ORDINANCE NO. 20110113-059

AN ORDINANCE AMENDING THE AUSTIN TOMORROW COMPREHENSIVE PLAN BY ADOPTING THE HERITAGE HILLS/WINDSOR HILLS COMBINED NEIGHBORHOOD PLAN.

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

PART 1. FINDINGS.

(A) In 1979, the City Council adopted the "Austin Tomorrow Comprehensive Plan."

(B) Article X, Section 5 of the City Charter authorizes the City Council to adopt by ordinance additional elements of a comprehensive plan that are necessary or desirable to establish and implement policies for growth, development, and beautification, including neighborhood, community, or area-wide plans.

(C) In May, 2008, an initial survey was distributed to residents in the neighborhood planning area, and subsequent meetings were held with the City of Austin neighborhood planning staff and homeowners, renters, business owners, non-profit organizations and non-resident property owners to prepare a neighborhood plan. The Heritage Hills/Windsor Hills Combined Neighborhood Plan followed a process first outlined by the Citizens' Planning Committee in 1995, and refined by the Ad Hoc Neighborhood Planning Committee in 1996. The City Council endorsed this approach for neighborhood planning in a 1997 resolution. This process mandated representation of all of the stakeholders in the neighborhood and required active public outreach. The City Council directed the Planning Commission to consider the plan in a 2006 resolution. During the planning process, the Heritage Hills/Windsor Hills Combined Neighborhood Plan planning team gathered information and solicited public input through the following means:

(1) collection of existing data;

(2) neighborhood inventory;

(3) neighborhood survey;

(4) neighborhood workshops; and

(5) community-wide meetings.

(D) The Heritage Hills/Windsor Hills Combined Neighborhood Plan recommends action by the neighborhood planning team, the City, and by other agencies to preserve and improve the neighborhood. The Heritage Hills/Windsor Hills Combined Neighborhood Plan has four major goals:

(1) **Land Use Goal:** Transform the Heritage Hills/Windsor Hills Combined Neighborhood Plan 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.

(2) **Community Life Goal:** Promote a community of civically engaged residents and businesses in the Heritage Hills/Windsor Hills Combined Neighborhood Plan Area who strive to achieve a safe, healthy, well-maintained and livable neighborhood.

(3) **Parks, Trees, and the Environment Goal:** Preserve and enhance the natural beauty, utility and environmental health of the Heritage Hills/Windsor Hills Combined Neighborhood Plan Area's parks, trees, open spaces, trails, and creeks while ensuring that they are safe, clean, and well maintained.

(4) **Transportation and Infrastructure Goal:** Develop a multimodal transportation network that residents can use to move through the Heritage Hills/Windsor Hills Combined Neighborhood Plan Area safely, efficiently, and effectively.

(E) The Heritage Hills/Windsor Hills Combined Neighborhood Plan goals are further described in the Introduction of the Plan.

(F) On December 14, 2010, the Planning Commission held a public hearing on the Heritage Hills/Windsor Hills Combined Neighborhood Plan, and recommended adoption of the plan by the City Council.

(G) The Heritage Hills/Windsor Hills Combined Neighborhood Plan is appropriate for adoption as an element of the Austin Tomorrow Comprehensive Plan. The Heritage Hills/Windsor Hills Combined Neighborhood Plan furthers the City Council's goal of achieving appropriate, compatible development within the area. The Heritage Hills/Windsor Hills Combined Neighborhood Plan is necessary and desirable to establish and implement policies for growth, development, and beautification in the area.

PART 2. ADOPTION AND DIRECTION.

(A) Chapter 5 of the Austin Tomorrow Comprehensive Plan is amended to add the Heritage Hills/Windsor Hills Combined Neighborhood Plan as Section 5-30 of the Comprehensive Plan, as set forth in Exhibit A to this ordinance, which is incorporated as part of this ordinance.

(B) The city manager shall prepare zoning cases consistent with the land use recommendations in the Plan.

(C) The city manager shall provide periodic updates to the City Council on the status of the implementation of the Heritage Hills/Windsor Hills Combined Neighborhood Plan.

(D) The specific provisions of the Heritage Hills/Windsor Hills Combined Neighborhood Plan take precedence over any conflicting general provision in the Austin Tomorrow Comprehensive Plan.

PART 3. EFFECTIVE DATE.

This ordinance takes effect on January 24, 2011.

PASSED AND APPROVED

§
§
January 13, 2011 §

Lee Leffingwell
Mayor

APPROVED: Karen M. Kennard
Acting City Attorney

ATTEST: Shirley A. Gentry
City Clerk



The Heritage Hills/Windsor Hills
Combined Neighborhood Plan

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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



CITY COUNCIL
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Sheryl Cole

CITY MANAGER
Marc Ott

ASSISTANT CITY MANAGER
Sue Edwards

PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
Greg Guernsey, Director

Disclaimers:

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

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

◊ ◊ ◊ ◊ ◊

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

Special Acknowledgements

The Planning and Development Review Planning staff is especially grateful to individuals and institutions that graciously provided invaluable meeting space to conduct the Heritage Hills/Windsor Hills Combined Neighborhood Planning Area meetings during the planning process, especially Carol Chapman, Principal of Dobie Middle School, and Rueben Olivo, Program Manager, with the Gus Garcia Recreation Center.

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Abbreviations:

COA	City of Austin
HHWHCNPA	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

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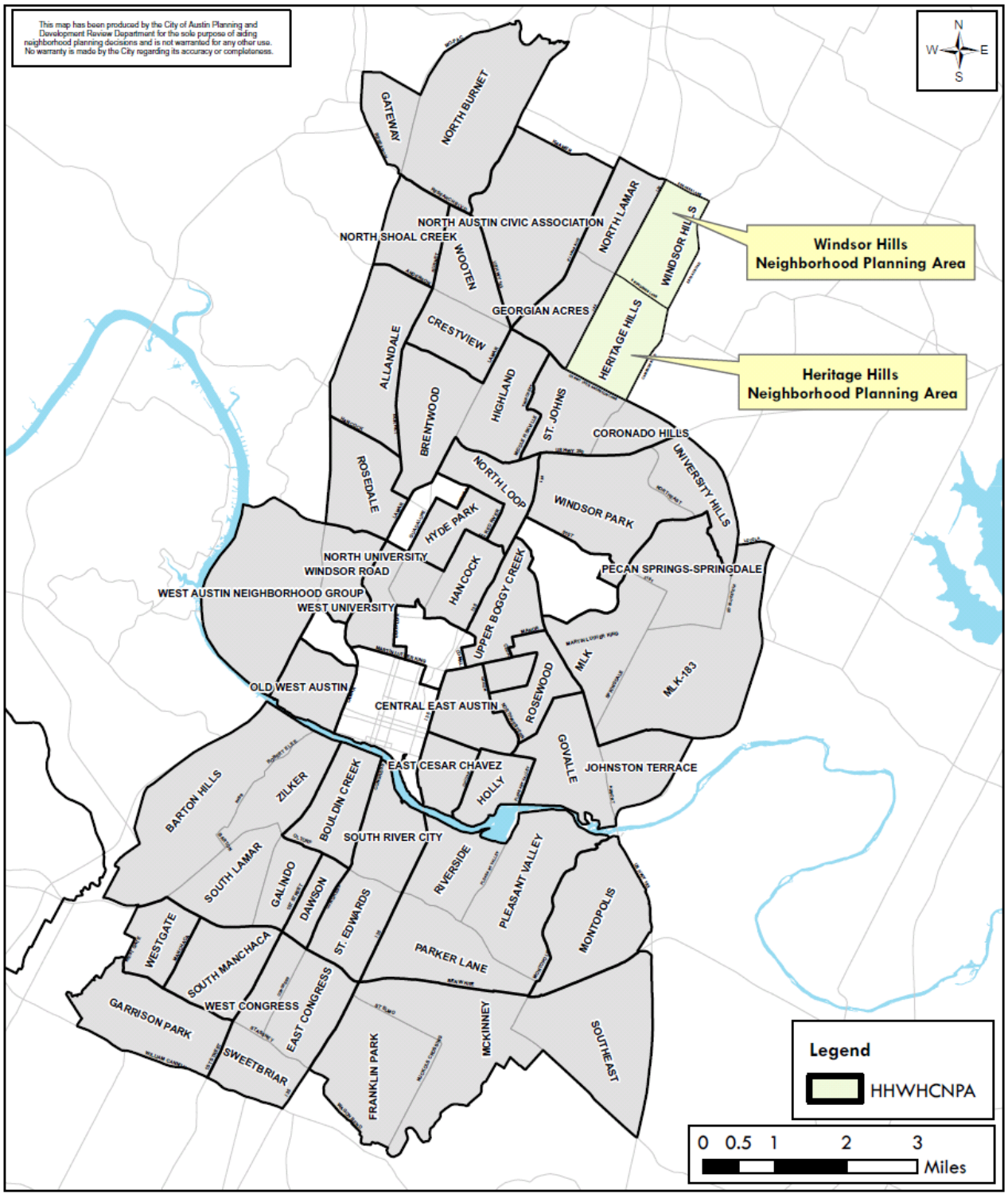
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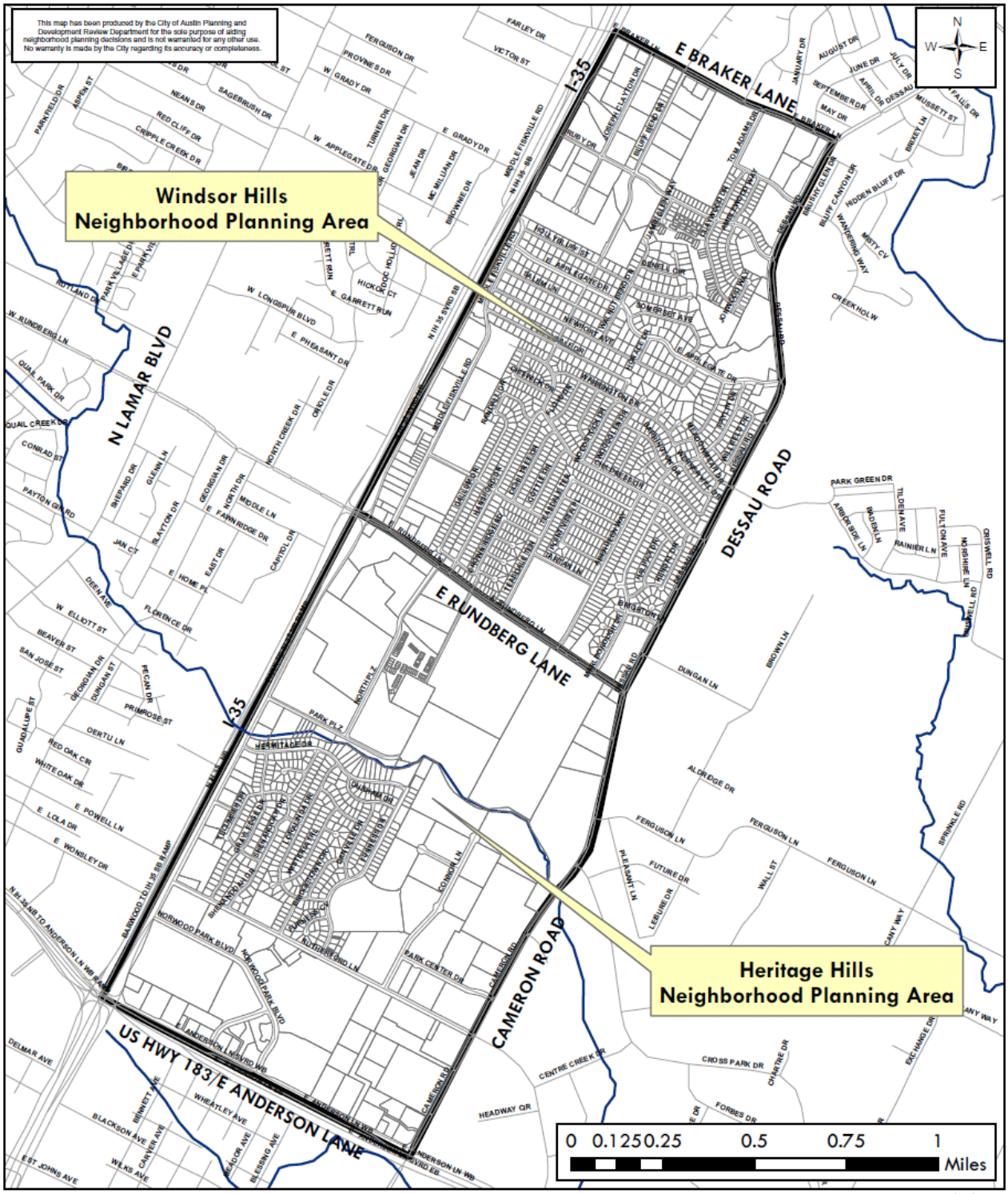
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City of Austin Neighborhoods

Urban Core

Created 9/7/10



Created 9/3/10

Heritage Hills/Windsor Hills Combined Neighborhood Planning Area

Planning Area Boundaries

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.

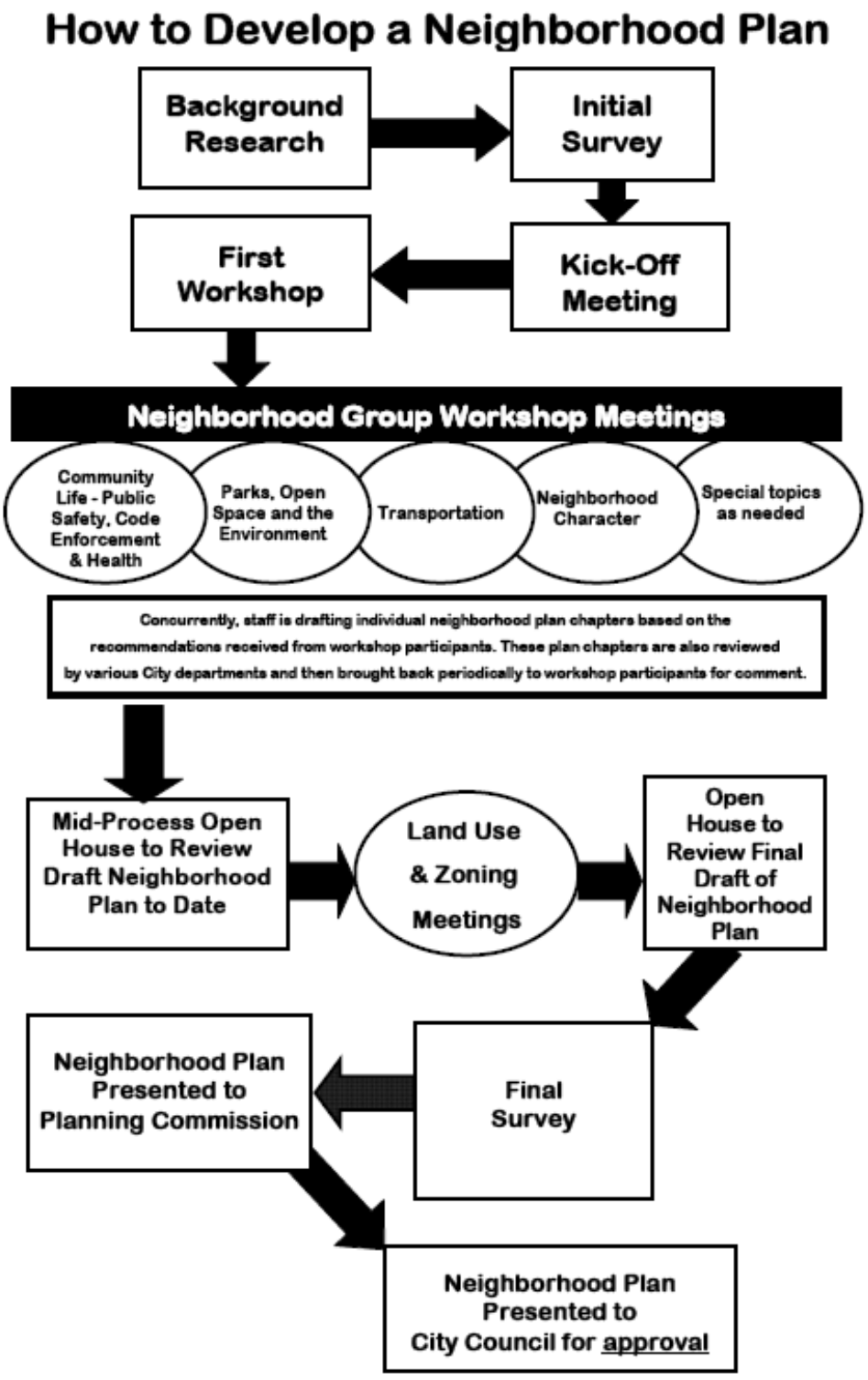


Figure 1: How to Develop a Neighborhood Plan

Neighborhood Meetings

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

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

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 HHWHCNPA safely, efficiently, and effectively.

Priority Action Items

During the Final HHWHCNPA 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 HHWHCNPA. The priority action items also serve as a foundation for the HHWHCNPA 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, HHWHCNPA)

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

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

NEIGHBORHOOD IN CONTEXT

This section of the plan gives a brief background regarding the history, neighborhood character, and statistical profile of the HHWHCNPA. This chapter is intended to provide a context regarding how the HHWHCNPA 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

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 HHWHCNPA. 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 HHWHCNPA today.

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





Entrance to Fiskville Cemetery and a grave from 1892

Other Notable Landmarks

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



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 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 HHWHCNPA. 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

The HHWHCNPA 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

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.

Graham Elementary at 11211 Tom Adams Drive



J. Walter Graham Elementary School

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

• 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 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.



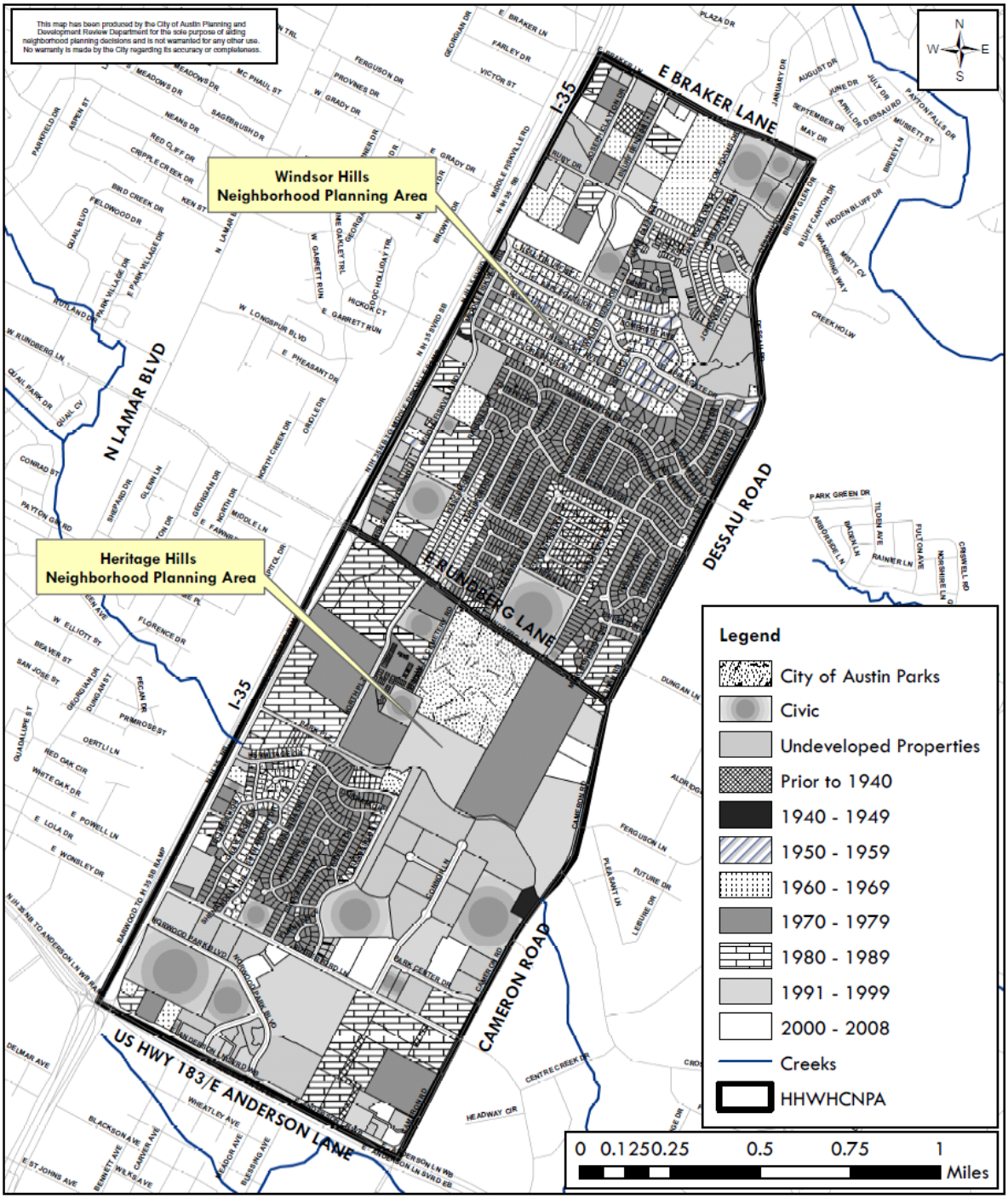
Bernice Hart Elementary School

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 12th grade but plans to expand their student body K through 12 in 2011.

Recent Development History

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:



Created 9/7/10

Heritage Hills/Windsor Hills Combined Neighborhood Planning Area

Development Starts

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 HHWHCNPA contribute to the diverse character of each neighborhood. In the HHWHCNPA, 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 HHWHCNPA, 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

the perimeter of Dobie Middle School. Below are typical houses located in this portion of Windsor Hills.



A house and duplex to the north of E. Rundberg Lane

Between 1999 to 2008, two single family subdivisions (the Collinwood West subdivision and PUD) were built north of the North Acres Subdivision and south of Graham Elementary School on E. Braker Lane. Claywood Drive, Amblewood Way, Jonwood Way, Stephanie Lee Lane, Sherry Lee Cove and Shawna Lee Cove are streets in these two subdivisions. These two subdivisions consist of a mixture of one and two story brick houses, with large garages. Below are typical houses found in this portion of north the Windsor Hills NPA.



New houses built in north Windsor Hills from the late 1990s to 2008

Single Family Areas in the Heritage Hills Neighborhood Planning Area

The majority of houses in the Heritage Hills NPA were mainly platted and developed from the 1960s to the late 1970s. These include the Heritage Hills and Woodbridge Subdivisions. Only 13% of Heritage Hills NPA consists of single family houses, including a variety of one story ranch, two story houses, and duplexes (the majority of the duplexes are located on Furness Drive and have been constructed in the last few years). The majority of the houses in the Heritage Hills NPA are situated on average sized lots, which are flat to moderately sloped. Most

of the single family area is also heavily wooded and landscaped. Below are a few examples of typical houses found in the Heritage Hills NPA.









Upper left – 2 story house
Bottom left – 2 story house

Upper right – 1 story ranch
Bottom right – 2 story duplex

There is also a condominium complex located in the Heritage Hills NPA, on North Plaza Drive, called Sunchase Condominiums, which consists of over 70 attached mostly owner occupied units.

Neighborhood Character

Neighborhood stakeholders in the HHWHCNPA are proud of their community in a number of ways. They commented that the HHWHCNPA contains an eclectic mix of attractive and stable single family neighborhoods, which not only contain a beautiful tree canopy, but natural features such as Little Walnut Creek and the privately owned duck pond located off of E. Applegate Lane. Residents noted in the initial HHWHCNPA survey that they appreciated that their community was conveniently located less than 15 minutes from Downtown Austin, and adjacent to two regional highway connectors, including I-35 and US HWY 183. The HHWHCNPA also provides a variety of retail and commercial services to serve most neighborhood needs.

Below are areas or issues that HHWHCNPA neighborhood stakeholders identified where they wanted to see a change or transformation take place to provide a better quality of life. Many of the issues below are discussed in greater detail in the HHWHCNPA Plan.

1. Provide more local businesses and services and build fewer big box stores.
2. Encourage new development that respects the established neighborhood character.
3. Promote attractive architectural design and landscaping for all new development.
4. Encourage the beautification of commercial corridors.
5. Create more open space, including the development of a park off of Clock Tower Drive.
6. Install unique signage that identifies individual single family neighborhoods and important cultural landmarks.
7. Enhance and expand the mature canopy tree coverage throughout the Planning Area, not just in the single family neighborhoods.
8. Install more parking at the commercial and industrial businesses located in the Windsor Hills NPA, especially off of Bluff Bend.
9. Install sound barriers behind the I-35 frontage road business to reduce noise pollution.
10. Renovate duplexes located around Dobie Middle School.
11. Construct a new library within walking distance of neighborhood residents.

Statistical Profile

Many of the tables and figures in the following section compares U.S. Census data from 1990 to 2000, with the addition of statistical data supplied by the Demographer and the Spatial Analysis Division, from the City of Austin. The data identifies trends amongst the HHWHCNPA, the Urban Core, Travis Co., and the City of Austin.

Population, Household Size, and Vacancy Rate

From 1990 to 2005, the entire HHWHCNPA experienced a significant population growth. The population growth in Heritage Hills NPA was especially noteworthy, with the population increasing by 61% from 1990 to 2005. Much of the growth in Austin and the HHWHCNPA can be attributed to a variety of factors including: (1) the construction of new housing units and an increase in the number of households; (2) an increase in household size; and (3) the dramatic decline in the vacancy rate (See **Tables 1-4** below.) The HHWHCNPA has also transitioned from a mostly non-Hispanic White area of Austin to one that is ethnically diverse. The Hispanic population is now the largest ethnic group in the HHWHCNPA.

Both regionally and nationally, immigrant Hispanic families tend to have a larger household size than non-Hispanic Whites and African-Americans. According to the 2000 U.S. Census, Hispanic family households were larger than any other ethnic or racial group in the United States. About 35% of Hispanic families had five or more people residing in their household. In 2002, 26.5% of family households in which a Hispanic person was the householder consisted of five or more people. In contrast, only 10.8% of

non-Hispanic White family households were this large. Among Hispanic family households, families of Mexican descent were most likely to have five or more people (30.8%.) Family households with only two people represented 25.9% of Hispanic family households but 48.7% of non-Hispanic White family households. *(Source: http://www.globalvillage.us/census2002.pdf - U.S. CENSUS BUREAU)*

Table 1: Population Change from 1990 to 2005

	1990 Population	2000 Population	Pop. Update in 2005	Percentage Increase 90' to 05'
Heritage Hills NPA	3339	5128	5377	+ 61%
Windsor Hills NPA	5157	6333	6687	+ 29.7%
Urban Core	291,423	356,013	398,812	+ 36.8%
City of Austin	465,622	656,562	700,407	+ 50.4%
Travis County	576,407	812,280	893,295	+ 54.9%

Table 2: Household Size from 1990 to 2000

	1990	2000	Change in Household Size From 1990 to 2000
Heritage Hills NPA	2.1	2.4	.27
Windsor Hills NPA	2.6	2.9	.33
Urban Core	2.2	2.4	.13
Travis County	2.4	2.5	.08

Table 3: Number of Households from 1990 to 2000

	1990	2000	Change in Households From 1990 to 2000
Heritage Hills NPA	1560	2119	559
Windsor Hills NPA	1950	2104	154
Urban Core	123,729	144,761	21,032
Travis County	232,861	320,766	87,905

Table 4: Vacancy Rate (Percent) from 1990 to 2000

	1990	2000	Point Change in Vacancy Rate from 1990 to 2000
Heritage Hills NPA	15.5	3.3	-12.16
Windsor Hills NPA	8.9	4.9	-4.04
Urban Core	13.2	3.8	-9.43
Travis County	11.9	4.5	-7.35

Source: 1990 and 2000 US Census and City of Austin Demographer

Owner Occupancy Rate

Table 5 shows the owner occupancy rate for the two planning areas in the HHWHCNPA and Travis County. While the Windsor Hills NPA has shown a slight increase in the percentage of homeownership (which is nearly the same as Travis County), the Heritage Hills NPA experienced a decline in homeownership. Some of this negative growth in homeownership in the Heritage Hills NPA can be attributed to the construction of multifamily housing, and the possible conversion of some single family houses to rental units. . In 2000, 41.1% of the occupied housing units in the HHWHCNPA were owner-

occupied, while 55.9% consisted of rental housing. In the Heritage Hills NPA, 13% of the land is used for single family houses, while 11% is multi-family housing, and 7% is a mobile home park. Although apartments take up only 11% of the land uses in the Heritage Hills NPA, there is over four times the number of apartment units to conventional single family houses. Incentivizing and supporting development that promotes homeownership is a priority of the HHWHCNPA neighborhood stakeholders to ensure that people are both financially and emotionally invested in this community

Table 5. Owner Occupied Housing Units (Percent) from 1990 to 2000

	1990	2000	Point Change from 90' to 00'
Heritage Hills NPA	38.9%	36%	-2.95
Windsor Hills NPA	47.1%	52.4%	5.30
Travis County	45.7%	51.4%	5.70

Source: 1990 and 2000 US Census Bureau

Age of Residents

Table 6 gives an age breakdown of the HHWHCNPA, and also the Urban Core and Travis County. Table 6 shows that from 1990 to 2000, that the HHWHCNPA had a percentage increase of people 17 and under. The Windsor Hills NPA during this same time had a 3.5% point decline in its working adult population, and a 2.5% point increase in its senior population. The families that moved into new homes in the Windsor Hills NPA in the 1950s and 1960s are now 'empty nester' households. The Windsor Hills NPA also contains the majority of the new senior living options, built from 2000 to the present, including the Village at Collinwood Senior Living Apartments, and the expanded Buckner Villas. Buckner Villas offers variety of senior living options, including senior apartments and villas, an assisted living, and a nursing home facility. The Cedar View Rehabilitation Center located on Dessau Road, which opened in 2010, also provides long term nursing care.

Table 6: Age Breakdown in Total Population from 1990 to 2000

	Age 17 years and Under (%)		Age 18 to 24 (%)		Age 25 to 64 (%)		Age 65 and Above (%)	
	1990	2000	1990	2000	1990	2000	1990	2000
Heritage Hills NPA	22.2	25.8	16.7	14.3	54	53.8	7.1	6.1
Windsor Hills NPA	26.6	28.3	12.2	11.7	53.6	50.1	7.6	10.1
Urban Core	21.2	20.99	21.9	22.0	48.5	49.98	8.4	6.9
Travis Co.	24.0	23.8	21.9	14.7	47.4	54.8	8.4	6.7

Source: 1990 and 2000 US Census

Race/Ethnicity

Between the 1990 and 2000 US Census, the HHWHCNPA went through a dramatic ethnic change and transitioned from a non-Hispanic White majority (over 50%) to become a majority-minority community, where no single ethnic group made up a majority (over 50 percent) of the population. In 1990, non-Hispanic Whites made up 58.4% of the areas total population; while persons of other ethnicities, including African-American, Hispanic and Asians/Other made up the remaining portion of the population with a representation of approximately 24.6%, 15.5%, and 2.5%, respectively. Greatly contributing to the majority-minority representation in the area today is the substantial growth of the Hispanic population who not only moved in the HHWHCNPA, but all over the Austin metro area. Between 1990 and 2000, the number of people of Hispanic descent moving into the HHWHCNPA more than tripled in number from 1,317 to 4,261 people, and now comprises the largest group in the HHWHCNPA, (and which is part of the larger North Austin emigrant gateway community.) **Table 7** demonstrates how the HHWHCNPA is more ethnically diverse than both the Urban Core and Travis County as a whole. **Figure 2** also gives a breakdown of the ethnic diversity in the HHWHCNPA, while the 'Changes in Ethnicity' (**Figure 3**) shows a percentage change of ethnicity from 1990 to 2000.

Table 7: Race/Ethnicity Breakdown of Total Population from 1990 to 2000

	Non-Hispanic White (%)		African-American (%)		Hispanic (%)		Asian (%)		Other (%)	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
HHWHCNPA	58.4	32.9	24.6	24.6	15.5	37.2	2	3.2	.5	2.1
Urban Core	53.8	42.4	15.1	12.4	27.7	39.3	2.9	4	.5	2
Travis Co.	65.1	56.3	10.6	9	21.1	28.2	2.8	4.5	.4	2

Source: 1990 and 2000 US Census Bureau

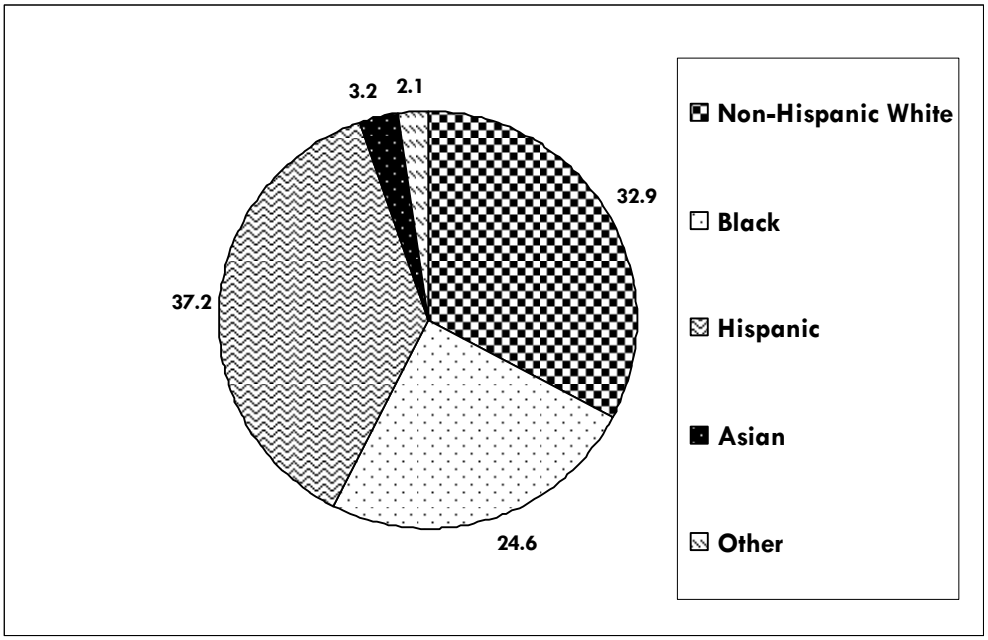


Figure 2: Race/Ethnic Diversity Breakdown in the HHWHCNPA, 2000
Source: 2000 US Census Bureau

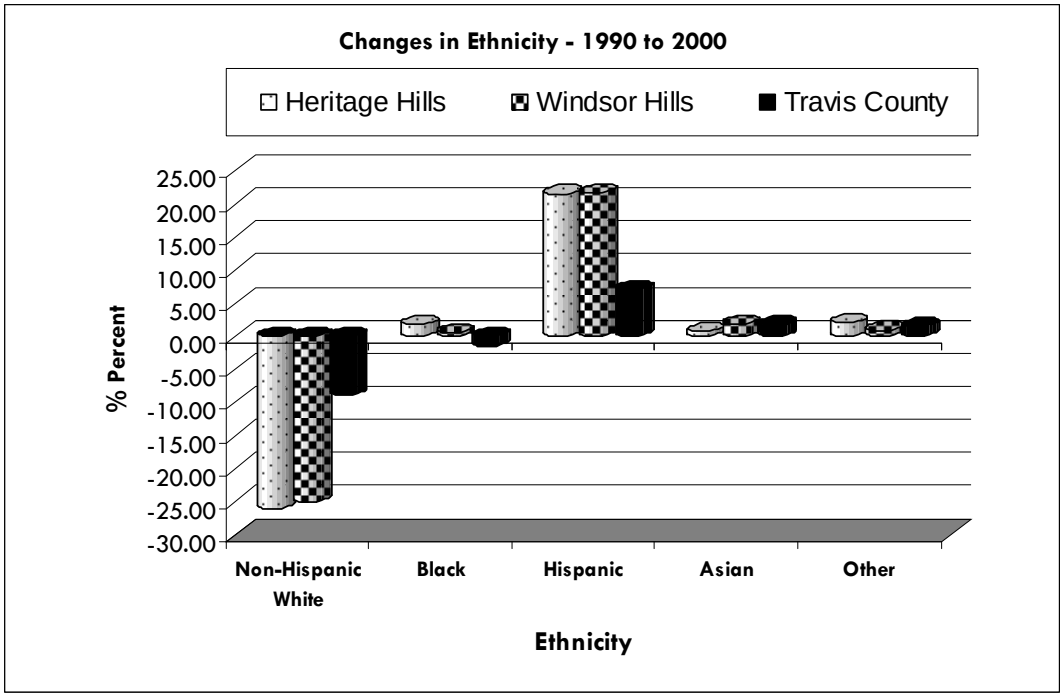


Figure 3: Change in Race/Ethnicity (in %) in the HHWHCNPA from 1990 to 2000
Source: 1990 and 2000 US Census

Income Level

Table 8 and **Figure 4** show the income range and median family income from the 2000 U.S. Census. In 2009, the Medium Family Income for a family of four in the Austin/Round Rock Metropolitan Statistical Area was $73,400 (with a single person household having a median family income of $51,660). The table and figure below show that the HHWHCNPA is a middle class community; with few families making over $150,000 a year. While the Windsor Hill NPA median family income is on par with the average income in Austin, the Heritage Hills NPA lags behind the median family income by approximately $10,000. The data below also shows that the Heritage Hills NPA has a higher percentage of families making less than $35,000 than both the City of Austin and the Windsor Hills NPA. The U.S. Department of Housing and Urban Development classifies a family of four that makes an income of below $36,900 as very low income. The income disparity in could also be partially explained by the number moderate income apartment complexes that are located in the Heritage Hills NPA. *(Medium family income data for 2009/2010 was supplied by Neighborhood Housing and Community Development –2009/ 2010 MFI Chart, and is located in the Appendices of this document.)*

Table 8: Family Income Range Breakdown in Thousands of Dollars, 2000

	Under $34.9K	$35K to 59.9K	$60K to 99.9K	$100K to 149.9K	$150K plus	Total
Heritage Hills NPA	38.6%	27.5%	26.3%	6.9%	0.7%	100%
Windsor Hills NPA	28.5%	26.2%	36.5%	7.1%	1.7%	100%
City of Austin	30.4%	24.7%	25.6%	11.5%	7.8%	100%

Source: 2000 US Census

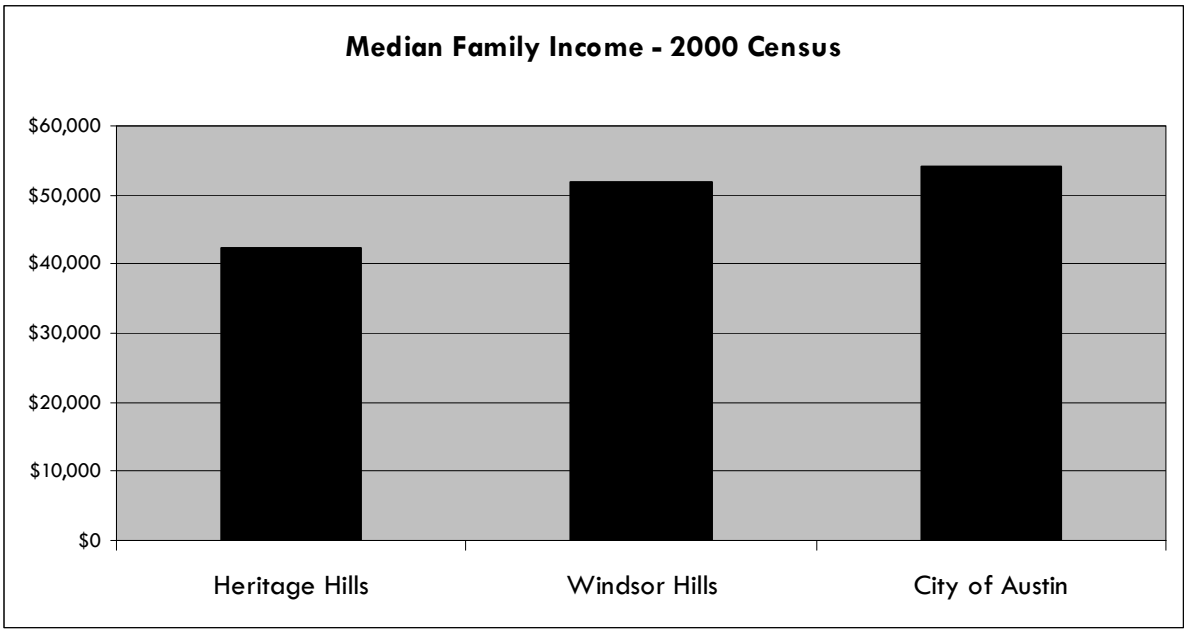


Figure 4. Median Family Income in the HHWHCNPA and the City of Austin, 2000
Source: 2000 US Census

Educational Attainment

Figure 5 below shows the 2000 educational attainment levels in the HHWHCNPA and compares it with City of Austin, indicating that the HHWHCNPA has a higher percentage of people age 25 and older who earned a high school diploma than the City of Austin as whole. **Figure 5** also shows that while nearly 40% of the City of Austin has a bachelor's degree or higher, only 31% of the Heritage Hills NPA and approximately 15% of the Windsor Hills NPA have these same educational credentials.

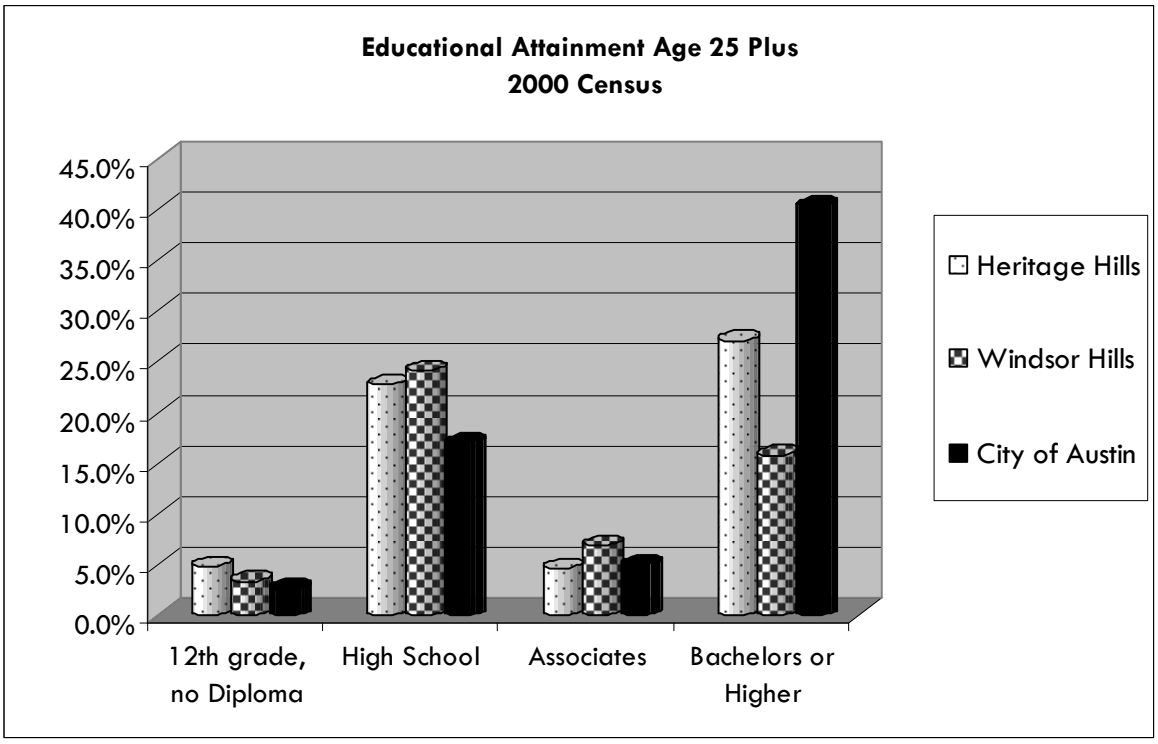


Figure 5. Educational Attainment in the HHWHCNPA and City of Austin, 2000

Major Employers in the HHWHCNPA

The HHWHCNPA is not just a great place to live but a major employment center in the City of Austin. This area of Austin provides employment options ranging from entry level retail to high tech jobs. A large portion of the Heritage Hills NPA has an especially high concentration of light industrial land uses and office parks. Additionally, there is a node of senior retirement care facilities in the HHWHCNPA, which not only provide jobs, but allow area residents to age in place.

List of major employers in the HHWHCNPA (in no particular order).

Northview Office Park	Global Business Park	National Western Life Insurance Company
Rundberg Square Shopping Center	Frito Lay Distribution Center	Austin Independent School District
Cameron Centre Office Park	Wal-Mart/Norwood Shopping Center	Henna Chevrolet
Cameron Road Tech Center	Goodwill	Siemens
Buckner Villas (Senior Living and Retirement Facility)	Texas Higher Education Coordination Board	Cameron Business Park

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.



Land Uses in HHWHCNPA - Single family house, National Western Life Insurance Company, and the Forest Park Apartment Complex

Introduction

The Heritage Hills/Windsor Hills Combined Neighborhood Planning Area (HHWHCNPA) contains a wide range of land uses that create an environment in which residents can live, work and play. There is an affordable mix of residential options available (single family houses, duplexes, condominiums, apartments, and a variety of senior living options), and Norwood Shopping Center and a large industrial district, both of which provide a variety of jobs. The HHWHCNPA is also home to the Gus Garcia Recreation Center, opened in 2008, which provides a variety of leisure and recreational opportunities.

This chapter highlights the assets that the community wants to protect and preserve, and identifies other areas where they want to promote redevelopment (including residential, commercial, mixed use and industrial) in order to maintain and improve their quality of life.

Existing Land Uses, Housing Typology, and Median Home Values

Table 9, below, gives a breakdown of existing land uses in the HHWHCNPA compared to land uses in the urban core of Austin. The Heritage Hills NPA and the Windsor Hills NPA have different land use characteristics, and as a result the look and feel of the two areas is somewhat different. **Table 10**, below, details residential uses.

Table 9. Existing Land Uses in the HHWHCNPA, 2009

Land Use	Acres and % of NPA	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%

* Urban Core includes all Neighborhood Planning Areas, with the exception of Oak Hill East and Oak Hills West. UT, Downtown, Old Enfield, State Triangle, and RMMA were not included in the calculations. Data from the Spatial Analysis Section, City of Austin Planning and Development Review Department

Highlights from **Table 9:**

- The HHWHCNPA has approximately the same proportion of office and industrial uses as the urban core.
- The HHWHCNPA has nearly the same percentage of single family homes as the urban core, but when broken down into separate Planning Areas, Heritage Hills NPA is far below (13%) and Windsor Hills NPA (60%) is far above this average.

- The HHWHCNPA meets the average in terms of multi-family housing land uses when compared to the urban core.
- The HHWHCNPA has nearly double the commercial area when compared to the urban core (18% vs. 10%).
- The Heritage Hills NPA has a higher percentage of office, multi-family, commercial, and industrial type land uses when compared to the urban core; the Windsor Hills NPA has a lower percentage with the exception of commercial.
- Compared to the urban core, the HHWHCNPA has less land dedicated to open space and civic use.
- The Windsor Hills NPA has no open space.

Table 10. Types of Housing by Number of Units in the HHWHCNPA, 2009

		Heritage Hills NPA	Windsor Hills NPA	Total Units in Combined Planning Area
Single Family Land Use	**Single Family**	414	1351	1765
	Duplexes	12	406	418
	Condominiums	71	0	71
	Mobile Home Units	358 home sites	0	358
Multifamily Land Use	**Quadraplexes (units)**	16	32	48
	Apartments (includes senior apartments)	1328 (90 senior apts)	643 (174 senior apts)	1971
	Senior Living Retirement Units w/ nursing care	0	171	171
	Total Units by neighborhood	2199	2603	4802

Data from the Spatial Analysis Section, City of Austin Planning and Development Review Dept.

Highlights from **Table 10:**

- The Heritage Hills NPA and the Windsor Hills NPA have very different mix of housing types, particularly in the single family category.
- The Windsor Hills NPA has a far greater number of single family units than the Heritage Hills NPA.
- The Heritage Hills NPA has twice the number of apartment units as the Windsor Hills NPA.

Median home values in the HHWHCNPA were far lower than Austin as a whole during the period of August 2008 to June 2010 (**Figure 6**, below). Both the Heritage Hills and Windsor Hills NPAs experienced fluctuation during this time, although throughout this period the Windsor Hills NPA median home values were consistently lower than those for Heritage Hills NPA. At the time of publication of this document, median home values in Heritage Hills and Windsor Hills were $165,000 and $140,000, respectively, making both neighborhoods affordable to families earning less than 80% Median Family Income (MFI), according to Austin's Neighborhood Housing and Community Development Department. *(http://www.ci.austin.tx.us/housing/downloads/comphousingstudy_housing.pdf)*

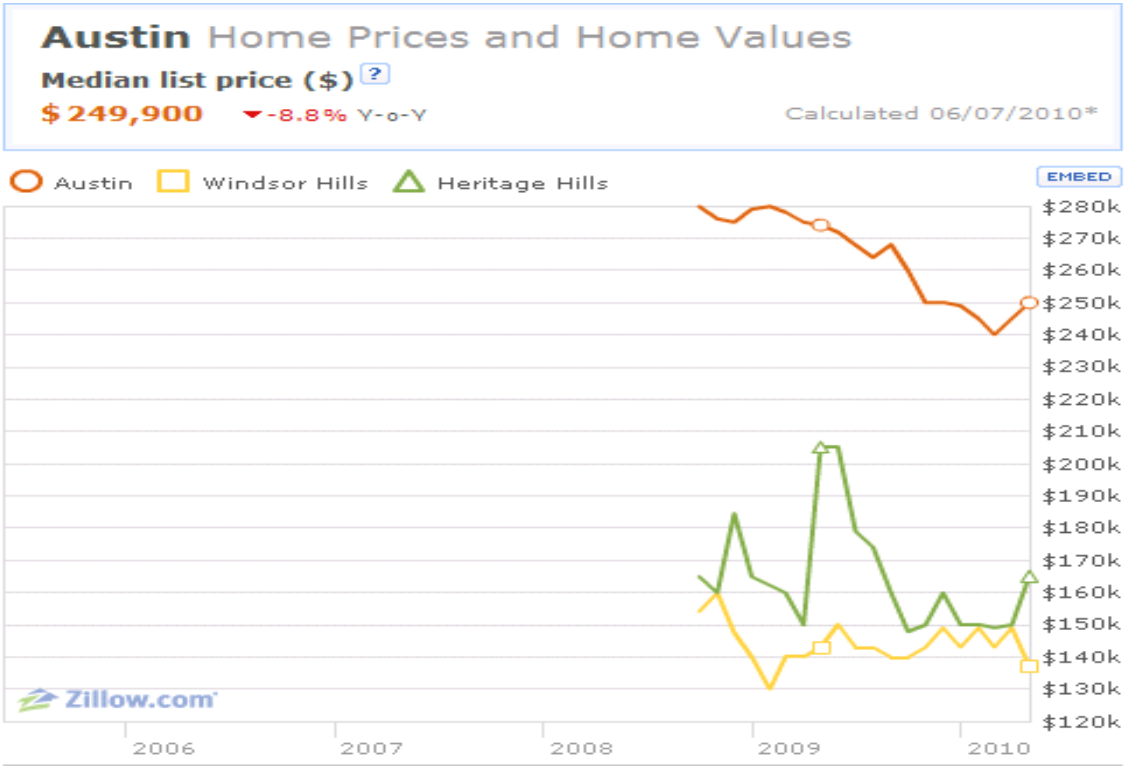
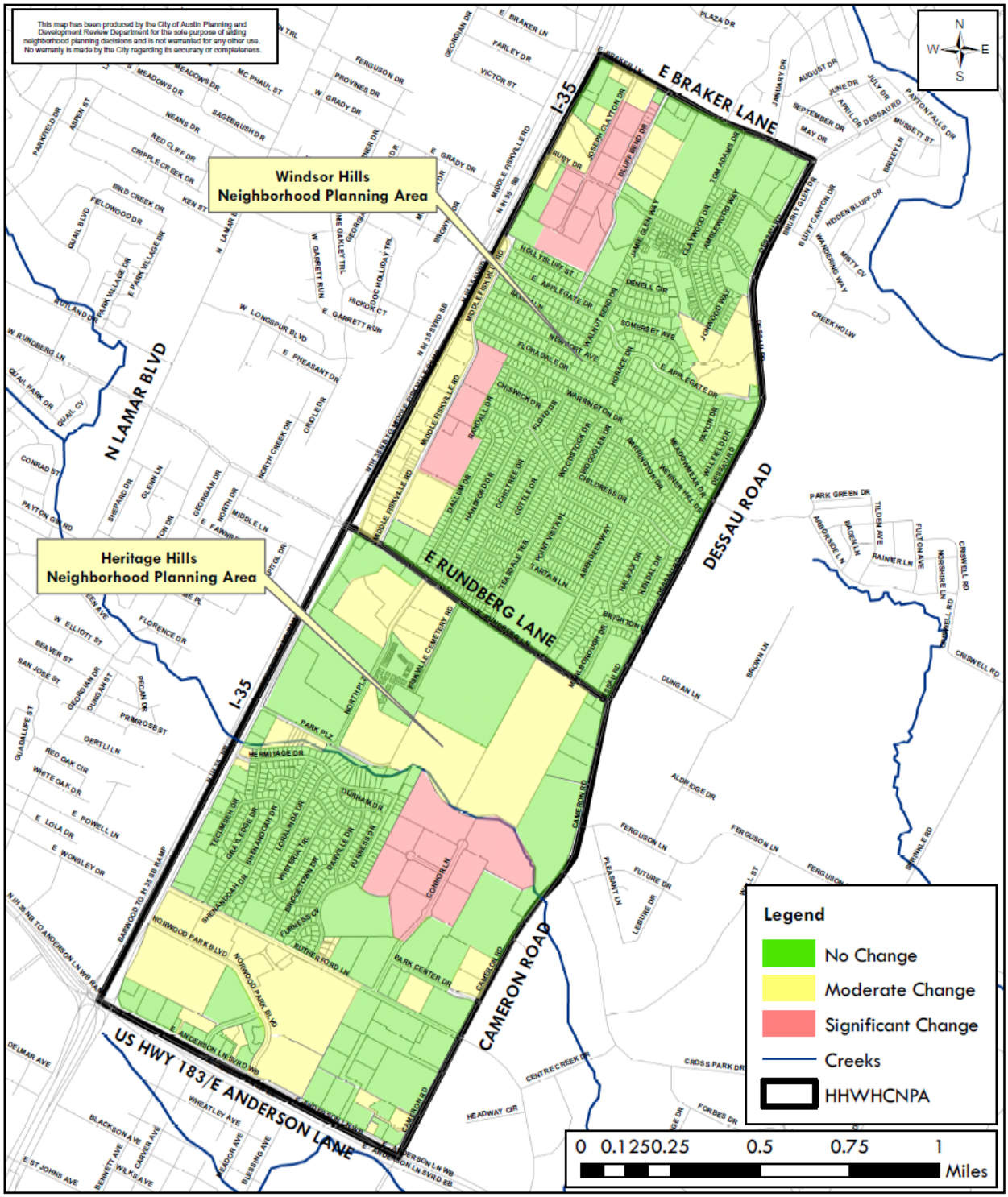


Figure 6. Median List Prices for Homes in the HHWHCNPA from 2008 to 2010
(http://www.zillow.com/local-info/TX-Austin-home-value/r_10221/)

Land Use Designation Process

To gather public input on land use issues, the City of Austin planning staff held a series of six land use workshops with neighborhood stakeholders to identify areas where they wanted to see some kind of change in how land was being used. Initially, participants were asked to think about the general character of the Planning Area, noting areas worth protecting and areas for desired redevelopment. Then, they color-coded various portions of a HHWHCNPA map as: *no change* (green), *moderate change* (yellow), *or significant change* (red) regarding whether they felt the land was being properly utilized. The final product ***Areas of Desired Change*** (map, below) was used as a roadmap throughout the land use and zoning process to:

- Develop the ***Future Land Use Map*** (FLUM) for the HHWHCNPA
- Formulate land use recommendations



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Heritage Hills/Windsor Hills Combined Neighborhood Planning Area

Areas of Desired Change

Areas shown as red and yellow on the ***Areas of Desired Change*** map were discussed in greater detail by neighborhood stakeholders to further determine which land use categories they wanted to see in the future; while the areas in green signified locations where land was being used in a manner with which the community was content.

Based on discussions on the ***Areas of Change*** and the ***Future Land Use Map*** (FLUM) (map, below) was developed and then refined over a series of meetings where participants discussed different land use options. For instance, participants wanted to see a mix of uses in several areas currently being served only by commercial enterprises. The FLUM was used to set the broad direction the community wanted to see in the future regarding land use. The FLUM was also used as a guiding framework for the zoning decisions that followed (**Figure 7**, below).

Several factors were taken into consideration when developing the HHWHCNPA FLUM:

- Input from stakeholders
- Existing entitlements of the property
- Existing land use currently on the ground
- Professional judgments made by the planning staff

All decisions to assign land use categories were made by group consensus.

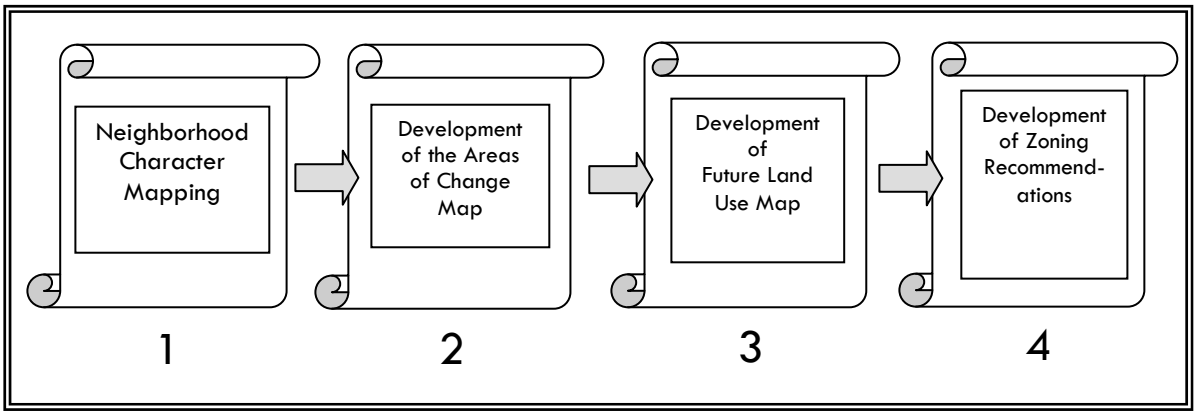
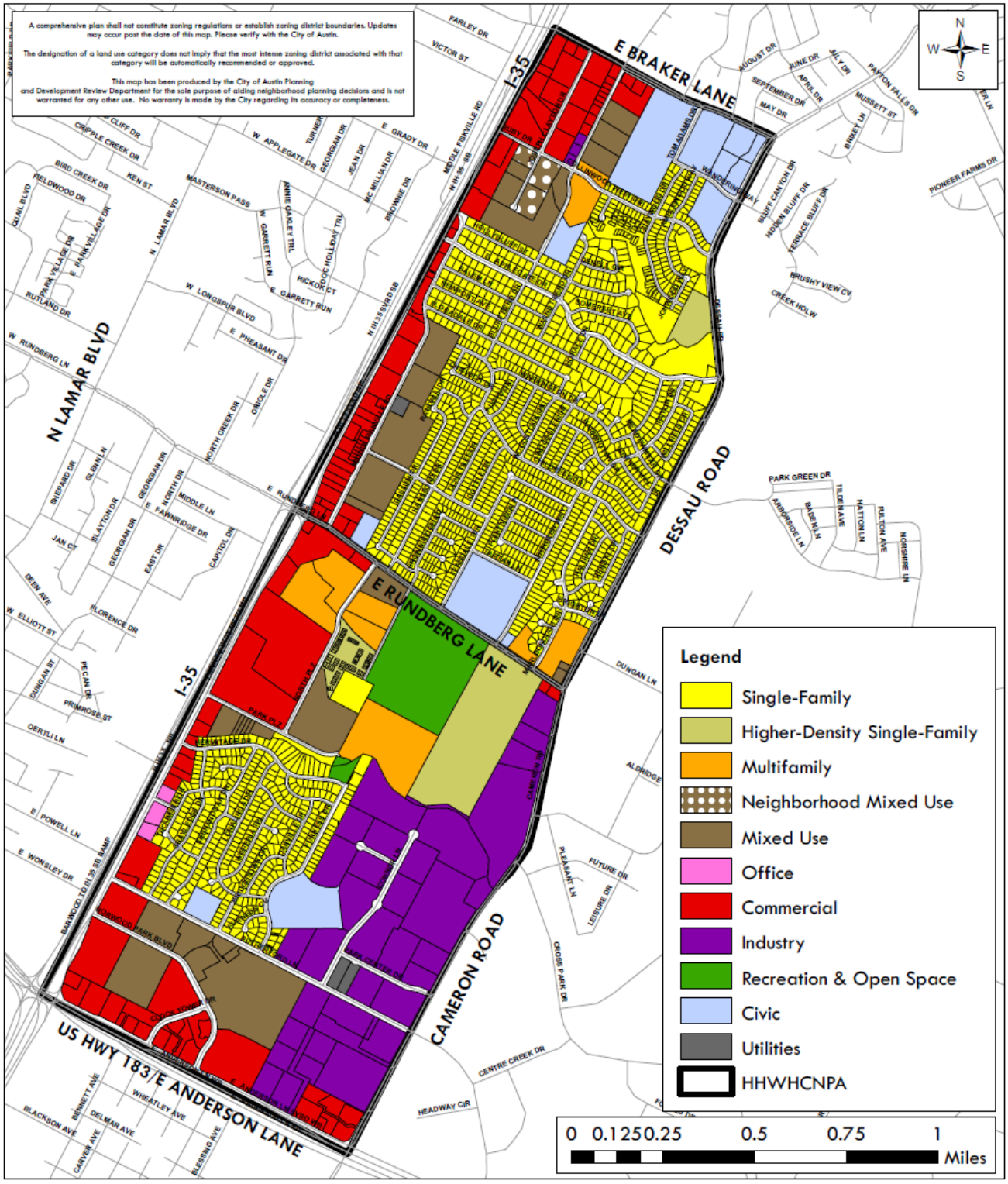


Figure 7. Overview of the Land Use Designation Process



Created 9/3/10

Heritage Hills/Windsor Hills Combined Neighborhood Planning Area

Future Land Use Map

Land Use Themes and Geographic Areas of Discussion

Throughout the neighborhood planning process several themes emerged regarding the desired land use patterns for the Combined Planning Area. In addition, there were numerous geographic areas that were the subject of in-depth discussion (see map below: ***Top Geographic Areas of Discussion***). The objectives and recommendations in this section are broken down into these two categories: land use themes and geographic areas of discussion.

Top Land Use Themes:

- Preserve Existing Single Family Neighborhoods
- Maintain Different Levels of Housing Affordability
- Redevelop Commercial Areas to Provide More Neighborhood-Friendly Services
- Encourage Neighborhood-Serving Mixed Use Projects
- Support More Neighborhood - Serving Civic Uses
- Support Aesthetically Appealing Redevelopment

Top Geographic Areas of Discussion

- E. Braker Lane
- Large Undeveloped High Density Single Family Parcel on Dessau Road
- Bluff Bend Drive and Joseph Clayton Drive, north of Ruby Drive
- Bluff Bend Drive and Joseph Clayton Drive, south of Ruby Drive
- Middle Fiskville Road
- I-35 Frontage Road
- E. Rundberg Lane
- North Plaza/Park Plaza
- Industrial park at Connor Lane
- Norwood Shopping Center

Top Land Use Themes

The themes below are highlights of land use concepts that are considered especially important to neighborhood stakeholders.

Preserve Existing Single Family Neighborhoods

Participants stated that some of the best qualities of their Planning Area are their tree covered single family neighborhoods with diverse housing styles. The recommendations below provide ways to achieve the community's vision of sustaining their stable and attractive single family neighborhoods.

Objective L1: 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. (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)



A HHWHCNPA single family home

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)

<u>Maintain Different Levels of Housing Affordability</u>



The HHWHCNPA has a mix of housing types that allows young families, seniors, and those with diverse incomes live and stay in the Planning Area and age in place. Not only does the HHWHCNPA have a variety of attractive, well-maintained single family homes, but a good mix of duplexes, multi-family apartment complexes, condominiums, a large well-maintained mobile home park, and a variety of senior living options (senior living apartment complexes, senior villas, an assisted living facility, and two critical care nursing facilities). Neighborhood stakeholders identified the variety of housing types and options, which have varying levels of affordability, as a critical asset of their community.

Objective L2: 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 HHWHCNPA. (RP: COA)

REC 10: Adopt the 'Residential Infill' infill option on various large tracts throughout the HHWHCNPA. (RP: COA) (See ***Special Use Infill Tracts*** map, below)

REC 11: Adopt 'Cottage Lot and Urban Home' infill option within the subdistrict specified. (RP: COA) (See ***Special Use Infill Tracts*** map, below)

<u>Redevelop Commercial Areas to Provide More Neighborhood-Serving Uses</u>



Eighteen percent of the HHWHCNPA is devoted to commercial land uses. However, neighborhood stakeholders stated over the course of the planning process that they would like to see many of these commercial properties redeveloped to provide more local serving uses, and be more aesthetically pleasing in their design. Most of the commercially designated property in the Planning Area is located in the Norwood Shopping Center; however, there are commercial uses also located along E. Rundberg Lane, E. Braker Lane, and along the I-35 frontage road. Neighborhood stakeholders want to see more neighborhood-friendly businesses, such as small grocery stores, coffee shops, ice-cream parlors, and local restaurants to promote a greater sense of pride and place in this portion of Austin.

Objective L3: 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 HHWHCNPA (i.e. E. Braker Lane, E. Rundberg Lane, south of Rutherford Lane) to protect the single family core neighborhoods. (RP: HHWHCNPA, COA)

REC 13: Ensure that commercial and industrial properties provide a substantial buffer that meets or exceed 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: HHWHCNPA, COA)

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

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

REC 17: Support the aesthetic enhancement of the buildings and streetscape along all major corridors of the Planning Areas (i.e. Rutherford Lane, E. Rundberg Lane, E. Braker Lane, Middle Fiskville Road, Cameron-Dessau Road, and the I-35 frontage road.) (RP: HHWHCNPA, 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 (see Infill Options Map). (RP: HHWHCNPA, 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: HHWHCNPA, COA, TXDOT)

Encourage Neighborhood Serving Mixed Use Projects



Neighborhood stakeholders are interested in redeveloping various portions of the Planning Area to make more neighborhood serving, neighborhood scale uses, which provide attractive places to live and work, and create a sense of place. In fact, during the planning process the neighborhood added over 170 acres of new mixed use as part of the FLUM. The recommendations below are meant to encourage more mixed use in the HHWHCNPA.

Objective L4: 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 the Heritage Hills NPA. (RP: COA) (See ***Special Use Infill Tracts*** map, below)

Support More Neighborhood Serving Civic Uses



Residents emphasized during the planning process that not only did they want great places to shop within their Planning Area, but great places to come together and develop a greater sense of community. The recommendations below (and additional recommendations contained in the Parks, Trees and Open Space chapter) discuss ways to achieve great places to relax, learn and have fun.

Objective L5: Establish community facilities and programs for all ages.

REC 22: Advocate locating a new public library within the HHWHCNPA to better serve the community. (RP: HHWHCNPA, COA)

REC 23: Support the full implementation of the Gus Garcia Recreation Center Master Plan to better serve the community. (RP: HHWHCNPA, COA)

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

Support Aesthetically Appealing Development



Commercial buildings on Burnet Road (left) and North Loop (right)

An attractive community promotes and radiates a strong sense of place, fosters civic pride, and especially enhances and enlivens the streetscape. Attractive development design and placemaking not only act as an economic draw (such as the Domain or the Triangle), but add value to the surrounding area by making it a more desirable place to live and do business. (Placemaking means creating squares, plazas, parks, streets and centers that will attract people because they are pleasurable or interesting to visit.) Throughout the planning process, the community emphasized that not only did they want great places within their Planning Area to shop, but they wanted many existing commercial properties in the Planning Area to be redeveloped so they would become more appealing.

Objective L6: 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)

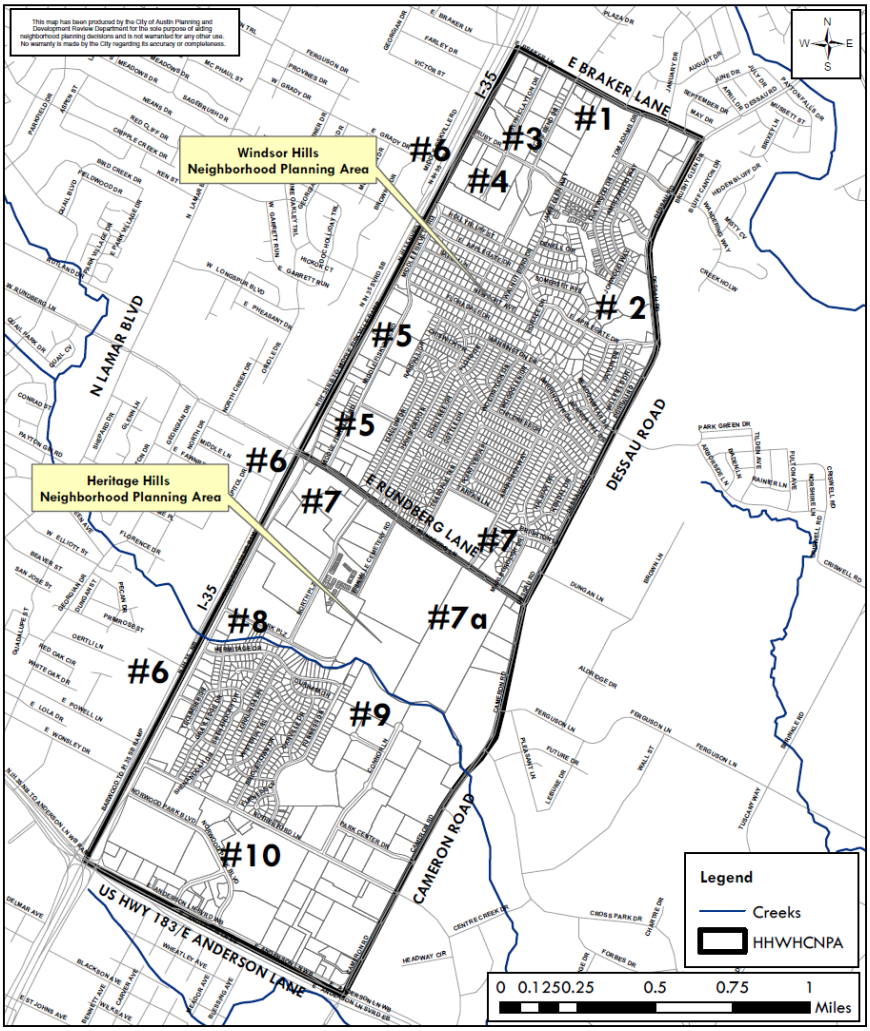
REC 26: Adopt the design tool 'Impervious Cover and Parking Placement' for the entire HHWHCNPA. (RP: COA)

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)

Top Geographic Areas of Discussion

- E. Braker Lane (#1)
- Large Undeveloped High Density Single Family Parcel on Dessau Road (#2)
- Bluff Bend Drive and Joseph Clayton Drive, north of Ruby Drive (#3)
- Bluff Bend Drive and Joseph Clayton Drive, south of Ruby Drive (#4)
- Middle Fiskville Road (#5)
- I-35 Frontage Road (#6)
- E. Rundberg Lane (#7)
- North Plaza/Park Plaza (#8)
- Industrial park at Connor Lane (#9)
- Norwood Shopping Center (#10)



Heritage Hills/Windsor Hills Combined Neighborhood Planning Area

Top Geographic Areas of Discussion

E. Braker Lane - #1

The southern edge of E. Braker Lane serves as a feeder onto Cameron-Dessau Road and provides a variety of land use activities including: an elementary school, a church, a large senior retirement community, and several small scale retail uses. Neighborhood stakeholders appreciate the small scale commercial and civic land uses located in this portion of the Planning Area and support keeping the same type of scale of development along this segment of E. Braker Lane. The desire of the community for this locale is to redevelop this area to provide more neighborhood friendly services, while supporting the development of aesthetically attractive commercial projects.

> **REC 29**: Support a variety of locally serving businesses along E. Braker Lane, which are attractive and well maintained, while supporting the retention of the existing civic land uses. (RP: COA, HHWHCNPA)

Large Undeveloped High Density Single Family Parcel on Dessau Road - #2

The desire of the community regarding this area is to preserve the existing single family neighborhood as well as the current look and feel, in the area of the WHNPA around Dessau Road, just north of E. Applegate Drive.

> **REC 30:** Support the undeveloped high density single family parcel at the eastern terminus of Claywood Drive going to a lower density single family land use in the future, if possible, to match the character of the surrounding parcels. (RP: COA, HHWHCNPA)

> **REC 31**: Support low density single family land use for other vacant parcels in the E. Applegate Drive/Dessau Road vicinity. (RP: COA, HHWHCNPA)

Bluff Bend Drive and Joseph Clayton Drive, North of Ruby Drive - #3

Residents are concerned about the traffic impact as it relates to the variety of warehouse and light industrial in this area, including large lumber yard and Austin Countertop, which produces bath and kitchen countertops, sinks, and tubs. The industrial and warehouse type uses have impacted the community by increasing traffic congestion and traffic that cuts through the adjacent single family neighborhoods. Lack of off-street parking to serve the industrial and warehouse uses has further impacted the residential neighborhood. The community would like this portion of the Planning Area is to transition away from industrial and distribution/storage type uses and transform this area to more locally serving commercial or mixed use developments.

> **REC 32:** Support a transition away from industrial uses along Bluff Bend Drive and Joseph Clayton Drive, north of Ruby Drive into a locally serving

commercial or a mixed use development, which is neighborhood serving and neighborhood scaled. (RP: COA, HHWHCNPA)

REC 33: Support the reduction of cut-through traffic coming from commercial and industrial uses located on Bluff Bend Drive. (RP: COA, HHWHCNPA)

Bluff Bend Drive and Joseph Clayton Drive, South of Ruby Drive - #4

Joseph Clayton Drive, southern terminus ends in a cul-de-sac, which contains a variety of uses, including but not limited to: single family houses, a taxi depot, a replacement window manufacturer, an auto-body shop, mini-storage, a lumber depot, and various other commercial uses. Neighborhood stakeholders feel that this area has great potential for attractive redevelopment. The desire of the community in this portion of the Planning Area is to support redevelopment to provide more neighborhood friendly commercial services and mixed use projects, which are also aesthetically attractive.

REC 34: Support redeveloping Bluff Bend Drive and Joseph Clayton Drive, south of Ruby Drive into a new mixed use development, with attractive, walkable neighborhood-serving uses, while providing a transition to protect the adjoining single family homes located to the south. (RP: COA, HHWHCNPA)

REC 35: Support neighborhood-oriented, pedestrian friendly, local businesses along the portion of Joseph Clayton Drive and Bluff Bend Drive south of Ruby Drive. (RP: COA, HHWHCNPA)

REC 36: 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)

The East Side of Middle Fiskville Road - #5

Middle Fiskville Road consists of a mixture of land uses, including commercial and industrial type uses (such as a tire store, mini storage warehouses, truck freight depots, an ice cream and snack food distribution center), single family, vacant land, apartment buildings, and a variety of retail uses. The right of way is unimproved and contains open drainage areas, has no curbing or sidewalks, and is poorly lighted at night. Illegal dumping and speeding along Middle Fiskville Road are community concerns. The community wants to maintain different levels of affordability through additional residential housing, and see this area redevelop to provide more neighborhood friendly services. The community supports the development of aesthetically attractive mixed use projects, while also protecting

the adjoining single family neighborhood from the impacts of redevelopment through the implementation of vegetated buffers and compatibility standards.

Objective L7: Support making Middle Fiskville Road a more attractive, pedestrian-oriented, and neighborhood serving area of the Planning Area, by providing opportunities for redevelopment.

REC 37: On the east side of Middle Fiskville Road, support a neighborhood serving mixed use development, which includes a true mixture of land uses, including commercial, office and residential, which provide a transitional land use from the more commercial and industrial type businesses along the I-35 frontage road. (RP: COA, HHWHCNPA)

I-35 Frontage Road -#6

This portion of the I-35 frontage road contains a variety of auto-oriented commercial uses that mostly serves a regional market. Some of the major uses along this portion of the Planning Area include: several major hotel chains, mini storage warehouses, several sit-down and fast food restaurants, Henna Chevrolet, a furniture store, medical and non-medical office buildings, two small shopping centers, and a variety of service-oriented businesses (pest control, copy shop, and various auto parts and auto repair shops.) The community's vision for this area is that it provide more neighborhood friendly services, and support the development of aesthetically attractive commercial projects.

Objective L8: 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 -#7

Neighborhood stakeholders want this major corridor transformed, which is the dividing line between the Heritage Hills and Windsor Hills NPAs. The community stated during several neighborhood planning meetings that not only is E**.** Rundberg Lane unattractive in its current form (including the businesses and medians), but is also highly unfriendly to pedestrians, and serves as a barrier between the two Planning Areas. They envision this road as having more

neighborhood businesses and residential infill. They also want to have safe and easy access to the Gus Garcia Recreation Center from both sides of the road.

The Mobile Home Park on E. Rundberg Lane - #7a

Neighborhood stakeholders are generally supportive of the existing mobile home park located along E. Rundberg Lane. This mobile home park leases over 350 spaces to owner-occupied mobile homeowners, providing a great source of affordable housing in the area. Neighborhood stakeholders are also grateful that this mobile home park is well maintained and has not had any substantial issues with crime. However, the neighborhood stakeholders have other hopes for this site, including a variety of residential housing types, and affordability levels which also promote homeownership.

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, HHWHCNPA)

The Remainder of E. Rundberg Lane - #7

E. Rundberg Lane does not act as a purely commercial corridor but has many civic and multi-family land uses, including three apartment buildings, Dobie Middle School, Harmony Science Academy, and the Gus Garcia Recreation Center. Neighborhood stakeholders like the existing mix of commercial, civic and multifamily land uses but support redevelopment of some of the commercial and multifamily properties to transform E. Rundberg Lane into a more aesthetically attractive commercial and mixed use area.

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, HHWHCNPA)

North Plaza/Park Plaza - #8

The desire of the community regarding this portion of the Planning Area is to maintain different levels of affordability by having a variety of residential housing types and in some instances, mixed use projects. The community discourages the expansion of auto-oriented uses, including but not limited to: auto sales, auto repair, gas stations, auto washing, and auto storage being located on either of these two streets.

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, HHWHCNPA)

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

Industrial Park located around Connor Lane and Rutherford Lane - #9

The HHNPA is home to a large industrial park, located on the west side of Cameron Road, which extends north almost to E. Rundberg Lane, and south to US HWY 183/E. Anderson Lane. Its location next to two major freeways, including I-35, make it an ideal location for job growth in the future.

There are a variety of uses located in this industrial district, including office complexes, research and development facilities, regional sales offices, light manufacturing facilities (such as Siemens), and several warehouse and distribution centers. This portion of the Planning Area is designated as 'Industrial' on the Future Land Use Map and makes up 15% of the land area in the HHNPA. Another 16% of the HHNPA is classified as 'undeveloped' land, with most this land being located within the boundaries of the HHNPA industrial district. This industrial district presents a great opportunity for the creation of highly desirable well-paying high tech jobs. The community wants developers locating in this area to be sensitive to the nearby residential neighborhood located to the west of the industrial district. The community supports development in the industrial district, especially office parks, which mitigate the impact of traffic, noise, light, odor, and limits after hour operations (including truck deliveries/pick ups/dumpster pick ups), where the industrial park abuts the residential neighborhood. The desire of the community is to preserve existing single family neighborhoods, while supporting an aesthetically attractive, job creating industrial district that will contribute to the economic well-being of this area.

REC 44: Support the continued development of office park land uses within that portion of the industrial park that abuts the single family subdivision to the west, paying special consideration to locate loading bays, dumpster areas, and lighting away from the adjacent residences. (RP: COA, HHWHCNPA)

REC 45: Support the installation of well-maintained vegetative buffer between industrial uses and residential properties. (RP: COA, HHWHCNPA)

REC 46: Support more office park uses and light industrial uses that do not promote traffic, noise, odor and after hour operations. (RP: COA, HHWHCNPA)

Norwood Shopping Center/Wal-Mart - #10

A number of neighborhood stakeholders expressed a desire for a greater mixture of uses at this large shopping center; uses which are more neighborhood serving, neighborhood scale, and a move away from 'big box' developments, which often do not stay long in an area before closing down or moving. The community supports the redevelopment of the Norwood Shopping Center and adjacent commercial properties to an urban village, which has a mix of uses, including residences and commercial uses.

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

REC 48: Coordinate with property owners to encourage aesthetic improvements at the Norwood Shopping Center (e.g., additional policing of trash, additional trash cans, landscaping, and pedestrian improvements, etc.). (RP: COA, HHWHCNPA)

REC 49: Improve communication between area residents and the Norwood Shopping Center property managers by inviting them to neighborhood association meetings and other neighborhood events. (RP: HHWHCNPA, property owners)

Infill Options Summary

In April 2000, City Council approved 'Special Use Infill Options' for Neighborhood Plan Combining Districts. These infill options are designed to: (1) permit a greater diversity of housing types within a Planning Area; (2) allow for redevelopment within existing neighborhoods; and (3) 'fill in' vacant or underutilized parcels of land within neighborhood Planning Areas (see maps, below: ***Special Use Infill Tracts*** and ***E. Rundberg Lane Subdistrict***). In February 2010, HHWHCNPA stakeholders held two meetings on infill options and using the information gathered made recommendations (**Table 11**). The intention of the community regarding these recommendations is to support different levels of affordability, while preserving and enhancing existing single family neighborhoods.

Table 11. Summary of Infill Options, Adopted and not Adopted, for the HHWHCNPA

Infill Option	Description	Recommendation	Comments
Small Lot Amnesty	Permits construction on existing legally created lots that do not meet current minimum lot standards. The lot must have a minimum of 2,500 sq. ft and a minimum width of 25 ft.	Adoption for both the Heritage Hills and Windsor Hills Planning Areas.	Most of the small lots that would fall under small lot amnesty are located north of E. Rundberg Lane, in Windsor Hills.
Cottage Lot	Reduces the minimum lot size to 2,500 sq. ft.	Adopt as a subdistrict in Windsor Hills (E. Rundberg Lane Subdistrict, see below)	Community wants this infill option to promote homeownership in the area around Dobie Middle School, which has many rental duplexes
Urban Home	Reduces the minimum lot size to 3,500 sq. ft.	Adopt as a subdistrict in Windsor Hills (E. Rundberg Lane Subdistrict, see below)	Community wants this infill option to promote homeownership around Dobie Middle School
Secondary Apartment	Permits an accessory unit of 850 sq. ft. or less on a lot 5,750 sq. ft. or greater	Do not adopt	Community concerned about the lack of available off-street parking, along with issue of compatibility w/ ranch style housing.
Corner Store	Permits a small retail use on a property within residential zoning	Do not adopt	Community concerned about the increase of noise, traffic in community, along with compatibility issues.
Residential Infill	Permits a diversity of housing types on lots between 1 to 40 acres	Adopt on various lots specified on map (see below)	Community supported using this option on various parcels to increase homeownership
Neighborhood Urban Center	Permits redevelopment of an existing commercial center or development of a vacant site into a mixed use, pedestrian oriented transit center	Adopt at and around the Norwood Shopping Center, specified on map (see below)	Community supported this option to make this area a mixed use center with residential housing
Neighborhood Mixed Use Building	Permits a mix of uses, including residential, within a single building on a site.	Do not adopt	Only two properties are less than 1 acre in size in HHWHCNPA

Design Tools Summary

As part of the neighborhood planning process, neighborhoods may choose to adopt Residential Design Tools to add additional design regulation to new structures or remodels of existing residences. Section 25-5-1602 of the City of Austin's Land Development Code has more detailed information about each of these design tools. Below **Table 12** lists the design tools recommended for adoption in the HHWHCNPA:

Table 12. Summary of Design Tools Adopted for the HHWHCNPA

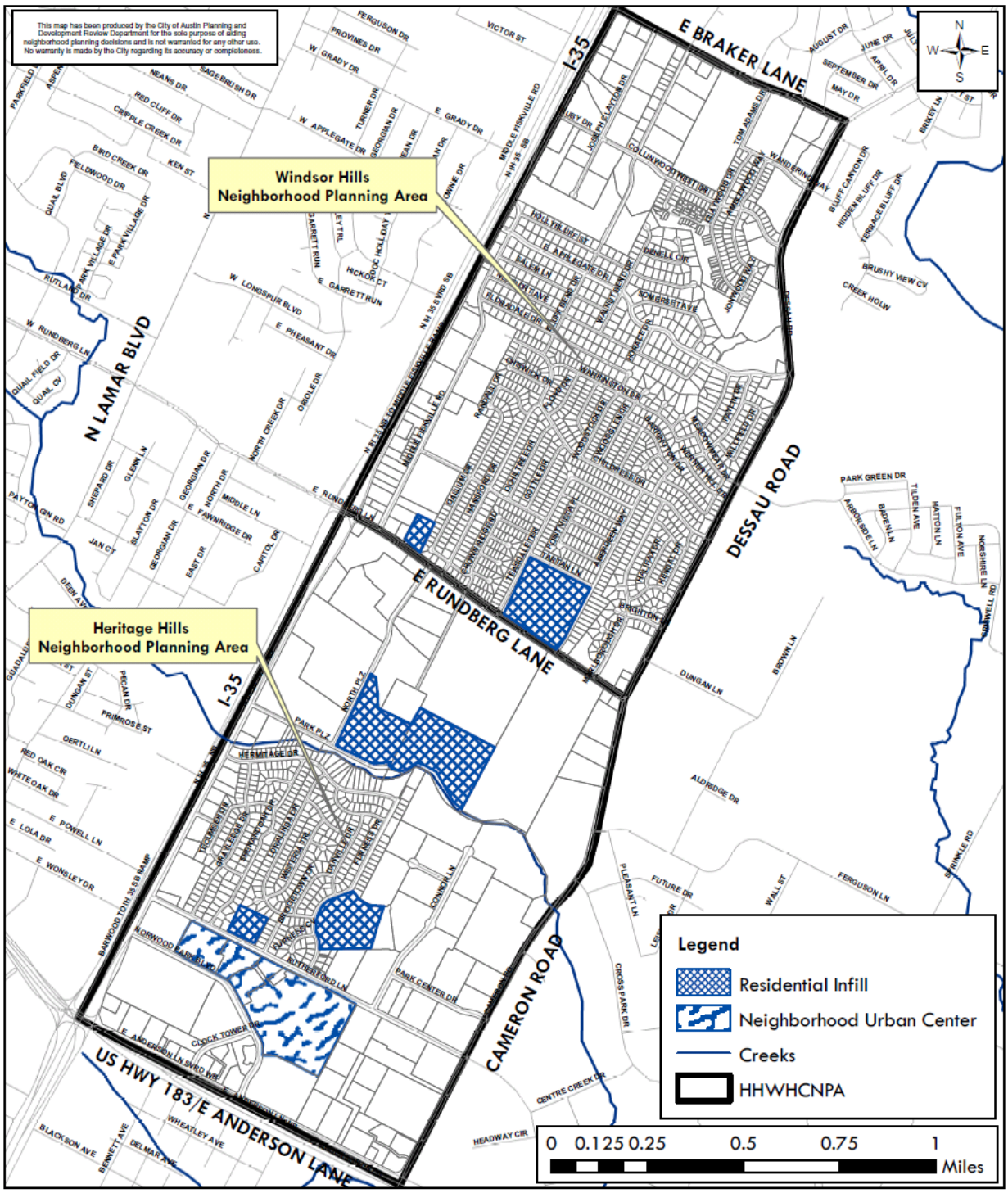
Design Tool	Description	Recommendation
Parking Placement for New Residential Construction	Limits impervious cover in the front yard to no more than 40 percent of the required front yard area	Adopt area-wide in the HHWHCNPA
Garage Placement for New Single Family Construction	Requires attached or detached garages or carports to be located flush with or behind the front façade of the residence	Adopt area-wide in the HHWHCNPA
Front Porch Setback	Allows front porches to extend to within 15' of the front property line	Adopt area-wide in the HHWHCNPA

Affordable Housing Infill Option Tools Summary

As part of the neighborhood planning process, neighborhoods may choose to adopt Affordable Housing Infill Option Tools as either a district or subdistrict in a NP Planning Area (**Table 13**). Section 25-2-1407 of the City of Austin Land Development Code has more detailed information these Affordable Housing Infill Design Tools, which are intended to increase the amount of affordable housing in a Planning Area.

Table 13. Summary of Affordable Housing Infill Design Tools, Adopted and not Adopted, for the HHWHCNPA

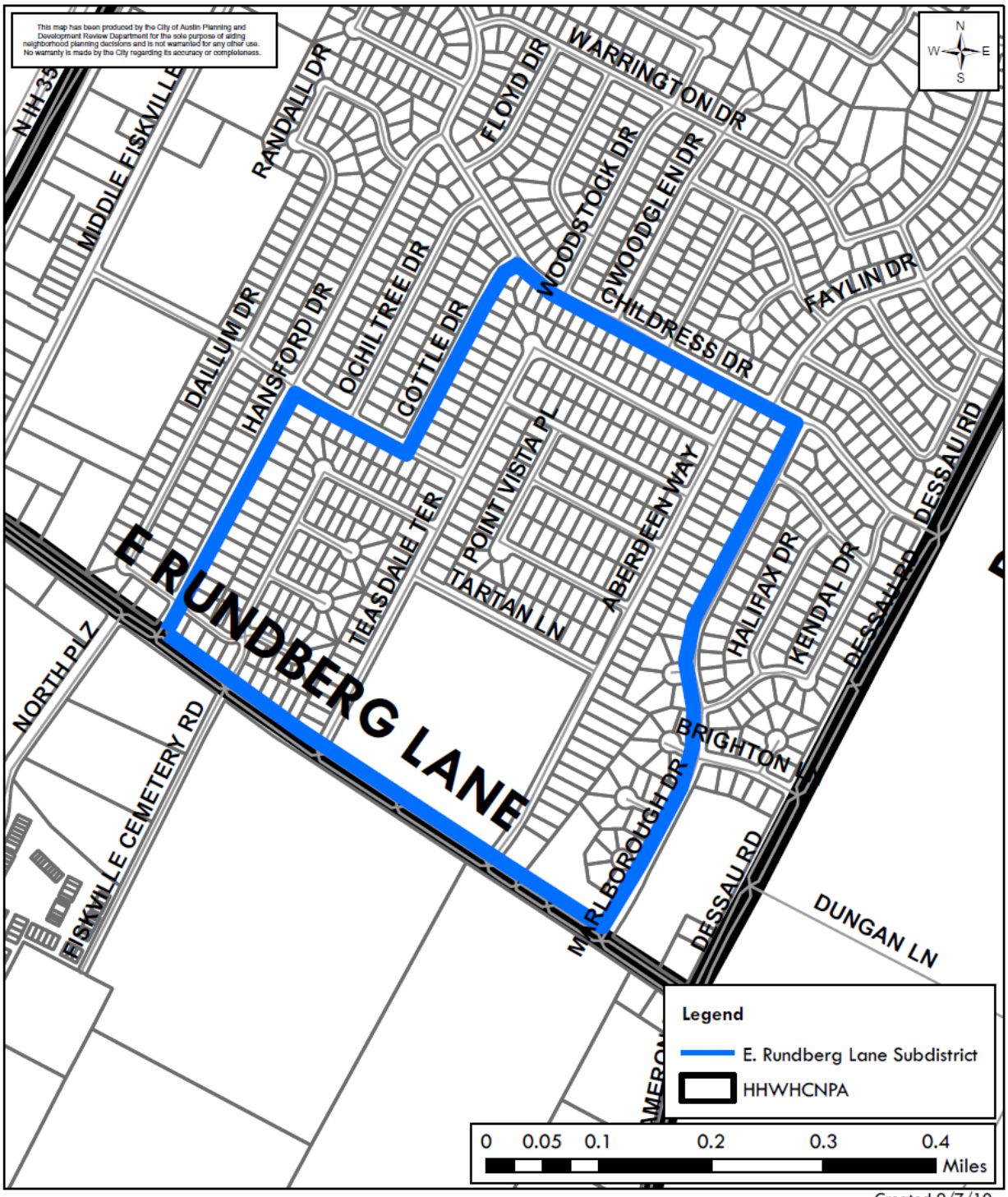
Affordable Housing Design Tool	Description	Recommendation
Single family residence standard lot (SF-2) district or single family residence (SF-3) district	Non-complying structures may be replaced with a new structure if it does not increase the existing degree of noncompliance with yard setbacks. Impervious surface may be increased to 50%.	Do not adopt
Duplex Residential Use	Reduce the minimum lot size to 5,750 sq. ft., increase the number of bedrooms up to eight, and increase the maximum impervious cover to 50% for a duplex use.	Do not adopt
Secondary Apartment Special	Increase the allowed gross floor area up to 850 sq ft and increase maximum impervious cover to 50% for a secondary apartment special use. Units must comply with the City's S.M.A.R.T. Housing Program for a period of at least 20 years at 60% MFI	Do not adopt



Created 11/5/10

Heritage Hills/Windsor Hills Combined Neighborhood Planning Area

Special Use Infill Tracts



Heritage Hills/Windsor Hills Combined Neighborhood Planning Area

E. Rundberg Lane Subdistrict

COMMUNITY LIFE

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

Introduction



HHWH Neighborhood Cleanup – April 2009

A community that is civically engaged can improve their quality of life in a number of ways by working together to reduce crime and code enforcement issues, and promote a healthier lifestyle. Even though public safety and health issues are usually singled out as top priorities to address, these issues are often the most difficult to achieve. It takes a persistent and long term effort by people working together to achieve a positive outcome to improve a community's quality of life. Most of the objectives and recommendations discussed in this chapter are the responsibility of the residents in the Heritage Hills/Windsor Hills Combined Neighborhood Planning Area (HHWHCNPA) and focus on improving public safety and promoting healthy living options.

Background



HHWH Mid Process Open House Meeting

In May 2008, neighborhood stakeholders in the HHWHCNPA completed an initial neighborhood planning survey. In this survey, the mature tree canopy and quiet single family neighborhoods were identified as the most valued elements in their community. Conversely, 67% of the survey participants identified crime/public safety as their primary concern, closely followed by a tie between code enforcement and cut-through traffic.

The Community Life Chapter is broken into four sections that present strategies to improve the quality of life in the HHWHCNPA:

- General Community Life Objectives and Recommendations
- Code Enforcement Objectives and Recommendations
- Crime and Public Safety Objectives and Recommendations
- Community Health Objectives and Recommendations

Community Life

Without people being civically engaged to improve the quality of life in their community, positive change is hard to implement. Civic engagement means 'working to make a difference in the civic life of our communities and developing the combination of knowledge, skills, values and motivation to make that difference.'[†] Stated another way, civic engagement encourages individuals to collectively take action to identify issues of public concern and fix them. The following recommendations are a starting point to encourage more people to become actively involved in formulating positive change for the good of their community.

Objective C1: Build the HHWHCNPAs ability to improve community life by boosting civic pride, and community involvement.

REC 50: 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)

REC 51: Organize more community events throughout the year (i.e. neighborhood cleanups, National Night Out, seasonal events, screen on the green, traveling theater performances, block parties, weed and seed program). (RP: HHWHCNPA)

REC 52: Establish a community presence on a variety of online social networking sites (such as Twitter, Facebook, MySpace, and yahoo groups) to promote greater civic involvement and neighborhood cooperation. (RP: HHWHCNPA)

REC 53: Install signage at neighborhood to define individual single family neighborhoods to bolster community pride. (RP: HHWHCNPA)

[†] From Civic Responsibility and Higher Education, Edited by Thomas Ehrlich, published by Oryx Press, 2000, p. vi.

Objective C2: Cultivate strong and productive relationships with the City of Austin's responsible departments (such as the Austin Police Department, the Code Compliance Department, and Health and Human Services) regarding Community Life issues.

REC 54: Identify key people, programs, and other relevant sources that are in place in City of Austin (COA) departments and programs to address crime and code enforcement issues. (RP: HHWHCNPA, COA)

REC 55: Communicate and collaborate with identified City of Austin contacts to build strong partnerships. (RP: HHWHCNPA, COA)

Code Enforcement

Code enforcement was identified as a major concern in the initial HHWHCNPA community survey and reinforced throughout the planning process. Litter filled streets and lots, along with dilapidated houses and buildings send out a message of neighborhood neglect. The following objectives and recommendations will help improve the appearance of houses and businesses that are unsightly or public health hazards. The following recommendations were developed by the community to show that it will not tolerate signs of neglect on residential or commercial properties.

Objective C3: Assist in improving the enforcement of existing ordinances related to code violations to encourage improved residential property maintenance and appearance.

REC 56: Utilize the City's 311 service to continually report and follow up any suspected code violations, including violations related to unsafe structures (RP: HHWHCNPA, COA)

REC 57: Encourage the City of Austin to create a new code ordinance that would require absentee landlords to register properties with the City of Austin (example: Fort Worth). (RP: HHWHCNPA, COA)



A potential code violation

REC 58: Design and send out a neighborhood code compliance form letter to building code violators to inform and give them a warning letter. *For an example of this type of letter, please see the North Austin Civic Association's form letter located in the appendices.)* (RP: HHWHCNPA)

REC 59: Encourage the community to contact various local resources that support property maintenance. These resources include:

- City of Austin's Neighborhood Assistance Program
- Habitat for Humanity's Habitat ReStore
- Hands On Housing

REC 60: Encourage property owners who own the duplexes surrounding Dobie Middle School to improve the maintenance and appearance of those properties by contacting the Code Compliance Department. *Also see the form letter in the appendices regarding planning area code enforcement* (RP: HHWHCNPA, COA)

REC 61: Distribute bilingual code compliance educational materials and information via neighborhood newsletters, a community Facebook page, word of mouth, church newsletters, schools, and libraries. *Use the North Austin Coalition of Neighborhoods code pamphlet as an example*. (RP: HHWHCNPA, COA)



A potential code violation

REC 62: Organize a working group to highlight one code compliance issue each month in community newsletters. Coordinate with Code Compliance Officers and the Austin Police Department so they can concentrate on enforcing that issue during that month (e.g. front yard parking, illegal dumping, illegitimate home based businesses, occupancy standards). (RP: HHWHCNPA, COA)

REC 63: Create and distribute a pamphlet with specific code references and ordinance numbers, relevant to the code violations existing in the HHWHCNPA, including illegitimate home-based businesses. (RP: HHWHCNPA, COA)

REC 64: Encourage residents to take photographs of code violations during weekends that may be hard to detect, and relay these photographs and/or information to 311. (RP: HHWHCNPA)

Objective C4: 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




Trash in Little Walnut Creek (left) and Middle Fiskville Road (right)

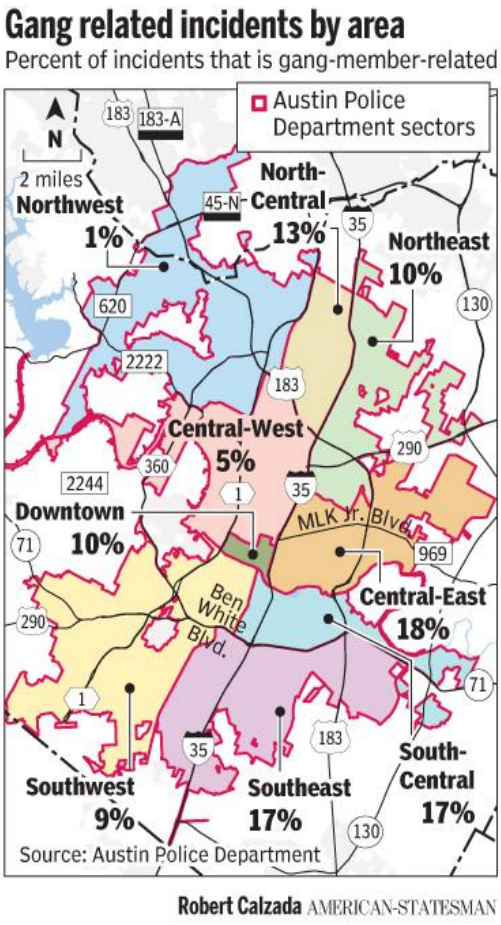
REC 65: Organize monthly or quarterly clean-ups to address illegal dumping and littering on public property (rights-of-way, creeks, parks, roadsides). (RP: HHWHCNPA)

REC 66: Identify and engage elderly or disabled neighbors who are physically or financially unable to maintain their property and provide volunteer assistance in cleaning and maintaining their property. (RP: HHWHCNPA)

REC 67: Include in neighborhood newsletters, websites "help" numbers so people can access a variety of social service agencies, including non-profits (such as 211). (RP: HHWHCNPA)

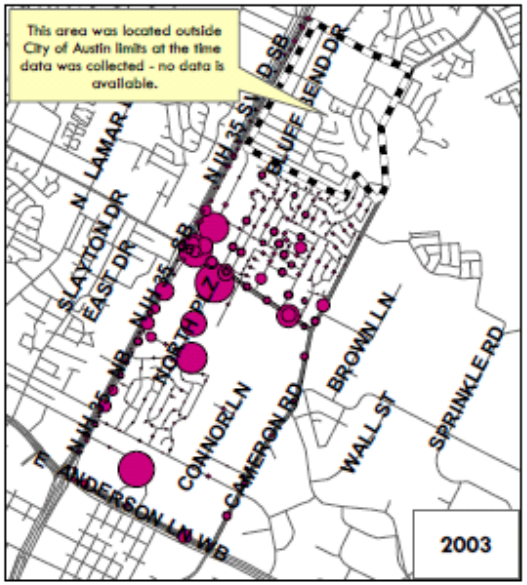
REC 68: Identify organizations, such as Keep Austin Beautiful and volunteers that may be able to help with neighborhood clean ups (schools, youth groups). (RP: HHWHCNPA)

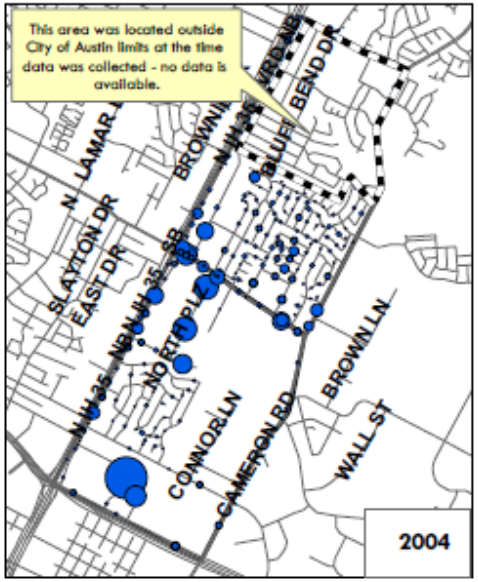
Neighborhood safety is an important indicator of a community's overall economic and social well-being, which is why neighborhood crime prevention efforts are essential. Safe neighborhoods promote feelings of well-being, civic pride, and improve the quality of life of a community. Criminal activity if left unchallenged by the community, contributes to not only to increased neglect and diminished security, but decreased property values. The maps on the next two pages show crime hot spots in the HHWHCNPA from 2003 to 2008 (see maps below: ***Major Crimes from 2003-2007*** and ***Major Crimes - 2008***), while the neighborhood map to the right shows that 10% of the crime committed in the part of Austin in 2009, which includes the HHWHCNPA, was gang member related activity (labeled 'Northeast'). From 2001 to 2010, violent and property crimes increased by 50 percent in the HHWHCNPA, compared to 14 percent during this same time in the City of Austin as a whole. Neighborhood stakeholders repeatedly related to staff that they felt unsafe in their community. Concerns included complaints on panhandlers, homeless camps, prostitution, drug dealing, sexually based offenses, car break-ins, burglary, vandalism, murder, and other crimes (see maps below) that make residents feel unsafe in their neighborhood. Reducing crime is the number one issue in the planning area.

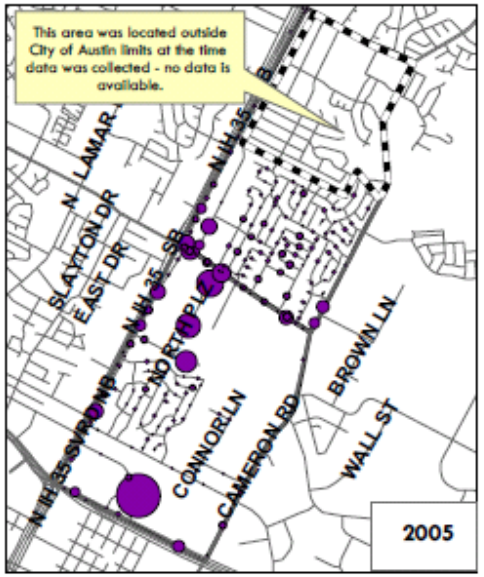


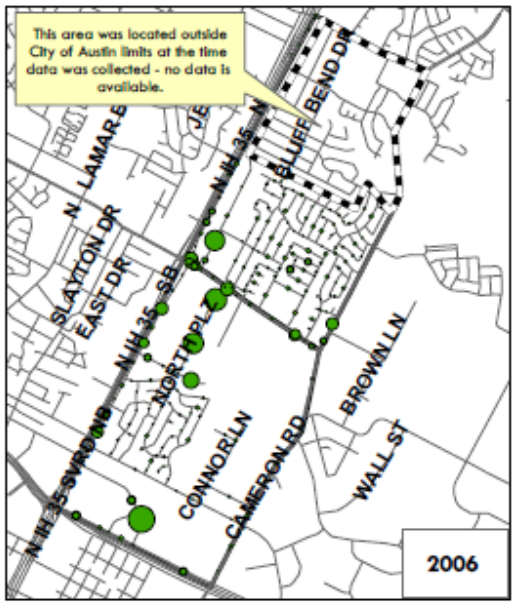
Source: American-Statesman, March 27, 2009

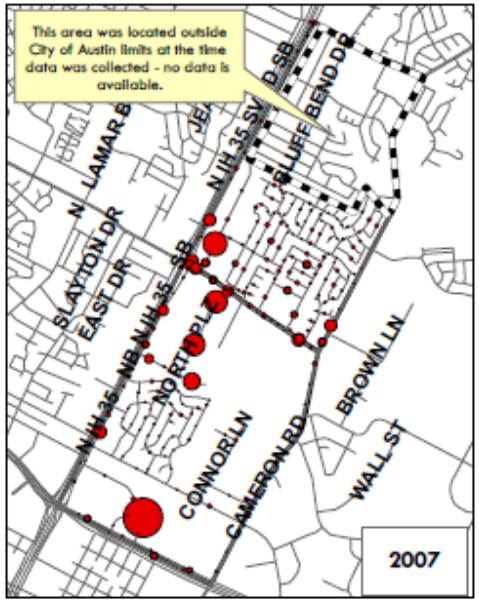
The objectives and recommendations included in this section of the HHWHCNPA Plan suggests that residents become greater active partners with the Austin Police Department to make their community a safer place to live and work.











Created 9/7/10

Examples of Major Crimes - assault, robbery, burglary, theft, drug possession, prostitution, rape & murder

Legend

Major Crimes - 2007

FREQUENCY

- 1
- 10
- 100

HHWHCNPA

Miles

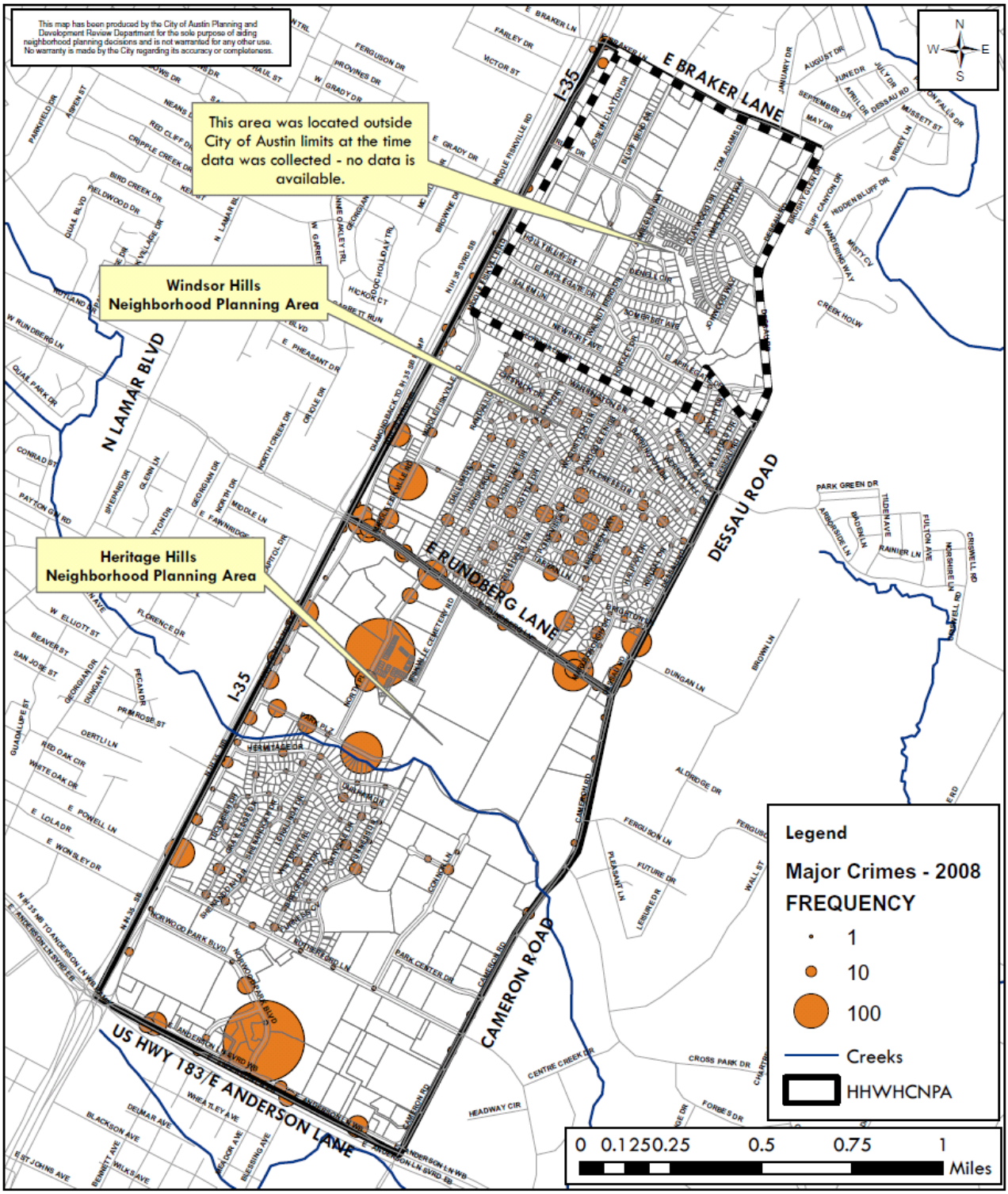
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Heritage Hills/Windsor Hills Combined Neighborhood Planning Area

Austin Police Department Criminal Activity Hotspots
Major Crimes from 2003 - 2007

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

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Heritage Hills/Windsor Hills Combined Neighborhood Planning Area

Major Crimes - 2008

Created 9/7/10

Examples of Major Crimes - assault, robbery, burglary, theft, drug possession, prostitution, rape, and murder

Objective C5: 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/I-35 - (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/Park Plaza/apartment complexes - (Drug dealing, car and home burglary, prostitution)
- 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)

REC 69: Organize a neighborhood watch group to:

1. Patrol identified areas of concern to identify criminal activity and convey any critical information to the Austin Police Department. (RP: HHWHCNPA, COA)
2. Purchase and post Neighborhood Watch signs in areas of concern. (RP: HHWHCNPA)
3. Advocate for stay away orders. *A Stay Away Order is issued by a trial court prohibiting a person from meeting a person or loitering on private property*. (RP: HHWHCNPA, COA, Judicial System)
4. Promote awareness of the posting of 'No Trespassing' or purple ribbons. *Purple ribbons can be posted at intervals on fence posts or around trees and is another way to say 'No Trespassing.'* (RP: HHWHCNPA)



Police officers on duty



REC 70: Contact and join NACN (the North Austin Coalition of Neighborhoods) and other neighborhood organizations to identify and

work on crime problems which are similar to those that exist in HHWHCNPA. (RP: HHWHCNPA)

REC 71: Identify people in areas with crime issues that will help to focus attention on criminal hotspots to the Austin Police Department. (RP: HHWHCNPA)

REC 72: Encourage the community to create neighborhood associations throughout the entire HHWHCNPACNPA to better inform residents and communicate with other organizations about crime (such as NACN). (RP: HHWHCNPA)

Objective C6: Reduce the incidence of speeding throughout the community.

REC 73: Encourage the community to report to the Austin Police Department on an ongoing basis, streets where speeding is prevalent. (RP: HHWHCNPA)

REC 74: Post neighborhood signage that encourages people to slow down their vehicles on streets where speeding is prevalent. (RP: HHWHCNPA)



Signs encourage motorists to slow down

REC 75: Request radar speed-display electronic signage or speed cameras from the Austin Police Department. (RP: HHWHCNPA, COA).

Objective C7: Reduce loitering, panhandling and trespassing in the HHWHCNPA.

REC 76: Petition City Council to install 'No Loitering' signs along the I-35 frontage road, E. Rundberg Lane, and at primary bus stops in the planning area. (RP: HHWHCNPA)



Panhandling along E. Rundberg Lane

Objective C8: Reduce the incidence of loud music/noise and light pollution coming from commercial and residential properties as well as vehicles.

REC 77: Encourage residents to call the Austin Police Department to report where loud music is a nuisance. (RP: HHWHCNPA)

REC 78: Educate the community via neighborhood newsletters or a neighborhood Facebook account, on the use of hooded exterior lighting to provide adequate home security but ensure that the light coming from these fixtures does not disturb adjoining neighbors. (RP: HHWHCNPA, COA)

Objective C9: Reduce the number of front and side-yard parking violations, as well as issues relating to improper storage of vehicles (such as autos, trailers, RVs/campers, boats, etc.)

During several neighborhood meetings, neighborhood stakeholders discussed the proliferation of vehicles being parked on the front and side yards of residences in the HHWHCNPA. The Front and Side Yard Parking Ordinance addresses this issue by prohibiting the parking of vehicles on the lawn area of the front or side yard of a residential property. If a neighborhood association or planning area opts into the Front and Side Yard Parking Ordinance, they are placed in the Restricted Parking Area Map, and residents are only allowed to park their vehicles on a driveway or on the street. Once an area is placed in the Restricted Parking Area Map, anyone may call 311 to report cars parked on the front or side lawn/yard instead of a paved driveway (as specified in the subdivision plat) or street. An active citizenry that continually reports violators of the Front and Side Yard Parking Ordinance (which is only complaint driven) is key to addressing chronic front and side yard parking issues.

REC 79: Include the entire HHWHCNPA on the Restricted Parking Area Map. (RP: HHWHCNPA, COA)



Cars parked in front yards (left) and blocking sidewalk (right)

REC 80: Educate the community on the Front and Side Yard Parking Ordinance via articles on a neighborhood Facebook account, neighborhood news letters, list serves, or making educational pamphlets. (RP: HHWHCNPA)

REC 81: Have the community organize a petition drive and work with Council to strengthen the City of Austin's Front and Side-Yard Parking Ordinance penalties (discussed adding additional penalties when repeated parking citations are issued and have the APD impound repeat offenders of this ordinance.) (RP: HHWHCNPA, COA)

REC 82: Encourage the community **(**via articles on a neighborhood Facebook account, neighborhood news letters, word-of-mouth, or list serves) to call 311 or their APD district representative and report: (RP: HHWHCNPA)

- Front and Side Yard Parking violators;
- The expansion of driveway areas;
- The improper storage of vehicles, such as trailers, boats, RVs; and
- Vehicles that block traffic or are a traffic hazard on the street, especially along: (RP: HHWHCNPA)
  - E. Applegate Drive
  - Newport Avenue and Salem Lane (west end)
  - Bluff Bend Drive (businesses)
  - E. Braker Lane and Bluff Bend Road (around the restaurant on corner)
  - In front of the duplexes around Dobie Middle School, including Teasdale Terrace and Aberdeen Way

REC 83: Highlight the benefits of neighborhood carpooling via articles on a neighborhood Facebook account, neighborhood newsletters, or list serves to reduce the overabundance of vehicles in the community. (RP: HHWHCNPA)

The call out box below identifies other strategies on how a community can reduce crime.

What is Crime Prevention through Environmental Design?

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

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

1) Territoriality: Define the ownership of a particular space (e.g., public vs. private space). Territorial control prevents the use of a space by unauthorized users.

2) Access Control: Deny of access to specific crime targets by minimizing uncontrolled movement within a specific area.

3) Natural Surveillance: Provide the ability to easily observe all users of a defined space, including potential criminals.

4) Maintenance and Management: Maintain those items that support the intended purpose and use of specific spaces (e.g., lighting, landscaping).

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

For more information regarding CPTED, read the National Crime Prevention Council's *Designing Safer Communities: A Crime Prevention through Environmental Design Handbook* (1997) or consult these websites:

- http://www.cptedsecurity.com/cpted_design_guidelines.htm
- http://www.cpted-watch.com
- http://www.phoenix.gov/POLICE/cpted1.html

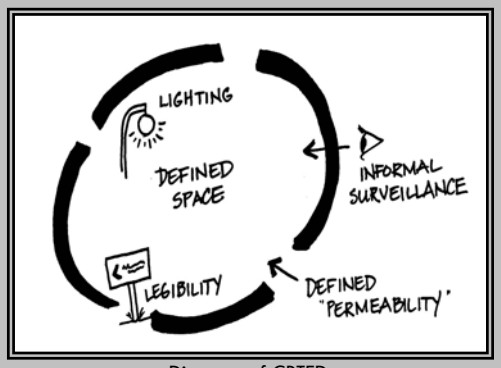


Diagram of CPTED
Source: http://www.cityofvancouver.us/calendar.asp?submenuid=51950

Community Health

Community life not only involves making safe communities but providing opportunities to live a healthy life. Neighborhood stakeholders related to staff during the planning process their concern regarding the lack of fresh food available in the community (e.g., grocery stores that sell fresh and varied produce). They were also concerned about the increased rates of diabetes, obesity, cancer, and other serious health concerns associated with today's sedentary lifestyle.

Objective C10: Implement a variety of neighborhood initiatives to promote a healthier and more sustainable lifestyle.

REC 84: Explore the feasibility of conducting flu shot and health screening clinics with the management of the Gus Garcia Recreation Center. (RP: HHWHCNPA, COA)

REC 85: Examine the feasibility and level of community support to establish a local farmers' market in the area. (RP: HHWHCNPA, COA, non-governmental organizations)

REC 86: Engage area businesses in sponsoring various community health events and programs. (RP: HHWHCNPA)



REC 87: Organize and promote a community bicycle club to encourage a healthier and more sustainable lifestyle. (RP: HHWHCNPA)

REC 88: Submit a request to the management of the Gus Garcia Recreation Center to host periodic bicycle clinics on bicycle safety and maintenance. (RP: HHWHCNPA, PARD)

REC 89: Organize year-around neighborhood walking groups to promote a healthier lifestyle. (RP: HHWHCNPA)

REC 90: Work with parent-teacher organizations and residents to organize a walking school bus program so children are safely escorted to Graham and Hart Elementary Schools. (RP: HHWHCNPA, AISD)

REC 91: Explore options to implement a Senior Shuttle Service to and from the Gus Garcia Recreation Center from area senior facilities and households. (RP: HHWHCNPA, COA)

REC 92: Work with the Parks and Recreation Department staff to increase the profile of the Gus Garcia Recreation Center and its programs throughout the community via neighborhood news letters, a community Facebook account, and local list serves. (RP: HHWHCNPA, PARD)

Objective C11: Promote healthy, sustainable, and local food options.



REC 93: Organize a group of volunteers to visit local grocery and convenience store managers and encourage them to sell healthier food items. (RP: HHWHCNPA)

REC 94: Encourage and organize garden sharing on private land. (RP: HHWHCNPA)

What is Garden Sharing?

Garden sharing is a local food and urban farming arrangement where a private landowner allows a gardener access to their land, typically a front or backyard, in order to grow food. The simplest is an agreement between two parties: one supplies the land, the other supplies the labor, and the proceeds are shared. In larger collaborations, groups, often neighbors, share garden spaces, labor and the harvest.

From Wikipedia: http://en.wikipedia.org/wiki/Garden_sharing

REC 95: Contact the Sustainable Food Center and have them periodically conduct classes on good nutrition and community gardening. (RP: HHWHCNPA, non-governmental organizations)



Windsor Park Community Garden – Photo from: http://cakeaustin.com/tag/community-

REC 96: Explore the feasibility of applying for competitive grants from the following organizations to support the implementation of community

gardens: (RP: HHWHCNPA)

1. City of Austin Parks and Recreation Department
2. Sustainable Food Center
3. Keep Austin Beautiful
4. TreeFolks Urban Orchard program
5. Other non-governmental organizations

REC 97: Incorporate community garden efforts with a local farmers market to sell or distribute produce. (RP: HHWHCNPA, non-governmental organizations)

REC 98: Explore the feasibility of entering into an agreement with the City of Austin's Parks and Recreation Department to install community gardens at: (RP: HHWHCNPA, PARD)

- The Gus Garcia Recreation Center; and
- North Acres Park

REC 99: Organize a group of volunteers to plant community gardens throughout the planning area. (RP: HHWHCNPA)

REC 100: Explore opportunities to install temporary community gardens on vacant tracts of land. (RP: HHWHCNPA)

More Information on Growing Healthy Food

To maintain a healthy diet and weight, people need to eat fresh food everyday. The availability of fresh fruits and veggies has a huge impact on communities and the environment - and your health! So, avoid pesticides, save the soil, support local farms, grow your own, and enjoy fresher, more nutritious, better tasting food. The websites below will help a community to grow healthier food:

- Austin Organic Gardeners - www.main.org/aog
- Local Growers and Farmers' Markets - www.main.org/aog/local
- National Organic Consumers Association - http://www.organicconsumers.org/
- Sustainable Agriculture Program at Texas A&M - sustainable.tamu.edu
- Sustainable Food Center/Austin Community Gardens -

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.

Introduction

Parks, trees and a healthy environment contribute to a stable, attractive and highly desirable community in which to live. The Heritage Hills/Windsor Hills Combined Neighborhood Planning Area (HHWHCNPA) has several significant natural assets including: two park facilities (Gus Garcia Recreation Center and North Acres Park); the scenic Little Walnut Creek; and the mature tree canopy that is interspersed throughout the core residential neighborhoods.

Neighborhood stakeholders developed the objectives and recommendations in this chapter to "green up" and beautify the HHWHCNPA. Not all of the recommendations included in this chapter can be implemented by the neighborhood itself. Change happens when their is strong and continued support and cooperation from the City of Austin and other organizations to turn 'green' ideas into actions that produce public spaces where people can move around in, learn and have fun, while also promoting a clean and healthy environment.

Parks



Gus Garcia Recreation Center

Like most communities, residents working and living in the HHWHCNPA consider public parkland and greenspace areas a highly desirable asset. The community wants to ensure that the park and recreation areas in the HHWHCNPA will serve all age groups for now and in the future.

Public parks are important because they promote opportunities for residents to be physically active. Public parks also provide great opportunities to develop strong community ties, meet other people, learn new skills, and have fun. Houses located near

parks typically have stable property values because parks are considered a highly desirable community amenity. Additional benefits of public parks include:

(1) Providing vital green space corridors for indigenous and migratory wildlife species;

(2) Reducing the effects of urban heat islands; and

(3) Reducing carbon emissions via the uptake by trees and vegetation.

The HHWHCNPA contains two park facilities, the Gus Garcia Recreation Center (48 acres), which at the publication of this neighborhood plan had only partially completed its list of proposed master plan improvements; and North Acres Park (approximately 2.45 acres in size), which has no installed park amenities besides a 'scoop the poop' station and a garbage can. Both parks have the potential to be cultural and recreational assets for generations to come. The recommendations developed in this section are intended to enhance the park and greenspace areas in the HHWHCNPA.



Gus Garcia Climbing Wall

Objective P1: Enhance and improve the existing park and recreation facilities and programming in the community.

REC 101: Organize a community working group to periodically meet with the management of Gus Garcia Recreation Center to develop new recreational and educational programming for all age groups (RP: HHWHCNPA)

REC 102: 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

REC 103: Support greater community usage of the Gus Garcia Recreation Center by promoting and participating in existing programs that appeal to a wide age range, including but not limited to: (RP: HHWHCNPA)

Sports leagues	Arts and crafts classes	Computer classes
The Senior Nutrition Lunch program	Adult education classes (literacy, ESL, Spanish)	After school programs
Exercise classes	Cooking/nutrition classes	Gardening
Dance classes	Tot day care	Bike safety classes

REC 104: Engage the Boy Scouts and Girl Scouts and other local service groups to help develop and maintain local parks and greenways. (RP: HHWHCNPA, non-governmental organizations)

REC 105: Explore the feasibility of organizing a community fund drive to buy and install public amenities, such as benches, picnic tables and playground equipment at: (RP: HHWHCNPA)

- North Acres Park
- Gus Garcia Recreation Center

REC 106: Explore the feasibility of seeking corporate sponsorship to pay for and install additional park and recreational amenities (such as playground equipment) at North Acres Park and the Gus Garcia Recreation Center. (RP: HHWHCNPA)

Objective P2: Provide opportunities and gathering places for cultural and leisure activities/services for all ages in the HHWHCNPA.

REC 107: Explore the feasibility of having local theater groups or other community organizations give outdoor performances at the Gus Garcia Recreation Center. (RP: HHWHCNPA)

REC 108: Explore the feasibility of having regularly scheduled summer outdoor movie nights at the Gus Garcia Recreation Center. (RP: HHWHCNPA, COA)



Bethesda, Maryland movie night (Washingtonian.com)

Objective P3: Support the expansion of public parkland and greenspace in the community (see the callout box for more specifics).

REC 109: Purchase additional parkland and install a variety of family friendly amenities. (RP: COA)

REC 110: Provide safe crossings at major thoroughfares to access park, greenspace and recreational areas, especially in front of the Gus Garcia Recreation Center. (RP: COA)

REC 111: Explore the feasibility of the City of Austin acquiring more greenspace along Little Walnut Creek. (RP: HHWHCNPA, COA)

Criteria for Parkland Acquisition

The Parks and Recreation Department (PARD) use a gap analysis to identify areas throughout the City of Austin that are deficient of public parkland. PARD officials acknowledge they are seeking bond funding in the near future to fully implement the Gus Garcia Master Plan. As for new park acquisition, PARD is always actively seeking opportunities to provide new park space by using the following criteria:

- Current deficiency of parkland within the area
- Size of the land
- Road frontage
- Developable ability
- Present natural features
- Accessibility
- Connectivity
- Leverage opportunities with developers or the public
- Present cultural features

For more information, refer to PARD's "Long Range Plan for Land and Facilities" at: http://www.ci.austin.tx.us/parks/history.htm.

Trees (and Plants)

Residents in the HHWHCNPA highly value their mature tree canopy, which they identified as their top asset in the initial HHWHCNPA survey. The community is not only interested in preserving but enhancing the tree canopy.



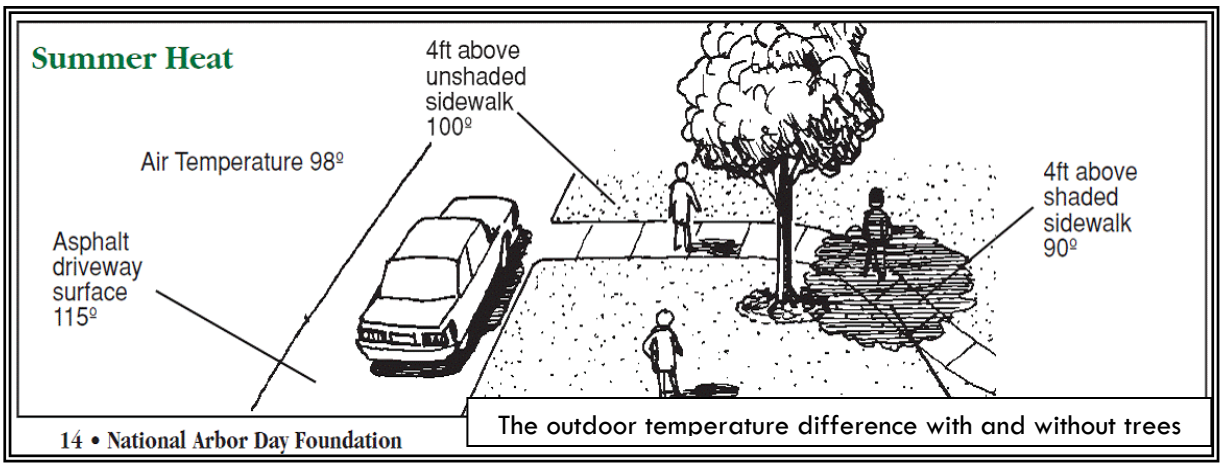
Tree canopy in the Heritage Hills NPA

The City of Austin conducted a tree canopy survey in 2006 and discovered that the Heritage Hills NPA had a tree canopy covering 23% of its area, while the Windsor Hills NPA had a tree canopy covering 33% of its area; with the total coverage for the combined HHWHCNPA being 28%. The national standard for an ideal tree canopy coverage in a community is 40%. The map below, ***Tree Canopy - 2006***, gives a graphic representation of where there are holes in the tree canopy of the HHWHCNPA. Below is a brief synopsis of why trees are considered a highly valuable community asset.

Benefits of Trees

- Reduce yearly heating and cooling costs by 2.1 billion dollars in the US;
- Increase property values from 5-20% more than non-landscaped estates;
- Provide privacy and security;
- Reduce crime around apartment buildings;
- Improve the psychological well being of children and adults;
- Provide a sound barrier to noise;
- Improve air quality by absorbing carbon dioxide and other harmful pollutants;
- Increase the value of business districts;
- Decrease the temperatures by up to 10 degrees Fahrenheit if trees are planted to shade areas such as streets, sidewalks and parking lots; and
- Reduce runoff by 7-12 percent and can abate storm water costs.

From: http://www.treesaregood.org/faq/faq06.aspx



The intent of the objectives and recommendations contained within the Tree section of this plan is to enhance the mature tree canopy in the HHWHCNPA.

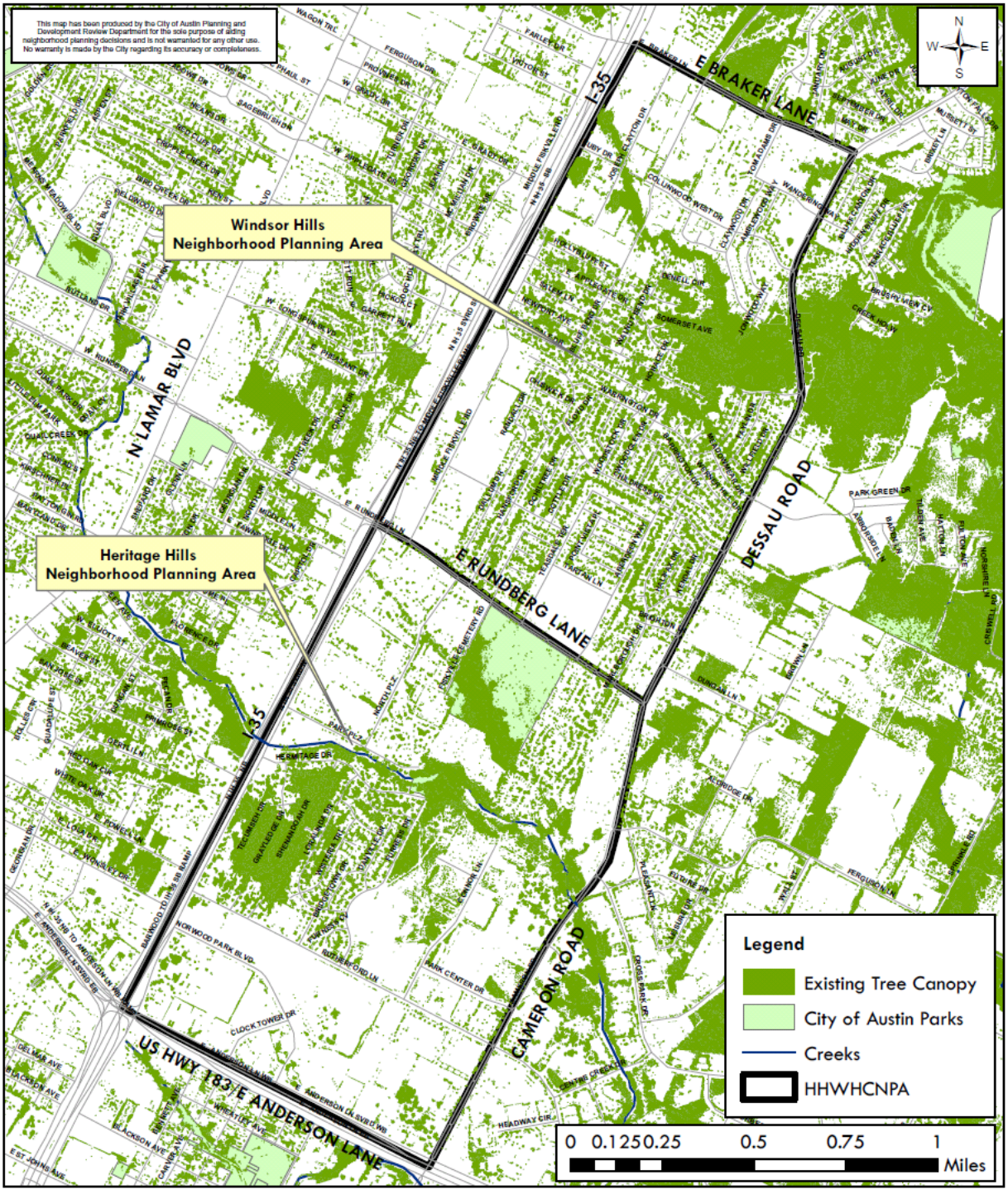
Objective P4: Promote the expansion of the current tree canopy in the HHWHCNPA by utilizing resources such as the Austin Community Trees Program and TreeFolks.

REC 112: 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 Drive
- 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
- Cameron-Dessau Road, from E. Braker Lane to US 183/Anderson Lane

REC 113: Organize a group of interested residents to conduct a community wide Tree Survey/Inventory to determine the variety, size, location, and health of the trees located throughout the HHWHCNPA. Contact the City's Arborist for more information. (RP: HHWHCNPA, COA)

REC 114: Develop and submit a competitive application to the **Austin Community Trees Program** so more native trees can be installed on private property (both residential and business). (RP: HHWHCNPA)



Created 9/3/10

Heritage Hills/Windsor Hills Combined Neighborhood Planning Area

Tree Canopy - 2006

REC 115: Utilize organizations, such as **Keep Austin Beautiful**, **TreeFolks Inc.**, and the **Urban Forestry Board** to increase both the tree canopy (tree enhancement programs) and community awareness (educational workshops). (RP: HHWHCNPA)

REC 116: Explore the feasibility of beautifying traffic islands with drought resistant native trees and plants. (RP: HHWHCNPA, COA)

Objective P5: Promote the preservation of existing trees in the community.

REC 117: Nominate favorite trees to be designated through the Austin Tree of the Year program, for example: (RP: HHWHCNPA)

- The pecan tree at the at the NW corner of North Plaza Drive and Park Plaza
- The large Live Oak tree on the east side of Furness
- The elm tree at the intersection of Childress and Cottle Drive
- Various oak tress in the Norwood Shopping Center
- The large oak at Childress Drive/Dessau Road intersection
- Large oaks at the intersection of E. Braker Lane and Dessau Road
- Pecan tree at the intersection of Park Plaza and North Plaza

REC 118: Raise city-wide awareness regarding the importance and beauty of the following corridors or grouping of trees at the following locations to promote their preservation (RP: HHWHCNPA)

- Shenandoah Drive, from Hermitage Drive to Rutherford Lane
- Hermitage Drive, from the I-35 frontage road to Shenandoah Drive
- Applegate Lane and around the duck pond
- NW corner of Cameron Road and 183 near Luby's Restaurant and the Shell Gas Station (preserve oaks)

REC 119: Distribute information to educate the community on the proper care and maintenance of trees. (RP: HHWHCNPA)

Helpful Websites on the Care and Maintenance of Trees
www.treesaregood.com www.ci.austin.tx.us/trees/

Objective P6: Remove invasive and/or undesirable trees throughout the HHWHCNPA and promote the planting of native and drought resistant trees.

REC 120: Promote planting more trees and plants that are drought tolerant and require less water in neighborhood newsletters. (RP: HHWHCNPA)

REC 121: Some members of the community expressed their lack of support for the planting the following tree and plant species in the HHWHCNPA, although some of them are native species. For a complete list of invasive species, see the callout box on page 82: (RP: HHWHCNPA)

Undesirable Tree Species		
Lygustrum	Bald Cyprus (native)	Arizona Ash
Hackberry (native)	Cedar (Juniper) (native)	Mesquite (native)
China Berry	Catalpa	Chinese tallow

REC 122: The community supports planting the following tree and plant species in the HHWHCNPA: (RP: HHWHCNPA)

Recommended Tree Species		
Mexican White Oak	Mexican Plum	Red Oak
Bur Oak	Desert Willow	Yaupon Holly
Chinquapin Oak	Possumhaw Holly	Crape Myrtle
Big Tooth Maple	Mountain Laurel	
Pecans	Pistachio, Texas (Pistacia texana)	

Oak Wilt – A Texas Epidemic!

The HHWH Planning Area is home to a beautiful tree canopy in its residential neighborhoods, including many beautiful oak trees. However, a disease called "oak wilt," which is one of the most destructive tree diseases in the US, is killing oak trees in central Texas at epidemic proportions. Oak wilt is an infectious disease caused by the fungus **Ceratocystis fagacearum**, which invades and disables the water-conducting system in susceptible trees. All oaks are susceptible to oak wilt to some degree, but some species are affected more than others. Red oaks, particularly Spanish oak, Texas red oak, Shumard oak, and blackjack oak, are extremely susceptible and may play a unique role in establishing new oak wilt infections. For more information on this contagious tree disease and how to stop it, visit the internet, including:
http://www.texasoakwilt.org/index.html http://www.texasoakwilt.org/Assistance/assistance.html

Objective P7: Initiate community-based outreach and educational efforts to promote the planting of more native trees and vegetation.

REC 123: Establish a community garden that is devoted to growing native tree saplings to distribute to the community. (RP: HHWHCNPA, COA)

REC 124: Develop partnerships to distribute saplings and seeds at community functions, including at a farmer's market. (RP: HHWHCNPA)

REC 125: Organize periodic meetings to educate the community on various tree initiatives and how they can participate in these programs. (RP: HHWHCNPA)

REC 126: In neighborhood newsletters, promote the planting of native trees and plants in HHWHCNPA. (RP: HHWHCNPA)

REC 127: Develop a task force responsible for increasing awareness in the business community regarding the benefits of an increased tree canopy. Such tasks may include: (RP: HHWHCNPA)

- Developing an informational, educational handout on the benefits of trees to distribute to the business community.
- Developing talking points to explain to businesses the benefits of planting trees and plants on their properties.

REC 128: Work with organizations, such as Keep Austin Beautiful, to remove non-native or invasive plant and tree species from the parks and creeks in the HHWHCNPA. (See call-out box with list of invasive (non-native) plant species) (RP: HHWHCNPA, KAB)

Invasive (non-native) plant species are an environmental concern because they crowd out and endanger native plant and reduce animal wildlife habitat. Invasive plants also typically consume more water, produce abundant seeds and fruit, and may have no native predators to stop them from proliferating (see list below).

Top 28 Destructive Invasive Plant Species in Central Texas Remove these plant species below and replace them with native plants	
Chinaberry ***Melia azedarach***	Mimosa, Silk Tree ***Albizia julbrissin***
Chinese Parasol Tree ***Firmiana simplex***	Nandina ***Nandina domestica***
Chinese Pistache ***Pistacia chinessis***	Paper Mulberry ***Broussonetia papyrifera***
Chinese Tallow ***Sapium sebiferum***	Photinia ***Photinia spp.***
Common Privet ***Ligustrum sinense/L.vulgare***	Poison Ivy ***Toxicodendron radicans***
Common Water Hyacinth ***Eichhornia crassipes***	Pyracantha ***Pyracantha spp.***
Elephant Ear ***Alocasia spp, Colocasia spp.***	Running Bamboo ***Phyllostachys aurea***
Eurasian Watermilfoil ***Myriophyllum spicatum***	Russian Olive ***Eleagnus angustifolia***
Giant Cane ***Arundo donax***	Tamarisk, Salt Cedar ***Tamarix spp.***
Holly Fern ***Cyrtomium falcatum***	Tree of Heaven ***Ailianthus altissima***
Hydrilla ***Hydrilla verticillata***	Vitex ***Vitex agnus-castus***
Japanese Honeysuckle ***Lonicera japonica***	Waxleaf Ligustrum ***Ligustrum japonicum***
Johnson Grass ***Sorghum halepense***	White Mulberry ***Morus alba***
Kudzu ***Pueraria lobata***	Wisteria ***Wisteria sinensis/W.floribunda***
For more information on invasive non-native plants, go to the following website: http://www.ci.austin.tx.us/growgreen/downloads/invasiveplants.pdf Source: City of Austin Watershed Protection & Development Review Department For more information on how to eradicate invasive plant and tree species and also find out where workshops are being held on this subject , we suggest visiting the websites below: www.keepaustinwild.com www.wildflower.org/invasive/ http://www.texasinvasives.org/	

The Environment

Most of our nation is now familiar with the terms climate change, global warming, carbon footprint, issues which are forcing communities to consider what steps they need to undertake to live a more sustainable lifestyle. Without a healthy environment, it is hard for people to feel they are living in a safe, sustainable, and desirable community. The recommendations below are intended to put less of a burden on the earth and encourage everyone to be stewards of their environment. Some of these recommendations in this section can be augmented with the recommendations found under the 'Tree' section.

Objective P8: Improve the environmental quality in the HHWHCNPA by promoting more 'green' initiatives.

REC 129: Organize a group of dedicated community volunteers called the 'Green Team' to plan and conduct community clean-ups and green-ups throughout the community to enhance and beautify the HHWHCNPA. (RP: HHWHCNPA)

REC 130: Contact community schools and organizations below and get them involved in local 'greenup' and 'cleanup' events. (RP: HHWHCNPA, AISD, non-governmental organizations)

- Future Farmers of America
- Boy Scouts of America
- Girl Scouts of America
- Garden clubs
- Boys & Girls Club of America

REC 131: Recruit businesses located in the community to become members of the Green Team. (RP: HHWHCNPA)

REC 132: Have the Green Team organize quarterly or monthly community clean-ups along littered thoroughfares and areas, such as: (RP: HHWHCNPA)

- Middle Fiskville Road
- E. Rundberg Lane
- Cameron-Dessau Road
- Little Walnut Creek
- Around the Norwood Shopping Center



Trash collected during KAB neighborhood cleanup along Middle Fiskville Road

- Rutherford Lane

REC 133: Organize periodic cleanups of all the creeks, drainage areas, and highly visible rights-of-way in the HHWHCNPA, working with: (RP: HHWHCNPA, COA, non-governmental organizations)

- City of Austin Watershed Protection and Development Review
- City of Austin Code Compliance Department
- Keep Austin Beautiful (they have a tool lending program)

REC 134: Improve the appearance of the HHWHCNPA by promoting landscape maintenance, and **"Adopt-a-Street"** campaigns along public streets. (RP: HHWHCNPA, COA, KEB) **(**See call-out box below for more information on this program)

WHAT IS THE ADOPT-A-STREET PROGRAM?

The Keep Austin Beautiful Adopt-a-Street program gives local groups the opportunity to help keep Austin beautiful by collecting litter and beautifying streets in the community.



WHY ADOPT-A-STREET?

- It's an easy way for groups to help the community
- It makes a visible impact on the local environment
- It helps build community and group pride
- It reduces litter cleanup costs and saves taxpayers money

HOW DO WE 'ADOPT A STREET?'

- Groups need to fill out an application by visiting the following website: http://www.keepaustinbeautiful.org/adoptastreet
- Groups adopt at least a 1/2 a mile within the City of Austin for two (2) years
- Groups agree to have at least 4 cleanups per year
- Groups pay a one time fee to have the Adopt-a-Street sign produced and installed
- As an Adopt-a-Street group you will receive:
    - Guidance planning your cleanups
    - An **Adoption Packet** that includes: a first aid kit, three Team KAB t-shirts, KAB decals, hand sanitizer and sunscreen
    - **FREE Cleanup Kits** (for each cleanup you will receive a kit that contains: bags, gloves, litter pick-up tools and giveaway items as available)
    - Trash collection arranged by KAB
    - A REALLY cool street sign!

Source: http://www.keepaustinbeautiful.org/adoptastreet

REC 135: Work with Keep Austin Beautiful to install a 'Green Garden' in the HHWHCNPA as a demonstration project (also called xeriscaping), which will emphasize the use of drought-resistant native plants. (The Gus Garcia Butterfly Garden could be expanded into a green garden; opportunities in North Acres Park should also be explored). (RP: HHWHCNPA)

REC 136: Start a program to nominate and award 'Yard of the Month' awards, including recognition for well-maintained businesses. (RP: HHWHCNPA)

REC 137: Participate in the annual City of Austin Neighborhood Habitat Challenge with Keep Austin Beautiful. (RP: HHWHCNPA)

REC 138: Get various neighborhood associations to participate in the Green City Challenge and get all the HHWHCNPA certified as a Green Neighborhood. (RP: HHWHCNPA, COA)

REC 139: Work with businesses and apartment complexes to shield or hide dumpsters or refuse containers from public view. (RP: HHWHCNPA)

REC 140: Encourage residents and business owners to plant more native shrubs and trees to improve the habitat of native wildlife. (RP: HHWHCNPA)

REC 141: Participate in the Best of Texas Backyard Habitat program. (RP: HHWHCNPA)

More Information on How to Create a Backyard Habitat
There are many websites online that give tips on how to create a wildlife habitat in anyone's backyard. One of the most popular sites is found on the National Wildlife Federation's website at:
www.nwf.org/backyard/

REC 142: Distribute information through neighborhood association newsletters on how to identify non-native species and what native plant species are most suitable to be planted. (RP: HHWHCNPA)

Objective P9: Improve the water quality and enhance the natural environment throughout the community.

Neighborhood stakeholders are interested in raising greater awareness regarding the importance of living a more sustainable lifestyle. This

includes improving water quality and environment in the HHWHCNPA. Creating a vibrant natural environment goes hand-in-hand with having an abundance of clean water to sustain it.

REC 143: Utilize sustainable resources from the City of Austin, such as: (RP: HHWHCNPA)

- Free water-efficient showerheads and faucets
- Free programmable thermostats
- Rain barrel rebate program

For more Information on water conservation rebate programs, please visit:
Austin Water Utility
http://www.ci.austin.tx.us/watercon/

REC 144: Educate the community on the proper use, recycling, and disposal of hazardous materials and chemicals, such as: (RP: HHWHCNPA)

- Motor oil
- Anti-freeze and other automobile fluids
- Paint
- Gasoline
- Pesticides
- Car batteries

REC 145: Call 311 or other hotline numbers to report water quality issues, such as: (RP: HHWHCNPA)

- Flooding (911 emergency); problem area (311)
- Standing water or clogged drainage grates (311)
- Sewage (Pollution Hotline - 974-2550)
- Chemical spills, including gasoline, antifreeze, oil, and oil based paint (Pollution Hotline - 974-2550)
- Creek bank stabilization (311)

REC 146: Provide educational information to residents and businesses about how to keep Little Walnut Creek and its tributaries clean. Emphasis should be placed on proper use of lawn fertilizers and the disposal of waste oil, antifreeze, chemicals, and paint. (RP: HHWHCNPA)

REC 147: Promote calling 311 in neighborhood newsletters and list serves to report water quality issues. (RP: HHWHCNPA)

REC 148: Approach the property managers of apartment complexes located along Little Walnut Creek and North Plaza Drive and encourage them to install scoop the poop stations and trash receptacles to maintain the environmental integrity of the Little Walnut Creek and the adjacent greenbelt. (RP: HHWHCNPA)

REC 149: Reduce storm water runoff by supporting a variety of water retention measures for both home owners and business, such as: (RP: HHWHCNPA)

- Water quality ponds
- Catch basins
- Rain gardens
- Planting native trees and other vegetation
- Rain water collection

For more information on the issues called out above and below, please contact the City of Austin's Watershed Protection Department (WPD) at:

http://www.ci.austin.tx.us/watershed/

WPD Pollution Hotline: 974-2550

WPD Programming: Flood Control, Water Quality and Pollution; Creek Erosion; Brownfield Mitigation; Creek Maintenance;, Invasive Species; Spill Hotline; Public Outreach and Environmental Sustainability and Education (including free pamphlets).

TRANSPORTATION AND INFRASTRUCTURE

Goal: Develop a multimodal transportation network that residents can use to move through the planning area safely, efficiently, and effectively.

Introduction

How people move from place to place has become a very important issue for cities and neighborhoods of late. The cost of building and maintaining infrastructure, rising gasoline prices, and the benefits of alternative transportation have many communities thinking of ways to provide their citizens with a range transit options, and Austin is no exception. The search for solutions to relieve congestion and provide alternatives to automobile use have taken the form of the Capital Metro Red Line, the adopted 2009 Sidewalk Master Plan, and the adopted 2009 Bicycle Master Plan Update, which is only the beginning to making a better connected multi-modal transportation network.

The Heritage Hills/Windsor Hills Combined Neighborhood Planning Area (HHWHCNPA) is currently served by a combination of neighborhood, collector, and arterial roadways. The roadway network is augmented by a patchwork of sidewalks and several bike routes, as well as number of bus routes. The following chapter explores two main themes: 1) Supporting the maintenance and expansion of the existing transportation network, in an effort to better connect both places and different modes of movement; and 2) Improving the safety and convenience when using the local transportation network.



Interstate 35 frontage road (left) and HHWHCNPA neighborhood intersection (right)

Bicycling

The HHWHCNPA is currently serviced by three bicycle routes: the 10, 57, and 434. The neighborhood would like to encourage more people to use the existing routes through better signage, improved safety, and education. Better connectivity of bicycle routes to more efficiently move within, out of, and through the HHWHCNPA is also desired.

Objective T1: Expand and improve the neighborhood's bicycle/pedestrian network to encourage greater non-automotive transportation and connectivity.

- **REC 150:** The neighborhood will consider supporting the North Acres bicycle/pedestrian bridge in its current location on Park Plaza if City staff (the Public Works Department and the Austin Police Department) clearly demonstrates to both the neighborhood and City Council that the crime rate has been significantly reduced on the north side of the proposed North Acres bicycle/pedestrian bridge prior to moving forward with the construction of this project. Neighborhood approval is not needed to begin construction of the bridge.

REC 151: Install a multi-use path along the I-35 frontage road, from Park Plaza to Hermitage Drive. (RP: TXDOT)

REC 152: Install a multi-use path along the I-35 frontage road, from E. Rundberg Lane to US HWY 183/E. Anderson Lane. (RP: TXDOT)

REC 153: 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)

REC 154: Examine the feasibility of installing bicycle facilities at the following locations: (RP: COA)

1. An off-street multi use shared path along both sides of Cameron-Dessau Road from E. Braker Lane to US HWY 183/E. Anderson Lane (preferred option.)
2. Along the entire length of Rutherford Lane, from I-35 frontage to Cameron Road.
3. Along Little Walnut Creek, from I-35 to Cameron Road (private property ownership of this land may be an issue) and tie to the Cameron-Dessau Road bike route.
4. Along E. Rundberg Lane, from I-35 to Cameron-Dessau Road.
5. Along E. Braker Lane, from I-35 to Cameron Road.
6. Along the I-35 frontage road, from E. Braker Lane to US HWY 183/E. Anderson Lane.

7. Along Cameron-Dessau Road (via a road diet) from E. Braker Lane to US HWY 183/E. Anderson Lane.

Objective T2: Improve bicycle safety throughout the community.

REC 155: Install bike routes that keep bicyclists a comfortable distance away from moving vehicles. (RP: COA)

REC 156: Ensure all bicycle routes are well lit and well marked. (RP: COA)

REC 157: Encourage and support the Gus Garcia Recreation Center to host bicycle clinics to educate the community on proper bike maintenance and safety. (RP: COA, HHWHCNPA)

REC 158: Install 'Share the Road' signs where possible. (RP: COA)

REC 159: Place 'sharrow' painted symbols to tell vehicles drivers that bicyclists use the road too, along E. Rundberg Lane from the I-35 frontage road to Cameron-Dessau Road. (RP: COA)

REC 160: Encourage property owners to install bicycle racks at all area shopping centers. (RP: HHWHCNPA)





An example of a painted bike lane (left) and a sharrow symbol (right)

Walking and Sidewalks

Sidewalks are permanent pathways to jobs, schools, better health and a more desirable community. Currently the HHWHCNPA is served by an unevenly distributed sidewalk network, making pedestrian travel throughout the area difficult or dangerous in some places. Where sidewalks do exist in the planning area, some are in need of repair and adequate American with Disabilities Act (ADA) upgrading to ensure that all of the community's residents can enjoy them. Pedestrian safety is a concern, with a community desire for additional street lighting, landscaping, and crosswalks to facilitate pedestrian movement to popular destinations and along busy streets. Education on the benefits of walking would also encourage use of the sidewalk network for recreation and as alternative to car-based trips.

Objective T3: Increase pedestrian safety and connectivity throughout the planning area.

REC 161: Determine the best solution to provide safe pedestrian access across E. Rundberg Lane to the Gus Garcia Recreation Center by exploring the following alternatives: (RP: COA)

1. Conduct a pedestrian traffic study along E. Rundberg Lane, from I-35 to Cameron-Dessau Road.
2. Install a traffic light at Teasdale Terrace, where it intersects with E. Rundberg Lane.
3. Install an enhanced lighted crosswalk (using the one located on N. Lamar Boulevard as an example).

REC 162: Provide a buffer (plantings, tree lawns) between sidewalks and moving vehicles to create a pleasing and safer pedestrian environment along the following heavily trafficked streets: (RP: COA, TXDOT)

1. Rutherford Lane, from I-35 to Cameron Road.
2. I-35 frontage road northbound side, from E. Braker Lane to US HWY 183/E. Anderson Lane.

REC 163: Explore the feasibility of linking area sidewalks and bike trails to the Norwood Shopping Area. (RP: COA)

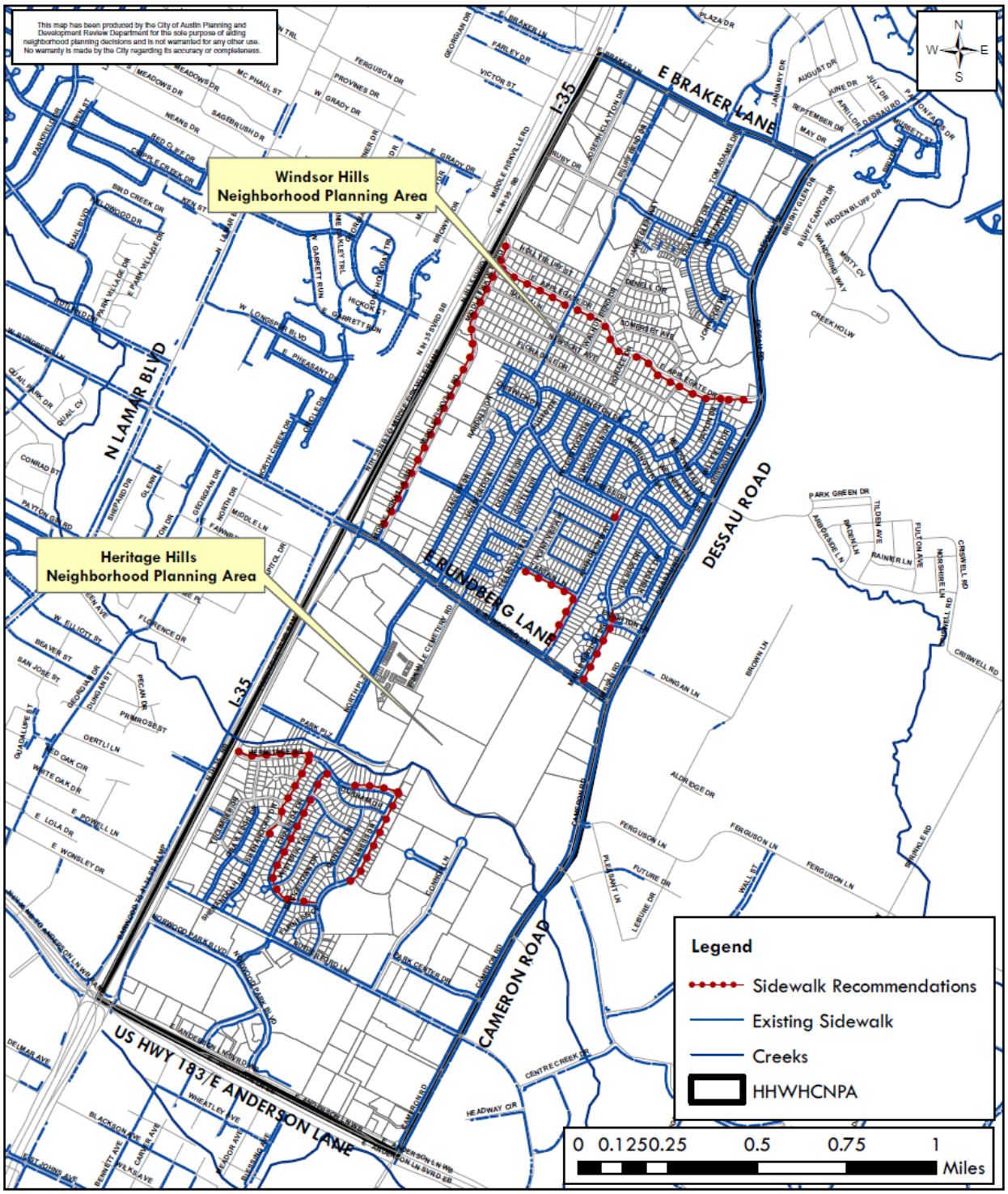
REC 164: Construct new sidewalks at the following locations to promote a more walkable neighborhood (***see map, below: Sidewalk Recommendations***) (RP: COA, TXDOT)

1. Entire length of E. Applegate Drive, from I-35 to Dessau Road.
2. Entire east side of Middle Fiskville Road, from E. Rundberg Lane to I-35.
3. Entire length of Hermitage Drive, from I-35 to Furness Drive.

4. East side of the I-35 frontage road, from E. Braker Lane to US HWY 183/E. Anderson Lane.
5. Aberdeen Way, from E. Rundberg Lane to Childress Drive.
6. Entire perimeter of the Dobie Middle School property, including Teasdale Terrace, Tartan Lane, and Aberdeen Way.
7. Entire length of Loralinda Drive, from Hermitage Drive to Furness Drive.
8. Entire length of Furness Drive, from Loralinda Drive to Hermitage Drive.
9. Along Shenandoah Drive, from Rutherford Lane to Hermitage Drive.
10. Chantilly Lane, from Shenandoah Drive to Loralinda Drive.
11. East side of Marlborough Drive, from Childress Drive to E. Rundberg Lane.

REC 165: Install sidewalk ramps along the following streets: (RP: COA, TXDOT)

1. Childress Drive, from Hansford Road to Dessau Road.
2. I-35 frontage road, from E. Braker Lane to US HWY 183/E. Anderson Lane.
3. Marlborough Drive, from Childress Drive to E. Rundberg Lane.
4. Meadowmear Drive, from Warrington Drive to Dessau Road.
5. Warrington Drive, from Hansford Drive to E. Applegate Drive.
6. Park Plaza, from I-35 to the where it dead ends into a cul-de-sac.
7. Cameron-Dessau Road, from E. Braker Lane to US HWY 183/E. Anderson Lane.
8. Furness Drive, from Hermitage Lane to Rutherford Lane.



Created 9/3/10

Heritage Hills/Windsor Hills Combined Neighborhood Planning Area

Sidewalk Recommendations

REC 166: Repair sidewalks in the following locations: (RP: COA)

1. E. Braker Lane, from I-35 to Dessau Road.
2. Shenandoah Drive, Loralinda Drive, from Hermitage Drive to Furness Drive.
3. Widen and repair the sidewalk along Cameron-Dessau Road, from E. Braker Lane to US HWY 183/E. Anderson Lane, with special attention on the segment between Collinwood West Drive and E. Applegate Drive.



An example of an enhanced pedestrian walkway (left) and curb ramp (right)

REC 167: Explore the feasibility of installing enhanced lighted crosswalks in the planning area to foster greater pedestrian connectivity: (RP: COA, TXDOT)

1. Across Rutherford Lane to the Norwood Shopping Center, near the intersection of Furness Drive.
2. The intersection of E. Rundberg Lane and I-35.

REC 168: Promote public safety by increasing the visibility of the crosswalk located at the intersection of Rutherford Lane and Brettonwoods Lane. (RP: COA)

REC 169: Approach Wal-Mart about providing a more direct route from Rutherford Lane to the Wal-Mart. (RP: HHWHCNPA)

REC 170: Install a pedestrian bridge or sidewalks adjacent to the existing bridge on E. Applegate Drive, between Warrington Drive and Newport Avenue. (RP: COA)

Objective T4: Promote walking.

REC 171: Organize a neighborhood walking club. (RP: HHWHCNPA)

REC 172: Ensure that the community sidewalk network respects the natural features of the planning area (trees, topography). (RP: COA)

REC 173: Explore the feasibility of installing benches/seating along sidewalks at select locations yet to be determined to provide rest stops. (RP: HHWHCNPA, COA)

Health Benefits of Walking

- Lower low-density lipoprotein (LDL) cholesterol (the "bad" cholesterol)
- Raise high-density lipoprotein (HDL) cholesterol (the "good" cholesterol)
- Lower your blood pressure
- Reduce the risk of type 2 diabetes
- Manage your weight
- Improve your mood
- Stay strong and fit



http://www.mayoclinic.com/health/walking/hq01612

Indirect Benefits of Walking

- Reduced pollution
- Lower gasoline expenses
- Less wear and tear on your vehicle
- See parts of your neighborhood up close that you normally only drive by



Automobiles and Streets

Automobiles are the dominant form of transportation in the HHWHCNPA, with abundant commercial parking and a constant flow of traffic on and off of the major highways and roads that serve as the borders of the planning area. Neighborhood automotive-related concerns are primarily centered around safety and congestion.

Objective T5: Improve vehicular safety and efficiency on roads throughout the community.

REC 174: 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, from I-35 to Dessau Road.
2. Bluff Bend Drive, from E. Braker Lane and Hansford Drive.
3. Middle Fiskville Road, from I-35 to E. Rundberg Lane.
4. North Plaza Drive, from Park Plaza to E. Rundberg Lane.
5. Park Plaza, from I-35 to E. Rundberg Lane.
6. Hermitage Drive, from I-35 to Furness Drive.
7. Furness Drive, from Hermitage Drive to Rutherford Lane.
8. Cameron-Dessau Road, from E. Braker Lane to US HWY 183/E. Anderson Lane.
9. I-35 frontage road, from E. Braker Lane to US HWY 183/E. Anderson Lane.
10. Rutherford Lane, from I-35 to Cameron Road.
11. Floredale Drive, from Middle Fiskville Road to Cy Lane.
12. Meadowmear Drive, from Warrington Drive to Dessau Road.
13. Loralinda Drive, from Hermitage Drive to Furness Drive.
14. Dallum Drive, from Randall Drive to Collingsworth Drive.
15. Teasdale Terrace, from Aberdeen Way to E. Rundberg Lane.

REC 175: Explore the feasibility of conducting a traffic study to reduce blind spots at the following locations: (RP: COA)

1. The intersection of Collinwood West Drive and Bluff Bend Drive.
2. The intersection of Aberdeen Way and Teasdale Terrace.
3. The intersection of Dessau Road and E. Applegate Drive.
4. The south end of Dallum Drive, which intersects with Collingsworth Drive.
5. Intersection of Shenandoah Drive and Hermitage Drive.
6. Intersection of Rutherford Drive and the I-35 frontage road.

REC 176: Examine the feasibility of conducting a traffic study to alleviate traffic congestion and increase traffic safety at the following locations: (RP: COA)

1. Rutherford Lane, from Connor Lane to Cameron Road.
2. Cameron Road, from Rutherford Drive to US HWY 183/E. Anderson Lane.
3. The intersection of E. Rundberg Lane and Cameron Road.
4. The intersection of E. Rundberg Lane and the I-35 frontage road.
5. The intersection of the I-35 frontage road and Rutherford Lane.
6. The intersection of Dessau Road and E. Applegate Drive.
7. The intersection of Dessau Road and Meadowmear Drive.
8. The intersection of Dessau Road and Brighton Lane.
9. The intersection of E. Rundberg Lane and Middle Fiskville Road.

REC 177: Conduct traffic study in the area between US HWY 183 and Rutherford Lane on I-35 in order to: (RP: COA, TXDOT)

1. Reduce traffic congestion on I-35 frontage road, going north from Rutherford Lane to E. Braker Lane.
2. Reduce abrupt lane changes and lane weaving, consider reopening the exit on US HWY 183 south.
3. On Rutherford Lane, reconfigure the I-35 frontage road intersection so that motorist are only permitted to take a right turn onto the I-35 frontage road, while prohibiting vehicles from entering onto Rutherford Lane from the I-35 frontage road, to increase traffic safety.



Cameron-Dessau Road, an arterial (left) and Shenandoah Drive, a neighborhood street (right)

REC 178: Improve Middle Fiskville Road, from 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. Have Austin Police Department to patrol more for speeders.
4. Install a sidewalk so people can walk down the road.
5. Improve street lighting.

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

REC 179: 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, from E. Braker Lane to Hansford Drive.

REC 180: Explore the feasibility of opening the Ruby Drive right of way, between Joseph Clayton Drive and Bluff Bend Drive. (RP: COA, HHWHCNPA)

REC 181: Request the City to prohibit cars from parking along East Applegate Drive near the duck pond, from Newport Avenue to Faylin Drive, and backing this action up by implementing the following options: (RP: COA, HHWHCNPA)
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.

REC 182: Add trees and landscaping in existing median islands and rights-of-way along: (RP: COA)
1. E. Rundberg Lane, from I-35 to Cameron-Dessau Road.
2. Cameron-Dessau Road, from E. Braker Lane to US HWY 183/E. Anderson Lane.
3. Middle Fiskville Road, from I-35 to E. Rundberg Lane.
4. E. Braker Lane near Graham Elementary.
5. Rutherford Lane, from I-35 to Cameron Road.

REC 183: Organize a citizen patrol to identify streets where speeding is an issue and convey this information to the Austin Police Department. (RP: HHWHCNPA)

Public Transit



The HHWHCNPA is currently serviced by multiple Capital Metro bus routes. These routes are primarily along the major roads that form the borders of the planning area, but E. Rundberg Lane and the Norwood Shopping Center are also served. There is a desire for more neighborhood-serving routes as well as increased frequency of service and additional amenities at existing bus stops. In order to improve service city-wide, Capital Metro created Service Plan 2020, "a comprehensive analysis of the entire Capital Metro bus system that will provide a roadmap for growth over the next 10 years." Service Plan 2020 will likely recommend increased bus service along E. Rundberg Lane, Cameron-Dessau Road, and Rutherford Lane, additional trips to Wal-Mart/Norwood Shopping Center, and the addition of some bus routes in the area.

Objective T6: Encourage greater public transit service and increased ridership in the neighborhood.

REC 184: Create a neighborhood transportation task force to engage with Cap Metro to discuss the following issues: (RP: HHWHCNPA and Capital Metro)

1. Increase the frequency of bus service.
2. Provide additional bus routes.
3. Provide additional bus stops on main roads throughout the planning area.
4. Provide shelter, trash cans, and benches at existing bus stops.
5. Provide more bump-outs for buses.

REC 185: Identify locations for new bus stops/bus routes: (RP: Capital Metro)

1. Consolidate stops at Norwood Park into a park and ride, with entry not off Rutherford Lane.
2. Install a new bus stop on Bluff Bend Road and Salem Lane.

Street Lighting

Objective T7: Provide or enhance street lighting to improve visibility.



REC 186: 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 E. Rundberg Lane.
2. Entire length of E. Applegate Lane, from I-35 to Dessau Road.
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, from Hermitage Drive to Furness Drive.
6. Entire length of E. Rundberg Lane, from I-35 to Cameron-Dessau Road.
7. Intersection of Shenandoah Drive and Pepperell Court.
8. Intersection of Shenandoah Drive and Hermitage Drive.
9. Along Hermitage Lane (from I-35 to Furness Drive), Grayledge Drive (from Hermitage Drive to Rutherford Lane), Furness Drive (from Hermitage Road to Rutherford Lane), and Rutherford Lane (from I-35 to Cameron Road).
10. Middle Fiskville Road, from I-35 to E. Rundberg Lane, especially at the intersection of Middle Fiskville Road and E. Rundberg Lane.
11. I-35 frontage road.
12. Intersection of Childress Drive and Faylin Drive
13. The northwest area of the Heritage Hills NPA, from Park Plaza to Rutherford Lane.
14. Corner of E. Rundberg Lane and Marlborough Drive.
15. Entire length of Bluff Bend Drive, from E. Braker Lane to Hansford Drive.

Call 311 for the following issues and concerns:

1. Requests speed limit and "slow down" signage
2. Report trees that need to be trimmed so they do not block streetlights

Appendices

Item A. Heritage Hills/Windsor Hills Combined Neighborhood Plan Meetings

Meetings	Dates	Topics
Meet and Greet Meetings	Feb, Mar & Apr 2008	Met with neighborhood leaders and discussed the upcoming neighborhood planning process in the HHWHCNPA
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 HHWHCNPA 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 HHWHCNPA.
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 HHWHCNPA	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 HHWHCNPA.
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 HHWHCNPA.
Finish Transportation and Infrastructure Recommendations	May 19, 2009	Audience finalized the goals and plan recommendations to address motorized vehicle and pedestrian access in the HHWHCNPA.
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 2& 23,	Presentation on Land Use; develop the areas of change/no

	Oct 15, Nov 3 &18, Dec 10, 2009	change map, which will transition into assigning future land use categories within the HHWHCNPA
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
HHWHCNPA Wrap Up Meeting	Aug 18, 2010	Presentation on contact teams, Affordability Impact Statement, and other the Affordable Housing Code Options
HHWHCNPA Final Open House	Mid Sept 2010	Review and comment on the draft HHWHCNPA neighborhood plan; attendees select top 10 priority recommendations; review HHWHCNPA vision statement

Item B: Public School Data

Below is additional information regarding the three Austin Independent Schools (AISD) that are located in the Heritage Hills/Windsor Hills Combined Neighborhood Planning Area. Regarding proposed capital improvements and programming for these three schools, nothing is planned in the near future.

State Accountable Rating for AISD Schools Within the HHWHCNPA	2009	2010
Hart Elementary	Recognized	Recognized
Graham Elementary	Exemplary	Exemplary
Dobie Middle School	Acceptable	Recognized

Ratings from lowest to highest: Academically Unacceptable, Acceptable, Recognized, and Exemplary

2010 Student Capacity Analysis	Predetermined Student Capacity	2010 Student Attendance	Utilization
Hart Elementary	711	850	119%
Graham Elementary	598	667	110%
Dobie Middle School	902	573	67%

Data supplied by the Austin Independent School District

CITY OF AUSTIN
NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT / AUSTIN HOUSING FINANCE CORP.

CDBG Income Limits by Household Size Effective: May 14, 2010
HOME Income Limits will be Effective: June 26, 2010

FY 2009-10 Area Median Family Income
Austin, Travis County, Texas
Median Income: $73,800

MSA-Austin-Round Rock, TX

Household Size	1	2	3	4	5	6	7	8
30% Median Income *(extremely low HUD)**	15,550	17,750	19,950	22,150	23,950	25,700	27,500	29,250
40% Median Income*	20,680	23,640	26,600	29,520	31,920	34,280	36,640	39,000
50% Median Income *(very low HUD)**	25,850	29,550	33,250	36,900	39,900	42,850	45,800	48,750
60% Median Income*	31,020	35,460	39,900	44,280	47,880	51,420	54,960	58,500
80% Median Income *(low HUD)**	41,350	47,250	53,150	59,050	63,800	68,500	73,250	77,950
100% Median Income**	51,660	59,040	66,420	73,800	79,704	85,608	91,512	97,416
120% Median Income*	62,000	70,850	79,700	88,550	95,650	102,750	109,800	116,990

*Provided by U.S. Department of Housing and Urban Development (HUD) and Texas Department of Housing and Community Affairs
**MFI figures were internally calculated and not defined directly by HUD; to be used for other program purposes only.

Item D. Letter to Property Owners:

Example NACN Code Enforcement Letter

Date

Mr. John Doe
123 Park Lane
Austin, Texas 78700

Dear Mr. Doe:

The North Austin Coalition of Neighborhoods (NACN) includes representatives from eight neighborhoods, which represent 70,000 citizens in north Austin, Texas. NACN is concerned with code violations, health hazards, property values, and the quality of life of its residents.

The purpose of this letter is to bring to your attention that your property at **123 Park Lane** is in violation of several city and/or state ordinances. We are asking that you bring your property into compliance with these codes and ordinances by: removing the trash from the front yard; properly disposing of hazardous waste such as oils, etc., and _____. The next bulky item pickup for your street is on **day, month date.** Also, the next bulky brush pickup is on **day, month date.** The hazardous materials on your property such as (**oils, this, and that**) need to be disposed of at _____ center on **123 Clean Neighborhoods Lane,** which is open between the hours of _____AM and _____PM. Their telephone number is _____. If you have any questions about recycling, bulky item pickup, or disposing of hazardous waste, please contact _____.

If we haven't heard from you within 10 calendar days of your receipt of this letter, the following agencies may be contacted:

The Austin Police Department, North Central Area Command
The City of Austin Code Enforcement Division
The City of Austin Solid Waste Services Division
The City of Austin Health Department
The City of Austin Rodent and Vector Control
The City of Austin Environmental Protection Division
The City of Austin Zoning Department

Enclosed are photos of the current condition of your property.

If you have any further questions, please contact your neighborhood association at **email** or **phone #.**

Sincerely,

<Insert your name & association title here>
North Austin Coalition of Neighborhoods

Item E. Thank You Letter to Compliant Property Owners

Date

Mr. John Doe
123 Park Lane
Austin, TX 78758

Dear Mr. Doe:

The North Austin Coalition of Neighborhoods (NACN) would like to thank you for improvements made to your property located at **123 Park Lane**, which was previously found to be in violation of city code. The neighborhood has noted the improvements to this property and appreciates your efforts to comply in a timely manner.

NACN includes representatives from eight neighborhoods, which represent over 70,000 citizens in North Austin. NACN is concerned with code violations, health hazards, property values, and the quality of life of its residents. At this time we encourage you to contact your neighborhood association. [It is open to the discretion of the association whether or not to invite the letter recipient to join and what type of contact information is to be provided.]

Sincerely,

North Austin Coalition of Neighborhoods

Item F: Affordability Impact Statement

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)

Item G: Final Survey Results

At the end of the planning process, Planning and Development Review Department staff administered an online and paper survey to gauge the entire community's support of the HHWHCNPA neighborhood plan. All property owners, business owners, and renters were notified of the survey in a neighborhood-wide mailout in late August 2010. Seventy-six survey responses were received and reviewed by staff in the five week period allotted for participation in the survey, which ended on September 30, 2010. The final survey's questions and responses can be found below.

1) Please rate your level of support for the HHWHCNPA Neighborhood Plan by checking one response below. Refer to the vision and goals listed on the previous page to determine how well the plan represents your concerns for your neighborhood./Por favor, marque su cantidad de apoya para el plan de los vecindarios de Heritage Hills y Windsor Hills en las cajas abajas. Determine cómo la visión y las metas representan sus ideas por su vecindario.

Response	Response Count	Response Percentage
Fully Supportive / Yo lo apoyo completemente	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%
Total	76	100.0%

Comments:

1. I don't want to have to pay for these upgrades that others want.
2. I've lived in the neighborhood for a year and this is the first time I've heard of any development plan. You need far more community input. The other neighbors on my cul-de-sac (some have lived here 30+ years) also have not heard of this plan.
3. I'm not interested in apartments that are "designed to accommodate all income levels". I only want housing that accommodates my income level and higher. The #1 problem with our neighborhood is that it caters to too many poor people, which is why Graham elementary is such a crappy school.
4. East Rundberg street needs to be widened to 6 lane traffice, 3 lanes in either direction. Businesses should be solicited to be located on East Rundber, along Cameron Road on the Heritage Hills side of the street. Several streets that cross the Pebble Creek should be built across the creek for easier access to the east and west side of the creek, whereas right now a resident must travel the perimeter of the area and there are currently not enough businesses in this neighborhood. Gus Garcia park must be developed to include parking, picnic tables, water fountains, more trees, a playground for children. This park should be extended all the way to the creek where this suggested developed will attract alot of usage by families.
5. The Norword area should keep the existing green space on the west side of the current shopping development, not build more buildings.
6. looks like a beautiful dream!
7. Don't remove the forests
8. Please add sidewalks to North Acres.
9. Don't see how condos, duplexes, etc will improve the demise of prostitution and drug dealing....rather think they will increase it!
10. whatever!
11. The description of the Middle Fiskville Road shopping area actually made me laugh out loud. It is an impossible pipe dream, and woe betied anyone who actually believes it.
12. This neighborhood has been neglected for years, it seems that the only people that care about this area is APD
13. windsor hills is a high-crime area and should not be joined with heritage hills

14. I participated in the very first meeting and found it not very promising
15. No possible opinion on something that generic
16. It's about time.
17. Let's build a new library at the site of Gus Garcia Rec Center! I support rezoning to encourage home ownership around Dobie, and the current trailer park. Let's become a no yard/sidewalk parking area & enforce it. Enforce single-home occupancy codes. Encourage Triangle Park-like development in under used/rundown areas.
18. Do not support REC 150
19. I like the feeling of living close to the country, which this neighborhood now has. What are you going to do about transportation? I don't want I-35 widened or to be two story. I don't want a lot more traffic going through our neighborhood. If you can adequately address these topics, I would otherwise be supportive of development. Just because you say that there will be space for animals, doesn't mean there will be. We currently have opossums and raccoons, butterflies and a whole host of animal and plant wildlife that will be destroyed if you develop into wall-to-wall concrete, condos, stores, and apartments. I would like to see maps of the plans, which would include a huge greenbelt. I like the bike trails. The Gus Garcia recreation center is an excellent idea. Your words sound good but there is little to show visually. You could easily scam us. Also, what is going to happen to the taxes? My house is only worth $140,000 and I am paying $300/month in taxes. This is ridiculous especially since I am on a fixed income and not yet old enough to have my taxes frozen. And to make matters worse, they are only partially frozen.

2) Rate your level of support for the neighborhood planning process by checking one box below/ Está satisfecho con el proceso de planificación en los vecindarios de Heritage Hills y Windsor Hills?

Response	Response Count	Response Percentage
Very Satisfied / Muy satisfecho	12	16.4%
Satisfied / Satisfecho	18	24.7%
Neutral / No tengo una opinion	18	24.7%
Very Dissatisfied / No satisfecho	5	6.8%
Did not Participate in the Process / No participé en el proceso	20	27.4%
Total	73	100.0%

Comments:
1. As mentioned previously, I have not heard of this plan until now.
2. Meetings for this process are not sufficiently publicized and this tends to create non-participation by residents.
3. No meetings were held in the Heritage Hills area, all meeting were in Windsor Hills, so we did not attend.
4. Don't remove the forests
5. Please add sidewalks to North Acres
6. meetings were promoted well, but attendance was poor and results probably not really representative of the neighborhood as a whole.
7. keep windsor hills separate from heritage hills
8. Did not feel my input would matter
9. Have not been as actively supportive as would have liked.
10. It was obvious that the City was going to do what they wanted whether residents liked it or not.
11. I have other obligations that prevent me from attending.

3) How did you participate in the planning process? (*Check all that apply.)* / ¿Cómo usted participó en el proceso de planificación? (*Marque todos que aplican.)*

Response	Response Count	Response Percentage
Surveys / Encuesta(s)	22	26.2%
Correspondence with staff / Correspondencia con los empleos del department	3	3.6%
Planning Meetings / Reuniones	17	20.2%
Coordination Team Member / Asociación del vecindario	1	1.2%
I was not involved / No participé en el proceso	39	46.4%
Other / Otro	2	2.4%
Total	84	100.0%

Comments:
1. didn't know I could attend meetings
2. but I would have voted FOR sidewalks if I had been at the meetings
3. neighborhood association
4. I attended the first meeting and felt it was chaotic. I didn't see the usefullness of continuing to participate
5. Responded to this survey

4) How did you hear about neighborhood planning meetings? (*Check all that apply.)* / ¿Cómo usted aprendió el proceso de planificación? (*Maque todos que aplican.)*

Response	Response Count	Response Percentage
Postcards/Letters	42	41.6%
Email	18	17.8%
City of Austin website / Sitio de web de la Ciudad	6	5.9%
Flyers Posted at the Gus Garcia Recreation Center	0	0.0%
Neighborhood Association Newsletter	23	22.8%
Newspaper, Radio, Television	2	2.0%
This is the first time I have heard about the plan	8	7.9%
Other	2	2.0%
Total	101	100.0%

Comments:
1. was told only board members could attend meetings
2. signs
3. postcard
4. listserv from neighborhood

6) How many meetings did you attend?

Response	Response Count	Response Percentage
0	46	65.8%
1 to 10	22	31.4%
11 to 20	0	0.0%
21 to 30	1	1.4%
31 to 33	1	1.4%
Total	70	100.0%

7) Please provide any suggestions on how to improve the neighborhood planning process. / ¿Cómo mejoramos el proceso de planificación?

Comments:

1. board members told of meetings after the fact, wasn't aware meetings were open/
2. Involve the actual community members. Many of us want to have a say in how our community is developed.
3. Do public service announcements on TV and Radio. Insert flyers about these meetings in the monthly utility statements. Post temporary signs announcing these meetings along the perimeter of the area.
4. We purchased our house a year ago and we just found out about the community plan today.
5. Since current regulations / ordinances (mobile vendors, yard parking, illegal multifamily housing, companies operating out of residential homes, etc, etc) are not currently fully enforced by the city, how can you expect new developments or businesses to move into this area?
6. n/a
7. If you are truly trying to have the neighborhoods involved equally, then meetings should be spread out over both neighborhoods, not isolated to one area.
8. get a news spot on channel 8 and other local news for recurring public education and notification of the process/meetings... to get more people to participate.
9. do not want to add sidewalks
10. I received lots of letters and email but they never provided any information, just announcing the next meeting that was difficult for me to attend. Fewer, but more informative communications would have been appreciated.
11. Don't cut down the forests
12. add sidewalks
13. Homebound individuals should have imput; there are people in these two neighborhoods with no transportation or ability to attend these meeting.
14. I thought the city did a good job at the meetings. It was dissappointing that more neighbors were not present.
15. send letters to explain exactly what is happening
16. Heritage Hills is a nice neighborhood. Windsor Hills is high crime and low income. Combining the two would bring Heritage Hills down
17. None--you all did a good job
18. Perhaps more accessibility to a greater number of neighborhood members
19. Take a firm stand to make goals happen.
20. more info for out of state owners. I like your ideas but would like to be kept informed more. Thanks
21. TOO many meetings ... need for more focused process that involves MANY more neighbors
22. online visuals
23. Meetings were always held during my work hours, but you can't accommodate everyone, so fair enough.
24. Currently think the plan is good
25. See my general comments that I earlier made.

8) In the Heritage Hills/Windsor Hills Neighborhood Planning Area, I am a .... (Check all that apply)/ En los vecindarios de Heritage Hills y Windsor Hills, soy un . . . (Marque todos que aplican.)

Response	Response Count	Response Percentage
Homeowner / Dueño de casa	66	90.4%
Renter / Alquilado	4	5.5%
Business Owner / Dueño de empresa	2	2.8%
Non-resident property owner / Dueño de propiedad (pero no vivo en los vecindarios de North Lamar)	0	0.0%
Other / Otro	1	1.3%
Total	73	100.0%