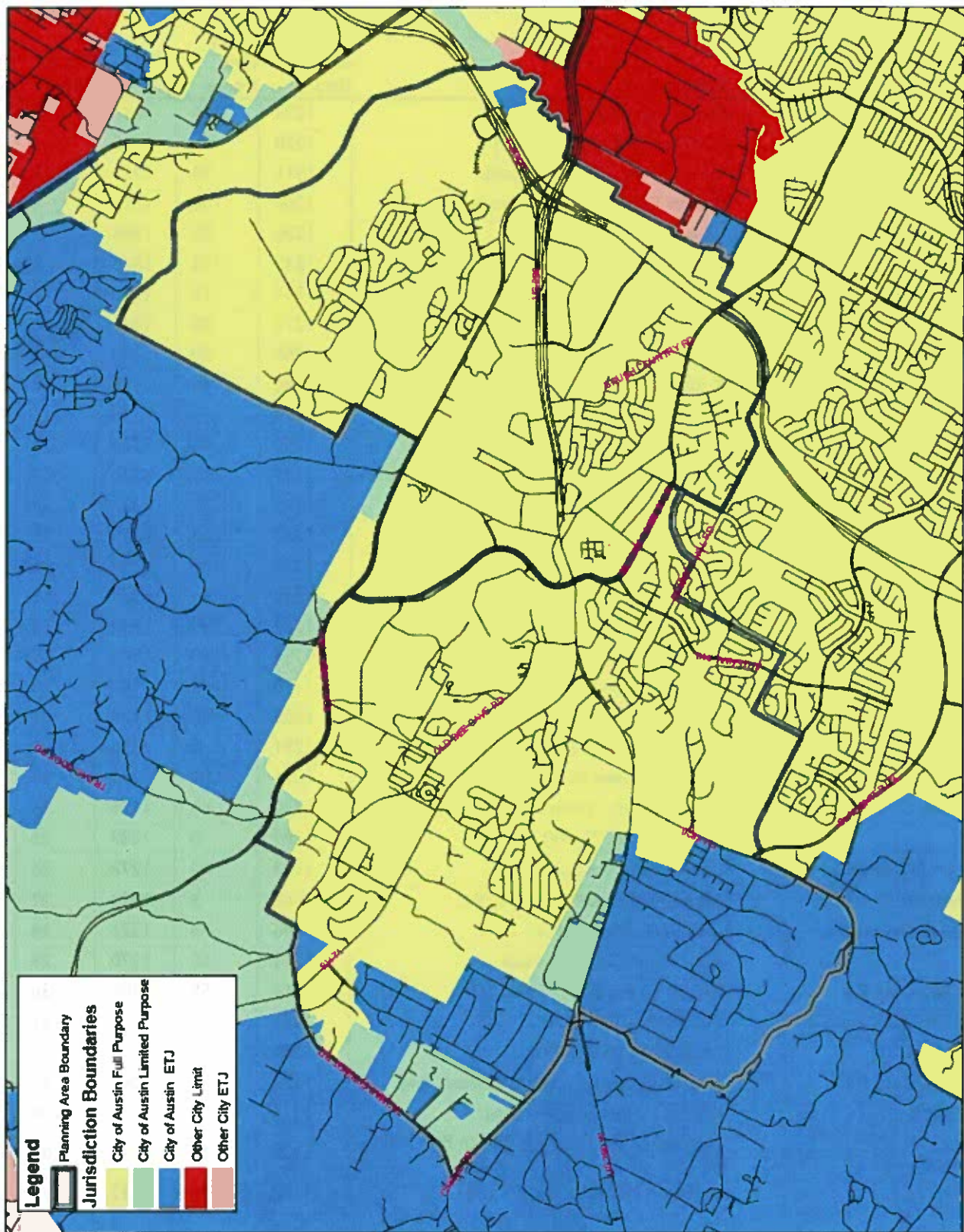


## Appendix A — Plan Overview



## Appendix B — Public Utilities

### 2025 AMATP Environmental Suitability Matrix

Roadway	Segment	Environ- mental Score	Land Use Score	Total Score	Rank- Total	Percent of Total
Lake Austin Blvd.	Enfield Rd. - Red Bud Tr.	1294	155	1449	1	82.81%
Lamar Blvd./Loop 275	Manchaca Rd. - US 290 (W)	1320	85	1405	2	80.28%
West Gate Blvd.	Stassney Ln. - Cameron Loop	1311	70	1381	3	78.90%
Barton Springs Rd.	Robert E. Lee Rd. - S. Lamar Blvd.	1266	100	1366	4	78.04%
Braker Ln./Blue Goose Rd.	Jollyville Rd. - US 183 (N)	1330	35	1365	5	78.00%
Spicewood Springs Rd.	Loop 360 - Neeley Dr.	1230	135	1365	6	77.97%
US 290 W	West Gate Blvd. - Loop 360	1344	15	1359	7	77.63%
Lamar Blvd./Loop 275	Barton Springs Rd. - Manchaca Rd.	1271	80	1351	8	77.19%
West Gate Blvd.	US 290 (W) - Stassney Ln.	1268	80	1348	9	77.03%
US 183	Braker Ln. - Loop 1	1296	40	1336	10	76.36%
West Gate Blvd.	Cameron Loop - Slaughter Ln.	1324	10	1334	11	76.25%
FM 2769	Spicewood Pkwy. - US 183 (N)	1288	40	1328	12	75.88%
Brush Country Rd./Latta Dr.	Monterrey Oaks Blvd. - William Cannon Dr.	1199	125	1324	13	75.63%
US 183	RM 620 - Travis County Line	1297	25	1322	14	75.55%
US 290 W	SH 71 (W) - William Cannon Dr	1260	55	1315	15	75.12%
US 290 (W)	Study Boundary (W) - Fitzhugh Rd.	1212	100	1312	16	74.96%
Loop 360	FM 2244 - Westlake Dr.	1244	65	1309	17	74.80%
RM 2244/ Bee Cave Rd.	Cuernavaca Dr. - Crystal Creek Dr.	1224	85	1309	18	74.78%
US 290 W	Loop 1 - West Gate Blvd.	1196	110	1306	19	74.65%
Barton Springs Rd.	Loop 1 - Robert E. Lee Rd.	1196	105	1301	20	74.34%
FM 2769	RM 620 - Spicewood Pkwy.	1255	45	1300	21	74.30%
US 183	Travis County Line- Braker	1291	5	1296	22	74.04%
Loop 360	FM 2222 - Lake Austin	1215	80	1295	23	74.02%
RM 2244/ Bee Cave Rd.	Westlake Dr. - Loop 1	1230	65	1295	24	73.99%
US 290 W	FM 1826 - SH 71 (W)	1289	0	1289	25	73.64%
Westlake Dr./West Lake High Dr.	Camp Craft - Loop 360	1213	65	1278	26	73.03%
Quinlan Park Rd. *	Selma Hughes Rd. - Lakeline Pk.	1269	5	1274	27	72.79%
RM 2244/ Bee Cave Rd.	Loop 360- Westlake Dr.	1196	75	1271	28	72.63%
FM 967	Ruby Ranch Rd. - FM 1626	1215	55	1270	29	72.57%
RM 2244/ Bee Cave Rd.	Barton Creek Blvd. - Loop 360	1211	55	1266	30	72.36%
Brush Country Rd./Latta Dr.	Alta Loma - Davis Ln.	1261	5	1266	31	72.33%
West Gate Blvd.	Loop 360 - US 290 (W)	1134	115	1249	32	71.36%
RM 2244/ Bee Cave Rd.	Crystal Creek Dr. - Barton Creek Blvd.	1179	70	1249	33	71.35%
Lohman Ford Rd.	FM 1431 - Sylvester Ford Rd.	1218	30	1248	34	71.32%
FM 2769	Cypress Creek Rd. (Dies Ranch Rd.) - RM 620	1232	15	1247	35	71.26%
RM 620	Anderson Mill Rd. - US 183 (N)	1222	20	1242	36	70.99%

## Appendix B — Public Utilities

### 2025 AMATP Environmental Suitability Matrix (continued)

Roadway	Segment	Environ- mental Score	Land Use Score	Total Score	Rank- Total	Percent of Total
FM 1826/Camp Ben McCullough Rd.	SH 45 (S) - Study Boundary (SW)	1157	85	1242	37	70.98%
Riverplace Blvd.*	Four Points Dr. - RM 2222	1225	15	1240	38	70.88%
FM 1826/Camp Ben McCullough Rd.	US 290 (W) - Slaughter Ln.	1223	15	1238	39	70.73%
Brodie Ln.	Slaughter Ln. - Squirrel Hollow	1177	60	1237	40	70.66%
RM 2222/Koenig Lane/Allandale Rd	Riverplace Blvd. - Tumbleweed	1240	-10	1230	41	70.27%
Anderson Mill Rd.	FM 1431 - Lime Creek Rd.	1202	25	1227	42	70.13%
Lohman Ford Rd.	Sylvester Ford Rd. - Lake Travis	1186	30	1216	43	69.50%
Beckett Rd.	Davis Ln. - Slaughter Ln.	1201	15	1216	44	69.46%
RM 2222/Koenig Lane/Allandale Rd	RM 620 - Riverplace Blvd.	1176	30	1206	45	68.90%
McNeil Rd./Spicewood Springs	Yaupon Dr. - US 183 (N)	1201	0	1201	46	68.64%
Westlake Dr./West Lake High Dr.	FM 2244 - Camp Craft	1136	65	1201	47	68.62%
Brodie Ln.	Squirrel Hollow - Frate Barker Rd.	1078	120	1198	48	68.48%
City Park Rd.	Emma Long Metropolitan Park - RM 2222	1095	90	1185	49	67.70%
FM 3238/Hamilton Pool Rd.	FM 12 - Cueva Dr	1129	55	1184	50	67.65%
Quinlan Park Rd. *	RM 620 - Selma Hughes Rd.	1153	25	1178	51	67.29%
William Cannon Dr./North Bluff Dr.	Brodie Ln. - Manchaca Rd.	1104	60	1164	52	66.54%
Thomas Springs Rd./Old Bee Cave Rd./Travis Cook Rd.	Southwest Pkwy. - Circle Dr.	1171	-10	1161	53	66.37%
Neil Rd./Spicewood Springs	Old Lampassas Tr. - Yaupon Dr.	1153	5	1158	54	66.15%
Loop 360	Lake Austin - FM 2244	1042	110	1152	55	65.84%
Fitzhugh Rd.	US 290 W - Travis County Line	1106	25	1131	56	64.65%
Beckett Rd.	Kiva Dr. - Davis Ln.	1104	25	1129	57	64.54%
Escarpment Blvd.	Davis Ln. - SH 45 (S)	1084	40	1124	58	64.22%
RM 2222/Koenig Lane/Allandale Rd	Tumbleweed - Jester Blvd.	1082	35	1117	59	63.85%
Brush Country Rd./Latta Dr.	William Cannon Dr. - Alta Loma	1110	5	1115	60	63.70%
Frate Barker Rd.	SH 45 (S) - Manchaca Rd.	1118	-20	1098	61	62.73%
FM 1826/Camp Ben McCullough Rd.	Slaughter Ln. - SH 45 (S)	1088	10	1098	62	62.71%
US 290 W	William Cannon Dr. - Loop 1	1043	45	1088	63	62.19%
RM 620	Lohman's Crossing -Quinlan Park Rd.	1065	10	1075	64	61.40%
SH 71 (W)	RM 2244 - US 290 (W)	1021	50	1071	65	61.17%
Davis Ln./Deer Ln./	Slaughter Ln. - Beckett Rd.	1094	-35	1059	66	60.50%
Loop 360	US 183 (N) - FM 2222	987	70	1057	67	60.40%
Loop 360	Westlake Dr. - Walsh Tarlton Ln.	981	50	1031	68	58.90%
Loop 360	Walsh Tarlton Ln. - US 290 (W)	991	35	1026	69	58.64%
Davis Ln./Deer Ln./Dittmar Rd.	Beckett Rd. - Brodie Ln.	1011	10	1021	70	58.37%
RM 620	Quinlan Park Rd. - Anderson Mill Rd.	992	-5	987	71	56.40%
SH 45 (S)	Loop 1 - FM 1626	806	75	881	72	50.33%

To view the Environmental Suitability Matrix Excel spreadsheet, please access the document through this website:  
[http://malford.ci.austin.tx.us/transplan/amatp\\_envanalyzer.htm](http://malford.ci.austin.tx.us/transplan/amatp_envanalyzer.htm)

**Minimum Total 881**

**Maximum Total 1449**

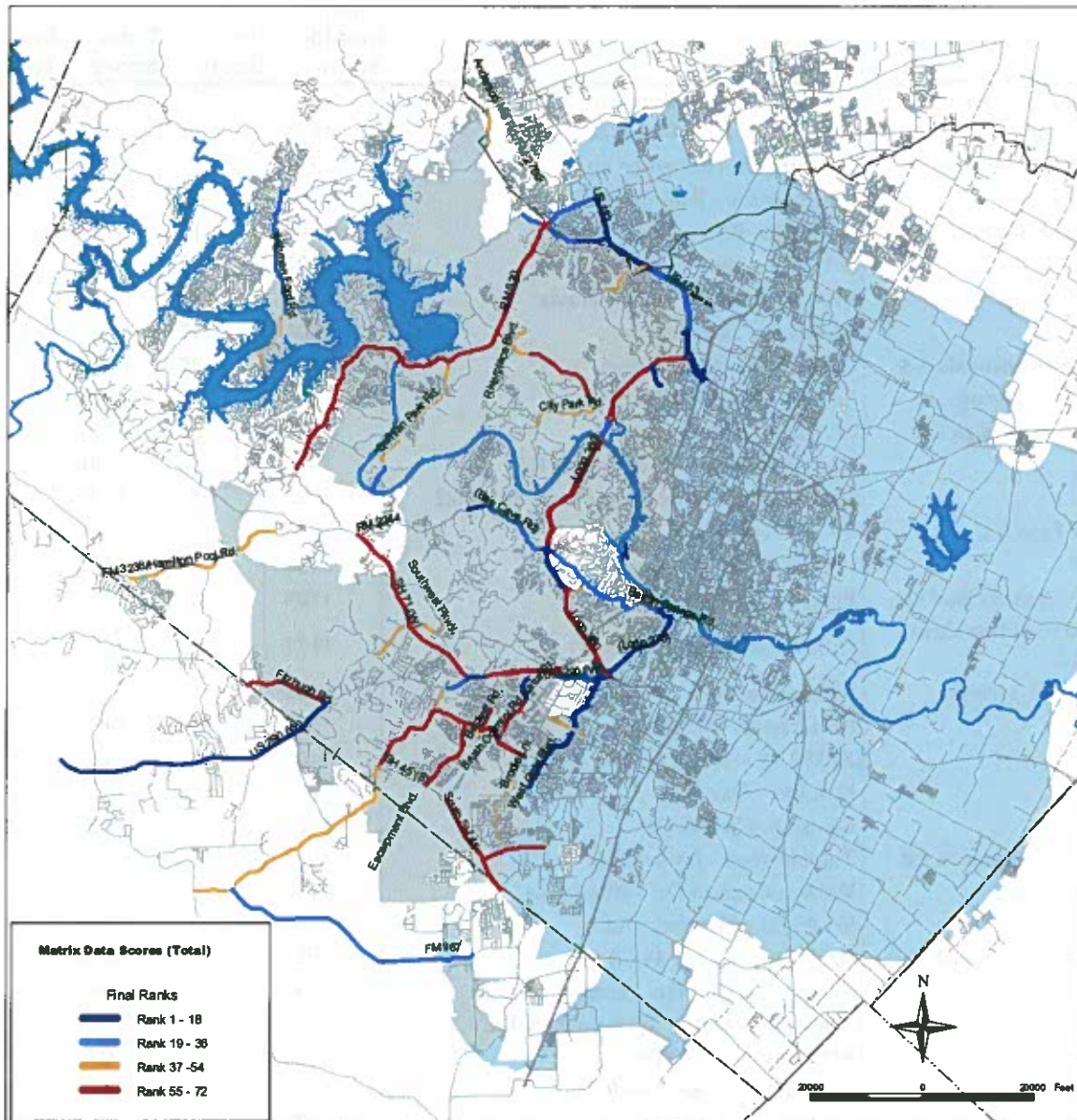
**Average 1224**

**Range 568**

**Total Possible 1750**

## Appendix B — Public Utilities

### 2025 AMATP Environmental Suitability Matrix Map



#### AMATP Environmental Suitability Analysis: Matrix Scores (Quartile Rank)

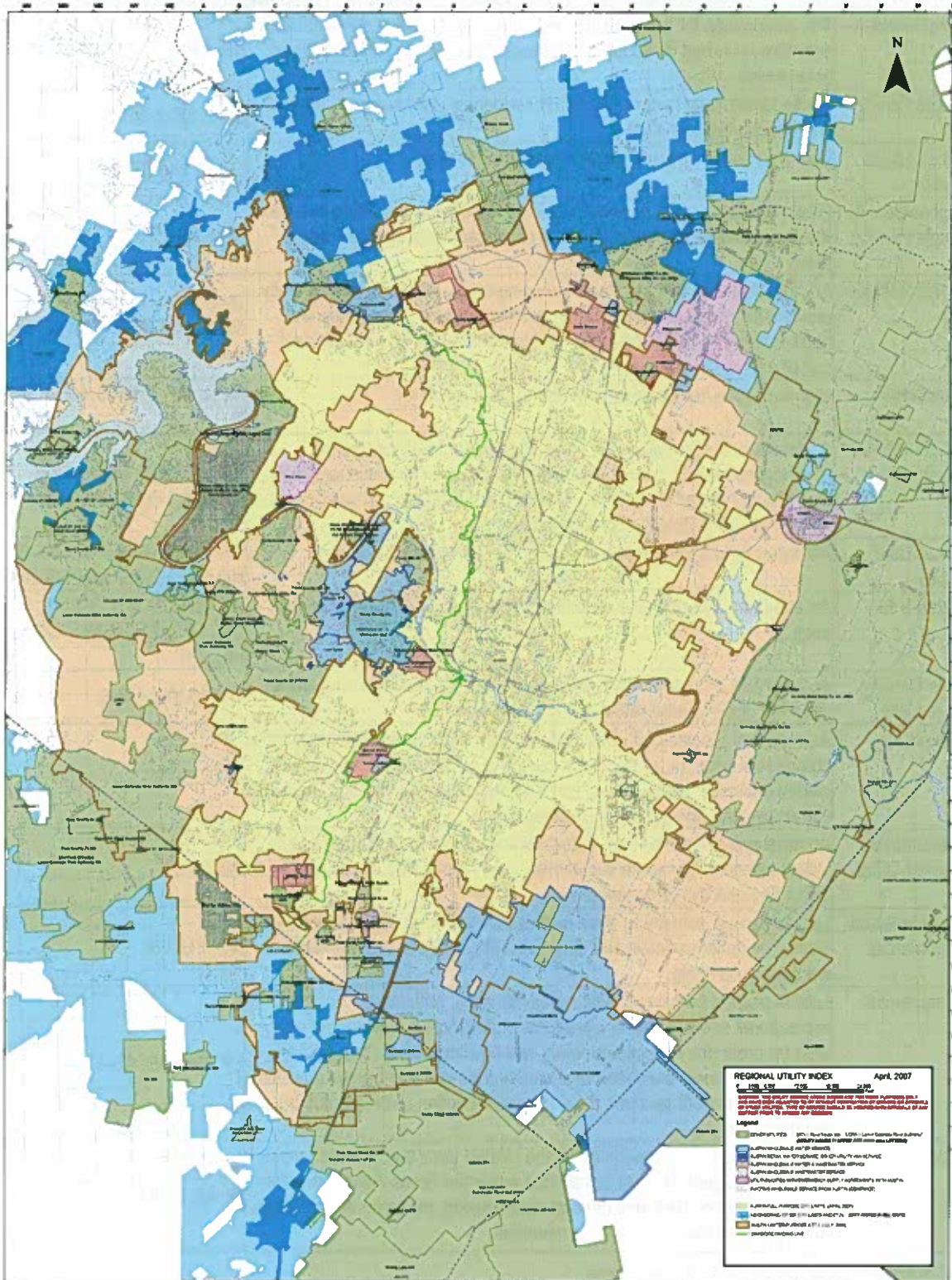
Produced by City of Austin  
Transportation Planning and Sustainability Department  
Long-Range Land Use and Transportation Planning  
July 11, 2002

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.

## Appendix B — Public Utilities

### Regional Utility Index Map

The Regional Utility Index map below was produced by the Austin Water Utility.



## Appendix C — Land Use & Development

### Standard Land Uses and Colors

	Land Use	Definition	Typical Zoning	Color
Residential	Rural Residential	The designation for low-density residential areas that are not suitable or desirable for urban development, generally at densities of one unit per acre or less.	RR, LA	Pale Yellow
	Single Family	Single family detached, or two family residential uses at typical urban and/or suburban densities.	SF-1, SF-2, SF-3	Yellow
	Urban Single Family	Definition and Purpose Statement are under review	SF-4A and SF-4B	TBD
	Higher-Density Single Family	Single-family housing, generally up to 15 units per acre, which includes townhouses and condominiums as well as traditional small-lot single family.	SF-5 and SF-6	Goldenrod
	Mixed Residential	An area with a variety of different housing types, including single-family residential, townhouses, duplexes, apartments, and limited neighborhood-serving retail. Single-family residential should comprise at least half of a mixed residential area.	SF-3, SF-4, SF-5, SF-6, MF-1, MF-2, MF-3, MF-4, MF-5, MF-6	Salmon
	Multifamily	Higher-density housing with 3 or more units on one lot.	MF-1, MF-2, MF-3, MF-4, MF-5	Orange
Mixed Use	Neighborhood Mixed Use	An area that is appropriate for a mix of neighborhood commercial (small-scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market at a neighborhood scale) and small to medium-density residential uses.	SF-1 to SF-6, MF-1, MF-2, NO-MU, LO-MU, LR-MU	Brown w/ White Stipple
	Mixed Use/ Office	An area that is appropriate for a mix of residential and office uses.	SF-1 to SF-6; MF-1 to MF-5, NO-MU, LO-MU and GO-MU	Reddish Brown
	Mixed Use	An area that is appropriate for a mix of residential and non-residential uses.	NO-MU, LO-MU, GO-MU, LR-MU, GR-MU, CS-MU, CS1-MU, CH	Brown
	High Density Mixed Use	An area that is appropriate for a mix of residential and non-residential uses with floor-to-area ratios of 3.0 or higher.	DMU, CBD, MF-6	Dark Brown
Commercial/ Industrial	Office	An area that provides for office uses as a transition from residential to commercial uses, or for large planned office areas. Permitted uses included business, professional, and financial offices as well as offices for individuals and non-profit organizations.	NO, LO, GO	Pink
	Warehouse/ Limited Office	An area appropriate for semi industrial uses that do not require highly visible locations, generate substantial volumes of traffic, or adversely affect any nearby residential areas.	W/LO, LO	Magenta
	Neighborhood Commercial	Lots or parcels containing small-scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market at a neighborhood scale.	NO, LO, LR	Red w/ White Stipple
	Commercial	Lots or parcels containing retail sales, services, hotel/motels and all recreational services that are predominantly privately owned and operated for profit (for example, theaters and bowling alleys). Included are private institutional uses (convalescent homes and rest homes in which medical or surgical services are not a main function of the institution), but not hospitals.	LR, GR, CS, CS-1, CH	Red
	Industry	Areas reserved for manufacturing and related uses that provide employment but are generally not compatible with other areas with lower intensity use. Industry includes general warehousing, research and development, and storage of hazardous materials.	IP, MI, LI, R&D	Purple

Chart continues on the next page.

## Appendix C — Land Use & Development

### Standard Land Uses and Colors (continued)

Civic/ Open Space	Environmental Conservation	Areas intended to be protected from development, including areas in the Drinking Water Protection zone, locations of critical environmental features, and areas where public services or facilities are not available.	P, DR, RR	Blue-Green
	Recreation & Open Space	This category allows large public parks and recreation areas such as public and private golf courses, trails and easements, drainage-ways and detention basins, and any other public usage of large areas on permanent open land.	Varies	Pale Green
	Civic	Any site for public or semi-public facilities, including governmental offices, police and fire facilities, hospitals, and public and private schools. Includes major religious facilities and other religious activities that are of a different type and scale than surrounding uses.	Varies (Typically P for gov't facilities)	Blue
	Utilities	Land used or dedicated for public and private utilities, including pipelines, utility lines, water and wastewater facilities, substations, and telephone.	P	Dark Grey
Special Pur- pose	Agriculture	Rural areas used for agricultural purposes, including productive agricultural lands to be preserved for future farming or ranching activities.	AG	Dark Green
	Major Impact Facilities	Facilities that serve community and regional need but have significant impacts on the surrounding area that require special location and compatibility considerations. Major Impact Facilities include airports, stadiums, landfills, resource extraction, and correctional facilities.	P, AV	Dark Purple
	Major Planned Developments	Master-planned developments for large multi-acre tracts that incorporate a wide variety of land uses that may include, but are not limited to, single family and multifamily residential, commercial, and clean industrial.	PUD, PDA	Lavender
	Mobile Homes	Areas reserved for mobile home residence parks and mobile home subdivisions.	MH	Beige
	Transit Ori- ented Develop- ment (TOD)	The functional integration of land use and transit via the creation of compact, walkable, mixed-use communities within walking distance of a transit stop or station. A TOD brings together people, jobs, and services and is designed in a way that makes it efficient, safe, and convenient to travel on foot or by bicycle, transit, or car.	TOD	To Be Determined
	Transporta- tion	Areas dedicated to vehicle, air, or rail transportation. These include existing and platted streets, planned and dedicated rights-of-way, and rail and rail facilities.	ROW	Grey
	Water	Any public waters, including lakes, rivers, and creeks.	--	Light Blue
<p><b>*NOTE:</b> All land use "groupings" except Special Purpose are cumulative. A land use from a less intense land use category may be permitted in a more intense category.</p>				

Example of Restrictive Covenant for “Grow Green” landscaping

**EXHIBIT C**  
**Grow Green Native and Adapted Landscape Plants**

**Trees**

Ash, Texas *Fraxinus texensis*  
Arizona Cypress *Cupressus arizonica*  
Big Tooth Maple *Acer grandidentatum*  
Cypress, Bald *Taxodium distichum*  
Cypress, Montezuma *Taxodium mucronatum*  
Elm, Cedar *Ulmus crassifolia*  
Elm, Lacebark *Ulmus parvifolia*  
Honey Mesquite *Prosopis glandulosa*  
Oak, Bur *Quercus macrocarpa*  
Oak, Chinquapin *Quercus muhlenbergii*  
Oak, Southern Live *Quercus virginiana*

Oak, Escarpment Live *Quercus fusiformis*  
Oak, Lacey *Quercus glaucoides*  
Oak, Monterey (Mexican White) *Quercus polymorpha*  
Oak, Shumard *Quercus shumardii*  
Oak, Texas Red *Quercus texana* (*Quercus buckleyi*)  
Pecan *Carya illinoensis*  
Soapberry *Sapindus drummondii*

**Small Trees/Large Shrubs**

Anacacho Orchid Tree *Bauhinia congesta*  
Buckeye, Mexican *Ungnadia speciosa*  
Buckeye, Rec *Aesculus pavia*  
Carolina Buckthorn *Rhamnus caroliniana*  
Cherry Laurel *Prunus caroliniana*  
Crape Myrtle *Lagerstroemia indica*  
Desert Willow *Chilopsis linearis*  
Dogwood, Roughleaf *Cornus drummondii*  
Escarpment Black Cherry *Prunus serotina* var. *eximia*  
Eve's Necklace *Sophora affinis*  
Goldenball Leadtree *Leucaena retusa*  
Holly, Possumhaw *Ilex decidua*  
Holly, Yaupon *Ilex vomitoria*  
Mountain Laurel, Texas *Sophora secundiflora*

Persimmon, Texas *Diospyros texana*  
Pistachio, Texas *Pistacia texana*  
Plum, Mexican *Prunus mexicana*  
Pomegranate *Punica granatum*  
Redbud, Mexican *Cercis canadensis* 'mexicana'  
Redbud, Texas *Cercis canadensis* var. 'texensis'  
Retama Jerusalem Thorn *Parkinsonia aculeata*  
Senna, Flowering *Cassia corymbosa*  
Smoke Tree, American *Cotinus obovatus*  
Sumac, Flameleaf *Rhus lanceolata*  
Viburnum, Rusty Blackhaw *Viburnum rufidulum*  
Viburnum, Sandankwa *Viburnum suspensum*

## Appendix C — Land Use & Development

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### Example of Restrictive Covenant for “Grow Green” landscaping (continued)

#### Shrubs

Abelia, Glossy <i>Abelia grandiflora</i>	Nandina <i>Nandina domestica</i> 'Compacta
Agarita <i>Berberis trifoliata</i>	nana' 'Gulf Stream'
Agave (Century Plant) <i>Agave sp.</i>	Oleander <i>Nerium oleander</i>
American Beautyberry <i>Callicarpa</i>	Palmetto <i>Sabal minor</i>
<i>americana</i>	Prickly Pear <i>Opuntia engelmannii</i> var.
Artemisia <i>Artemisia</i> 'Powis Castle'	<i>lindheimeri</i>
Barbados Cherry <i>Malpighia glabra</i>	Rose, Belinda's Dream <i>Rosa</i> 'Belinda's
Barberry, Japanese <i>Berberis thunbergii</i>	Dream'
'Atropurpurea'	Rose, Lamarne <i>Rosa</i> 'Lamarne'
Basket Grass (Sacahuista) <i>Nolina texana</i>	Rose, Livin' Easy <i>Rosa</i> 'Livin' Easy'
Black Dalea <i>Dalea frutescens</i>	Rose, Marie Pavie <i>Rosa</i> 'Marie Pavie'
Bush Germander <i>Teucrium fruticans</i>	Rose, Martha Gonzales <i>Rosa</i> 'Martha
Butterfly Bush <i>Buddleia davidii</i>	Gonzales'
Butterfly Bush, Woolly <i>Buddleia</i>	Rose, Mutabilis <i>Rosa</i> 'Mutabilis'
<i>marrubifolia</i>	Rose, Nearly Wild <i>Rosa</i> 'Nearly Wild'
Coralberry <i>Symphoricarpos orbiculatus</i>	Rose, Old Blush <i>Rosa</i> 'Old Blush'
Cotoneaster <i>Cotoneaster sp.</i>	Rose, Perle d'or <i>Rosa</i> 'Perle d'or'
Eleagnus <i>Eleagnus pungens</i>	Rock Rose <i>Pavonia lasiopetala</i>
Esperanza/Yellow Bells <i>Tecoma stans</i>	Rosemary <i>Rosmarinus officinalis</i>
Flame Acanthus <i>Anisacanthus</i>	Sage, Mountain <i>Salvia regia</i>
<i>quadrifidus</i> var. <i>wrightii</i>	Sage, Texas (Cenizo) <i>Leucophyllum</i>
Fragrant Mimosa <i>Mimosa borealis</i>	<i>frutescens</i>
Holly, Burford <i>Ilex cornuta</i> 'Burfordii'	Senna, Lindheimer <i>Cassia</i>
Holly, Dwarf Chinese <i>Ilex cornuta</i>	<i>lindheimeriana</i>
'Rotunda nana'	Southern Wax Myrtle <i>Myrica cerifera</i>
Holly, Dwarf Yaupon <i>Ilex vomitoria</i>	Sumac, Evergreen <i>Rhus virens</i>
'Nana'	Sumac, Fragrant (Aromatic) <i>Rhus</i>
Jasmine, Primrose <i>Jasminum mesnyi</i>	<i>aromatica</i>
Kidneywood <i>Eysenhardtia texana</i>	Texas Sotol <i>Dasylirion texanum</i>
Lantana, Native <i>Lantana horrida</i>	Turk's Cap <i>Malvaviscus arboreus</i>
Mistflower, Blue (Blue Boneset)	Yucca, Paleleaf <i>Yucca pallida</i>
<i>Eupatorium coelestinum</i>	Yucca, Red <i>Hesperaloe parviflora</i>
Mistflower, White (Shrubby White	Yucca, softleaf <i>Yucca recurvifolia</i>
Boneset) <i>Ageratina havanense</i>	Yucca, Twistleaf <i>Yucca rupicola</i>
Mock Orange <i>Philadelphus coronarius</i>	

### Example of Restrictive Covenant for “Grow Green” landscaping (continued)

#### Perennials

Black-eyed Susan <i>Rudbeckia hirta</i>	Lantana, Trailing <i>Lantana montevidensis</i>
Bulbine <i>B. frutescens</i> or <i>caulescens</i>	Marigold, Mexican Mint <i>Tagetes lucida</i>
Bush Morning Glory <i>Ipomoea fistulosa</i>	Obedient Plant, Fall <i>Physostegia virginiana</i>
Butterfly Weed <i>Asclepias tuberosa</i>	Oregano, Mexican <i>Poliomintha longiflora</i>
Butterfly Weed 'Mexican' <i>Asclepias curassivica</i>	Penstemon <i>Penstemon</i> sp.
Cast Iron Plant <i>Aspidistra elatior</i>	Phlox, Fragrant <i>Phlox pilosa</i>
Chile Pequin <i>Capsicum annuum</i>	Pink Skullcap <i>Scutellaria suffrutescens</i>
Cigar Plant <i>Cuphea micropetala</i>	Plumbago <i>Plumbago auriculata</i>
Columbine, Red <i>Aquilegia canadensis</i>	Poinciana, Red Bird of Paradise, Pride of Barbados
Columbine, Yellow <i>Aquilegia chrysantha</i> 'Texas Gold'	<i>Caesalpinia pulcherrima</i>
Coreopsis <i>Coreopsis lanceolata</i>	Primrose, Missouri <i>Oenothera macrocarpa</i>
Daisy, Blackfoot <i>Melampodium leucanthum</i>	Purple Coneflower <i>Echinacea purpurea</i>
Daisy, Copper Canyon <i>Tagetes lemmonii</i>	Ruellia <i>Ruellia brittoniana</i>
Damiantia <i>Crysactina mexicana</i>	Sage, Cedar <i>Salvia roemeriana</i>
Fall Aster <i>Aster oblongifolius</i>	Sage, Jerusalem <i>Phlomis fruticosa</i>
Fern, River <i>Thelypteris kunthii</i>	Sage, Majestic <i>Salvia guaranitica</i>
Firebush <i>Hamelia patens</i>	Sage, Mealy Blue <i>Salvia farinacea</i>
Gaura <i>Gaura lindheimeri</i>	Sage, Mexican Bush <i>Salvia leucantha</i>
Gayfeather <i>Liatris mucronata</i>	Sage, Penstemon, Big Red Sage <i>Salvia penstemonoides</i>
Gregg Dalea <i>Dalea greggii</i>	Sage, Russian <i>Perovskia atricplifolia</i>
Hibiscus, Perennial <i>Hibiscus moscheutos</i> , <i>Hibiscus coccineus</i>	Sage, Scarlet or 'Tropical' <i>Salvia coccinea</i>
Honeysuckle, Mexican <i>Justicia spicigera</i>	Salvia, Gregg (Cherry Sage) <i>Salvia greggii</i>
Hymenoxys (Four Nerve Daisy)	Shrimp Plant <i>Justicia brandegeana</i>
<i>Tetaneuris scaposa</i>	Texas Betony <i>Stachys coccinea</i>
Indigo Spires <i>Salvia</i> 'Indigo Spires'	Verbena, Prairie <i>Verbena bipinnatifida</i>
Iris, Bearded <i>Iris albicans</i>	Yarrow <i>Achillea millefolium</i>
Iris, Butterfly/Bicolor (African) <i>Dietes</i> sp.	Zexmenia <i>Wedelia texana</i>
Lamb's Ear <i>Stachys byzantina</i>	
Lantana <i>Lantana x hybrida</i> (many varieties)	

## Appendix C — Land Use & Development

### Example of Restrictive Covenant for “Grow Green” landscaping (continued)

#### Ornamental Grasses

Bluestem, Big *Andropogon gerardii*  
Bluestem, Bushy *Andropogon glomeratus*  
Bluestem, Little *Schizachyrium scoparium*  
Fountain Grass, Dwarf *Pennisetum alopecuroides*  
Indian Grass *Sorghastrum nutans*  
Inland Sea Oats *Chasmanthium latifolium*

Mexican Feathergrass (Wiregrass) *Stipa tenuissima*  
Muhly, Bamboo *Muhlenbergia dumosa*  
Muhly, Big *Muhlenbergia lindheimeri*  
Muhly, Deer *Muhlenbergia rigens*  
Muhly, Gulf *Muhlenbergia capillaris*  
Muhly, Seep *Muhlenbergia reverchonii*  
Sideoats Grama *Bouteloua curtipendula*  
Wild Rye *Elymus canadensis*

#### Vines

Asian Jasmine *Trachelospermum asiaticum*  
Carolina Jessamine *Gelsemium sempervirens*  
Coral Vine *Antigonon leptopus*  
Crossvine *Bignonia capreolata*  
Fig Vine *Ficus pumila*

Honeysuckle, Coral *Lonicera sempervirens*  
Lady Banksia Rose *Rosa banksiae*  
Passion Vine *Passiflora incarnata*  
Trumpet Vine *Campsis radicans*  
Virginia Creeper *Parthenocissus quinquefolia*

#### Groundcover

Aztec Grass *Ophiopogon japonicus*  
Frogfruit *Phyla incisa*  
Horseherb *Calypocarpus vialis*  
Leadwort *Plumbago Ceratostigma plumbaginoides*  
Liriope *Liriope muscari*  
Monkey Grass (Mondo Grass) *Ophiopogon japonicus*  
Oregano *Origanum vulgare*  
Periwinkle, Littleleaf *Vinca minor*  
Pigeonberry *Rivina humilis*

Purple Heart *Secreasea pallida*  
Santolina (Lavender Cotton) *Santolina chamaecyparissus*  
Sedge, Berkeley *Carex tumulicola*  
Sedge, Meadow *Carex perdentata*  
Sedge, Texas *Carex texensis*  
Sedum (Stonedrop) *Sedum nuttallianum*  
Silver Ponyfoot *Dichondra argentea*  
Wooly Stemodia *Stemodia lanata*  
(*Stemodia tomentosa*)

#### Turf Grasses

Bermuda 'Tif 419', 'Sahara', 'Baby', 'Common'  
Buffalo '609', 'Stampede', 'Prairie'  
St. Augustine 'Baby', 'Common', 'Raleigh', 'Delmar'  
Zoysia, Fine Leaf 'Matrella', 'Emerald', 'Zorro'  
Zoysia, Coarse Leaf 'Japonica', 'Jamur', 'El Toro', 'Palis'

Example of Restrictive Covenant for “Grow Green” landscaping  
(continued)

**EXHIBIT D**

**Invasive Species/Problem Plants**

**PLANTS TO AVOID**

**INVASIVES**

(Plants that are non-native to the Central Texas ecosystem and tend to out-compete native species)

**Do Not Plant**

(Travel by seeds, berries, and spores so can be transported long distances. They have already invaded preserves and greenbelts):

- Arizona Ash
- Chinaberry
- Chinese Pistache
- Chinese Tallow
- Chinese Privet
- Elephant Ear
- Holly Fern
- Japanese Honeysuckle
- Ligustrum, Wax Leaf
- Mimosa
- Mulberry, Paper
- Nandina (large, berrying varieties)
- Photinia, Chinese
- Pyracantha
- Tamarisk
- Tree of Heaven

**Do Not Plant Near  
Parks/Preserves/Greenbelts**

(travel by runners, rhizomes, and stems so only invade neighboring areas):

- Bamboo
- English Ivy
- Vinca (Periwinkle)

**PROBLEM TREES AND SHRUBS**

(Typically fast-growing, highly adaptable, but often have weak wood and are short-lived. Most are susceptible to insect and disease problems.)

- Arizona Ash
- Azalea (not adapted to Austin soils)
- Boxelder
- Camellia
- Chinaberry
- Chinese Privet
- Chinese Tallow
- Cottonwood
- Ligustrum
- Lombardy Poplar
- Mimosa
- Mulberry, Paper
- Photinia, Chinese
- Siberian Elm
- Silver Maple
- Sweetgum
- Sycamore
- Tree of Heaven

## Appendix D — Transportation & Infrastructure

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### Street Extension Requests

The following are street extension recommendations collected through various community meetings and stakeholder input. Not all street extensions had clear consensus among stakeholders. Almost all of these recommendations require acquisition of single-family residences, construction in the Critical Water Quality Zones, and crossing Barton Creek tributaries. For these reasons, the City of Austin staff does not recommend inclusion of these street extension recommendations in the Long Range Plans (CAMPO 2030 Mobility Plan and City of Austin Metropolitan Transportation Plan). Hence, these recommendations are in the Appendix of this plan and not in the actual plan body. Please also read more information that would aid in understanding the feasibility of these recommendations in Chapter 7, “Transportation & Infrastructure”.

#### **ST2—Connect FM 1826 to Escarpment through Twilight Mesa**

Constraints: To extend Twilight Mesa eastward could require construction in the 100-year floodplain, possible condemnation of existing homes, and possible loss of parkland. Twilight Mesa is designed as a residential street built to alternative design. It is not recommended as an arterial for inclusion in the AMATP or CAMPO plans.

#### **ST2A— Connect Snowbird to La Concha**

Constraints: To connect the two residential streets would require taking a church property, and residential properties on La Concha Cove. The connection would not add significant positive value to the overall street system.

#### **ST 3—Extend Industrial Oaks to Southwest Parkway**

Constraints: Any connection would traverse a drainage easement set aside for water quality protection. Also, construction in the Critical Water Quality Zone can cause significant negative impacts on the environment over the Recharge Zone.

#### **ST4—Connect Foster Ranch to Patton Ranch**

Constraints: Connection requires taking crossing a Barton Creek tributary and crossing Critical Water Quality Zone.

#### **ST 5—Extend William Cannon north of Southwest Parkway to connect with Vega Ave.**

Constraints: This connection would have to happen where Stratus properties are located north of William Cannon. However, this would require crossing two tributaries of Barton Creek and Critical Water Quality Zone. Local and collector streets would be proposed as part of future development on Stratus properties which will be reviewed by the Travis County and the City in coordination.

#### **ST 6—Extend Oak Forest Lane north to State Hwy 71**

Constraints: Would terminate in the 100-yr flood plain at State Hwy 71. Possible negative impact on RR homes and potential alignment near existing cemetery.

## **Appendix D — Transportation & Infrastructure**

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### **ST 7—Extend Harvest Trail Drive north to State Hwy 71**

Constraints: May pose a ROW hardship due to the narrow lot size. Would terminate in the 100-yr flood plain at State Hwy 71.

### **ST 8—Connect Covered Bridge to Silvermine by extending Nandas Trail to Raccoon Run over large lots southeast of intersection of Covered bridge at SH 71**

Constraints: Proposed extension is located in the WQTZ & CWQZ. It would require a bridge & would terminate in a parking aisle of an MF complex.

### **ST 9—Covered bridge extension to connect Travis Cook Road and Old Bee Cave Road**

Constraints: Extension area has steep slopes and some residential properties where it would impact the Critical Water Quality Zone.

### **ST 10—Connect Covered bridge south to U.S. Hwy 290**

Constraints: Connection would require taking at least 5 existing homes. This extension will create cut-through traffic to impact residential land uses having driveway access along Covered Bridge Drive. This connection would also require taking of at least five existing homes. Covered Bridge Drive was platted as a local street, it would not be cost effective to purchase the right-of-way and homes required to upgrade the roadway to safely accommodate the volume of cut-through traffic.

### **ST 11—Extend Travis Cook South to State Hwy 71.**

Constraints: Would impact commercial property at Travis Cook Road/Old Bee Caves Road and cross steep slopes.

### **ST 12—Extend Wier Hills to Southwest Parkway**

Constraints: Creates intersection at Southwest Parkway & Terravista that is not possible. Status owns 2 tracts that have development agreements on them already.

### **ST 13—Connect Fletcher to Rialto**

Constraints: The extension would cut through an existing MF project. Extension of Rialto cul-de-sac appears to be precluded by Development Agreement w/Stratus.

### **ST 14—Extend Thomas Springs Road south towards U.S. Hwy 290**

Constraints: Currently, a connection between U.S. Hwy 290 and State Hwy 71 exists by using Thomas Springs Road and Circle Drive.

### **ST 15—Connect Mountain Shadows to State Hwy 71**

Constraints: Crosses steep slopes and would require taking at least 6 residences/properties.

### **ST 16—Construct new road from U.S. Hwy 290 to Southwest Parkway**

Constraints: The roadway would partially be within the Water Quality Transition Zone and could involve taking 1 property on U.S. Hwy 290.

## **Appendix D — Transportation & Infrastructure**

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### **ST 17—Extend Convict Hill north of U.S. Hwy 290 connecting to State Hwy 71**

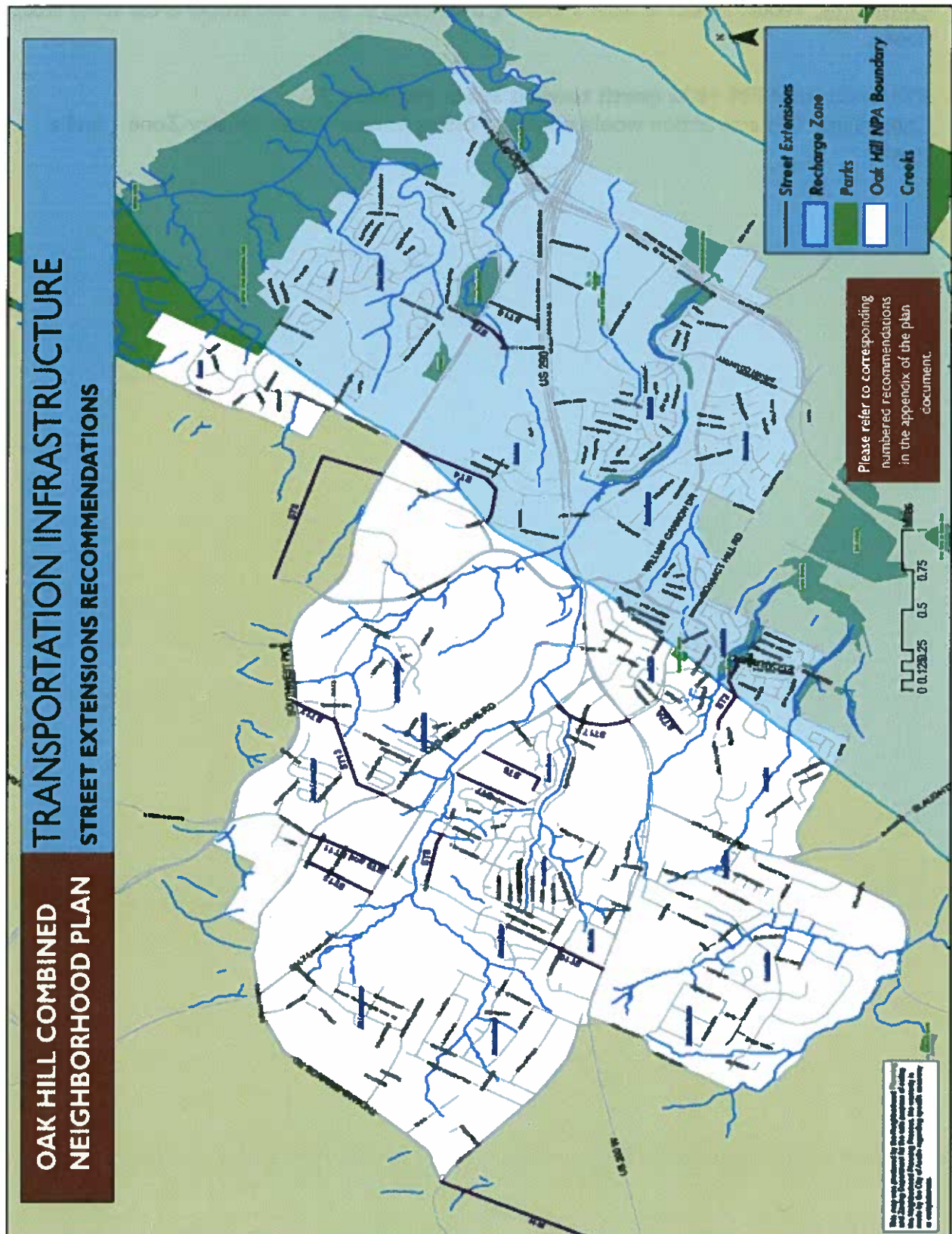
Constraints: Would impact at least 5 existing businesses at the Y and would cross some steep slopes.

### **ST18—Extend FM 1826 north toward State Highway 71.**

Constraints: This connection would require crossing Critical Water Quality Zone and a creek.

## Appendix D — Transportation & Infrastructure

### Map of street extension requests



## Appendix E — Housing

### Median Family Income Chart


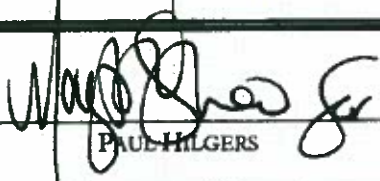
**NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT OFFICE**  
City of Austin  
**HUD Income Limits by Household Size**  
Effective Date: February 13, 2008

*FY 2008 Area Median Family Income  
For Travis County, Texas  
\$69,100  
MSA: Austin – Round Rock, TX.*

Household Size	1	2	3	4	5	6	7	8
30% Median Income (30% of median defined by HUD)	14,950	17,100	19,200	21,350	23,050	24,750	26,450	28,200
40% Median Income*	19,900	22,750	25,600	28,450	30,750	33,000	35,300	37,550
50% Median Income (very low income defined by HUD)	24,900	28,450	32,000	35,550	38,400	41,250	44,100	46,950
60% Median Income*	29,850	34,150	38,400	42,650	46,050	49,500	52,900	56,300
65% Median Income*	32,350	36,950	41,600	46,200	49,900	53,600	57,300	60,500
80% Median Income (low-income defined by HUD)	39,850	45,500	51,200	56,900	61,450	66,000	70,550	75,100
100% Median Income*	48,370	55,280	62,190	69,100	74,628	80,156	85,684	91,212
120% Median Income*	58,030	66,320	74,610	82,900	89,532	96,164	102,796	109,428

\* MFI figures were internally calculated and not defined directly by HUD; to be used for other program purposes only

## Appendix E — Housing

 <p><b>AFFORDABILITY IMPACT STATEMENT</b>  <b>NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT</b>  <b>CITY COUNCIL AGENDA: DATE PENDING CASE NUMBER: CASE NO. PENDING</b></p>	
PROPOSED CODE AMENDMENT:	ADOPTION OF THE OAK HILL NEIGHBORHOOD PLAN AND ASSOCIATED REZONINGS.
IMPACT ON REGULATORY BARRIERS TO HOUSING DEVELOPMENT	<input type="checkbox"/> INCREASE <input type="checkbox"/> DECREASE <input checked="" type="checkbox"/> NO IMPACT
LAND USE / ZONING OPPORTUNITIES FOR AFFORDABLE HOUSING DEVELOPMENT	<input type="checkbox"/> INCREASE <input type="checkbox"/> DECREASE <input checked="" type="checkbox"/> NO IMPACT
IMPACT ON COST OF DEVELOPMENT	<input type="checkbox"/> INCREASE <input type="checkbox"/> DECREASE <input checked="" type="checkbox"/> NO IMPACT
PROPOSED CHANGES IMPACTING HOUSING AFFORDABILITY:	<p>THE NEIGHBORHOOD PLAN:</p> <ul style="list-style-type: none"> <li>○ ACKNOWLEDGES THE CORE VALUES AND THE RECOMMENDATIONS OF THE AFFORDABLE HOUSING INCENTIVES TASK FORCE;</li> <li>○ RECOMMENDS SECURING AND MAINTAINING EXISTING AFFORDABLE UNITS;</li> <li>○ RECOMMENDS HIGHER DENSITY DEVELOPMENTS CLOSER TO MAJOR THOROUGHFARES / EMPLOYMENT CENTERS;</li> <li>○ RECOMMENDS PRESERVING EXISTING MOBILE HOME PARKS IN THE AREA, AN EXISTING AFFORDABLE HOUSING OPTION.</li> </ul>
ALTERNATIVE LANGUAGE TO MAXIMIZE AFFORDABLE HOUSING OPPORTUNITIES:	NONE REQUESTED.
OTHER RECOMMENDATIONS:	<p>FUTURE HOUSING DEVELOPMENT OPPORTUNITIES ARE LIMITED BY THE UNIQUE NATURE OF THE GEOGRAPHY AND ENVIRONMENTAL CONDITIONS OF THE OAK HILL NP AREA. MAXIMUM IMPERVIOUS COVER LIMITS IN THE EDWARDS AQUIFER RECHARGE AND CONTRIBUTING ZONES LIMIT THE AMOUNT OF LAND THAT MAY BE DEVELOPED, AND MAY PRECLUDE THE USE OF DENSITY BONUSES LINKED TO AFFORDABILITY REQUIREMENTS.</p>
DATE PREPARED:	OCTOBER 18, 2007
DIRECTOR'S SIGNATURE:	 PAUL HILGERS

## Appendix F — Design

Meeting participants were asked to prioritize site design and building design guidelines to indicate which guidelines they feel are most important for the Oak Hill community. Participants ranked site design and building design guidelines separately, with a #1 as top priority, #2 for second priority, etc. An X was placed next to guidelines participants felt should be excluded from the plan. Additionally, participants were given the opportunity to indicate appropriate locations for particular guidelines. Below are the results of this exercise.

GUIDELINES	AVERAGE RANK	NUMBER OF X-MARKS*	LOCATIONS
<b>SITE DESIGN GUIDELINES</b>			
Require street plantings at the time of new construction or major redevelopment	2.8	0	
Provide open space and/or pedestrian amenities for developments of one acre or more	2.8	1	Town Center; TOD; Freescale Site & William Cannon; Patton Ranch & McCarthy
Provide pedestrian and bike connections from adjacent parkland and/or residential areas	3.2	0	71 at Y to new county bldgs; Bike Paths along creeks to provide under grade crossings at roads
Encourage parking behind or to the side of building with vegetative screens to buffer sidewalks and trees	4.3	0	US 290 from SW Pkwy to Y
Provide shaded sidewalks along 100% of all publicly visible building facades	4.8	1	Town Center; TODs; Hwy 290
Provide solar power shading devices in parking lots	4.9	0	
Increase sidewalk width requirements from 12 to 15 feet	5.1	2	At TODs
Use pervious pavement	5.2	0	Not for parking - oil contamination possibility
Limit curb cuts by sharing driveways and parking areas with adjacent property owners	5.3	0	71 at 290 - Albertsons; William Cannon, 290, 71
Encourage building facades to be brought closer to sidewalks, while abiding by existing setbacks	5.9	1	US 290 from SW Pkwy to Y
Provide shower facilities for employees	7.3	3	When there are 100 employees or more

\*An X-Mark indicates that the participant felt this item was not appropriate for the Oak Hill area

Higher Priority			Lower Priority
Medium Priority			Not a Priority

## Appendix F — Design

GUIDELINES	AVERAGE RANK	NUMBER OF X-MARKS*	LOCATIONS
<b>BUILDING DESIGN GUIDELINES</b>			
Integrate solar power into building design	2.6	0	
Utilize limestone, brick, or a regional building material	2.6	0	
Achieve 1 star or higher rating under the City of Austin Green Building Program	2.7	1	
Provide façade articulation	4.2	0	
Provide primary entrance design	4.9	1	
Design building so that at least 75% of the façade facing the principal street consists of storefronts with at least two separate entrances facing the principal street	5.3	0	
Provide for liner stores in the building façade	5.5	0	
Provide glazing for building facades	5.9	0	
Provide roof design	6.0	0	
Provide a sustainable roof	6.2	0	Big Box
Make 100% of required glazing transparent	7.3	2	

\*An X-Mark indicates that the participant felt this item was not appropriate for the Oak Hill area

Higher Priority		Lower Priority	
Medium Priority		Not a Priority	

## Appendix F — Design

### Commercial Design Guidelines Worksheet Results

Participants were asked to rate, on a scale of 1 to 5, their level of support for three separate design efforts in the Oak Hill community. Below are the results of this exercise.

<b>ONGOING AND FUTURE DESIGN EFFORTS FOR OAK HILL</b>	<b>AVERAGE RATING</b>
Once a location for an Oak Hill Transit facility has been determined, ensure there is a (station area) planning process which allows for substantial public input on site and building design.	3.3
Ensure that the Oak Hill neighborhood plan trail committee's route and trail design recommendations are implemented	4.1
Pursue local historic zoning designations for appropriate landmarks and places within Oak Hill	3.4

Participants were given the opportunity to provide additional comments and suggestions concerning voluntary commercial design guidelines for the Oak Hill community, as well as indicate where these comments might apply. Comments received are listed below.

<b>COMMENTS</b>	<b>LOCATIONS</b>
Design to look like "Hill Country Town" Bldgs (2-3 stories max)	Along 290/71 and Town Center/Town Square
Hill Country Look	All
30% median income housing & below	Next to new JP offices on 71W
Force Capital Metro to extend services to areas that are paying their tax	Along 71 to Old Bee Caves past Covered Bridge. Make loop from Y along 71 W.
Put transit station on 71W across from covered bridge, 290 is too bogged down.	
Preservation of trees greater than 100 yrs old- use 2 ft of mulch over roots during construction, partner with treefolks.org on tree preservation practices during development	
Identification of environmentally sensitive features and enable city to purchase conservation easements	All places, especially at Vega and SW Pkwy, natural spring located there.
All Site & Building Guidelines are important and a combination of measures will have a greater impact together - the overall improvement will be greater than the sum of the parts	
Consistent themed construction materials, natural materials - consistent design themes	Town Center
Restricted Signage - smaller, consistent signage	Town Center, Highways, Suburban Roadways, Hill Country Roadways
Preservation of old growth trees (75 years or older)	along all highways, suburban roadways, hill country roadways - development along these roadways
Preservation of old growth trees in area	Town Center

## RESIDENTIAL DESIGN TOOLS WORKSHEET RESULTS

These three design tools listed below, if adopted, would apply to residential construction in the neighborhood. If chosen, these design tools become mandatory for new single-family construction in the areas where they are designated. For each tool, survey participants indicated whether they believed this tool should NOT apply in Oak Hill, should apply in the entire Oak Hill planning area, or should only apply in certain neighborhoods or areas (participants were then asked to specify which areas).

## NEIGHBORHOOD DESIGN TOOL DEFINITIONS

<b>FRONT PORCH SETBACK</b>	Allows a front porch to project into the required front yard. The porch must be at least 15 feet from the front lot line. The porch roof overhang or porch step must be at least 13 feet from the front lot line. The minimum front setback in most single-family districts is 25 feet.
<b>PARKING PLACEMENT</b>	Impervious cover in a front yard may not exceed 40%. No more than four parking spaces may be located in the front street yard.
<b>GARAGE PLACEMENT</b>	A garage may not be closer to the front lot line than the building facade. If the parking structure is less than 20 feet behind the building facade, the width of the parking structure may not exceed 50% of the width of the principle structure, measured parallel to the front lot line.

## NEIGHBORHOOD DESIGN TOOLS SURVEY RESULTS

RESPONSE	FRONT PORCH SETBACK	PARKING PLACEMENT	GARAGE PLACEMENT
Apply this for the entire planning area	21	26	19
Do not apply in Oak Hill	13	10	12
Apply only to specific neighborhoods or areas SPECIFIED AREAS:	6 - where requested - Mix-Use or Commercial area. This is good for condos, but not feasible for affordable housing or apartments, in my opinion. - LESS THAN 2000 SQ FT HOMES - in lots where 1/4 acre or under 60' wide - Compatibility in size on character with surrounding existing homes important - exact - This is up to each individual neighborhood	4 - where requested - This is up to each individual neighborhood - Compatibility in size on character with surrounding existing homes important - exact specifications depend on specific situations - Should be up to individual neighborhoods	7 - where requested - should not apply to side entry garages - LESS THAN 2000 SQ FT HOMES - in lots where 1/4 acre or under 60' wide - Compatibility in size on character with surrounding existing homes important - - Should be up to individual neighborhoods - This is up to each individual neighborhood

## Appendix G — Parks, Trails, and Open Space

The City of Austin Parks and Recreation Department (PARC) seeks to maintain a clean and safe park system, providing Austin residents with open space and a wide variety of recreational opportunities. Hike and bike trails are very popular features in many city parks because they are a convenient form of exercise that can be enjoyed among the picturesque scenery of Austin and its surrounding area.

Depending on the type of trail built (nature, improved surface, etc.), the construction process can be quite different. It can range from a simple trail project utilizing volunteers to a more extensive project requiring design and engineering, environmental studies, permits, and contractors. Each trail type has a different standard for construction.

Improved surface trails are intended for high usage within urban and suburban areas with a typical width of 10 to 20 feet. The surface area would consist of granite gravel, concrete, or other added material. These trails usually have amenities such as bridges, kiosks, benches, water fountains, etc.

Nature trails normally have a lower volume of traffic and will typically be smaller in width. The average nature trail consists of a seven foot improved corridor consisting of a three foot wide trail with a two foot cleared shoulder on each side of the trail. Nature trails may have rustic amenities such as trail head signage, but may have no amenities.

All nature trails use the standards set forth by the International Mountain Biking Association (IMBA). Granite gravel trails use standards established by the City. Any trail construction project that is federally funded requires the use of standards set forth by the Americans with Disabilities Act (ADA) and the American Association of State Highway and Transportation Officials (AASHTO).

The PARC welcomes citizen input on the placement and/or particular alignment for a trail. PARC planners will meet with the citizens to review what is being proposed, review the proposed alignment and discuss what type of trail the citizens are wanting, and what works best with the terrain (ADA, drainage, etc.). This, of course, is based on the trail being located on existing PARC property.

The PARC does not often use easements for trails since their policy does not promote the use of eminent domain. Recently though, there has been an increased interest in doing so. As with any real estate transaction, this process can be complicated, time consuming, and expensive. All transactions involving the use of easements would go through the City of Austin's Real Estate Division.

The City of Austin depends heavily on volunteers to help with trail maintenance. The PARC facilitates this through its Adopt-a-Park Program. Interested citizens or groups may contact the Park District Supervisor. Together, everyone's expectations are outlined and a plan is agreed upon. For further questions about the Adopt-a-Park Program or to volunteer, contact the Park District Supervisor at 974-6744.

### Historic zoning criteria

In Austin, a historic zoning overlay is applied to property determined eligible for historic landmark status. The City Historic Landmark Commission reviews applications for historic designation and makes recommendations to City Council. Providing that the property meets the criteria, the process usually takes three (3) months from application submittal to receipt of historic landmark designation.

To qualify for city historic landmark designation, a property must meet one or more (but preferably five or more) of the local historic criteria. Applicants submit historical documentation demonstrating how the property meets the following criteria:

- Be at least 50 years old, unless it possesses exceptional importance as defined by National Register Bulletin 22, National Park Service (1996); and
- Retain sufficient integrity of materials and design to convey its historic appearance; and
- Be individually listed in the National Register of Historic Places, designated a Recorded Texas Historic Landmark, State Archeological Landmark, or National Historic Landmark OR be significant in at least two of the following categories:

#### Architecture

- Embodies the distinguishing characteristics of a recognized architectural style, type or method of construction; or
- Represents technological innovation in design and/or construction; or
- Contains features representing ethnic or folk art, architecture or construction; or
- Represents a rare example of an architectural style; or
- Serves as a representative example of the work of an architect, builder, or artisan who significantly contributed to the development of the city, state, or nation

#### Archeology

The property has, or is expected to yield significant data concerning the human history or prehistory of the region.

#### Historical Association

- Has significant associations with persons, groups, institutions, businesses, or events of historical importance which contributed to the history of the city, state or nation; or
- Represents a significant portrayal of the environment of a group of people in a historic time

#### Community Value

The property has a unique location or physical characteristic that represents an established and familiar visual feature of the neighborhood or the city, and contributes to the character or image of the city.

#### Landscape Feature

The property is a significant natural or designed landscape or landscape feature with artistic, aesthetic, cultural, or historical value to the city.

Once designated, all proposed exterior site and building changes (other than routine maintenance) to a historically zoned tract require advance review and approval by the City Historic Landmark Commission. City Historic Landmark properties in good repair and in full compliance with the City historic review requirements are eligible to apply annually for a historic property tax exemption.

## Appendix I — Possible Future Plan Topics

The following recommendations were created by some members of the Oak Hill Planning Contact Team. These recommendations have not been vetted by the all Oak Hill Stakeholders and are not supported by all the OHPCT members. However, they are provided as a supplement to the Plan document as possible future topics in the event the plan document is updated at which time these ideas can be fully discussed by all the stakeholders in the planning area.

- 1) Express the intent of the Oak Hill Neighborhood Planning area to encourage clustering by City Council by variance on the condition of buying mitigation land.
- 2) Through the VMU process, explore the possibility of parking credits to accommodate regional parking. The goal is to cluster regional infrastructure whereby a developer can buy credits to mitigate land in the watershed.
- 3) Find a mechanism to provide incentives for existing businesses in flood plan areas to relocate to other areas in order to restore natural areas. Businesses should locate to areas without similar environmental issues and must relocate within the Oak Hill area. Idea: Property owner could purchase impervious cover credits.
- 4) Incorporate/cluster regional refueling services for cars, gas stations, car washes, etc, onto a regional TOD.
- 5) Find ways to improve regional mobility.
- 6) Find incentives to “clean up” non-compliant existing mobile home parks, and perhaps other residential areas.

### Comments on Chapter 3: The Oak Hill Planning Process

The Oak Hill Neighborhood Planning Contact Team is concerned that specific statements in the Oak Hill Neighborhood Plan will be used or examined out of context in order to conclude that a future project or action is inconsistent with the Plan. This concern is heightened by various City of Austin ordinances that require compliance with the applicable neighborhood plan as a condition of either approval or certain standards of review related to a project or action. Therefore, in evaluating whether future projects or actions are compliant with the Plan, the Oak Hill Neighborhood Planning and Contact Team urges that the City of Austin give more weight to the spirit and intent of the community's input during the creation of the Plan and the broad objectives and goals embodied in the Plan, and less weight to explanatory language or detailed descriptions of existing City of Austin policies and ordinances contained in other portions of the Plan.

Furthermore, the Oak Hill Neighborhood Planning Contact Team acknowledges, as did the residents of Oak Hill during the planning process, that some of the objectives and goals set forth in the plan may be in conflict in the context of a particular future project or action. When this situation occurs, the Oak Hill Neighborhood Planning Contact Team urges the City of Austin to balance the conflicting goals and objectives in a manner that best achieves the Oak Hill community's desires at the time the conflict arises, rather than allowing a potential conflict with any one goal or objective to result in a determination of non-compliance with the Oak Hill Neighborhood Plan.

**[Staff response: These comments are outside the scope of the neighborhood plan document; therefore they are acknowledged in the Appendix.]**

## Appendix J — Comments from the Oak Hill Contact Team

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### Comments on Chapter 4: Development in the Barton Springs Zone

Incentive developers to compensate for building on undisturbed land in Oak Hill through mechanism that encourage mitigation within the Oak Hill Planning Area thereby, capitalizing on currently undeveloped Oak Hill land while this opportunity exists. Utilize the transfer of impervious cover credit coupled with significant disincentives for taking such credits outside Oak Hill as a mechanism for development projects that potentially exceed SOS impervious cover constraints, [to] thereby honor the spirit of SOS while allowing its protections to be collectively applied to non-contiguous parcels.

**[Staff response: Requires City Council action.]**

Construction Phase Erosion is and remains a significant threat to water quality evidenced by 2007 storms after the Aviera subdivision cleared their site above Old Bee Caves Road.

**[WPDR Staff Response: In response to Council Resolution 20071018-038, staff is currently evaluating the City's code and criteria for construction phase erosion and sedimentation controls. Recommendations will go through an internal stakeholder process as well as Boards and Commissions before being submitted for Council approval.]**

### Comments on Chapter 6: Land Use and Development

To achieve the preceding goals, new tools are needed for the City and Oak Hill community to encourage density where appropriate and desired while at the same time preserving open space in the Barton Springs Zone. Examples of appropriate mechanisms include but are not limited to:

- Permitting the transfer of development rights to increase impervious cover in areas where appropriate and desired. At the same time, link development and redevelopment project approval with preserving open space, balancing community goals for parks and public access open space in the Oak Hill planning area and open space and/or conservation easements in areas within and outside the planning area.
- Establish a market for the trading of impervious cover credits modeled in part on carbon credits in Europe. This is a cap and trade mechanism where a limit is placed on maximum impervious cover within a watershed (the cap) and a market (the trading mechanism) whereby impervious cover credits are traded in a regulated (by the City) market at free market rates. Benefits derived from the impervious cover credits traded from land in Oak Hill Planning Area shall accrue to the Oak Hill Planning Area by funding parks, public access open space, trails, or conservation easements within the planning area as well as funding acquisition of watershed protection lands outside the Oak Hill Planning Area

**[Staff response: These recommendations are in conflict with existing City ordinances and would require further study and action by the City Council.]**

Recommendation:

6.C.1.a—Following plan adoption, there will be a two year freeze on any zoning change or implementation of the FLUM that is not Intermediate Zoning. This shall not preclude the NPCT from modifying the FLUM during the second year following adoption of the Neighborhood Plan. **[Staff response: This recommendation is outside an established City-wide procedure created by City ordinances.]**

Objective:

6.C.2.—Insure all goals and recommendations in plan are considered for large developments in the plan area. **[Staff response: All proposed development are encouraged to meet where possible and feasible the spirit and intent of a neighborhood plan's Goals, Objectives, and Recommendations.]**

Recommendation:

6.C.2.a - Any zoning change or implementation of the FLUM for any site or contiguous development sites greater than 10 acres, must seek the approval of the NPCT, which may be conditioned upon other goals and recommendations within the plan. **[Staff response: This recommendation is outside an established City-wide procedure created by City ordinances.]**

## Appendix J — Comments from the Oak Hill Contact Team

### Comments on Chapter 6: Land Use and Development

There are some significant financial challenges to landowners rezoning properties described above where the property is SOS non-compliant and in a flood plain (close to creeks). New strategies need to be developed to address the need of these landowners and still address environmental concerns.

**[Staff response: This will more than likely require action by City Council.]**

## Appendix J — Comments from the Oak Hill Contact Team

### Comments on Chapter 10: Parks, Trails, and Open Space

#### Recommendations:

10.C.1c—Allow land owners proximate to one another to build regional water quality ponds to serve the needs of multiple land owners to promote walkability and pedestrian oriented development. **[Staff response: This is currently allowed by the Development Code.]**

10.C.1d—Provide for landowners to use the transfer of development rights (TDR) to mitigate impervious cover greater than 25% in areas identified in the neighborhood plan as appropriate for increased density. If TDR for projects within the Oak Hill Planning Area result in acquisition of open space outside the Oak Hill planning area, the residents of Oak Hill should be compensated with the purchase of green space and trails provided through any new funding mechanism. **[Staff response: This recommendation requires City Council action to amend the S.O.S. Ordinance.]**

#### Objective:

10.C.2.—Recognize the importance of the current open space that could be taken away from the Oak Hill community to another part of the watershed as a result of new watershed ordinances encompassing the transfer of impervious cover development rights (TDR). This is premised upon the fact that there is a disparity of value that exists today between lands of the Oak Hill Planning Area and land outside the Oak Hill Planning Area, but within the same watershed and sharing the same environmental status.

#### Recommendations:

10.C.2a - If or when a TDR scheme happens in which more impervious cover is allowed/constructed than currently legally permissible on any one site, then that same green space or open space should predominantly be mitigated within the Oak Hill Planning Area. Some permissible mitigation options would be additional open space, trails, active recreation space, and segregated bike paths. No mitigation option should benefit any private developer's obligations for sidewalks, streets and utility infrastructure on private, or existing (and proposed) public right of way.

**[Staff response: An alternate wording is provided in the plan. See 10.C.1c.]**

## Appendix K — Final Survey Results

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***Please rate your level of support for the Oak Hill Combined Neighborhood Plan based on how the goals and recommendations in the final plan represent your concerns:***

	Response Percent	Response Count
<b>Fully Supportive</b>	24.8%	39
<b>Generally Supportive</b>	<b>41.4%</b>	<b>65</b>
<b>Generally Unsupportive</b>	21.0%	33
<b>No Support</b>	5.7%	9
<b>Unfamiliar with the plan</b>	7.0%	11
<b>Total</b>		<b>157</b>

***Are you satisfied with the Oak Hill Combined Neighborhood Plan planning process?***

	Response Percent	Response Count
<b>Very happy/satisfied</b>	15.9%	25
<b>Satisfied</b>	21.7%	34
<b>Neutral</b>	<b>26.8%</b>	<b>42</b>
<b>Dissatisfied</b>	13.4%	21
<b>Very dissatisfied/unhappy</b>	11.5%	18
<b>Did not participate in the process</b>	10.8%	17
<b>Total</b>		<b>157</b>

**Total number of people who took the survey: 163 (six people skipped these questions)**




## Community Meetings Conducted      Oak Hill Combined Neighborhood Plan

	<i>Date</i>	<i>Attendees</i>	<i>Meeting</i>
2005	August	***	Pre-planning
	September 27	52	Pre-planning stakeholder meeting
	October	***	Boundary adjustment (City Council)
	November 19	~100 *	Strengths, opportunities, challenges
	November & December	***	Initial Survey conducted (620 responses)
2006	January	***	Steering committee formed
	January 18	102	Vision and goals (I)
	February 23	55	Vision and goals (II)
	March 23	36	Watershed protection and water quality ordinances
	April 29	57	Land use work session
	June 20	74	Southeast land use and zoning
	July 13	43	Northeast land use and zoning
	August 10	73	Western land use and zoning (I)
	September 30	63	Western land use and zoning (II)
	November 14	45	Parks, open space, environment, and Oak Hill history
	December 9	37	Transportation forum
2007	January	***	Expansion of steering committee
	January 25	52	Transportation and Town Center/TOD land use and zoning
	February 24	28	Affordable housing and design guidelines
	April 12	43	East Oak Hill preliminary land use and zoning
	April 26	61	West Oak Hill preliminary land use and zoning
	June 23	148	Draft plan presentation
	August 30	17	Vertical mixed use, front yard parking restrictions, and mobile food vendors
2008	March 31	46	Land Use and Zoning information meeting
	April 29	44	Future Land Use Map meeting
	May 14	83	Final Open House
	May-June	***	Final Survey conducted (164 responses)





**AFFORDABILITY IMPACT STATEMENT**  
**NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT**  
 CITY COUNCIL AGENDA: DATE PENDING CASE NUMBER: CASE NO. PENDING

PROPOSED CODE AMENDMENT:	ADOPTION OF THE OAK HILL NEIGHBORHOOD PLAN AND ASSOCIATED REZONINGS.
IMPACT ON REGULATORY BARRIERS TO HOUSING DEVELOPMENT	<input type="checkbox"/> INCREASE <input type="checkbox"/> DECREASE <input checked="" type="checkbox"/> NO IMPACT
LAND USE / ZONING OPPORTUNITIES FOR AFFORDABLE HOUSING DEVELOPMENT	<input type="checkbox"/> INCREASE <input type="checkbox"/> DECREASE <input checked="" type="checkbox"/> NO IMPACT
IMPACT ON COST OF DEVELOPMENT	<input type="checkbox"/> INCREASE <input type="checkbox"/> DECREASE <input checked="" type="checkbox"/> NO IMPACT
PROPOSED CHANGES IMPACTING HOUSING AFFORDABILITY:	THE NEIGHBORHOOD PLAN: <ul style="list-style-type: none"> <li>○ ACKNOWLEDGES THE CORE VALUES AND THE RECOMMENDATIONS OF THE AFFORDABLE HOUSING INCENTIVES TASK FORCE;</li> <li>○ RECOMMENDS SECURING AND MAINTAINING EXISTING AFFORDABLE UNITS;</li> <li>○ RECOMMENDS HIGHER DENSITY DEVELOPMENTS CLOSER TO MAJOR THOROUGHFARES / EMPLOYMENT CENTERS;</li> <li>○ RECOMMENDS PRESERVING EXISTING MOBILE HOME PARKS IN THE AREA, AN EXISTING AFFORDABLE HOUSING OPTION.</li> </ul>
ALTERNATIVE LANGUAGE TO MAXIMIZE AFFORDABLE HOUSING OPPORTUNITIES:	NONE REQUESTED.
OTHER RECOMMENDATIONS:	FUTURE HOUSING DEVELOPMENT OPPORTUNITIES ARE LIMITED BY THE UNIQUE NATURE OF THE GEOGRAPHY AND ENVIRONMENTAL CONDITIONS OF THE OAK HILL NP AREA. MAXIMUM IMPERVIOUS COVER LIMITS IN THE EDWARDS AQUIFER RECHARGE AND CONTRIBUTING ZONES LIMIT THE AMOUNT OF LAND THAT MAY BE DEVELOPED, AND MAY PRECLUDE THE USE OF DENSITY BONUSES LINKED TO AFFORDABILITY REQUIREMENTS.
DATE PREPARED:	OCTOBER 18, 2007
DIRECTOR'S SIGNATURE:	 PAUL HILGERS

