



MEMORANDUM

TO: Mayor Lee Leffingwell
Members of the City Council

FROM: Kathleen Fox, Planning & Development Review Department, 974-7877

DATE: December 22, 2010

RE: Heritage Hills/Windsor Hills Combined Neighborhood Plan
Case Nos. NP-2010-0028, C14-2010-0160 and C14-2010-0161

Description of Backup Information

Attached you will find back-up information for the Heritage Hills/Windsor Hills Combined Neighborhood Plan (HHWHCNPA). This information includes:

- The Heritage Hills/Windsor Hills Combined Neighborhood Plan, NP-2010-0028
- Public Meetings Conducted During the HHWHCNPA Planning Process and Public Outreach Data
- Council Action on Bicycle Master Plan, including language on the proposed North Acres Bike/Pedestrian Bridge
- Neighborhood Housing and Community Development Department's Affordability Impact Statement
- A Future Land Use Map
- Back-up for Case # C14-2010-0160, the Heritage Hills Neighborhood Plan Combining District Rezoning
- Back-up for Case # C14-2010-0161, the Windsor Hills Neighborhood Plan Combining District Rezoning

Planning Commission Recommendations

The Planning Commission recommended approval of staff's recommendations for four of the five staff recommendations concerning the Heritage Hills/Windsor Hills Combined Neighborhood Plan and associated rezoning. Below is the recommendation that the Planning Commission amended, with their language underlined:

REC 150: The neighborhood will consider supporting the North Acres bicycle/pedestrian bridge in its current location on Park Plaza if, and only if, City

Staff (the Public Works Department and Austin Police Department) clearly demonstrates to both neighborhoods and City Council that the crime rate has been significantly reduced on the north side of the proposed North Acres bicycle/pedestrian bridge to a level comparable with the south side of the bridge prior to moving forward with the construction of this project. Dealey/Kirk. 6-0.
Out Ill: Reddy; Absent: Chimenti and Hernandez

HHWHCNPA Planning Process

The Heritage Hills/Windsor Hills Combined Neighborhood Plan was initiated by Council resolution (#20061214-014) in December 2006. The kickoff meeting was held on May 22, 2008. Since that first meeting, the Planning and Development Review Department (PDRD) staff worked with community members to conduct 33 public meetings over 29 months. These meetings addressed planning issue areas such as: community life (crime and code enforcement issues, community engagement, and community health), parks, trees and the environment, transportation and infrastructure, and land use and zoning along major corridors in the planning area. Notes and presentation information from these public meetings were posted on the Heritage Hills/Windsor Hills Combined Neighborhood Planning Area's (HHWHCNPA) website, and the information gathered from these meetings became the foundation for the recommendations in the HHWHCNPA plan. Throughout the land use and zoning workshops, PDRD staff worked with neighborhood stakeholders to formulate the zoning recommendations for specific sites in the HHWHCNPA. At the September 15, 2010, Final Open House, staff presented the final draft of the neighborhood plan, a draft Future Land Use Map (FLUM), and the zoning recommendations that had been formulated as part of the two and one-half year planning process in the HHWHCNPA. Below is a timeline of important dates in the planning process:

- **May 22, 2008:** Kick-off Meeting
- **August 2008 to June 2009:** Topic Meetings (e.g., community life, parks, trees, transportation and infrastructure, neighborhood character issues, etc.)
- **July 25, 2009:** Mid-Process Open House
 - Presentation of draft plan chapters
- **September 2009 to August 2010:** Land Use and Zoning Workshops
- **September 15, 2010:** Final Open House
 - Presentation of final draft plan, FLUM, and zoning recommendations
- **December 14, 2010:** The Planning Commission reviewed the draft Heritage Hills/Windsor Hills Combined Neighborhood Plan and associated rezoning cases.

Plan Summary

Community Life

The Community Life chapter addresses issues that affect the daily lives of those living, working, or visiting the HHWHCNPA. Crime and code enforcement issues were the primary concern of area stakeholders throughout the planning process and many of the plan's recommendations focus on addressing their concerns. Other topics covered by this

chapter include improving community health and motivating residents and business owners to take a more active role in improving the quality of life in their community by participating in a variety of neighborhood initiatives.

Parks, Trees and the Environment

The Parks, Trees and the Environment chapter includes recommendations for improving existing park facilities (the Gus Garcia Recreation Center and North Acres Park) within the HHWHCNPA. The chapter also includes recommendations regarding acquiring additional greenspace and including adding more amenities to existing and future parks, and recreational areas within the HHWHCNPA. The chapter also provides recommendations for the enhancement of the area's tree canopy, which has been identified by the community as their top asset. Recommendations also include the preservation and maintenance of the area's current tree canopy and the removal of invasive plants and trees. This chapter also has a recommendation to improve the natural environment and water quality of the planning area by through a variety of green initiatives.

Transportation and Infrastructure

The Transportation and Infrastructure chapter provides recommendations for both the pedestrian and vehicular transportation networks of the HHWHCNPA. Recommendations include the improvement and expansion of the pedestrian transportation systems (i.e., sidewalk and bike lane infrastructure); and, the expansion of public transit options within the planning area. There are also recommendations for providing safety improvements in the area, including street lighting, cross walks, and handicap compliant sidewalk ramps.

Land Use

Many of the HHWHCNPA plan's recommendations relate to land use changes in the area. As the Future Land Use Map and zoning tract maps (included in the backup) show, many of the land use and zoning changes occur at the periphery of the planning area and along major arterials, where commercial, industrial and multi-family land uses are located. As part of the Land Use chapter recommendations, stakeholders want to: preserve the area's residential character; support opportunities for commercial redevelopment; create neighborhood mixed use corridors and nodes (especially along Middle Fiskville Road and south of Ruby Lane); support more neighborhood serving commercial uses which are aesthetically appealing; preserve the light industrial district located off Cameron Road; and provide opportunities for new residential infill and neighborhood serving uses at the Norwood Shopping Center.

Survey Results

The Planning & Development Review Department made available a survey to planning area residents and property owners at the end of the planning process. The survey intends to assess stakeholders' satisfaction with the plan and their agreement with its recommendations. Below are the results of responses to the question, "Please rate your level of support for the HHWHCNPA Neighborhood Plan" (out of 76 total responses):

Response	Response Count	Response Percentage
Fully Supportive / Yo lo apoyo completamente	21	27.6%
Generally Supportive / Yo lo apoyo en general	40	52.7%
Generally Unsupportive / Yo no lo apoyo en general	2	2.6%
No support / No tengo apoyo	4	5.3%
Unfamiliar with the Plan / No soy familiar con el plan	9	11.8%

ORDINANCE NO. 20090611-075

AN ORDINANCE ADOPTING THE CITY OF AUSTIN 2009 BICYCLE PLAN UPDATE AND UPDATING THE AUSTIN METROPOLITAN AREA TRANSPORTATION PLAN AND THE AUSTIN TOMORROW COMPREHENSIVE PLAN.

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

PART 1. The Bicycle Master Plan is a component of the Austin Metropolitan Area Transportation Plan (AMATP). The AMATP serves as the transportation element of the Austin Tomorrow Comprehensive Plan.

PART 2. The City of Austin 2009 Bicycle Plan Update (2009 Bicycle Plan Update), attached as Exhibit A, replaces and supersedes the Bicycle Master Plan, and is adopted as a component of the AMATP and the Austin Tomorrow Comprehensive Plan.

PART 3. Prior to seeking council authority to construct the North Acres Hike and Bike Trail Bridge Project as specified in the 2009 Bicycle Plan Update and in the CAMPO FY 2008-11 Transportation Improvement Program, staff will update the city council on the effectiveness of crime reduction initiatives in the vicinity of the proposed bridge.

PART 4. This ordinance takes effect on June 22, 2009.

PASSED AND APPROVED

_____, June 11, 2009

§ *M. M. G. 2.*
§ *Laura Morris*
§ _____
Will Wynn
Mayor

APPROVED:

David Allan Smith

David Allan Smith
City Attorney

ATTEST:

Shirley A. Gentry

Shirley A. Gentry
City Clerk

Heritage Hills/Windsor Hills Combined Neighborhood Planning Meetings

Meetings	Dates	Topics
Meet and Greet Meetings	Feb, Mar & Apr 2008	Met with neighborhood leaders and discussed the upcoming neighborhood planning process in Heritage Hills/Windsor Hills
Initial Survey	May 2008	Mailed 7,600 notices to stakeholders about upcoming kickoff. They were also asked to fill out an online neighborhood survey
Kickoff Meeting	May 22, 2008	Audience was introduced to the neighborhood planning process
First Workshop	June 24, 2008	Audience identified strengths, opportunities and challenges in the Heritage Hills/Windsor Hills community
Dream Big Goals Workshop	July 24, 2008	Audience participated in a visioning exercise on various topics that would be discussed during the planning process.
Crime and Public Safety	Aug 26, 2008	Audience met with the Austin Police Department and discussed crime and public safety issues in their community
Code Enforcement	Sept 30, 2008	Audience discussed code enforcement issues with a representative from the Austin Code Enforcement Department. They also mapped out areas of concern (code enforcement issues)
Brainstorm Crime and Code Enforcement	Oct 29, 2008	Audience developed draft goals, objectives, and plan recommendations to address crime and code enforcement issues in the Heritage Hills/Windsor Hills planning area.
Parks and Trees Workshop	Nov 19, 2008	Audience finished formulating crime and code enforcement goals and recommendations for the Community Life Chapter
Community Health and the Environment	Dec 15, 2008	Discussion on improving the health of the community. Presentations by the Austin/Travis County Health & Human Services, and Austin's Watershed Protection Development Review Department
Making a Green & Sustainable HHWH	Jan 20, 2009	Presentation by Keep Austin Beautiful and participating in a tree canopy enhancement group exercise.
Brainstorm Parks, Trees & the Environment	Feb 4, 2009	Audience developed goals and plan recommendations on issues concerning: parks, trees, and environmental issues in the Heritage Hills/Windsor Hills planning area.
Motorized Transportation Workshop	Mar 4, 2009	Presentation by staff on motorized transportation planning in the City of Austin; mapping exercise to determine problems and potential solutions to motorized transportation concerns.
Walking & Biking Transportation	Apr 6, 2009	Presentation by Public Works on bicycle & pedestrian transportation issues. Attendees completed mapping exercise to tag areas of concern related to pedestrian transportation.
Brainstorm Motorized Transportation & Pedestrian Access	Apr 28, 2009	Audience participated in a Round Robin exercise and developed goals and plan recommendations to address motorized vehicle and pedestrian access in the Heritage Hills/Windsor Hills planning area.
Finish Transportation and Infrastructure Recommendations	May 19, 2009	Audience finalized the goals and plan recommendations to address motorized vehicle and pedestrian access in the Heritage Hills/Windsor Hills planning area.
Neighborhood Character	June 8, 2009	Presentation by Austin Community Design and Development Center on neighborhood character; mapping exercise to determine areas where neighborhood character should be preserved or improved.
Mid-Process Open House	July 25, 2009	Invited planning area to review the work completed in developing goals, objectives and recommendations for the planning area.
Land Use Workshops	Sep 28 & 23, Oct 15, Nov 3 & 18, Dec 10, 2009	Presentation on Land Use; develop the areas of change/no change map, which will transition into assigning future land use categories within the HHWH planning area
Zoning Workshops	Jan 13, Feb 2 & 25, Mar 23, Apr 15, May 18, June 12, July 14 & 28 2010	Introduction to zoning presentation; group decision making on: front yard parking, mobile food establishments, infill options, design tools, conditional overlays and assigning zoning districts. Develop /review land use recommendations with neighborhood stakeholders and property owners. Review land use recommendations during round robin open house
HHWH Wrap Up Meeting	Aug 18, 2010	Presentation on contact teams, Affordability Impact Statement, and other the Affordable Housing Code Options
HHWH Final Open House	Sept 15, 2010	Review and comment on the draft HHWH neighborhood plan; attendees select top 10 priority recommendations; review HHWH vision statement

Performance Measures for the Heritage Hills/Windsor Hills Combined Neighborhood Planning Process										
Topic	Mtg Date	Mtg Facilitator	# Attendees	# of Staff	Bilingual Notices	Emails	Coord. Team	Notices at Gus Garcia	Media Release	Other Outreach Efforts
Meet and Greet Mgs	Feb Mar & Apr 08	yes	35	3						
HHWH Kickoff	05/22/08	yes	49	7	9438		email		yes	1800 AISD bilingual flyers & to local businesses
First Workshop	06/24/08	yes	43	6	81	1	email		no	Notice on NP website
Dream Big Goals Meeting	07/24/08	yes	43	7	107	2	notice dist		no	Notice on NP website
Public Safety Meeting	08/26/08	yes	23	9	129	2	notice dist	notice only	yes	NACN meeting
Code Enforcement	09/30/09	yes	43	4	125	3	notice dist	notice only	yes	Spoke w/ school principals
Brainstorming Crime/Code Enf	10/29/2008	yes	30	4	192	3	email	posters/notice	yes	HHWH Crime Party
Parks and Open Space	11/19/2008	yes	39	8	203	3	email	posters/notice	yes	NACN Crime March
Community Health/Environment *	12/15/2008	yes	19	4	217	3	email	posters/notice	yes	Notice on NP website
Making a Green/Sustainable Community **	01/20/09	yes	50	6	216	3	email	posters/notice		Notice on NP website
Brainstorming Parks Tree & the Env.	02/04/09	yes	22	5	216	3	email	posters/notice	yes	
Transportation - Motorized Vehicles	03/04/09	yes	25	5	2019	3	email	posters/notice	yes	1800 AISD bilingual flyers
Transportation - Walking and Biking	04/06/09	yes	38	7	255	3	email	posters/notice	yes	Buckner/Senior Apts WH
Transportation Brainstorming Mtg	04/28/09	yes	49	5	271	3	email	posters/notice	yes	KEB HHWH Neigh Cleanup
Finishing Up Transportation Workshop	05/19/09	yes	14	5	336	3	email	posters/notice	yes	
Neighborhood Character Workshop	06/08/09	yes	29	7	336	3	email	posters/notice	yes	
Mid Process Open House ***	07/25/09	yes	29	7	7707	2	email	posters/notice	yes	Apt Mgrs/NP website notice
Land Use 1 Workshop	09/02/09	yes	29	7	313	3	email	posters/notice	yes	Senior Apts in HH
Land Use 2 Workshop	09/23/09	yes	16	4	325	2	email	posters/notice	yes	Notice on NP website
Land Use 3 Workshop	10/15/09	yes	22	5	336	2	email	posters/notice	yes	Notice on NP website
Land Use 4 Workshop	11/03/09	yes	25	4	336	2	email	posters/notice	yes	Notice on NP website
Land Use 5 Workshop	11/18/09	yes	25	5	336	2	email	posters/notice	yes	Notice on NP website
Land Use 6 Workshop	12/10/09	yes	14	5	336	2	email	posters/notice	yes	Notice on NP website
Zoning 1 Workshop	01/13/10	yes	18	5	336	2	email	posters/notice	yes	Notice on NP website
Zoning 2 Workshop	02/02/10	yes	23	5	337	2	email	posters/notice	yes	Notice on NP website
Zoning 3 Workshop	02/25/10	yes	20	4	337	2	email	posters/notice	yes	Notice on NP website
Zoning 4 Workshop	03/23/10	yes	18	5	337	2	email	posters/notice	yes	Notice on NP website
Zoning 5 Workshop	04/15/10	yes	14	5	337	2	email	posters/notice	yes	Notice on NP website
Zoning 6 Workshop	05/18/10	yes	20	5	338	2	email	posters/notice	yes	Notice on NP website
Zoning 7 Workshop	06/15/10	yes	16	4	338	2	email	posters/notice	yes	Notice on NP website
Zoning 8 Workshop	07/14/10	yes	11	5	338	2	email	posters/notice	yes	Notice on NP website
Zoning Workshop 9 - Land Use Recs	07/28/10	yes	16	4	341	2	email	posters/notice	yes	Notice on NP website
Wrap Up Meeting	08/18/10	yes	24	5	341	2	email	posters/notice	yes	Notice on NP website
Final Open House	09/15/10	yes	56	7	7838	4	email	posters/notice	yes	Notice on NP website
									yes	postcards, interest list mailing, 4 emails, final survey, website notice, hard copies of draft plans and bilingual final surveys at Gus Garcia
Totals (not including Meet and Greets)	33 meetings		912	180	35048	77				

[illegible]

ZONING CHANGE REVIEW SHEET

CASE: C14-2010-0160

(Heritage Hills Neighborhood Planning Area Rezoning)

P.C. DATE: December 14, 2010

November 9, 2010

AREA: Approximately 875 acres

ADDRESS OF PROPOSED ZONING CHANGE: The boundaries of Heritage Hills Combined Neighborhood Planning Area are:

North – E. Rundberg Lane

East – Cameron Road

South – Anderson Lane

West – I-35 frontage road

APPLICANT: City of Austin (City-initiated)

AGENT: Planning and Development Review Department

(Kathleen Fox/ Greg Dutton/ Joi Harden)

SUMMARY STAFF RECOMMENDATION:

The staff recommends that a Neighborhood Plan Combining District (NPCD) be created covering the entire plan area. Under the proposed Heritage Hills NPCD, the following design tools will be applied area-wide: parking placement and impervious cover restrictions, garage placement, and front porch setback. The following special use option is proposed to be applied area-wide: "small-lot amnesty." Other special use options proposed to be applied on a parcel-specific basis include: "residential infill" and "neighborhood urban center." The following infill options will be applied to Tracts C, D, and E: "residential infill." The following infill options will be applied to Tract F: "neighborhood urban center." Please see the "Special Use Infill Tracts" Map (Attachment I) for the locations of these tracts. In addition, front and side yard parking restrictions, and mobile food establishment restrictions are proposed area-wide.

In addition, the staff recommends base district zoning changes for the 7 tracts shown on the attached Heritage Hills Neighborhood Planning Area map (Please see Attachment F). The Rezoning Tract Chart lists the property address, current zoning, and proposed zoning (Please see Attachment G). A description of the existing and proposed conditional overlays follows the tract chart (Please see Attachment H).

ISSUES:

There are no issues at this time.

DEPARTMENT COMMENTS:

The Heritage Hills/Windsor Hills Combined Neighborhood Plan was initiated by Council resolution (#20061214-014) in December 2006. The first planning workshop was held on May 22, 2008. Since that workshop, Planning and Development Review Department (PDRD) staff worked with community members to conduct approximately 32 public meetings. These meetings addressed planning issue areas such as: community life (including crime and code enforcement issues and community health), parks, trees and the environment, transportation and infrastructure, and land use and zoning along major corridors in the planning area. Notes from all meetings were posted on the Heritage Hills/Windsor Hills Combined Neighborhood Planning Area's (HHWHCNPA) website, and the information gathered from these meetings became the foundation for the recommendations in the HHWHCNPA plan. Throughout the land use and zoning workshops, PDRD staff worked with stakeholders to formulate the zoning recommendations for specific sites in the HHWHCNPA. At the September 15, 2010, Final Open House, staff presented the final draft of the neighborhood plan, a draft Future Land Use Map (FLUM), and the zoning recommendations that had been formulated as part of the two and one-half year planning process in the HHWHCNPA.

LIST OF ATTACHMENTS:

- A. GIS Staff Zoning Map for Heritage Hills Neighborhood Planning Area
- B. Current Zoning Map
- C. Aerial Map of Plan Area
- D. Current Land Use Map
- E. Future Land Use Map
- F. Map of Recommended Zoning Changes
- G. Rezoning Tract Chart
- H. Existing and Proposed Conditional Overlays
- I. Map of Infill Options
- J. Tract Chart of Infill Options
- K. Neighborhood Housing and Community Development Affordability Impact Statement

PLANNING COMMISSION RECOMMENDATION:

December 14, 2010: *Neighborhood Plan* - Approved the Heritage Hills/Windsor Hills Combined Neighborhood Plan as recommended by staff, except for recommendations: 150 and 164.1 as outlined below.

Vote: (6-0, M. Dealey-1st, S. Kirk-2nd; J. Reddy – ill, D. Chimenti and A. Hernandez – absent).

Approved staff's recommendation *with a modification* for Plan recommendation 150: The neighborhood will consider supporting the North Acres bicycle/pedestrian bridge in its current location on Park Plaza if, and only if, City Staff (the Public Works Department and Austin Police Department) clearly demonstrates to both neighborhoods and City Council that

the crime rate has been significantly reduced on the north side of the proposed North Acres bicycle/pedestrian bridge to a level comparable with the south side of the bridge prior to moving forward with the construction of this project

Vote: (6-0, M. Dealey-1st, S. Kirk-2nd; J. Reddy – ill, D. Chimenti and A. Hernandez – absent).

Approved staff's recommendation for Plan recommendation 164: Construct new sidewalks at the following locations to promote a more walkable neighborhood. 1) Entire length of E. Applegate Drive, from IH-35 to Dessau Road. (Page 91. HHWH draft Plan).

Vote: (6-0, D. Anderson-1st, M. Dealey-2nd; J. Reddy – ill, D. Chimenti and A. Hernandez – absent).

Zoning - Approved the staff's recommendation to rezone the Heritage Hills Neighborhood Plan Combining District. Action on this item includes recommending adoption for the Heritage Hills NPCD of the following: "Small Lot amnesty" for the entire Heritage Hills NPCD "Residential Infill" on Tracts C, D, and E; "Neighborhood Urban Center" on Tract F. Action on this item also includes recommending adoption for the entire Heritage Hills NPCD of the following design tools: Impervious Cover and Parking Placement Restrictions, Garage Placement, and Front Porch Setback as well as restricted mobile food vending regulations and restricted front and side yard parking regulations.

Vote: (6-0, M. Dealey-1st, S. Kirk-2nd; J. Reddy – ill, D. Chimenti and A. Hernandez – absent).

November 9, 2010: Planning Commission approved the postponement request by staff; by Consent. [S. KIRK, M. DEALEY 2ND] (9-0)

NEIGHBORHOOD PLANNING AREA: Heritage Hills/Windsor Hills Combined Neighborhood Planning Area

TIA: Not required

WATERSHEDS: Little Walnut Creek - Urban
Buttermilk Branch - Urban

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A **HILL COUNTRY ROADWAY:** N/A

SCHOOLS:

Bernice Hart Elementary
Frank J. Dobie Middle School
Reagan High School

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhood Council
 North Growth Corridor Alliance
 Edward Joseph Development, LTD
 Home Builders Association of Greater Austin
 League of Bicycling Voters
 Heritage Hills/Windsor Hills Combined COA Liaison
 Austin Parks Foundation
 Homeless Neighborhood Association
 Austin Monorail Project
 Super Duper Neighborhood Objectors and Appealers Organization
 The Real Estate Council of Austin, Inc.
 Sierra Club, Austin Regional Group

RELATED CASES:

NP-2010-0028 – Heritage Hills/Windsor Hills Combined Neighborhood Planning Area
 C14-2010-0161 – Windsor Hills Neighborhood Planning Area Rezoning

ABUTTING STREETS:

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
IH 35	300'	Varies	Freeway	179,000 (TXDOT, 2009)
US 183	Varies	Varies	Freeway	94,000 (TXDOT, 2009)
Rundberg Lane	90'	2@25'	Arterial	21189 (COA, 07/05/06)
Cameron Road	110'	2@28'	Arterial	20,630–33,380 (TXDOT, 2005)

CITY COUNCIL DATE:

December 9, 2010

ACTION:

This item was postponed on consent to January 13, 2011 on Council Member Spelman's motion, Mayor Pro Tem Martinez' second on a 7-0 vote.

January 13, 2011

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBERS:

ZONING CASE MANAGER: Joi Harden

PHONE: 974-2122

E-MAIL: joi.harden@ci.austin.tx.us

NEIGHBORHOOD PLANNER: Kathleen Fox

PHONE: 974-7877

E-MAIL: kathleen.fox@ci.austin.tx.us

NEIGHBORHOOD PLANNER: Greg Dutton

PHONE: 974-3509

E-MAIL: greg.dutton@ci.austin.tx.us

NEIGHBORHOOD PLANNER: Paul DiGiuseppe

PHONE: 974-2865

E-MAIL: paul.digiuseppe@ci.austin.tx.us

STAFF RECOMMENDATION

The staff recommends that a Neighborhood Plan Combining District (NPCD) be created covering the entire plan area. Under the proposed Heritage Hills NPCD, the following design tools will be applied area-wide: parking placement and impervious cover restrictions, garage placement, and front porch setback. The following special use option is proposed to be applied area-wide: “small-lot amnesty.” Other special use options proposed to be applied on a parcel-specific basis include: “residential infill” and “neighborhood urban center.” The following infill options will be applied to Tracts C, D, and E: “residential infill.” The following infill options will be applied to Tract F: “neighborhood urban center.” Please see the “Special Use Infill Tracts” Map (Attachment I) for the locations of these tracts. In addition, front and side yard parking restrictions, and mobile food establishment restrictions are proposed area-wide.

In addition, the staff recommends base district zoning changes for the 7 tracts shown on the attached Heritage Hills Neighborhood Planning Area map (Please see Attachment F). The Rezoning Tract Chart lists the property address, current zoning, and proposed zoning (Please see Attachment G). A description of the existing and proposed conditional overlays follows the tract chart (Please see Attachment H).

BACKGROUND

The Austin City Council passed a resolution on December 14, 2006, which initiated the Heritage Hills/Windsor Hills Combined Neighborhood Planning process. Following a kickoff meeting on May 22, 2008, staff and residents, property owners, business owners, and representatives of area institutions have been attending meetings and developing the plan for the twenty nine months.

The plan's goals, objectives, and action items were developed at Heritage Hills/Windsor Hills Combined Neighborhood Planning meetings. The Neighborhood Plan will be considered concurrently with the subject rezoning cases.

The proposed zoning change creates a Neighborhood Plan Combining District (NP) covering the entire area. The purpose of the NP is to allow infill development by implementing a neighborhood plan that has been adopted by Council as an amendment to the City's Comprehensive Plan. The NP modifies the base district of an individual parcel within the Heritage Hills Neighborhood Planning Area to allow for the following design tools – “Parking Placement and Impervious Cover Restrictions,” “Garage Placement,” and “Front Porch Setback.” The NP will also allow the following infill options to be applied to the Heritage Hills Neighborhood Planning Area: “Small Lot Amnesty”; to Tracts C, D and E: “Residential Infill”; and applied to Tract F: “Neighborhood Urban Center.”

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

The staff's basis for recommendation is derived from the goals and objectives for land use as described in the Heritage Hills/ Windsor Hills Combined Neighborhood Plan:

LAND USE

Goal: Transform the Planning Area 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.

Objective L.1: Preserve the existing core single family residential neighborhoods in the HHWHCNPA.

REC 1: Preserve the existing residential character within established core single family neighborhoods in the Planning Area. (Responsible Party (RP): HHWHCNPA, COA)

REC 2: Consider existing residential densities and current housing stock in future land use decisions to promote compatibility between land uses, including but not limited to: building height, massing, and impervious surface coverage. (RP: HHWHCNPA, COA)

REC 3: Consider the use of vegetated buffers and landscaping equal to or greater than existing requirements when land use decisions are made, to protect the single family neighborhoods from commercial encroachment. (RP: HHWHCNPA, COA)

REC 4: Support increasing homeownership for existing and new housing. (RP: HHWHCNPA, COA)

REC 5: Preserve and expand the tree canopy in the single family neighborhoods. (RP: HHWHCNPA, COA)

Objective L.2: Preserve the diversity of housing options and various levels of affordability, which are dispersed throughout the Planning Area (i.e. – single family, duplexes, condominiums, apartment buildings, senior living options, and a mobile home park.)

REC 6: Target and encourage redevelopment of dilapidated multi-family properties into quality multi-family or mixed use developments. (RP: HHWHCNPA, COA)

REC 7: Support the retention of well-maintained and safe multi-family apartment complexes. (RP: HHWHCNPA, COA)

REC 8: Retain different degrees of affordable housing options in the Planning Area, allowing residents to age in place. (RP: COA)

REC 9: Adopt 'Small Lot Amnesty' as described as a special use infill option, permitting new single family development on existing lots with a minimum of 2,500 square feet, for the entire HHWHCNP. (RP: COA)

REC 10: Adopt the 'Residential Infill' infill option on various large tracts throughout the HHWHCNP. (RP: COA)

Objective L.3: Promote the revitalization of commercial uses along major roadways. These new places should promote local serving businesses and serve as neighborhood amenities.

REC 12: Encourage commercial uses to be located around the edge of the HHWHCNP (i.e. E. Braker Lane, E. Rundberg Lane, south of Rutherford Lane) to protect the single family core neighborhoods. (RP: HHWHCNP, COA)

REC 13: Ensure that commercial and industrial properties provide a substantial buffer that meets or exceeds compatibility requirements where they abut residential neighborhoods. (RP: COA)

REC 14: Support commercial or mixed use developments that are neighborhood serving and neighborhood-friendly (which do not emit noise, pollution, or light, and, do not have a lot of truck traffic/deliveries, or have extended hours of operation), especially when they abut single family subdivisions. (RP: HHWHCNP, COA)

REC 15: Support pedestrian-friendly commercial nodes with multiple neighborhood serving services. (RP: HHWHCNP, COA)

REC 16: Discourage additional commercial uses from encroaching into established residential areas. (RP: HHWHCNP, COA)

REC 18: Support the Norwood Shopping Center, and surrounding properties which are identified as Mixed Use on the FLUM, transitioning to a Neighborhood Urban Center, to provide a mixture of pedestrian friendly, neighborhood serving uses. (RP: HHWHCNP, COA)

REC 19: Should the Texas Highway Department property ever be sold, the neighborhood supports half of site located along the I-35 frontage road to be commercial, and the other half to mixed use, so it could be part of the Neighborhood Urban Center at Norwood Shopping Center and its surrounding properties. (RP: HHWHCNP, COA, TXDOT)

Objective L.4: Establish neighborhood serving mixed use niches along roadways at the edges of single family neighborhoods.

REC 20: Transform portions of the Planning Area into neighborhood scale, neighborhood serving mixed use developments (office, retail and residential), which are pedestrian friendly at: (RP: HHWHCNPA, COA)

- ☐ The east side of Middle Fiskville Road
- ☐ Along portions of E. Rundberg Lane
- ☐ Along portions of Park Plaza Drive
- ☐ Within the Norwood Shopping Center
- ☐ South of Ruby Drive, off of Joseph Clayton Road.

REC 21: Adopt 'Neighborhood Urban Center' infill option on various parcels in Heritage Hills. (RP: COA)

Objective L.5: Establish community facilities and programs for all ages.

REC 24: Support the expansion of more greenspace and park areas throughout the Planning Area, not just in Heritage Hills. (RP: HHWHCNPA, COA)

Objective L.6: Support aesthetically appealing redevelopment that improves the appearance of the HHWHCNPA.

REC 25: Support, throughout the HHWHCNPA, high quality, aesthetically appealing businesses, housing developments, and industrial areas, which strongly emphasize appealing building and landscape design. (RP: HHWHCNPA, COA)

REC 26: Adopt the design tool 'Impervious Cover and Parking Placement' for the entire HHWHCNPA. (RP: COA)

REC 27: Adopt the design tool 'Garage Placement' for the entire HHWHCNPA. (RP: COA)

REC 28: Adopt the design tool 'Front Porch Setback' for the entire HHWHCNPA. (RP: COA)

I-35 Frontage Road

Objective L.8: Support the I-35 frontage road as a regional provider of offices and commercial goods and services but also provide more neighborhood serving uses.

REC 38: Support and encourage commercial uses along the I-35 frontage road. (RP: COA, HHWHCNPA)

REC 39: Support revitalizing and redeveloping properties along I-35 to support a variety of attractive, locally serving businesses, which are well maintained. (RP: COA, HHWHCNPA)

E. Rundberg Lane**The Mobile Home Park on E. Rundberg Lane**

REC 40: Support transitioning and transforming the mobile home park on E. Rundberg Lane into a high density project that supports residential infill, including condominiums, townhouses, urban houses and/or cottage lots, which are attractive, affordable, well-maintained and also promote homeownership. (RP: COA, HHWHCNP)

The Remainder of E. Rundberg Lane

REC 41: Support a transition to attractive neighborhood serving, neighborhood scale Commercial and mixed use projects (office, commercial and residential) along portions of both sides of E. Rundberg Lane. (RP: COA, HHWHCNP)

North Plaza/Park Plaza

REC 42: Support the variety of residential land uses along North Plaza and Park Plaza, including condominiums, and multi-family apartments, which are safe, attractive and well maintained. (RP: COA, HHWHCNP)

REC 43: Support neighborhood-scaled mixed use projects, which provide a variety of aesthetically attractive commercial, office and residential land uses. (RP: COA, HHWHCNP)

Norwood Shopping Center/Wal-Mart - #10

REC 47: Support the creation of a vibrant, neighborhood urban center where Norwood Shopping Center/Wal-Mart currently exist that is pedestrian-oriented, neighborhood friendly, neighborhood-scaled and serves neighborhood needs. (RP: COA, HHWHCNP)

EXISTING CONDITIONS**Zoning and Land Use****Existing Land Use for the Combined Neighborhood Plan area:**

Land Use		Heritage Hills	Windsor Hills	Combined	Urban Core*
Single-Family	Acres	97.4	380.1	477.5	15170.4
	% of NPA	13%	60%	34%	37%
Mobile Home	Acres	50.6	1.4	52.0	316.6
	% of NPA	7%	0%	4%	1%
Multifamily	Acres	83.2	52.1	135.3	4280.1

	% of NPA	11%	8%	10%	10%
Commercial	Acres	158.7	91.4	250.1	4030.4
	% of NPA	21%	14%	18%	10%
Office	Acres	50.5	3.1	53.6	1925.7
	% of NPA	7%	1%	4%	5%
Industrial	Acres	114.1	3.3	117.35	3397.8
	% of NPA	15%	1%	8%	8%
Civic	Acres	24.8	55.2	80.0	3235.3
	% of NPA	3%	9%	5%	8%
Open Space	Acres	52.1	0	52.1	3871.4
	% of NPA	7%	0%	4%	9%
Utilities	Acres	3.3	1.35	4.65	138.0
	% of NPA	0%	0%	1%	1%
Undeveloped	Acres	119.4	48.7	168.1	4745.8
	% of NPA	16%	7%	12%	11%
Total	Acres	754.1	636.6	1390.7	41111.5
	% of NPA	100%	100%	100%	100%

*Note: Urban Core includes neighborhood Planning Areas, approved, partially approved, underway, and future areas; with the exception of Oak Hill East and West. UT, Downtown, Old Enfield, State Triangle, and RMMA were not included in the calculations.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Buttermilk Branch Watershed and in the Little Walnut Creek Watershed of the Colorado River Basin, which are classified as Urban Watersheds by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is flood plain within the project area.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope,

or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Impervious Cover

The maximum impervious cover limits for the proposed zoning districts are as follows:

LI, Limited Industrial Services	80 %
IP, Industrial Park	80 %
CS, Commercial Services	95 %
CS-1, Commercial – Liquor Sales	95 %
W/LO, Warehouse Limited Office	70 %
GR, Community Commercial	90 %
LR, Neighborhood Commercial	80 %
GO, General Office	80 %
LO, Limited Office	70 %
NO, Neighborhood Office	60 %
MH, Mobile Home	N/A
MF-6, Multi-family Residence – Highest Density	80 %
MF-5, Multi-family Residence - High Density	70 %
MF-4, Multifamily Residence - Moderate – High Density	70 %
MF-3, Multi-family Residence - Medium Density	65 %
MF-2, Multi-family Residence - Low Density	60 %
MF-1, Multi-family Residence - Large Lot	55 %
SF-6, Townhouse & Condominium Residence	55 %
SF-5, Urban Family Residence	55 %
SF-3, Family Residence	45 %
SF-2, Single Family Residence – Standard Lot	45 %
SF-1, Single Family Residence – Large Lot	40 %
P, Public	varies (refer to the <u>Land Development Code</u>)

Note: The maximum amount of impervious cover is determined as the more restrictive figure of the zoning district and watershed class.

Site Plan/Compatibility Standards

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Additional comments will be made during the site plan review process.

Transportation

The Austin Metropolitan Area Transportation Plan (AMATP) calls for total right-of-way as listed below [LDC, Sec. 25-6-51 and 25-6-55]. Additional right-of-way may be required during the rezoning, subdivision or site plan processes.

Name	Existing ROW	Proposed ROW (AMATP 2025)	Proposed ROW (CAMPO 2030 Plan)
IH 35	300' (FWY6)	400' (FWY6/HOV)	FWY 6/ ML 1
US 183	Varies (FWY6)	400' (FWY6)	TOLL FWY 6
Rundberg Lane	90' (MAD4)	200' (MAD4)	MAD4
Cameron Road	110' (MAD6)	200' (MAD8)	MAD6

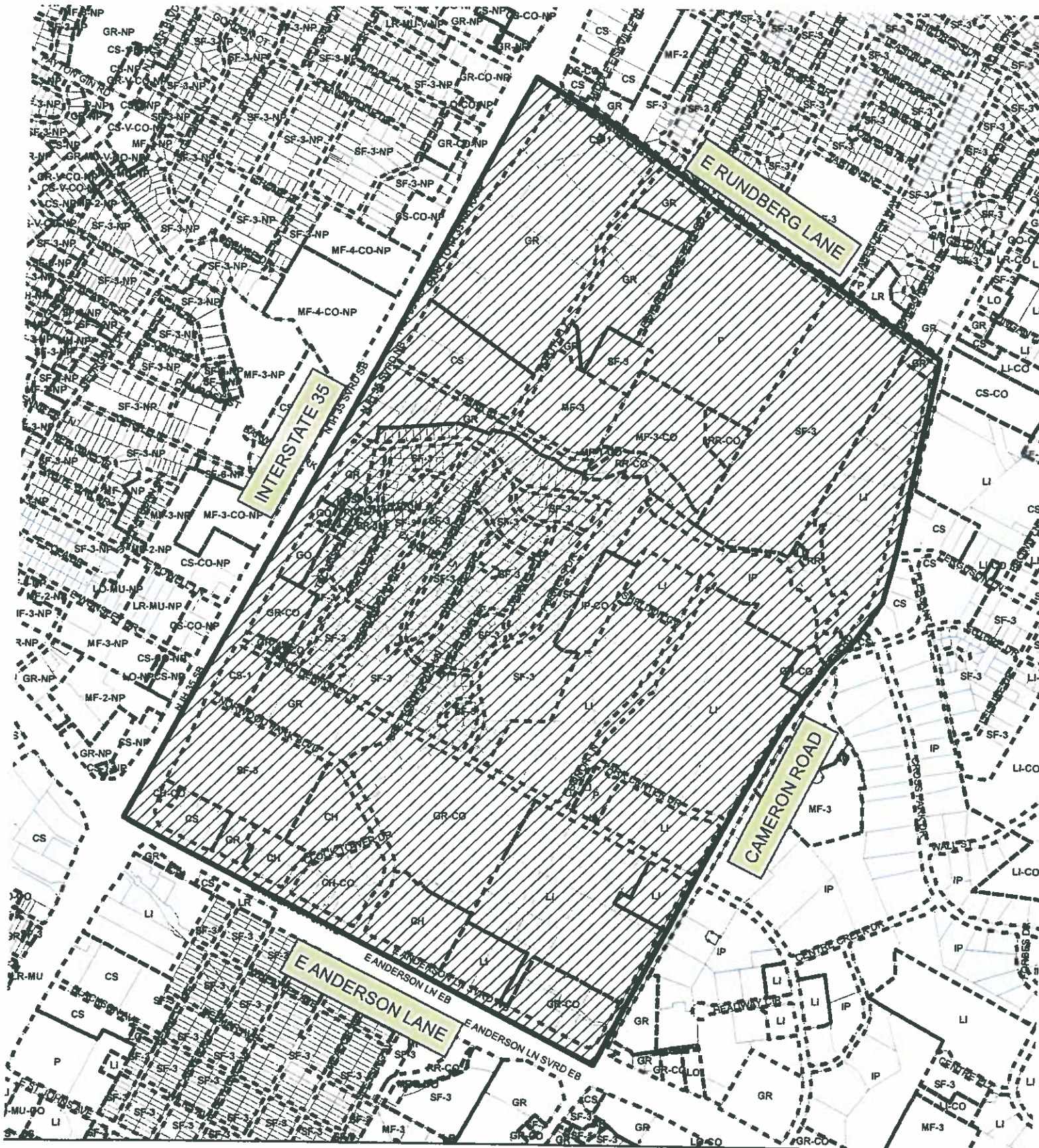
A traffic impact analysis may be required during the rezoning or site plan processes if the traffic generated exceed the threshold of 2,000 vehicle trips per day [LDC, 25-6-113].

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and/or proposed within/adjoining the neighborhood planning area as follows:

Street Name	Existing Bicycle Facilities	Proposed Bicycle Facilities
Cameron Road	Shared Lane	Bike Lane
Rundberg Lane	Shared Lane	Bike Lane
North Plaza	Wide Curb	Bike Lane
Park Plaza	Wide Curb	Bike Lane
Furness Drive	Wide Curb	Wide Curb
Rutherford Lane	Bike Lane	Bike Lane

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.



N

1" = 1200'

SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2010-0160

LOCATION: HERITAGE HILLS NEIGHBORHOOD
PLANNING AREA

SUBJECT AREA: 875 ACRES

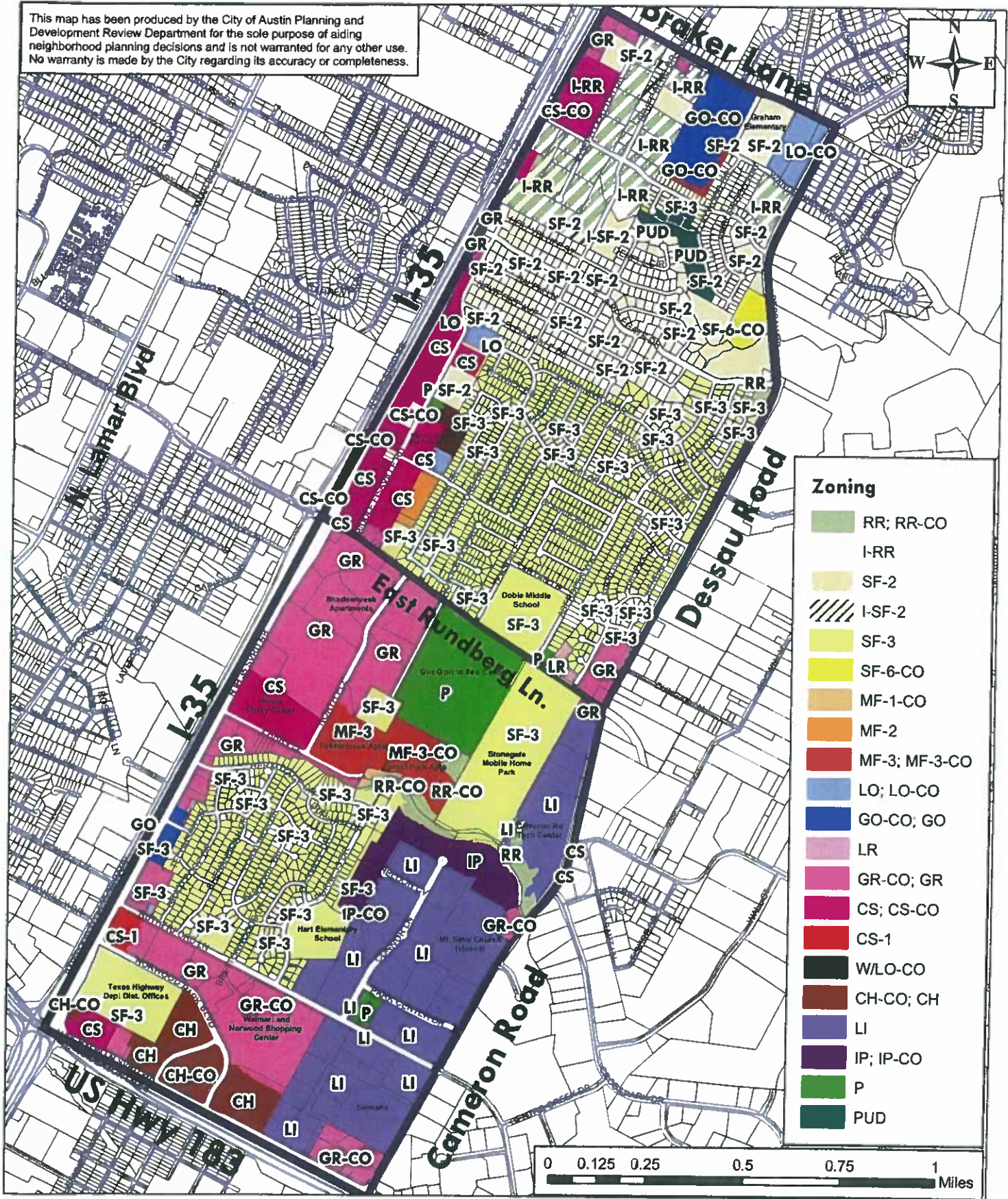
GRID: L28-L30 & M28-M30

MANAGER: JOI HARDEN



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

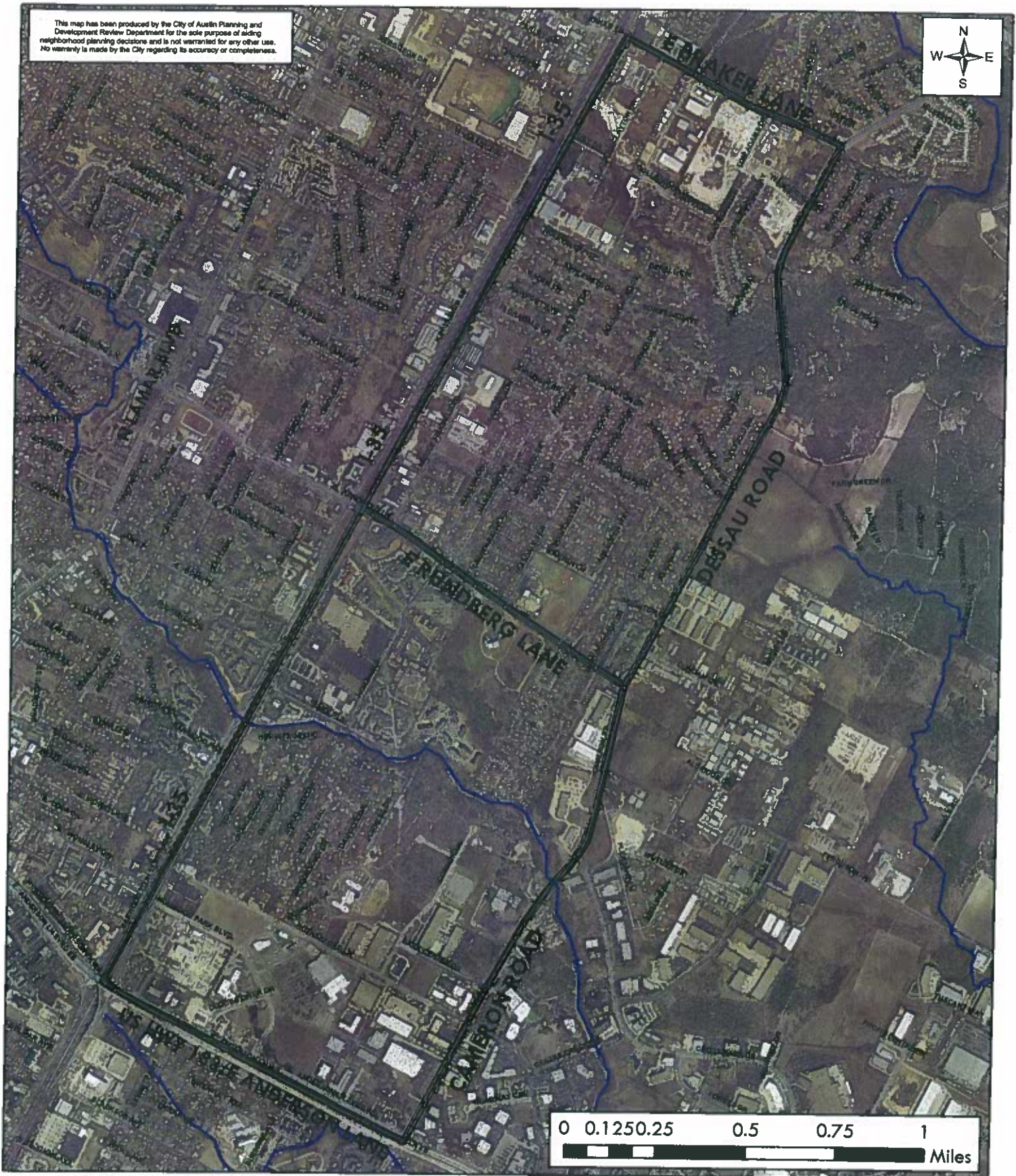
This map has been produced by the City of Austin Planning and Development Review Department for the sole purpose of aiding neighborhood planning decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.



Heritage Hills / Windsor Hills Combined Neighborhood Planning Area Current Zoning Map

Created 10/18/10

This map has been produced by the City of Austin Planning and Development Review Department for the sole purpose of aiding neighborhood planning decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.



Heritage Hills/Windsor Hills Combined Neighborhood Planning Area

Planning Area Boundaries

Created 9/3/10

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Heritage Hills/Windsor Hills Combined Neighborhood Planning Area

Current Land Use Map

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

The designation of a land use category does not imply that the most intense zoning district associated with that category will be automatically recommended or approved.

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**Windsor Hills
Neighborhood Planning Area**

**Heritage Hills
Neighborhood Planning Area**

Legend

-  Single-Family
-  Higher-Density Single-Family
-  Multifamily
-  Neighborhood Mixed Use
-  Mixed Use
-  Office
-  Commercial
-  Industry
-  Recreation & Open Space
-  Civic
-  Utilities
-  Creeks
-  HHWHCNPA

0 0.125 0.25 0.5 0.75 1
Miles



Heritage Hills/Windsor Hills Combined Neighborhood Planning Area

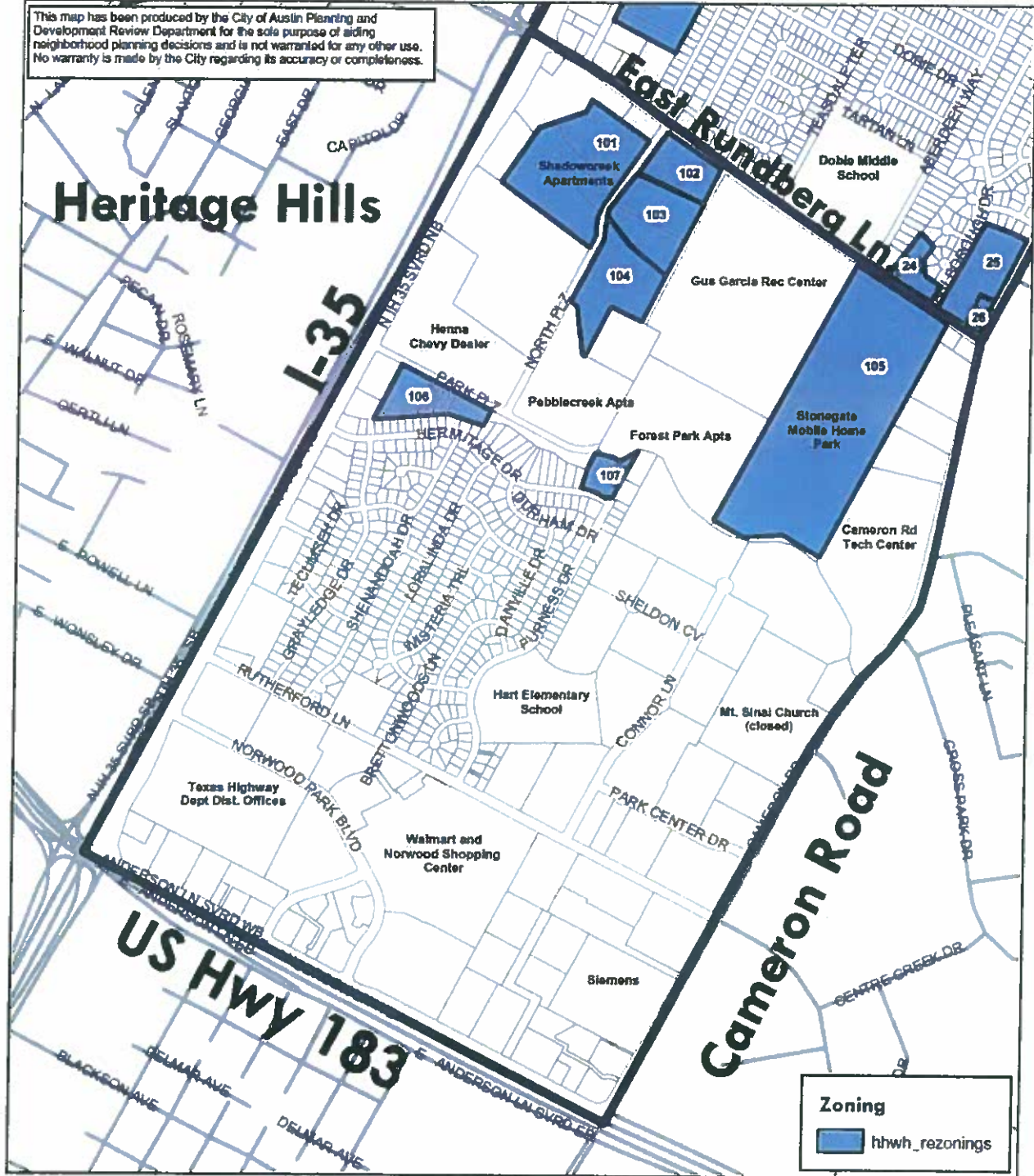
Future Land Use Map

Created 9/3/10

Attachment

E

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Heritage Hills Neighborhood Planning Area

Rezoning Map

Created 7/12/10

0 0.05 0.1 0.2 0.3 0.4 Miles



Zoning Case # C14-2010-0160

Heritage Hills Planning Area Zoning Recommendations

C14-2010-0160

Tract #	TCAD Prop ID	COA Address	Current Zoning	Proposed Zoning
101	243464	9204 NORTH PLAZA	GR	MF-3-NP
	243466	9200 NORTH PLAZA		
102	243473	E 1007 RUNDBERG LN	GR	GR-MU-V-NP
		1014.5 E RUNDBERG LN		
		1039.5 E RUNDBERG LN		
103	243475	9125 NORTH PLAZA	GR	MF-3-NP
		9120.5 MIDDLE FISKVILLE CEMETERY RD.		
	243477	9121 NORTH PLAZA		
104	240609	9009 NORTH PLAZA 101	GR	SF-6-NP
	240610	9009 NORTH PLAZA 102		
	240611	9009 NORTH PLAZA 103		
	240612	9009 NORTH PLAZA 104		
	240613	9009 NORTH PLAZA 105		
	240614	9009 NORTH PLAZA 106		
	240615	9009 NORTH PLAZA 107		
	240616	9009 NORTH PLAZA 108		
	240617	9009 NORTH PLAZA 109		
	240618	9009 NORTH PLAZA 110		
	240619	9009 NORTH PLAZA 111		
	240620	9009 NORTH PLAZA 112		
	240621	9009 NORTH PLAZA 113		
	240622	9009 NORTH PLAZA 114		
	240623	9009 NORTH PLAZA 115		
	240624	9009 NORTH PLAZA 116		
	240625	9009 NORTH PLAZA 117		
	240626	9009 NORTH PLAZA 118		
	240627	9009 NORTH PLAZA 119		
	240628	9009 NORTH PLAZA 120		
	240629	9009 NORTH PLAZA 121		
	240630	9009 NORTH PLAZA 122		
	240631	9009 NORTH PLAZA 123		
	240632	9009 NORTH PLAZA 124		
	240633	9009 NORTH PLAZA 125		
	240634	9009 NORTH PLAZA 126		
	240635	9009 NORTH PLAZA 127		
	240636	9009 NORTH PLAZA 128		
	240637	9009 NORTH PLAZA 129		
	240638	9009 NORTH PLAZA 130		
	240639	9009 NORTH PLAZA 131		
	240640	9009 NORTH PLAZA 132		
	240641	9009 NORTH PLAZA 133		
	240642	9009 NORTH PLAZA 134		
	240643	9009 NORTH PLAZA 135		
	240644	9009 NORTH PLAZA 136		
	240645	9009 NORTH PLAZA 137		
	240646	9009 NORTH PLAZA 138		
	240647	9009 NORTH PLAZA 139		
	240648	9009 NORTH PLAZA 140		
	240649	9009 NORTH PLAZA 141		
	240651	8942 NORTH PLAZA 42		
	240652	8940 NORTH PLAZA 43		
	240653	8938 NORTH PLAZA 44		
	240654	8936 NORTH PLAZA 45		

104, cont.	240655	8934 NORTH PLAZA 46	GR	SF-6-NP
	240656	8932 NORTH PLAZA 47		
	240657	8932 NORTH PLAZA 48		
	240658	8928 NORTH PLAZA 49		
	240659	8926 NORTH PLAZA 50		
	240660	8921 NORTH PLAZA 51		
	240661	8919 NORTH PLAZA 52		
	240662	8917 NORTH PLAZA 53		
	240663	8913 NORTH PLAZA 54		
	240664	8911 NORTH PLAZA 55		
	240665	8909 NORTH PLAZA 56		
	240666	8907 NORTH PLAZA 57		
	240667	8905 NORTH PLAZA 58		
	240668	8903 NORTH PLAZA 59		
	240669	8901 NORTH PLAZA 60		
	240670	8924 NORTH PLAZA 61		
	240671	8920 NORTH PLAZA 62		
	240672	8918 NORTH PLAZA 63		
	240673	8914 NORTH PLAZA 64		
	240674	8904 NORTH PLAZA 65		
	240675	8902 NORTH PLAZA 66		
	240676	8900 NORTH PLAZA 67		
	240677	8923 NORTH PLAZA 68		
	240678	8925 NORTH PLAZA 69		
	240679	9009 NORTH PLAZA 70		
	240680	8922 NORTH PLAZA 71		
	240681	8837 NORTH PLAZA 72		
	240682	8835 NORTH PLAZA 73		
105	546845	E 1401 RUNDBERG LN	SF-3	MH-NP
		E 1345.5 RUNDBERG LN		
		E 1403.5 RUNDBERG LN		
		E 1413.5 RUNDBERG LN		
		E 1417.5 RUNDBERG LN		
106	239727	829 PARK PLAZA	GR	GR-MU-NP
	239728	LOT 4-A COURTLANDT PLACE SEC III-A RESUB OF LOT 4		
		905 PARK PLAZA		
		913 PARK PLAZA		
	239729	LOT 4-B COURTLANDT PLACE SEC III-A RESUB OF LOT 4		
		917 PARK PLAZA		
		909 PARK PLAZA		
	239730	915 PARK PLAZA		
	239731	919 PARK PLAZA		
	239732	LOT 4-E COURTLANDT PLACE SEC III-A RESUB OF LOT 4		
	933 PARK PLAZA			
107	769489	.530AC OF LOT 1 BLK A WINDCREST PARKSIDE SUBD	RR-CO; MF-1-CO	P-NP
	769488	ABS 789 SUR 57 WALLACE J P ACR 1.926	RR-CO; SF-3	
		1112 HERMITAGE DR		
		1112.5 HERMITAGE DR		

Heritage Hills Neighborhood Plan Combining District

C14-2010-0160

Existing and Proposed Conditional Overlays

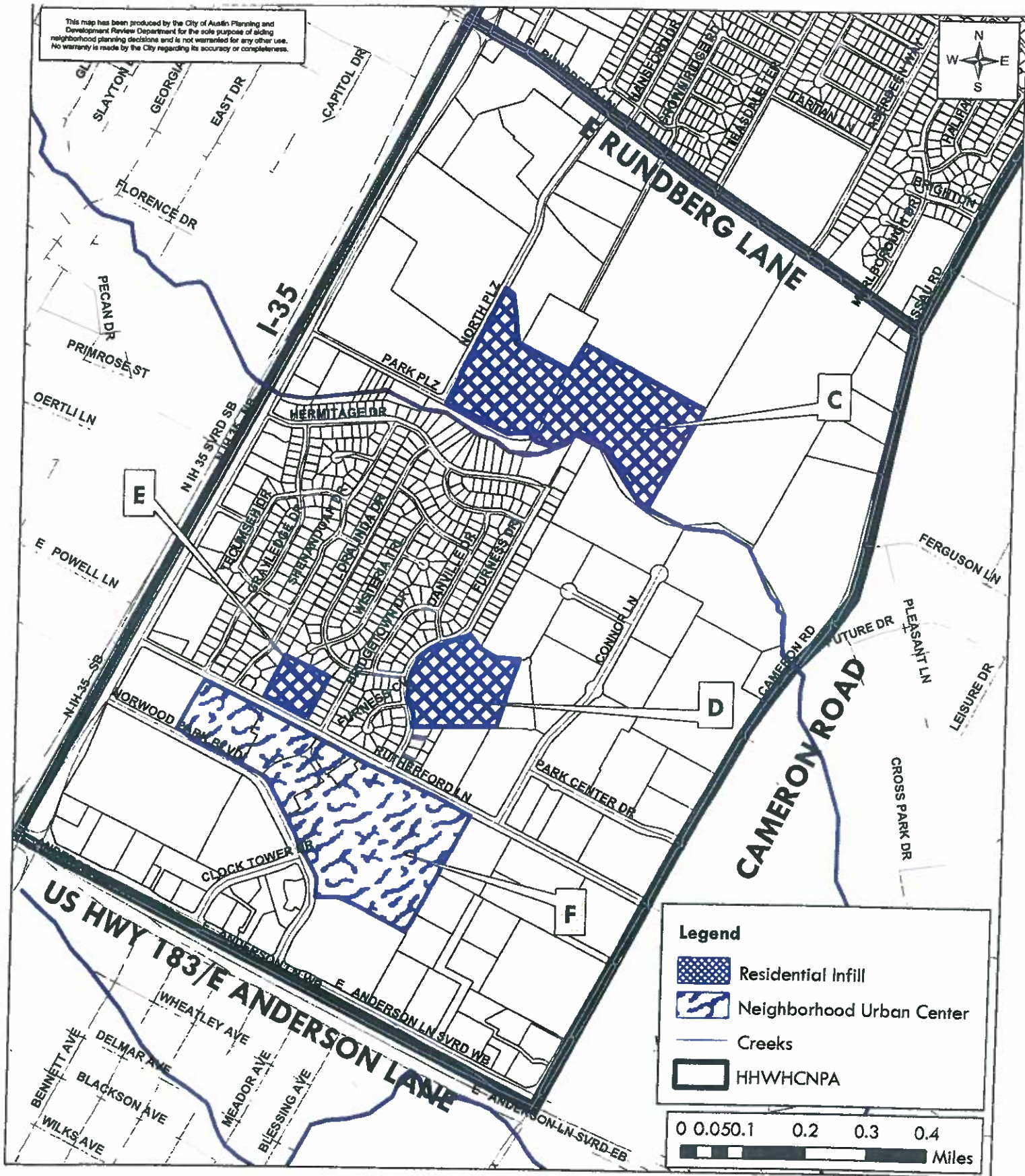
The following is a list of proposed conditional overlays (CO) for certain tracts within the Heritage Hills Neighborhood Plan Combining District. Conditional overlays are shown in the following tract list with a "CO" in the zoning string.

*Please note: For tracts with **existing** conditional overlays (conditions, prohibited uses, and conditional uses), City of Austin staff will recommend maintaining these conditional overlays as part of the rezonings for the Heritage Hills Neighborhood Plan Combining District, with the exception of Tract 107.*

Proposed COs:

None

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Heritage Hills Neighborhood Planning Area Special Use Infill Tracts

Created 11/5/10

**Special Use Infill Tracts
Heritage Hills Neighborhood Planning Area
C14-2010-0160**

Tract #	TCAD Prop ID	COA Address	Proposed Infill
C	240607	8805 NORTH PLAZA	Residential Infill
	362042	1088 PARK PLAZA	
D	769480 (portion) 11.878 acres out of W. Wilkes Survey 29, Abstract 815, AND J.P. Wallace Survey 57, Abstract 787	8301 FURNESS DR	Residential Infill
E	238321	1000 RUTHERFORD LN	Residential Infill
F	771915	1010 NORWOOD PARK BLVD	Neighborhood Urban Center
		1030 NORWOOD PARK BLVD	
		1040 NORWOOD PARK BLVD	
	771916	1030 RUTHERFORD LN 3	
	546662	1017 RUTHERFORD LN	
	546660	1030 NORWOOD PARK BLVD	
	772114	918 NORWOOD PARK BLVD	
	772115	916 NORWOOD PARK BLVD	



Final Affordability Impact Statement*
Neighborhood Housing and Community Development
City Council Agenda: Case Number:

*This AIS is subject to any substantial changes that may occur after the Planning Commission review process.

Proposed Code Amendment:

Implement neighborhood plan for Heritage Hills/Windsor Hills Neighborhood Planning Area

Overall Impact on Affordability

Positive

Proposed Neighborhood Plan Impacting Housing Affordability:

Proposed neighborhood plan would:
Have an overall positive impact on affordability in the neighborhood by changing approximately 117 acres of property currently zoned commercial (CS) to mixed use (MU). The plan will also adopt the Urban Home and Cottage infill options in a designated sub-district approximately 113 acres in size, as well as the residential infill option on selected tracts and small lot amnesty throughout the combined neighborhood planning area.
The plan has also maintained multi-family and higher-density single-family zoning wherever possible throughout the combined neighborhood planning area.
The plan supports preserving a range of housing options to maintain affordability and allow for aging in place.

Alternative Language to Maximize Affordable Housing Opportunities:

Although the current draft neighborhood plan does have an overall positive impact on affordability, there are additional opportunities to maximize affordable housing in the combined neighborhood planning area:
Adopt the Urban Home and Cottage infill options over all single family residential properties in the combined neighborhood planning area
Adopt the Secondary Apartment infill option over all single family residential properties in the combined neighborhood planning area
Residential Infill option for all single family residential properties zoned SF-3 in the combined neighborhood planning area.

Other Recommendations:

None

Date Prepared:

October 11, 2010

Director's Signature:

Elizabeth A. Spencer (Acting Director)

Comment Forms Or Letters

***Please Note:** If the Planning Commission does not take action on the Heritage Hills/Windsor Hills Combined Neighborhood Plan and subsequent zoning changes at the November 9, 2010 hearing, the City Council hearing will likely be postponed. Check the minutes from the December 9, 2010, City Council hearing for the new hearing date.

Contact Information

For questions regarding the Heritage Hills/Windsor Hills Combined Neighborhood Plan or proposed zoning changes, please call or email:

Kathleen Fox
(512) 974-7877
kathleen.fox@ci.austin.tx.us

Greg Dutton
(512) 974-3509
greg.dutton@ci.austin.tx.us

Paul DiGiuseppe
(512) 974-2865
paul.digiuseppe@ci.austin.tx.us

Si Ud. necesita información en español, favor de llamar a Jacob Browning al (512) 974-7657.

Office hours are 8:00 a.m. to 5:00 p.m. Monday through Friday. Please be sure to refer to the File Numbers on the first page when you call. See enclosed sheets for more information on public hearings.

PLANNING COMMISSION COMMENT FORM

File # C14-2010-0160
C14-2010-0161

Planning Commission Hearing Date: Tuesday, November 9, 2010

Comments: _____

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Kathleen Fox

Name (please print) JASON WILKES

☒ I am in favor
(Estoy de acuerdo)

Address 12009 SNOW GOSSET RD. A TX 78758

☐ I object
(No estoy de acuerdo)

.....
INFORMATION ON PUBLIC HEARINGS

The Planning and Development Review Department has filed an application for zoning/rezoning to implement a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners, registered environmental or neighborhood organizations and utility service addresses located within 500 feet of a proposed development be notified that an application for development has been filed.

This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own

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PLANNING COMMISSION COMMENT FORM

File # C14-2010-0160
C14-2010-0161

Planning Commission Hearing Date: Tuesday, November 9, 2010

Comments: WE DON'T NEED ANYMORE APARTMENTS IE.
HALENS FOR ILLEGAL IMMIGRANTS BETWEEN RUNNERS
AND BRAKER LANE!! WE HAVE ENOUGH!!!

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Kathleen Fox

Name (please print) JIMMIE KUNKEL

Address 9810 OCHILTREE DR

☐ I am in favor
(Estoy de acuerdo)

☒ I object
(No estoy de acuerdo)

..... INFORMATION ON PUBLIC HEARINGS

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PLANNING COMMISSION COMMENT FORM

File # C14-2010-0160
C14-2010-0161

Planning Commission Hearing Date: Tuesday, November 9, 2010

Comments: I object to Heritage Hills/Windsor Hills
neighborhooding planning because these people
will only bring problems, stealing, drugs, and
property value will go down.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Kathleen Fox

Name (please print) Teresa Estrada

Address 1321 Warrington Drive
AUSTIN TX 78753

☐ I am in favor
(Estoy de acuerdo)

☒ I object
(No estoy de acuerdo)

Teresa Estrada

INFORMATION ON PUBLIC HEARINGS

The Planning and Development Review Department has filed an application for zoning/rezoning to implement a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners, registered environmental or neighborhood organizations and utility service addresses located within 500 feet of a proposed development be notified that an application for development has been filed.

This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own

Please Note: If the Planning Commission does not take action on the Heritage Hills/Windsor Hills Combined Neighborhood Plan and subsequent zoning changes at the November 9, 2010 hearing, the City Council hearing will likely be postponed. Check the minutes from the December 9, 2010, City Council hearing for the new hearing date.

Contact Information

For questions regarding the Heritage Hills/Windsor Hills Combined Neighborhood Plan or proposed zoning changes, please call or email:

Kathleen Fox
(512) 974-7877
kathleen.fox@ci.austin.tx.us

Greg Dutton
(512) 974-3509
greg.dutton@ci.austin.tx.us

Paul DiGiuseppe
(512) 974-2865
paul.digiuseppe@ci.austin.tx.us

Si Ud. necesita información en español, favor de llamar a Jacob Browning al (512) 974-7657.

Office hours are 8:00 a.m. to 5:00 p.m. Monday through Friday. Please be sure to refer to the File Numbers on the first page when you call. See enclosed sheets for more information on public hearings.

PLANNING COMMISSION COMMENT FORM

File # C14-2010-0160
C14-2010-0161

Planning Commission Hearing Date: Tuesday, November 9, 2010

Comments: I object to the zoning changes. I reason
we moved into this area 10 yrs ago, was because
of the quite neighborhood of mature well breed
environment. We already experience increase of walk-thru
traffic. We don't need anymore. I firmly Object of rezoning!
You may also send your written comments to the Planning and Development Review Department, P.O.
Box 1088, Austin, TX 78767-8835 Attn: Kathleen Fox

Name (please print) Dwight S. & Bonnie F. Yetts ☐ I am in favor
(Estoy de acuerdo)
Address 1006 Wiskria Cir. Austin, TX 78753 ☒ I object
(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

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