



**Neighborhood Plan - Conduct and Consider
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 44
AGENDA DATE: Thu 04/15/2004
PAGE: 1 of 2**

SUBJECT: Approve second reading of an ordinance amending the Austin Tomorrow Comprehensive Plan by adopting the Brentwood/Highland Combined Neighborhood Plan for the area bounded on the north by Justin Lane and Anderson Lane, on the east by Middle Fiskville Road and Twin Crest Drive, on the south by 45th Street and Koenig Lane, and on the west by Burnet Road.

AMOUNT & SOURCE OF FUNDING: There is no fiscal impact associated with adopting the Brentwood/Highland Neighborhood Plan. An estimate of the fiscal impact to implement all of the recommendations in the plan is \$11,252,000. This plan is advisory and does not legally obligate the Council to implement any particular recommendation.

FISCAL NOTE: There is no unanticipated fiscal impact. A fiscal note is not required.

REQUESTING Neighborhood Planning **DIRECTOR'S**
DEPARTMENT:and Zoning **AUTHORIZATION:**

FOR MORE INFORMATION CONTACT: Brian Block, 974-7687; Lisa Kocich, 974-3509

PRIOR COUNCIL ACTION: The City Council directed the Planning Commission to consider neighborhood plans for the Brentwood and Highland Neighborhoods in a resolution effective February 27, 2003.

BOARD AND COMMISSION ACTION: Recommended with conditions by the Planning Commission.

BACKGROUND: The Brentwood/Highland Combined Neighborhood Plan includes the Brentwood and Highland Neighborhood Planning Areas. Neighborhood stakeholders—including homeowners, renters, business owners, non-profit organizations, and non-resident property owners worked with City neighborhood planning staff to develop the plan. Neighborhood planning began in Brentwood and Highland in December 2002. Initially, staff met with stakeholders in the neighborhood to orient them to the neighborhood planning process. In January 2003, the initial neighborhood planning survey was mailed to every resident, business and property owner in the planning area (approximately 8,000 surveys were sent). The results of the survey provided input from a wide range of people on issues that needed to be addressed during the planning process. The first neighborhood planning workshop was held on March 22, 2003. The results of the workshop laid the groundwork for developing the vision and goals for the plan. Between April and December, 2003 staff facilitated a series of focus groups to develop the content and recommendations for the plan.

In November 2003, a second survey with a comment form was sent to the entire community to get feedback on the draft plan. The second neighborhood planning workshop was held on Saturday November 15, 2003. The purpose of the workshop was to ensure that all of the stakeholders had a chance to review and comment on the draft neighborhood plan. Meetings held after the second workshop were devoted to refining the plan and addressing any unresolved issues.



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The Brentwood/Highland Combined Plan recommends actions to be taken by the Neighborhood Plan Contact Team, neighborhood stakeholders, the City, and other agencies to preserve and improve the neighborhoods within the Brentwood and Highland Planning Areas. City departments have reviewed the plan, provided comments, and provided cost estimates for implementation of the plan.

The Plan estimates that it would cost the City \$11,252,000 to implement the 109 items in the Brentwood/Highland Combined Neighborhood Plan:

Tracking Chart RCA Reference #	IMPLEMENTATION STRATEGY	# OF ITEMS	ESTIMATED CITY COSTS
1	Items to be implemented by the neighborhood at no cost to the City.	12	\$0
2	Items to be implemented by the City with existing department resources (i.e. existing staff resources and/or programs.)	45	\$14,500
3	Items to be implemented by the City with operating or budget funds that are available now or will be available in the future.	3	\$35,500
4	Items to be implemented by the City that require allocation of additional funds by City Council	6	\$11,000,000
5	Items to be implemented by the City that requires funding through a Capital Improvement Project Bond	11	\$202,000
6	Items to be implemented by the City that requires a change in current City policy.	0	\$0
7	Items to be implemented by the City with no cost information available.	21	unknown



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8	Items to be implemented by other agencies	11	unknown
	TOTAL ITEMS	109	\$11,252,000

First-year implementation costs and/or future costs associated with implementation of the Brentwood/Highland Combined Plan are dependent upon funding availability. This does not include funding for existing City department staff that undertakes work on the Brentwood/Highland Combined Plan.

LHWS	All over neighborhood and community serving office uses at intersections on St Johns On the south side between Thurst and Northport, and the north side between Twin Crest and Marcel	NPDS	Brian Beck 974-7367	\$0	Pending	2	Will be completed with concurrent rezoning
LHWS	Add the Mixed Use (MUD) Combining District to Burnet, Lamar	NPDS	Brian Beck 974-7367	\$0	Pending	2	Will be completed with concurrent rezoning
LHWS	All over the neighborhood Mixed Use Building Special Use on the south side of St Johns between Lamar and Marcel	NPDS	Brian Beck 974-7367	\$0	Pending	2	Will be completed with concurrent rezoning
LHWS	All over the Neighborhood Urban Center at Anderson and Lamar, Airport and Lamar, and The Land Mall	NPDS	Brian Beck 974-7367	\$0	Pending	2	Will be completed with concurrent rezoning
LHWS	Focus higher intensity uses on Burnett Road and Lonsar Blvd	NPDS	Brian Beck 974-7367	\$0	Pending	2	Will be completed with concurrent rezoning
TB1	Construct the priority residential sidewalks in the Broadwood neighborhood	TPSD	Jared Howard 974-2269	J.Howard	Pending	6	
TB1	Construct sidewalks on the following residential streets in Broadwood:	TPSN	Jared Howard 974-2269	J.Howard	Pending	6	
TB1	Construct or improve sidewalks on the following arterial streets in Broadwood:	TPSD	Jared Howard 974-2269	J.Howard	Pending	6	
TB1	Install wider sidewalks on major corridors including Koenig Lane, Burnett Rd., and Lamar Blvd.	TPSD	Jared Howard 974-2269	J.Howard	Pending	7	
TB1	Include a planter strip on sidewalks wherever possible	TPSD	Jared Howard 974-2269	J.Howard	Pending	2	
TB1	Include a pedestrian safe area on Lamar if the road is widened to six lanes	TPSD	Jared Howard 974-2269	J.Howard	Pending	6	
TB1	Create safe pedestrian crossings at the following locations:	TPSD	Gordon Dier 974-7228	J.Howard	Pending	7	
TB1	Investigate the possibility of creating an easement through the commercial property on Burnett Road to connect to the North Loop Branch Library	TPSD	Jared Howard 974-2269	J.Howard	Pending	6	
TB2	Construct a sidewalk on 49 th St from Burnett to Sandstone (South Side)	TPSD	Jared Howard 974-2269	J.Howard	Pending	6	
TB2	Create a safe crossing at the intersection of 49 th St and Woodcove	TPSD	Gordon Dier 974-7228	J.Howard	Pending	7	
TB2	Improve the marionette on the ramp at the northeast corner of 49 th St and Woodcove	TPSD	Jared Howard 974-2269	J.Howard	Pending	7	
TB2	Improve the crosswalk and bus stop on Sandton connecting the Clara Cole Rehabilitation Center	TPSD	Gordon Dier 974-7228	J.Howard	Pending	7	
TB2	Improve the crosswalk across 49 th St @ Sandstone	TPSD	Gordon Dier 974-7228	J.Howard	Pending	7	
TB2	Include a planter strip on sidewalks wherever possible	TPSD	Jared Howard 974-2269	J.Howard	Pending	2	
TB1	Install the following bike lanes as proposed in the City's Bike Master Plan:	TPSD	Gary Krueger 974-7346	\$2,000	Pending	2	
TB2	Develop a bike path on Lamar between 45 th St and Sandstone Dr (West Side)	TPSD	Gary Krueger 974-7346	\$2,000	Pending	6	
TB4	Realign Bus Route #5 to its original route – Woodcove to 49 th St to Sandstone Dr	CMTA	\$0	\$0	Pending	8	
TB4	Study the three southbound bus stops on Lamar between Houston and Koenig to determine if all three are necessary	CMTA	\$0	\$0	Pending	6	
TB4	Move the southbound bus stop on Lamar and 51 st west 100-200 feet to the north to avoid flooding and plinking problems	CMTA	\$0	\$0	Pending	6	
TB1	Make the following changes to AMATP:	TPSD	Tim McManus 974-6460	\$0	Pending	2	
TB1	Improve the intersection of 49 th St and Woodcove to address poor visibility	TPSD	Gordon Dier 974-7228	J.Howard	Pending	7	
TB1	Re-align the intersection of Jeff Davis and North Loop so that Jeff Davis intersect with Burnett Rd rather than North Loop	TPSD	Gordon Dier 974-7228	J.Howard	Pending	7	
TB1	Create a safe left turn from Koenig Lane onto Lamar Street	TPSD	Danley Hordman 974-2269	J.Howard	Pending	8	

TH-1	Parklet front yard parking in Brentwood	NFSD	Dan Back 974-7387	\$0	Pending	2	Will be completed with concurrent planning.														
TH-1	Connect the following on-only crosswalk sidewalk in the Highland neighborhood	TPSD	Jane Howard 974-6289	J.Howard	Pending	5															
TH-2	Construct sidewalks on the following residential sidewalk in Highland	TPSD	Jane Howard 974-6289	J.Howard	Pending	6															
TH-3	Construct sidewalk on the following arterial streets in Highland	TPSD	Jane Howard 974-6289	J.Howard	Pending	5															
TH-4	Install the following bike lanes as proposed in the City's Bike Master Plan:	TPSD	Gary Knicker 974-7386		Pending	3	\$3,000														
TH-5	Create a bike route in Avenue F between Roaming and Skyview	TPSD	Gary Knicker 974-7386		Pending	2	\$1,500														
TH-6	Do not allow cars to park on bike lanes	TPSD	Gary Knicker 974-7386		Pending	3	\$15,000														
TH-7	Return the #7 bus to its Roaming route after construction on Roaming is complete	CMTA			Pending	8	\$0														
TH-8	Install benches and shelters at all stops at St Thomas and Challenge	CMTA			Pending	9	\$0														
TH-9	Post schedules and maps at each bus stop	CMTA			Pending	8	\$0														
TH-10	Request shelters at every stop on Lamar (the #10) specifically at Lamar and Denson, northbound	CMTA			Pending	9	\$0														
TH-11	Increase the frequency of the #1 on Lamar	TPSD	Ten McManus 974-6467		Pending	2	\$0														
TH-12	Reconstruct 2-lane divided for St John in the AMATE	CMTA			Pending	6	\$0														
TH-13	Evaluate if additional traffic controls are needed when the train crosses Roaming Lane	CMTA			Pending	6	\$0														
TH-14	R Airport is expanded to a 6-lane divided road, divided with a raised median with dedicated turn bays	TPSD	Sarah Campbell 974-6785	J.Howard	Pending	7															
TH-15	Install a curb cut to property on Chadlure at the southeast corner of Skyview and Chadlure	Public Works	Jane Howard 974-6785	J.Howard	Pending	4															
TR-1	Parklet front yard parking in the Highland neighborhood	NFSD	Dan Back 974-7387	\$0	Pending	2	Will be completed with concurrent planning.														
PR-1	Improve security at Brentwood Park	FARD	Sarah Campbell 974-6785	J.Howard	Pending	2	\$4,000														
PR-2	Plant additional trees on the Park	FARD	Sarah Campbell 974-6785	J.Howard	Pending	2	\$12,500														
PR-3	Develop a greenbelt with a bulbz and bike trail along Arroyo Seco	FARD	Sarah Campbell 974-6785	J.Howard	Pending	1															
PR-4	Widen tree grove space along Arroyo Seco	FARD	Sarah Campbell 974-6785	J.Howard	Pending	7															
PR-5	Connect the greenbelt west to Shoal Creek	FARD	Sarah Campbell 974-6785	J.Howard	Pending	7															
PR-6	Study the possibility of creating a pedestrian and bike crossing on Arroyo Seco under Soring Lane	FARD	Sarah Campbell 974-6785	J.Howard	Pending	1															
PR-7	Study the possibility of connecting the greenbelt south to Sunset Road near North Loop	FARD	Sarah Campbell 974-6785	J.Howard	Pending	7															
PR-8	Ensure there are adequate lighted sports field &/or area in the neighborhood	FARD	Sarah Campbell 974-6785	J.Howard	Pending	7															
PR-9	Create an agreement with the City of Austin to allow the neighborhood to use and maintain the space in the east side of Woodchuck Thicket as seating area with trees, a bench, and other landscaping	FARD	Sarah Campbell 974-6785	J.Howard	Pending	7															
PR-10	Encourage the State of Texas to preserve the Shiloh Community Gardens	State of Texas		J.Howard	Pending	4															
PR-11	Investigate and address erosion and mosquito issues for the drainage channel that runs along Clover and part way of Clover between McCullum High School and Alegria	WFED	Shore Sun 974-3363		Pending	4	\$2,000,000														
PR-12	Investigate and address street drainage issues in the following locations	WFED	Shore Sun 974-3363		Pending	4	\$4,000,000														
PR-13	Add/drainage issues to Lamar temporary mobility on the sidewalk	WFED	Shore Sun 974-3363		Pending	4	\$5,000,000														
PR-14	Maintain and enhance the playcape at T. A. Brown Elementary School Park and Reilly Thompson School Deck	FARD	Sarah Campbell 974-6785	J.H	Pending	6	\$200,000														

Brentwood/Highland Combined Neighborhood Plan
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The Brentwood/Highland Combined Neighborhood Plan

An Amendment to the
City of Austin's Comprehensive Plan

The Austin Tomorrow Comprehensive Plan

Chapter 5
Section 5-18
Exhibit A

March 25, 2004

**Brentwood/Highland Combined Neighborhood Plan
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CITY COUNCIL

Mayor Will Wynn

Mayor Pro Tem Jackie Goodman

CITY COUNCIL MEMBERS

Raul Alvarez

Betty Dunkerly

Daryl Slusher

Brewster McCracken

Danny Thomas

CITY MANAGER

Toby Futrell

ASSISTANT CITY MANAGER

Lisa Y. Gordon

NEIGHBORHOOD PLANNING AND ZONING DEPARTMENT

Alice Glasco, Director

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By adopting the plan, the City Council demonstrates the City' s commitment to the implementation of the plan. However, every action item 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 action item. 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.**

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Acknowledgements

The following individuals, organizations, and businesses made significant contributions to the creation of this neighborhood plan:

The following businesses and organizations also contributed to the success of the planning process:

- All participants in the Neighborhood Planning Process
- Northwest Baptist Church
- Hope Chapel
- North Austin Lions Club
- Reilly Elementary School

**Brentwood/Highland Combined Neighborhood Plan
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City Staff Acknowledgements

Neighborhood Planning and Zoning Staff for this plan were:

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Lisa Kocich, Planner
Kristen Strobel, Planner
Annick Beaudet, Zoning Planner
Ricardo Soliz, Neighborhood Planning Manager
Alice Glasco, Director, Neighborhood Planning and Zoning

Other NPZD Staff that contributed to this plan include:

Tom Bolt	Sonya Lopez
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Gladys Clemons	Glen Rhoades
Matthew Christianson	Steve Rossiter
Kelly Crouch	Mark Walters
Greg Guernsey	Kathleen Welder
	Scott Whiteman

Other City Staff that contributed to this plan include:

Steve Barney, NHCD	Janet Howard, TPSD
Sarah Campbell, PARD	Greg Kiloh, TPSD
Susan Daniels, TPSD	Jana McCann, TPSD
Gordon Derr, TPSD	Samileh Mozafari, TPSD
Stuart Hersch, NHCD	Ryan Robinson, TPSD
Susan Daniels, TPSD	Laura Watkins, TPSD

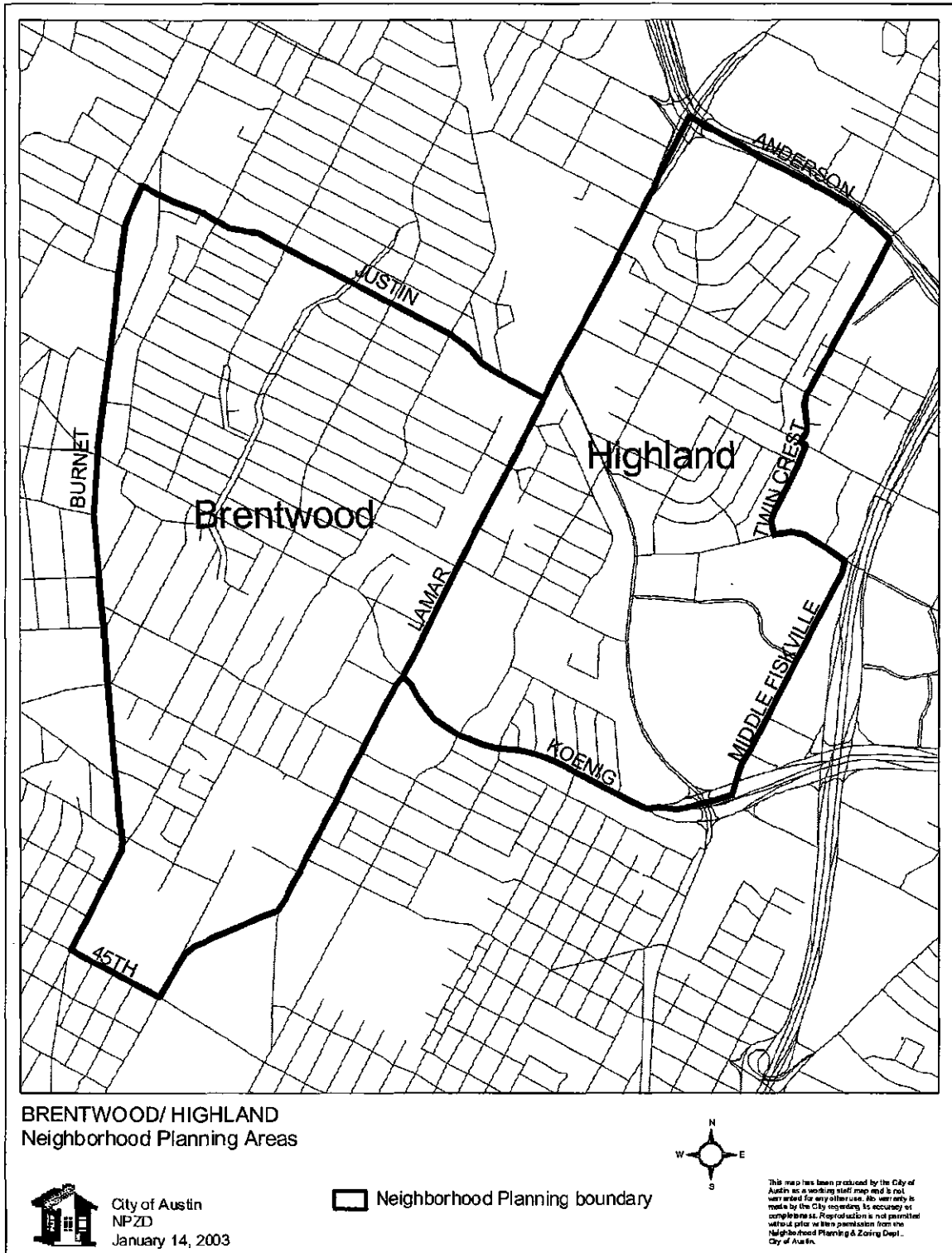
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**Brentwood/Highland Combined Neighborhood Plan
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Figure One: Brentwood/Highland Combined Neighborhood Planning Base map



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INTRODUCTION

The Planning Area

The Brentwood/Highland Combined Planning Area includes the Brentwood and Highland Planning Areas. The boundaries of the Brentwood Planning Area are Burnet Road on the West, Lamar Blvd. on the east, Justin Lane on the north, and 45th Street on the south. The boundaries of the Highland Planning Area are Lamar Blvd. on the west, Middle Fiskville on the east, Anderson Lane on the north, and Koenig Lane/2222 on the south.

The Neighborhood Planning Process

Over the course of eleven months, City staff worked with community stakeholders to develop the Brentwood/Highland Neighborhood Plan. Concurrent with fieldwork, Neighborhood Planning staff researched area demographics and collected background information on land use, existing conditions, and current or proposed City of Austin Capital Improvement Projects (CIP) affecting the neighborhood.

Beginning in December 2002, staff held several outreach meetings with established neighborhood associations and institutions in the area. These meetings were held to provide information about the neighborhood planning process and to ask for assistance with outreach efforts to all neighborhood stakeholders.

The Initial Survey

In January 2003, an initial neighborhood planning survey was mailed to every resident, property owner and business owner in the planning area. The response to the survey was excellent (10.2% response rate), and the results provided input from a wide range of people on issues that needed to be addressed and goals for the neighborhood plan. The results of the survey provided a starting point to begin the planning process. See Appendix Two on page 125 for initial survey results.

Workshop One

The official "kick-off" of the planning process was held on March 22, 2003. Nearly 150 people attended, and the workshop was a great success. During the first half of the workshop City staff provided an overview of neighborhood planning including its purpose, and the details of the planning process. City staff also provided demographic data, information on current land use and zoning, and the results of the initial survey. The second half of the workshop was a chance for city staff to hear from the neighborhood. The participants broke up into five small groups. Neighborhood stakeholders provided more detail on issues that were brought up in the survey and discussed issues and ideas that provided the groundwork for developing the vision and goals for the neighborhood plan.

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Focus Groups

The survey and the workshop emphasized identifying issues and ideas that would help guide the plan. The next phase of the planning process took place between April and October, and consisted of a series of focus groups to develop the content and recommendations for the plan. The topics for the meetings corresponded to the major components of the plan, which are:

- Vision and Goals
- Land Use and Zoning
- Transportation
- Parks, Open Space and Environment
- Urban Design and Historic Preservation

Using information from the initial survey and Workshop One as a starting point, participants worked with staff during the focus groups to create a vision and goals for the plan, develop a Future Land Use Map (FLUM), develop zoning recommendations to implement the land use plan, and craft recommendations to achieve the goals for each component of the plan.

Land use and zoning is the most significant component of the plan and considerably more time was spent discussing land use and zoning than the other components. The planning process included 21 focus groups, and 15 focused on land use and zoning issues.

Final Survey

In November, a draft plan and final survey were mailed to every resident, business owner, and property owner in the planning area. Information gathered through the survey was used to refine the plan. The response rate for the survey was four percent (4%), and eighty-four percent (84%) of the respondents expressed their support for the plan. See Appendix Three on page 130 for final survey results.

Workshop Two

Workshop Two was held on November 15, 2003, and more than 50 people attended. At the workshop staff presented the draft neighborhood plan and participants asked questions and commented on the draft plan. Information gathered at the workshop was used to refine the plan.

After two workshops, twenty-one focus groups, and other meetings with neighborhood associations and other interested parties, the plan was finalized.

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Record of Public Meetings

Meeting Date	Purpose	Attendees
3/22/2003	Workshop 1 - Provide an overview of neighborhood planning, present demographic data, and the results of the survey. Gather input from Neighborhood stakeholders to help guide the development of the plan.	125
4/22/2003	Vision and Goals Focus Group – Develop a vision statement and goals to guide development of the plan	36
5/6/2003	Land Use Focus Group #1 – Provide education on land use planning	43
5/20/2003	Land Use Focus Group #2 – Discuss the desired future land use for the planning area	47
6/3/2003	Land Use, Small Area - North Brentwood – Discuss desired future land use	15
6/4/2003	Zoning Education – Provide education on zoning regulations	32
6/9/2003	Land Use, Small Area – Highland - Discuss desired future land use	6
6/10/2003	Land Use, Small Area - South Brentwood - Discuss desired future land use	10
6/16/2003	Land Use, Small Area - South Brentwood #2 - Discuss desired future land use	9
6/17/2003	Land Use Focus Group #3 – Review and discuss land use recommendations from small area groups	37
6/24/2003	Koenig Lane Land Use – Discuss desired future land use	44
6/30/2003	Zoning Focus Group #1 – Present and discuss the initial zoning recommendations for the plan	22
7/9/2003	Skyview Neighborhood Meeting – Discuss land use, transportation and parks in the Skyview neighborhood	8
7/15/2003	Zoning Focus Group #2 – Present and discuss initial conditional overlay recommendations, and discuss special use options	56
7/30/2003	Koenig Lane Land Use and Zoning – Present and discuss the initial land use and zoning recommendations for Koenig Lane	64

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8/12/2003	Transit Planning Workshop – Presentation on potential light rail routes and stations and long range transit plan	14
8/27/2003	Services Forum – Representatives from the City available to talk to residents about day-to-day service needs	19
9/10/2003	Transportation Focus Group – Discuss and make recommendations on transportation issues.	22
9/23/2003	Land Use and Zoning Wrap Up – Discuss outstanding land use and zoning issues	42
10/7/2003	Property Owner Meeting – Property owners ask questions and provide feedback on land use and zoning proposals for their property	83
10/16/2003	Romeria Land use Meeting – Discuss the land use and zoning recommendations for the Romeria Subdistrict	20
10/21/2003	Parks, Open Space, and Infrastructure Focus Group – Discuss and make recommendations on parks, open space and environment issues	25
11/15/2003	Workshop 2 – Present the recommendations in the draft plan and gather stakeholder feedback	58
12/4/2003	Urban Design and Historic Preservation – Discuss and make recommendations on urban design and historic preservation issues.	24
12/17/2003	Wrap Up Meeting – Review the results from the workshop and survey, any changes to plan recommendations, and the plan document.	47

VISION AND GOALS

Vision

The Brentwood/Highland neighborhoods will be clean, safe, attractive, well maintained communities that will preserve and enhance their existing diverse characters of affordable, single-family, owner-occupied homes and unique businesses that are built to scale. The neighborhoods will encourage limited mixed-use development, create parks and green spaces, build a strong sense of community, and provide accessibility for all means of transportation.

Goals

Land Use Goals

1. Preserve and enhance the single-family residential areas and housing opportunities for persons with disabilities.
2. Maintain existing civic and community institutions.
3. Encourage a mixture of compatible and appropriately scaled business and residential land uses in the neighborhood and mixed-use development on major corridors to enhance this diversity.
4. Preserve locally owned small businesses in the neighborhood and encourage new ones that are walkable and serve the needs of the neighborhood.
5. Focus higher density uses and mixed-use development on major corridors, and enhance the corridors by adding incentives for creative, aesthetically pleasing, pedestrian-friendly redevelopment.
6. Improve affordability of home-ownership and rental properties.

Transportation Goals

1. Maintain a traffic pattern that provides easy access to destinations, while keeping thru-traffic off of interior streets by creating safe and efficient corridors and arterials.
2. Create a bicycle and pedestrian network that is safe and accessible for people of all ages and mobility levels, by improving routes and facilities for walkers and cyclists.
3. Provide public transit options and accessibility.

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Parks, Open Space, and Environment Goals

1. Preserve and enhance existing parks, green spaces, and recreation facilities and add new parks and green spaces to ensure that all areas of the neighborhood have a park or green space nearby.
2. Improve drainage along neighborhood creeks and streets and prevent erosion by using natural materials.

Urban Design and Historic Preservation Goals

1. Preserve the diversity, character and scale of homes in the neighborhood by encouraging renovations and new development to be compatible with existing homes.
2. Improve the appearance of major corridors by reducing and improving signage, improving lighting, and adding trees, landscaping and public art.
3. Preserve historic properties identified as contributing to neighborhood character.

TOP TEN PRIORITIES

Brentwood Neighborhood

1. Established single-family areas should retain SF-3 zoning
2. Focus higher intensity uses on Burnet Road and Lamar Blvd.
3. Construct the priority residential sidewalks in the neighborhood
4. Prohibit front yard parking in the Brentwood Neighborhood
5. Encourage the State of Texas to preserve the Sunshine Community Gardens.

Highland Neighborhood

1. Prohibit front yard parking in the Highland neighborhood
2. Preserve the footbridge that crosses Waller Creek on Skyview Road and tear up the street adjacent to the bridge on the Guadalupe side for use as green space.
3. Maintain commercial zoning on the corridors and in transitional areas between the corridors and residential areas.
4. Established single-family areas should retain SF-3 zoning.
5. Allow the Neighborhood Urban Center at Anderson and Lamar, Airport and Lamar, and Highland Mall.

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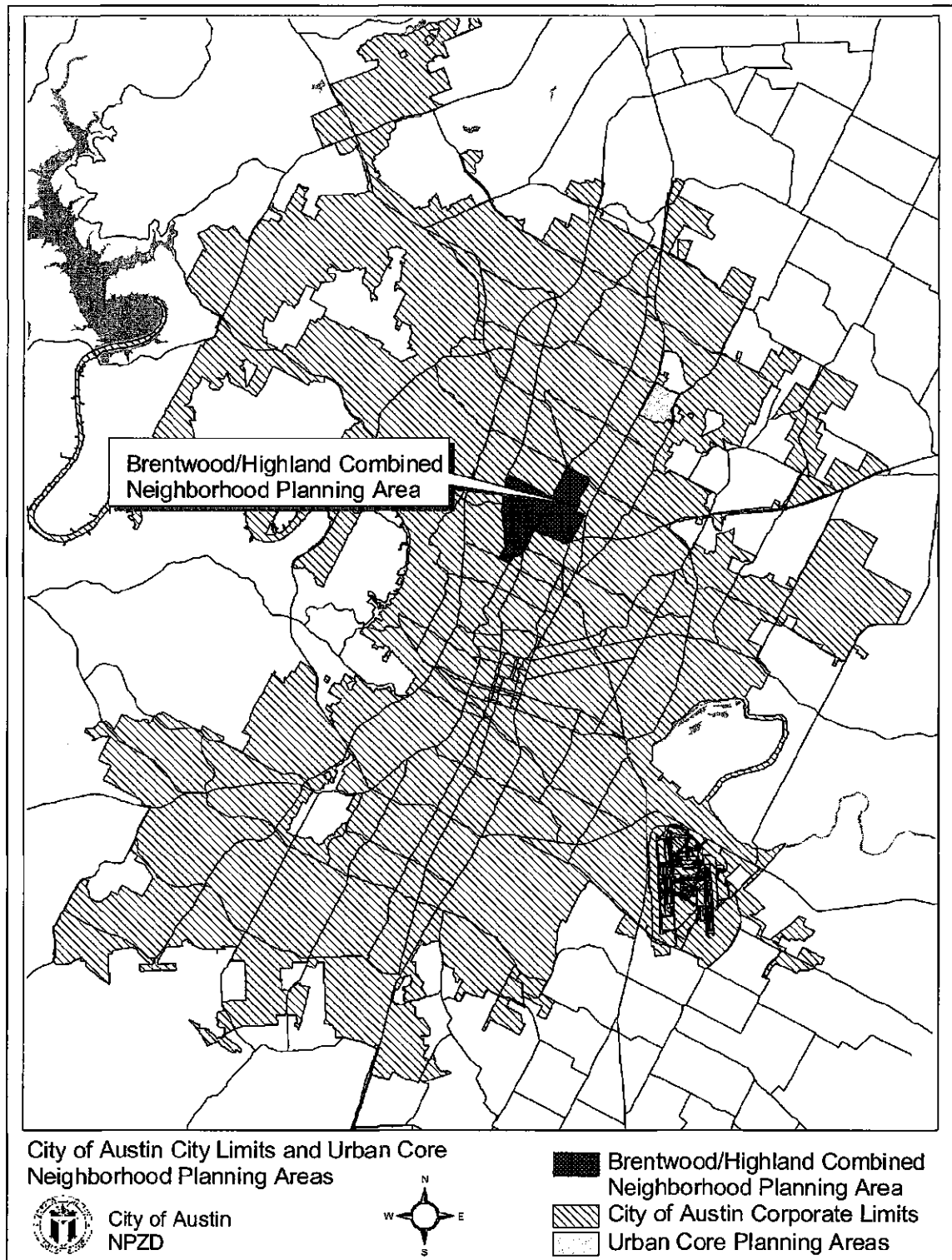


Figure Two
City of Austin City Limits and Urban Core Neighborhood Planning Areas

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DEMOGRAPHIC PROFILE

Population

Between the 1990 and 2000 Census, the city of Austin population increased by forty-one percent (41%), nearly 200,000 people. During the same period, Austin's Urban Core area grew by twenty-two percent (22%), an increase of 64,590 people. Population growth in The Brentwood/Highland Planning Area was significantly lower than growth in Austin's Urban Core (see map on page 9). The Brentwood Neighborhood grew by three percent (3%), and the Highland Neighborhood grew by nine percent (9%).

Area	1990	2000	% Change
Austin/San Marcos MSA*	846,227	1,249,763	+48%
Austin	465,622	656,562	+41%
Urban Core**	291,423	365,042	+25%
Combined Brentwood/Highland Planning Area	11,983	12,567	+5%
Brentwood Neighborhood	7,827	8,041	+3%
Highland Neighborhood	4,156	4,526	+9%

Source: 1990 and 2000 Census

*The MSA (metropolitan statistical area) includes Bastrop, Caldwell, Hays, Travis, and Williamson Counties

**See map on page 9

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Racial Makeup

Percentage (%) of Population

	Brentwood			Highland			Urban Core		
	1990	2000	% change	1990	2000	% change	1990	2000	% change
White	74%	72%	-2%	67%	56%	-11%	54%	43%	-11%
Black	3%	2%	-1%	7%	5%	-2%	15%	13%	-2%
Hispanic	22%	20%	-2%	24%	34%	+10%	28%	40%	+12%
Asian	2%	3%	+1%	2%	2%	0%	3%	4%	+1%

	Brentwood			Highland		
	1990	2000	Change	1990	2000	Change
White	5,759	5,758	-1	2,780	2,554	-226
Black	218	198	-20	276	240	-36
Hispanic	1,696	1,634	-62	983	1,547	+564
Asian	122	212	+90	87	91	+4

The trends in the Highland Planning Area and Austin's Urban Core are nearly identical. In both areas the percentage of the population that is White and Black decreased, while the percentage that is Hispanic increased.

Between the 1990 and 2000 census, both areas saw an eleven percent (11%) decline in the White percentage and a two percent (2%) decline in the Black percentage, at the same time both had an increase in the Hispanic percentage, with Highland's percentage increasing by ten percent (10%) and the Urban Core's by twelve percent (12%). These changes in percentages in the Highland Neighborhood were caused by an increase in the number of Hispanic people in the area (+564) and decreases in the number of White (-226) and Black (-36) people in the area.

Brentwood/Highland Combined Neighborhood Plan
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The trends in the Brentwood Neighborhood are significantly different than the Highland Neighborhood and the Urban Core. While the other areas had a declining white population and an increasing Hispanic population, the overall racial makeup of Brentwood remained relatively unchanged.

Between the 1990 and 2000 Census, the Brentwood Neighborhood had a two percent (2%) decline in the White percentage, a one percent (1%) decline in the Black percentage, and a two percent (2%) decline on the Hispanic percentage. The largest increase was in the other category, which increased by three percent (3%). This increase is likely due to the change in the 2000 Census that included a multiple race/ethnicity category that allowed people to identify themselves as more than one.

Age

	Brentwood			Highland			Urban Core		
	1990	2000	% change	1990	2000	% change	1990	2000	% change
Under 5 years	7%	5%	-2%	8%	6%	-2%	7%	7%	0%
5 - 17 years	12%	9%	-3%	14%	12%	-2%	14%	14%	0%
18 to 24 years	17%	15%	-2%	14%	13%	-1%	22%	22%	0%
25 to 44 years	42%	45%	+3%	40%	42%	+2%	36%	36%	0%
45 to 54 years	6%	13%	+7%	8%	12%	+4%	7%	10%	+3%
55 to 64 years	6%	5%	-1%	7%	6%	-1%	6%	5%	-1%
65 to 84 years	10%	8%	-2%	9%	8%	-1%	7%	6%	-1%
85 Plus years	1%	1%	0%	1%	1%	0%	1%	1%	0%

The age makeup in the Brentwood and Highland neighborhoods is very similar. They differ from the urban core in that a higher percentage of the population in Brentwood and Highland is between 25 and 44, while a lower percentage is between 18 and 24.

The trends in age makeup are also very similar in the Brentwood and Highland Neighborhoods. Between the 1990 and 2000 census both neighborhoods had a small decrease in the percentage of the population under 24 years of age, a moderate increase in the percentage between 25 and 54, a small decrease in the percentage between 55 and 84, and no change in the percentage over 85.

In contrast to Brentwood and Highland, the percentage of the population under 24 years of age, and between 25 and 44, remained unchanged in the Urban Core.

Brentwood/Highland Combined Neighborhood Plan
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Income

	Brentwood	Highland	Urban Core
Median Household Income 1990*	\$30,931	\$25,060	\$34,323
Median Household Income 2000	\$35,510	\$32,306	\$42,689
% Change in Household Income	15%	29%	24%
Median Family Income 1990*	\$39,039	\$25,023	\$45,758
Median Family Income 2000	\$42,616	\$33,306	\$54,091
% Change in Family Income	9%	33%	18%

*1990 Income adjusted for inflation

The median household income in Brentwood is slightly higher than Highland, while median family income is significantly higher in Brentwood. Household and family income in both neighborhoods is lower than the urban core.

Between 1990 and 2000 the percentage increase in household and family income in Highland was twenty-nine (29%) and thirty-three percent (33%) respectively. This was significantly higher than both Brentwood and the Urban Core. The Urban Core increased by twenty-four percent (24%) and eighteen percent (18%), Brentwood increased by fifteen percent (15%) and nine-percent (9%).

Housing

	Brentwood			Highland			Urban Core		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Total Housing Units	4,150	4,275	3%	2,094	2,092	0%	142,582	150,469	6%
Vacant Units	379	102	-73%	251	68	-73%	18,853	5,708	-70%
%Owner Occupied	36%	39%	3%	41%	45%	4%	32%	33%	1%
% Renter Occupied	64%	61%	-3%	59%	55%	-4%	68%	67%	-1%

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Between 1990 and 2000 total housing units increased by six percent (6%) in the urban core. Brentwood had a three percent (3%) increase in housing units, while Highland remained unchanged.

Both neighborhoods and the Urban Core had a substantial decrease in vacant housing units. The number of vacant units decreased by seventy-three percent (73%) in Brentwood and Highland and seventy percent (70%) in the Urban Core.

Owner/Renter Occupancy

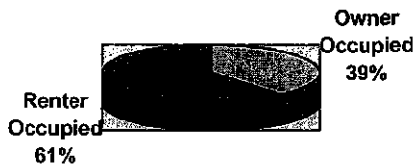
Brentwood 1990



Highland 1990



Brentwood 2000



Highland 2000



Between 1990 and 2000 the percentage of owner-occupied units increased in both the Brentwood and Highland neighborhoods. In Brentwood the percentage increased by three (3%) percent, from thirty-six percent (36%) to thirty-nine percent (39%). In Highland the percentage increased by four percent (4%), from forty-one (41%) to forty-five percent (45%). The percentage of owner-occupied units increased slightly in the Urban Core from thirty-two percent (32%) to thirty-three percent (33%).

**Brentwood/Highland Combined Neighborhood Plan
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Average Household Size and Density

	Brentwood		Highland		Urban Core	
	1990	2000	1990	2000	1990	2000
Average Household Size	2.0	1.9	2.3	2.2	2.2	2.3
Average Persons per Acre	7.76	7.97	4.99	6.16	5.76	7.42

The average household size in Highland and the Urban Core are approximately the same (2.2 and 2.3 respectively), while the average size in Brentwood is slightly lower (1.9). Between 1990 and 2000 household size remained relatively unchanged in both neighborhoods and the urban core.

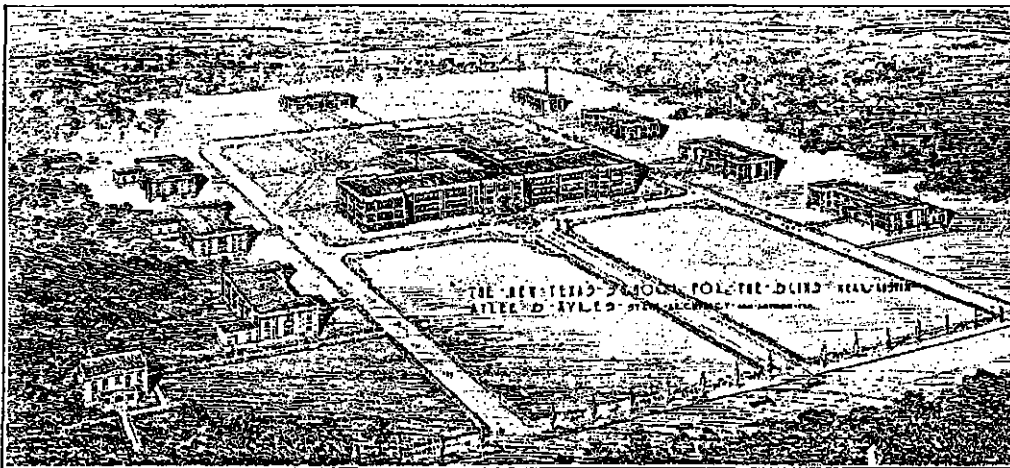
The density in the Urban core is 7.42 persons per acre. The density in Brentwood is slightly higher at 7.97 persons per acre, while the density in Highland is lower than the urban core at 6.16 persons per acre. Between 1990 and 2000 the density in Brentwood remained relatively unchanged, while the density increased in Highland and the Urban Core.

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HISTORY

1881 – The Austin & Northwestern railroad line, now Southern Pacific, is constructed between the cities of Austin and Burnet, dissecting what are now the northern and southern sections of the Highland Neighborhood. The first passenger train is boarded in 1882.

1917 - The Texas School for the Blind and Visually Impaired was established by the legislature in 1856. The school opened in 1856 with seven students at 2310 San Gabriel as the Asylum for the Blind. The school was then moved to a seventy-three-acre tract in the northwestern section of Austin. In 1905 the legislature changed the name to Blind Institute, and in 1915 the name Texas School for the Blind was adopted. In 1917 the School was moved to its present location on 45th Street at the southern edge of the Brentwood Neighborhood.



NEW TEXAS SCHOOL FOR THE BLIND, AUSTIN, TEXAS

Above: Drawing of the New School for the Blind Campus, 1917

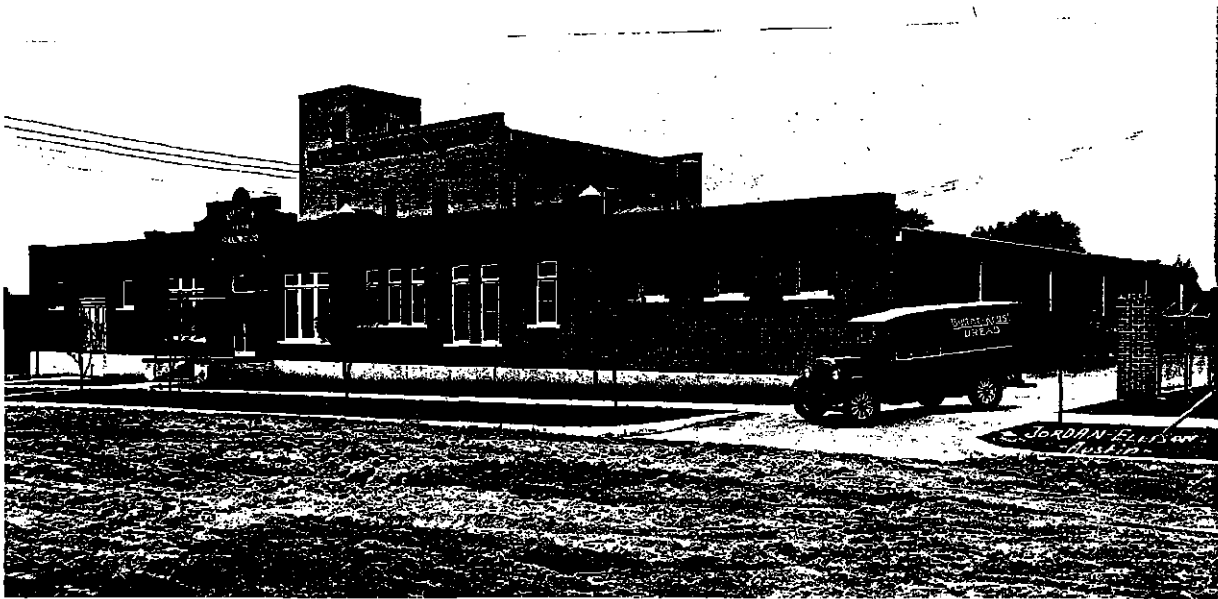
Below: Photo of the School for the Blind main building, 1944



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1929 – The ButterKrust Bread Factory is built at what is now 5800 Airport Blvd. ButterKrust Bread was made by the Austin Baking Company, which was founded by the Richter family in 1924.

In 2001, Hoovers Inc., a high tech company, retrofitted the factory and moved its headquarters to the site. Hoovers decided on an industrial style of interior design. That afforded architects, interior designers, and engineers the advantage of retaining many of the former ButterKrust Bread factory's authentic touches such as exposed steel girders, six-foot-square wall exhaust ventilator propeller fans, the steel ceiling, and other existing industrial features.



ButterKrust Factory, 1933

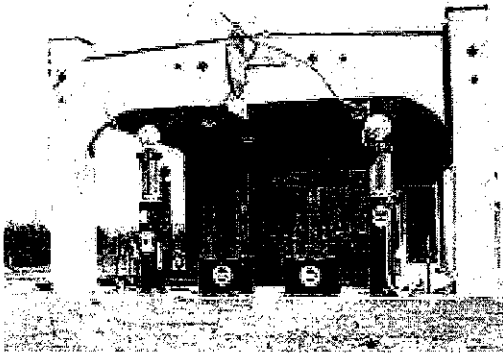
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1933 – Threadgill's Restaurant is located at 6416 North Lamar in the Brentwood Neighborhood. The historical information included here is from the Threadgills' website and was written by the current owner, Eddie Wilson.

In 1933 a 22-year-old country music lover and enterprising bootlegger Kenneth Threadgill opened a Gulf gas station on what was then known as the Dallas Highway just north of the Austin city limits. After the county voted to "go wet" that year, Kenneth stood in line all night to be the first to get a beer license. Travis County Beer License #01, issued on **December 6, 1933**, belonged to Threadgill for the next 40 years. In **1935**, Threadgill's gas station and beer joint was open 24 hours a day and gaining fame as an after-hours joint. Musicians working the dancehall circuit hung out here for late-night gambling and jam sessions. In **1942**, a curfew was enacted and Kenneth Threadgill finally had to get a key for the front door; the place had never been locked before. Threadgill's went through a slow period during World War II while Kenneth worked for the Corps of Engineers. In **1948**, the city limits jumped north and Threadgill's became part of Austin. Kenneth Threadgill gave up on selling gas and Threadgill's became strictly a beer joint. In **1974**, Kenneth's wife Mildred died, and Kenneth closed Threadgill's. The city of Austin almost had the place demolished because it had become an eyesore. I wanted to try the Southern cooking thing on a bigger scale, so in **1979**, I bought the deserted Threadgill's from Kenneth. The place had been gutted by a fire and needed a whole lot of work, but with Kenneth's encouragement, I dug in and started restoring the place. Almost two years later, Armadillo World Headquarters closed its doors on **New Year's Eve, 1980**. The next day, **January 1, 1981**, Threadgill's opened for business as a restaurant. Kenneth Threadgill passed away on **March 20, 1987**. On **September 12, 1987**, Kenneth Threadgill's birthday, Threadgill's hosted the first annual Austin Musicians' Appreciation Supper, where any musician in the city could eat free. In **1988**, Jimmie Dale Gilmore revived the old Wednesday night music tradition, now called the Sittin', Singin' and Supper Sessions. Threadgill's isn't just a famous Southern-style restaurant. It's also a shrine to Kenneth Threadgill, the Father of the Austin music scene, and to Armadillo World Headquarters and country music and blues and to all the music and art that makes Austin a must-see place to visit.

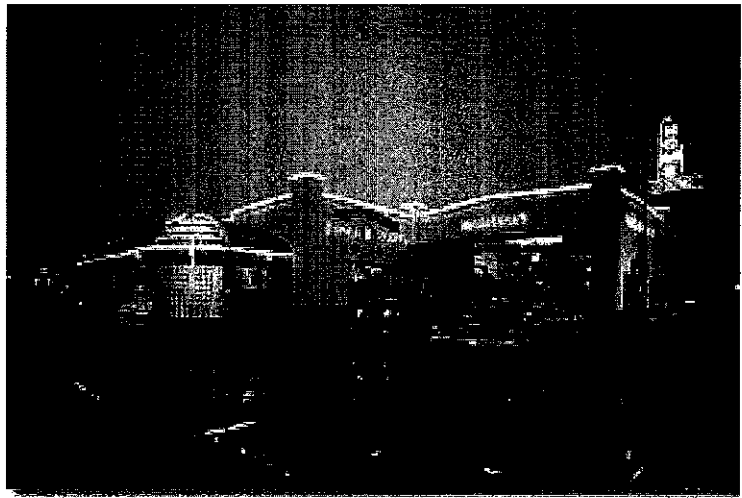
Excerpted from the Threadgills' website. For more Threadgill's (and Austin) History visit www.Threadgills.com

Brentwood/Highland Combined Neighborhood Plan
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*Threadgill's
original Gulf gas
station, 1933*

*Threadgill's
restaurant*



*Jimmie Dale Gilmore
at a Threadgill's
supper session*

Brentwood/Highland Combined Neighborhood Plan
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1946 – Most of the Brentwood and Highland Neighborhoods are annexed by the City of Austin. The area of the Brentwood Neighborhood North of Koenig Lane and west of Arroyo Seco, and the area of the Highland Neighborhood North of Crestland Drive are not included in this annexation.

1951

- The remainder of the Brentwood and Highland Neighborhood is annexed by the City of Austin.
- Brentwood Elementary School Opens for the 1951-1952 School Year
- Brentwood Park is acquired by the City of Austin

Welcome to —

**BRENTWOOD
ELEMENTARY SCHOOL**



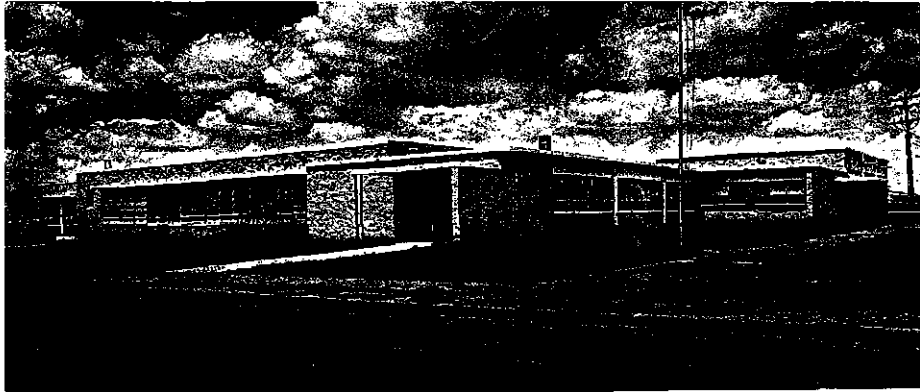
OPEN HOUSE

2 - 5 p.m.

Sunday, October 19, 1952

6700 Arroyo Seco

Brentwood/Highland Combined Neighborhood Plan
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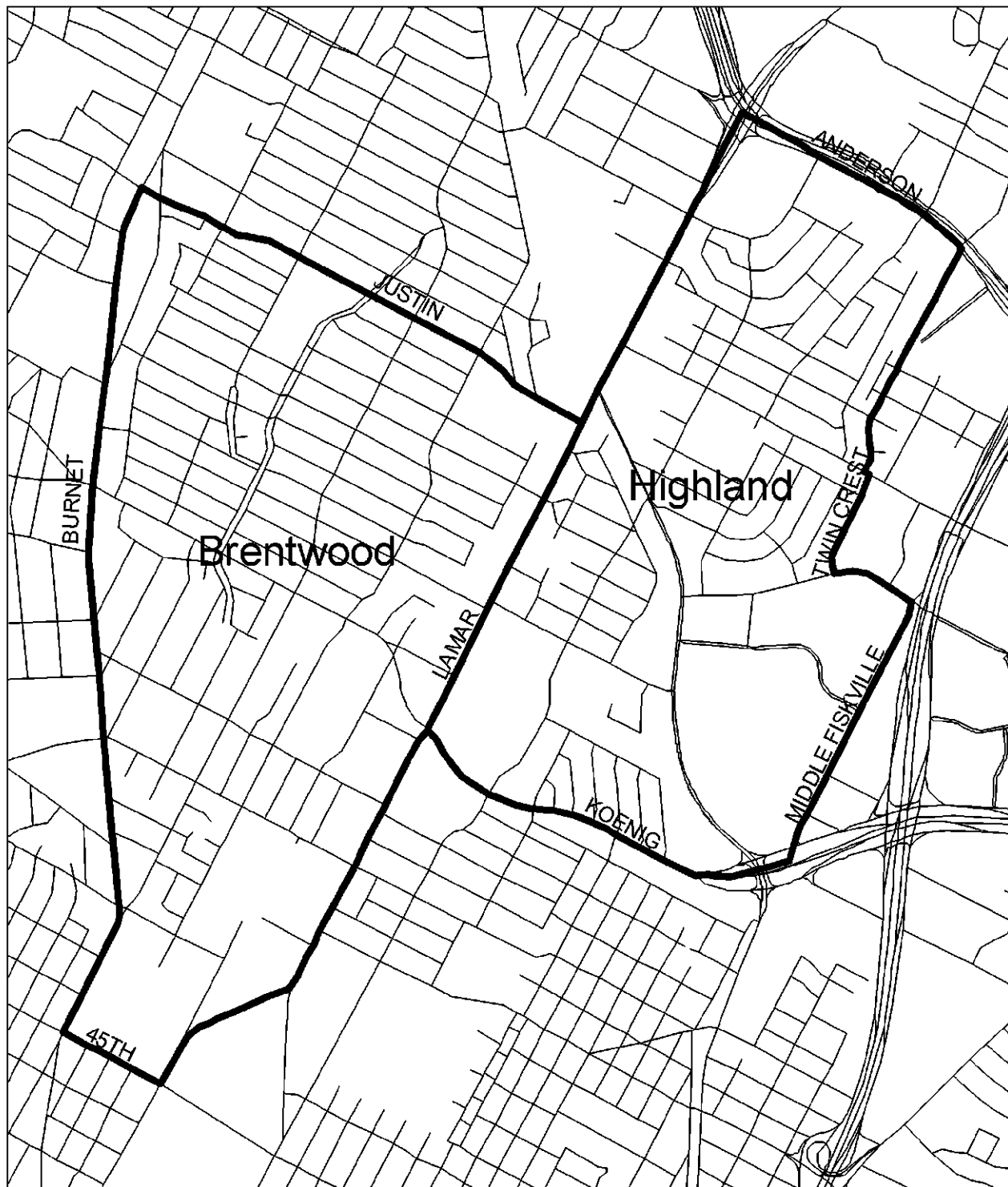
*Brentwood
Elementary
School, 1952*



*Tree Planting
dedication in
Brentwood
Park, 1952*



*Brentwood
Swimming
Pool, 1952*

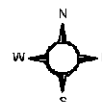


BRENTWOOD/ HIGHLAND
Neighborhood Planning Areas



City of Austin
NPZD
January 14, 2003

 Neighborhood Planning boundary



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ORDINANCE NO.

AN ORDINANCE AMENDING THE AUSTIN TOMORROW COMPREHENSIVE PLAN BY ADOPTING THE BRENTWOOD/HIGHLAND 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 December 2002, the Brentwood/Highland neighborhood was selected to work with the City to complete a neighborhood plan. The Brentwood/Highland 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 2003 resolution. During the planning process, the Brentwood/Highland Neighborhood Planning Team gathered information and solicited public input through the following means:
 - (1) neighborhood planning team meetings;
 - (2) collection of existing data;
 - (3) neighborhood inventory;
 - (4) neighborhood survey;
 - (5) neighborhood workshops;

- (6) community-wide meetings; and
 - (7) a neighborhood final survey.
- (D) The Brentwood/Highland Combined Neighborhood Plan recommends action by the neighborhood planning team, the City, and by other agencies to preserve and improve the neighborhood. The Brentwood/Highland Combined Neighborhood Plan has fourteen major goals:
- (1) Preserve and enhance the single-family residential areas and housing opportunities for persons with disabilities;
 - (2) Maintain existing civic and community institutions;
 - (3) Encourage a mixture of compatible and appropriately scaled business and residential land uses in the neighborhood and mixed-use development on major corridors to enhance diversity of uses;
 - (4) Preserve locally owned small businesses in the neighborhood and encourage new ones that are within walking distance of residential areas and serve the needs of the neighborhood;
 - (5) Focus higher density uses and mixed-use development on major corridors, and enhance the corridors by adding incentives for creative, aesthetically pleasing, pedestrian-friendly redevelopment;
 - (6) Improve affordability of home-ownership and rental properties;
 - (7) Maintain a traffic pattern that provides easy access to neighborhood destinations, while keeping through-traffic off of interior streets by creating safe and efficient corridors and arterials;
 - (8) Create a bicycle and pedestrian network that is safe and accessible for people of all ages and mobility levels, by improving routes and facilities for walkers and cyclists;
 - (9) Provide accessible public transit options;
 - (10) Preserve and enhance existing parks, green spaces, and recreation facilities and add new parks and green spaces to ensure that all residential areas of the neighborhood have a park or green space nearby;
 - (11) Improve drainage along neighborhood creeks and streets, and using natural materials prevent erosion;

- (12) Preserve the diversity, character, and scale of homes in the neighborhood by encouraging renovations and new development compatible with existing homes;
 - (13) Improve the appearance of major corridors by reducing and improving signage, improving lighting, and adding trees, landscaping and public art; and
 - (14) Preserve historic properties identified as contributing to neighborhood character.
- (E) On February 24, 2004, the Planning Commission held a public hearing on the Brentwood/Highland Combined Neighborhood Plan and recommended adoption of the Plan.
- (F) The Brentwood/Highland Combined Neighborhood Plan is appropriate for adoption as an element of the Austin Tomorrow Comprehensive Plan. The Brentwood/Highland Combined Neighborhood Plan furthers the City Council's goal of achieving appropriate, compatible development within the area. The Brentwood/Highland 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 Brentwood/Highland Combined Neighborhood Plan as Section 5-18 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 Brentwood/Highland Combined Neighborhood Plan.
- (D) The specific provisions of the Brentwood/Highland Combined Neighborhood Plan take precedence over any conflicting general provision in the Austin Tomorrow Comprehensive Plan.

PART 3. This ordinance takes effect on _____, 2004.

PASSED AND APPROVED

_____, 2004 §
 §
 § _____
 Will Wynn
 Mayor

APPROVED: _____
 David Allan Smith
 City Attorney

ATTEST: _____
 Shirley A. Brown
 City Clerk