



The Heritage Hills/Windsor Hills  
Combined Neighborhood Plan

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Draft



# **The Heritage Hills/Windsor Hills Combined Neighborhood Plan**

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

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

Chapter 5  
Section 5-21  
Exhibit A  
Amendment 30

**January 2011**



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Marc Ott

## **ASSISTANT CITY MANAGER**

Sue Edwards

## **PLANNING AND DEVELOPMENT REVIEW DEPARTMENT**

Greg Guernsey, Director

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

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### ***City Staff Acknowledgements***

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

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

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Greg Guernsey, Director	PDR
Garner Stoll, Assistant Director	PDR
Carol Haywood, Division Manager of Comprehensive Planning	PDR
Mark Walters, Principal Planner	PDR
Paul Frank, Principal Planner/GIS Analyst	PDR
Melissa Laursen, Principal Planner	PDR
Ryan Robinson, City Demographer	PDR
Cheryl Van Allen, GIS Analyst	PDR
Surbhi Bakshi, GIS Analyst	PDR
Margaret Valenti, Senior Planner	PDR
Maureen Meredith, Senior Planner	PDR
Laura Patlove, Senior Planner	PDR
Jacob Browning, Neighborhood Planner	PDR
Minal Bhakta, Neighborhood Planner	PDR
Michael Embesi, City Arborist	PDR
Jean Drew, Watershed Protection	WPDR
Matt Hollon, Watershed Protection	WPDR
Annick Beaudet, Program Manager	Public Works
Nadia Barrera, Project Manager	Public Works
Eric Dusza, Planner II	Public Works
Gordon Derr, Assistant Director	Public Works
Rebecca Giello, Planning and Policy Manager	NHCD
Meng Qi, Planner III	NHCD
Ricardo Soliz, Division Manager	PARD
Reuben Olivo, Program Manager	PARD

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Meredith Highsmith	Capital Metropolitan Transportation Authority
Sari Albornoz	Sustainable Food Center
Lynn Davis	Austin/Travis Co. Health and Human Services
Jean Niswonger	Austin/Travis Co. Health and Human Services
Jessica Wilson	Keep Austin Beautiful
Barb Wilson	Austin Community Design Center
Sarah Gamble	Austin Community Design Center

## TABLE OF CONTENTS

<b>INTRODUCTION</b>		<b>COMMUNITY LIFE</b>	
The Heritage Hills/Windsor Hills Combined Neighborhood Planning Area Boundaries	3	Introduction	57
Planning Process	3	Background	57
Neighborhood Meetings	6	Code Enforcement	59
How Decisions Were Made During This Process	6	Crime and Public Safety	62
Vision, Goals, and Top Priorities	6	Community Health	70
Implementing Recommendations in the HHWH Combined Neighborhood Plan Area and the Role of the Contact Team	12	<b>PARKS, TREES &amp; THE ENVIRONMENT</b>	
Neighborhood In Context	14	Introduction	73
History	14	Parks	73
Other Notable Landmarks	16	Trees (and Plants)	77
Schools	19	Environment	83
Recent Development History	20	<b>TRANSPORTATION &amp; INFRASTRUCTURE</b>	
Neighborhood Character	24	Introduction	88
Statistical Profile	25	Bicycling	89
<b>LAND USE</b>		Walking and Sidewalks	91
Introduction	32	Automobiles and Streets	96
Existing Land Uses, Housing Typology, and Median Home Values	33	Public Transit	99
Land Use Designation Process	35	Street Lighting	100
Top Land Use Themes and Geographic Areas of Discussion	39	<b>APPENDICES</b>	
Top Land Use Themes	39	HHWH Combined Neighborhood Plan Meetings	102
Top Land Geographic Areas of Discussion	46	Public School Data	104
Infill Options Summary	53	Austin/Round Rock Median Family Income – FY2009/2010	105
Design Tools Summary	54	Letter to Property Owners: Example NACN Code Enforcement Letter	106
Affordable Housing Infill Option Tools Summary	54	Thank You Letter to Compliant Property Owners	107
		Affordability Impact Statement	108
		Final Survey Results	109

### Abbreviations:

COA	City of Austin
HHWHCNP	Heritage Hills/Windsor Hills Combined Neighborhood Planning Area
NPA	Neighborhood Planning Area
APD	Austin Police Department
PARD	Park and Recreation Department
FLUM	Future Land Use Map
NACN	The North Austin Coalition of Neighborhoods
RP	Responsible Party
KAB	Keep Austin Beautiful



## **LIST OF MAPS**

<i>Urban Core</i>	1
<i>Planning Area Boundaries</i>	2
<i>Development Starts</i>	21
<i>Areas of Desired Change</i>	36
<i>Future Land Use Map</i>	38
<i>Top Geographical Areas of Discussion</i>	46
<i>Special Use Infill Tracts</i>	55
<i>E. Rundberg Lane Subdistrict</i>	56
<i>Major Crimes from 2003 - 2007</i>	63
<i>Major Crimes - 2008</i>	64
<i>Tree Canopy - 2006</i>	79
<i>Sidewalk Recommendations</i>	93

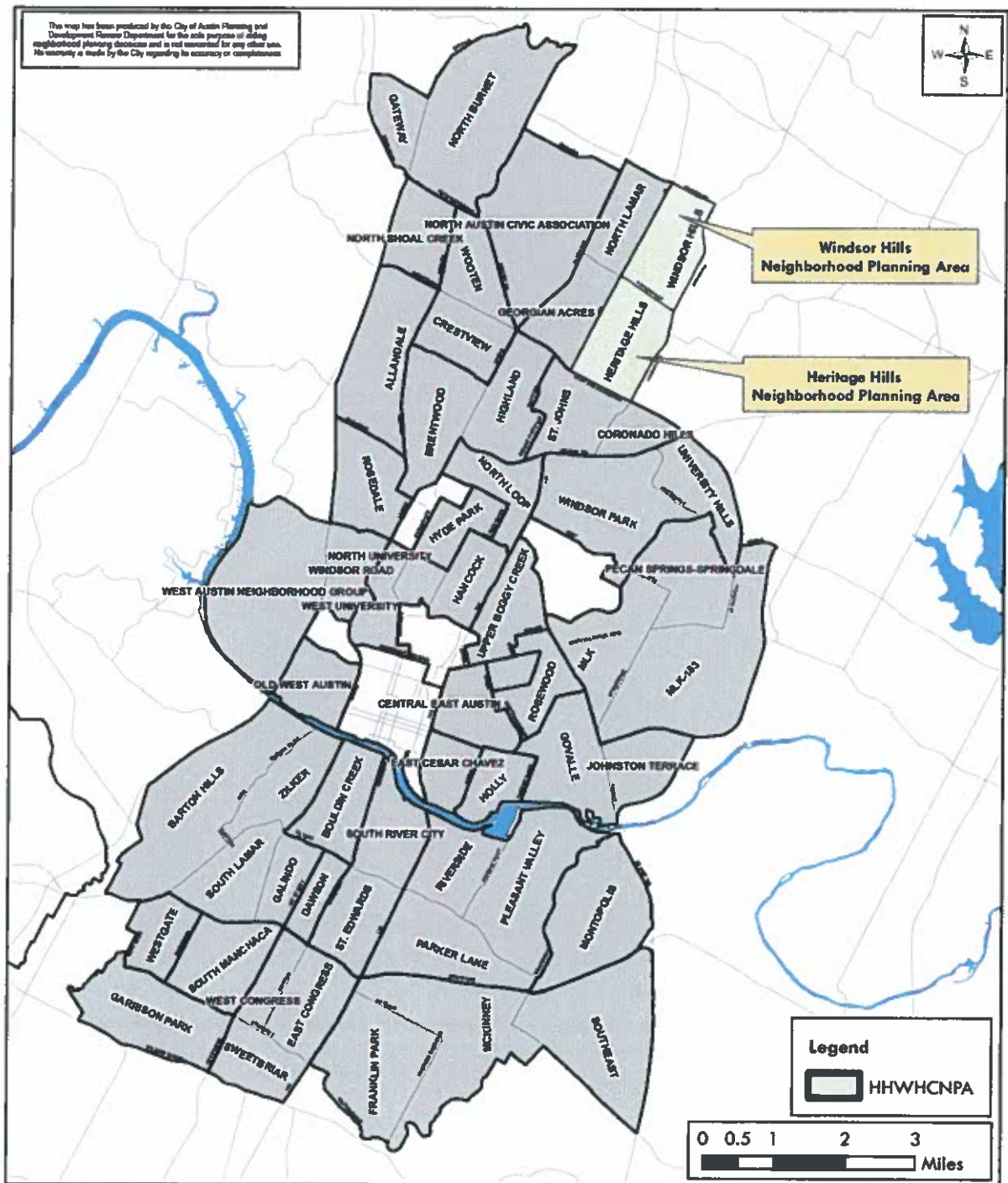
## **LIST OF FIGURES**

<b>Figure 1.</b> How to Develop a Neighborhood Plan	5
<b>Figure 2.</b> Race/Ethnic Diversity Breakdown in the HHWHCNP, 2000	28
<b>Figure 3.</b> Change in Race/Ethnicity (Percent) in the HHWHCNP from 1990 to 2000	29
<b>Figure 4.</b> Median Family Income in the HHWHCNP and the City of Austin, 2000	30
<b>Figure 5.</b> Educational Attainment in the HHWHCNP and City of Austin, 2000	31
<b>Figure 6.</b> Median List Prices for Homes in the HHWHCNP from 2008 to 2010	35
<b>Figure 7.</b> Overview of the Land Use Designation Process	37

## **LIST OF TABLES**

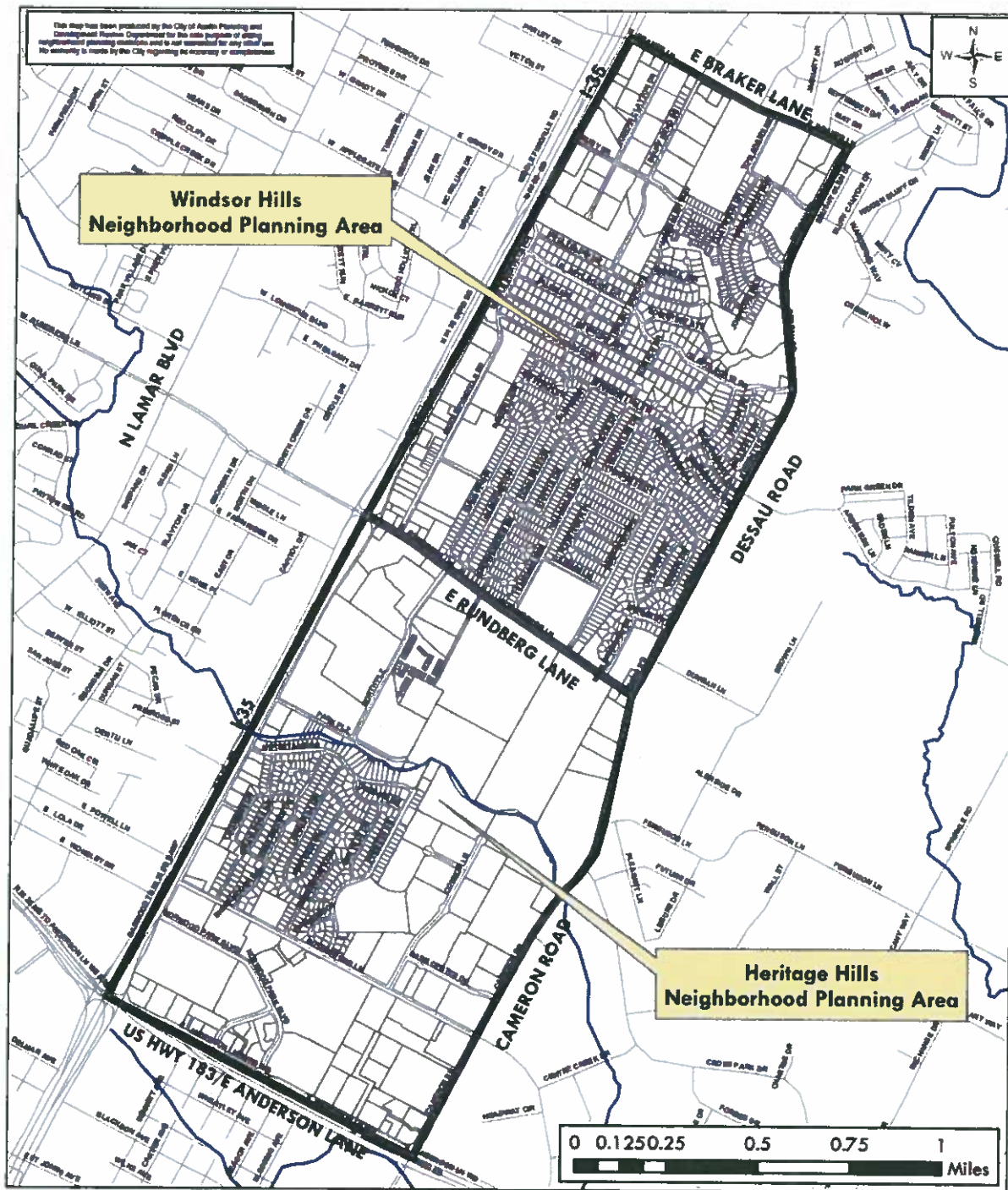
<b>Table 1.</b> Population Change from 1990 to 2005	26
<b>Table 2.</b> Household Size from 1990 to 2000	26
<b>Table 3.</b> Number of Households from 1990 to 2000	26
<b>Table 4.</b> Vacancy Rate (Percent) from 1990 to 2000	26
<b>Table 5.</b> Owner Occupied Housing Units (Percent) from 1990 to 2000	27
<b>Table 6.</b> Age Breakdown of Total Population from 1990 to 2000	27
<b>Table 7.</b> Race/Ethnicity Breakdown of Total Population from 1990 to 2000	28
<b>Table 8.</b> Family Income Range Breakdown in Thousands of Dollars, 2000	30
<b>Table 9.</b> Existing Land Uses in the HHWHCNP, 2009	33
<b>Table 10.</b> Types of Housing by Number of Units in the HHWHCNP, 2009	34
<b>Table 11.</b> Summary of Infill Options, Adopted and not Adopted, for the HHWHCNP	53
<b>Table 12.</b> Summary of Design Tools Adopted for the HHWHCNP	54
<b>Table 13.</b> Summary of Affordable Housing Infill Design Tools, Adopted and not Adopted, for the HHWHCNP	54

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## City of Austin Neighborhoods Urban Core

Created 9/7/10



## Heritage Hills/Windsor Hills Combined Neighborhood Planning Area Planning Area Boundaries

Created 9/3/10



## INTRODUCTION

### The Heritage Hills/Windsor Hills Combined Neighborhood Planning Area Boundaries

The Heritage Hills/ Windsor Hills Combined Neighborhood Planning Area (HHWHCNPA) is located in the northeastern portion of Austin's *Urban Core* (map, above), directly east of Interstate 35 (I-35). The boundaries for the Heritage Hills Neighborhood Planning Area (*Planning Area Boundaries*, map, above) are E. Rundberg Lane to the north; US Highway 183 to the south; Cameron Road to the east; and I-35 to the west. The boundaries for the Windsor Hills Neighborhood Planning Area are E. Braker Lane to the north, E. Rundberg Lane to the south; Dessau Road to the east, and I-35 to the west. The total size of the HHWHCNPA is 1662 acres, or approximately 2.6 square miles (4.18 square kilometers).

### PLANNING PROCESS



HHWHCNPA meeting participants

The purpose of a neighborhood plan is to create a **long-range** vision for an area, which serves as an advisory guide to future development and improve the quality of life for its residents, including in the areas of land use, community life, parks, trees, the environment, transportation and infrastructure.

In Austin, neighborhood planning provides an opportunity for citizens to take a proactive role in developing a plan and vision to create a better future for their community. The planning process provides a way for members of a community to address the local issues that directly affect them, their families, and their neighbors and plan for a better tomorrow. All adopted neighborhood plans act as amendments to the City of Austin's Comprehensive Plan.

Under the direction of Austin's City Council, the staff with the City of Austin's Planning and Development Review Department began working with HHWHCNPA neighborhood stakeholders in February 2008, to assist them in developing a neighborhood plan.

During the neighborhood planning process, all neighborhood stakeholders of the HHWHCNPA were invited to participate, including: residential property owners, business owners, renters, and various community organizations and institutions. Staff from the City of Austin's Planning and Development Review Department worked with



Neighborhood stakeholders at the HHWHCNPA Mid-Process and Final Open House Meetings

neighborhood stakeholders to establish a clear vision of their priorities, needs, and create a guide for future development. Perhaps the best result of becoming part of the neighborhood planning process is that neighbors got to know and learn about other people in their community, while creating a vision, and objectives and recommendations to create a brighter future.

**Figure 1**, below, is simple graphic of the Neighborhood Planning Process, which was reviewed at the beginning of every neighborhood meeting to educate meeting attendees on where they were in the neighborhood planning process.

## How to Develop a Neighborhood Plan

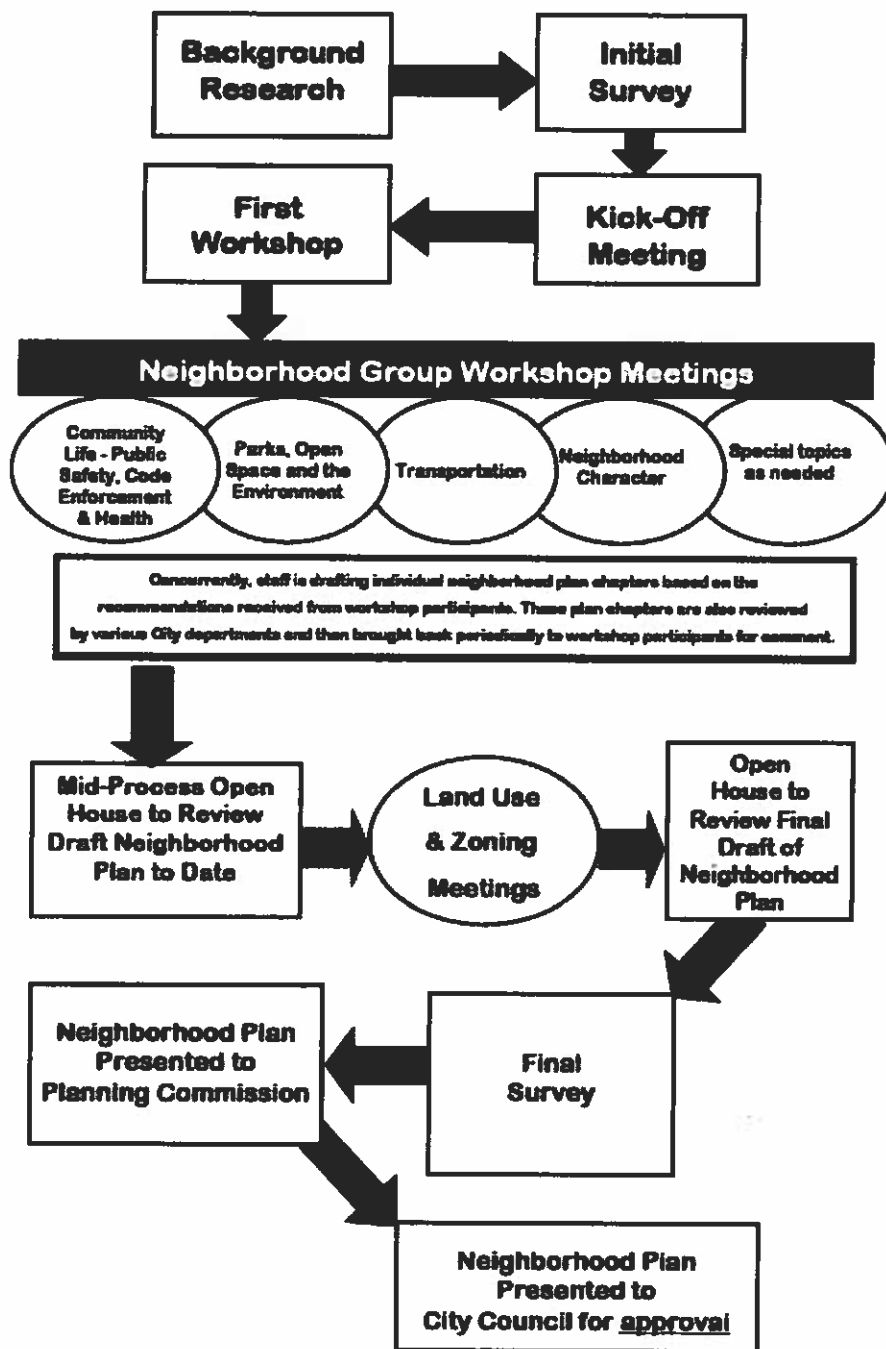


Figure 1: How to Develop a Neighborhood Plan

## **Neighborhood Meetings**

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Following two “Meet and Greet” meetings held with neighborhood associations and community leaders in the Heritage Hills and Windsor Hills Neighborhood Planning Areas in February and March 2008 (and after reviewing results in the neighborhood survey), the HHWHCNPA Plan kickoff began in May 2008.

For 29 months, from May 2008 to September 2010, the City of Austin’s Planning and Development Review Department neighborhood planning staff conducted neighborhood meetings with neighborhood stakeholders to develop their neighborhood plan. The HHWHCNPA public meetings were held approximately once a month. In total, there were 32 public meetings held with City staff and neighborhood stakeholders, who generously gave their time, creative energy, and devotion to their community to provide input to benefit all that live, work, and play in the HHWHCNPA. (*See the Appendices, Items A, regarding the date and subject matter of each of these neighborhood meetings*).

## **How Decisions Were Made During This Process**

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During almost every public meeting, neighborhood stakeholders were asked via a *large group modified consensus decision making process* to approve recommendations on a variety of planning issues and topics. Large group consensus means that the group as a whole can support and live with a recommendation to be incorporated into the HHWHCNPA Plan. On the rare occasion when large group consensus could not be reached on a specific recommendation, the group voted on that item to break the deadlock, with the majority vote deciding whether keep or discard that recommendation. The HHWHCNPA Plan is the culmination of those recommendations formed by group consensus amongst the neighborhood stakeholders to formulate objectives and recommendations to improve the quality of life in their community and have a blueprint for the future.

## **Vision, Goals, and Top Priorities**

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At the end of the neighborhood planning process, interested stakeholders from the HHWHCNPA approved a vision for their community.

### **Vision**

Imagine it’s 2040, and you are visitor to the Heritage Hills and Windsor Hills neighborhoods in North Central Austin. You’ve stopped there because you heard it was a great place to shop, relax and hang out for a while.

As you arrive along Cameron Road you pass by a busy light industrial and office park area supporting a number of blue collar, white collar, and high tech



jobs that have been attracting people to Austin for decades. The buildings are attractive and the surrounding areas are lushly landscaped and are interconnected with pedestrian and bicycle paths.

Looking for some lunch, you head to Norwood Shopping Center. Here you find a number of local dining options as well as a variety of neighborhood-serving services. Above the shops and restaurants are apartments and condominiums. This area is a hub of neighborhood activity, with an abundance of eclectic shops, local restaurants and services, including a green grocer and coffee shop, which serve both the local neighborhoods and the surrounding area. All the buildings you see are beautifully designed and are surrounded by tree lined streets and brilliantly landscaped open space, allowing shoppers and residents alike the opportunity to shop and dine with friends, relax, or just enjoy a delicious cup of coffee while people watching. Lighted crosswalks and wide tree lined sidewalks readily allow shoppers and residents to easily move around the shopping center and provide great access to those living in the single family neighborhood located across Rutherford Lane.

After lunch, you take a quick visit to Middle Fiskville Road, Collinwood Drive and Joseph Clayton Drive. You've read about the business and development there and what a desirable place it is to live and work and want to take a look for yourself. The revitalized Middle Fiskville Road provides a variety of pedestrian-oriented neighborhood-serving shops and services and attractively designed apartments and condominiums above the first floor. With more people living in this formerly industrial area in Windsor Hills, and more eyes on the street, crime is almost nonexistent not only here, but throughout both neighborhoods. Windsor Hills' gracefully designed storefronts draw people in who walk down tree lined sidewalks. People are not only walking around from nearby neighborhoods but gliding by on their bicycles down bicycle lanes. There are also conveniently located bus stops, which connect people to Capital Metro's world renowned public transportation system.

Rundberg Lane, which separates the two neighborhoods, also offers smaller scale, neighborhood-oriented services, and a variety of places to live. Rundberg Lane is also the location of the Gus Garcia Recreation Center, the crown jewel in North-Central Austin. Boasting a butterfly garden, ball fields, walking trail, climbing wall, a picnic pavilion and community gardens, this facility has been adding amenities over the years. Lighted pedestrian crosswalks allows both adults and schoolchildren from Dobie Middle School easy access to the recreation center, which also provides activities, classes and facilities for all ages, and even outdoor movies and plays. Another local park, North Acres Park, provides another opportunity for local residents to gather and picnic, and a chance to enjoy the shade and scenic Little Walnut Creek. This creek, which was once an eyesore in the community, is now litter and pollution free and now provides a place where native habitat and wildlife can flourish.

As you enter the interior of the neighborhoods there are well-kept single family homes situated on beautifully landscaped yards. The character of homes in the combined planning area varies, with Heritage Hills providing a variety of two story houses, smaller ranch-style homes, townhouses, and cottage homes, while Windsor Hills provides everything from well kept small ranch houses, cottage homes and duplexes, which gradually give way to larger lot single family homes in the northern portion of that neighborhoods. A variety of apartments are interspersed throughout the planning area, designed to accommodate all income levels, as well as senior citizens. Homes and yards are tidy, showing pride in the neighborhood. Sidewalks, curb ramps and bike lanes allow residents to move easily through the neighborhood and connect homes on the interior of the planning area to bus stops and services along major roadways that border and bisect the neighborhood. The beautiful mature tree canopy dispersed thickly throughout the planning area, keeps streets and homes shady in the summertime, provides natural habitat for animals, and enhances the beauty of the neighborhood.

That night, back in your hotel, you reminisce about you day's experiences—all the great local restaurants, eclectic shops, tree lined streets, and beautifully designed commercial and residential areas and imagine one day being lucky enough to live there.

### **HHWHCNPA Plan Goals**

These are broad statements describing where and how the community wants to be transformed in the future. A goal is presented at the beginning of each of the topic chapters, and are then further defined by objectives, and more specifically detailed by recommendations on how to achieve the overall goal of each chapter.

**Land Use Goal:** Transform the HHWHCNPA into a highly livable, walkable and attractive community, which preserves its stable single family neighborhoods, protects its diverse housing types, while also providing a mixture of aesthetically appealing and neighborhood-serving civic, commercial, mixed use and industrial land uses that are an asset to all.

**Community Life Goal:** Promote a community of civically engaged residents and businesses in the HHWHCNPA who strive to achieve a safe, healthy, well-maintained and livable neighborhood.

**Parks, Trees, and the Environment Goal:** Preserve and enhance the natural beauty, utility and environmental health of the HHWHCNPA's parks, trees, open spaces, trails, and creeks while ensuring that they are safe, clean, and well maintained.

**Transportation and Infrastructure Goal:** Develop a multimodal transportation network that residents can use to move through the HHWHCNPAs safely, efficiently, and effectively.

### **Priority Action Items**

During the Final HHWHCNPAs Open House held on September 15, 2010, neighborhood stakeholders identified fourteen priority action items. These priority action items are initiatives most desired to enhance the quality of life and community resources within the HHWHCNPAs. The priority action items also serve as a foundation for the HHWHCNPAs Contact Team's recommendations for future implementation efforts in their community.

**Priority Action 1:** Working with the Austin Police Department (including the NE District Representative), take immediate action to address criminal activity, especially in the following areas of concern.

- E. Rundberg/IH35 - (Drug dealing, prostitution, graffiti, panhandling, murder, rape, sexually based offenses, gang activity)
- Middle Fiskville - (Prostitution, car and home burglary, drug dealing)
- E. Rundberg Lane/North Plaza/apartment complexes - (Drug dealing, car and home burglary, drug dealing)
- Furness Drive (green belt/park at end of Furness near creek) – (Drug dealing, prostitution)
- Norwood Shopping Center/Wal-Mart – (theft; graffiti, burglaries, prostitution, drug dealers, sex offenders)

**Priority Action 2:** Request the City to prohibit cars from parking along East Applegate Drive near the duck pond and backing this action up by implementing the following options: (RP: COA, HHWHCNPAs)

1. Installing 'no parking' signage next to the pond.
2. Issuing tickets to persons who park next to pond.
3. Investigate installing alternate parking areas near the pond.

**Priority Action 3:** Explore the feasibility of conducting traffic calming studies to reduce cut-through traffic and speeding on the following roads: (RP: COA)

1. E. Applegate Drive
2. Bluff Bend Drive
3. Middle Fiskville Road
4. North Plaza Drive
5. Park Plaza
6. Hermitage Drive
7. Furness Drive

8. Cameron-Dessau Road
9. I-35 frontage road
10. Rutherford Lane
11. Floredale Drive
12. Meadowmear Drive
13. Loralinda Drive
14. Dallum Drive
15. Teasdale Terrace

**Priority Action 4:** Encourage the City of Austin to install all proposed amenities as specified in the Gus Garcia Park Master Plan, including but not limited to: (RP: HHWHCNPA, COA)

Multi-purpose field, including soccer & football	Outdoor theatre area with hillside seating, stage & projection wall	Walking trails w/ fitness stations & emergency call boxes
Aquatic facility	Children's playscape area	Community & butterfly gardens
Off-leash and fenced dog park	Picnic pavilion with tables and grilling area	Sand volleyball & court game area

**Priority Action 5:** Explore opportunities to work with local tree programs to increase the tree canopy coverage, especially in the following locations: (RP: HHWHCNPA, Non-Governmental Agencies)

- Along E. Applegate and Meadowmear
- Along Rutherford Lane
- Gus Garcia Recreation Center (PARD)
- Hart Elementary School
- Clocktower Park at Norwood Shopping Center
- Along Middle Fiskville (near the Frito Lay distribution center and the City of Austin substation)
- Dobie Middle School
- E. Braker Lane (at retail centers)
- Graham Elementary School
- Along Cameron and Dessau Lane

**Priority Action 6:** Improve Middle Fiskville Road, especially just north of E. Rundberg Lane, up to Applegate Drive, by considering some of the following: (RP: COA)

1. Repave the road;
2. Install drainage on both sides of the road;
3. Get Austin Police Department to patrol more for speeders;
4. Install a sidewalk so people can walk down the road;
5. Improve street lighting; and

6. Change traffic arrows and signage at intersection of E. Rundberg Lane and Middle Fiskville Road to improve traffic flow.

**Priority Action 7:** Conduct a lighting study to enhance street lighting (if possible, using shielded, energy efficient lighting) in the following locations: (RP: COA)

1. Intersection of Cameron Road and Rundberg Lane
2. Entire length of E. Applegate Lane
3. Intersection of Hermitage Drive and Furness Drive
4. Intersection of Rutherford Lane and the I-35 frontage road
5. Entire length of Loralinda Drive
6. Entire length of E. Rundberg Lane
7. Intersection of Shenandoah Drive and Pepperell Court
8. Intersection of Shenandoah Drive and Hermitage Drive
9. Along Hermitage Lane, Grayledge Drive, Furness Drive, and Rutherford Lane
10. Middle Fiskville Road, especially at the intersection of Middle Fiskville Road and E. Rundberg Lane
11. The I-35 frontage road
12. Intersection of Childress Drive and Faylin Drive
13. The northwest area of Heritage Hills, from Park Plaza to Rutherford Lane
14. Corner of E. Rundberg Lane and Marlborough Drive
15. Entire length of Bluff Bend Drive

**Priority Action 8:** Preserve the existing residential character within established core single family neighborhoods in the Planning Area. (RP: HHWHCNPA, COA)

**Priority Action 9:** Encourage commercial uses to be located around the edge of the HHWHCNPA (i.e. E. Braker Lane, E. Rundberg Lane, south of Rutherford Lane) to protect the single family core neighborhoods. (RP: HHWHCNPA, COA)

**Priority Action 10:** Support opening up Ruby Drive to give commercial properties greater access to I-35, while discouraging cut-through traffic going into the adjacent single family subdivisions to the east and south. (RP: COA, HHWHCNPA)

**Priority Action 11:** Create and promote a community task force to be responsible to organize and lead a variety of neighborhood based initiatives to deter crime and reduce code enforcement violations. (RP: HHWHCNPA)



**Priority Action 12:** Have the community take immediate action to address code compliance issues identified the following areas of concern:

- Middle Fiskville Road
- E. Rundberg Lane
- Blocks adjacent to Dobie Middle School

**Priority Action 13:** Install a new off-street multi-use path and/or bike lanes along Cameron-Dessau Road, from E. Braker Lane to US HWY 183/E. Anderson Lane. (RP: COA)

**Priority Action 14:** Repair and maintain roads at the following locations: (RP: COA)

1. E. Rundberg Lane, from I-35 to Cameron-Dessau Road.
2. Middle Fiskville Road, from I-35 to E. Rundberg Lane.
3. E Rundberg at the Valero station, near North Park Plaza.
4. Bluff Bend Drive to E. Braker Lane

### **Implementing Recommendations in the HHWH Combined Neighborhood Plan and the Role of the Contact Team**

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For the Heritage Hills/Windsor Hills Combined Neighborhood Plan to be a successful working document, it needs a group of dedicated people advocating for the implementation of its recommendations. In the City of Austin, the group of people who are charged with shepherding and implementing their neighborhood plan are called the Neighborhood Plan Contact Team. Contact Teams are required for all neighborhood plans under City of Austin Land Development Code, Article 16, § 25-1-801 through 808. Four categories of citizens shall participate in the Contact Team according to the Austin Land Development Code: (1) a property owner; (2) a renter; (3) a business owner; and (4) a neighborhood organization representative(s) owning or renting property within the neighborhood plan area. The way Contact Teams operate and conduct business is governed by their adopted Contact Team bylaws, which the Implementation Planners with the City of Austin assist neighborhood stakeholders in drafting and approving. The advantages of having a well-formed and functioning Contact Team include:

- Working closely with the Planning and Development Review implementation planners to implement recommendations in a neighborhood plan;
- Providing recommendations on proposed amendments of an adopted neighborhood plan;
- Participating in the Austin Community Tree program;
- Participating in Contact Teams training provided by the City of Austin;
- Knowing that other city government are familiar with Contact Teams and frequently look to Contact Teams for recommendations regarding neighborhood issues;

- Having a wonderful opportunity to stay connected to your community and your neighbors.

In summary, Contact Teams not only review and make recommendations for amendments to a neighborhood plan (via a neighborhood plan amendment process), but are responsible for advocating for the implementation of all the recommendations contained in a neighborhood plan by working with the City of Austin, community volunteers, and other groups.

**For more information on Neighborhood Plan Contact Teams, please visit:**  
[http://www.ci.austin.tx.us/planning/neighborhood/contact\\_teams.htm](http://www.ci.austin.tx.us/planning/neighborhood/contact_teams.htm)

## NEIGHBORHOOD IN CONTEXT

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This section of the plan gives a brief background regarding the history, neighborhood character, and statistical profile of the HHWHCNP. This chapter is intended to provide a context regarding how the HHWHCNP came to be, what it looks like now, and who lives there, before venturing into the rest of the this neighborhood plan, which will explain where the community envisions going into the future.

### History

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Before residential subdivisions and businesses began moving into this area in the 1950s, this portion of Austin was primarily used for farming and the grazing of dairy cattle and was considered the 'country'. A partial remainder of one of these farm homesteads is still located on Joseph Clayton Drive, just south of E. Braker Lane (see photographs below). This particular area of Austin was formerly a part of the town of Fiskville, Texas, with the center of town being located on North Lamar Boulevard.



A farm homestead in the Planning Area and a plow left to rust in a nearby field



### Fiskville, Texas \*

Fiskville, Texas was located on Little Walnut Creek and old U.S. Highway 81 (now North Lamar Boulevard) six miles north of Austin. The town was founded in the early 1870s and named for pioneer settlers George Greenleaf Fisk and Josiah Fisk. In 1873, the population of the community was estimated between 150 and 200. By the mid-1880s Fiskville had a post office, steam flour mill and cotton gin, a general store, a union church, and a district school that served 60 students. A dairy was added in the early 1890s. Growth was curtailed by nearby Austin, which had many more opportunities, and by the 20th century, Fiskville began to decline. The post office closed its doors in 1901. By the early 1930s the number of residents had fallen to 50 people. The Fiskville county school district was consolidated with the Austin Independent School District in 1959. Fiskville retained its identity as a separate community until the mid-1960s, at which time it was annexed into the City of Austin.

There are few remnants of Fiskville, Texas, with the exception of Fiskville Cemetery, located off of E. Rundberg Lane.



Fiskville, Texas

### Fiskville Cemetery

The 5 acre Fiskville Cemetery (see photo below) is the oldest landmark in the HHWHCNP. A man named Henry Crocheron donated land for this cemetery in 1854, where today, approximately 1,300 people are buried. A person of note who is buried in this cemetery is Giles Burdette (1818 to 1903), who was one of the first Texas Rangers and also fought in the 1836 Texas War of Independence.

The next section highlights cultural landmarks in the HHWHCNP today.

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\* Handbook of Texas Online, Texas State Historical Association, February 15, 1999



Entrance to Fiskville Cemetery and a grave from 1892

### **Other Notable Landmarks**

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Although this portion of Austin was utilized mostly for dairy farms and cattle grazing until the 1950s, and has little left in the way of historic landmarks, there are other notable places that make this Planning Area a source of pride to neighborhood stakeholders.

#### **The Gus Garcia Recreation Center**

The Gus Garcia Recreation Center was opened in March 2008 and was named after named after Gustavo L. 'Gus' Garcia. Mr. Garcia was the 49th Mayor of Austin and the first elected Hispanic Mayor serving in that role from November 2001 to June 2003. He also served three terms as a Council Member (Mayor Pro Tem, 1996-1998) and previously was an Austin Independent School District and Austin Community College District Board President and Trustee. The Greater Austin Hispanic Chamber of Commerce chose Gus Garcia



Gus Garcia Recreation Center

as its first ever Lifetime Achievement Award recipient. An Austin Independent School District Middle School is also named in his honor.

The Center itself is approximately 20,000 square feet in size and consists of a gymnasium with six basketball goals, a climbing rock wall, a fitness center, a computer room, a tiny tot room and an aerobic/dance room. The future projects in the Gus Garcia Master Plan include a multi-purpose sports field, a playground, a picnic pavilion, a dog park, an aquatic feature, and other park amenities. Once all

the amenities are fully implemented at this facility, it will become even more important cultural resource for people of all ages in the community.

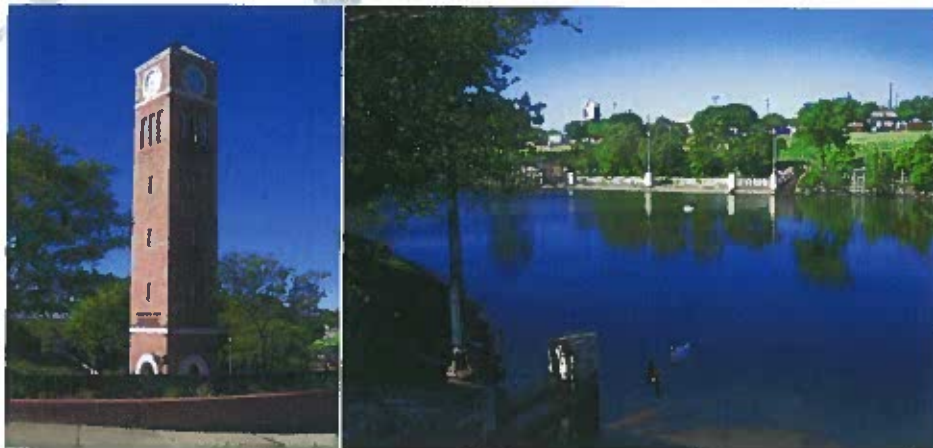
### **North Acres Park**



North Acres Park, located in Heritage Hills

North Acres Park is a 2.45 acre City of Austin park located next to Little Walnut Creek, in the Heritage Hills NPA, on Hermitage Drive. The site is heavily vegetated and has not been developed for park or recreational activities primarily due to its small size and the lack of public funding. This park is usually used as a pit stop for people walking their dogs, but the surrounding neighborhood has hopes to install a community garden and other park amenities to make it a better community asset.

### **Clock Tower Park and Remembrance Tower**



Remembrance Tower (left) and pond at Clock Tower Park (right)

This small private park and clock tower is situated on a 1.8 acre piece of property in the Heritage Hills NPA. It was constructed in 1985, and is located off of



Norwood Park Boulevard and Clock Tower Drive. This property is privately owned by owners of Norwood Plaza Shopping Center, the largest retail area in the HHWHCNP. Remembrance Tower is dedicated to missing veterans of the Vietnam War. This park was supposed to be the cornerstone of a planned nine story office tower, with a corresponding parking garage on an adjacent site, but the office tower was never built. Clock Tower Park (originally called Deauville Park or Norwood Park) provides a beautiful scenic view of a pond, which is an ideal habitat for geese and other water fowl. The pond itself is actually used for stormwater detention for the Norwood Shopping Center. The grounds next to the pond are landscaped and terraced. At the time of the publication of this document, access to this private park was prohibited due to vagrancy and liability issues.

### **The Duck Pond**



The duck pond at Applegate Drive

This beautiful duck pond (above) is located off of E. Applegate Drive in North Acres, which is in the Windsor Hills NPA. The duck pond is privately owned by the homeowners that surround it. Many people walk down E. Applegate Drive to view it from the public right of way. Public access to the pond is prohibited.

### **Little Walnut Creek**

Located on the south side of Park Plaza Drive in the Heritage Hills NPA, is Little Walnut Creek. The community is interested in the City of Austin acquiring additional green space nearby to provide public access to the creek. The undeveloped property next to the creek on Park Plaza Drive is privately owned and public access prohibited.



Little Walnut Creek

## **Schools**

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The HHWHCNP is home to four public schools: Dobie Middle School, Graham Elementary School, Hart Elementary, and the Harmony Science Academy. Below is a brief history on each school and its statistical profile. (See *Appendices B* for additional information on these schools.)

### **J. Frank Dobie Middle School at 1200 E. Rundberg Lane**

J. Frank Dobie Middle School was built in 1973 and educates students from the 6th through the 8th grade. The school was named in honor of J. Frank Dobie, (September 26, 1888 – September 18, 1964) who was an American folklorist, writer, naturalist, University of Texas and University of Cambridge professor, and a noted newspaper columnist. As a public figure, he was known as a socially liberal thinker who spoke out against Texas state politics, religious prejudice, and restraints on individual liberty. He was instrumental in the saving of the Texas Longhorn breed of cattle from extinction. President Lyndon B. Johnson awarded him the nation's highest civil award, the Medal of Freedom, on September 14, 1964. (\*) Approximately 573 students attended J. Frank Dobie Middle School in 2010, with the following ethnic mix: 81.5% Hispanic, 12.2% African American, 3.5% non-Hispanic White, and 2.8% Asian.



J. Frank Dobie Middle School

### **Graham Elementary at 11211 Tom Adams Drive**

J. Walter Graham Elementary School was built in 1972 and educates students from pre-kindergarten to the 5th grade. The school was named in honor of J. Walter Graham, who was a member of the Board of Trustees for Austin Public School system from 1886 to 1901. He also served on the Board of Regents for the University of Texas. Approximately 667 students attended



J. Walter Graham Elementary School

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\* Entry on J. Frank Dobie was taken from the Handbook of Texas Online, Texas State Historical Society - February 15th, 1999, and Wikipedia, the free online encyclopedia

this school in 2010, with the following ethnic mix: 78.1% Hispanic, 18.1% African American, 3% non-Hispanic White, and 0.9% Native American/Asian.

#### **Bernice Hart Elementary School at 8301 Furness Drive**

Bernice Hart Elementary School was built in 1998 and educates students from pre-kindergarten to the 5th grade. The school was named in honor of Bernice Hart, a noted African-American educator, counselor, and trustee of the Austin Independent School District, where she worked from the 1940s until the early 1980s. In 1986, Bernice Hart



Bernice Hart Elementary School

was awarded the Arthur B. DeWitty Award for her contributions to the civil rights movement and desegregation of Austin schools. Approximately 850 students attended Bernice Hart Elementary in 2010, with the following ethnic mix: 88.2% Hispanic, 9.4% African American, 1.5% non-Hispanic White, and 0.8% Native American/Asian.

#### **Harmony Science Academy at 930 E. Rundberg Lane**

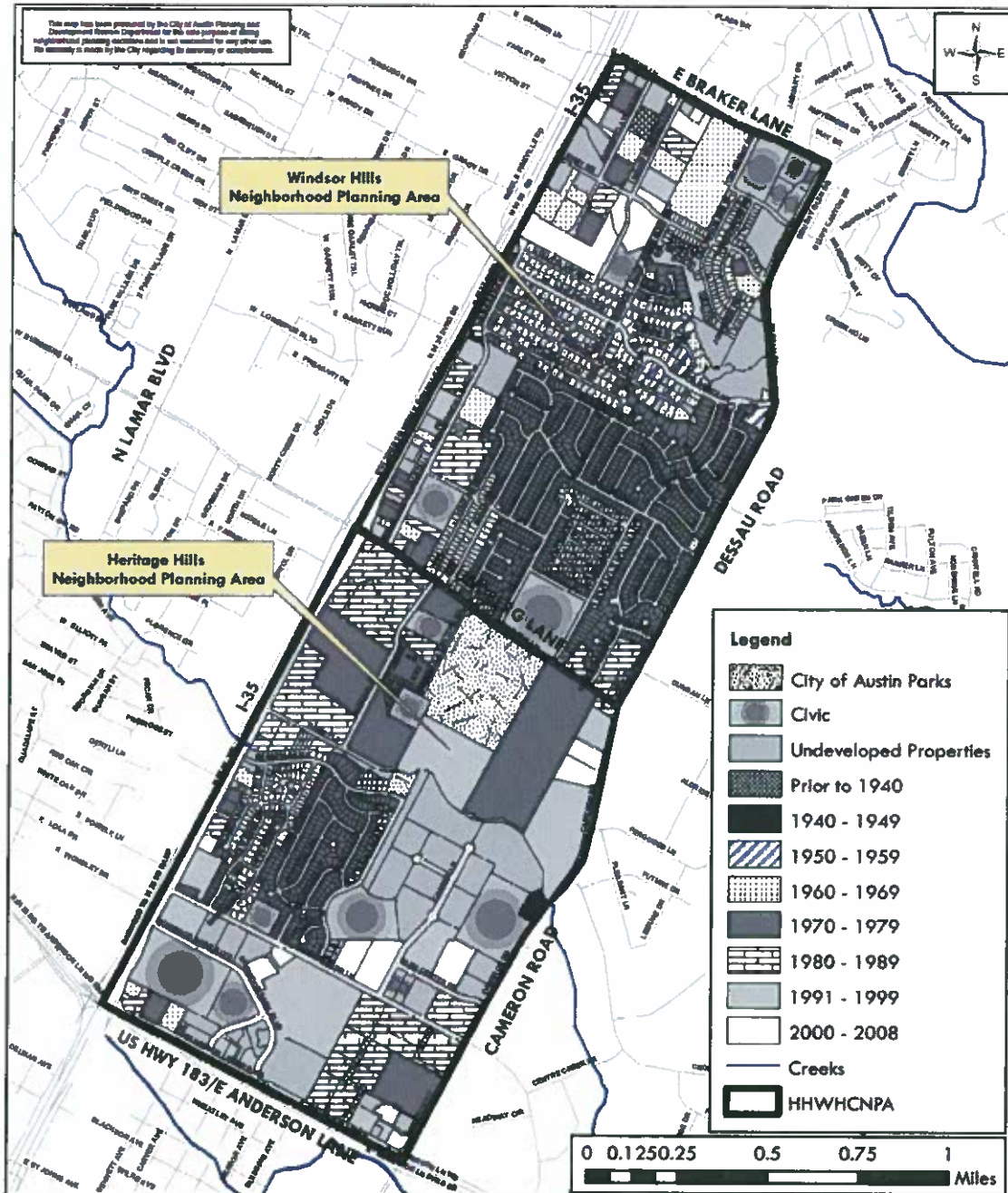
Harmony Science Academy, a college preparatory charter school, moved into a former church located on E. Rundberg Lane in 2001. Harmony Science Academy also runs 32 other charter schools in Texas. Currently the school educates 293 children from the 6th through the 12<sup>th</sup> grade but plans to expand their student body K through 12 in 2011.

### **Recent Development History**

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It was during one of Austin's boom periods in the 1960s and 1970s that residential and commercial developers started buying the remaining dairy farms, small homesteads and swaths of vacant land in this area of Austin. Residential subdivisions were built to house families working for the city, state and federal government, and the University of Texas. Up until the 1950s, everything northeast of US 81/183, was located outside the city limits. It was not until December 2008, that the entire northern portion of the Windsor Hills Neighborhood NPA was fully annexed into the City of Austin. The map below, *Development Starts*, gives a geographic representation of the development history of the area:





## Heritage Hills/Windsor Hills Combined Neighborhood Planning Area

Development Starts

Created 9/7/10

Development first began in the northern portion of the Windsor Hills NPA (starting in the 1950s in Windsor Hills), and gradually worked its way south, into the Heritage Hills NPA. To this day, the Windsor Hills NPA is dominated by single family houses, while the Heritage Hills NPA has a greater diversity of land uses, including single family houses, multifamily and mobile home residential uses, and industrial, office and commercial uses. And while over 60% of the Windsor Hills NPA is made up of single family houses, only 13% of Heritage Hills NPA consists of single family houses. The size, bulk, scale and design of the variety of houses in the HHWHCNP contribute to the diverse character of each neighborhood. In the HHWHCNP, residents cherish the large mature trees, quiet streets, and the quick and easy access to the downtown. The community commented to staff that they appreciated the variety of housing styles in their stable single family neighborhoods. Below is a brief description of each of the two Planning Area's residential characteristics, with sample photographs.

#### **Single Family Areas in the Windsor Hills Neighborhood Planning Area**

Between 1950s to 1970s, most of the Windsor Hills NPA residential area was subdivided and built out, consisting mostly of one story ranch houses, constructed out of brick or native limestone with two car garages.



Typical houses in North Acres

North Acres is the oldest residential subdivision in the HHWHCNP, and is located on both sides of Applegate Drive. Housing construction began in the 1950s and ended the 1960s. The boundaries of North Acres are Dennell Circle to the north and Floradale Drive to the south. Many of the houses are located on rolling hills and are situated on average to large sized lots. Many of the lots are wooded and landscaped.

South of the North Acres Subdivision, from Warrington Drive to E. Rundberg Lane, are a half a dozen smaller residential subdivisions (Windsor Hills, Windsor Village, Crown Ridge Village, Northcape, and Point Vista subdivisions). The housing stock in this area consists mainly of medium sized ranch style houses on average sized lots. These houses were constructed from the 1960s through the 1980s. There is also a concentration of several blocks of duplexes located around