Back-up Information for:

University Hills/Windsor Park
Neighborhood Plan

Case No. NP-2007-0023

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

PROPOSED CODE AMENDMENT:	ADOPT THE UNIVERSITY HILLS AND WINDSOR PARK NEIGHBORHOOD PLAN AND ASSOCIATED REZONING
PROPOSED CHANGES IMPACTING HOUSING AFFORDABILITY:	THE PLAN HAS A POTENTIAL **POSITIVE IMPACT** ON HOUSING AFFORDABILITY BECAUSE IT RECOMMENDS (1) OPPORTUNTIES FOR RESIDENTIAL USES BY REZONING 183 NON-RESIDENTIAL PROPERTIES FOR MIXED USE; (2) OPPORTUNTIES FOR SECONDARY APARTMENTS ON LOTS LESS THAN 7,000 SQUARE FEET WHERE NOT IN CONFLICT WITH DEED RESTRICTIONS; (3) REDEVELOPMENT OF EXISTING MULTI-FAMILY SITES WITH BONUSES LINKED TO 15 YEAR HOUSING AFFORDABILITY; (4) DENSITY BONUSES LINKED TO HOUSING AFFORDABILITY GOALS; (5) PRELIMINARY SUPPORT FOR THE OPT-IN PROVISIONS OF VERTICAL MIXED USE LINKED TO HOUSING AFFORDABILITY GOALS.
ALTERNATIVE LANGUAGE TO MAXIMIZE AFFORDABLE HOUSING OPPORTUNITIES:	NOT APPLICABLE
OTHER RECOMMENDATIONS:	THE FUTURE LAND USE MAP SHOULD NOT PERMIT OR ENCOURAGE RESIDENTIAL USES ON FORMER LANDFILL SITES, FOR THESE USES WOULD NOT MEET THE "SAFE" STANDARD OF S.M.A.R.T. HOUSING™.
DATE PREPARED:	FEBRUARY 21, 2007

DIRECTOR'S SIGNATURE: Paul Hilgers

PAUL HILGERS

UHWP Planning Meeting Record

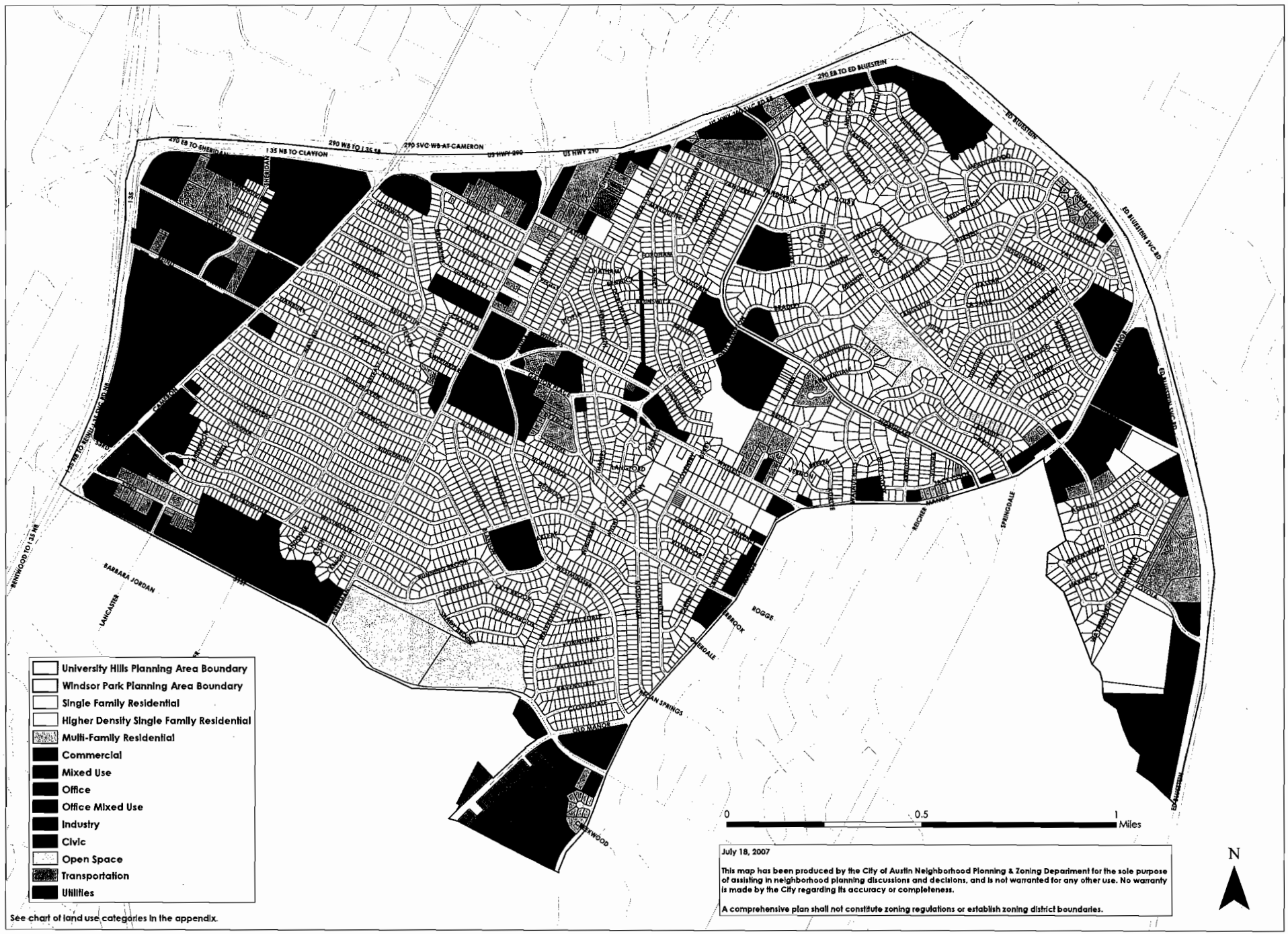
Date	Topic	Summary
9/20/05	Community Meeting #1	Overview of neighborhood planning, volunteers guide small groups in discussions on neighborhood concerns.
10/01/05	Community Meeting #2	Same as above.
10/20/05	Outreach and Participation Working Group Meeting	Introductions and goals for planning process.
11/03/05	Outreach and Participation Working Group Meeting	Discussion of First Official Workshop meeting logistics.
11/05/05	First Official Workshop	Review community input including goals and concerns. Presentation on neighborhood planning and Mueller project update.
11/20/05	Outreach and Participation Working Group Meeting	Discuss notice strategies and logistics for upcoming meetings, participation of Spanish speakers.
11/29/05	Plan Vision and Goals	Verify and expand priority neighborhood plan goals and working group topics and overall vision for plan.
12/08/05	Plan Vision and Goals	Same as above.
1/05/06	Neighborhood Plan Goals and Recommendations	Review first draft neighborhood plan recommendations, next steps.
1/10/06	Affordable Housing with Land Use and Business Support Working Group	Neighborhood Housing and Community Development Department representative discussion on affordable housing decisions. Strategies for working group goals.
1/18/06	'Group Homes' with Community Life, Recreation & Health Working Group	Focused discussion on assisted living facilities. Q&A with representatives from multiple regulatory agencies.
1/20/06	Harris Elementary Parent Coffee Meeting	Bilingual discussion of community concerns and goals.
1/26/06	Zoning/Taxes and Rathgeber Village with Land Use, Zoning, Transportation (LUT) Working Group	Art Cory from Travis Central Appraisal District on relationship between appraisals and zoning. Dick Rathgeber presentation on proposed project.
2/01/06	Property Management Concerns with Harris Elementary mothers	Discussion of property management concerns and tenant abuse/ tenants' rights.
2/8/06	LUT/ Business Working Group Meeting	How to create a FLUM, brainstorm on Cameron Road, projects for Business group.
2/9/06	Pearce Middle School Parent Coffee Meeting	Invitation to parents to participate in planning process.

2/16/06	Creeks and Greenbelts with Recreation & Health Working Group	Creek erosion and possible greenbelt planning, review of other meetings including Harris Parent Coffee.
2/21/06	Schools and Parent/Community Member Participation	Discussion of UHWP schools, parents concerns and neighborhood relations.
3/21/06	Bartholomew Park, Tannehill Creek & APD with Community Life, Recreation & Health Working Groups	Bartholomew Park discussion, Tannehill Creek greenbelt discussion, APD update.
3/25/06	Cameron Road Land Use Workshop	Discussion of desired land uses and urban design issues for Cameron Road.
4/19/06	Bartholomew Park walkabout	Walk-through of park to consider trail route, park improvements, etc.
4/29/06	Berkman Drive Land Use Workshop	Discussion of desired land uses and urban design issues for Berkman Drive
5/15/06	Dottie Jordan Park workshop	Dottie Jordan Park discussion with Parks staff members.
5/20/06	Manor Road Land Use workshop	Discussion of desired land uses and urban design issues on Manor Road. Neighborhood Housing Services of Austin project presentation.
5/31/06	CapMetro workshop	Q&A on public transportation in and around UWHP planning area with CapMetro staff members.
6/24/06	51st St Land Use Workshop	Discussion of desired land use and urban design issues on 51st Street. Mueller developers give information.
6/28/06	Tannehill Creek Greenbelt Discussion	Community members and property owners discuss potential future greenbelt with staff from Watershed Department.
7/26/06	Infill Options and Design Tools	Explanation and community input on infill options
10/14/06	Process Update Meeting and Open House	Presentation of draft plan recommendations and zoning changes. Infill and design tool discussion.
12/13/06	Vertical Mixed Use and Design Standards	Presentation and Q&A with NPZD and Housing Department staff. UHWP and Mueller Neighborhood Coalition participation.
2/7/07	Final Survey Mailed	
2/22/07	Open House	Comments on draft plan document.
4/28/07	Community Meeting	Meeting to hear comments regarding proposed land use and zoning recommendations in the plan, and other plan comments.
5/31/07	Community Meeting	Meeting to hear comments regarding proposed land use and zoning recommendations in the plan, infill options, and other plan comments.
6/6/07	Community Meeting	Meeting to hear comments regarding proposed land use and zoning recommendations in the plan, infill options, and other plan comments.

UHWP Zoning Committee Meetings

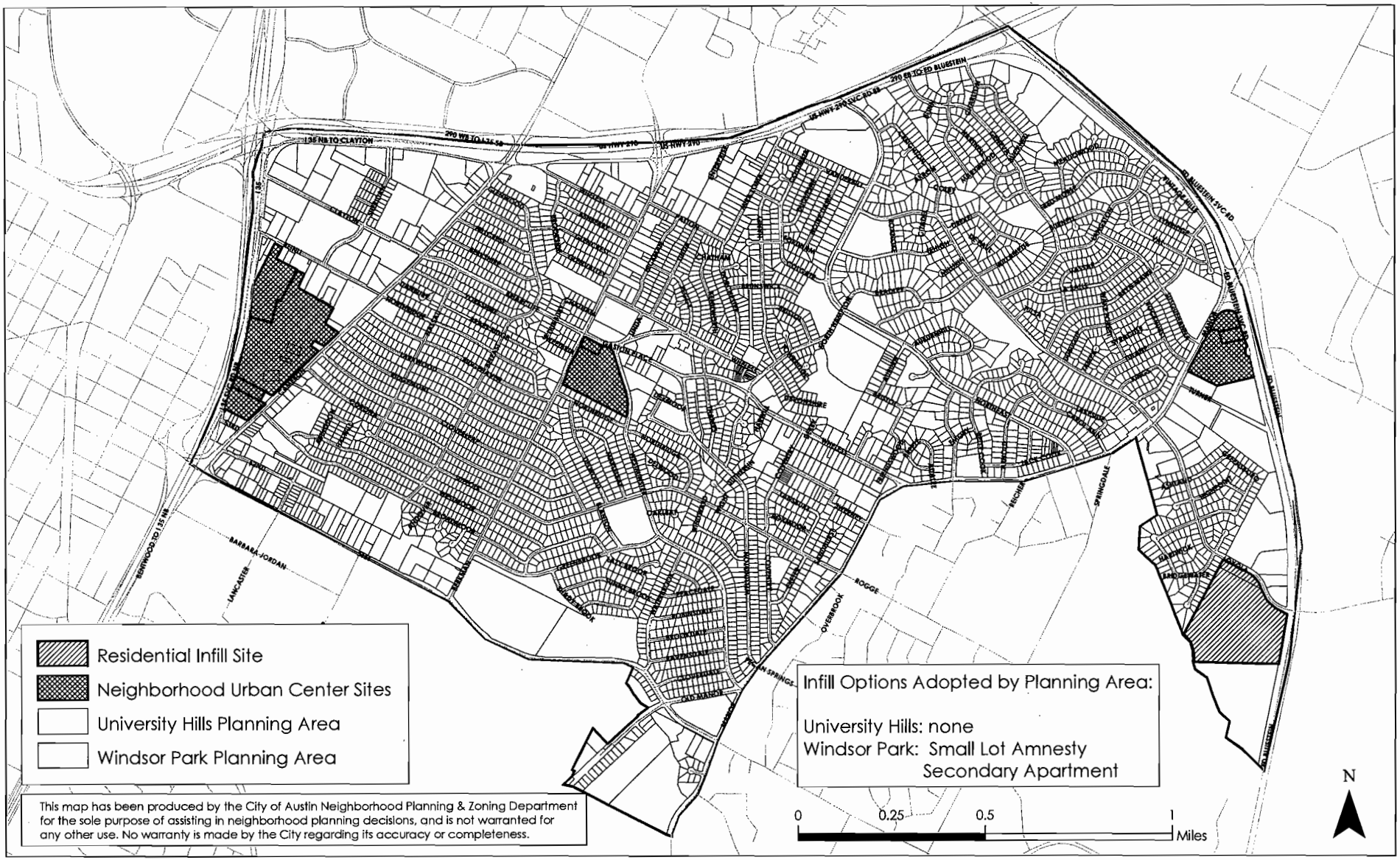
Date	Topic
July 7, 2006	Initial Kick-off meeting (description of zoning committee roles, setting up meeting dates, etc.)
July 14, 2006	Discussion of zoning changes along 51st Street Corridor, initial discussion of zoning along Manor Road corridor
July 28, 2006	Continued discussion of zoning changes along Manor Road corridor
August 11, 2006	Discussion of zoning changes along Berkman Drive corridor
August 25, 2006	Continued discussion of zoning changes along Berkman Drive corridor, initial discussion of zoning along Cameron Road corridor
September 7, 2006	Continued discussion of Cameron Road corridor
September 22, 2006	Discussion of miscellaneous zoning changes (i.e., sites not located on a major corridor in the planning area)
October 19, 2006	Discussion of Infill Options & Design Tools
December 15, 2006	Discussion of miscellaneous zoning changes, discussed designating 51st & Cameron as Core Transit Corridors
January 19, 2007	Initial discussion for forming the contact team
February 9, 2007	Continued discussion for forming the contact team

University Hills / Windsor Park Neighborhood Plan
Future Land Use Map



See chart of land use categories in the appendix.

University Hills/ Windsor Park Neighborhood Plan
Infill Options


Residential Infill Site
Neighborhood Urban Center Sites
University Hills Planning Area
Windsor Park Planning Area
Infill Options Adopted by Planning Area:
University Hills: none
Windsor Park: Small Lot Amnesty
Secondary Apartment
0
0.25
0.5
1
Miles
N
135 NB TO CLAYTON
290 WB TO I-35 SB
US HWY 290
290 EB TO ED BLUESTEIN
ED BLUESTEIN SVC RD
BARBARA JORDAN
LANCASTER
SPRINGDALE
ROGGE
OVERBROOK
OLD MANOR
DEXTER
CHAMBERS
DEXTER
CHAMBERS
DEXTER
CHAMBERS

The University Hills/Windsor Park Neighborhood Plan

An Amendment to the
Austin Tomorrow Comprehensive Plan

July 2007

CITY COUNCIL
Mayor Will Wynn
Mayor Pro Tem Betty Dunkerley
Mike Martinez
Lee Leffingwell
Jennifer Kim
Brewster McCracken
Sheryl Cole

CITY MANAGER
Toby Futrell

ASSISTANT CITY MANAGER
Laura Huffman

NEIGHBORHOOD PLANNING AND ZONING DEPARTMENT
Greg Guernsey, Director

By adopting the plan, the City Council demonstrates the City's commitment to the implementation of the plan. However, approval of the plan does not legally obligate the City to implement any particular action item, nor does adoption of the plan begin the implementation of any item. The implementation of every recommendation will require separate and 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 Budget
- Capital Improvement Projects
- Other Agencies and Organizations
- Direct Neighborhood Action

Acknowledgements

- University Hills Branch Library staff
- Windsor Branch Library staff
- University Hills Neighborhood Association
- Windsor Park Neighborhood Association
- Joann Macon and the Memorial United Methodist Church
- Pearce Middle School
- Reagan High School, Parent Support Specialists
- Andrews Elementary School
- Region XIII Education Center
- Pastor Sterling Lands, Greater Calvary Bible Church
- Lee Basore; Windsor Park resident since 1948

The following residents of the UHWP planning area and interested citizens devoted significant time and effort during the planning process:

Charlene Ansley
Mary Alice Brown
Mark Boyden
Scooter Cheatham
Jose Del Valle
Seth Fowler
Paul Havens
Girard Kinney
Rick Krivoniak
Ruth Marie
Lynn Marshall
Alana Carpenter Moore
Lou O'Hanlon
Barb Selgestad
Al Weber
Edgar Whitfield
Jobeth Worden

City Staff & Other Acknowledgements

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Margaret Valenti, Neighborhood Planner
Minal Bhakta, Neighborhood Planner

Other staff who lent assistance and support to the planning process included:

Greg Guernsey, Director	NPZD
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Paul Frank, Principal Planner/GIS Analyst	NPZD
Ross Clark, Senior Planner/GIS Analyst	NPZD
Ryan Robinson, City Demographer	NPZD
George Adams, Principal Planner (Urban Design)	NPZD
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Steve Barney	NHCD
Jean Drew	WPDR
Matt Hollon	WPDR
Gordon Derr	Public Works
Ricardo Soliz	PARD
Fred Evins	EGRSO

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

Roberto Gonzalez & Lamont Ross	Capital Metro
Joe Silva	AISD

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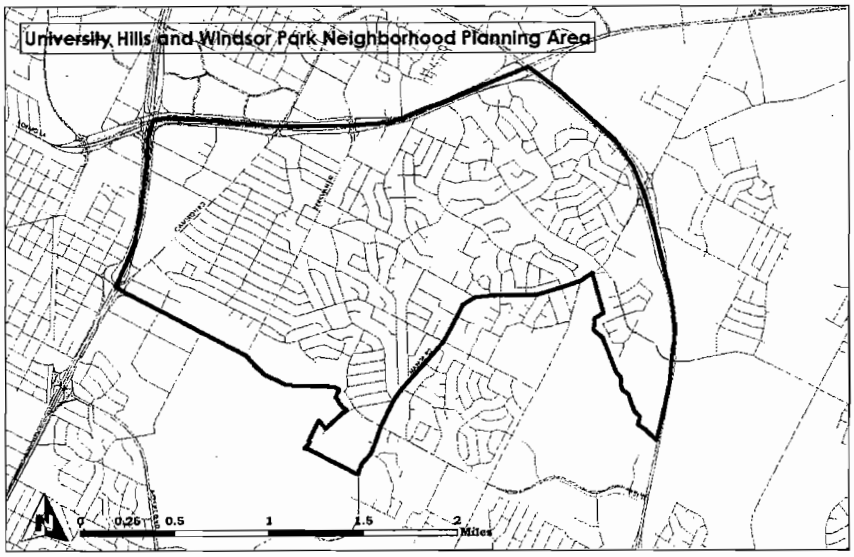
PLAN SUMMARY

INTRODUCTION

This Plan Summary gives readers background information on neighborhood planning in the City of Austin and in the University Hills and Windsor Park neighborhoods. Main goals and priorities of the University Hills/Windsor Park Neighborhood Plan are listed in this chapter. A locator map identifies this planning area with respect to other areas in the City of Austin. Additional information on neighborhood planning in the city can be found in the Planning Area Context chapter and on the internet, www.ci.austin.tx.us/ zoning.



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 Plan (ATP), whose goals and objectives were based on public input (Austin Tomorrow Plan, p. 3-5). A policy objective in the ATP 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.

NEIGHBORHOOD PLANNING IN UNIVERSITY HILLS AND WINDSOR PARK

In 2005, Austin's City Council designated the University Hills and Windsor Park neighborhoods as a neighborhood planning area for several reasons. These neighborhoods are part of the *urban core*, the dense central area of the City, which the City Council has previously designated as a priority planning area (see map on Page 13) . Second, Neighborhood Planning & Zoning 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, and development pressures. Planning staff also considered whether area stakeholders, particularly neighborhood associations, were interested in participating in the neighborhood planning process. Stakeholders in this planning area were enthusiastic about a neighborhood plan. Finally, the University Hills and Windsor Park neighborhoods were the only remaining areas surrounding the 700 acre Robert Mueller Municipal Airport redevelopment site that did not have a completed neighborhood plan. In anticipation of this redevelopment project's impact on surrounding neighborhoods, both residents, City staff and City Council determined the University Hills and Windsor Park planning areas (UHWP) to be appropriate candidates for planning in 2005.

Priority goals and recommendations in this plan 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.

Many of the planning priorities recorded in this plan mirror goals and concerns of Austin citizens in other planning areas as well as priorities of the Citizens' Planning Committee. In addition, many goals in the ATP are shared by current UHWP stakeholders and are restated in the plan. UHWP plan goals are also in accordance with Austin's preferred growth scenario determined through the Envision Central Texas regional planning effort (www.envisioncentraltexas.org). For example, the Land Use & Development Chapter includes land use recommendations that encourage both commercial and higher-density residential growth along major corridors in the planning area.

Goals in the UHWP plan also reflect efforts to coordinate with strategic planning occurring in related City departments, other regional planning bodies and outside government agencies. UHWP planners and stakeholders have coordinated with the following City departments and programs:

- Austin Police Department
- Economic Growth and Redevelopment Services Office/ Small Business Development Program
- Health and Human Services Department
- Neighborhood Housing and Community Development Department
- Parks and Recreation Department
- Public Works Department
- Solid Waste Service Code Enforcement program
- Watershed Protection and Development Review Department

When writing transportation recommendations, staff considered City of Austin and regional transportation plans, in addition to state transportation planning efforts. The UWHP plan also incorporates planning efforts of the Capital Metropolitan Transportation Authority, the Austin Independent School District, and the University of Texas Medical Branch at Mueller.

CHAPTER STRUCTURE AND CONTENT

Each chapter in this plan addresses a major issue area: Land Use & Development, Housing, Parks, Open Space and the Environment, Transportation Networks and Infrastructure, Mueller Connectivity, and Community Life. Each chapter includes objectives and recommendations that support the goals in the UHWP Vision Statement (page 9). The objectives are labeled and written in italics. Recommendations, which offer specific means for how the objective can be achieved, are the bulleted points beneath each objective.

Implementation notes in each section offer suggestions for how the recommendations could be implemented. Additionally, the introduction section of each chapter de-

scribes to whom the objectives and recommendations in the chapter are directed. Some recommendations, such as many of those in the Land Use and Development chapter, will be implemented upon adoption of the plan. Other recommendations, such as those in the Community Life chapter, will be implemented by community members. The University Hills & Windsor Park Neighborhood Plan Contact Teams will be the main organizations responsible for coordinating with applicable City of Austin agencies, neighborhood associations, etc. to prioritize and implement the recommendations included in this plan (see Conclusion chapter for more information). Finally, each chapter includes several shaded boxes. These boxes focus on a specific chapter topic, and often include background information and important contact information.

VISION STATEMENT / NEIGHBORHOOD PLAN GOALS

A neighborhood plan vision statement reflects the shared interests or wishes of neighborhood planning stakeholders. The following vision statement was developed from comments collected from stakeholders at initial community-wide outreach meetings, the initial workshop for the plan, and neighborhood survey results from Fall 2005. The vision statement has been reviewed and revised through feedback collected at subsequent public planning meetings. The goals described in this vision statement served as starting points for the development of more specific goals and recommendations in the University Hills/Windsor Park Neighborhood Plan.

The objectives and recommendations in the University Hills/Windsor Park Neighborhood Plan will contribute to improving the quality of life of area residents, creating a positive reputation for the UHWP neighborhood, and supporting area schools and youth by accomplishing the following goals:

- Promote and maintain the single-family residential character of the neighborhood.
- Attract needed vendors and service providers into the planning area through support for local businesses and revitalization/redevelopment of neighborhood shopping areas.
- Improve the aesthetic look of the planning area with the use of landscaping, reduction of billboards, and quality design of business structures and surroundings.
- Encourage a diversity of housing options at various levels of affordability dispersed throughout the neighborhood.
- Improve the existing transportation system and support expanded public transportation services.
- Protect and enhance all natural and environmentally-sensitive features of the area, especially Little Walnut Creek, Tannehill Creek, and Fort Branch Creek, and tributaries and springs of these three creeks.
- Increase opportunities for physical recreation through additional parkland, an improved pedestrian and bicycle environment, and built environment planning.
- Support the area's ethnic and language diversity and foster greater communication among area residents.

PRIORITY ACTION ITEMS

During the neighborhood planning process, City of Austin planners worked with stakeholders to identify those projects or initiatives most needed or desired in the neighborhood. Stakeholders anticipate that the completion of these projects would noticeably improve the quality of life of area residents and enhance the resources that exist within University Hills and Windsor Park. These priority items are listed because they were often stated as desired objectives during the planning process, and they will positively affect the most people in the planning area. They can serve as a starting point for the Contact Teams to determine the recommendations on which to focus their initial implementation efforts. The final survey UHWP plan survey asked stakeholders to rank these action items in order of their importance to the neighborhood. They are listed below in the order they were ranked from the survey results.

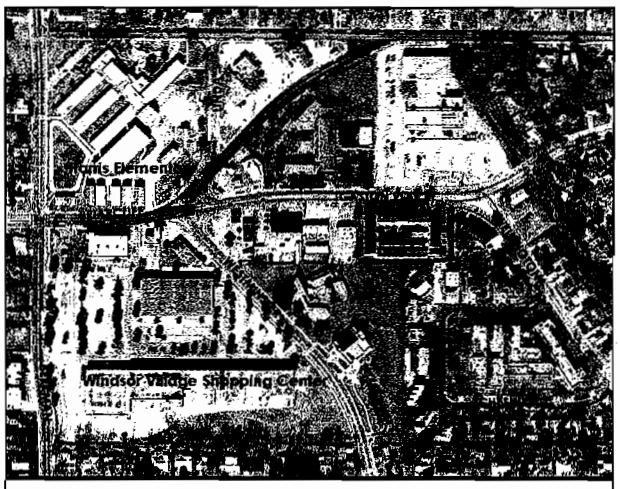
- Coordinate with APD to reduce crime in the planning area.
- Increase the accessibility of Bartholomew Park through sidewalk and trail construction and linkages to the Mueller hike & bike trail.
- Create a plan with the Austin Tenants Council to address property management problems within the planning area.
- Improve the planning area's business and retail environment by patronizing local businesses, and conducting research to identify challenges to existing businesses and impediments to new businesses locating in the planning area.
- To improve coordination between Mueller developers and UHWP stakeholders, ensure UHWP representation on the various coordination committees (e.g., Mueller Neighborhoods Coalition, the Plan Implementation Advisory Committee) at all times.
- Conduct a traffic calming study for Windsor Park as Mueller develops.
- When Berkman Drive is extended south into the Mueller redevelopment, construct crosswalks at the 51st Street, Berkman Drive intersection and a sidewalk on the west side of Berkman Drive north to Broadmoor.
- Permanently remove port-o-potties from Dottie Jordan Park and screen the dumpster in the park's parking lot. Modify the pool restroom facility to allow park user access throughout the year and when the Recreation Center is closed.
- Extend public pool hours of operation and length of season at Dottie Jordan Park and Bartholomew Park.

MO-PAC
GATEWAY
NORTH BURNET
NORTH AUSTIN CIVIC ASSOCIATION
NORTH LAMAR
WINDSOR HILLS
NORTH SHOAL CREEK
WOOTEN
GEORGIAN ACRES
HERITAGE HILLS
CRESTVIEW
ALLENDALE
HIGHLAND
ST. JOHNS
CORONADO HILLS
BRENTWOOD
ROSEDALE
Triangle State
NORTH LOOP
WINDSOR PARK
UNIVERSITY HILLS
HYDE PARK
WINDSOR ROAD
NORTH UNIVERSITY
HANCOCK
UPPER BOGGY CREEK
RMMA
PECAN SPRINGS-SPRINGDALE
WEST AUSTIN
WEST UNIVERSITY
UT
MLK
MLK-183
CHESTNUT
OLD WEST AUSTIN
DOWNTOWN
ROSEWOOD
CENTRAL EAST AUSTIN
EAST CESAR CHAVEZ
GOVALLE
JOHNSTON TERRACE
HOLLY
BARTON HILLS
ZILKER
BOULDIN CREEK
SOUTH RIVER CITY
WEST OAK HILL
EAST OAK HILL
SOUTH LAMAR
GALINDO
DAWSON
RIVERSIDE
PLEASANT VALLEY
WESTGATE
SOUTH MANCHACA
ST. EDWARDS
PARKER LANE
MONTOPOLIS
GARRISON PARK
West Congress
EAST CONGRESS
MCKINNEY
SOUTHEAST
SWEETBRIAR
FRANKLIN PARK
WAGON BEND
Neighborhood Planning Areas
This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.
0 0.5 1 2 3 4
Miles
Neighborhood Planning Areas
Windsor Park
University Hills
N

PLANNING AREA CONTEXT

INTRODUCTION

This chapter describes various aspects of the University Hills and Windsor Park planning areas, including a history of each area, a statistical profile of recent demographic and housing trends, and a narrative of the area's geography.



2003 aerial photo of Windsor Village and Gaston Place

HISTORY

The following paragraphs describe a brief history of the University Hills and Windsor Park planning areas. With assistance from longtime University Hills residents and after review of the University Hills Neighborhood Association archives, Ms. Mary Alice Brown, a University Hills resident, contributed much of the information in the University Hills history section. Mr. Lee Basore and Mr. Rick Krivoniak, Windsor Park residents, contributed much of the information in the Windsor Park history section. NPZD staff sincerely thank these community members for taking the time to contribute to the UHWP neighborhood plan.

UNIVERSITY HILLS

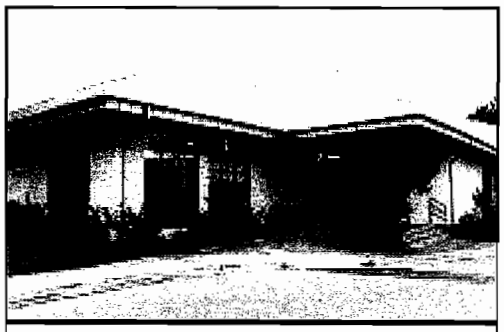
The University Hills neighborhood has a history that highlights neighborhood advocacy and community spirit in the midst of the natural beauty of the area, especially its hills, extensive tree cover, and Little Walnut Creek. University Hills was built primarily on farmland previously owned by Vernon and Betty Cook. In the 1960s, the Cooks began selling parts of their farm to homebuilders. Cook's Pond, a former farm stock pond, still remains within one of the area subdivisions. In 1997, the American Botanical Council purchased the historic Cook homestead, also known as the Case Mill Homestead, for its headquarters located at Manor Road & Walnut Hills Drive. (See Page 19 for more information.) University Hills is located on a portion of the acreage that surrounded this homestead.

In 1960, homebuilding in University Hills began under the joint venture of Carrington Built Homes and Lumbermen's Investment Corporation. As the subdivision name suggests, all streets are named for colleges or universities. Building continued into the late 1960s in the general area east of Northeast Drive, bordered by Hwy 183 and Little Walnut Creek (south of Manor Road). In the late 1960s and early 1970s, approximately 150 homes on the northeastern edge of University Hills (near Langston and Hwy 183) were built by Bill Milburn Homes as Vintage Hills. Later, five apartment complexes were built within the University Hills boundaries.

At the time of its initial development, University Hills was a suburban neighborhood whose location provided convenient access to downtown via IH-35, and to northeast Travis County via Hwy 290 or Manor Road. This location provided (and still provides) an easy commute to many major employment locations downtown and along the highways on the neighborhood's north and east boundaries. As the sections of neighborhood were built, developers promoted the area as a great place to live, especially for professionals, state employees, and those in the Air Force stationed at Bergstrom Air Force Base. Advertisements for new homes promoted the subdivisions' winding roads, rolling hills, trees, and that University Hills had "Austin's only private community recreational center complete with swimming pool, club, and playground."

In 1972, University Hills homeowners successfully challenged a developer's plan for a Planned Unit Development (PUD) at the above-mentioned clubhouse site, which was located on nine acres of land along Little Walnut Creek. This land had been dedicated as permanent open space for University Hills residents, and it contained a clubhouse, swimming pool, tennis courts, and picnic area. As a result of the residents' success in court, the developer sold the property to the City of Austin for use as a city park. The name selected for the park, "Dottie Jordan Park" was in memory of a young music teacher who lived across the street from the park. She was one of many University Hills residents who dedicated time and energy to preserving this greenspace as a community park. This community spirit was the catalyst for the formal organization in March 1974 of the University Hills Homeowners Association (UHHA), later renamed the University Hills Neighborhood Association (UHNA).

Through the years, UHNA members and other neighbors have devoted countless hours to many causes that would maintain and improve the neighborhood's quality of life. Some highlights are described below:


University Hills Branch Library

- Residents of University Hills and surrounding communities have coordinated with the City of Austin on numerous occasions to preserve Little Walnut Creek. (See page 90 for more information on Little Walnut Creek.)

- University Hills Branch Library opened on August 1, 1986. Neighbors conducted a petition drive for a new library on property donated by builder Walter Carrington. Neighbors did not support Library Commission-suggested names for the new facility, so a UHNA ad-hoc committee suggested to City Council another name, University Hills Branch Library, which City Council approved.

- Residents coordinated with the Austin Police Department (APD) to include University Hills in APD's "Weed & Seed" program, a public safety program for northeast Austin (http://www.ci.austin.tx.us/weedseed/weeding.htm).

- Residents have participated in numerous neighborhood beautification efforts since first participating in Austin Clean Sweep in 1984.

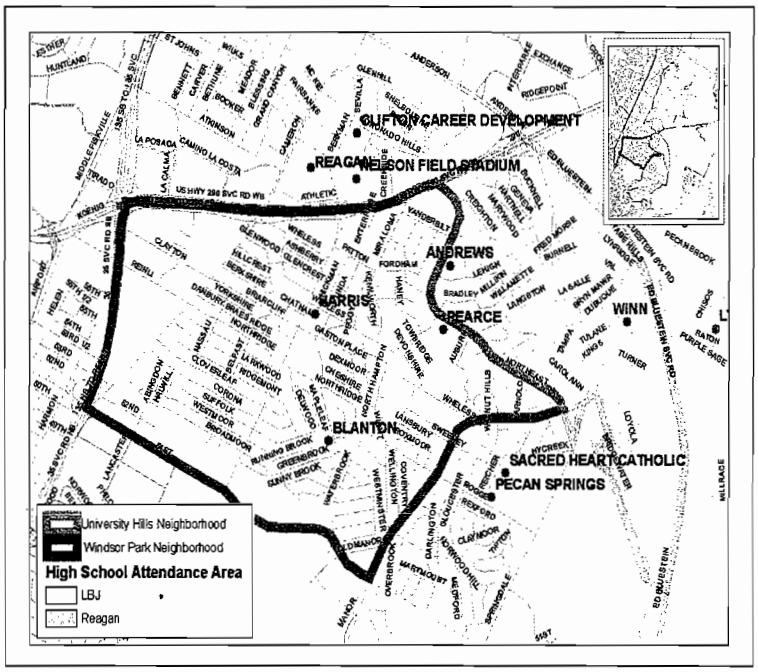
- Many residents are active participants in civic activities, including participating in Northeast Community Council of Austin, co-sponsoring candidate forums, and volunteering for churches and other nonprofits such as Northeast Caregivers.

- Residents also actively participate in public comment periods for major environmental changes in the surrounding area. For example, residents opposed the stationing of 66 RF-4C and F-4D jets at Bergstrom Air Force Base, citing the increased noise levels as detrimental to residents' health and to property values (expansion was eventually approved). They also collaborated to oppose expansion of landfills east of University Hills on Hwy 290.

- Residents have also actively participated in public comment periods for major roadway expansions near University Hills. For example, they supported the following projects: expediting the Manor Road/Springdale Road expansion project and the overpass at its intersection with Hwy 183 (July 1981), upgrades to Hwy 290 East from Berkman Dr to Hwy 183, expansion of Hwy 183 from IH-35 to Springdale Road, and construction of the eastern route for the SH130 toll road. Residents opposed the change of existing highways in the area to toll roads, and they also have collaborated with Capital Metro staff to better monitor bus stops for loitering and littering.

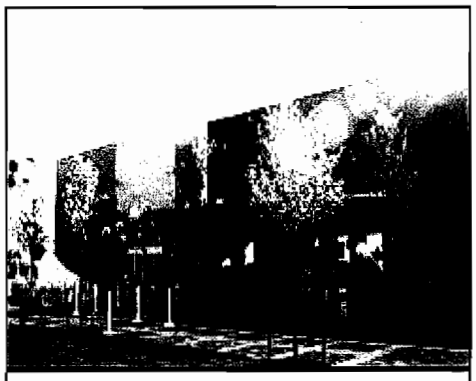
WINDSOR PARK

The development of Windsor Park neighborhood began in the 1950s. Previously, the land was primarily used for farmland; crops grown in the area included maize, corn, and sorghum. Many streets in the neighborhood were former farm roads, including Wheless. Wheless is a major street in the neighborhood that "jogs" at various angles throughout Windsor Park, because it formerly bordered the perimeter of area farms. In 1960, construction of the Capital Plaza shopping center (located between IH-35 and Cameron Road) was completed. It was the first major shopping center in the area, predating the Hancock shopping center on the west side of IH-35 (built in 1964).

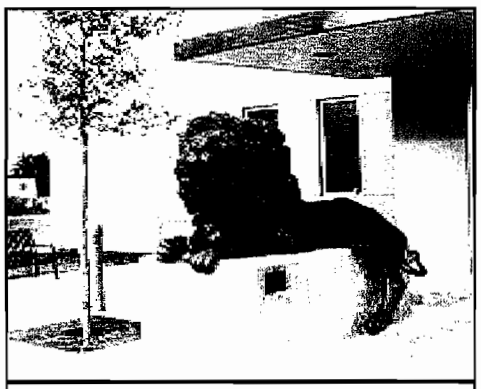


As Windsor Park developed in the 1950s, it was considered a growing and active middle-class neighborhood. Reagan High School, located just north of Windsor Park, was Austin's newest high school at the time, opening in Fall 1964. In just three years, Reagan's football team won the state championship in 1967, and repeated in

1968 and 1970. In the 1970s, the federal government targeted the Austin Independent School District for racial segregation. In response, the school board began to bus students between the predominantly African-American Anderson High School in east Austin and Reagan High School. However, prior to this, Reagan High School was already one of the more integrated schools in Austin; its attendance boundary included the predominantly African-American neighborhood of St. John's (north of Hwy 183). Some residents believe that these school desegregation efforts were one of the major causes of the "white flight" from the area, which had a profound effect on both the University Hills and Windsor Park neighborhoods that continues today. Schools in the area are still perceived to be the main reason young, middle-class families have moved from or do not move into the area. The Community Life chapter includes recommendations for improving area schools.



Windsor Branch Library



Public Art in front of Windsor Branch Library

Like its neighbor to the east, University Hills, the Windsor Park neighborhood has a history of community activism. The Windsor Park Neighborhood Association formed in 1983 when neighbors organized to protest the proposed closing of the Windsor Branch Library. The Association managed to keep the rented library space open and convinced the Austin City Council to build a permanent branch library, which opened in July 2000 on Westminster Drive.

One of the most memorable events to affect Windsor Park was the closing of the Robert Mueller Municipal Airport, located directly south of the neighborhood. History of interaction between Windsor Park and the airport dates back to 1983, when the City of Austin proposed an airport expansion that would include the construction of runways within Windsor Park neighborhood boundaries. Public concerns about this proposal began the movement to close down the Mueller airport and relocate Austin's airport away from residential neighborhoods. A 1985 voter referendum to move the airport failed by less than 1% because it did not name a proposed cost or location for the new airport. In 1991, the Air Force announced that it would be closing Bergstrom Air Force Base, and in 1993 voters approved moving the Austin airport to the Bergstrom site. Robert Mueller Municipal Airport closed in 1999.

Meanwhile, beginning in 1984, residents from Mueller-area neighborhoods anticipated the airport's eventual closure and proposed an idea for reuse of the site. They hoped that redevelopment would avoid the typical "strip" shopping centers that were common in the area. Various City of Austin task forces, committees and commissions have carried forward the original neighborhood concept of dense development. The Mueller Connectivity chapter of this plan includes information about the Mueller redevelopment and various oversight committees.

HISTORIC SITES

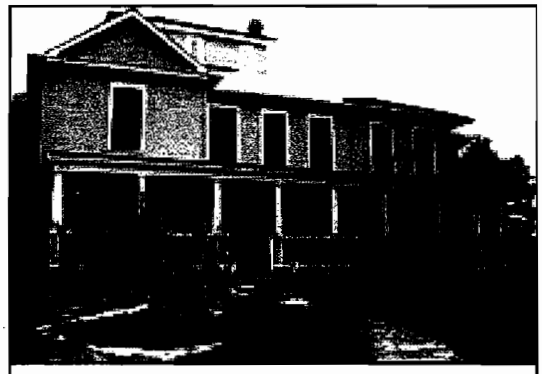
Potentially historic structures are located in both University Hills and Windsor Park.

- The Case Mill Homestead, a Colonial Revival house built in 1853, is located just south of Little Walnut Creek at 6200 Manor Road. A flour mill was operated on site until at least 1905. The University Hills and Windsor Park subdivisions are now located on the 231 acres of land surrounding the homestead.

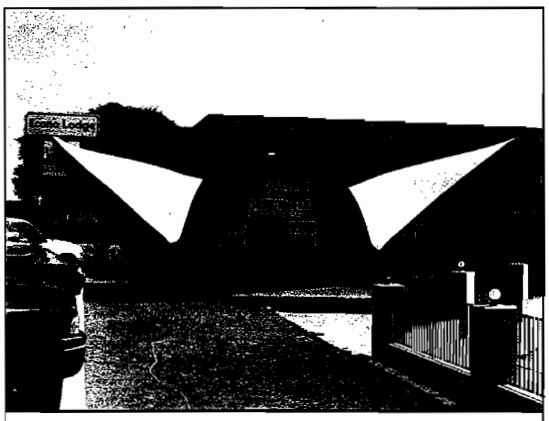
- The lotus shaped restaurant building at the current Econ-o-Lodge Motel at 6201 Hwy 290 East, although recently modified out of character, is a credible example of 1960s "futuristic" architecture.

- The Berkman house located at 1701 Rogge Lane was the residence of Lambert and Mae Berkman, who owned portions of the land that is now Windsor Park. The Berkmans lived in the house until the early 1990s.

- The Dairy Queen on Manor Road was the first Dairy Queen in Austin and was featured in an episode of NBC's "Friday Night Lights" television show in 2007.



The American Botanical Council located at the former Case Mill Homestead on Manor Road.



Restaurant at 6201 Hwy 290 East

UHWP STATISTICAL PROFILE

The University Hills/Windsor Park Combined Neighborhood Planning Area (NPA) consists of two individual neighborhood planning areas: Windsor Park and University Hills. The following statistical profile includes population and development-related data for each neighborhood. This data demonstrates trends among the individual neighborhoods and illustrates comparisons between the combined Neighborhood Planning Area and the greater City of Austin. As the following figures show, the University Hills/ Windsor Park neighborhood planning area is an ethnically diverse part of the City that has recently experienced significant growth and diversification.

POPULATION AND ETHNICITY

As can be seen in Figure 1, population growth is significant in Windsor Park, University Hills, the City of Austin, and in the Austin/Round Rock five-county region known as the Metropolitan Statistical Area or MSA.

Figure 1: Population Change 1990- 2000

	1990	2000	1990-2000 percent change
University Hills	4,560	5,292	16.1
Windsor Park	12,294	16,572	34.8
Combined Neighborhood Planning Area	16,854	21,864	29.7
Austin	465,622	656,562	41.0
Austin/ Round Rock MSA*	846,227	1,249,763	47.7

*MSA (Metropolitan Statistical Area) includes Bastrop, Caldwell, Hays, Travis, and Williamson counties.

Source: 1990 and 2000 U.S. Census

Figure 2: Ethnicity Shares of Total Population, 1990– 2000

	White (%)		Black (%)		Hispanic (%)		Asian (%)		Other (%)	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
University Hills	38.2	23.6	47.4	43.4	13.3	31.0	.5	.8	.5	1.2
Windsor Park	53.3	31.0	24.2	18.2	20.8	47.2	1.2	1.8	.5	1.8
Combined NPA	49.2	29.2	30.5	24.3	18.8	43.2	1.1	1.5	.5	1.7
Urban Core	53.8	42.4	15.1	12.4	27.7	39.3	2.9	4.0	0.5	2.0

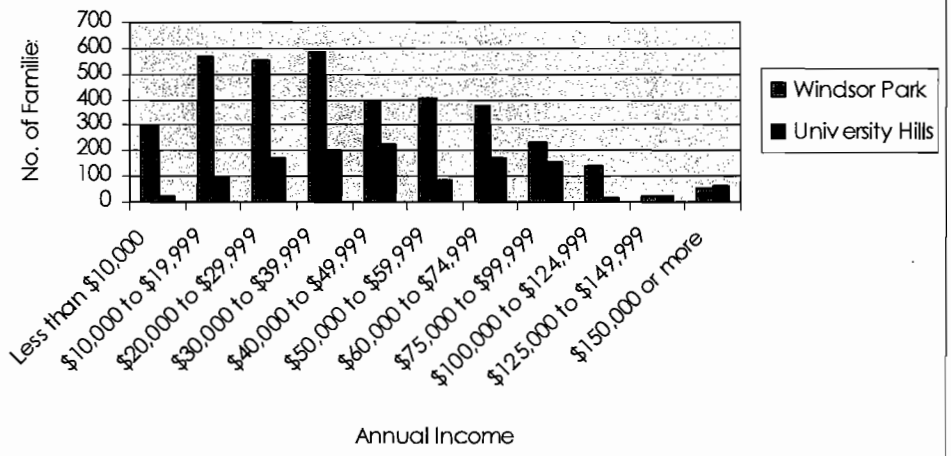
Source: 1990 and 2000 Census

The ethnicities of residents in the planning area have shifted significantly over time as well. The History chapter describes the original residents of University Hills and Windsor Park. Many of these residents have since moved out of the area and a more diverse group of people and families have replaced them.

In this chapter, diversity refers to levels of educational attainment, ethnicity, country of origin, language, and income levels. Figure 2 above demonstrates the changing ethnicity of UHWP residents. Most significantly, the Latino population became the largest share of the population, increasing from 18.8% to 43.2% in 10 years. While the African American population increased slightly in numbers, their percentage share within the combined planning area decreased over six percentage points. The percentage of the African American population within the combined planning area, however, is still nearly double that of the Urban Core average (which includes most neighborhood planning areas in Austin). Planning objectives and recommendations relating to the social implications of increased ethnic diversity are discussed in the Community Life chapter.

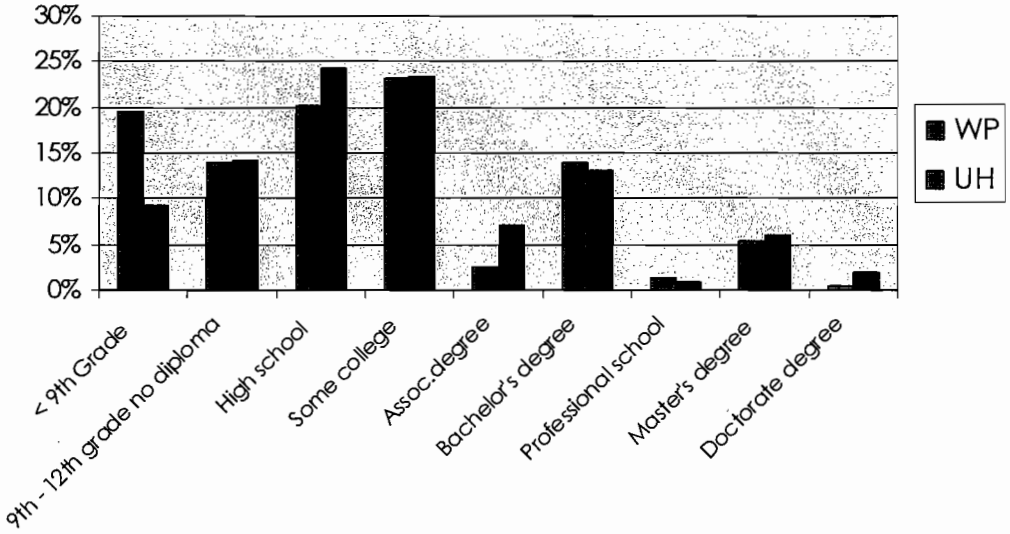
Figures 3 and 4 give data on income levels and educational attainment for University Hills and Windsor Park residents. The presence of a large lower income population in the planning area may be due to the large stock of older housing, which is affordable to these residents. As property values and real estate sales prices have begun to increase in Windsor Park and University Hills in the last few years, the 2010 U.S. Census may show a decline in the number of low-income residents moving into the planning area.

Figure 3: Income Levels in the UHWP Planning Area



Source: 2000 Census

Figure 4: Highest Educational Attainment

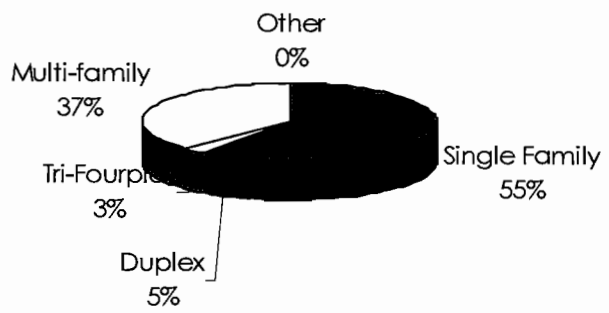


Source: 2000 Census

HOUSING STOCK AND REDEVELOPMENT

The data in this section is relevant to the content of the Land Use and Development Chapter and also the Housing Chapter. Housing data can also be used to better understand the demographic data above. For example, Figure 5 below demonstrates that a significant portion of housing in the planning area is multi-family. Multi-family structures include apartment complexes, duplexes, and structures that house three and four families. Most multi-family structures in the planning area are rented; and much of the lower-income population in the planning area lives in these structures. The potential loss of affordable housing due to redevelopment and property value increases is discussed in the Housing Chapter.

Figure 5: Housing Units by Structure Type in the UHWP Planning Area(2000)



Source: 2000 Census

Figures 6 & 7 reflect information in the History section of this document, which describes when the major residential subdivisions were developed. A majority of the

Figure 6: Windsor Park Single Family Housing Stock: Decades Built

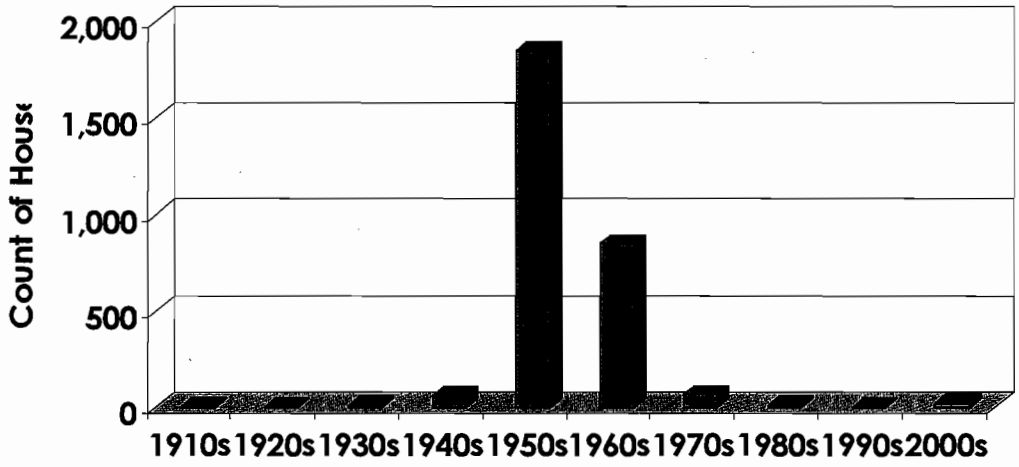
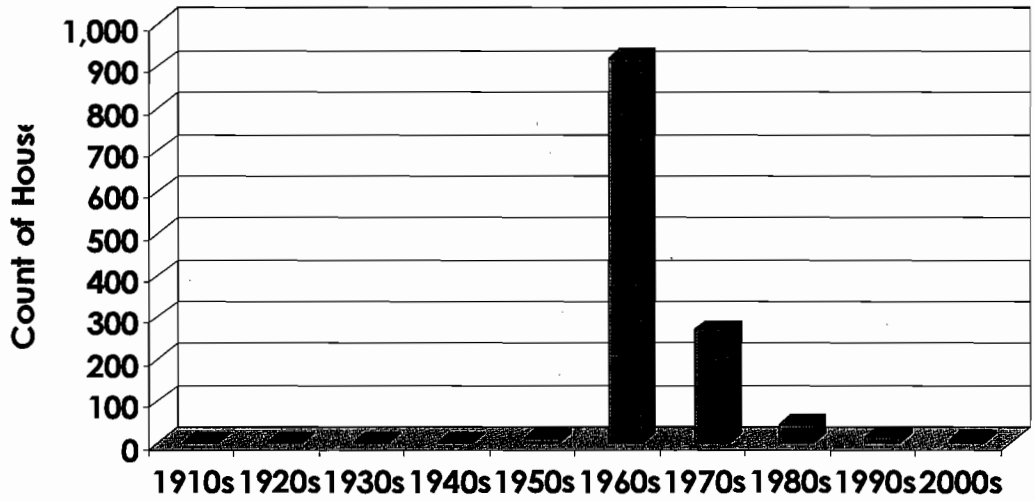
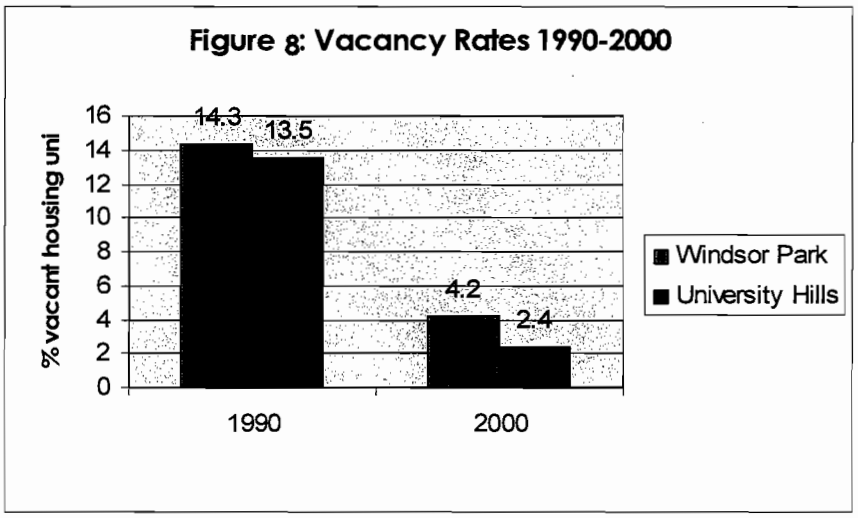


Figure 7: University Hills Single Family Housing Stock: Decades Built



structures in Windsor Park were built in the 1950s and 1960s, and a majority of the structures in University Hills were built in the 1960s and 1970s.



Source: 1990 and 2000 Census

Data from Figures 8 and 9 show reinvestment in the planning area. The chart above shows a decrease of 73% in the vacancy rate between 1990 and 2000. Building permit activity, which is depicted by Figure 9 on the following page, shows a significant increase since 2003. Permit types range from minor electric and plumbing repairs for single family residences to large scale renovations of commercial structures. Permits sometimes indicate additional living units have been added to original structures.

The population and development trends in the UHWP planning area are likely to continue as construction at the former Robert Mueller Municipal Airport progresses. Additional residential and commercial redevelopment is anticipated in the planning area, especially along major corridors such as 51st Street and Cameron Road. Read more about how Mueller redevelopment affects the planning area in the Mueller Connections chapter.

Figure 9: Building Permit Activity, 1996– 2006	
Year	Total Building Permits in University Hills & Windsor Park
1996	145
1997	176
1998	161
1999	140
2000	172
2001	185
2002	110
2003	113
2004	267
2005	336
2006	354

Source: City of Austin, NPZD and WPDR departments.

GEOGRAPHY

AREA DESCRIPTION

The University Hills / Windsor Park planning area is located in central northeast Austin. Its boundaries are Interstate Highway 35 (IH-35) on the west, Highway 290 (Hwy 290) on the north, Highway 183 (Hwy 183), Little Walnut Creek, and Manor Road on the east, and 51st Street on the south (see map on Page 30). The planning area consists primarily of single family neighborhoods with commercial areas located along the major roadways. Much of the Windsor Park subdivision, built in the late 1950s, was designed in a grid street pattern with one-story ranch-style homes. Small groups of earlier-period bungalows are scattered within the planning area (e.g., between Wheless and Patton Lane and north of Clayton Lane). The University Hills neighborhood is located primiarily east of Northeast Drive. As described in the subdivision name, the University Hills area has a rolling topography. The streets, platted in a more suburban curvilinear design, are named after United States colleges and universities. Lots in Windsor Park are between 7,000 and 10,000 feet, while most lots in University hills are slightly larger than 10,000 feet (see the Lot Size Map in the Appendix).

Typical Windsor Park home

Typical University Hills home

SURROUNDINGS

The former Robert Mueller Municipal Airport is located directly south of the Windsor Park planning area, across 51st Street. The airport is currently being redeveloped as a "mixed-use urban village" that will contain large retail stores, employment centers such as the Dell Children's Center and University of Texas research facilities, smaller retail, and a variety of housing types. The UWHP planning process consistently considered how this redevelopment would affect the planning area, for example, through increased services a short proximity from area residents, additional traffic generated along surrounding streets, etc.

The south and east side of Manor Road is part of the Pecan Springs/Springdale planning area. UHWP stakeholders considered the land use and zoning decisions made for portions of Manor Road within Pecan Springs/Springdale to promote consistent land use along this corridor. The Lyndon B. Johnson High School and surrounding neighborhood east of Hwy 183 are accessed by

Manor Road or the pedestrian bridge connecting to the Springdale Shopping Center. The St. Johns and Coronado Hills neighborhoods are north of the UHWP planning area. Initiation of the neighborhood planning process for each of these neighborhoods is anticipated in 2007. Highway 290 is the major boundary between the UHWP planning area and these areas, as IH-35 is between Windsor Park and the North Loop planning area to the east. Stakeholders have expressed that efforts should be made to ensure that 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 Parks, Open Space, and Environment chapter and the Transportation chapter address this issue.

NATURAL ENVIRONMENT

The University Hills/Windsor Park planning area is an established urban area; there is very little vacant land available for additional development or preservation as open space. However, extensive changes to impervious cover amounts in the planning area could affect infrastructure needs and may affect drainage and water quality of area creeks.

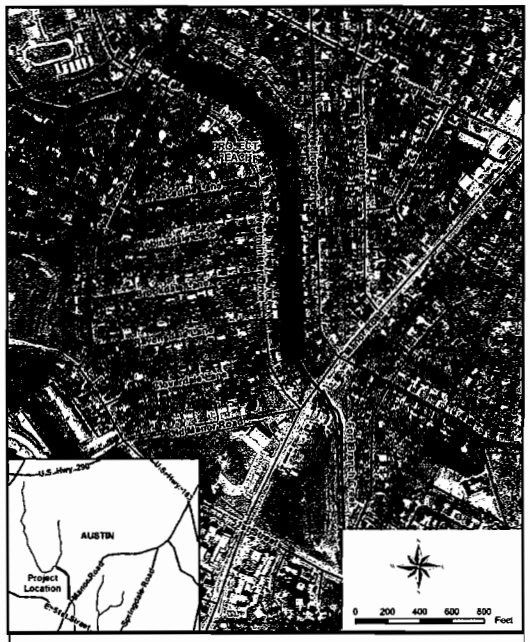
Backyard view along Little Walnut Creek. Photo courtesy of Lou O'Hanlon.

During the UHWP planning process, stakeholders and planners considered how the planning area's creeks affect and are affected by development. Recommendations in the Parks, Open Space, 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. Residents and city staff have confronted erosion problems in the planning area for many years. Information requested by UHWP stakeholders and collected by the City of Austin's Watershed Protection and Development Review Department on the above topics can be found in the Appendix.

Tannehill Creek north of 52nd Street

There are three major creeks and a small pond in the UHWP planning area. Tannehill Creek runs parallel to 51st Street and through Bartholomew Park. Erosion mitigation projects including landscaping have recently been completed along the banks of

Tannehill Creek. Little Walnut Creek runs behind many homes in University Hills and has posed an erosion hazard for years. For example, flood waters and debris caused a 30-inch sewer line to overflow in 2003, resulting in a major sewage spill in Little Walnut Creek. Additionally, several homes have been purchased by the City and their owners have had to relocate due to significant bank erosion.



Fort Branch Creek
Map courtesy of Morgan Byers, City of Austin WPDR

Fort Branch Creek is also a major creek within the UHWP planning area. Tributaries join the main body of Fort Branch Creek near Blanton Elementary. From there the creek flows southeast and crosses Manor Road. In 2000, the City's Watershed Protection and Development Review Department completed a watershed master plan. The plan indicated that Fort Branch Creek was a priority area for addressing flooding and erosion problems. In 2003, the City replaced bridges over the creek at Manor Road and Westminster Drive to reduce roadway flooding. In 2007, the City will plant vegetation and begin structural improvements to stabilize the creek banks; limestone boulders and a wider creek bed will also help mitigate erosion. Appendix I describes existing and future erosion control projects on creeks within the UHWP planning area.

University Hills / Windsor Park Neighborhood Planning Area

0 0.25 0.5 1 Miles

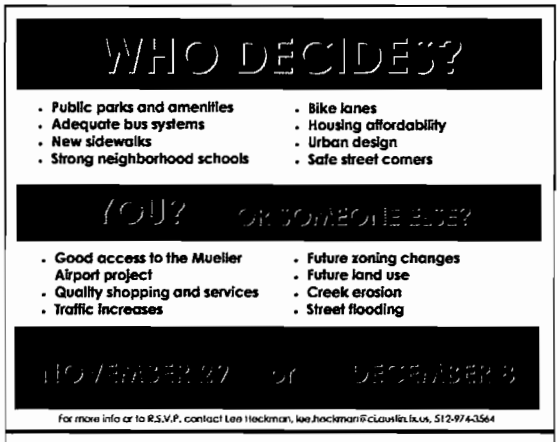
N

PLANNING PROCESS

INTRODUCTION

Background research and field work began in preparation of the University Hills / Windsor Park planning process during the summer of 2005 and concluded with two general community meetings held on September 20 and October 1, 2005. The public planning process for the University Hills/ Windsor Park neighborhood plan officially began with a first workshop held at Andrews Elementary School on November 5, 2005. A detailed meeting summary for the entire planning process can be found in the Appendix.

Neighborhood planning staff and community stakeholders made a concerted effort during the planning process to encourage the participation of a diverse group of stakeholders, including homeowners, renters, and business and property owners. Additionally, stakeholders and neighborhood planning staff worked together to create a series of objectives for the process of creating this neighborhood plan (see next page). These objectives served as a guide for maintaining contact among stakeholders, conducting meetings, and drafting plan recommendations. Neighborhood planning staff worked with stakeholders to craft goals for the planning process and a vision statement for the UHWP plan (see Plan Summary chapter), and then held a series of meetings during the following year on topics relating to land use, community life, recreation, and other planning issues.



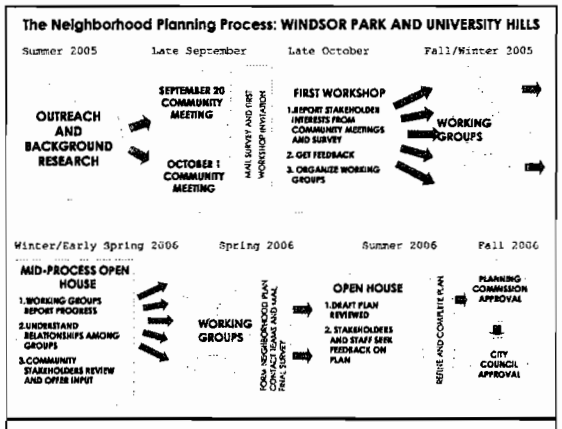
Planning staff mailed notices for important meetings to all property owners and renters to increase participation

PLANNING PROCESS OBJECTIVES

- Involve as many stakeholders, and as diverse a group of stakeholders (e.g., home-owners, 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, zoning committee meetings, and other working groups.
- Incorporate the impacts and implications of the redevelopment of the Robert Mueller Municipal Airport into the planning process and neighborhood plan.
- Establish and maintain communication with City departments and other agencies when planning stakeholder meetings, drafting recommendations, and designing implementation strategies.
- Establish consensus among neighborhood plan stakeholders on plan objectives and recommendations.

NEIGHBORHOOD PLANNING PROCESS OVERVIEW

After initial community meetings, neighborhood planning staff announced the beginning of the planning process by mailing an invitation to all property owners and residents within the planning area. They were invited to take an initial survey, attend the first workshop (November 5, 2005), and forward contact information to planning staff. An email list was created, and contact information was collected throughout the planning process. The email list was used extensively to communicate and share meeting schedule information with stakeholders.



The UHWP planning process generally followed the schedule above; changes were made to accommodate community and staff needs

On November 29 and December 8, 2005, planning staff presented preliminary goals and recommendations. This information was organized by issue area and included parks and creeks, transportation, schools, crime, and other neighborhood concerns. Once community members' major concerns were identified, planning staff organized working groups to address each major planning issue through regular, focused meetings. Community meetings on various

topics (open space, group homes, transportation, etc.) were held during the planning year (2006). Minutes from these meetings were posted on the UHWP website.

In Summer 2006, after most public meetings were complete, staff organized notes from the meetings and drafted recommendations for the plan document. Neighborhood planning staff presented these recommendations for public comment at an open house and process update meeting held on October 14, 2006. Notices for this meeting were mailed to residents and property owners throughout the planning area. Public comments on the plan expressed at this meeting were incorporated into the text and recommendations in the plan.

Planning staff completed writing and editing the draft UHWP plan in January 2007. Input from several City of Austin departments and outside agencies was incorporated into the plan. Stakeholders helped refine and prioritize recommendations in several chapters, and several residents contributed to the history section of this document.

Posters were hung in public places to invite residents to attend planning meetings

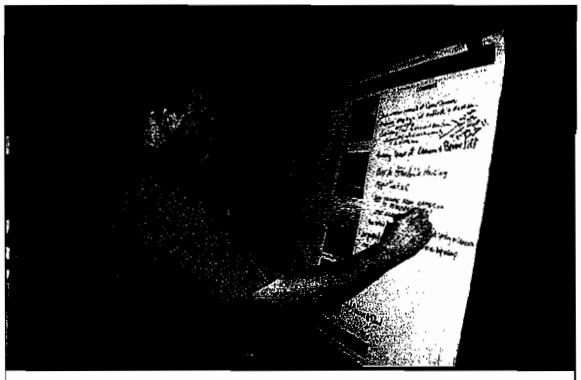
The final draft of the UHWP Neighborhood Plan was presented for public comment on February 22, 2007 at a final open house. Input from a final survey and the open house was also reviewed and incorporated into the plan. In response to public requests for additional time to review the plan and associated zoning recommendations, staff conducted three additional community meetings (April 28, May 30, and June 6, 2007). Planning Commission and City Council hearings were conducted during Summer 2007 and the plan was approved on —.

LAND USE WORKSHOPS

Future land use planning is a central component of the City of Austin's Neighborhood Planning process. To initiate discussions on future land use and potential zoning changes that could be adopted with the plan, staff identified four corridor areas around which to focus land use workshops. It was anticipated that a majority of the

Community member talking with planners at Manor Road Land Use Workshop

land use and zoning changes resulting from the neighborhood plan would occur around these corridors: Cameron Road, 51st Street, Berkman Drive, and Manor Road.



October 14 Process Update Meeting

Neighborhood planning staff organized community land use workshops for each of these corridors. Staff sent special notices to property owners and renters in each corridor area prior to workshops. During these workshops, stakeholders described desired land use changes, urban design elements, and other planning ideas for each corridor. Minutes from these meetings were posted on the UHWP website. Recommendations reflecting their ideas are included in the Land Use & Development chapter.

Final Plan Open House on February 22, 2007

After all land use workshops were held, a group of neighborhood stakeholders from Windsor Park and University Hills volunteered to form the UHWP Zoning Committee. Committee members met with neighborhood planning staff approximately every other week for several months. Zoning committee meetings were held during the work day at the NPZD office. Staff presented zoning change recommendation to the Zoning Committee based on land use workshop notes. Some Zoning Committee members also coordinated with individual property owners to make zoning recommendations. Prior to the October 14, 2006 workshop, staff sent targeted mailings to the owners of properties proposed for rezoning.

PARTICIPATION

NPZD staff continues to develop strategies to increase participation in the neighborhood planning process. For the UHWP plan, meeting notices were posted in public places such as restaurants, parks, apartment complexes, and libraries. Plan updates and meeting notices were sent regularly through the email list mentioned above, and neighborhood association newsletters also announced planning meetings. Meeting notices were translated into Spanish and meetings were held in Spanish at several schools in the planning area. Generally, meeting days, times, and locations were cho-

sen in an effort to accommodate stakeholders' schedules, and they were usually held in public libraries, schools, and area churches.
Despite these efforts, participation in the neighborhood planning process is limited. It is the desire of both planning staff and UHWP stakeholders that over time, more renters, low income residents, Spanish speakers, developers and business people will become engaged in community affairs.

Coordination with City of Austin Departments and Other Outside Agencies

Implementation of many of the plan recommendations fall under the purview of other City of Austin departments (such as Parks & Recreation, Public Works, etc.) and outside agencies such as Capital Metro. On multiple occasions, NPZD staff invited these representatives to attend UHWP planning meetings to speak directly with stakeholders. Outside representatives and city staff also met individually with NPZD staff to review initial draft plan recommendations. They offered comments and ideas for the content and wording of the recommendations so that UHWP plan recommendations would clearly describe stakeholders' desired projects and improvements. Their comments also helped frame UHWP plan recommendations so that they could be feasibly included in the departments' work programs. The recommendations included in this plan reflect their comments. Upon completion of a draft plan, staff presented to the City's "Special Point of Contact" (SPOC) committee, whose members consist of a representative 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 NPZD staff that this substantial preliminary review will facilitate the successful implementation of plan recommendations, given adequate funding and continued community support.

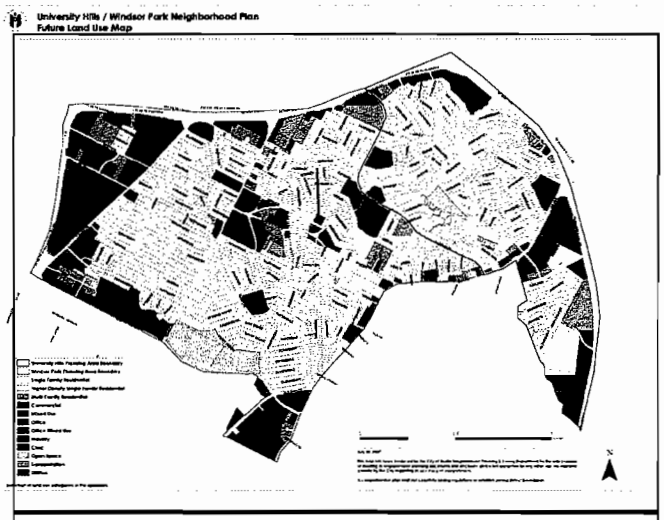
LAND USE AND DEVELOPMENT

INTRODUCTION

A major component of the neighborhood planning process is the analysis of existing land use patterns. Neighborhood stakeholders work with planners to determine how, if at all, existing land uses in the planning area should change to accommodate development pressures, increasing (or decreasing) population growth, and needs for additional commercial services and housing.

THEMES

The land use recommendations in this plan correspond to several "themes" that stakeholders expressed and staff planners concurred with during the planning process. To accommodate some redevelopment in the planning area, provide additional commercial services, and preserve existing residential neighborhoods in the interior of the planning area, most land use changes and rezoning recommendations correspond to properties located along and nearby the major corridors (Cameron Road, 51st Street, Berkman Drive, and Manor Road). In general, stakeholders were supportive of mixed use development along these corridors and also at the location of shopping centers in the neighborhood. Allowing for residential uses on the sites of the major shopping centers was a means to demonstrate support for improving and revitalizing these



UHWP Future Land Use Map. See full-size map for more information

centers, which was also a major theme in land use planning discussions. Stakeholders also supported maintaining multi-family zoning of sites in multi-family use (i.e., sites with existing apartment buildings) as a means to preserve affordable housing in the neighborhood. Finally, stakeholders supported allowing for additional higher-density residential housing on the few vacant lots in the planning area that were larger than the planning area's standard lot size (between approximately 7,000 and 10,000 square feet).

Chapter Content

This chapter begins with recommendations regarding land use and zoning; these are organized according to the major corridors within the planning area. Sections begin with a short description of the land use planning issues in each area, and include a series of objectives and recommendations (bulleted statements) to address these issues. Next, this chapter includes recommendations regarding economic development. As stated earlier, revitalizing existing shopping centers and attracting additional neighborhood-oriented commercial services to the planning area was a major theme in the planning process. Finally, this chapter includes a design section. Design-related themes such as encouraging pedestrian-oriented development and preserving the neighborhood character were consistently mentioned by stakeholders during the planning process.

In each of these sections, a short paragraph describes the appropriate organization that would implement the recommendations. The Future Land Use Map on Page 44 is a visual representation of the land use changes proposed with this neighborhood plan. Additionally, the Infill Options map on Page 54 displays the locations where the neighborhoods have adopted special infill options.

Process

Neighborhood planning staff held planning workshops for each corridor area to identify stakeholders' vision and goals. After these land use work-

shops were completed, interested members of the community formed the UHWP Zoning Committee. Members of this committee worked together with NPZD staff to develop the zoning recommendations proposed with the neighborhood plan. See the Process chapter for more information.

SPECIAL NOTE ON VERTICAL MIXED USE

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 are offered incentives (such as parking reductions) to build VMU buildings that meet certain design standards and include an affordable housing component. Neighborhoods also have the opportunity to select other properties not located on the designated streets for the VMU Overlay, and to "opt-out" of the overlay on sites that they deem inappropriate for VMU development. The opt-in/opt-out process is conducted by neighborhood associations or plan contact teams separately from the neighborhood planning process.

The adoption of the Design Standards and Mixed Use subchapter and the formulation of the opt-in/opt-out process was occurring at the same time as the UHWP planning process. As such, NPZD staff discussed the VMU overlay with stakeholders and the zoning committee considered VMU when making zoning recommendations. Therefore, although the opt-in/opt-out process was be conducted separately from the process to approve the neighborhood plan, the plan includes recommendations where appropriate that reflect the neighborhood's interest in maintaining the VMU overlay along these corridors, and to "opt-in" to the overlay on other locations (e.g., Capital Plaza shopping center, Windsor Village shopping center, etc.). This is most applicable to the recommendations in the Windsor Park planning area. Minutes from a public meeting about VMU are included in the
Appendix.

LAND USE RECOMMENDATIONS

The information in this section describes objectives and recommendations related to land use and zoning that support the following plan goals:

- Promote and maintain the single-family residential character of the neighborhood.
- Attract needed vendors and service providers into the planning area through support for local businesses and revitalization/redevelopment of neighborhood shopping areas.
- Encourage a diversity of housing options at various levels of affordability dispersed throughout the neighborhood.

Implementation Note

The recommendations in this section will be implemented upon City Council approval of the UHWP Neighborhood Plan, through zoning changes and adoption of the UHWP Future Land Use Map (FLUM). Recommendations relating to Vertical Mixed Use will be implemented upon City Council's approval of University Hills & Windsor Park's "opt-in/opt-out" application (see VMU note in the introduction).

CAMERON ROAD & VICINITY

Land Use Workshop held on March 25, 2006

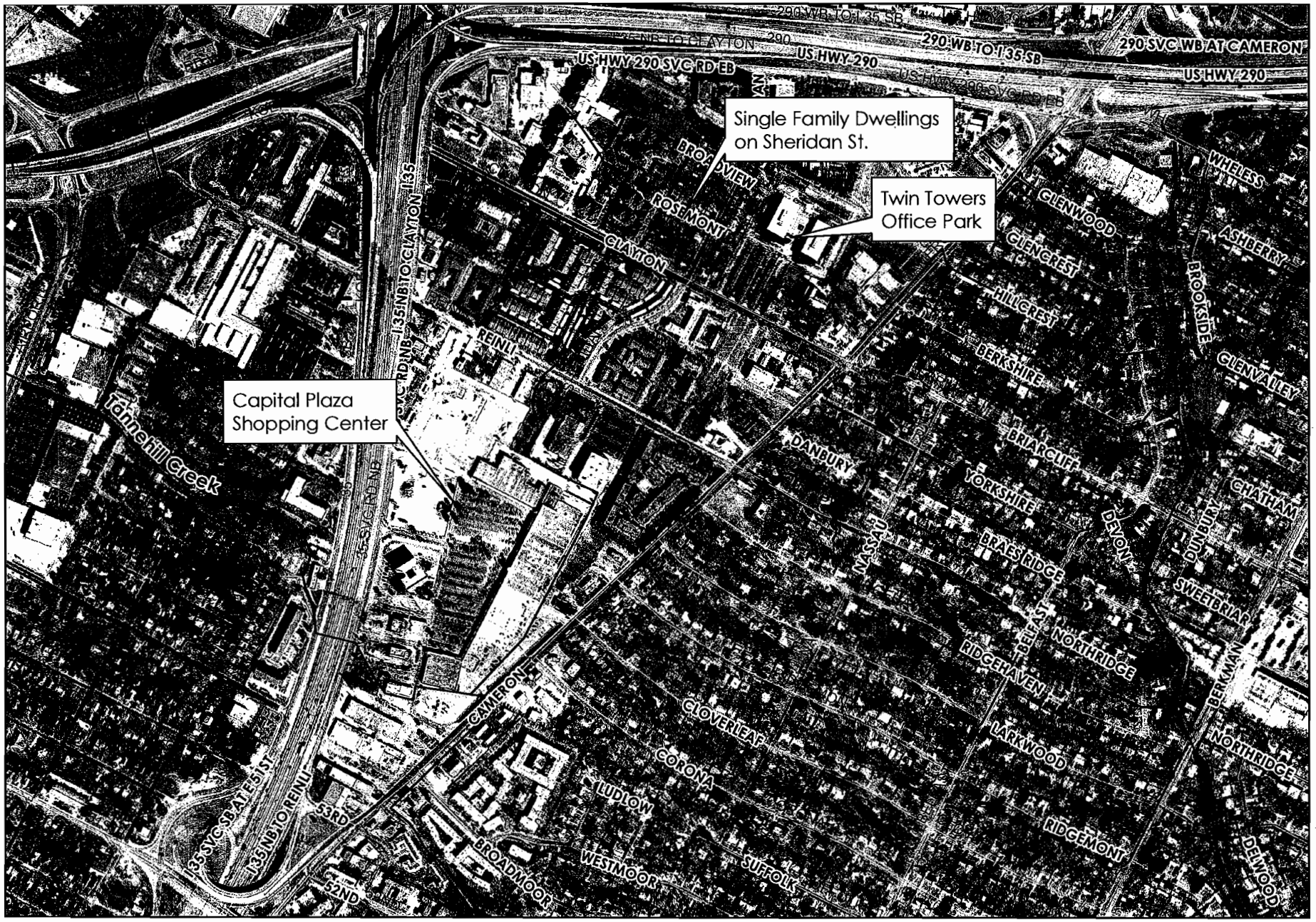
The portion of Cameron Road within the UHWP planning area extends from its intersection with IH-35 to its intersection with Hwy 290. It therefore serves as a major connection for the Windsor Park neighborhood to the City's transportation network (see aerial photograph on page 40). This corridor includes diverse land uses, such as extensive retail in the Capital Plaza shopping center at the corner of Cameron Road and IH-35, several large multi-family complexes on Reinli Street and Clayton Lane, a small neighborhood of single family residences off Clayton Lane, and

CAMERON ROAD PROJECT SUMMARY & UPDATE

The City of Austin's Public Works Department is currently initiating a series of improvements to the portion of Cameron Road between 51st Street and US Hwy 290. This project is separate from the UHWP neighborhood plan. This project would include a center left-turn lane for this entire section of the road. This segment of Cameron Road has closely spaced driveways and cross-streets and, as a result, has experienced a significant rate of left turn collisions. This project would resurface and re-stripe the existing four-lane roadway to provide one lane in each direction and a center turn lane to separate left turns from through traffic, thus reducing the potential for left turn collision. As the proposed cross-section includes only one through lane in each direction, bus turnouts are also proposed to prevent buses from blocking traffic.

Project Highlights:
* Restriping to three lanes
* Reduce accident frequency
* Maintains vehicular capacity
* Bike Lanes
* Bus pullouts
* Pedestrian crossing at Corona Drive

Cameron Road & Vicinity



churches on Cameron Road. At the Cameron Road land use workshop, neighborhood stakeholders expressed concerns about the heavy traffic on Cameron, the predominance of automobile-oriented uses, and the dangerous pedestrian environment. They also expressed a desire for aesthetic improvements to the road (e.g., street trees, landscaping, more neighborhood-oriented design, etc.) Additionally, stakeholders have expressed that the view of the University of Texas tower when looking south on Cameron Road should be preserved to the extent feasible. The following planning objectives and recommendations address these concerns. Design-specific recommendations are included in the Design subchapter starting on Page 58.

Cameron Road, looking north

Objective: Transform Cameron Road into a pedestrian-friendly street with additional mixed use housing opportunities.

Recommendations:

- Encourage residential mixed-use developments on Cameron Road by opting in to the Vertical Mixed Use overlay included with Cameron Road's designation as a Future Core Transit Corridor in the Design Standards & Mixed Use Subchapter of the Land Development Code, adopted August 31, 2006.
- Support the designation of Cameron Road as a Core Transit Corridor (CTC) so that pedestrian-friendly design elements are required when redevelopment of this shopping center occurs. (See the Design subchapter.)

Objective: Preserve the single-family residential homes on Rosemont, Sheridan, and Broadview Streets

- They provide affordable housing and are nearby many services.

Recommendation:

- Maintain the existing residential zoning on these properties.

Intersection of 51st Street & Lancaster Court

Objective: Capital Plaza should continue to serve as a buffer between IH-35 and the Windsor Park neighborhood, but it should be a more pedestrian-oriented development with a residential component that does not "turn its back" to the Windsor

Park neighborhood.

Recommendations:

- Adopt the Neighborhood Urban Center infill option on the Capital Plaza site (5300 North IH-35).
- Maintain the Vertical Mixed Use Overlay on the Capital Plaza site (5300 North IH-35).

51st Street looking west

Objective: Allow for additional residential development on the parcels between IH-35 & Cameron Road.

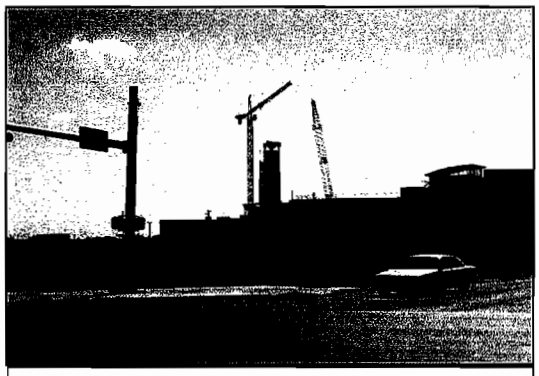
Recommendation:

- Adopt the Mixed Use Combining District on these parcels to permit residential development.

Objective: Consider the view of the University of Texas Tower in the design of in any proposed new developments along Cameron Road, and preserve the view to the maximum extent feasible.

Recommendation:

- The design and height of structures should not block the view of the UT Towers when looking south on Cameron Road.



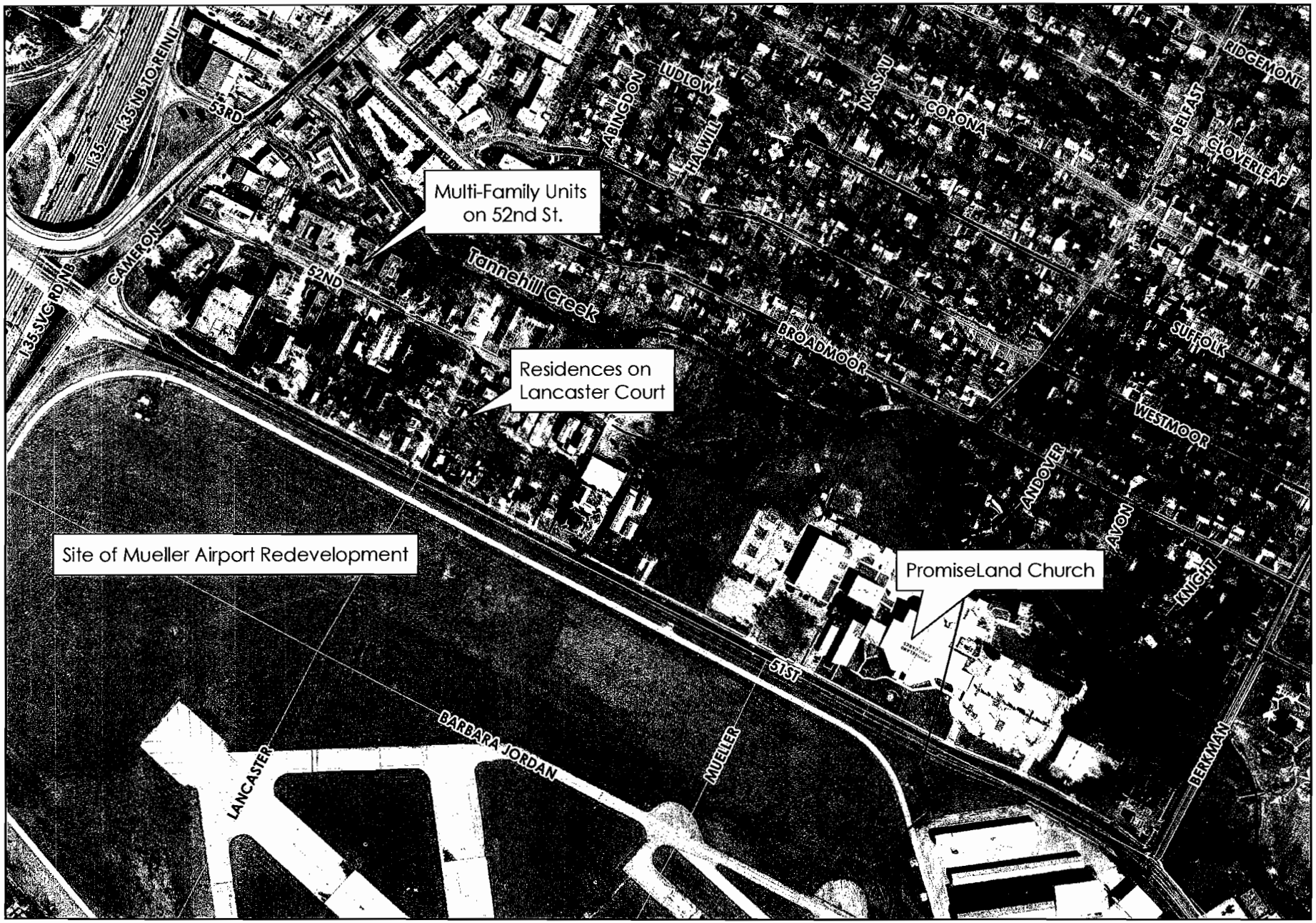
Intersection of 51st St & Berkman Drive at Mueller

51ST STREET & VICINITY

Land Use Workshop held on June 24, 2006

With the redevelopment at the former Robert Mueller Municipal Airport, 51st Street will become a more highly traveled roadway with greater importance in the City of Austin's transportation system. Additionally, it will serve as the gateway to two dense neighborhoods, Windsor Park and Mueller. A wide variety of land uses currently exists along 51st Street, including older single family dwellings, apartment complexes, small offices, and two large churches (See aerial photograph on Page 43). UHWP plan participants envision 51st Street as a pedestrian-friendly, mixed-use roadway. In addition to the community's desire for increased commercial development along 51st Street, they also want the neighborhoods north of 51st Street to remain buffered from the anticipated additional traffic and more intense land uses along 51st Street and within the

51st Street & Vicinity



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2003 Aerial Photograph

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Mueller redevelopment.

Objective: Transform 51st Street into a pedestrian-friendly street with businesses that support both the neighborhoods north of 51st and the proposed businesses and land uses within the Mueller redevelopment.

Recommendations:

- Rezone properties to commercial mixed use to allow for office, retail and restaurant opportunities, and restrict automobile-oriented businesses.
- Maintain the Vertical Mixed Use overlay on 51st Street to allow for additional residential development with an affordability component.
- Support the designation of 51st Street as a Core Transit Corridor as defined in the Design Standards and Mixed Use Subchapter so pedestrian-friendly design elements will be required with redevelopment of this street. (See the Design subchapter.)

Objective: Buffer the Windsor Park neighborhood from the land uses on the south side of 51st Street (e.g., Dell Children's Center, large retail stores, etc.).

Recommendations:

- Maintain multi-family zoning of properties currently in multi-family use along 52nd Street.
  - These multi-family units currently provide affordable housing in close proximity to several job centers (businesses in Capital Plaza, the Mueller redevelopment).

Intersection of Briarcliff & Berkman

- As a transition from the proposed commercial uses on 51st street to residential uses on 52nd street, allow for office uses in the current residences on Lancaster Court by rezoning these lots to an office zone district intended for small-scale office uses, often in former residential structures.
- Transition from commercial to office uses on 51st Street as it approaches the entrance to the Windsor Park neighborhood at Berkman Drive.

BERKMAN DRIVE & VICINITY

Land Use Workshop held on April 29, 2006

Berkman Drive serves as a collector street in the planning area, as it runs from 51st Street north to Hwy 290. Although it connects these two major roads, it remains a primarily residential street with commercial and multi-family uses at its intersection with Hwy 290 and a second commercial area at the Windsor Village shopping center (See aerial photograph on Page 46). At the Berkman Drive land use workshop, neighborhood stakeholders expressed support for preserving the residential character of Berkman Drive. They also expressed support for redevelopment of the Windsor Village Shopping Center and neighboring commercial properties along Gaston Place so that they offer a wide variety of neighborhood-serving uses. Additionally, they would like these shopping areas to be more visually attractive and less automobile-oriented. Additional information regarding attracting businesses to Windsor Village is included in the Economic Development section of this chapter. Also, design-related recommendations specific to Windsor Village and the Berkman Drive area are included in the Design section of this chapter.

Objective: Maintain the primarily neighborhood-oriented, residential character of Berkman Drive, especially south of the Windsor Village Shopping Center.

Recommendation:

- Maintain single-family residential zoning of parcels adjacent to Berkman Drive from 51st Street to Northridge Drive.

Objective: Berkman Drive parcels on the east side of the street between the Windsor Village Shopping Center and Hwy 290 should serve as a transition between adjacent commercial areas and Windsor Park's residential neighborhoods on either side of the street.

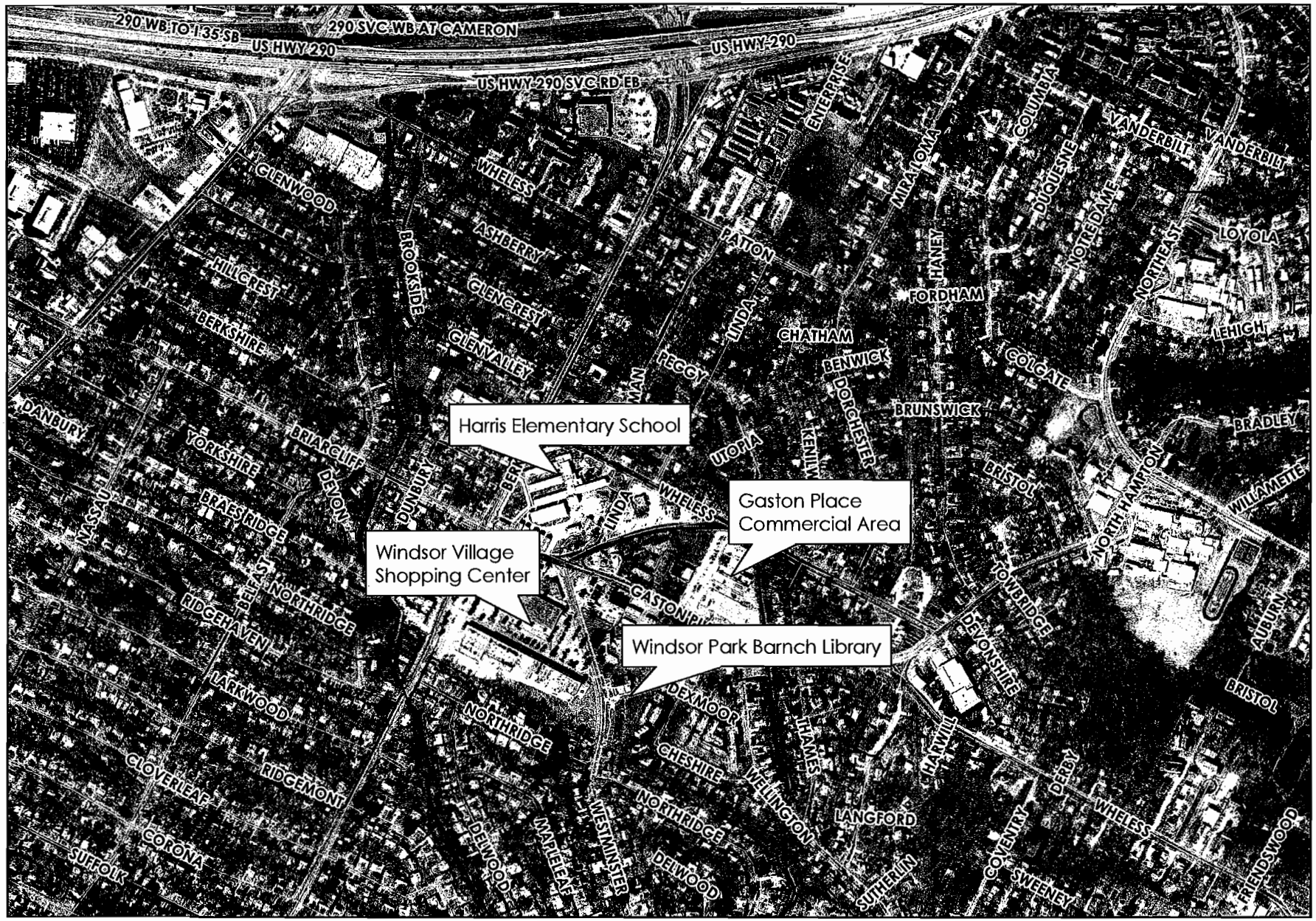
Recommendation:

- Rezone the single-family parcels on the east side of Berkman Drive, from Wheless to Patton Lane, from single family to a higher-density single family zoning district that would allow townhome and condominium uses.

Lots on Berkman Drive between Patton & Wheless

Objective: Transform the Windsor Village Shopping Center and surrounding area into a pedestrian-friendly and neighborhood-oriented urban center that

Berkman Drive & Vicinity



2003 Aerial Photograph

also includes space for neighborhood gatherings and allows for residential mixed-use development.

Manor Road, looking south

Recommendations:

- Apply the Neighborhood Urban Center infill option to the Windsor Village Shopping Center.
- Opt-in to the Vertical Mixed Use (VMU) overlay for the Windsor Village Shopping Center properties.
- Restrict automobile-oriented uses (such as car washes, car repair shops, etc.) at Windsor Village and nearby Gaston Place properties with a conditional overlay.
- Commercial development at Windsor Village and nearby commercial sites on Gaston Place does not encroach into the existing adjacent neighborhoods. Commercial development in this portion of the planning area should be limited to the existing commercially zoned sites.

MANOR ROAD & VICINITY

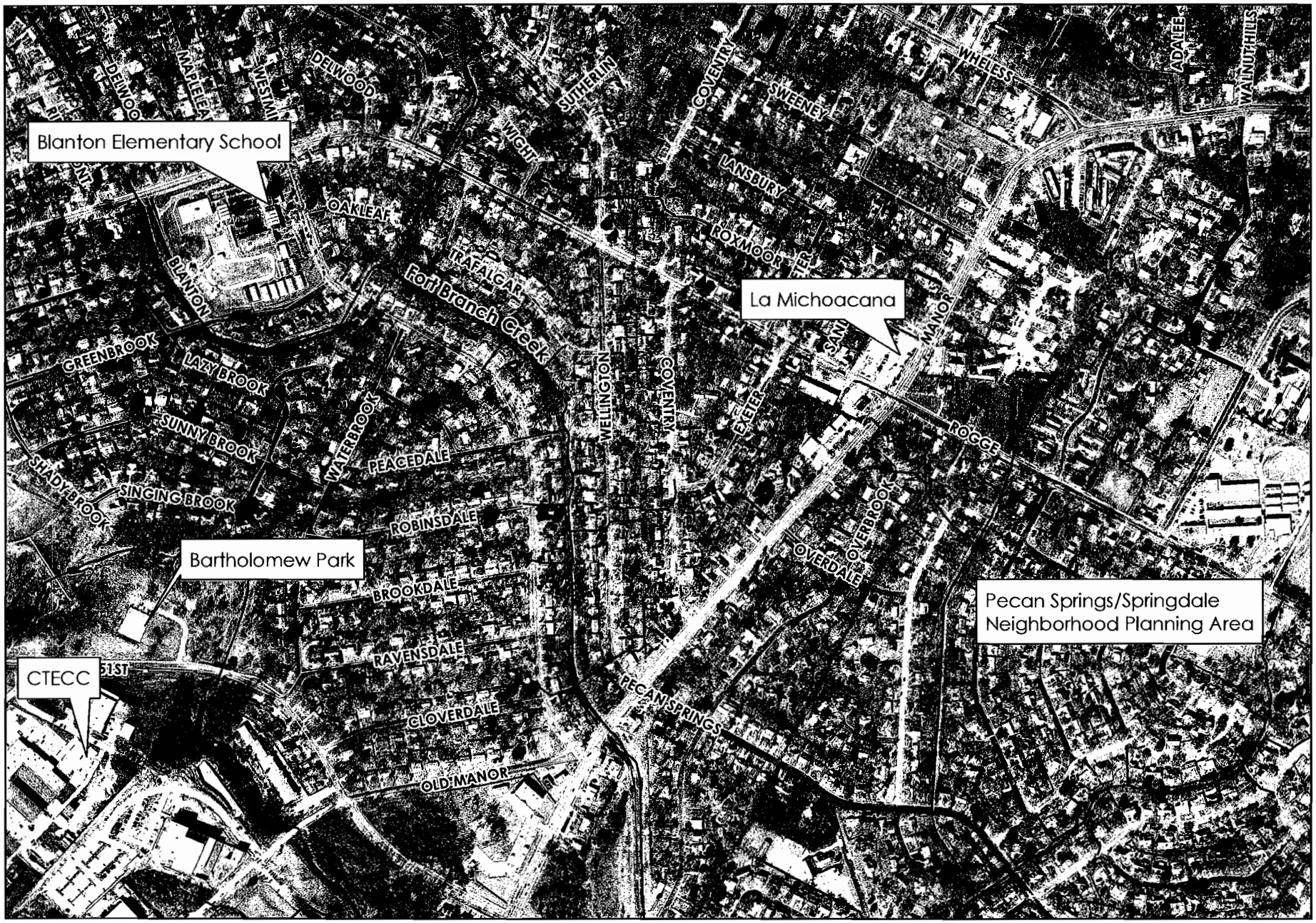
Land Use Workshop held on May 20, 2006

At the land use workshop for Manor Road, neighborhood stakeholders envisioned Manor Road to be a pedestrian and bicycle-friendly street with a wide range of land uses. Stakeholders expressed that both the Springdale Shopping Center and the Loyola Business Park could be revitalized to be more attractive retail centers with additional area-wide and neighborhood-serving businesses.

The east side of the Loyola Lane / Manor Road intersection has the foundation to be a vibrant town center. There are several neighborhood oriented businesses and a police substation in the Loyola Lane Business Park. The University Hills Branch Library is just across Loyola Lane and is adjacent to an undeveloped green space. The Library could help coordinate use of this land if converted into a park (See parkland acquisition sites in the Appendix), or it could also be used as a location for expanding the Library.

For additional recommendations regarding bike lanes and sidewalks along Manor Road, see the Transportation Networks & Infrastructure Chapter. Also see the aerial photographs on Pages 48 and 49 for reference.

South Manor Road & Vicinity



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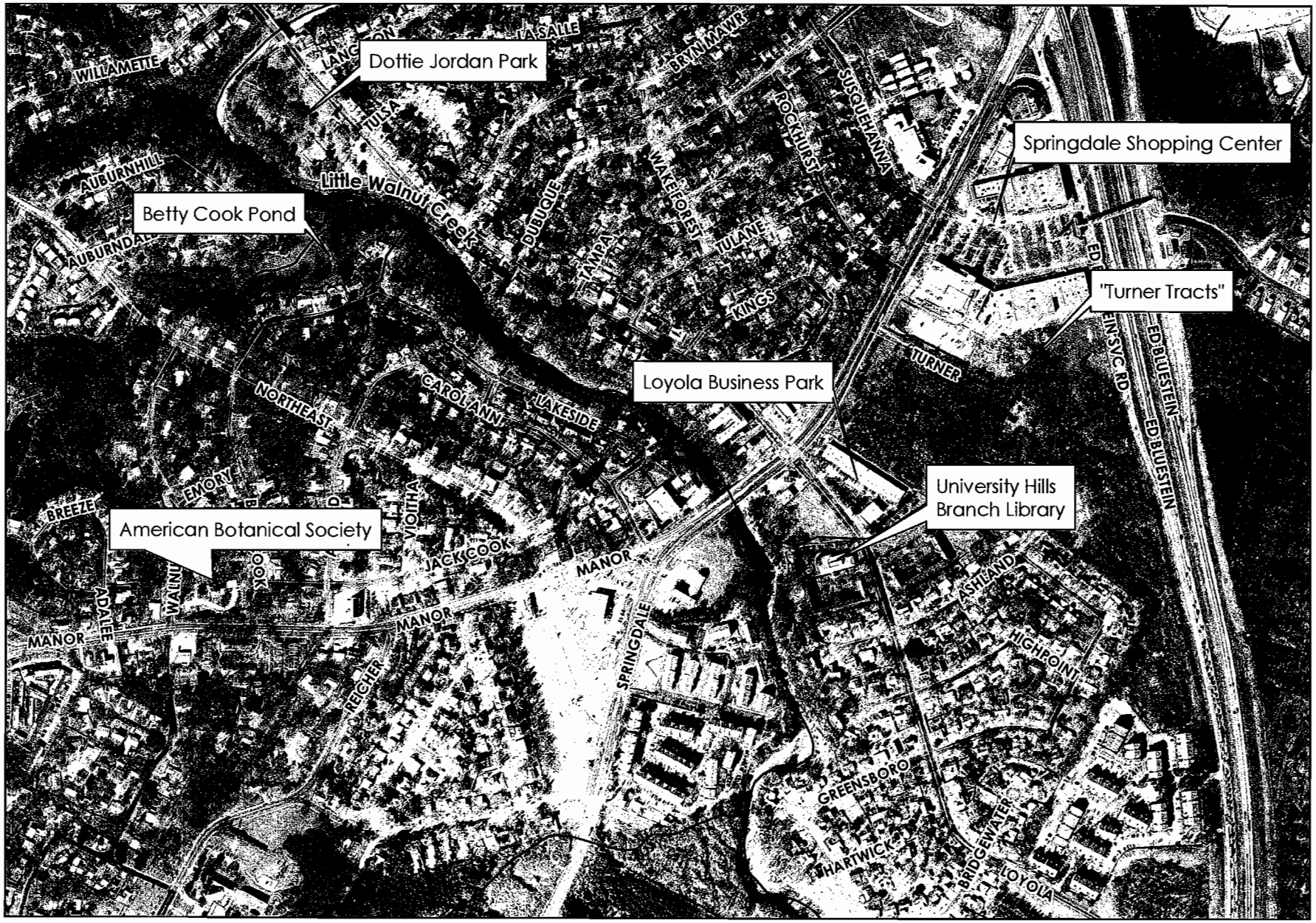
North Manor Road & Vicinity



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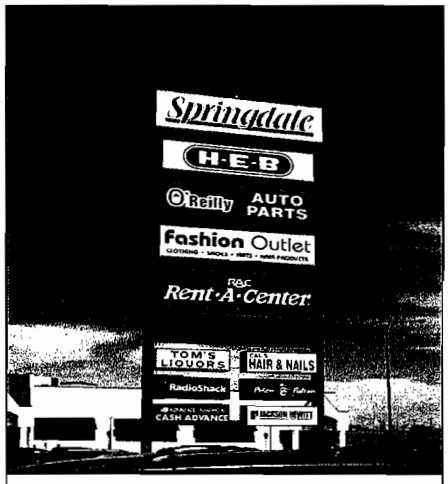
Objective: Transform Manor Road into a pedestrian-friendly street with a mix of commercial and residential land uses.



Springdale Shopping Center

Recommendations:

- Maintain existing base zoning for commercial properties along Manor Road to continue to allow for a wide range of uses.
- Restrict some automobile-oriented uses, such as car repair shops and car washes, on sites not currently occupied with those uses.
- Support the designation of Manor Road as an Urban Roadway in the Design Standards and Mixed Use Subchapter to encourage the redevelopment of commercial properties with more pedestrian-friendly streetscape designs.

Objective: Preserve clusters of single family residential uses along Manor Road.

Recommendation:

- Maintain single family zoning on residential parcels along Manor Road.

Loyola Business Park

Objective: Encourage aesthetic improvements to the Springdale Shopping Center (at the eastern corner of the Manor Road / 183 intersection) and encourage the location of additional neighborhood-serving uses and a residential component into the shopping center.

Recommendations:

- Apply the Neighborhood Urban Center infill option to the Springdale Shopping Center site.

(See the Design subchapter for recommendations about aesthetic improvements to Springdale Shopping Center).

Objective: Transform the Manor Road / Loyola Lane intersection to function as a "Town Center" for the University Hills neighborhood.

Recommendations:

- Encourage mixed use redevelopment of the Loyola Business Park parcel (4700 Loyola Lane) by rezoning the site to allow for mixed use.
- Discourage non-pedestrian oriented uses on the Loyola Business Park parcel and nearby parcels with a conditional overlay to restrict these uses.
- If expansion of the University Hills Branch Library is proposed in the future, the City of Austin should consider the vacant site adjacent to the library for expansion of the library.

Objective: Develop the "Turner Tracts" (the vacant lots immediately south of Turner Lane) into a residential development that respects the constraints of the site (e.g., potential wetlands on the site, topography, etc.)

Recommendation:

- Zone the sites for office mixed use adjacent to Manor Road, higher-density single family residential for the central portion of the site, and the portion directly on the site of the former landfill as commercial.
    - NHCD's Affordability Impact Statement includes a note that S.M.A.R.T. housing will not be permitted on the location of the former landfill.
- To protect the single family neighborhood adjacent to the Turner Tracts from any additional traffic that could be generated by development of the sites and/or cut-through traffic from Hwy 183, Ashland Street should not be extended into any development proposed on the Turner Tracts. Any proposed development of the Turner Tracts should take access from Loyola Lane or from expansion and resurfacing of Turner Lane.

Objective: Residential development on the "Sutherlin tract" (the 2.5 acre site on Sutherlin) should respect the constraints of the site by preserving as many large oak trees as possible, reduce grading amounts, etc.

Recommendation:

- Zone the site for a residential zoning district that allows more flexibility of site design requirements, such as setbacks and clustering of structures, but maintains the density allowed under the SF-3 zoning.

INSERT FLUM

INFILL OPTIONS

In April 2000, the City Council approved a set of "Special Use Infill Options" for neighborhood planning areas. These infill options are designed to permit a greater diversity of housing types within planning areas, to allow for redevelopment of existing neighborhoods, and to "fill in" vacant or underutilized parcels of land within neighborhood planning areas. The University Hills / Windsor Park neighborhood planning team held two meetings about infill options during the planning process (July 26 and October 14). Using the information gathered at these meetings and subsequent discussions with the zoning committee, the following recommendations are made:

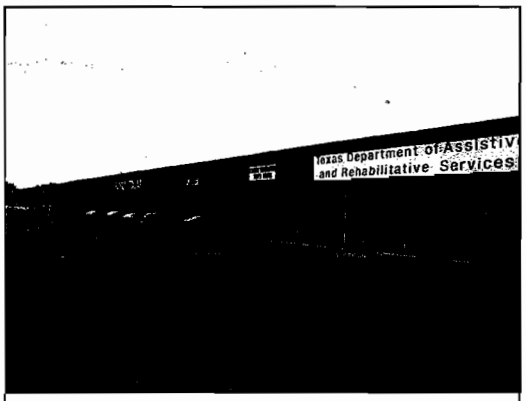
Infill Option	Description	Recommendation	Comments
Small Lot Amnesty	Permits construction on existing legally-created lots that do not meet current minimum lot standards. The Lot must have a minimum of 2500 square feet and a minimum width of 25 feet.	Adopt for Windsor Park planning area; Do not adopt in University Hills	Very few lots in the planning area are below 5,750 square feet. Small Lot Amnesty would "legalize" approximately 10 lots
Cottage Lot	Reduces minimum lot size to 2,500 square feet	Do not adopt	Neighborhood has concerns about drainage and flooding impacts associated with additional infill development.
Urban Home	Reduces minimum lot size to 3,500 square feet	Do not adopt	Neighborhood has concerns about drainage and flooding impacts associated with additional infill development
Secondary Apartment	Permits an accessory unit of 850 s.f. or less on a lot 5,750 square feet or greater.	Adopt for Windsor Park planning area	Conflicts with University Hills deed restrictions
Corner Store	Permits a small retail use on a property with residential zoning	Do not adopt	Conflicts with University Hills deed restrictions
Residential Infill	Requires a diversity of housing types on lots between 1 and 40 acres.	Adopt for site at Loyola Lane & Hwy 183; see map	This site is a large vacant site, so it offers a good opportunity for infill residential development
Neighborhood Urban Center	Permits the redevelopment of an existing commercial center, or development of a vacant site, into a mixed-use, pedestrian and transit-oriented center	Adopt at Capital Plaza, Windsor Village, and Springdale Shopping Centers	See recommendations in the Land Use subchapter & the **map on the following page.**
Neighborhood Mixed Use Building	Permits a mix of uses, including residential, within a single building on a site	Do not adopt	Where Vertical Mixed Use is desired, opt-in to Vertical Mixed Use Overlay to encourage mixed use development that also has an affordability component

INFILL OPTIONS MAP

ECONOMIC DEVELOPMENT

This section includes objectives and recommendations that support the following UHWP Neighborhood Plan goal:

- Attract needed vendors and service providers into the planning area through support for local businesses, and encourage revitalization/redevelopment of neighborhood shopping areas.



Windsor Village storefronts

At most of the neighborhood planning meetings, stakeholders expressed their concerns about the lack of some services in the area (e.g., local restaurants, shops, entertainment, etc.). Additionally, they stated that they wanted to be able to walk or ride a bike to these types of services.

Commercial services in the planning area are located along the major corridors (51st Street, Cameron Road, Manor Road & Berkman Drive) and also within shopping centers (Windsor Village, Capital Plaza, and Springdale). These shopping centers have the potential to become vibrant community meeting places that serve their surrounding neighborhoods. However, they currently have some vacant spaces, do not offer a wide range of services, and are not pedestrian-oriented. The commercial areas along the neighborhood's corridor streets include a mix of local restaurants and services but in many cases are not utilized to their full potential. Similar to area shopping centers, these perimeter areas also have vacant storefronts and a limited range of retail and other commercial services.

Additional information about the design of new commercial developments is included in the Design subchapter and the University Hills Design Guidelines in the Appendix.

Implementation Note

Recommendations in this chapter are directed primarily at the University Hills and Windsor Park Contact Teams, as well as planning area residents and neighborhood associations. NPZD staff may be able to assist with coordination efforts with property owners and city agencies.

Objective: Improve the retail and business environment in the UHWP Planning Area by identifying challenges to existing businesses and methods to overcome those challenges.

Recommendations:

- The University Hills and Windsor Park Contact Teams should collaborate with NPZD, the City's Economic Growth and Redevelopment Services Office (ERGSO), and other relevant agencies and non-profits to obtain funding for a market study that would analyze why certain business types/ products are not currently offered in the UHWP area.
- The University Hills and Windsor Park Contact Teams should collaborate with the Austin Police Department and business owners to reduce crime and create a safe-feeling environment for patrons near businesses, especially gas stations and convenience stores.

IMPLEMENTATION RECOMMENDATION

Neighborhood planners met with City of Austin Economic Growth and Redevelopment Services Office (EGRSO) staff members on October 29, 2006, to discuss strategies to achieve the objectives described in this chapter. EGRSO staff recommended the coordination of a 'round-table' discussion where developers, retailers, and real estate professionals can provide insight regarding effective strategies for attracting desired retail and service providers into the planning area. They could also discuss strategies to initiate the redevelopment and revitalization of area shopping centers. Round table participants could create a plan for advancing the recommendations described in this section.

NPZD staff may be able to coordinate with UHWP Contact team members to implement this recommendation after plan approval.

- Planning area residents should patronize businesses located within the planning area to increase their chances for success.

Objective: Attract desired businesses and service providers into the planning area.

Recommendations:

- Create an inventory and directory of all existing area businesses located in the area.
- Define desirable uses for specific areas within UHWP: quality retail, coffee shops, cafes, more restaurants, a movie theater and businesses that cater to daily needs.

Springdale Shopping Center

- Support the land use changes proposed in this plan, and any future land use changes and rezonings that

may facilitate the location of desirable service providers and retail at targeted locations (e.g., shopping centers) and along designated corridors. (see Land Use section of this chapter for information about mixed use).

- Invite private lenders, the Austin Board of Realtors, the City of Austin Small Business Development Program, and relevant Community Development Corporations to hold educational workshops about development opportunities in the area.
- Explore funding sources for commercial redevelopment projects to attract private investment.

Objective: Revitalize and redevelop, area shopping centers.

Recommendations:

- Support the designation of the Windsor Village, Springdale, and Capital Plaza shopping centers as mixed use Neighborhood Urban Centers that offer a range of services and also include residential units. (See Infill Options discussion.)
- Coordinate with property owners to encourage aesthetic improvements to area shopping centers (e.g., additional trash cans, pedestrian improvements, etc.). (See Design subchapter and University Hills Design Guidelines.)
- Improve communication between area residents and shopping center property managers by inviting them to neighborhood association meetings and other neighborhood events.
- Consider public shopping cart options for residents without auto access (retrieve carts at bus stops, sell carts at stores, or loan carts).
- Install bicycle racks at all area shopping centers.

OPPORTUNITIES FOR WATER FEATURE DESTINATIONS: REDEVELOPMENT OF AREA SHOPPING CENTERS

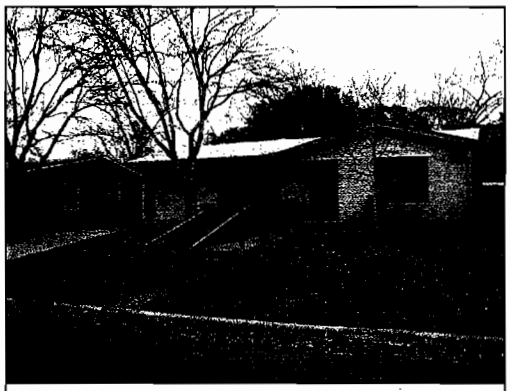
City of Austin Watershed Protection and Development Review (WPDR) staff have identified opportunities for water detention and water quality associated with the potential future redevelopment of the Capital Plaza and Windsor Village Shopping Centers. A portion of these large stretches of impervious cover (paved areas) could be used for the construction of a 'destination' water feature similar to the Central Park project at the Central Market shopping center (located at the northwest corner of 38th Street and Guadalupe). These tracts could also host retro-fit projects that would improve regional water quality and help minimize drainage and erosion problems in adjacent areas through water detention. WPDR staff seeks opportunities to partner with developers and can share costs of projects which provide regional water quality and stormwater detention benefits.

DESIGN

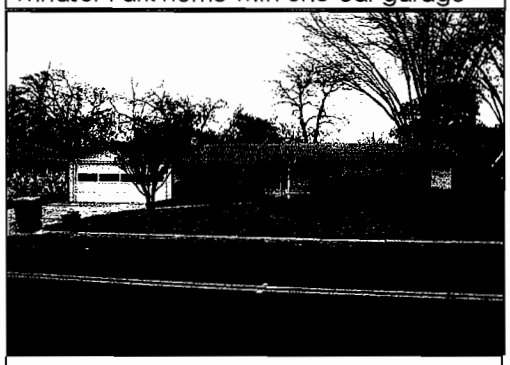
This section includes objectives and recommendations regarding the design of residential and commercial structures in the planning area. UHWP stakeholders have often expressed support for improving the quality of residential and commercial development that would create a unique sense of place for both Windsor Park and University Hills. The design of both residential and commercial development contributes to each of those goals. Additional discussion of design in the University Hills planning area is discussed in the design guidelines in the Appendix.

RESIDENTIAL DESIGN

This section discusses the character and architectural style of residences within University Hills and Windsor Park, and offers a recommendation for preserving and enhancing that character as the planning area changes. It also describes the residential Design Tools that neighborhoods can adopt during the planning process.



Windsor Park home with one-car garage



Windsor Park home with two-car garage

Neighborhood Character

The size, bulk, scale, and design of residences in Windsor Park and University Hills contribute to the character of each neighborhood. As described previously in the Geography section, there are three predominant single-family or duplex housing types in the University Hills / Windsor Park planning area. In Windsor Park, many of the houses were constructed in the 1950s and 1960s. They are mostly designed in the one-story ranch style architecture common at that time. This design usually includes a one-car garage that is "flush" with the living area, but newer houses have a two-car garage. Many have a carport instead of a garage. Houses within Windsor Park built prior to the 1950s, such as those on Sheridan Street east of Cameron Road, and those on Sweeney Street, are constructed in the one-story cottage style common at that time. Most of those residences have a detached garage that is usually located behind the house.

As the University Hills subdivision was platted and constructed after Windsor Park, the predominant architectural style is slightly different than in Windsor Park. Reflecting trends

in houses built from the 1970s to today, most residences in University Hills are larger in size, and many of them have two stories and a two-car garage. Due to the rolling topography in University Hills, the residences in this neighborhood generally follow the gradient of their lot, and subsequently are often on different levels (for example, the garage is located lower on the slope of the lot than the main living area).

University Hills home that follows site topography

As Austin continues to grow, the UHWP planning area may become more desirable due to its relative affordability and its close proximity to major employment centers, most Central Austin attractions and the Mueller redevelopment. There is a high demand for residences in central neighborhoods throughout Austin, but the size and features of these homes often do not meet the demands of some residents, resulting in changes or demolition of the older structures. In response to concerns about the impact of larger homes being built in established neighborhoods with smaller homes and aging infrastructure, and subsequently changing the character and identity of these older neighborhoods, the City of Austin passed new Residential Design & Compatibility Standards on September 28, 2006. These standards, which became effective on October 1, 2006, limit the size of some new single-family residential construction and remodels in a variety of ways:

Older cottages on Sweeney

- Revising how square footage is calculated
- Creating a building "envelope" so that all structures on a site fit within the envelope
- Reducing the maximum height for residential zone districts.

Implementation Note

The following objective expresses that neighborhood compatibility of new structures should be an important consideration when building new residences or remodels in the UWHP planning area. This objective and the recommendations are directed to neighborhood residents proposing new construction and to City of Austin development reviewers issuing permits for new residential construction in the planning area.

Objective: Ensure that the residential character of the University Hills & Windsor Park neighborhoods is maintained as the community changes over time.

- New residences, remodels, and additions to existing residential structures should be sited and designed to be compatible with the size and scale of surrounding structures.
- New residences, remodels, and additions to existing residential structures in University Hills should be consistent with deed restrictions.
- New residences, remodels, and additions should be consistent with the applicable provisions of the Residential Design & Compatibility Standards.

Residential Design Tools

As part of the neighborhood planning process, neighborhoods can choose to adopt the residential Design Tools to add additional design regulations to new structures or remodels of existing residences. See Section 25-2-1602 of the City of Austin's Land Development Code for more detailed information about each of these design tools. Below is a chart that lists the design tools the UHWP plan recommends for adoption.

Design Tool	Description	Recommendation
Parking Placement for New Residential Construction	Limits impervious cover in the front yard to no more than 40% of the required front yard area	Adopt for Windsor Park and University Hills planning areas
Garage Placement for New Single Family Construction	Requires attached or detached garages or carports to be located flush with or behind the front façade of the residence.	Do not adopt for Windsor Park and University Hills planning areas
Front Porch Setback	Allows front porches to extend to within 15' of the front property line	Adopt for Windsor Park planning area

COMMERCIAL DESIGN

In August 2006, the City of Austin adopted a Design Standards & Mixed Use (DSMU) subchapter of the Land Development Code. The ordinance intends to improve the quality of all non-residential and mixed use development in the City. To accomplish this goal, the ordinance established new site development standards defined by the roadway type adjacent to the site (Core Transit Corridor, Urban Roadway, Suburban Roadway, Hill Country Roadway, Highways, and Internal Circulation Routes). These design standards address design elements pertaining to: the amount of building frontage along a street, parking areas between structures and roadways, sidewalk width, and street trees.

Additionally, the design standards include specific provisions for sites greater than five acres in order to address the specific design-related issues associated with large sites, such as the shopping center sites in the UHWP planning area. All commercial proper-

ties are subject to the development standards of the DSMU subchapter (with some exceptions, which are described in the subchapter). Therefore, UHWP stakeholders' vision to encourage the pedestrian-oriented design of developments in their neighborhood will be addressed through the site plan review process, as all plans will be reviewed to verify their compliance with the DSMU standards.

The following objectives and recommendations address how the design of non-residential developments in the UHWP planning area can be improved.

Objective: Promote pedestrian-oriented redevelopment along 51st Street, Cameron Road, and Briarcliff/Gaston Place. (See Land Use section for a discussion of the "vision" for 51st Street, Cameron Road, and Berkman Drive).

Cameron Road

Recommendation:

- Amend the Design Standards & Mixed Use Subchapter of the City of Austin's Land Development Code to designate the following streets as Core Transit Corridors:
  - 51st Street (from Cameron Road to Manor Road)
  - Cameron Road (from 51st Street to Hwy 290)
  - Briarcliff/Gaston Place (from Berkman Drive to Wellington) (note: the PC did not recommend approval of the CTC designation on this roadway. This recommendation will be removed if the City Council approves the PC's recommendation.)

Gaston Place commercial area

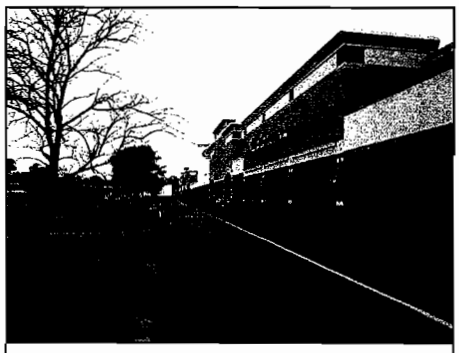
Implementation Note: This recommendation will be implemented upon City Council's approval of an amendment to the DSMU Subchapter of the Land Development Code.

Springdale Shopping Center

Objective: Enhance commercial and large civic sites in the planning area with basic aesthetic improvements.

- ***Implementation Note:*** *The following recommendations could be implemented through coordination between neighborhood residents and the*

owners of the following sites. If redevelopment of these sites were to occur, the provisions of the DSMU subchapter would also apply. These provisions include requirements for pedestrian walkways, landscaping, etc. See section 2.2.5 of the DSMU subchapter.



Capital Plaza Shopping Center

Recommendations:

Gaston Place / Windsor Village Shopping Center

- Relocate the dumpster in the parking lot near Dora's Tacos (1804 Briarcliff) to a less prominent location.
- Resurface and landscape the parking lot at the Gaston Place commercial site (2006 Gaston Place).
- Consider painting a mural with Harris Elementary students in the Gaston Place/ Windsor Village area.
- Redesign the Gaston Place/Westminster intersection to eliminate the numerous right-turn lanes.
    - **Implementation Note**: Public Works would implement this recommendation upon allocation of sufficient funding from a bond or other funding source.

Springdale Shopping Center

Wall for potential murl by Harris Elementary School students

Springdale Shopping Center

- Improve pedestrian safety of the Springdale Shopping Center parking lot by adding pedestrian crosswalks, paths, and signs to direct the flow of traffic.
- Plant additional greenery and shade trees in the parking area.
- Use the recommendations in the University Hills Design Guidelines for any future redevelopment of the Springdale Shopping Center.

Capital Plaza Shopping Center

- Improve pedestrian safety of the Capital Plaza Shopping Center parking lot by adding pedestrian crosswalks, paths, and signs to direct the flow of traffic.
- Reduce the number of access points to the Capital Plaza shopping center.

Multiple driveway entrances to Capital Plaza contribute to the unfriendly pedestrian environment along Cameron Road and may also be a traffic hazard.

- Install additional landscaping on the east (rear) side of the Capital Plaza shopping center to screen parking and the rear of buildings from Cameron Road.
- Plant additional greenery and shade trees in the parking area.

Islamic Center

- Coordinate with the Islamic Center at 5209 Manor Road to add landscaping along the wall surrounding the Center.

Objective: Encourage design elements that identify Windsor Park and University Hills as unique and distinct neighborhoods.

Recommendation:

- Add additional landscaping and/or unique architectural features (e.g., signs, landscape islands) to sites or structures at major intersections that serve as gateways to the neighborhoods. (51st & Berkman, 51st & Cameron, Manor & 183, Berkman & Hwy 290 and others).
  - **Implementation Note**: This recommendation could be implemented through collaboration between the University Hills and Windsor Park Contact Teams, neighborhood associations and other neighborhood residents and property owners.

HOUSING

INTRODUCTION

This chapter incorporates discussions on affordable housing, property management, code enforcement, and assisted living facilities ("group homes"). UHWP stakeholders want the planning area to be a mixed income neighborhood with well-maintained and managed properties. The following UHWP plan goal expresses this sentiment:

- Encourage a diversity of housing options at various levels of affordability dispersed throughout the neighborhood.

UHWP stakeholders understand that their recommendations regarding land use and other planning issues would affect the amount of affordable housing available in the future in the planning area. City of Austin Neighborhood Housing & Community Development staff members use neighborhood plan recommendations to determine if the plan positively affects housing affordability in the planning area. This chapter includes a thorough discussion of NHCD's considerations.

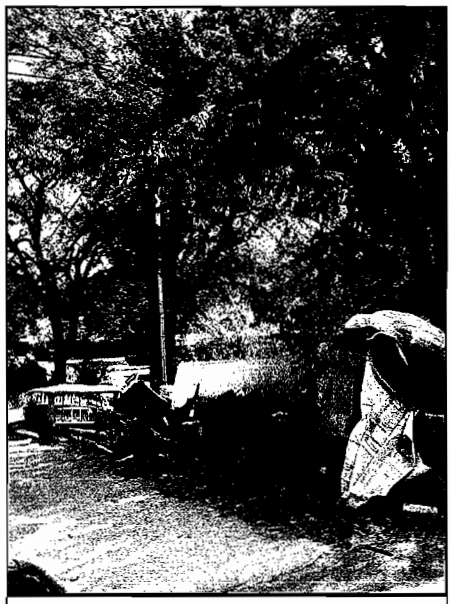
Apartments on Berkman Drive

Halloween decorations on Foundation Community apartments in Windsor Park

Homeowners and renters in the UHWP planning area feel strongly that property managers and multi-family property owners should comply with health and housing codes. Currently there are many rental structures in the

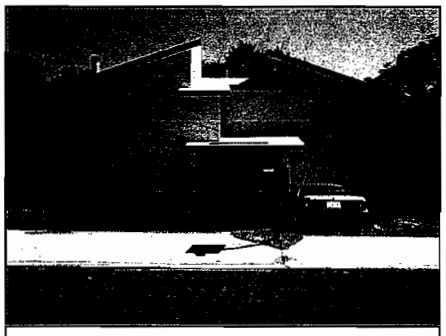
area that need attention. In addition, crime is common in many apartment complexes in the area.

Some residents also have concerns about assisted living facilities (also known as "group homes") located in the planning area. An assisted living facility can house the elderly or a people with a mental or physical disability that need daily assistance. Issues including management practices, code compliance, and the public behavior of residents at assisted living facilities were discussed during the UHWP planning process. This chapter includes recommendations and basic information to help address these issues.



Call 3-1-1 to report illegal dumping

Belmoor Drive's apartment complex is being redeveloped and will soon house families



Duplex in UHWP planning area

AFFORDABLE HOUSING

The City of Austin's Neighborhood Housing and Community Development (NHCD) Department assesses how each new ordinance proposed within the City of Austin will affect housing affordability opportunities in the City. NHCD reviews the University Hills/ Windsor Park neighborhood plan and will write an Affordability Impact Statement for the plan, based on land use, zoning, and housing recommendations. At a neighborhood planning meeting on January 10, 2006, NHCD staff explained which aspects of the plan will affect opportunities for affordable housing in the planning area. Each of these items is listed below, and is followed with a description of how the UHWP plan addresses each item. Relevant recommendations are included where appropriate.

OPPORTUNITIES FOR AFFORDABLE HOUSING

1. **Are there deed restrictions and/or subdivision plat restrictions that affect affordability in UHWP?** The deed restrictions for all subdivisions within the University Hills planning area prohibit the construction of more than one residential unit on all residential properties. It is the policy of the Neighborhood Planning and Zoning Department that infill option recommendations do not contradict existing deed restrictions. The Secondary Apartment Special Use Infill Option, which can provide affordable rental housing, was not adopted for University Hills. For more information about the Special Use Infill Options adopted with the UHWP Plan, please see Page 54.

2. **How many completed and pending S.M.A.R.T. Housing projects are located within the UHWP planning area?** At the time of the writing of this plan, NHCD data showed two S.M.A.R.T. housing projects within the UHWP planning area. The Primrose Senior

AFFORDABLE HOUSING AND SUPPORT FOR LOW-INCOME FAMILIES IN THE UHWP PLANNING AREA

Heart House (www.hearthouse.org) is a not for profit organization that offers free afterschool programming to low-income youth. It is located within the Trails at Vintage Creek apartment complex (7224 Northeast Drive), which is a complex run by Foundation Communities (www.foundcom.org). Foundation Communities offers affordable housing and training to support low-income families.

Heart House children at the Learning Center. Photo courtesy of Heart House.

Apartments is a multifamily development of approximately 176 units located at 1022 Clayton Lane. It was certified in 2001. At the time of writing this plan, Habitat for Humanity Devonshire Subdivision plans were being reviewed by the City of Austin's Watershed Protection & Development Review Department. These 42 single family homes will be located at 2410 Devonshire.

3. **How has the UHWP plan affected the amount of developable land within the planning area that would allow affordable units?** Vacant and rural land located outside of the FEMA floodplain and without a slope gradient that would prohibit construction is considered "developable" land. The chart below shows the number of vacant sites that are proposed to be rezoned to allow for residential uses.

Developable Lots: Vacant land outside of the FEMA flood plain without slope gradients that would prohibit construction.		
Total developable lots in the planning area	**Total non-residential developable lots in the planning area**	**Total non-residential lots recommended to be rezoned to residential**
125	38	10

Additionally, there are currently 237 non-residentially-zoned lots in the University Hills/ Windsor Park planning area. Of those, nearly 75% are recommended to be rezoned to allow for residential units (through the Mixed Use Combining District or because they fall within the Vertical Mixed Use Overlay along a Core Transit or Future Core Transit Corridor). As a result, the plan significantly increases the opportunities for affordable housing in the planning area, especially since most new Vertical Mixed Use buildings are required to provide some affordable units.

4. **How many residential lots are less than 7,000 square feet? If there is a significant number, has the Secondary Apartment Special Use Infill Option been approved?** Under the City's Land Development Code, any property owner with SF-3, SF-5 through MF-2 base zoning may construct a secondary apartment on lots 7,000 square feet or larger. However, if the Secondary Apartment Special Use Infill Option is adopted, all property owners in single family zoning districts (including SF-1 and SF-2) with lots over 5,750 square feet may build a secondary apartment. Secondary apartments are smaller structures that can provide affordable rental units.

There are a total of 4,534 residential lots in the entire UHWP planning area. Just under five percent (222) of those lots are less than 7,000 square feet, and the majority are located in Windsor Park. The Secondary Apartment Infill Option was adopted for the Windsor Park planning area, but it was not adopted in University Hills. (See the corresponding map in the Land Use and Development Chapter on Page 54).

5. **Has the UHWP Neighborhood Plan recommended the multifamily affordability incen-**

tives as adopted in the Hyde Park NCCD and recommended in the East Riverside/ Oltorf Neighborhood Plan?

One of the UHWP Neighborhood Plan goals (p. 11) is to encourage a diversity of housing options within the planning area. One method of achieving this goal is to enact policies that maintain affordable units as housing costs rise. The following objective and recommendation supports this goal:

Objective: Preserve existing affordable housing and provide affordable rental housing opportunities through the redevelopment of existing multi-family structures within the UHWP planning area.

Recommendation:

- The University Hills and Windsor Park Contact Teams should consider supporting the adoption of redevelopment tools that encourage provisions for affordable housing in the planning area.

Allow existing multi-family development not located in the 100 year floodplain to be rebuilt at the same height in stories, number of units, and building footprint provided that they meet S.M.A.R.T. Housing technical standards for accessibility, Green Building and Transit-oriented design; and meet the sprinkler requirements of the 2003 International Building Code if at least 10% of the units are "reasonably priced" (i.e. rent to households at or below 80% Median Family Income who spend no more than 30% of their gross income on rent and utilities) and the affordable housing program applies for 15 years from the date of the initial occupancy of a reasonably priced dwelling unit. In addition, the following development standards are required:

- Height may be no greater than existing height on June 1, 2006.
- Balconies, entrances, patios, open walkways and open stairways are not permitted within 20' of any single-family use.
- All trash receptacles must have a permanent location in the rear of the property of if no alley is available they must be on the property in an enclosure.
- Fencing is required between any parking facility and any single-family residence.
- Lighting may be no higher than 15 feet and should be screened from adjacent residences.

Note: Applicants who meet these conditions during redevelopment of multi-family structures would not be required to meet compatibility standards or increase parking or site detention.

6. What recommendations have been made regarding apartment buildings on existing commercially zoned sites?

Prior to Jan 1, 1985, the City of Austin's zoning districts were cumulative; less "intense" land uses were allowed in more intense zoning districts. For example, residential uses are considered less intense than commercial uses, and they were allowed in commercial base zoning districts. As a result, there are now many apartment buildings (a multifamily use) built on land zoned for commercial uses.

The City's current Land Development Code does not allow the construction of structures intended for residential uses (single family and multi-family) in commercial zoning districts, unless a Mixed Use Combining District is added to that property. For most commercially-zoned property currently used for apartment complexes in Windsor Park, the UHWP plan maintains the commercial base zoning district, but adds the Mixed Use Combining District to bring the existing use (apartments) into conformance with the current zoning code. A conditional overlay is proposed on these sites to require at least 50% of the building square footage to remain in residential use if the site is redeveloped. Two apartment complexes in University Hills with commercial base zoning were proposed to be rezoned to multi-family. Additional information regarding zoning recommendations in the UHWP Neighborhood Plan is located in the Land Use & Development chapter.

7. Does the UHWP Plan recommend any development incentives such as density bonuses in exchange for the provision of affordable units?

Some UHWP stakeholders have expressed their preliminary support for a density bonus program that would allow incentives and additional units in exchange for the provision of affordable units.

Objective: Support increased opportunities for affordable housing in the planning area.

Recommendation:

- Neighborhood Housing Department staff should coordinate with the University Hills and Windsor Park Contact Teams to discuss policies that could offer development density in exchange for the provision of affordable units.

In addition to the recommendation above, a new City-wide Design and Mixed Use ordinance will help encourage the construction of affordable units within the planning area. This ordinance, adopted on August 31, 2006, applies a Vertical Mixed Use (VMU) zoning overlay to many office and commercially zoned properties along major roadways, including the major corridors within the UHWP planning area. VMU buildings could potentially increase the number of affordable units in the planning area because a minimum percentage of affordable units is required in a

new VMU development. This affordability component is required in exchange for reductions in "dimensional standards" (such as setbacks), parking, and other requirements.

HOUSING CONDITIONS

Apartment complexes and other older rental housing in the planning area offer affordable housing options for middle and low income residents. The recommendations below aim to ensure existing affordable units are safe, well-maintained, and that all residents are treated with respect.

Implementation Note:
The following plan recommendations are directed primarily at the University Hills and Windsor Park Contact Teams, neighborhood associations, and planning area residents.

CODE ENFORCEMENT & PROPERTY MANAGEMENT

Objective: Address problems with property management and code enforcement at apartment complexes, rental properties, and select commercial properties and shopping centers in the planning area.

- Coordinate with the City's Code Enforcement staff to plan for more regular inspections of apartment complexes. In addition, all UHWP residents should be able to recognize substandard housing and should report violations to the City of Austin.
- Arrange a roundtable meeting including renters, neighborhood homeowners, City of Austin Code Enforcement officers, property managers, and the Austin Tenants Council to share information and discuss options for addressing these problems.
- Affected neighborhood association members should discuss using 'Volunteer Policing' to enforce codes.

APARTMENTS/RENTALS IN SUBSTANDARD CONDITION

Landlords are obligated to maintain their rentals to the minimum standards set by the Uniform Housing Code and the Dangerous Building Code. (See additional information in the Appendix.) Examples of violations include heating problems, plumbing problems, electrical problems, lack of weather protection and structural hazards.

REPORT SUBSTANDARD HOUSING TO THE CITY OF AUSTIN

Code Violations: Dial 311 for 24 hour response, all week.
Code Violations: (Mon-Fri., 7 a.m. – 6 p.m.) 494-9400
Code Violations: Go to this website to email a complaint: http://www.ci.austin.tx.us/sws/sws_info.cfm
See also www.austinrecycles.com/code.htm

PROPERTY MANAGEMENT ABUSES INVOLVING NEW IMMIGRANTS IN THE UHWP PLANNING AREA

As part of the planning process, UHWP planners met with Spanish-speaking parents at planning meetings held at Blanton and Harris Elementary Schools. Through these meetings, and subsequent field work, planners heard concerns about alleged abuse of tenants' rights by local property managers. According to renters, managers threaten to call U.S. Immigration and Customs Enforcement officials to check residency paperwork when tenants request repairs or have disagreements with managers. In some cases, residents stated that apartment complex managers would not address rodent and roach infestations. In other accounts, residents have reported that falling bathroom tiling, broken windows and door locks, and other maintenance needs are not made in a timely manner, if they are made at all. Some tenants reported gas leaks, and others described being asked to pay for plumbing repairs for units other than their own.

The majority of these meeting participants did not have formal educations and had very limited reading skills, which makes negotiations with property managers, Austin Police Department, code enforcement officials and others more difficult. Distrust of government officials and fear of deportation further dissuades these residents from reporting the alleged abuses occurring in their residences.

Despite concerns, some residents of area apartment complexes would like to establish tenants' associations and conduct meetings to address housing and property management issues.

Other tenants stated they must choose to move away when the surroundings become unbearable, and that the high cost of a move is worth the improved living conditions.

Apartment complexes often advertise changes in management and rent specials to entice new tenants. As quickly as new vacancies are created, they are filled by people looking for inexpensive housing despite the conditions.

The Austin Tenants Council provides tenants with a counseling hotline and detailed information on their rights. **Find out more at http://www.housing-rights.org/ or 512-474-1961.**

- Forward any fines collected from housing or health code violations back to the City's code enforcement program to enhance services. Allocate additional general funding to improve code enforcement.

Objective: Educate renters on tenants' rights and health and housing codes to help prevent abuses .

- Invite the Austin Tenants Council to hold bilingual informational meetings in apartment complexes and local schools on tenants' rights and housing codes.

Assisted Living Facilities ("Group Homes") in the UHWP Planning Area

Early in the planning process it became apparent that many residents were very concerned about the number of 'group homes' located in the planning area and the behavior of some of their residents. Group homes, also known as "assisted living facilities", house people with mental or physical disabilities who require assistance with daily needs. To help address neighbors' concerns with these facilities and their residents, UHWP planners organized a special meeting.

State regulatory and support service agency representatives were invited to a UHWP planning meeting to answer questions and clarify information on this topic. Representatives from the following agencies attended: the Department of State Health Services Mental Health and Substance Abuse Division, the Texas Department of Aging and Disability Services (DADS) Regulatory Services Division, and the Department of State Health Services Council on Sex Offender Treatment.

Plan stakeholders in attendance explained their main area of concern: they are concerned about aggressive behavior of some residents and they do not know who to call to report incidents. Stakeholders also expressed that managers of several facilities are uncooperative with neighbors, and they believe that some facilities are not managed legally or in a sound manner that respects the needs of their clients and neighbors. Plan stakeholders feel that there is a disproportionate number of assisted living facilities in the planning area and they suggest that regulatory agencies should consider the proximity of other similar facilities when issuing operational licenses. Detailed information gathered from this meeting is included in the Appendix. Recommendations derived from planning discussions are listed below; most require coordination from the University Hills and Windsor Park Contact Teams. Important contact numbers are listed in the call-out box on the following page.

Objective: Address problems related to assisted living facilities located within residential neighborhoods.

Recommendation:

- Before a permit is issued for the operation of an assisted living facility, consider the number of other similar facilities in the immediate area to avoid a concentration of similar facilities.
- The UHWP Plan Contact Team, neighborhood association representatives, and/or neighborhood residents should collaborate with the DADS Regulatory Services Division and facility managers to enforce proper management of facilities. They should report suspected mistreatment of residents and code violations immediately. (PRIORITY ACTION ITEM)
- UHWP residents should call City Code Enforcement (see sidebar) to report possible code violations.
- A local person should answer DADS and Mental and Substance Abuse Division hotlines to ensure rapid response to all reported incidents.
- Recommend funding a City of Austin staff position to coordinate and follow-up on complaints associated with assisted living facilities and their residents in Austin.

HELPFUL PHONE NUMBERS

- Call the Texas Department of Aging and Disability Services (DADS) at 1-800-252-9240 if you suspect a home operating as an assisted living facility is not licensed.
- Call the state Mental Health & Mental Retardation (MHMR) office at 512-447-4141 to report public behavior problems of an assisted living facility resident.
- If you suspect exploitation, financial or physical mistreatment of a resident of an assisted living facility, call the Department of Family and Protective Services (Adult Protective Services) 1-800-252-5400. You may also call a Long-Term Care (LTC) Ombudsman if you have concerns about the care of a resident of an assisted living or nursing home is receiving, 1-800-252-2412.
- For more information on sex offenders contact CSOT- Department of State Health Services: Phone: 512-834-4530. http://www.dshs.state.tx.us/scot/default.shtm

ALWAYS CALL 911 IF YOU WITNESS ILLEGAL OR DANGEROUS ACTIVITY.

SEE *APPENDIX F* FOR MORE INFORMATION ABOUT ASSISTED LIVING FACILITIES