, City Arborist with the City of Austin participated in the workshop to provide SJCHCNPA participants with information on city ordinances in place to protect the tree canopy in Austin. SJCHCNPA stakeholders expressed a strong desire to increase the tree canopy cover within the planning area as well as protect existing mature trees that are in the area. At the workshop, participants engaged in a mapping activity to identify potential locations for tree plantings within SJCHCNPA (Map 4, page 51).

The objectives and recommendations in this section offer possibilities to collaborate with various organizations in order to address the lack of trees in the planning area.

#### **Objective P.7: Increase the tree canopy in the SJCHCNPA.**

**Recommendation 131:** Plant trees in the following identified priority areas:

- 131A.** St. John Ave between Twin Crest and Berkman Drive
- 131B.** Reagan High School campus / Nelson Field (install landscape islands)
- 131C.** Buttermilk Branch Greenbelt (Virginia L. Brown Recreation Center)
- 131D.** Coronado Hills Drive east of Cameron Road
- 131E.** Little Walnut Creek east of Cameron Road
- 131F.** East side of Cameron Road between US HWY 183 and the Cameron Oaks Plaza

**Recommendation 132:** Contact the Urban Forestry Program of the Parks and Recreation Department to request trees plantings in City of Austin parks, greenbelts or in City of Austin right-of-way.

**Recommendation 133:** Partner with the Austin Parks Foundation to participate in the Adopt-A-Park program which could assist in having trees planted in City of Austin parks.

**Recommendation 134:** Contact the Austin Parks Foundation to apply for grant assistance opportunities for planting trees in parks.

**Recommendation 135:** Contact and utilize the non-profit organization TreeFolks, Inc. (<http://www.treefolks.org/home.asp>) to participate in the free tree enhancement program, NeighborWoods, in order to acquire and plant trees in residential areas (front yard and side yard right-of-way).

**Recommendation 136:** Submit an application for the City of Austin Urban Forest Grant Program to use available funding for enhancement of the urban forest through projects associated with tree planting, education, public service announcements, award programs, disease control, inventory, and other related efforts.

**Recommendation 137:** If eligible, submit an application to the Austin Community Trees Program (ACT) so more native trees can be planted on private property.

***Objective P.8: Protect the existing tree canopy in the SJCHCNPA.***

**Recommendation 138:** Encourage the preservation of existing, mature trees in SJCHCNPA, especially those along Little Walnut Creek, east of Cameron Road.

**Recommendation 139:** Encourage residents to stay engaged on pending subdivision, zoning, and development applications.

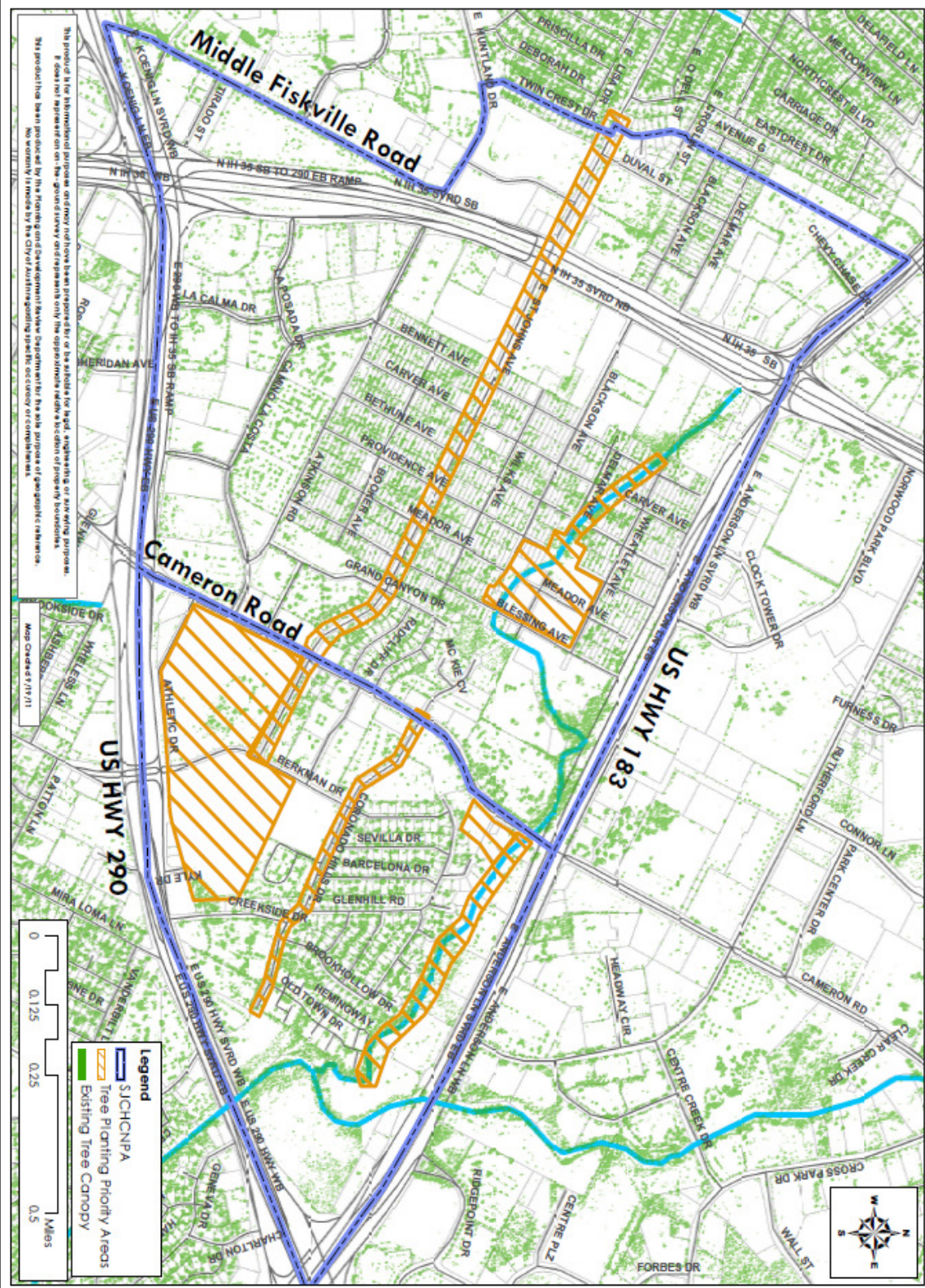
***Objective P.9: Maintain the existing tree canopy by providing tree education to all stakeholders in the community.***

**Recommendation 140:** Attend an Adopt-A-Park seminar for more information on adopting a park and other services provided by the Austin Parks Foundation. (See Adopt-A-Park call-out box)

**Recommendation 141:** Coordinate a "free tree" education presentation by the Austin Community Tree Program (ACT) for more information and education of this tree planting program.

**Recommendation 142:** Organize efforts to quantify the value of trees. **Note:** As our understanding increases about the important contributions our urban forests make to our cities and communities in filtering pollutants, sequestering carbon, absorbing storm water run-off, reducing energy costs, and overall increasing property values and improving quality of life, we recognize the need to quantify our trees and assess their economic value. Because the economic benefits of our urban forest are often discounted or ignored in development decisions, it is vital that we be able to evaluate benefits in order to move trees to the fore of

St. John/Coronado Hills Combined Neighborhood Planning Area - Tree Planting Priority Areas



Map 4. St. John/Coronado Hills Combined Neighborhood Planning Area – Tree Planting Priority Areas

the planning process. The Great Austin Tree Survey is an innovative campaign whereby volunteers are trained to map and record tree observations in their neighborhoods, school grounds, private homes, and businesses. The intent of the campaign is to empower the public to become involved as citizen scientists, furthering knowledge of the diversity of species, structure, health, and functions of trees in their communities. The data you collect will be verified, mapped, and shared citywide with other citizens, urban forest managers, and stakeholders (<http://www.treeroundup.org/>)

**Recommendation 143:** Coordinate a free Speaker's Bureau presentation by the non-profit organization TreeFolks, Inc. in order to receive tree education.

**Recommendation 144:** Utilize and encourage the use of the Native and Adapted Landscape Plants guidebook in order to select native species to the area in order to increase the survival rate.

## **WATERSHEDS, CREEKS, AND ENVIRONMENTAL CONCERNS**

When discussing the natural environment with the SJCHCNPA participants, protecting natural and ecological assets emerged as a dominant theme. In order to adequately address protection concerns, this section of the plan first provides the background and context necessary to understand the details of two key ecological assets, watersheds and creeks as well as the potential environmental impacts on such assets. Secondly, the plan addresses the SJCHCNPA participants' broad environmental concerns by describing the programs, policies and initiatives currently in place to support the community's environmental goal.

**Implementation Note:** It is important to note that this section of the SJCHCNPA Neighborhood Plan differs from other plan sections in that the text provided is more informational versus strategic. This approach is a reflection of the discussions that took place at the Watershed, Creeks and Environment workshops in SJCHCNPA. Participants were mostly interested in learning more about what the City is doing to protect the ecological assets in SJCHCNPA versus expressing immediate issues or concerns that require a focused, specific action.

When presented with information regarding sustainability and opportunities to promote "green lifestyles" in SJCHCNPA, the community expressed that the concepts are interesting, but not a key priority for the community at this time. For this reason, focused or specific discussions on the topic sustainability were not conducted during the SJCH planning process. However, sustainability principles were mentioned and integrated into specific planning topics where practicable.

### **BACKGROUND**

The ecological fabric of SJCHCNPA includes assets such as watersheds and creeks. While these assets play an important role in the quality of life in SJCHCNPA, they are also important as their overall health and condition indicate broader environmental conditions in the City of Austin. For this reason, the City consistently monitors and evaluates watersheds and creeks to ensure high standards of environmental integrity.

### **ENVIRONMENTAL QUALITY AND RELATED IMPACTS**

To best understand how to effectively protect the environment in SJCHCNPA it is important to understand potential impacts to ecological assets. The following list, while not comprehensive, is provided to identify potential stresses on environmental quality as identified in the SJCHCNPA:

- Physical development and urbanization (characterized by roadways, parking lots and rooftops) directly and indirectly impact the environment:
  - Degradation of urban creeks
  - Habitat degradation due to loss of riparian vegetation and natural character
  - Creek biology degraded – lack of base flow
  - Increase in pollutant loads – nutrients, sediments and bacteria
- Activities on personal properties (front yards): parking, automotive maintenance and repair and landscape maintenance with harmful chemicals directly impact environmental quality.

While it is clear that the community does not have complete control over all of the impacts placed on the environment, it is important to establish an awareness of potential impacts. With increased awareness comes the opportunity for the SJCHCNPA community to advocate, if desired, for protection and mitigation processes designed to maintain high environmental standards.

The following information provides a comprehensive overview of the ecological assets in SJCHCNPA and the environmental protection programs, policies and initiatives currently in place to protect such assets. Also provided is a list of opportunities available for the community to get involved and take a lead role in positively impacting the environment in which they live.

### **Watersheds**

SJCHCNPA is situated within the boundaries of several urban watersheds. Watersheds are defined as areas of land that drain to a particular creek, lake or aquifer. The SJCHCNPA community lies within the following urban watersheds:

- Buttermilk Branch
- Tannehill
- Little Walnut
- Fort Branch

In developed or urban watersheds, characteristics of an urban environment (roadways, parking lots and rooftops) cover much of the land. Rainwater that previously infiltrated to the groundwater quickly runs off these hard surfaces. Base flow in the creeks is reduced while the chances of flooding and stream bank erosion are increased.

## What does the City have in place to protect watersheds?

Watershed Protection Master Plan – Watershed Protection Department  
*Lives, Property, the Environment*

### **Three missions**

- Flooding - (public safety)
- Erosion - (property protection)
- Water Quality degradation – (environment)

### **Flooding**

Storm drain needs are the highest in urban watersheds (lack of storm drains, undersized, deteriorated, and clogged).

### **Erosion**

Stream Restoration Program

- Objective: to create a stable stream system that decreases property loss from erosion and increases the beneficial uses of our waterways.
  - Program services: stream stability assessment (understanding the problem), planning (prioritizing problems and projects), solution development (in-house design or consultant services), implementation (in-house design construction or capital projects) and technical assistance (sharing expertise and experience).

Creek Flood Hazard Reduction program

Flood Awareness

- Flood Safety Awareness Week
- Notifications of FEMA Map Revisions

### **Creeks**

The SJCHCNPA community is unique in that it contains the entire length of Buttermilk Creek. Additionally, a portion of Little Walnut Creek also runs through the SJCHCNPA community. Tannehill and Fort Branch creeks begin just south of the SJCHCNPA community.

### **Watershed Protection**

In an effort to protect the SJCHCNPA urban watershed system, the City of Austin's Watershed Department prioritizes the implementation of both the Watershed Protection Master Plan and compliance with the watershed regulations of the Land Development Code. Additional information about these regulatory requirements is included in the section on Future Problem Prevention.

## What does the City have in place to protect water quality?

### **Water Quality Education Programs**

- Storm drain marking
- Earth camp
- Grown Green
- Green Neighbor
- Scoop the Poop

### **Water Quality Modeling and Monitoring**

### **Drainageway and Infrastructure Maintenance Program**

### **Creek Assessments**

### **Pollution Prevention**

- Spill and Pollution Complaint response (974-2550) - 24- hour environmental pollution hotline where residents can report pollution problems.
- Shade Tree Mechanic - A program designed to help home mechanics enjoy their hobby, conserve money or while at the same time, complying with City regulations (call 974-2550).
- Discharge permitting program

### **Watershed Maintenance Programs**

- Vegetation control
- Pond maintenance
- Waterway maintenance
- Stormwater infrastructure maintenance

### **Capital Project Planning**



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

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

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

### Reduce chemical spills

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

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

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

### Keep Austin Beautiful!

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

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

### Make good choices for water quality

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

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

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

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

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

### Flooding

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

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

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

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

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

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

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

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

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

**Creek Erosion**

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

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

**Future Problem Prevention**

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

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

### **Land Development Regulations**

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

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

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

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

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

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

# TRANSPORTATION

## **INTRODUCTION**

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

## **PURPOSE**

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

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

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

## **WHAT INFORMS THIS CHAPTER?**

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

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

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

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

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



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

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

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



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

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

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

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

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

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

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

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

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

### **TRANSPORTATION GOAL**

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

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

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

## **SIDEWALKS**

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

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

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

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

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

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



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

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

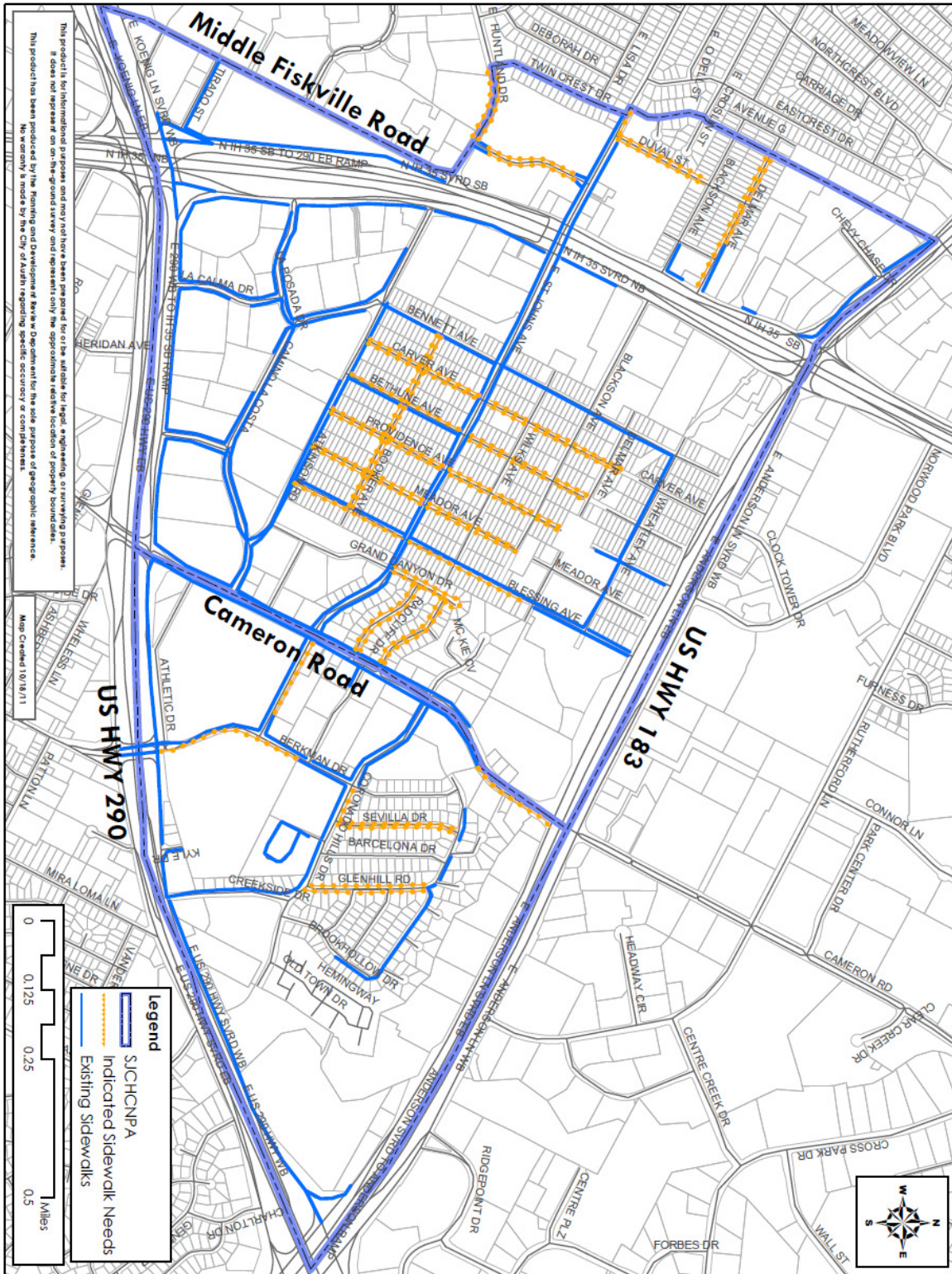
- 145A.** On the east side of Berkman Drive from US HWY 290 to Reagan Hill Drive
- 145B.** On the north side of St. Johns Avenue from Cameron Road to the EMS station located at 1578 St. Johns Avenue
- 145C.** On the north side of St. Johns Avenue from Duval Street to Twin Crest
- 145D.** On the east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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

**BICYCLE FACILITIES**

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

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

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

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

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

Drive.

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

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

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

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

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

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

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

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

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

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

## **URBAN TRAILS**

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

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

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

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

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

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

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

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

Specific connectivity concerns include:

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

- Multi-family housing development - Patton Court (connectivity to bus stops along Coronado Hills Drive).

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

## PUBLIC TRANSPORTATION

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



**Figure 3. Existing Capital Metro Stops in SJCHCNPA**

## **FUTURE CAPITAL METRO PLANNING INITIATIVES**

### **ServicePlan2020**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



## **MAJOR ROADWAYS**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# LAND USE

## **INTRODUCTION**

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

## **PURPOSE**

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

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

## **WHAT INFORMS THIS CHAPTER?**

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

## **LAND USE DESIGNATION PROCESS**

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

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

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

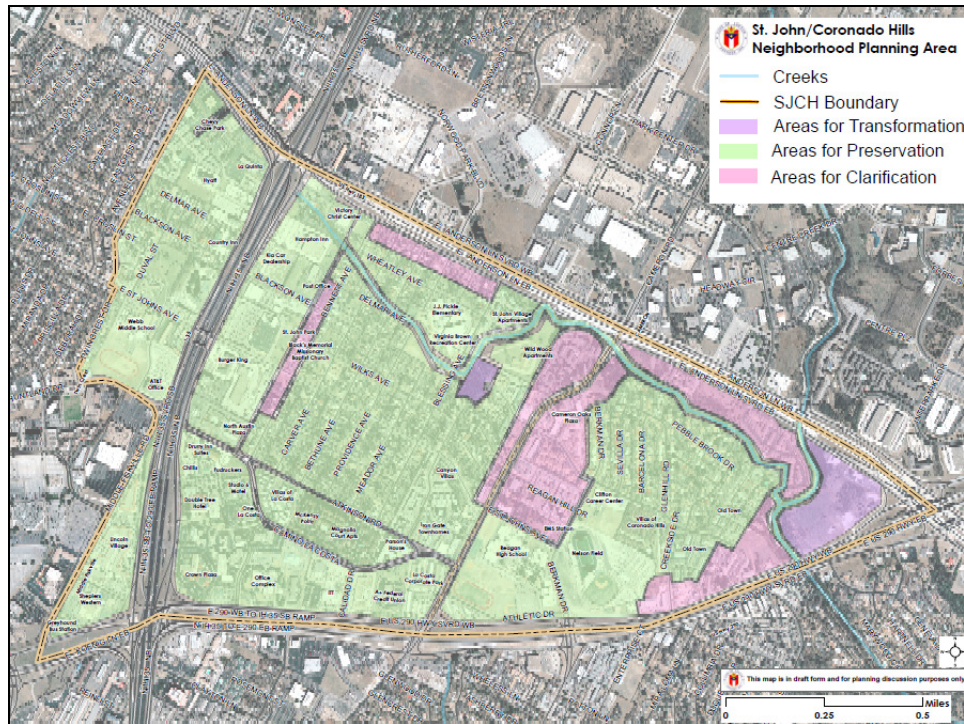
Worth noting is the *Land Use I* workshop as participants at this meeting developed an Areas of Desired Change map that served as a roadmap throughout the land use decision making process. See below for more information on the Land Use I workshop details and the map product.

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

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

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

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



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

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

**HOW THE CHAPTER IS ORGANIZED**

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

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

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

### **LAND USE GOAL**

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

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

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

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

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

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

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

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

## **EXISTING CONDITIONS**

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

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

### General Overview – Key Findings

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



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

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

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

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

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

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

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

SJCHCNPA as Compared to the Urban Core

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

#### St. John NPA

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

#### Coronado Hills NPA

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

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

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

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

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

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

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

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

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

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

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

Cameron Road Corridor

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

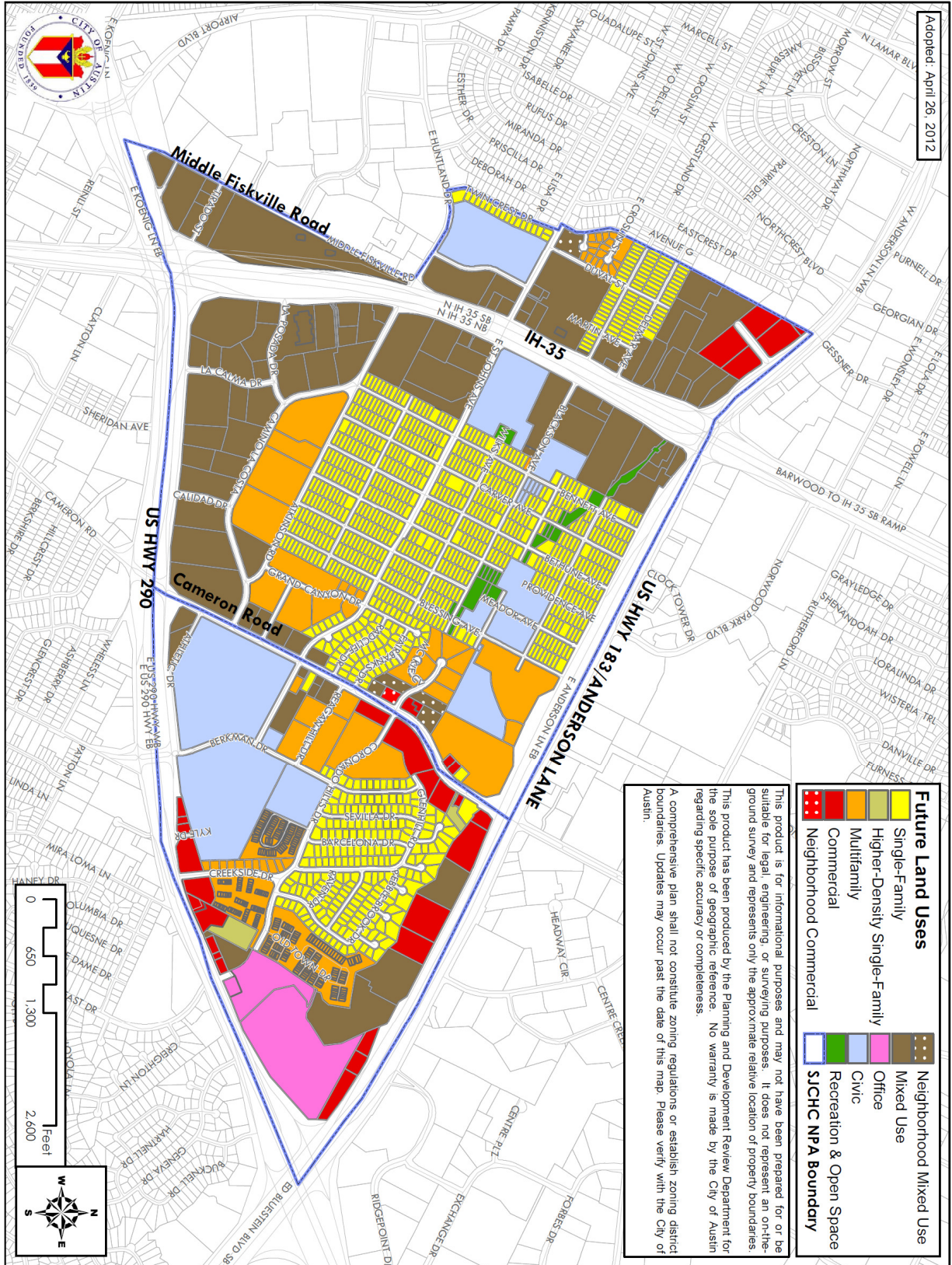
Both the St. John and Coronado Hills neighborhoods had the opportunity to go through the VMU process for commercial properties on their respective sides of the Cameron Road Future Core Transit Corridor (FCTC). While the St. John neighborhood did not file an application, the Coronado Hills neighborhood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

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

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

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

Adopted: April 26, 2012



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.

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. Updates may occur past the date of this map. Please verify with the City of Austin.

- |  |                              |  |                         |
|--|------------------------------|--|-------------------------|
|  | Future Land Uses             |  | Neighborhood Mixed Use  |
|  | Single-Family                |  | Mixed Use               |
|  | Higher-Density Single-Family |  | Office                  |
|  | Multifamily                  |  | Civic                   |
|  | Commercial                   |  | Recreation & Open Space |
|  | Neighborhood Commercial      |  | SJCH NPA boundary       |

Map 6. St. John/Coronado Hills Combined Neighborhood Planning Area – Future Land Use Map

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

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

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

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

### **LAND USE THEMES**

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

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

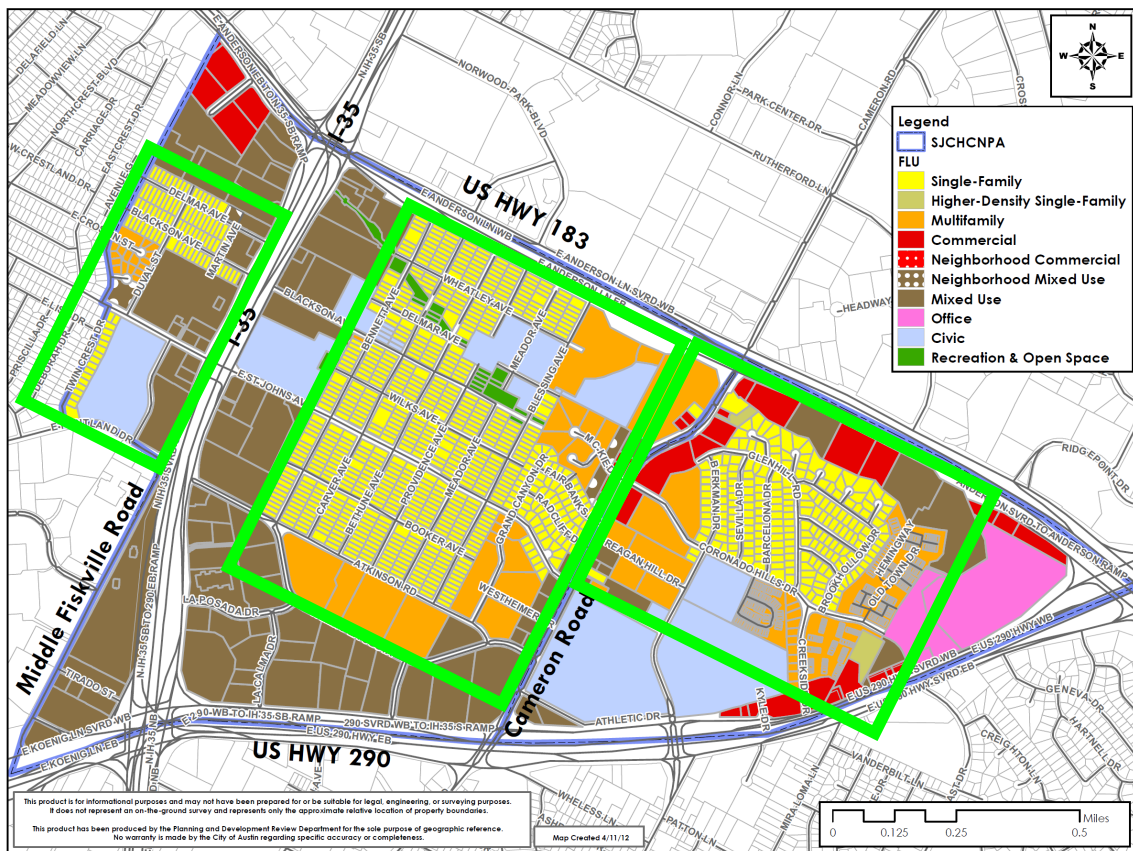
### **RESIDENTIAL CORES**

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

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

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

- Old Town
- Villas of Coronado Hills and
- Creekside



**Figure 5. Residential Cores in SJHCNPA**

Key Vision Points

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

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

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

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

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

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

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

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

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

**Recommendation 183** Residential infill (Table 12) development tools should be utilized by developers/property owners to ensure new housing compliments the character and scale of the existing housing stock.

**Recommendation 184:** Design tools should be utilized by developers/property owners to ensure new housing development strengthens a neighborhood "sense of place" (Table 13).

**COMMUNITY HUBS**

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

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

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

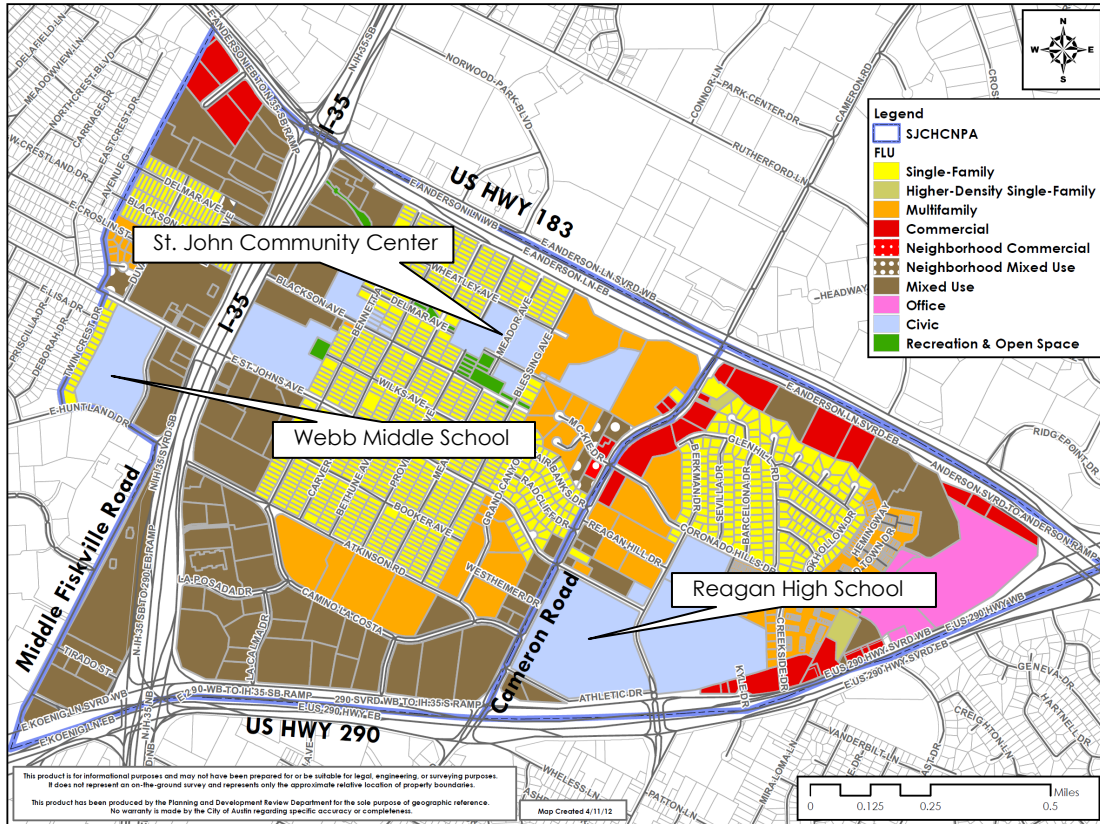


development on properties surrounding the school, it is hoped that ground level retail positioned closer to the street may curb speeds and provide an environment where more “eyes are on the street” help to increase the safety of children accessing the school on an almost daily basis. With the recent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

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

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

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



**Figure 6. Community Hubs in SJCHCNPA**

Key Vision Points

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

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

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

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

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

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

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

**Recommendation 189:** Designate other community uses as Civic land Use.

**Recommendation 190:** Incorporate pedestrian friendly, mixed use concepts adjacent to Civic uses, where designated, to strengthen walkability and community connectivity.

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

## LAND USE AND TRANSPORTATION CONNECTIONS

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

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

### Key Vision Points

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

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

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

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

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

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

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

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

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

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

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

**Recommendation 195:** Use Neighborhood Mixed-Use land use to facilitate community oriented neighborhood scale businesses and services in SJCHCNPA (Map 6).

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

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

## **AFFORDABLE HOUSING**

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

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

Key Vision Points:

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

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

**Recommendation 197:** Ensure the current Multi Family (i.e. rental housing) stock is maintained through Multi Family land use and/or Mixed Use land use (Map 6).

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

**Recommendation 199:** Maintain affordable housing options in the Coronado Hills NPA by designating Multi Family developments as either Multi Family or Mixed Use land use.

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

**Recommendation 201:** Adopt the small lot amnesty Infill Option in the entire Coronado Hills NPA.

**Recommendation 202:** Adopt the cottage lot and urban home Infill Options for designated areas in the Coronado Hills NPA (Map 8).

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

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

**AFFORDABLE HOUSING INFILL OPTION TOOLS SUMMARY**

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

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

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

Affordable Housing Design Tool	Description	Recommendation
<p><b>Single family residence standard lot (SF-2) district or single family residence (SF-3) district</b></p>	<p>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%.</p>	<p>Adopt for the St. John planning area. Do not adopt for the Coronado Hills NPA.</p>
<p><b>Duplex Residential Use</b></p>	<p>Reduce the minimum lot size to 5,750 sq. ft., increase the number of bedrooms <u>up to eight</u>, and increase the maximum impervious cover to 50% for a duplex use.</p>	<p>Adopt for the St. John planning area. Do not adopt for the Coronado Hills NPA.</p>
<p><b>Secondary Apartment Special</b></p>	<p>Increase the allowed gross floor area up to 850 sq ft and increase maximum impervious cover to 50% for a secondary apartment special use. Units must comply with the City's S.M.A.R.T. Housing Program for a period of at least 20 years at 60% MFI.</p>	<p>Adopt for the St. John planning area. Do not adopt for the Coronado Hills NPA.</p>

**INFILL OPTIONS SUMMARY**

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

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

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

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

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

**DESIGN TOOLS SUMMARY**

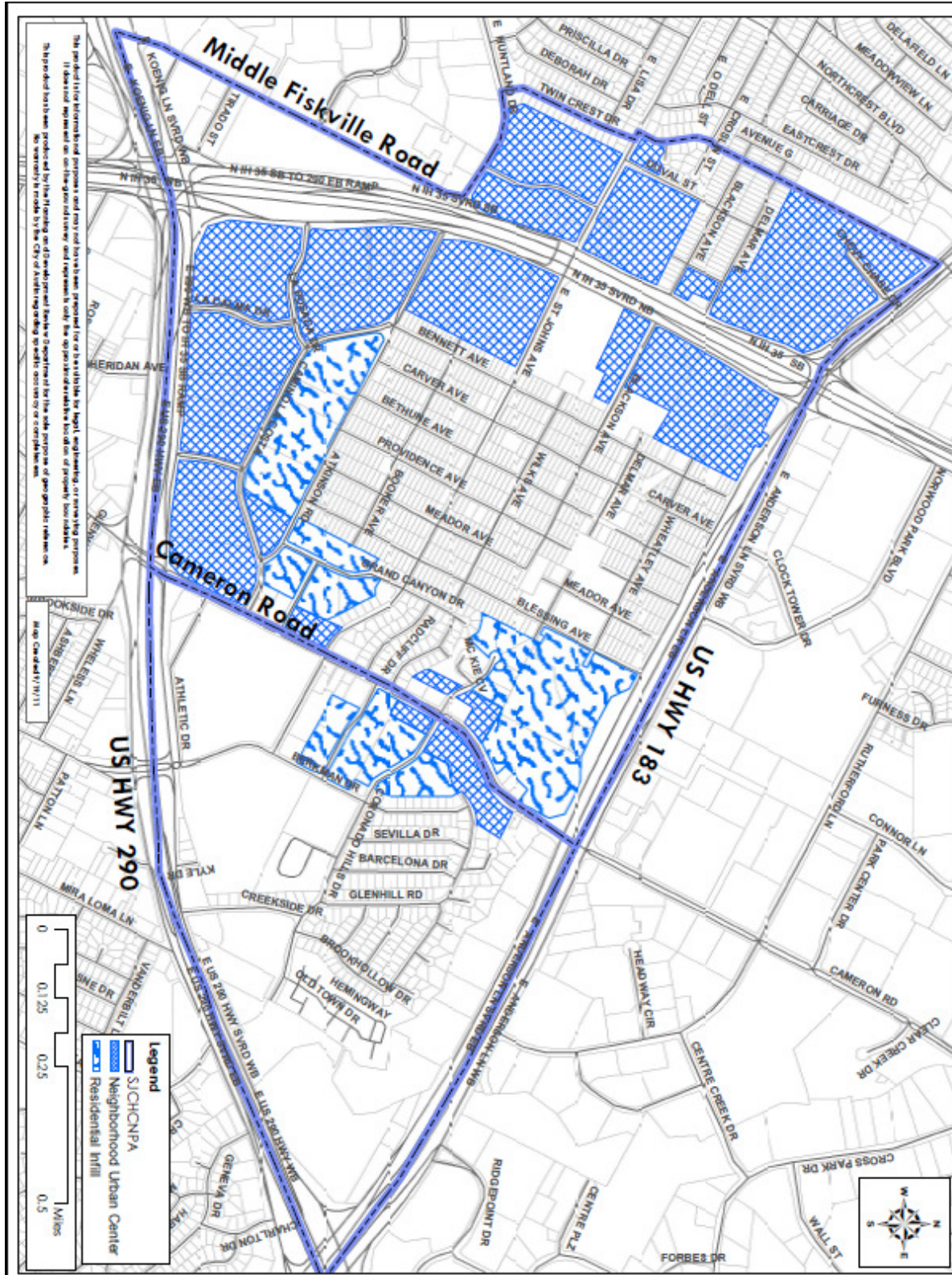
As part of the neighborhood planning process, neighborhoods may choose to adopt Residential Design Tools; a set of tools intended to further enhance design aesthetics of new structures or remodels of existing residences. Specifically, the tools strive to de-emphasize the presence of the automobile in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

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

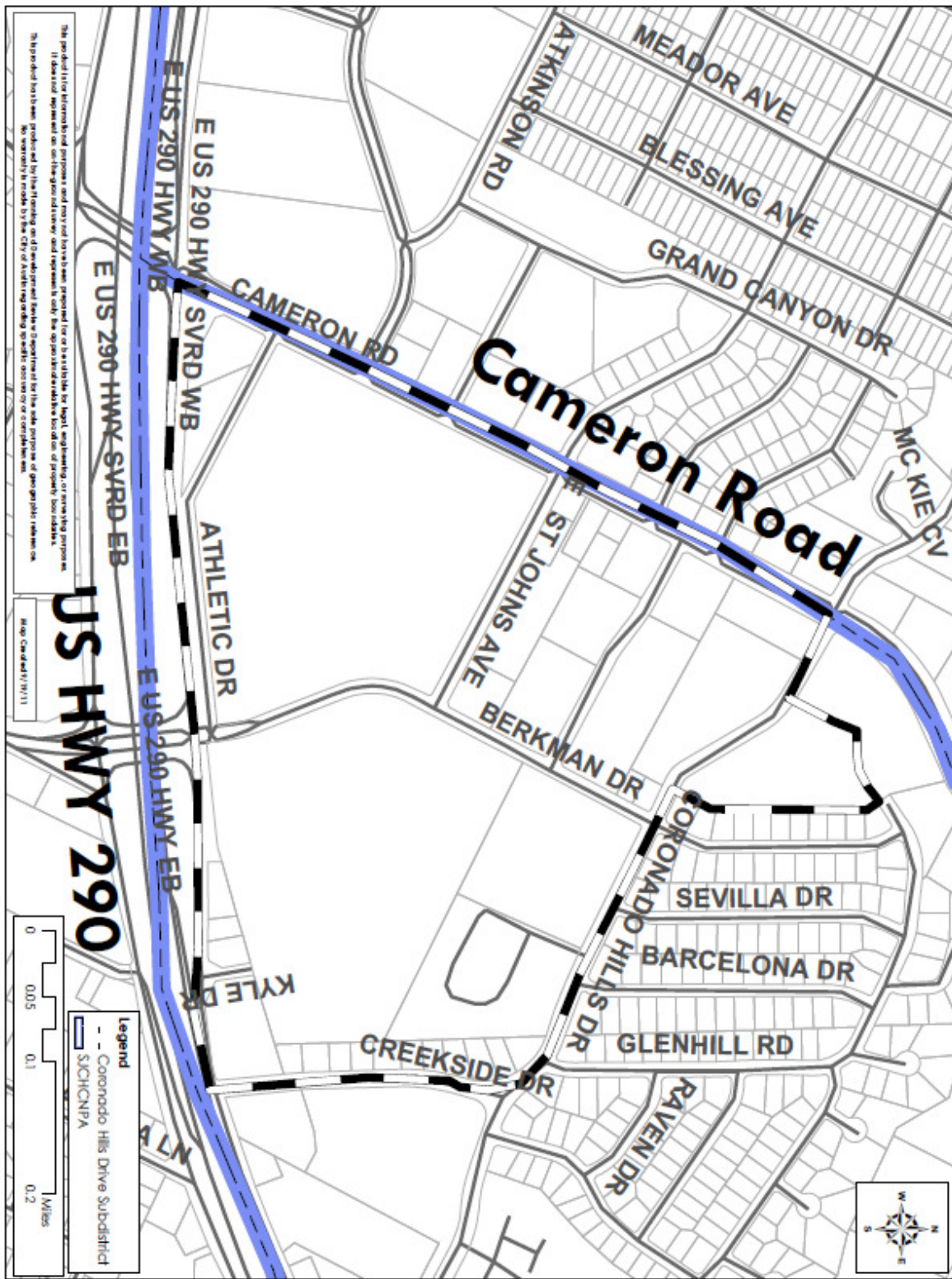
Design Tool	Description	Recommendation
<b>Parking Placement for New Residential Construction</b>	Limits impervious cover in the front yard to no more than 40 percent of the required front yard area.	Adopt in Coronado Hills NPA. Do not adopt in St. John NPA.
<b>Garage Placement for New Single Family Construction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



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



**Map 7. St. John/Coronado Hills Combined Neighborhood Planning Area – Special Use Infill Tracts**



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

## **NEXT STEPS**

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

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

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

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

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

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

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

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

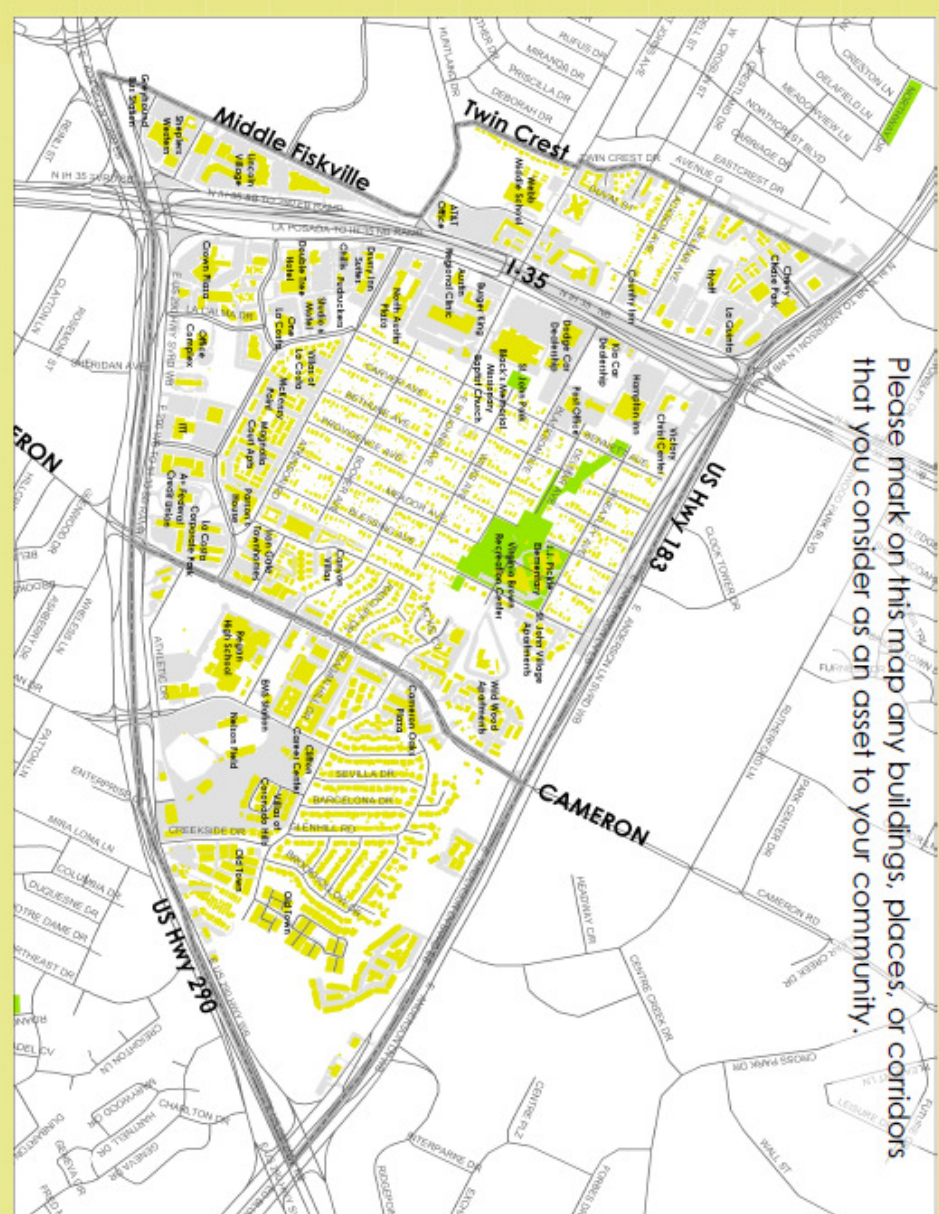
# APPENDIX A

## SJCHCNPA Asset Map

### MAPPING ASSETS OF YOUR COMMUNITY

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

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



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

**Key People:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Key Organizations/Groups:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Comments/ Other Assets:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## APPENDIX B

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

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

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

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



*Rev. Jacob Fontaine*

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

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

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



*St. John Orphanage*

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

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



*Rev. A. K. Black*

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

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

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



*St. John College Heights Church, circa 1967*

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

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

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

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

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

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

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

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

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



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



## APPENDIX C

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

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

Meetings	Date	Topic	Speakers	Attendance (average: 22)
Meet and Greet Meetings	January and February 2009	Neighborhood planning staff met with neighborhood leaders to discuss upcoming SJCH neighborhood planning process.	Neighborhood Planning Staff: Dee Dee Quinnelly, Greg Montes and Minal Bhaktia	N/A
Initial Survey	February 2009	Participants completed online and paper neighborhood survey.	Neighborhood Planning Staff: Dee Dee Quinnelly, Greg Montes and Minal Bhaktia	N/A
Kickoff Meeting	February 28, 2009	Process kick-off. Audience was introduced to the neighborhood planning process. Participants identified top three community issues and listed their expectations related to the neighborhood planning process.	Neighborhood Planning Staff: Dee Dee Quinnelly, Greg Montes and Minal Bhaktia	66 (4 Spanish speakers)
First Workshop	March 31, 2009	Participants were further informed about the neighborhood plan development and provided further clarification of the opportunities and challenges in the SJCH community.	Neighborhood Planning Staff: Dee Dee Quinnelly, Greg Montes and Minal Bhaktia	48 (4 Spanish speakers)
Dream Big Goods Workshop	May 21, 2009	Stakeholders participated in a visioning planning goods exercise. As well, they started a community asset map and discussed neighborhood history and diversity.	Tommy Darwin, Ph. D., Director of Development, Division of Diversity and Community Engagement, the University of Texas Claudia Kramer-Santamaria, Supervisor of Parent Programs (512.414.3196) Claudia.santamaria@oustinisd.org Joe Silva (512.414.3632) jsilva@oustinisd.org	16 (1 Spanish speaker)
Schools and Community enhancements/ Beautification	June 23, 2009	Participants discussed the relationship with ASD and neighborhood schools. A Keep Austin Beautiful mapping activity provided participants an opportunity to identify desired community enhancements.	Alanna Reed, Events Manager, Keep Austin Beautiful, Phone: 512.391.0622	24 (1 Spanish speaker)
Code Enforcement	July 15, 2009	Lyle Adair of Code Compliance led a presentation and discussion session. Participants then discussed ideas to develop educational materials regarding code compliance for the community as well as solutions for enhancing the community.	Lyle Adair, Environmental Compliance Associate, City of Austin, Code Compliance (512.974.9246) lyle.adair@oustintexas.gov	15 (1 Spanish speaker)
Crime and Public Safety Workshop	August 5, 2009	Officer Diaz presented and discussed the APD structure and responsibilities. Mario Renteria gave a presentation and led a discussion on Crime Prevention and Public Safety. An interactive mapping activity required participants to identify and discuss areas they feel safe and unsafe. The final step in the exercise involved and matching solutions to the issues.	Officer Diaz (Senior Police Officer) (512) 974-5918 or <a href="mailto:santago.diaz@oustintexas.gov">santago.diaz@oustintexas.gov</a> and Mario Renteria, Community Liaison, APD (512) 974-4735 or <a href="mailto:mario.renteria@oustintexas.gov">mario.renteria@oustintexas.gov</a>	27 (1 Spanish speaker)
Brainstorming Community life, Code Enforcement and Crime Workshop	Sept 17, 2009	Participants worked to write draft goals, objectives and recommendations for the Community Life chapter of the SJCH plan.	Staff: Dee Dee Quinnelly, Greg Montes and Minal Bhaktia	21 (1 Spanish speaker)

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

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

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

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

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

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

## APPENDIX D

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

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

	Kick-off 2/28/2009	1st Workshop 3/31/2009	2nd Workshop 5/21/2009	Schools and Community Reunification 6/23/2009	Code Enforcement 7/15/2009	Came and Public Safety 8/5/2009	Brainstorm Community Life 9/17/2009	Parks and Community Gardens 10/20/2009	Trees and the Environment 11/17/2009	Brainstorming Parks, Trees, Environment 12/15/2009	Build Environment & Transportation 1/25/2010	Transportation I 2/22/2010	Transportation II 3/25/2010	Brainstorm Transportation 4/10/2010	Md- Process 6/5/2010
<b>Flyers</b>	7500	160	180	180	197	197	197	215	215	217	222	224	224	7446	
<b>E-mail attachments:</b>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
St. John NA	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Coronado Hills NA	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Villas of Coronado Hills	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Old Town	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
<b>Posters:</b>															
St. John Community Center				X	X	X	X	X	X	X	X	X	X	X	
Reagan High															
<b>Hand Delivered backpack</b>															
<b>Flyers:</b>															
Pickle Elementary School	720	720	720	Summer break	Summer break	Summer break	720	720	720	720	720	720	720	720	
Webb Middle School	600	600	600	Summer break	Summer break	Summer break	700	700	700	700	700	700	700	700	
<b>Interest List</b>	43	103	120	125	128	130	137	141	142	143	146	151	154	155	
<b>Interest List reminders</b>	103	103	121	126	128	130	139	141	142	143	146	151	153	155	
<b>Press Release</b>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
<b>Full media contacts</b>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
<b>Meet &amp; Greet</b>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	

#### Focused Outreach to Special Interest Groups

	Seniors	Youth	Spanish Speakers	African American	Businesses
	Kick-off announcement at Senior lunch - Virginia L. Brown Recreation Center	Kick-off announcement at Reagan Community Fair	Pickle Elementary School Parent Coffee - about 30 attendees each meeting	African American Quality of Life Commission	Minority and Women owned business Commission
	Mid-process announcement of Senior luncheon.	Outreach to youth in summer programs at Reagan High School	Church visit: Inglesia familiar ebenezzer	Senior lunch announcements	Interest list e-mail notifications
	Interest list e-mail notifications	Backpack flyers sent home with students at Webb Middle School and Pickle Elementary School	Phone calls to 11 Spanish speakers prior to workshops	Interest list e-mail notifications	Interest list e-mail notifications
	Interest list e-mail notifications	Backpack flyers sent home with students at Webb Middle School and Pickle Elementary School	Snail-mail workshop notifications	Interest list e-mail notifications	Interest list e-mail notifications

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

	Housing & Character 7/22/2010	Land Use I 8/23/2010	Land Use II 9/22/2010	Land Use III 10/18/2010	Land Use IV 11/17/2010	Holiday update 12/9/2010	Cameron Road I 1/20/11	Cameron Rd II 2/17/11	Zoning I 3/31/11	Zoning II 4/20/11	Zoning III 5/19/11	Zoning IV 6/22/11	Zoning V 7/21/11	Zoning VI 8/17/11	Final Open House 9/15/2011
<b>Fliers</b>															
Snail-mail	250	252	264	264	265		276	276	285	285	286	286	289	289	7446
Snail-mail (businesses)		290		68	27		31	29			2	2		98	
<b>Email attachments:</b>															
St. John NA	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Coronado Hills NA	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Villas of Coronado Hills	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Old Town	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
<b>Posters:</b>															
St. John Community Center	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Reagon High															
<b>Hand Delivered backpack fliers:</b>															
Pickle Elementary School		Summer break			Summer break										
Webb Middle School		Summer break			Summer break										
<b>Email notices</b>															
Interest List	170	175	181	185	188	189	196	196	201	202	204	203	204	204	217
Interest List reminders	170	175	181	185			196		202	202	204	203	203	204	217
<b>Press Release</b>															
Full media contacts	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

## APPENDIX E

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

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

State Academic Accountable Rating for AISD Schools Within the SJCHCNPA	2011
J.J Pickle Elementary	Recognized
Webb Middle	Academically Acceptable
Reagan High School	Academically Acceptable

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

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

# APPENDIX F

## SJCHCNPA Crime Data, 2000 - 2010

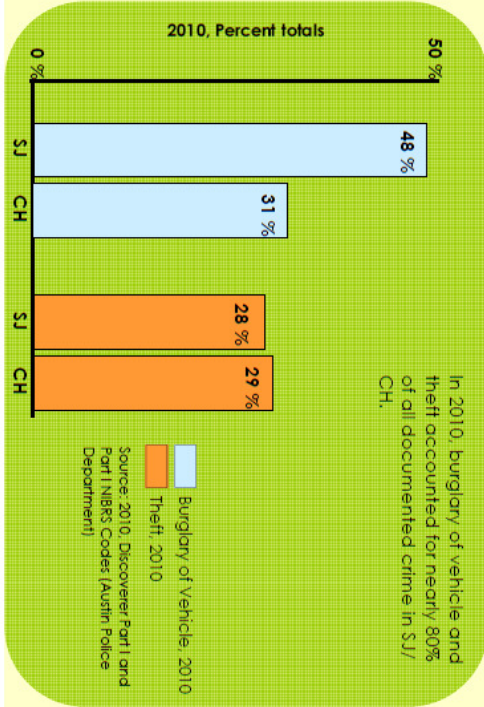
### Crime Rates Rate/100 persons SJCH and the City of Austin 2000 - 2010

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

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

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


Source: US Census Bureau





## APPENDIX G

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

 <p style="margin: 0;"><b>PRELIMINARY AFFORDABILITY IMPACT STATEMENT</b>          NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT          CITY COUNCIL AGENDA:      CASE NUMBER:</p>	
Proposed Code Amendment:	St. John/Coronado Hills Combined Neighborhood Plan.
Proposed Neighborhood Plan Impacting Housing Affordability:	<p><b>THIS IS A PRELIMINARY AIS REVIEW. A FINAL AIS WILL BE ISSUED PRIOR TO COUNCIL ADOPTION.</b></p> <p>Proposed neighborhood plan has an overall positive impact of affordability by:</p> <ul style="list-style-type: none"> <li>• Adding 258 acres of mixed use to the neighborhood</li> <li>• Adopting small lot amnesty over the entire combined neighborhood planning area</li> <li>• Adopting Cottage Lot and Urban Home in a 881 acre sub-district</li> <li>• Adopting Secondary Apartment Infill Option over the entire St. John Neighborhood Planning Area</li> <li>• Adopting Residential Infill in a 100 acre sub-district</li> <li>• Adding 35 acres of MF zoning to the Combined Neighborhood Planning Area</li> </ul>
Alternative Language to Maximize Affordable Housing Opportunities:	<p>Although the current draft neighborhood plan does have an overall positive impact on affordability, there are additional opportunities to maximize affordable housing in the combined neighborhood planning area. These are:</p> <ul style="list-style-type: none"> <li>- Adopt the Urban Home and Cottage infill options over all single family residential properties in the combined neighborhood planning area.</li> <li>- Adopt the Residential Infill option for all single family residential properties zoned SF-3 in the combined neighborhood planning area.</li> </ul>
Other Recommendations:	None
Date Prepared:	July 15, 2011
Director's Signature: _____ <div style="text-align: center;">Betsy Spencer</div>	

## APPENDIX H

### Final Survey

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

### Final Survey Results

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

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

#### Comments:

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

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

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

#### Comments:

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

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

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

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

**Comments:**

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

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

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

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

**Comments:**

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

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

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

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

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

**Comments:**

1) Work in the area

## APPENDIX I

### SJCH Adoptive Ordinance

#### ORDINANCE NO. 20120426-100

#### **AN ORDINANCE AMENDING THE AUSTIN TOMORROW COMPREHENSIVE PLAN BY ADOPTING THE ST. JOHN/CORONADO HILLS COMBINED NEIGHBORHOOD PLAN.**

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

#### **PART 1. FINDINGS.**

- (A) In 1979, the City Council adopted the “Austin Tomorrow Comprehensive Plan.”
- (B) Article X, Section 5 of the City Charter authorizes the City Council to adopt by ordinance additional elements of a comprehensive plan that are necessary or desirable to establish and implement policies for growth, development, and beautification, including neighborhood, community, or area-wide plans.
- (C) In 2009, an initial survey was distributed to residents in the neighborhood planning area, and subsequent meetings were held with the City of Austin neighborhood planning staff and homeowners, renters, business owners, non-profit organizations and non-resident property owners to prepare a neighborhood plan. The St. John/Coronado Hills Combined Neighborhood Plan followed a process first outlined by the Citizens’ Planning Committee in 1995, and refined by the Ad Hoc Neighborhood Planning Committee in 1996. The City Council endorsed this approach for neighborhood planning in a 1997 resolution. This process mandated representation of all of the stakeholders in the neighborhood and required active public outreach. The City Council directed the Planning Commission to consider the plan in a 2006 resolution. During the planning process, the St. John/Coronado Hills Combined Neighborhood Plan planning team gathered information and solicited public input through the following means:
  - (1) collection of existing data;
  - (2) neighborhood inventory;
  - (3) neighborhood survey;
  - (4) neighborhood workshops; and
  - (5) neighborhood open houses.
- (D) The St. John/Coronado Hills Combined Neighborhood Plan recommends action by the neighborhood planning team, the City, and by other agencies to

preserve and improve the neighborhood. The vision statement and goals of the St. John/Coronado Hills Combined Neighborhood Plan are as follows:

(1) Vision Statement

- An improved quality of life in the community.
- Transportation options that allow residents to move easily and efficiently throughout the community.
- Services and amenities that accommodate the diverse needs of St. John/Coronado Hills residents.
- Land use patterns that respect existing neighborhood character.
- Environmental amenities, such as parks and tree canopy, which enhance the beauty of the community and provide recreational opportunities.
- Opportunities for physical recreation through additional parkland and an improved pedestrian and bicycle environment.

(2) Goals

**Community Life Goal:** Promote a community of involved citizens that strives to achieve a safe, healthy, well-maintained and livable neighborhood for all.

**Parks, Trees, and Environment Goal:** Increase and enhance recreational opportunities in the St. John/Coronado Hills Combined Neighborhood Plan Area ("SJCHCNPA") by acquiring new parkland, adding amenities to existing parks, creating community gardens, planting trees and protecting the ecological assets of the community.

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

**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.

- (E) The St. John/Coronado Hills Combined Neighborhood Plan goals are further described in the Plan Summary Chapter of the Plan.
- (F) On January 24, 2012, the Planning Commission held a public hearing on the St. John/Coronado Hills Combined Neighborhood Plan, and recommended adoption of the plan by the City Council.
- (G) The St. John/Coronado Hills Combined Neighborhood Plan is appropriate for adoption as an element of the Austin Tomorrow Comprehensive Plan. The St. John/Coronado Hills Combined Neighborhood Plan furthers the City Council's goal of achieving appropriate, compatible development within the area. The St. John/Coronado Hills Combined Neighborhood Plan is necessary and desirable to establish and implement policies for growth, development, and beautification in the area.

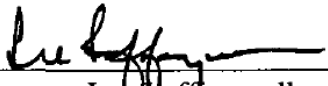
**PART 2. ADOPTION AND DIRECTION.**

- (A) Chapter 5 of the Austin Tomorrow Comprehensive Plan is amended to add the St. John/Coronado Hills Combined Neighborhood Plan as Section 5-32 of the Comprehensive Plan, as set forth in Exhibit A to this ordinance, which is incorporated as part of this ordinance.
- (B) The city manager shall prepare zoning cases consistent with the land use recommendations in the Plan.
- (C) The city manager shall provide periodic updates to the City Council on the status of the implementation of the St. John/Coronado Hills Combined Neighborhood Plan.
- (D) The specific provisions of the St. John/Coronado Hills Combined Neighborhood Plan take precedence over any conflicting general provision in the Austin Tomorrow Comprehensive Plan.

**PART 3. EFFECTIVE DATE.**

This ordinance takes effect on May 7, 2012.

**PASSED AND APPROVED**

\_\_\_\_\_ April 26 \_\_\_\_\_, 2012      §  
   §  
   §  
     
   Lee Leffingwell  
   Mayor

APPROVED:   
   Karen M. Kennard  
   City Attorney

ATTEST:   
   Shirley A. Gentry  
   City Clerk