

Oak Hill Combined Neighborhood Plan

PLAN ADOPTED: December 11, 2008

This Neighborhood Plan has been amended by City Council. These amendments may include text changes or Future Land Use Map (FLUM) changes. Please refer to the Ordinance Chart on the planning area webpage for more information on amendments. Planning and Development Review staff updates the Ordinance Chart on a regular basis; however, newly adopted amendments may not be reflected on the chart.

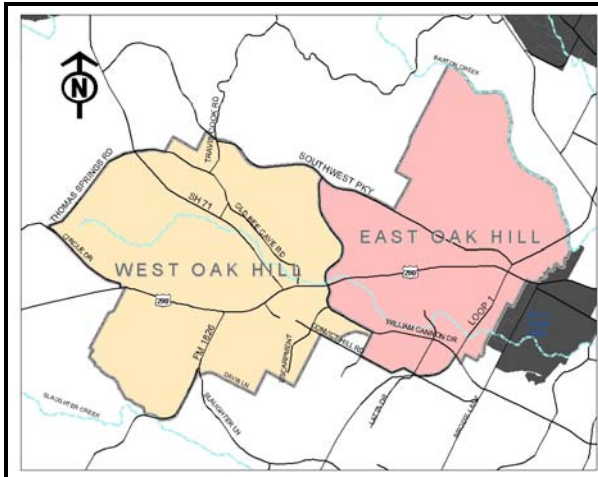


Adopted December 11, 2008



THE OAK HILL COMBINED NEIGHBORHOOD PLAN

West and East Oak Hill



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The Oak Hill Combined Neighborhood Plan

West and East Oak Hill Neighborhood
Planning Areas



An Amendment to the City of Austin's
Comprehensive Plan

The Austin Tomorrow Comprehensive Plan

Chapter 5
Section 5-25
Exhibit A

December 11, 2008



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George Adams, Assistant Director, Urban Design Division

By adopting the plan, the City Council demonstrates the City's commitment to the implementation of the plan.

However, approval of the plan does not legally obligate the City to implement any particular action item, nor does the adoption of the plan begin the implementation of any item.

The implementation of recommendations will require separate and specific actions by the neighborhood, the City and by agencies. The Neighborhood Plan will be supported and implemented by:

- City Boards, Commission, and Staff
- City Departmental Budget
- Capital Improvement Projects
- Other Agencies and Organizations
- Direct Neighborhood Actions

ACKNOWLEDGMENTS

The following volunteers served as members of the Oak Hill steering committee and planning contact team, who dedicated countless hours to the development of this plan. Without their deep tireless commitment to the vitality of their neighborhood, this plan would not have been possible:

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ACKNOWLEDGMENTS (CON'T)

The Oak Hill Trails Association (OHTA) is an association of residents from the Oak Hill area that formed out of the Oak Hill Combined Neighborhood planning process in March 2007 to nurture and provide neighborhood preferences for pedestrian hike and bike trails in the Oak Hill area.

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- Austin Community College Pinnacle Campus
- First Evangelical Free Church
- Hampton Branch Public Library
- Oak Hill United Methodist Church
- Shepherd of the Hills Presbyterian Church
- Southwest Hills Community Church
- Travis County West Rural Community Center
- Western Hills Church of Christ

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OAK HILL VISION STATEMENT

As a unique yet integral part of Austin and Travis County, the Oak Hill Area will support measured, sustainable growth in residential and commercial development while maintaining the existence and integrity of its environmental resources, and that of the community and its neighborhoods.

GOALS, OBJECTIVES, AND RECOMMENDATIONS

CHAPTER 4: DEVELOPMENT IN THE BARTON SPRINGS ZONE

4.A. Preserve and enhance environmental resources including watersheds, air quality, and wildlife corridors.

4.A.1

Preserve the water quality of area aquifers, streams, rivers, and springs and protect endangered species dependent on the quality of those water resources.

4.A.1a—Consider implementation of policies recommended in the Regional Water Quality Protection Plan for the Barton Springs Segment of the Edwards Aquifer and Its Contributing Zone. Regional land development regulations designed to protect sensitive recharge and contributing zone areas of the Edwards Aquifer would help achieve regional and local water quality goals. Note: Some property owners represented on the Oak Hill Contact Team believe land use regulations should be applied on a regional level; if a certain land use is restricted in Oak Hill's recharge zone, they feel that land use should be restricted in other recharge areas as well.

4.A.1b—Where appropriate, maintain rural density in Oak Hill. To help achieve regional water quality goals, manage the urbanization of Oak Hill by minimizing dense development and guiding new development away from the recharge zone.

4.A.1c—Utilize bonds and other City funds to actively acquire environmentally sensitive land in Oak Hill for preservation as wildlife areas, trails, or parkland.

4.A.1d—Integrate Stormwater Treatment Program water quality controls for all new development and redevelopment projects in Oak Hill. Ensure regional water quality



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controls (wet ponds) are carefully maintained. For more information on this City program, see http://www.ci.austin.tx.us/watershed/stormwater_treatment.htm.

4.A.1e—Prevent polluted runoff from commercial property and residential areas in Oak Hill by increasing public education; increase funding for City of Austin WPDR educational programs. Find information about these programs at <http://www.cityofaustin.org/watershed/education.htm>.

4.A.1f—Regional transportation authorities should create a regional hazardous materials roadway plan to minimize risk of spills and extensive contamination of groundwater.

4.A.1g—The City should encourage more frequent inspections of facilities monitored by City of Austin Stormwater Discharge Permit Program staff over the recharge and contributing zones. For more information about this program, see http://www.cityofaustin.org/watershed/stormwater_permit.htm.

4.A.1h—City staff should conduct and publish research on the environmental impact of creating a densely developed transit center in Oak Hill. Some stakeholders are concerned that too much development in Oak Hill will draw additional visitors to the environmentally sensitive area, which will result in additional car trips and resulting automobile related pollution.

4.A.1i—City staff should conduct and publish research on the environmental impact of City of Austin regulations on regional development patterns. Some stakeholders are concerned that development will “leap” beyond Austin into environmentally sensitive areas with little regulation outside of the Austin City limits ultimately having a negative impact on water quality.

4.B. Provide opportunities for high-quality new development and redevelopment.

4.B.1

Minimize the ecological footprint of development in the Oak Hill planning area to help achieve environmental goals, particularly the preservation of water quality.

4.B.1a—During the development process, city staff should consider offering incentives for developers to comply with current land use regulations for “grandfathered” projects.

4.B.1b—City staff should retrofit existing dysfunctional water quality controls as redevelopment occurs in Oak Hill.



4.B.1c—City staff should consider conducting and publishing research on the merits of conservation development laws.

4.B.1d—Support trail connectivity in Oak Hill to achieve wildlife preservation goals and water quality goals. Trails can preserve open space and reduce car trips by providing alternate methods for travel within Oak Hill.

CHAPTER 5: PUBLIC UTILITIES AND DEVELOPMENT PATTERNS

No goals.

CHAPTER 6: LAND USE AND DEVELOPMENT

6.A. Provide opportunities for high-quality new development and re-development.

6A.1

Ensure quality of new construction and renovations.

6.A.1a—Bring back businesses that have left the Oak Hill area (example: loss of Alberston’s store).

6.A.1b—Businesses that redevelop should meet Development Code standards and should meet the goals and objectives of the Oak Hill Combined Plan.

6.A.1c—Find ways to attract quality development in Oak Hill, such as Escarpment Village. Development should be innovative, mixed use, walkable, and transit-oriented.

6.B. Balance development and environmental protection by maintaining a vibrant residential and commercial community that demonstrates caring stewardship of the environment.

6.B.1

Encourage zoning to be compatible with existing and neighboring land uses and seek optimal and most appropriate use of land.

6.B.1a—Rework zoning to allow/support the vision of the Oak Hill Neighborhood Plan.

6.B.1b—Cluster higher density development in appropriate areas, striving to balance the interests of stakeholders while taking into consideration environmental concerns.



6.B.2

Provide business and residential expansion without creating urban sprawl.

6.B.2a—Provide support of targeted development, which are areas with existing infrastructure at commercial nodes.

6.C. Create a mix of uses in existing corridors of commercial development that will provide a diversity of local services convenient to neighborhoods and establish commercial “nodes” (concentrated activity areas) at strategic locations.

6.D. Create a Town Center with cultural, educational, arts, and community gathering opportunities.

6.D.1

The Town Center should be a multi-functional public gathering space.

6.D.1a—Town Center should have a library, movie theater, park and ride, civic and recreational space, public performance and meeting space, elder center / retirement center.

6.E. Encourage locally-owned businesses to locate in the Oak Hill area and find ways for local businesses and employers to prosper.

6.E.1

Oak Hill stakeholders desire more small-scale businesses with less strip commercial establishments

6.E.1a—Explore opportunities to replace anchor tenants with new tenants who can attract customers to support local small businesses.

6.E.1b—Establish/explore tax credits to help in the development of local businesses.

6.E.1c—Create a small business incubator for the Oak Hill area, to help foster the creation of locally-owned and operated businesses in the planning area.

6.E.1d—Finds ways to attract businesses that will enhance services available to the community.

6.E.1e—Encourage more doctors, dentists, and other medical professionals to locate in



the area.

6.E.If –Encourage the exploration of appropriate State and City governmental small business grants and/or loans.

CHAPTER 7: TRANSPORTATION AND INFRASTRUCTURE

(Note: See Chapter 7 for details related to the recommendations listed here)

7.A. Coordinate with appropriate entities to provide safe access across major thoroughfares and alleviate cut-through traffic on already overburdened neighborhood streets.

7.A.1

Find ways to slow and control traffic on roadways to provide overall safety for automobile drivers, pedestrians, and cyclists.

7.A.1a—Stakeholders expressed the need for a center turn lane on State Highway 71 from Scenic Brook to Silvermine for vehicular traffic to access the neighborhoods south of State Highway 71.

7.A.1b—Provide safe, continuous sidewalks and bicycle lanes separated from vehicular traffic along U.S. Highway 290 to the “Y”.

7.A.1c—Provide safe crosswalks (as overpasses or underpasses where possible) where U.S. Highway 290 intersects with Patton Ranch, William Cannon, Westcreek and Industrial Oaks.

7.A.1d—Improve the commuter bike routes along Loop 1.

7.A.1e—Provide separated bike lanes along Southwest Parkway.

7.A.1f—Some community members want to see Thomas Springs Road widened to safely accommodate higher vehicular traffic. However, some stakeholders do not support widening this road in order to protect the quality of life of residents in communities surrounding Thomas Springs Road. Also, some community members want pedestrian traffic to be adequately addressed along the roadway before widening Thomas Springs Road.

7.B. Provide inter-connectivity among parks, public services, and destinations in and beyond Oak Hill.



7.B.1

Encourage pedestrian mobility by additional (separated) sidewalks and bicycle paths along major roadways.

7.B.1a—Community members want to see FM 1826 from U.S. Highway 290 to Slaughter widened from a two lane to a four lane divided with sidewalks and bicycle lanes. They feel that this improvement would accommodate the increasing pedestrian and vehicular traffic caused by the school, hospital and many residential communities located along FM 1826.

7.B.1b—Encourage pedestrian/cyclist access to businesses along the Oak Hill hike and bike trail network.

7.C Ensure and create safe pedestrian and bike corridors across major highways and throughout the neighborhood that connect to commercial centers and public parks and resources.

7.C.1

Create additional sidewalks to ensure safe pedestrian passage to areas around Oak Hill.

7.C.1a—Oak Meadow from Silverdale to Scenic Brook.

7.C.1b—South Brook from Oak Meadow to Scenic Brook (partial sidewalk).

7.C.1c—South west side of Circle Drive from Thomas Springs Road to Mowinkle.

7.C.1d—Both sides of Silvermine to State Highway 71.

7.C.1e—Scenic Brook from South Brook to U.S. Highway 290.

7.C.1f—State Highway 71 from County Office to Capital Metro bus connections at the “Y.”

7.C.1g—Old Bee Caves Road from Fletcher Lane to U.S. Highway 290.

7.C.1h—Southwest Parkway from Loop 1/MoPac to William Cannon Drive.

7.C.1i—Fletcher Lane from Old Bee Caves Road to State Highway 71.

7.C.2

Create bike lanes or corridors to provide safe, alternative transportation



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options in Oak Hill.

7.C.2a—Brush Country Road from Summerset Trail to Convict Hill.

7.C.2b—Patton Ranch and Vega.

7.C.2c—William Cannon from Southwest Parkway to U.S. Highway 290.

7.C.2d—Old Bee Caves Road from the “Y” to Thomas Springs Road.

7.C.2e—Thomas Springs Rd from Circle Drive to State Highway 71.

7.C.2f—Along State Highway 71 from the “Y” to Thomas Springs Road.

7.C.2g—Create bike and pedestrian access from Southwest Parkway to Industrial Oaks Blvd.

7.C.2h—Barton Creek Greenbelt at Loop 1 to the “Y”.

7.D. Provide managed connectivity between various neighborhoods while maintaining the quiet enjoyment of neighborhoods.

7.D.1

Improve existing vehicular traffic and safety by conducting traffic calming studies to provide overall safety for automobile drivers, pedestrians and bicyclists.

7.D.1a—Perform a traffic calming study for McCarty Lane.

7.D.1b—Perform a traffic calming study on Silvermine.

7.D.1c—Perform a traffic calming study for the Travis Country West neighborhood.

7.D.1d—Perform a traffic calming study on Sunset Ridge.

7.D.1e—Perform a traffic calming study on Travis Cook Road.

7.E. Provide safe, convenient, comfortable and timely public transportation.

7.E.1

Improve the existing bus system by providing additional routes and services within the Oak Hill planning area.



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7.E.1a—Increase bus service south of U.S. Highway 290 between MoPac and FM 1826 (additional route and/or shorter intervals between bus pick-ups).

7.E.1b—Provide weekend routes to shopping centers and entertainment at Brodie Oaks, Barton Creek Mall, downtown, Wal-Mart, Target, and possible Town Center.

7.E.1c—Provide a bus route along Southwest Pkwy and include a bus stop at Mission Oaks (entrance to Travis Country neighborhood).

7.E.1d—Extend service to the Travis Country area to connect residents west of FM 1826 to the “Y,” Austin downtown, and other services.

7.E.1e—Provide better and more frequent bus service along U.S. Highway 290 for residents living north and south of U.S. Highway 290 to access the future Town Center at the “Y.”

7.E.1f—Extend flyer hours and increase frequency including mid-day service to give an incentive for higher use of public transit.

7.E.1g— Place a bus stop near the intersection of Monterey Oaks and U.S. Hwy 290 West frontage Road (east and west bound).

7.E.2

Explore possible circulator routes within the planning area for greater connectivity among neighborhoods, destinations and major employment centers.

7.E.2a—Plan a public circulator around residential areas to get to the town center at the “Y”; these could be smaller, “Dillo-scale” buses.

7.E.2b—Identify Assisted Living and Retirement communities and ensure they are served with adequate public transit options.

7.E.2c—Identify locations of libraries and the YMCA and ensure circulators service these community resources.

7.E.2d—Identify locations of major employment centers including AMD and Freescale and ensure circulators service these destinations.

7.E.3

Provide additional bus stops and, if possible, sheltered bus stops at appropriate places to increase ridership in the Oak Hill area.

7.E.3a—Provide a bus stop at Slaughter Lane and FM 1826.



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7.E.3b—Extend bus route and offer sheltered bus stop at the corner of Breezy Pass and Convict Hill.

7.E.3c—Create a bus stop for the county courthouse on State Highway 71.

7.E.3d—Provide sheltered bus stops around the Town Center.

7.E.3e—Provide bus stops that service apartment and condo complexes on Old Bee Caves Road.

CHAPTER 8: HOUSING

8.A. Balance development and environmental protection by maintaining a vibrant residential and commercial community.

8.A.1

Assess and minimize the impact of land development on surface and ground water.

8.A.1a—Every housing development/redevelopment should include an environmental impact analysis and incorporate all necessary measures to address its potential impact on the Edwards Aquifer (impervious cover, drainage, traffic, etc).

8.A.2

Design and place homes to minimize impacts on natural resources and the physical environment and to maximize social resources.

8.A.2a—Clustered development should be encouraged where appropriate (see Chapter 9: Neighborhood Design).

8.A.2b—Residential density should be compatible with surrounding uses and informed by a regional vision of the environmental impact development has over the Edwards Aquifer.

8.A.2c—Whenever possible, new housing development should be located where existing services and infrastructure exist. Their appearance and density should be appropriate to its environment and compatible with surrounding uses.

8.B. Preserve neighborhood identity, character, affordability, and diversity.



8.B.1

Analyze transportation demands in the Oak Hill area.

8.B.1a—For housing development/redevelopment projects where traffic impact is a concern, a traffic analysis should be done due to current traffic problems, long-term challenges of road expansion and improvement, and the overall lack of connectivity of the area (see Chapter 7: Transportation and Infrastructure). Such analysis should consider the adequacy of road connectivity, mobility, alternate transit modes, access, and condition.

CHAPTER 9: NEIGHBORHOOD DESIGN

9.A. Require landscaping along roadways, sidewalks, bike paths, and around bus stops to provide shade in order to encourage pedestrian, bicycling, and mass transportation.

9.A.1

Incorporate pedestrian-friendly site design standards in all new commercial development and redevelopment projects to create safe pedestrian environment in the planning area.

9.A.1a—Provide open space and/or pedestrian amenities such as benches, bike racks, fountains, etc. for development sites greater than one acre.

9.A.1b—Provide street plantings at the time of new construction or major redevelopment.

9.A.1c—Provide pedestrian and bike connections from adjacent parkland and/or residential areas.

9.A.1d—Provide shaded sidewalks along all publicly visible building façades.

9.A.1e—Parking should be placed behind or to the side of the building with vegetative screens to buffer sidewalks and trees.

9.A.1f—Promote the use of solar power shading devices in parking lots.

9.A.1g—Increase sidewalk width requirements from 12 to 15 feet.

9.A.1h—Comply with applicable water quality regulations for impervious cover by exploring pervious materials for sidewalks and parking areas.



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9.A.1i—Limit the amount of curb cuts by sharing driveways and parking areas with adjacent property owners.

9.A.1j—Building façades should be brought close to the sidewalks while still abiding by the minimum sidewalk width specifications for new sidewalks.

9.A.2

Encourage incorporation of pedestrian-friendly building design elements in all non-residential development and redevelopment projects within the planning area.

9.A.2a—Use limestone, brick, or other regional building materials compatible with the Oak Hill “Hill Country” look.

9.A.2b—Integrate solar power and solar hot water heating into building design.

9.A.2c—Integrate green building practices such as solar power panels, solar hot water heating, wind power, rainwater collection systems, green roofs and water quality controls as necessary. If possible, projects should strive to achieve one star or higher rating under the City of Austin Green Building Program or other environmental programs.

9.A.2d—Provide façade articulation of wall recesses and projections and/or different colors and textures.

9.A.2e—Make primary entrances visible by using architectural details, planters, enhanced light fixtures, and the like.

9.A.2f—At least 75% of the building’s front façade (facing the principal street) should consist of storefronts with at least two separate entrances.

9.A.2g—Provide for liner stores in building façade. A liner store is a commercial use on the ground floor of a building located not more than 30 feet from the street right-of-way with an entrance facing the street.

9.A.2h—Provide glazing to add interest for pedestrians and provide a human-scale element on the building façade. (Glazing is the panes or sheets of glass or other non-glass material made to be set in frames, as in windows or doors.)

9.A.2i—Provide roof design such as parapets and sloping angles.

9.A.2j—Consider design and application of sustainable roof such as vegetated roofs and/or rainwater collection systems.

9.B. Enhance the Hill Country look of Oak Hill by preserving trees



and addressing aesthetic improvements in the planning area.

9.B.1

The City Council should consider the application of the Hill Country Roadway Ordinance on U.S. Highway 290 and State Highway 71 and other roadways within the Oak Hill neighborhood planning area to control signage, limit heights, plant trees, and to preserve the natural beauty of the environment.

9.B.1a—Use low-luminance light sources, light shields, and other methods on street lights to protect the night sky from light pollution.

9.B.1b—Design commercial signs and billboards in a tasteful manner that would limit light pollution after business hours.

9.B.1c—Preserve trees (such as oaks, elms, and pecan trees) that are more than 100 years old by using two feet of mulch over the roots during construction.

9.B.1d—Partner with tree preservation experts on tree preservation practices in Oak Hill during new development. Promote trenching and other appropriate methods around existing oaks to prevent the spread of Oak Wilt.

9.B.1e—Utilize design elements and native materials in a consistent manner throughout new developments.

9.B.1f—Provide design elements that are compatible with Oak Hill's Hill Country town look.

9.B.1g—Provide landscaping in medians to create scenery at interchanges.

9.C. Balance development and environmental protection by maintaining a vibrant residential and commercial community that demonstrates caring stewardship of the environment.

9.C.1

Ensure that the environmental impact on the Edwards Aquifer and the existing natural landscape is kept at a minimum by new commercial development and redevelopment in Oak Hill.

9.C.1a—Incorporate water control measures within the design of the site.

9.C.1b—Provide, protect, and preserve open spaces and environmental features by



encouraging cluster developments.

9.C.2

All new residential development/redevelopment projects in Oak Hill should strive to ensure that the environmental impact on the Edwards Aquifer and the existing natural landscape is kept at a minimum.

9.C.2a—Development and redevelopment of large sites should include measures such as pervious paving, rainwater collection system, and smart irrigation where appropriate.

9.C.2 b—Encourage developers to explore clustered development as an option, since it provides sufficient housing units while maintaining and preserving considerable amounts of open space.

9.C.2c—Builders should use the Green Building Standards in their projects whenever possible: Using local materials, considering water needs for landscaping, and installing efficient heating and cooling systems are all steps to building greener homes.

9.C.2d—Builders should explore the option of including a trail through their project site or dedicating an easement near water quality features.

9.D. Preserve neighborhood identity, character, affordability, and diversity.

9.D.1

New single-family and multi-family developments/redevelopments should be compatible with existing residential architecture to reinforce the Hill Country character of Oak Hill, in terms of materials, lighting, and height.

9.D.1a—Preserve Old German-style masonry and limestone construction.

9.D.1b—Place overhangs on roofs for shade.

9.D.1c—Provide abundant porch space.

9.D.1d—Utilize metal roofing or some other comparable material.

9.D.1e—Preserve character of old while incorporating sustainable green building practices.

9.D.1f—Incorporate vegetative buffers for all new residential neighborhoods.



9.E. Provide managed connectivity between various neighborhoods while maintaining the quiet enjoyment of neighborhoods.

9.E.1

All new residential development and redevelopment projects should incorporate the following design elements to increase walk-ability throughout the Oak Hill area.

9.E.1a—Provide sidewalks for all new residential subdivisions.

9.E.1b—Keep existing trees along sidewalks to provide enough shade for residents walking.

CHAPTER 10: PARKS, TRAILS, AND OPEN SPACE

10.A. Expand and develop park-like recreational options, especially in underserved neighborhoods.

10.A.1

All neighborhoods in the Oak Hill area should have access to safe, convenient and well-equipped park facilities.

10.A.1a—Provide bathroom facilities and water fountains in Oak Hill parks where needed and appropriate.

10.B. Establish a network of greenspaces and trails connecting neighborhoods.

10.B.1

Create new parks with more active spaces within the planning area to mitigate overcrowding of existing facilities and serve neighborhood residents that are farthest away from existing facilities.

10.B.1a—Identify potential parkland to serve neighborhood residents on the far western area of the planning boundary who are farthest from existing parks and facilities.

10.B.1b—Explore possibility of a small pocket park behind Old Fredericksburg Road and West Creek Drive. By providing benches and proper landscaping, the vacant strip



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of land fronting Old Fredericksburg Road has the potential to serve residents in its immediate area.

10.B.1c—Stakeholders feel that more pocket parks are needed west of the “Y,” preferably to the south of U.S. Highway 290 and to the north of State Highway 71 to serve residents of these area.

10.B.1d—Within new and existing parks, stakeholders want to incorporate active recreational spaces such as ball fields or soccer fields.

10.B.1e—Seek opportunities for the creation of a recreation community center for seniors and youth in the planning area. If possible, locate the community center within a new or existing park that has appropriate arterial road access. Stakeholders feel that there should be two recreation centers, one located north of U.S. Highway 290 and another south of the highway.

10.B.2f—Identify an appropriate location for an ice-skating rink for youth and adults of the planning area and nearby neighborhoods.

10.B.2g—Stakeholders want to seek opportunities to collaborate with community organizations and public entities to share recreational facilities.

10.B.2h—When AISD builds new schools in Oak Hill, the City and AISD should seek opportunities to develop joint facilities to be used by both the school and Oak Hill residents.

10.C. Preserve and restore natural beauty of open spaces in order to maintain Oak Hill’s Hill Country character.

10.C.1

Explore creative mechanisms to preserve more open spaces within the Oak Hill planning area.

10.C.1a—Stakeholders want to encourage clustered developments in the planning area to create more public open spaces. Clustered development on a property can not only provide open space for the community but also preserves environmentally sensitive areas and the rural character of the neighborhoods. For more information on the positive impacts of cluster development, please refer to Chapter 9: Neighborhood Design.

10.C.1b—Stakeholders want to seek opportunities to collaborate with community organizations and public entities such as AISD to share recreational facilities. The soccer field at Small Middle School is open for public use after school hours. Residents want to explore opportunities to collaborate with entities when new facilities are being planned in the area. Note: AISD already has a formal agreement with the South Austin



OAK HILL VISION AND GOALS

Soccer Association about the use of the fields adjacent to Small and Patton. This is an example where the District has worked with this private entity to cooperate providing youth activities for the community.

10.C.1c—Request City Council to evaluate an amendment to the SOS Ordinance that would allow up to 8,000 sq. ft. of additional impervious cover for public facilities including parking lots that provide access to City of Austin parkland.

10.D. Preserve and enhance environmental resources including watersheds, air quality, and wildlife corridors.

10.D.1

Explore methods to enhance the natural environment in Oak Hill area.

10.D.1a—In order to provide for functional wildlife corridors, find ways to integrate wildlife corridors with water resources.

10.D.1b—On all publicly accessible greenbelts and nature trails, ensure adequate parking is available; explore parking agreements with civic and public uses, such as churches and schools, in addition to other sources.

10. E. Integrate neighborhoods, green spaces, and major destinations to increase connectivity.

10.E.1

Seek appropriate methods to fund creation of hike and bike trails, active outdoor recreational space and open spaces within the Oak Hill planning area.

10.E.1a—In the event resources become available for open space, if possible these resources should be exclusive to the Oak Hill planning area.

10.E.1b—Specific areas in Oak Hill should be targeted for open space. (See map of park recommendation areas.)

10.E.1c—If funding becomes available, establish an allocation plan with different segments of the Oak Hill planning area designated to receive funding.

10.E.1d—Oak Hill stakeholders should continue to seek funding sources (other than Proposition 2 monies) for community-based civic uses.

10.F. Create safe and secure greenbelts and nature trails along William-



son Creek and other area creeks.

10.F.1

Expand and enhance the existing trail system to connect to major parks, greenbelts, commercial centers, creeks, and destinations within the planning area.

10.F.1a—Create a trail connection from the intersection of William Cannon Drive and Brush County Road to Williamson Creek. Several property owners along Williamson Creek west of the “Y” do not feel comfortable creating a trail through their properties. They have concerns about safety even if the trail were separated by a fence or vegetative buffer. Some residents want to have a greenbelt protecting Williamson Creek and providing recreational opportunities to the residents. Extending the greenbelt around State Highway 71 to the Nature Conservancy would allow wildlife to traverse within the greenbelt area.

10.F.1b—Provide a trail connection from Oak Hill Park to the existing trails in Gaines Creek Park.

10.F.1c—Connect trails to major destinations such as parks, schools, and greenbelts to increase trail useability. Community members feel that highways hinder connectivity within the Oak Hill planning area. Hence, expanding the pedestrian and trail network would help residents get around the neighborhood walking or on a bike.

10.F.1d—Connect neighborhoods east of FM 1826 to the neighborhoods west of FM 1826. Stakeholders feel this would be an important connection because of major destinations such as Seton Hospital and the middle school located along FM 1826.

10.F.1e—Provide trail connections between the Austin Community College (ACC) campus and the local neighborhoods.

10.F.1f—Provide a trail connection from Latta Branch and Legend Oaks Parks to U.S. Highway 290.

10.F.1g—Provide a trail connection from Latta Branch Park to Slaughter Lane.

10.F.1h—Oak Hill residents should be encouraged to join and support the Oak Hill Trails Association to continue their work towards implementing trail projects in the Oak Hill area. They should continue to gather necessary funds, resources, and support to increase connectivity in Oak Hill.

10.F.1i—Provide more police patrols in Windmill Run Park. Currently, residents in the area are involved in patrolling the neighborhoods.



10.F.1j—Seek methods to maintain security of neighborhoods adjacent to trails, greenbelts, and parks.

CHAPTER 11: COMMUNITY LIFE

11.A. Preserve valued historic sites.

11.A.1

Instill a sense of pride among Oak Hill community members by preserving and celebrating the historic value of landmarks.

11.A.1a—Preserve the Oak Hill Pizza Garden, formerly known as the Patton Store.

11.A.1b—Preserve and maintain the Convict Hill Quarry Park on Convict Hill Road.

11.A.1c—Preserve the old Oak Hill Elementary school.

11.A.1d—New development and redevelopment projects should make a sincere attempt to preserve the older oak trees along William Cannon Drive.

11.B. Ensure the safety of persons and property.

11.B.1

Address crime in the Oak Hill area by creating a comprehensive crime management and safety program for the Oak Hill planning area.

11.B.1a—Increase coordination between Oak Hill stakeholders and Travis County.

11.B.1b—Increase coordination between Austin Police Department and the Oak Hill community members to create an informational session about the law enforcement services in the Oak Hill area.

11.B.1c—Stakeholders feel that a police substation is needed in the Oak Hill planning area to address criminal activity.

11.B.2

Coordinate and enhance educational safety programs for the Oak Hill community.

11.B.2a—Conduct bike safety programs for the adult and youth population of the area.

11.B.2b—Encourage forest fire prevention and awareness programs in the area.



11.C. All Oak Hill residents should have readily accessible, quality community and public services.

11.C.1

Encourage locating community and public services in one area of Oak Hill to ease accessibility by area residents.

11.C.1a—Build a cultural and historical community center that would include a civic center, senior activity center, and a center for performance and visual arts.

11.C.1b—Cluster services in areas that can accommodate the amount of traffic that would be generated by the cultural center.

11.C.2

Expand the library services in the Oak Hill area to accommodate areas that are farthest from existing libraries.

11.C.2a—Community members would like Oak Hill libraries to be in close proximity to recreational facilities such as a pool.

11.C.2b—Encourage Oak Hill residents to volunteer at Oak Hill libraries.

11.C.3

Ensure school capacity is adequately addressed.

11.C.3a—Locate elementary schools closer to single-family neighborhoods so children can walk to schools.

11.C.3b—Locate an additional high school in the planning area.

11.C.3c—Encourage coordination between Austin Independent School District (AISD) and community groups to learn more about long-range plans for AISD.

11.D. Promote camaraderie, community spirit, and communication among neighborhoods.

11.D.1

Encourage coordination with Oak Hill residents and neighborhoods on issues of mutual interest and concern.



OAK HILL VISION AND GOALS

11.D.1a—Encourage all qualified, unregistered neighborhood associations to become recognized members of Oak Hill Association of Neighborhoods (OHAN).

11.D.1b—Encourage businesses to join Oak Hill Business and Professional Association (OHBPA).

11.D.1c—Oak Hill residents, stakeholders and Neighborhood Planning Contact Team should continue to educate themselves on the new zoning categories Neighborhood Commercial and Neighborhood Mixed Use as well as the overall effect on development and land use of this large neighborhood plan and Future Land Use Map (FLUM) in order to make informed decisions.



NEIGHBORHOOD PLANNING IN THE CITY OF AUSTIN

The City of Austin’s Neighborhood Planning Program follows from decades of citizen initiatives to plan the City. These initiatives intended to establish planning policies to guide the form, location, and characteristics of development in order to preserve the quality of life and character of existing neighborhoods.

In 1979, the Austin City Council adopted a comprehensive plan, the Austin Tomorrow Plan, in which goals and objectives were based on public input. A policy objective in the plan states: “Develop and implement specific, detailed plans tailored to the needs of each neighborhood.”

In 1995 and 1996, Austin’s Citizens’ Planning Committee issued reports recommending neighborhood planning to identify community needs and guide future development in specific areas of the city (“From Chaos to Common Ground,” Citizens’ Planning Committee Report, p. 12). In 1996, City Council created the Neighborhood Planning Program to achieve these goals.

THE OAK HILL COMBINED NEIGHBORHOOD PLANNING AREA

On October 20, 2005, City Council created the East and West Oak Hill neighborhood planning areas and started the planning process for both areas, jointly known as the Oak Hill Combined Neighborhood Planning Area. (Throughout this plan, “planning area” will refer to the combined neighborhood, and “East Oak Hill” and “West Oak Hill” will refer to the individual planning areas, respectively. “Oak Hill” will refer to the area more generally.)

The planning area is located in southwest Austin and is bound by MOPAC (Loop 1) on the east, Thomas Springs Road and Circle Drive on the west, Southwest Parkway and Travis Country neighborhood on the north, and Convict Hill, Davis Lane, and Granada Hills neighborhood on the south. The area covers approximately 11,000 acres, making it the largest planning area in the City.

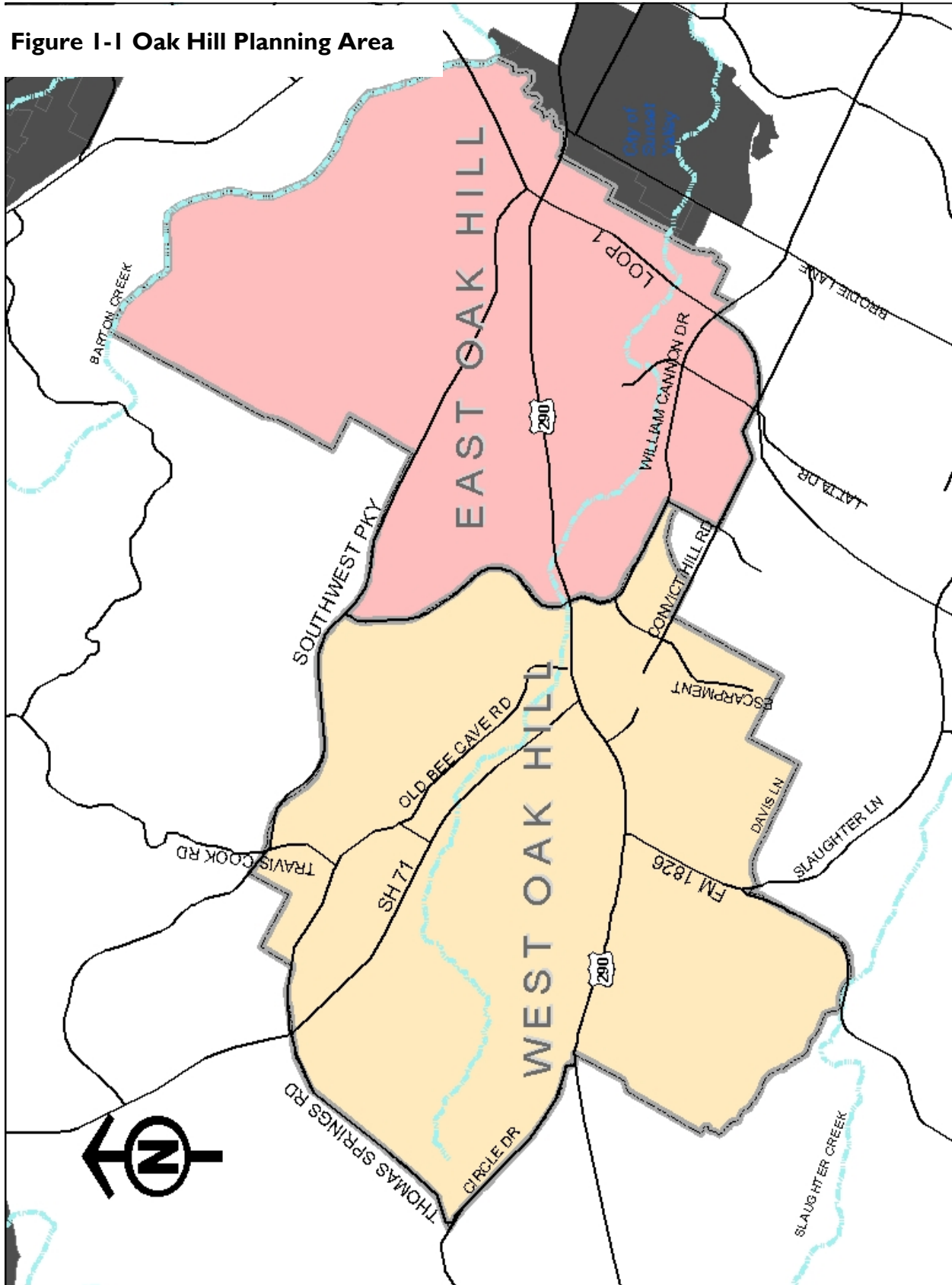
Two major highways pass through Oak Hill: U.S. Highway 290 bisects the planning area; State Highway 71 splits northwest from Highway 290 at the “Y,” in West Oak Hill.

PLAN STRUCTURE AND CONTENT

The major planning challenges and opportunities in this area were first identified in the Austin Tomorrow Comprehensive Plan (1979), and then analyzed further in the Oak Hill Area Study (1985). Similar concerns run through this plan as well. They include the need to balance development with the preservation of natural features (such as aquifers and greenbelts); the prevention of ero-



Figure I-1 Oak Hill Planning Area





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sion, flooding, and water pollution; and the need to protect the integrity and character of current residential neighborhoods while accommodating for future growth.

Chapter 2 introduces the planning area, including its history, statistical profile, and environmental character. The goals, objectives, and recommendations in this plan were developed through a public planning process that included meetings, workshops, and surveys. This process is described in Chapter 3: Planning Process. Stakeholders invited to help develop this plan include residents, property owners, community business owners, renters, and various organizations and institutions. Given the nature of Oak Hill's environmental features, participants in the process put a great deal of effort into determining appropriate development in the Barton Springs Zone (Chapter 4).

Chapter 5: Public Utilities and Development Patterns provides information on how the provision of public utilities can affect land use patterns. Chapters 6 through 11 address one major planning topic each: Chapter 6: Land Use and Development; Chapter 7: Transportation and Infrastructure; Chapter 8: Housing; Chapter 9: Neighborhood Design; Chapter 10: Parks, Trails, and Open Space; and Chapter 11: Community Life. The beginning of each of these chapters lists the goals, objectives, and recommendations for that topic.

LAND USE PLANNING PRINCIPLES

The City of Austin has 18 land use planning principles. Land use is a complex issue that is critical to the long-term prosperity of the people and neighborhoods in Austin. Below is the list of planning principles that guide neighborhoods in addressing future land use issues:

1. Ensure that the decision will not create an arbitrary development pattern,
2. Ensure an adequate and diverse supply of housing for all income levels,
3. Minimize negative effects between incompatible land uses,
4. Recognize suitable areas for public uses, such as hospitals and schools that will minimize the impacts to residential areas,
5. Discourage intense uses within or adjacent to residential areas,
6. Ensure neighborhood businesses are planned to minimize adverse effects to the neighborhood,
7. Minimize development in floodplains and environmentally sensitive areas,
8. Promote goals that provide additional environmental protection,
9. Consider regulations that address public safety as they pertain to future developments (e.g. overlay zones, pipeline ordinances that limit residential development),
10. Ensure adequate transition between adjacent land uses and development intensities,
11. Protect and promote historically and culturally significant areas,



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12. Recognize current City Council priorities,
13. Avoid creating undesirable precedents,
14. Promote expansion of the economic base and create job opportunities,
15. Ensure similar treatment of land use decisions on similar properties,
16. Balance individual property rights with community interests and goals,
17. Consider infrastructure when making land use decisions, and
18. Promote development that serves the needs of a diverse population.

OTHER PLANS AND CITY INITIATIVES

This plan considered the planning principles, policies, and objectives in the following plans.

Austin Tomorrow Comprehensive Plan (1979)

City Council adopted the Austin Tomorrow Plan in 1979, and it remains the comprehensive plan for the City of Austin. It includes chapters on urban design, economic development, environmental management, government and utility services, housing and neighborhoods, parks and recreation, and transportation. It also ranked the suitability of different regions in and around Austin for growth and development on a scale of I to V. Areas ranked IV and V were considered the least suitable for development. Oak Hill was primarily classified as IV, balancing its substantial development constraints against existing transportation and utility investments.

All neighborhood plans approved by City Council become amendments to the Austin Tomorrow Plan. The City Charter states in Article X: Planning, Sec. 5, that all elements of the Austin Tomorrow Plan, including neighborhood plans, shall be coordinated and internally consistent with the comprehensive plan.

The Oak Hill Area Study (1985)

The Oak Hill Area Study was conducted in 1985 by the Office of Land Development Services for the purpose of creating a comprehensive zoning map for recently annexed areas of the city. The zoning map was designed to promote good water quality, protect environmental resources, ensure land use compatibility, encourage efficient land uses, secure adequate public facilities, compare alternatives and ensure that future decisions were part of a broader, comprehensive planning process.

The Austinplan (1989)

Created between 1985 and 1988, the Austinplan was an attempt to update the Austin Tomorrow Plan (1979). The purpose of the Austinplan was “to provide a sound, reasonable, and clear basis for making future City planning, programming, and budgeting decisions within the City’s jurisdiction” (Austinplan, Sector I I, pg. I). This plan was not approved.



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Envision Central Texas (2004)

“A Vision for Central Texas” is a guiding document that was created by the non-profit organization, Envision Central Texas (ECT). The organization is composed of concerned citizens representing the business community, environmental organizations, neighborhoods, and policy-makers who share the common goal of addressing growth with sound planning that has the interests of the region’s existing and future citizens in mind. (*A Vision for Central Texas, Envision Central Texas, May 2004, “Our Mission”*). The mission of ECT is to assist in the public development and implementation of a regional vision addressing the growth of Bastrop, Caldwell, Hays, Travis, and Williamson counties, with an emphasis on land use, transportation and the environment” (*A Vision for Central Texas, Envision Central Texas, May 2004, “Our Mission”*).

In general, the City uses this plan as a guiding document, recognizing the regional interconnectedness of the five counties when addressing regional growth.

Regional Water Quality Protection Plan for the Barton Springs segment of the Edwards Aquifer and Its Contributing Zone (June 2005)

“Develop an implement-able Regional Water Quality Management Plan that preserves and protects resources and manages activities within the planning region so that existing and future land use, land management, and development activities maintain or enhance the existing water quality of the groundwater and surface water within both the Barton Springs segment of the Edwards Aquifer and the contributing portion of the watersheds within the Planning Region, for the benefit of people and the environment”

Stakeholder committee goal statement, *Regional Water Quality Protection Plan for the Barton Springs segment of the Edwards Aquifer and Its Contributing Zone*, pg. viii, June 2005.

The City of Austin, as one of the sponsors of this plan, continues to evaluate opportunities for protection of the Edwards Aquifer identified in the plan. More on this subject can be found in Chapter 4.



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2

Oak Hill, located in southwest Austin, was founded as an independent town, but has slowly been incorporated into the city after seeing substantial residential growth from the 1960s through today. This chapter provides context for the planning area, historically, demographically, and geographically.



Figure 2-1: A dry creek bed, seen from Escarpment Boulevard.

RECENT HISTORY

THE FIRST SETTLERS

The first settlers in Oak Hill were William and Selena Glasscock, their six children, and slaves. They arrived in the Oak Hill area in 1840, the same year Travis County was created. At the time of settlement, only a small number of people lived in the area.

Oak Hill was originally named Live Oak Springs. Following the Civil War, many residents wanted the area to be called Shiloh ‘place of peace’ in Hebrew. In 1869, it was given the name Oatmanville.

After the Civil War, permanent settlers, many from the Appalachian Mountains, were drawn to the Austin area, in part because of the abundant cedar forests. The forests gave these “cedar choppers” a living, due to the high demand for railroad ties, foundation piers, stove wood, charcoal, and fence posts. Between 1870 and 1890, “Cedar Wars” broke out over intensive competition for these



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forests.

The area boomed in the 1880s, thanks to demand for limestone from its quarries, needed for construction of the new Capitol building nearby in Austin. By 1884, the town had a general store, four saloons, and 75 residents. Pecans, cotton, wool, and hides were the principal commodities shipped by area farmers. In 1900, the name was changed to Oak Hill, and by 1904, the population of Oak Hill had reached 200. The Oak Hill post office was closed in 1910, and mail for the community was sent to Austin.

SPECIAL PLACES TO REMEMBER AND HONOR

The “Grove,” also known as “Beckett Grove”

In the 1870s, the Beckett family owned ranchland along Williamson Creek, south of the Patton family ranch. The Grove, an idyllic stand of oak and pecan trees on the Beckett ranch, still stands east of the intersection of U.S. Highway 290 and William Cannon Drive. Due to its proximity to Austin, it was used as a traveler’s campsite. Local residents met there for gatherings and celebrations, such as the 4th of July. The Grove is considered one of the significant historic treasures in Oak Hill, and especially the “Oak Hill Pecan Tree,” which locals claim is perhaps the biggest pecan tree in Texas. The tree still serves as a focal point for picnics and gatherings.

One of the Beckett family descendents, Tommy Beckett, voiced the community’s concern about what could happen to the Grove as the Texas Department of Transportation (TxDOT) plans to expand U.S. Highway 290. TxDOT has assured the community that it will preserve the tree or move it to a new location. As of the date of this plan, the future of the Oak Hill Pecan Tree and the Grove remains uncertain.

Convict Hill Quarry Park

Convict Hill Quarry, south of Oak Hill, got its name from the convicts who mined limestone there from 1882 through 1885, including eight who died. The site was chosen to provide limestone for the new State Capitol, after the fire of 1881 destroyed the original.

During construction of the Capitol, however, the quarry’s limestone was found to be unsuitable for the exterior of the building. Instead, it was mainly used for the foundation, basement



Figure 2-2: Oak Trees at William Cannon and Hwy 290



Figure 2-3: A historical marker tells of the founding of Oak Hill.

(Source: <http://www.ohan.org>)



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walls, cross walls, and backing for the exterior walls. By the end of 1884, nearly 280,000 cubic feet of limestone had been delivered from the Convict Hill quarry.

When the park was established is unclear. It remained closed and unused until 2005, when Dr. Jim Turney created Friends of the Convict Hill Quarry Park. Seeing the official parks sign erected in front of the property, Dr. Turney posted a flyer asking neighbors to help clean up the park. The first work day was scheduled for April 16th, 2005, and 16 neighbors answered the call to help.

HISTORIC SITES

Potential historic landmarks identified by Oak Hill stakeholders during the planning process are listed below. Research should be conducted to ascertain if historic designations are appropriate for these sites:

- Patton General Store, now the Austin Pizza Garden—6266 U.S. Highway 290 West
- Stone house near Oak Hill Liquor
- Beckett Grove (meeting place)
- Oak trees (William Cannon)
- Log cabin located on Patton Ranch Road
- Quarry Park on Convict Hill
- Cedar Valley School (Thomas Springs Road)
- Old Oak Hill Elementary School



Figure 2-4: The Patton Building, now the Austin Pizza Garden.



STATISTICAL PROFILE

LAND AREA

The planning area is approximately 11,000 acres, making it Austin’s largest neighborhood planning area to date (by acreage, though not population). Figure 2-5 shows the five largest planning areas in Austin, by size and population. Figure 2-6 shows all of the neighborhood planning areas in Austin.

These two figures (2-5 and 2-6) highlight the unique nature of this planning area. Since the neighborhood planning program began in 1997, the City’s focus has been on the older parts of the city, called the urban core, which were developed many years ago. Oak Hill is not part of the urban core. Neighborhood plans primarily address issues related to the development and redevelopment of small infill residential properties and declining, outdated shopping centers. Unlike the urban core, which is approximately 13% undeveloped, the Oak Hill planning area is approximately 34% undeveloped and includes land outside of the city limits, where the City has no zoning authority.

Figure 2-5: Five largest planning areas by acreage and population

<i>Combined Neighborhood Planning Areas</i>	<i>Acreage rank</i>	<i>Total Acres</i>	<i>Population rank</i>	<i>Population (2000)</i>
Oak Hill	1	11,123	3	24, 270
Franklin Park, McKinney, Southeast	2	4,118	4	19,577
Pecan Springs, MLK, & MLK-183	3	4,097	5	17,065
Barton Hills, Zilker, South Lamar, & Galindo	4	3,997	2	27,159
Riverside, Pleasant Valley, Parker Lane	5	3,322	1	33,396

POPULATION

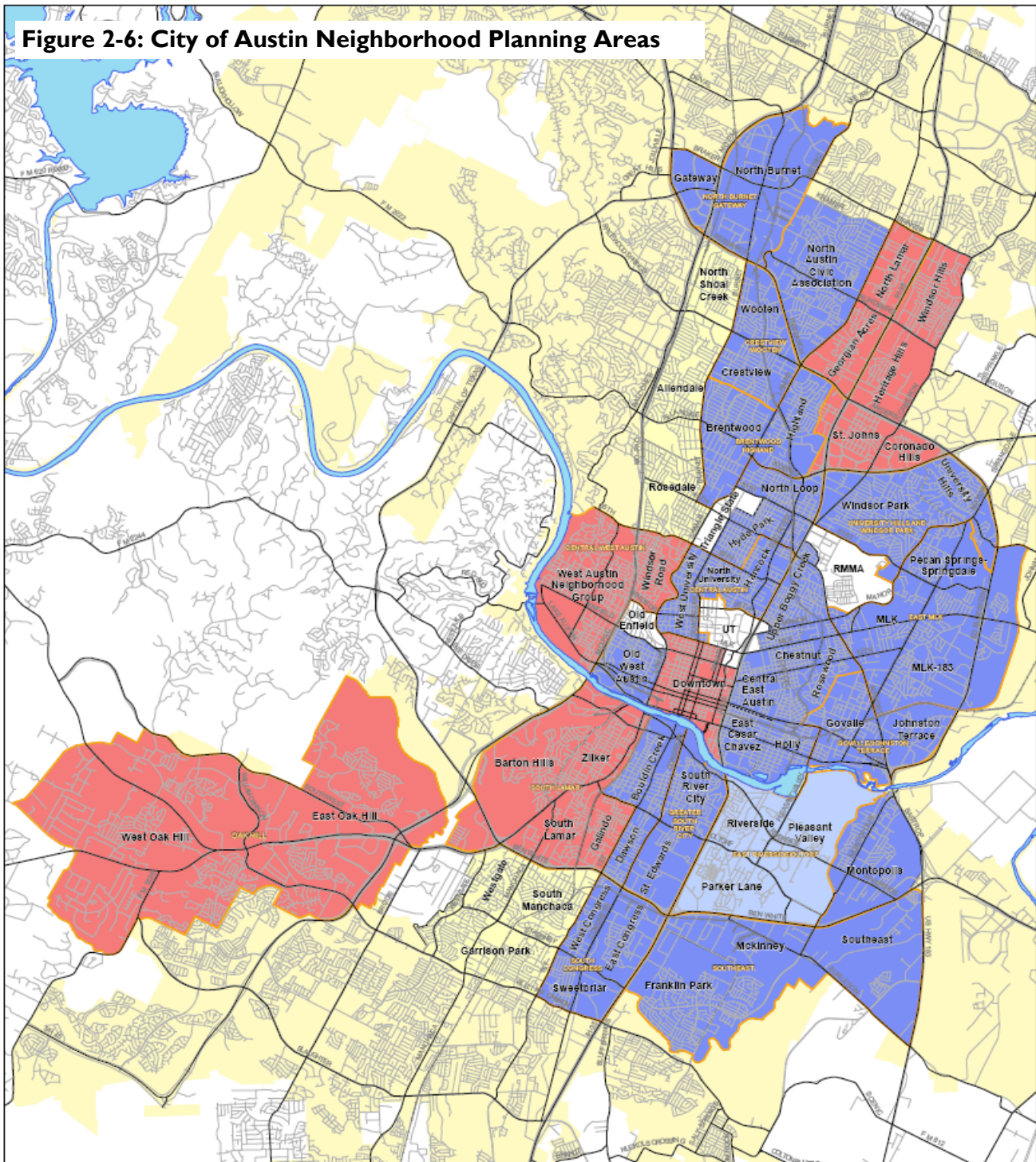
Between 1990 and 2000, the Austin region and both East and West Oak Hill saw tremendous population growth (Figure 2.7). The population of both Oak Hill planning areas grew more than twice as fast as Austin and the Austin region (the Austin-Round Rock Metropolitan Statistical Area (MSA), which includes Bastrop, Caldwell, Hays, Travis, and Williamson Counties). Indeed, West Oak Hill grew nearly three times as fast as the City of Austin. As will be seen below, growth in East Oak Hill slowed after 2000, while West Oak Hill continues to grow.

Figure 2-8 shows how the ethnicities in the planning area changed from 1990 to 2000. During this time, people of all ethnicities continued to move to Oak Hill. Hispanic and Asian residents moved in relatively greater numbers, while black residents moved in fewer numbers. This resulted in a slight decrease in the percentage of black residents in Oak Hill.



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Figure 2-6: City of Austin Neighborhood Planning Areas



City of Austin Neighborhood Planning Areas

For more information, see <http://www.ci.austin.tx.us/zoning>

- Approved With Zoning
- Plan Partially Approved
- Planning Underway or Begins 2007-08
- Future Planning Areas
- Non-neighborhood Planning Area
- **EXISTING PLANNING AREAS**



Produced by City of Austin
Neighborhood Planning & Zoning Department
November, 2007

This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness. ArcViewProject\Neighborhood Planning Areas\status_job.mxd



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Figure 2-9 shows levels of education in Oak Hill and Austin. East and West Oak Hill have higher levels of education from “some college” up to “professional degree.” Doctorate degrees in both areas are slightly higher than the urban core and the city.

Family incomes (Figure 2-10) in Oak Hill are also higher than in the urban core and city. The area has fewer households making less than \$50,000 per year, and more households making more than that. Only in the highest income category (“\$200,000 or more”), do East and West Oak Hill diverge. West Oak Hill has three times as many people in that salary range as Austin and the urban core and five times as many as East Oak Hill.

Figure 2-7: Population Change, 1990-2000.

	<i>East Oak Hill</i>	<i>West Oak Hill</i>	<i>Austin</i>	<i>Austin/ Round Rock MSA*</i>
1990	6,396	5,176	465,562	846,227
2000	13,087	11,146	656,562	1,249,763
Percent Change	104.60%	115.30%	41.00%	47.70%

* MSA includes Bastrop, Caldwell, Hays, Travis, and Williamson counties.

Source: 1990 & 2000, U.S. Census

Figure 2-8: Ethnicity, 1990-2000

		<i>East Oak Hill</i>	<i>West Oak Hill</i>	<i>Urban Core</i>	<i>City of Austin</i>
White	1990	83.90%	83.40%	53.80%	61.70%
	2000	77.90%	77.40%	42.40%	52.90%
Black	1990	3.20%	2.20%	15.10%	11.90%
	2000	2.60%	1.60%	12.40%	9.80%
Hispanic	1990	10.70%	12.40%	27.70%	22.80%
	2000	12.70%	15.70%	39.30%	30.50%
Asian	1990	2.00%	1.70%	2.90%	3.30%
	2000	4.90%	3.60%	4.00%	4.70%
Other	1990	0.20%	0.30%	0.50%	0.30%
	2000	1.90%	1.70%	2.00%	2.00%

Source: 1990 & 2000, U.S. Census



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Figure 2-9: Educational attainment

	<i>East Oak Hill</i>	<i>West Oak Hill</i>	<i>Urban Core</i>	<i>City of Austin</i>
Adults over 24 years old	8,791	7,350	203,396	399,758
No schooling	0.2%	0.7%	2.6%	2.0%
Nursery - 8th grade	1.1%	0.4%	8.6%	6.3%
9th - 12th, no diploma	2.3%	0.6%	9.8%	8.2%
High school diploma	10.2%	9.7%	16.4%	17.0%
Some college	22.4%	22.5%	19.3%	21.1%
Associate degree	6.6%	7.3%	3.9%	5.0%
Bachelor's degree	35.8%	39.4%	23.9%	25.7%
Master's degree	14.8%	13.2%	9.8%	9.7%
Professional degree	4.2%	3.5%	3.3%	2.8%
Doctorate degree	2.6%	2.6%	2.5%	2.2%

Source: 2000, U.S. Census

Figure 2-10: Family income

	<i>East Oak Hill</i>	<i>West Oak Hill</i>	<i>Urban Core</i>	<i>City of Austin</i>
Family households	3,203	3,093	67,423	141,589
Median family income	\$77,208	\$89,262	\$44,850	\$54,091
Less than \$10,000	1.6%	1.5%	7.5%	5.5%
\$10,000 - \$19,999	3.2%	2.9%	11.2%	8.4%
\$20,000 - \$29,999	4.9%	3.9%	13.6%	10.8%
\$30,000 - \$39,999	5.9%	4.1%	12.5%	10.6%
\$40,000 - \$49,999	7.6%	8.1%	10.5%	10.2%
\$50,000 - \$74,999	24.4%	25.5%	19.3%	21.6%
\$75,000 - \$124,999	38.1%	31.1%	15.5%	20.7%
\$125,000 - \$199,999	11.7%	10.7%	6.0%	7.9%
More than \$200,000	2.5%	12.3%	3.8%	4.1%

Source: 2000, U.S. Census



HOUSING

Figure 2-11 shows the distribution of housing types in the planning area. East Oak Hill has significantly more multifamily units (units in buildings that contain more than 3 residences) than West Oak Hill, which is predominantly single family. Indeed, East Oak Hill has proportionally more multifamily units than Austin as a whole.

Single-family housing in East Oak Hill was primarily built in the 1970s, 1980s, and 1990s, while West Oak Hill started slowly in the 1970s, caught up with East Oak Hill in the 1980s, and outpaced it in the 1990s and 2000s (Figure 2-12).

As shown in Figure 2-13, West Oak Hill has continued to grow since 2000 across all housing types; East Oak Hill has slowed considerably. While the availability of large tracts of vacant land in West Oak Hill continues to allow for single family developments, the housing stock in this part of the planning area is also getting more diverse. Since 2000, more multifamily buildings (duplexes, triplexes, fourplexes, and apartment buildings with five or more units) have been built in West Oak Hill than have single-family structures. However, because fewer people typically live in these units, the smaller number of single family homes still drew more new residents.

Figure 2-11: Housing units by type

	<i>East Oak Hill</i>	<i>West Oak Hill</i>	<i>Urban Core</i>	<i>City of Austin</i>
Total housing units	6,396	4,145	150,469	276,842
Single family	47.30%	91.00%	42.90%	51.30%
Duplex, tri- and four-plex units	3.90%	5.70%	11.20%	10.00%
Multifamily units	48.30%	2.70%	44.70%	36.80%
Other Units	0.50%	0.70%	1.20%	2.00%

Source: 2000, U.S. Census

THE LAY OF THE LAND

Oak Hill is known for its natural beauty and environmental sensitivity, due to its mix of land forms, water features, and habitat, and its connection—via the Edwards Aquifer—to the Colorado River and Austin’s water supply. Water resources, critical environmental features, environmentally sensitive areas, and natural development constraints create layers of complexity that shape land development here.

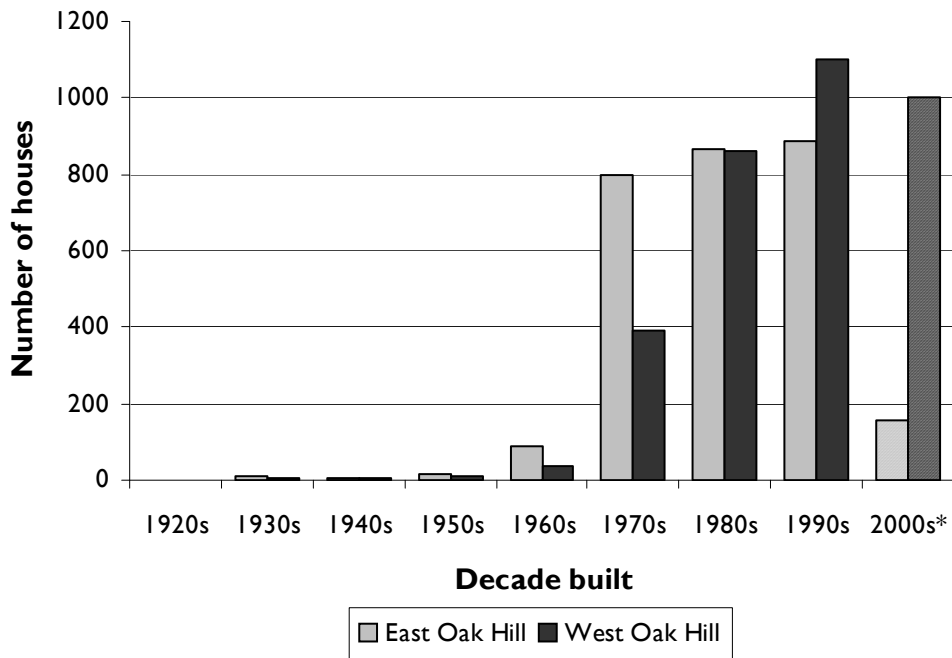
WATER RESOURCES

Water resources in the planning area include Williamson, Barton, and Slaughter creeks and the Edwards and Trinity Aquifers. The Edwards Aquifer is the most significant water feature in the area. The aquifer does not directly supply drinking water to the City of Austin; however, water from the aquifer makes its way to the Colorado River via Barton Creek upstream of the Green Water Treatment Plant. The Edwards Aquifer also supplies flow to Barton Springs, a



Chapter 2: THE NEIGHBORHOOD IN CONTEXT

Figure 2-12: Age of single-family homes in East & West Oak Hill



* 2000s data is for 2000—2006.

Figure 2-13: New units by permit type and population change, January 1, 2000, through March 1, 2007

Permit type	Units			Population change	
	East Oak Hill	West Oak Hill	Persons per unit	East Oak Hill	West Oak Hill
<i>Demolition</i>					
One family buildings	2	3	-3.5	-7	-11
Two family buildings	2	0	-2.8	-6	0
Three and four family buildings	0	0	-2.2	0	0
Five or more family buildings	0	0	-1.8	0	0
<i>New Construction</i>					
One family houses, detached	198	1091	3.5	693	3,819
One family houses, attached	0	0	0	0	0
Two family buildings	66	94	2.8	185	263
Three and four family buildings	0	147	2.2	0	323
Five or more family buildings	0	881	1.8	0	1,586
Totals	269	2,423		865	5,980



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major Austin amenity and habitat for endangered species. The aquifer and Barton Springs are recharged by runoff carried into creeks which cross the aquifer's recharge zone and by infiltration in, and upland of, Oak Hill. The Barton Springs Zone and Edwards Aquifer are discussed in detail in Chapter 4.

CRITICAL ENVIRONMENTAL FEATURES

Critical Environmental Features (CEFs) are located throughout Oak Hill. CEFs are features that are critically important to the protection of one or more environmental resources. Springs and seeps, rimrocks, caves, and sinkholes are CEFs commonly found in Oak Hill. When property is developed in the planning area, a study is conducted to ascertain whether the property contains any CEFs.

Springs and seeps are natural points or zones of groundwater discharge. They are important because they provide base flow to streams and support habitats for animals and plants. Development near these features can have adverse effects on the quality and quantity of spring water. Sediment clogs springs and seeps, and impervious cover (like buildings and pavement) reduces groundwater recharge. Both reduce spring flow.

Rimrock is a horizontal outcrop and vertical face of hard limestone, parallel to the side of a canyon or surrounding a canyon head. Rimrocks form a sharp boundary between sensitive canyon habitats, including spring areas, and less sensitive upland areas. They are sometimes associated with shelter caves, which have a high potential for archaeological significance or wildlife habitats. Increasing or decreasing stormwater runoff can erode these features.

Caves, sinkholes, and karst features (formed where limestone dissolves) provide ways for water to reach the Edwards Aquifer and habitat for a number of plants and animals, including rare species adapted to these cavernous environments.

ENVIRONMENTALLY SENSITIVE AREAS

Environmentally sensitive areas (ESAs) have a high priority for species preservation and special consideration. Typically, they are important biological habitats. They differ from CEFs in that they are broad areas rather than specific features. ESAs in Oak Hill include habitats for rare birds, such as the Golden-cheeked Warbler and the Black-capped Vireo, and high quality riparian and upland woodlands. Riparian woodlands are found along streams. Priority upland woodlands are relatively undisturbed by urbanization or agricultural activities and are important for wildlife habitat.

NATURAL DEVELOPMENT CONSTRAINTS

Other natural features also constrain development in Oak Hill. Through flooding, erosion, and altered hydrology, development in waterways and floodplains endangers the public safety and private property and can damage water resources and ecosystems. Doing so also increases the costs of stormwater management, as the capacity of natural floodways is reduced, while the volume of water that must be managed increases.



Chapter 2: THE NEIGHBORHOOD IN CONTEXT

Building on steep slopes can destabilize the slopes, cause erosion, increase service costs, and interrupt the natural beauty of the terrain. Doing so usually requires cut and fill of earth, which is particularly susceptible to erosion and destabilization.

The photographs in the next pages (Figures 2-14 through 2-18) provide examples of the various environmental features. These photographs were taken by City of Austin staff biologists and geologists from various locations in the greater Austin area.



Chapter 2: THE NEIGHBORHOOD IN CONTEXT

Figure 2-14: Springs



Photos by City of Austin, Watershed Protection and Development Review Department.



Chapter 2: THE NEIGHBORHOOD IN CONTEXT

Figure 2-15: Rimrock



Photos by City of Austin, Watershed Protection and Development Review Department.



Chapter 2: THE NEIGHBORHOOD IN CONTEXT

Figure 2-16: Caves



Photos by City of Austin, Watershed Protection and Development Review Department.



Chapter 2: THE NEIGHBORHOOD IN CONTEXT

Figure 2-17: Sinkholes and recharge features

a. Instream sinkhole



b. Karst fractures



Without a surface opening

c. Upland sinkholes

With a surface opening



Photos by City of Austin,
Watershed Protection and
Development Review Department.



Chapter 2: THE NEIGHBORHOOD IN CONTEXT

Figure 2-18: Wetlands

a. Perched



b. Prairie



c. Stream Fringes



d. Poned



f. Marsh



e. Wooded



Photos by City of Austin, Watershed Protection and Development Review Department.



AREA ANNEXATIONS

Figure 2-19 shows the annexation history of the planning area. Much of the planning area was annexed into the city before 1989. Figure 2-20 shows the different jurisdictional boundaries that control City regulations in Oak Hill.

In a full purpose annexation, cities extend municipal services, voting privileges, and full regulatory and taxing authority to new territory. Austin regulates development in its full purpose jurisdiction with zoning, subdivision requirements, site plan requirements, and building codes.

A limited purpose annexation extends the City's ordinances and regulations, including building and zoning codes. It assesses no taxes and does not provide services, such as public safety, road maintenance, and parks. These services are provided by the county. Residents in this type of area may vote in City Council and Charter elections but may not vote on proposals to issue bonds. Areas annexed for limited purposes after 1987 must convert to full purpose after three years unless the property owner waives this requirement.

Some parts of the planning area are not located within the city limits, but are within Austin's extra territorial jurisdiction (ETJ). The ETJ is the unincorporated land within five miles of Austin's boundary that is not within the city limits or the ETJ of another city. Austin alone is authorized to annex land from the ETJ. This enables the City to regulate adjacent land whose development can affect the quality of life within the city. ETJ regulations help to ensure that newly annexed subdivisions meet minimum standards for road access, lot size, and other factors. In the ETJ, the City regulates land subdivision or platting and has limited authority over the creation and expansion of special districts, such as municipal utility districts. No City taxes are collected in the area, and no services are provided other than land development review. Services such as public safety, road maintenance, and parks are provided by the county. Residents in Austin's ETJ may vote on City referenda that impact them.

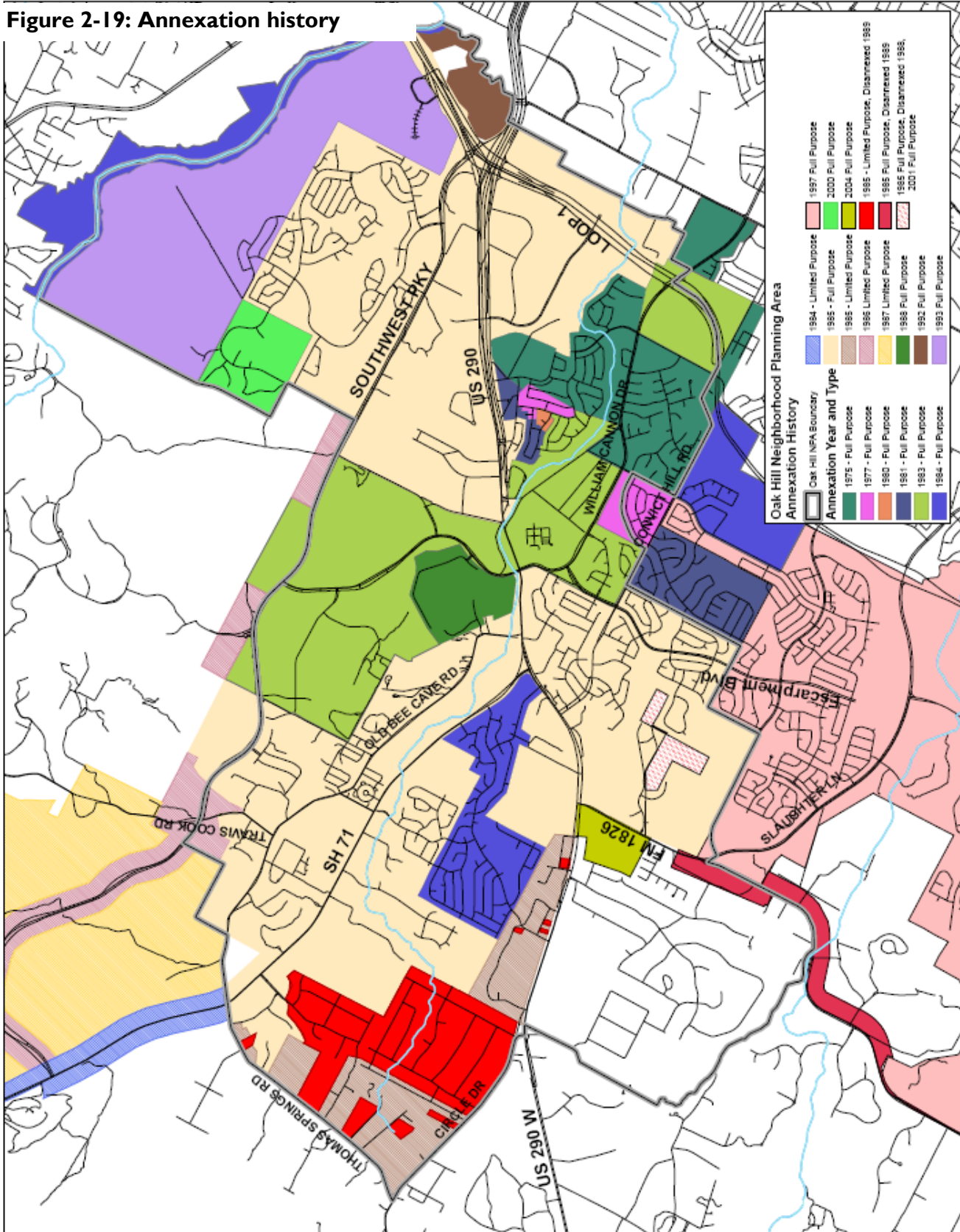
The City does not have zoning authority in the ETJ. This plan includes future land uses to guide interim zoning, should this area be annexed. The property owner could then apply for permanent zoning. If the property owner requests a zoning change that is not compatible with the future land use map, a plan amendment would be required.

Prior to 1989, the City was not required to provide water and sewer service to newly annexed areas. For properties annexed prior to 1989, the City created service plans to identify which services would be implemented within 60 days of annexation and which, if any, capital improvement projects should occur within 2 1/2 years. Starting in 1989, cities were required to provide water and sewer service to newly annexed areas. As a result, as new areas are annexed into the City, a service plan is prepared for the area and approved by City Council. Each service plan describes the services to be provided by the City and creates a timeline of when those services will be implemented.



Chapter 2: THE NEIGHBORHOOD IN CONTEXT

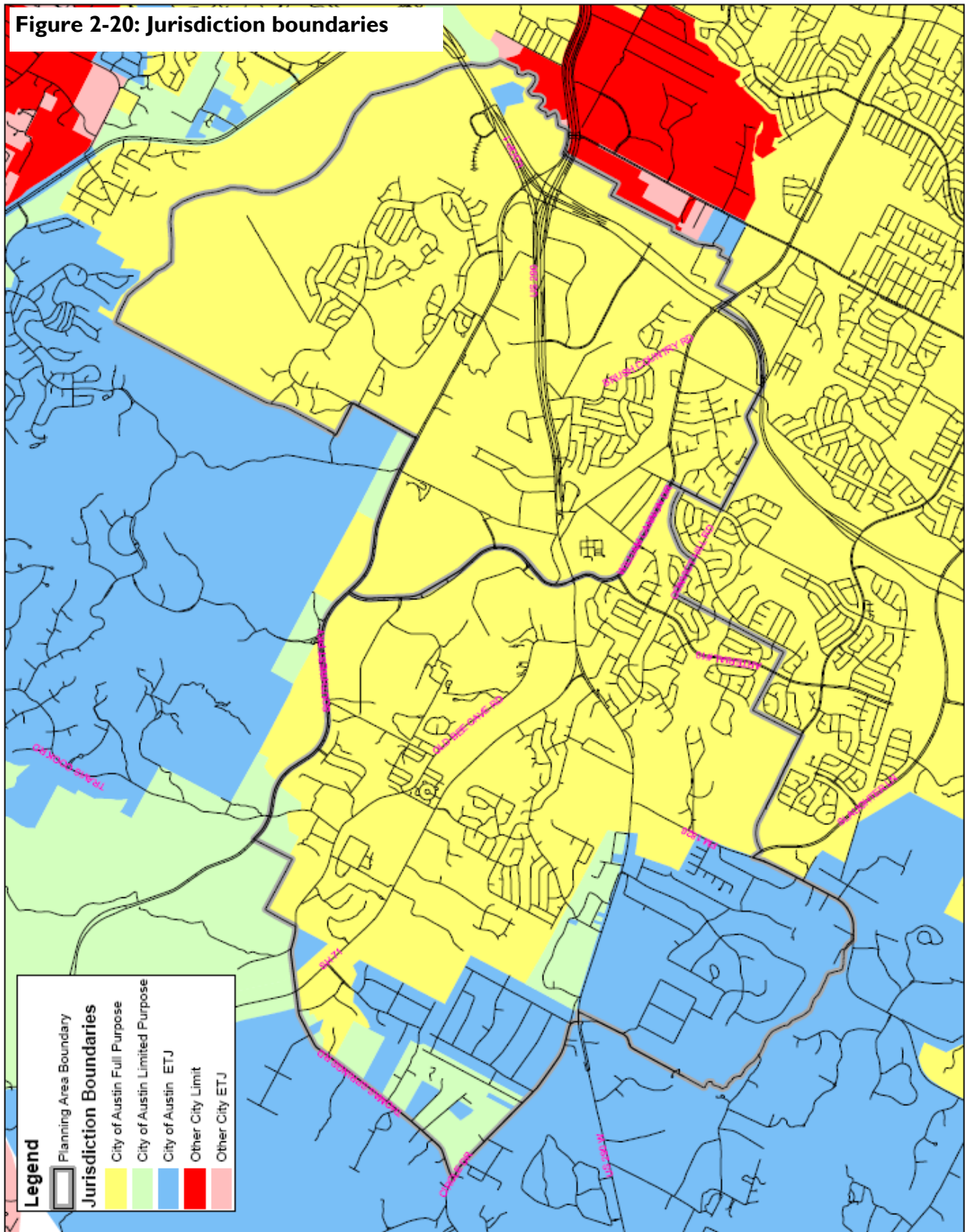
Figure 2-19: Annexation history





Chapter 2: THE NEIGHBORHOOD IN CONTEXT

Figure 2-20: Jurisdiction boundaries





Chapter 2: THE NEIGHBORHOOD IN CONTEXT

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3

STARTING THE PLAN

The Oak Hill plan started with 52 stakeholders attending a pre-planning meeting on September 27, 2005. The assembled residents and business and property owners discussed the combined planning area. At that time, the proposed area did not include Granada Hills, Travis Country, Regents Hill, Covenant Estates, Alexan Mountain View, Legend Oaks, and Western Oaks subdivisions. Participants requested that City Council expand the planning area’s boundaries to include these subdivisions.

On October 20, the planning effort was officially launched when City Council approved Resolution No. 20051020-012, directing the Planning Commission to expand West Oak Hill and East Oak Hill as requested. In its final form, the planning area is approximately 11,000 acres. Figure 3-1 shows the planning area’s original and final boundaries.

On November 19, approximately 100 stakeholders attended a Strengths, Opportunities, and Challenges meeting, where they broke into five groups to dis-

Figure 3-1: Original and final boundary

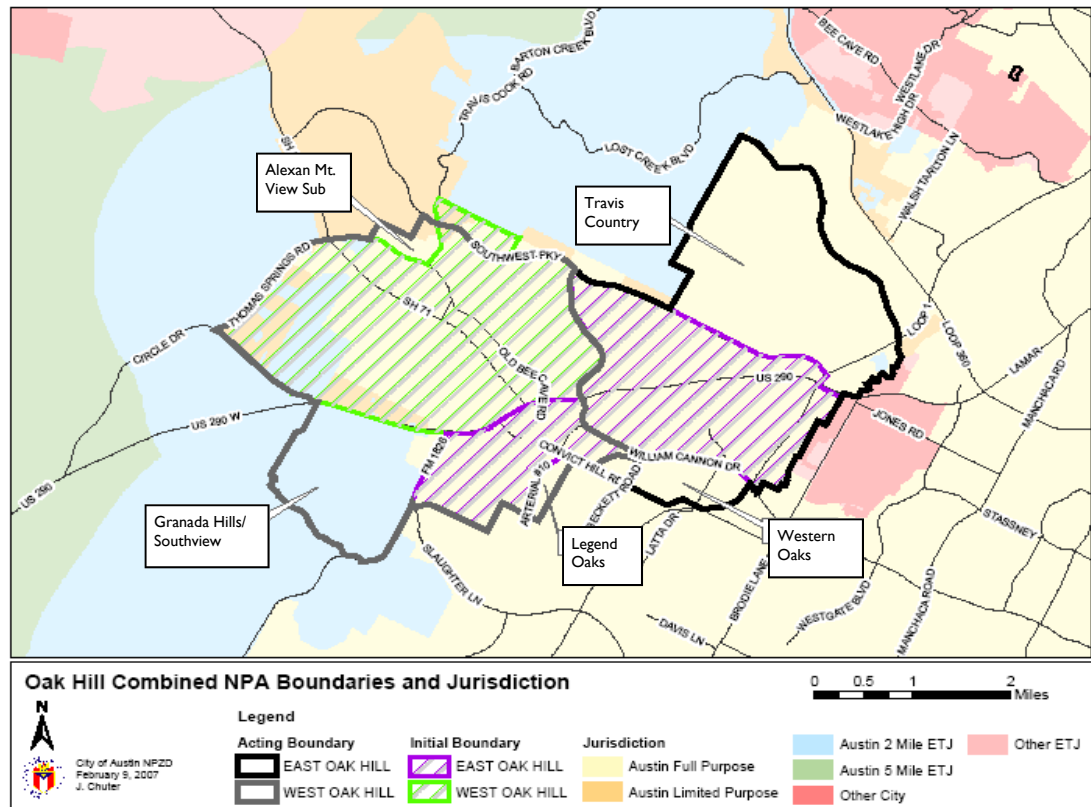




Figure 3-3: Top five responses to selected Resident Survey questions

<i>What do you like about your community?</i>	<i>Responses</i>	<i>Percentage</i>
Location	552	89.0%
Appearance and character	380	61.3%
Parks, creeks, and green space	362	58.4%
Nearby shopping and supermarkets	306	49.4%
Travel time to jobs	302	48.7%
<i>What do you like about your community? (Open ended.)</i>		
Country feel, open space, low density, nature	136	22.0%
Neighborhood characteristics (diversity of population, young families, neighborhood camaraderie)	66	10.6%
Large lots	55	8.9%
Safe environment/low crime rate	35	5.7%
Outside city limits	30	4.9%
<i>What would you like to improve in your community?</i>		
Traffic congestion	446	72.0%
Parks and green space	337	54.4%
More restaurants and entertainment	298	48.1%
Effects of commercial development on neighborhoods	263	42.4%
More sidewalks and bike lanes	263	42.4%
Better environmental protection	232	37.4%
<i>What would you like to improve in your community? (Open ended.)</i>		
Highway/street design & maintenance	82	13.2%
Need for bike and pedestrian facilities	73	11.7%
Traffic calming and automobile speeding	50	8.1%
Lack of recreational facilities	41	6.6%
Code enforcement issues	38	6.1%



Chapter 3: THE PLANNING PROCESS

cuss what they felt were the strengths of Oak Hill, what should be preserved, what challenges should be addressed, and what opportunities to enhance the neighborhood existed.

The five strengths mentioned most often related to (1) the environment (creeks and greenbelts), (2) the community (diversity of people), (3) the character of the neighborhood, (4) commercial businesses, and (5) area schools.

The five challenges most often mentioned related to (1) transportation issues, such as U.S. Highway 290 and interconnecting streets; (2) the lack of bike and pedestrian facilities; (3) the need to redevelop the “Y” with more commercial services; (4) balancing environmental protection with commercial development; and (5) the need for more governmental services.

The five opportunities mentioned most often related to (1) transportation opportunities (if specific roads were expanded or improved); (2) adding bike and pedestrian facilities; (3) the need for more commercial services; and (4) development and the need for more public transportation (these two issues were mentioned equally).

In early November 2005, the neighborhood planning survey was posted to the Oak Hill website, and paper surveys were mailed to stakeholders who requested them. Approximately 620 people submitted surveys (there are 6,296 households in the planning area). The survey asked what Oak Hill stakeholders wanted to preserve and improve. It also gathered information on where sidewalks should be built and what areas experienced flooding. Results of selected survey questions are given in Figures 3-3 and 3-4.



Figure 3-2: Commercial signs on U.S. Highway 290

Figure 3-4: Top five responses to selected Non-Resident Survey questions

What issues affect your business or property and are of concern to you?

	<i>Responses</i>	<i>Percentage</i>
Traffic congestion	40	70.2%
Restricted vehicular access	18	31.6%
Other (see below)	16	28.1%
Lack of complementary businesses in the area	13	22.8%
Lack of maintenance of neighboring properties	12	21.1%

Other issues that affect your business or property. (Open-ended.)

Environmental controls prohibiting property development	4	20.0%
Highway/street design and maintenance	2	10.0%
More parks/open space	2	10.0%
No public transportation	2	10.0%
Need pedestrian facilities	2	10.0%



Chapter 3: THE PLANNING PROCESS

Figure 3-5: Meeting and process timeline

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

* Attendance at the November 19th is an estimate.



OUTREACH

Notification of the first neighborhood planning meeting was sent to all property owners and City of Austin utility account holders in the planning area (about 21,000 people). People who signed in at each meeting were put on an interest list to receive subsequent meeting notifications either by e-mail or through the U.S. Postal Service. On the planning area’s website, stakeholders were able to get information on the process and add their name and contact information to the interest list. By the end of the process, approximately 1,100 people were on this list.

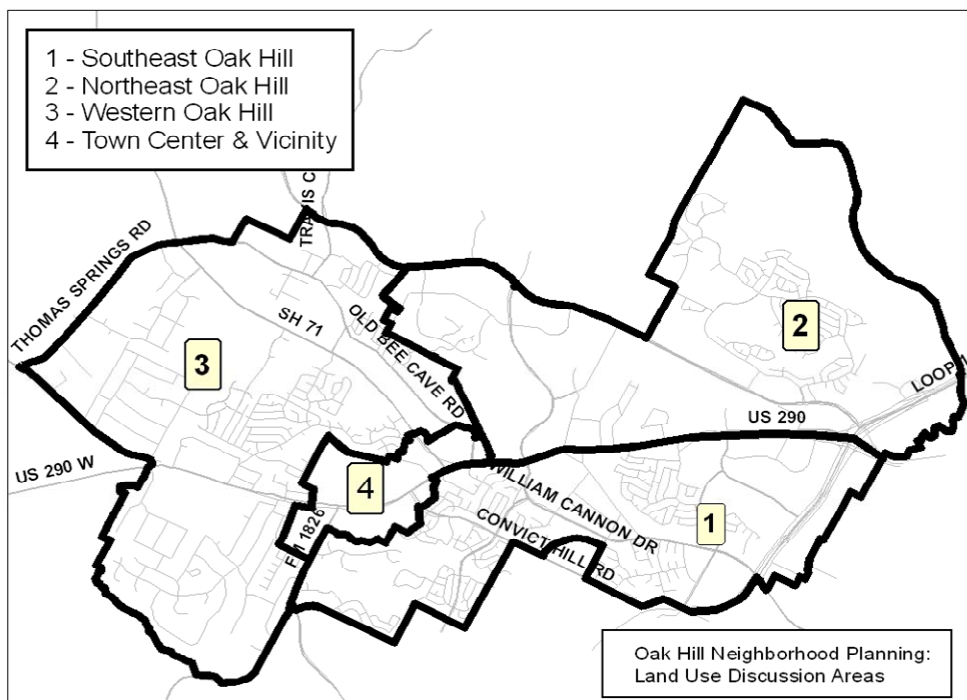


Figure 3-6: Oak Hill stakeholders on September 30, 2006

Members of the Oak Hill Association of Neighborhoods (OHAN), Oak Hill Business and Professional Association (OHBPA), and the Oak Hill Gazette were also on the list. These organizations provided invaluable outreach for the planning process.

Staff compiled the main themes from the survey and the strengths, challenges and opportunities meeting, and presented them to stakeholders at two Vision and Goals meetings held in January and February 2006. At these two meetings, participants expanded on these themes to create the Oak Hill vision and goals. These are listed at the beginning of the plan and are also

Figure 3-7: Land Use Discussion Areas





listed and addressed more fully in each chapter. They were also used by staff to schedule the rest of the meetings (Figure 3-5), covering watershed and water quality issues, parks and open space, transportation, and other issues.

The core of the plan, and the planning process, is setting future land uses and zoning. In order to make these meetings manageable, Oak Hill was divided into four areas (Figure 3-7). Area 1 (Southeast), Area 2 (Northeast), and Area 4 (Town Center) each had one land use and zoning meeting. Area 3 (Western Oak Hill) had two meetings due to a large attendance at the first meeting. The second Area 3 meeting was conducted to ensure all participants were accommodated.

STEERING COMMITTEE AND PLANNING CONTACT TEAM

In January 2006, staff sent notification to the interest list seeking volunteers to serve on the Oak Hill Steering Committee. Thirty nine people volunteered. The steering committee provided guidance on the content, structure, and outreach for stakeholder meetings. They also helped refine input received from larger meetings on the vision, goals, and recommendations.

In January 2007, staff sent a second notification to the interest list seeking additional members to join the steering committee. Thirty more people volunteered. The steering committee is currently transitioning into the Oak Hill Neighborhood Planning Contact Team (OHNPCT).

A neighborhood planning contact team upholds the vision and goals of their neighborhood plan. The contact team is the steward of the plan's recommendations and works with implementation planners to ensure they are acted upon. Developers and property owners are encouraged to work with the contact team so that new construction enhances the neighborhood and fulfills the goals of the plan. Those needing plan amendments can, with contact team support, submit one at any time, rather than wait for the once-a-year open amendment period. Prior to the

Figure 3-8: Example of a Community Meeting Flyer

**The City of Austin
Neighborhood Planning & Zoning Department**
invites you to the next

OAK HILL NEIGHBORHOOD PLANNING MEETINGS

East Oak Hill Preliminary Land Use & Zoning Recommendations Thursday, April 12, 2007 7:00 p.m. – 9:00 p.m. First Evangelical Free Church 4220 Monterey Oaks Blvd.	West Oak Hill Preliminary Land Use & Zoning Recommendations Thursday, April 26, 2007 7:00 p.m. – 9:00 p.m. First Evangelical Free Church 4220 Monterey Oaks Blvd.
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For more information, contact the Neighborhood Planning and Zoning staff:

Maureen Meredith @ci.austin.tx.us 974-2695	Mira Hahn mira.hahn@ci.austin.tx.us 974-6404	Katie Halloran katie.halloran@ci.austin.tx.us 974-3509	Minal Bhakta minal.bhakta@ci.austin.tx.us 974-6453
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http://www.ci.austin.tx.us/zoning/oak_hill.htm

THE CITY OF AUSTIN IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. REASONABLE ACCOMMODATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED UPON REQUEST. PLEASE CALL (512) 974-2695 OR TDD/TTY (512) 974-2446. FOR SIGN LANGUAGE INTERPRETER OR BRAILLE REQUESTS, PLEASE CALL AT LEAST 4-5 DAYS IN ADVANCE OF THE MEETING.



Figure 3-9: Stakeholders on April 26, 2007



completion of the plan, OHNPCT members may be asked to provide input into proposed zoning and land use recommendations in preparation for community meetings.

COORDINATION WITH CITY DEPARTMENTS AND OUTSIDE AGENCIES

Implementation of many of the plan recommendations fall under the purview of other City of Austin departments (such as Parks and Recreation, Public Works, etc.) and outside agencies (such as Capital Metro and TxDOT). Representatives of outside departments and agencies attended relevant Oak Hill planning meetings to talk directly with stakeholders. These representatives also met with NPZD staff to review draft recommendations to ensure they could be included in each department's work program. The recommendations in this plan reflect their input, as well as that of the stakeholders and NPZD staff.

NPZD staff worked very closely with the Watershed Protection and Development Review Department in making land use and zoning recommendations over the Edwards Aquifer recharge and contributing zones.



Figure 3-10: Small group discussion during a transportation workshop.



Figure 3-11: Capital Metro staff discussing U.S. Highway 290 at an Oak Hill transportation workshop.



Chapter 3: THE PLANNING PROCESS

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4

Barton Springs and the Edwards Aquifer, along with the Colorado River and its network of creeks and lakes, are crucial to Oak Hill and all of Austin. In addition to the water the city draws from the river, these water features provide habitat for diverse native species and recreation and relief for residents. A core value of Oak Hill stakeholders is that these resources must be protected and restored. Concerns about Barton Springs, the Edwards and Trinity Aquifers, and the rest of the rich hydrological tapestry in Oak Hill appear throughout this plan, but are primarily collected in this chapter, alongside the history of how these values have taken form in development regulations, institutions, and organizations that are still active today.

HOW DEVELOPMENT AFFECTS WATER QUALITY

Oak Hill is located in the Barton Springs segment of the Edwards Aquifer. Eastern Oak Hill is located above the Edwards Group, a formation of fractured limestone, which is soluble. Landscapes of this type of dissolved rock are commonly known as karst regions and are generally associated with aquifers that can yield large quantities of water.

When rain falls on large undeveloped areas, most of it is absorbed by the soil and vegetation, while typically less than 5% runs off the land. Water that is absorbed into the ground is filtered by plant matter and soil to some degree as it travels into the earth. This is the process by which surface water becomes groundwater (or recharges the aquifer) and contributes to baseflow of creeks. Baseflow in creeks and rivers and adequate recharge of groundwater supports aquatic life, provides recreational opportunities for humans, and provides municipalities with drinking water.



Figure 4-1: Williamson Creek in Oak Hill

In developed areas that have a large amount of impervious cover (i.e. roadway, building, and parking lot surfaces that prevent water from being absorbed by the soil), rain is not absorbed by the ground. Instead, it becomes runoff and carries contaminants with it as it travels. In developed watersheds, much of the precipitation becomes runoff. For example, an 80% impervious site will convert about 76% of rainfall into runoff (Environmental Criteria Manual, Table I-9 Run-off Coefficient Table).”

(continued on page 38)



GOALS, OBJECTIVES, AND RECOMMENDATIONS

4.A. Preserve and enhance environmental resources including watersheds, air quality, and wildlife corridors.

4.A.1

Preserve the water quality of area aquifers, streams, rivers, and springs and protect endangered species dependent on the quality of those water resources.

4.A.1a—Consider implementation of policies recommended in the Regional Water Quality Protection Plan for the Barton Springs Segment of the Edwards Aquifer and Its Contributing Zone. Regional land development regulations designed to protect sensitive recharge and contributing zone areas of the Edwards Aquifer would help achieve regional and local water quality goals. Note: Some property owners represented on the Oak Hill Contact Team believe land use regulations should be applied on a regional level; if a certain land use is restricted in Oak Hill's recharge zone, they feel that land use should be restricted in other recharge areas as well.

4.A.1b—Where appropriate, maintain rural density in Oak Hill. To help achieve regional water quality goals, manage the urbanization of Oak Hill by minimizing dense development and guiding new development away from the recharge zone.

4.A.1c—Utilize bonds and other City funds to actively acquire environmentally sensitive land in Oak Hill for preservation as wildlife areas, trails, or parkland.

4.A.1d—Integrate Stormwater Treatment Program water quality controls for all new development and redevelopment projects in Oak Hill. Ensure regional water quality controls (wet ponds) are carefully maintained. For more information on this City program, see http://www.ci.austin.tx.us/watershed/stormwater_treatment.htm.

4.A.1e—Prevent polluted runoff from commercial property and residential areas in Oak Hill by increasing public education; increase funding for City of Austin WPDR educational programs. Find information about these programs at <http://www.cityofaustin.org/watershed/education.htm>.

4.A.1f—Regional transportation authorities should create a regional hazardous materials roadway plan to minimize risk of spills and extensive contamination of groundwater.



Chapter 4: DEVELOPMENT IN THE BARTON SPRINGS ZONE

4.A. Ig—The City should encourage more frequent inspections of facilities monitored by City of Austin Stormwater Discharge Permit Program staff over the recharge and contributing zones. For more information about this program, see http://www.cityofaustin.org/watershed/stormwater_permit.htm.

4.A. Ih—City staff should conduct and publish research on the environmental impact of creating a densely developed transit center in Oak Hill. Some stakeholders are concerned that too much development in Oak Hill will draw additional visitors to the environmentally sensitive area, which will result in additional car trips and resulting automobile related pollution.

4.A. Ii—City staff should conduct and publish research on the environmental impact of City of Austin regulations on regional development patterns. Some stakeholders are concerned that development will “leap” beyond Austin into environmentally sensitive areas with little regulation outside of the Austin City limits ultimately having a negative impact on water quality.

4.B. Provide opportunities for high-quality new development and re-development.

4.B. I

Minimize the ecological footprint of development in the Oak Hill planning area to help achieve environmental goals, particularly the preservation of water quality.

4.B. Ia—During the development process, city staff should consider offering incentives for developers to comply with current land use regulations for “grandfathered” projects.

4.B. Ib—City staff should retrofit existing dysfunctional water quality controls as redevelopment occurs in Oak Hill.

4.B. Ic—City staff should consider conducting and publishing research on the merits of conservation development laws.

4.B. Id—Support trail connectivity in Oak Hill to achieve wildlife preservation goals and water quality goals. Trails can preserve open space and reduce car trips by providing alternate methods for travel within Oak Hill.



Chapter 4: DEVELOPMENT IN THE BARTON SPRINGS ZONE

Runoff is collected by both natural and manmade watercourses and is carried through Oak Hill until it reaches the Colorado River or is able to infiltrate into the ground and recharge the aquifers. Natural watercourses include creeks and rivers. Manmade systems include storm drains and sewers and creek channels that have been straightened, lined, channelized, or otherwise altered.

Karst features below streambeds in the recharge zone contribute much of the groundwater to the Edwards Aquifer. These streams bring water from the contributing zone to the recharge zone (see Figure 4.2 for more detail on recharge and contributing zones). The rest of the aquifer's recharge comes from direct entry over the recharge zone itself in uplands soils and recharge features.

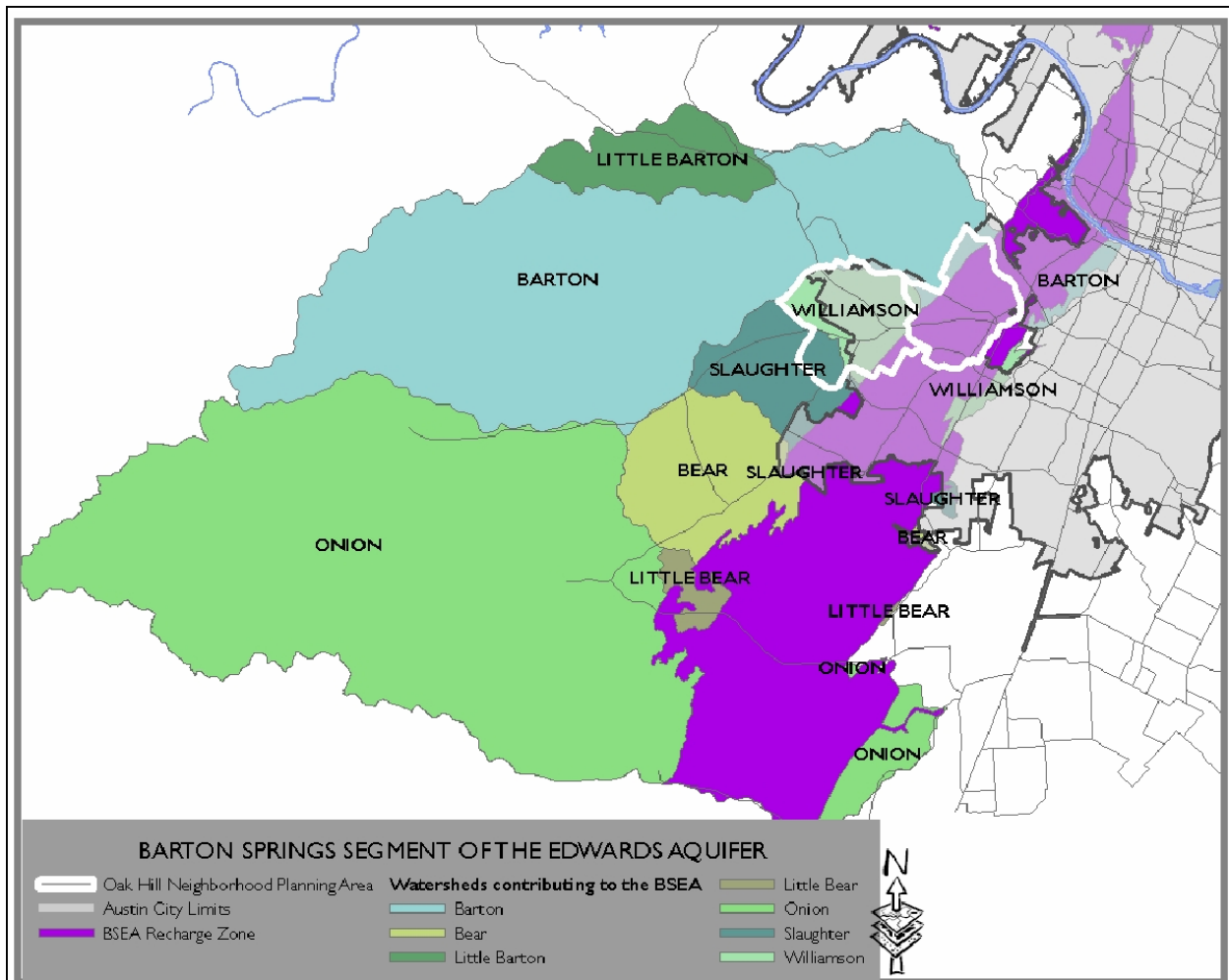


Figure 4-2: Recharge and contributing zones

The Barton Springs/Edwards Aquifer (BSEA) recharge zone is the area of land that recharges the Edwards Aquifer. The contributing zone is made up of the watersheds that drain into or across the recharge zone. Both are further defined by the City's Land Development Code for regulatory purposes. The recharge zone, and the watersheds that contribute to it, are shown above.



Chapter 4: DEVELOPMENT IN THE BARTON SPRINGS ZONE

Karst features (such as caves, sinkholes, springs, wetlands, and faults or fractures in underground rock) are pathways that have dissolved in limestone and dolomite rock over long periods of time. They closely connect surface water to groundwater in the aquifer, which means there is less time and distance available to filter pollutants. Most groundwater in the Barton Springs segment of the Edwards Aquifer flows through karst features and is effectively unfiltered. Therefore, Austin's Land Development Code considers karst formations to be Critical Environmental Features (CEFs) and protects them from water pollution.

WATER QUALITY REGULATIONS

Water quality regulations span all levels of government, from federal law to local ordinance. Regulations relevant to this plan are reviewed here.

FEDERAL REGULATIONS

The Federal Clean Water Act (1977, previously the Federal Water Pollution Control Act (1972)) established water quality standards, provided a framework for regulating surface water pollutants, and allowed the Environmental Protection Agency (EPA) to implement federal pollution control programs. Early on, the EPA focused on point source pollution, such as sewage plants and industrial facilities. In the late 1980s, the EPA broadened its focus to include polluted runoff (storm drain systems and construction sites). For information on EPA's Smart Growth Practices, see http://www.epa.gov/smartgrowth/pdf/sg_stormwater_BMP.pdf.

In 1990, the EPA developed the National Pollutant Discharge Elimination System (NPDES) to regulate stormwater discharge, or non-point source pollution. Through NPDES, the EPA seeks to improve the nation's water quality by reducing the harmful effects of stormwater discharges from industrial facilities, municipal sewer systems, and construction sites. Municipalities with a population greater than 100,000 people are required to reduce and prevent non-point source pollution. A city's Storm Water Management Program must include oversight of specific industrial and high-risk operations (such as concrete batch plants, chemical manufacturing and storage, and bulk petroleum storage and dispensing), spill prevention and response, wet and dry weather monitoring, public education, construction site runoff control, and illicit discharge mitigation. Current regulations work on the basis of entire watersheds.

The Endangered Species Act, passed in 1973, requires the United States to conserve endangered species. Specifically, "Federal agencies shall cooperate with State and local agencies to resolve water resource issues in concert with conservation of endangered species" (Section 2, Findings Purpose and Policy, The Endangered Species Act of 1973, U.S. Fish and Wildlife Service, <http://www.fws.gov/laws/lawsdigest/esact.html>).

The U.S. Fish and Wildlife Service (USFWS) listed the Barton Springs Salamander as endangered in 1997. The USFWS Draft Barton Springs Salamander Recovery Plan explains that the salamander was listed as endangered because of "degradation of the quality and quantity of water that feeds Barton Springs, as a result of urban expansion over the watershed." (*Barton Springs Salamander Recovery Plan*, September 2005, Southwest Region U.S. Fish and Wildlife



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Service, p. v). The plan lists several recovery criteria to guide actions, including maintaining water levels and quality in the Barton Springs watershed, avoiding and remediating hazardous material spills, and removing local threats to surface waters in the Barton Springs ecosystem.

STATE REGULATIONS

State of Texas regulations administer and extend federal regulations. Chapter 26 of the Texas Water Code requires the state to establish plans and regulations to control water quality. Chapter 213 of the Texas Administrative Code authorizes the Texas Commission on Environmental Quality (TCEQ) to administer the Edwards Aquifer Protection Program. The program regulates hazardous substances (including those stored above and below ground), sewage collection systems, and stormwater runoff from construction sites. The Texas Pollutant Discharge Elimination System, administered by the TCEQ, regulates the discharge of wastewater by wastewater treatment facilities and stormdrain systems in large cities.

CITY OF AUSTIN DEVELOPMENT REGULATIONS

The City's Land Development Code (LDC) governs zoning, subdivision, and site development standards. Land use is primarily addressed in Chapter 6. Impervious cover limits, one of the major tools for stormwater management, are discussed here, along with other City water quality regulations.

Land Development Code

The LDC controls impervious cover limitations across the entire city through base zoning categories. It also establishes the following Watershed Regulation Areas: the Barton Springs Zone Watershed, Water Supply Rural Watersheds, Water Supply Suburban Watersheds, Suburban Watersheds, and Urban Watersheds. The Barton Springs Zone is all of the watersheds that "contribute recharge to Barton Springs, including those portions of the Barton, Williamson, Slaughter, Onion, Bear and Little Bear Creek watershed located in the Edwards Aquifer recharge or contributing zones" (LDC 25-8-2). (Figure 4-2 shows the Watershed Regulation Areas around the planning area.)

Oak Hill is in the Barton Springs Zone watershed, which has strict impervious cover limits: Edwards Aquifer Recharge Zone: 15%; Contributing Zone within Barton Creek Watershed: 20%; remainder of the Contributing Zone: 25%. Property owners are required to supply licensed engineers' reports with all site plan applications. These engineers' reports are used by City reviewers to determine the "Net Site Area" (NSA) of all tracts.

A property owner's NSA is used to determine how much impervious cover is allowed for that site. NSA is calculated by taking total gross site area (the square footage of the entire property) and subtracting areas with significant slope, areas used for wastewater irrigation, CEF setbacks (see next page), and creek buffers. The presence of these features affects the placement and amount of development allowed on a piece of property. Impervious cover calculations for sites also include "perimeter roadway deductions." Depending on the width of a property owner's right of way, the owner may be required to compensate for the impervious cover created by roadways adjacent to their property.



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A caveat to these regulations are any properties that have been “grandfathered” under Chapter 245 of the Texas Local Government Code. This law releases property owners and developers from current watershed regulations, including impervious cover limitations. This law is discussed in more detail below.

Critical Environmental Features—CEFs (25-8-281)

By City code, CEFs are “of critical importance to the protection of environmental resources, and include bluffs, canyon rimrocks, caves, sinkholes, springs, and wetlands.” This includes karst features. CEFs are protected by buffer zone setbacks. The Code states that drainage patterns for proposed development must be designed to protect CEFs from the effects of runoff from developed areas, and to maintain the catchment areas of recharge features in a natural state.

Critical Water Quality Zones and Water Quality Transition Zones (25-8-91; 25-2-92 and -93)

These zones are areas along creeks that are protected from most development. In all watersheds, creeks and their tributaries are classified by the size of their drainage area (the amount of land draining into them). These waterway classifications—Minor, Intermediate, and Major—are used to determine how much land along a creek will be protected from development (Figure 4-3). Generally, waterways with larger drainage areas have wider creek buffers. The critical water quality zone (CWQZ) is roughly based on floodplain boundaries, though both minimum and maximum buffer widths are established. Water quality transition zones (WQTZ) are located just outside of CWQZs and vary in width.

In the Barton Springs Zone, almost no development is allowed in CWQZs or WQTZs, and

Figure 4-3: Creek buffer widths in the Barton Springs zone

<i>Critical Water Quality Zone</i>	<i>Width of Buffer</i>
Minor	50-100 feet
Intermediate	100-200 feet
Major	200-400 feet
Barton Creek proper	400 feet

<i>Water Quality Transition Zone</i>	<i>Width of Buffer</i>
Minor	100 feet
Intermediate	200 feet
Major	300 feet



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street crossings are limited. Wastewater lines are prohibited in these zones, and decentralized wastewater system requirements are specific. However, a significant amount of development occurred in Oak Hill prior to the adoption of these regulations, and many roadways and structures are located within these buffers.

No Variances in Barton Springs Zone

Properties located within the Barton Springs Zone are not eligible for the exceptions or variances available for property owners in other areas. For example, properties may not be granted additional impervious cover beyond standard code limits without an amendment from City Council. An exception allows limited redevelopment to occur (less than 25% of the existing impervious cover) without complying with current impervious cover limits, if it adheres to water quality control regulations.

Erosion and Sedimentation Control for Construction

Temporary structures are required to address construction site runoff. Sites with disturbed soil and cleared vegetation allow higher volumes of runoff to collect loose sediment. Construction sites within the Barton Springs Zone are required to install and maintain additional controls and are required to develop a temporary erosion control plan.

Tree and Natural Area Protection

Site plans must include protections for certain trees (or provide for some kind of mitigation, if protection is not possible) during construction. Trees receive this protection based on their diameter four feet above the ground. The threshold is eight inches for commercial developments and nineteen inches for residential developments.

Save Our Springs Ordinance

The Save Our Springs Ordinance, adopted in 1992 through citizen initiative, introduced requirements for “non-degradation” and lowered impervious cover percentages (as described above). Non-degradation means that contaminant levels must not increase following site development. Most developments meet this requirement by providing controls that do not discharge runoff directly to waterways but instead infiltrate it into the soil. Approved systems include retention-irrigation ponds and vegetated filter strips.

Grandfathering

In 1987, the Texas Legislature vested property owner development rights. Chapter 245 of the Texas Local Government Code (as amended in 1999) requires regulatory agencies (like the City of Austin) to process development applications using only the land use regulations in effect at the time the application was filed. If a series of permits is required, then the applicable regulations are those in effect when the application for the first permit was filed. As defined by Chapter 245, original filing of development permit applications includes subdivision plats, site plans, public restrictive covenants, and utility service agreements.



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The City of Austin has a standing “Chapter 245 Review Team.” This group of City staff reviews site plan applications as they are filed with the City and then determines which projects are grandfathered under Chapter 245.

As a result of Chapter 245, many projects in Oak Hill are determined to have vested rights or entitlements to develop in ways that conflict with current land use regulations. Current impervious cover limitations and other site development standards adopted to protect water quality do not apply to these projects. Multiple projects have already been built under grandfathered rights, and more may be constructed in the future.

Smart Growth Initiative: The Drinking Water Protection Zone

As part of the City’s mid-1990s attempt to reshape growth in Austin, the Smart Growth Initiative created the Desired Development Zone and the Drinking Water Protection Zone to reinforce the growth areas originally identified in the Austin Tomorrow Plan. Development, and especially intense activities that have the highest impact on water quality, would be directed

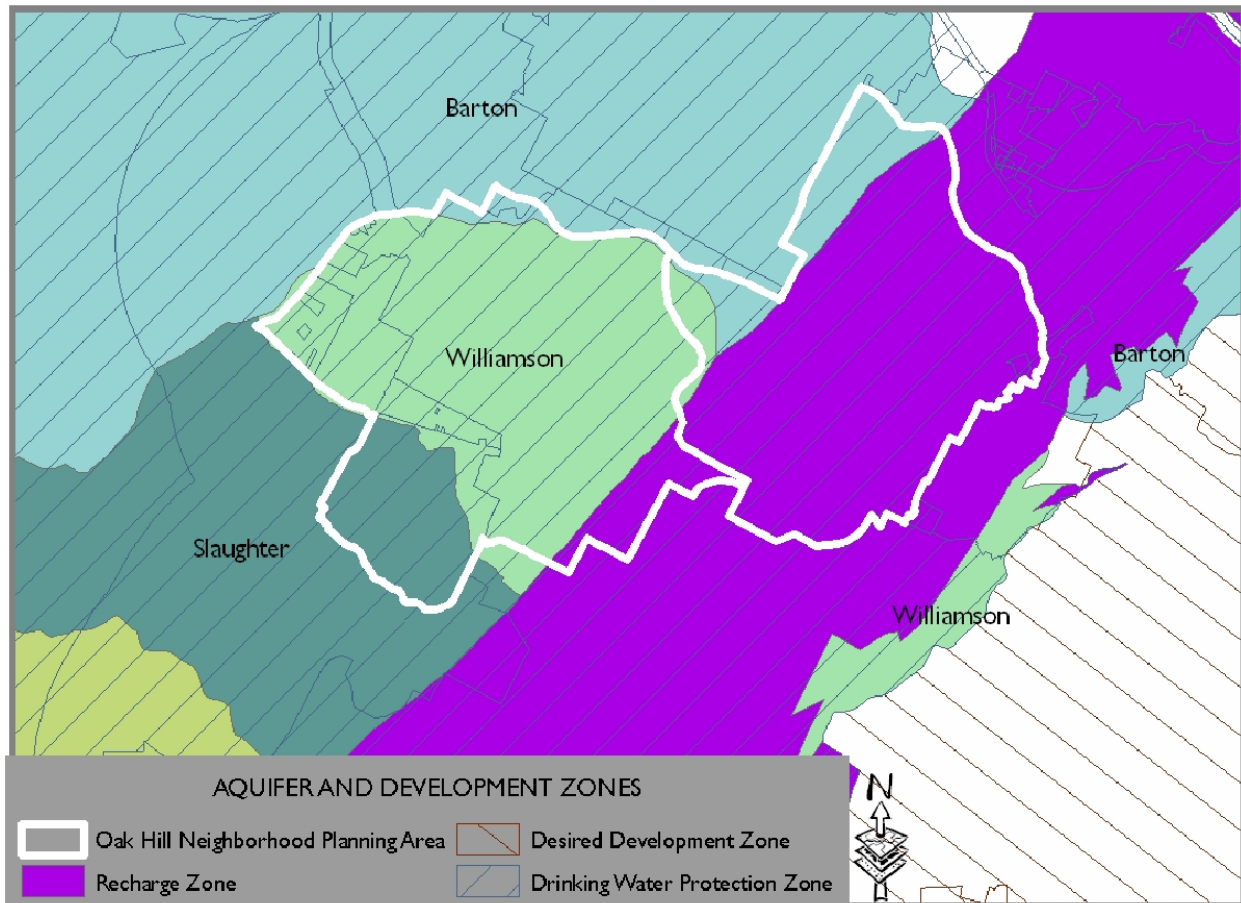


Figure 4-4: Desired Development Zone and Drinking Water Protection Zone in Oak Hill. All of the planning area is in the Drinking Water Protection Zone.



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toward the desired zone and away from the environmentally sensitive features in the Drinking Water Protection Zone (Figure 4-4). The Drinking Water Protection Zone, which includes the Barton Springs Zone and all of the planning area, requires that development be implemented with great care and with the highest engineering and site development standards to protect drinking water.

WATERSHED PROTECTION AND DEVELOPMENT REVIEW

The City of Austin's Watershed Protection and Development Review Department (WPDRD) administers the Water Quality Protection Program, which maintains City compliance with multiple state and federal environmental requirements: "The goal . . . is to prevent, detect, evaluate and reduce water pollution in order to protect water quality and aquatic life in Austin's creeks, lakes and aquifers" (<http://www.cityofaustin.org/watershed/waterq.htm>).

Stormwater Discharge Permit Program

Program staff conduct routine site evaluations and permit specific businesses and industrial operations to prevent pollutant discharges in stormwater runoff. The program provides oversight for the state's implementation of federal discharge permits (NPDES). Staff identify illicit discharges and can require responsible party mitigation. Staff also provide enforcement when necessary.

Spills and Complaints Response Program

Program staff respond to emergency hazardous and toxic spills and investigate pollution complaints from citizens. Staff identify illicit discharges and can require mitigation by the responsible party. Staff also provide enforcement when necessary.

Underground Storage Tank Regulations

Since 1985, the City has regulated the storage of hazardous materials in underground storage tanks within city limits, the City's five-mile Extra-Territorial Jurisdiction (ETJ), and water supply watersheds. The water supply watersheds include Lake Austin, Lake Travis, Barton, Williamson, Slaughter, Big Bear, Little Bear, Onion, and the Northern and Southern Edwards Aquifer Recharge Zones. A Hazardous Materials Storage Permit must be obtained and maintained by anyone receiving, producing, or storing hazardous materials underground. Underground storage tanks must be tested or monitored for releases on a regular basis with approved leak detection methods. Out-of-service underground storage tanks may not be permanently abandoned, though the City may allow temporary abandonment for one year. Tanks must be closed by either removal from the ground or by closure in place.

Watershed Protection Master Plan

WPDRD completed Phase I of the Watershed Protection Master Plan, covering the twelve urban watersheds and five surrounding non-urban watersheds. The plan's process includes three steps: Assessment, Solution Development, and Implementation. The Master Plan inventoried existing watershed problems and gauged the impact of future urbanization in the 17



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Phase I watersheds, which includes the planning area. The technical studies identified the location and severity of watershed problems and developed and prioritized conceptual solutions and cost estimates to fix each problem area. WPDRD has involved the public through public meetings and the creation of a Citizen's Advisory Group.

The planning area is primarily located in the aquifer-related Williamson and Barton Creek watersheds, with a small part of West Oak Hill located in the Edward's Aquifer contributing zone of the Slaughter Creek watershed.

The Master Plan study results for Williamson Creek in the planning area indicate that creek flooding problems are worse in an area along the main stem, from near the confluence with the Motorola Tributary continuing along McCarty Lane to just south of the intersection with U.S. Highway 290 W. The flood problem score for this reach of creek is "high" due to the flood threat to public safety caused primarily by the flooding of U.S. Highway 290 and Joe Tanner Lane.

TxDOT improvements to U.S. Highway 290 will alleviate much of the roadway flooding, and the City will upgrade Joe Tanner Lane in conjunction with the highway improvements. Roadway flooding has also been identified where Covered Bridge Road crosses a tributary of Williamson Creek near State Highway 71. WPDRD has plans to upgrade the culverts for this roadway. Preliminary design on this project are to begin in fall of 2007.

The Barton Creek portion of East Oak Hill has a "very low" creek flood score. Localized flooding (flooding occurring outside the 100-year floodplain) has been reported for the Scenic Brook and Bannockburn areas, both in the Williamson Creek watershed. WPDRD has completed a project to improve flooding conditions in the Scenic Brook area, which includes a detention pond and storm drain upgrades. A storm drain project for the Bannockburn area is currently under design, with construction to be funded by 2006 bond election funds.

Erosion threats for both Barton Creek and Williamson Creek in the Oak Hill area were rated "low" and "very low" by the Master Plan. The overall problem score for erosion includes components for both current and future erosion problems.

Overall water quality problem scores are based on current water quality conditions, future predicted changes in water quality and hydrology, and the watershed's contribution of flow and pollutants to the Edward's Aquifer, Barton Springs and Pool, and McKinney Falls.

The water quality of Williamson Creek has been impacted by urban development. The water quality score for the southern-most tributary of Williamson Creek, which runs through Dick Nichols Park, is "high," with the current water quality conditions rated "good." The primary water quality problem causes are depressed aquatic life support (55% of score), habitat quality (34%), and non-contact-recreation (12%).

The northern tributary of Williamson Creek (Motorola tributary) has an overall water quality score of "very high," with current water quality conditions rated "fair." The primary water quality problem causes are depressed aquatic life support (36% of score), non-contact recreation (31%), water chemistry (21%), and habitat quality (12%).



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The Barton Creek portion of the Oak Hill planning area has an overall water quality score of “very high” and has a current water quality score of “very good.”

Because development is underway in much of the watershed, future impacts to water quality and hydrology may be significant. Overall, future water quality problems are rated as “very high,” which is reflected in the overall water quality score for this area.

Current Water Protection Projects

WPDRD has two structural stormwater control retrofits scheduled for the Williamson Creek portion of the planning area in the five-year Capital Improvement Projects plan (Fiscal Years 2008 – 2013). The first retrofit project is Lundelius McDaniel Tract, where WPDRD will construct a water quality control to treat runoff that enters a major recharge feature. This project is currently under design.

The second retrofit project is the Williamson Creek Water Management Area 8 (WMA-8) retrofit and restoration project. This effort has identified up to 13 existing stormwater ponds that could potentially be improved to better treat the stormwater from 100 to more than 500 acres to reduce pollutant loads, improve hydrology, and improve riparian conditions in Williamson Creek. This project area is located north of U.S. Highway 290, along the tributaries to Williamson Creek that are located near State Highway 71 and Old Bee Caves Road. The Williamson WMA-8 project is in the project planning phase.

Using bond election funds to acquire Water Quality Protection Lands also plays a significant role in implementing water quality solutions in the recharge zone. Since this program seeks cost-effective purchases of undeveloped land, it is likely that most of these purchases will be made in areas beyond the planning area.

Barton Springs Zone Advisory Group and Ordinance Initiative

The Barton Springs Zone Advisory Group was formed due to the concern among some in Oak Hill that the requirements of the redevelopment exception in the current code (“No Variances in Barton Springs Zone,” above) has limited the redevelopment potential of older properties. Many of these properties have more impervious cover than is allowed by current code and no structural water quality controls.

Councilmember Leffingwell created the Advisory Group to develop “a consensus plan to optimize environmental protection while allowing responsible economic development.” It was composed of diverse stakeholders, including the SOS Alliance, Save Barton Creek Association, Oak Hill Association of Neighborhoods, Barton Springs/Edwards Aquifer Conservation District, RECA, Chamber of Commerce, Hill Country Conservatory, Chair of the Environmental Board, consultants including licensed engineers, and citizens including land developers and property owners.

Approved by City Council on November 8, 2007, section 25-8-27 (Ordinance No. 20071108-121) allows redevelopment projects to retain (but not exceed) current levels of impervious cover, if certain water quality controls are installed. Properties with less than 40% impervious



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cover must provide on-site water quality controls compliant with the SOS Ordinance. Properties with more than 40% impervious cover must (a) provide at least a sedimentation-sand filtration level of on-site water quality controls and (b) provide for purchase and permanent protection of off-site, undeveloped lands in the Barton Springs Zone to obtain an overall impervious cover level of 20%. The proposed ordinance establishes thresholds beyond which City Council approval is required.

REGIONAL WATER QUALITY INITIATIVES

CONSERVATION DISTRICTS

Both the Edwards and the Trinity aquifers have conservation districts that regulate water well construction and water usage. Over-pumping wells has led to decreased water tables in many areas, and the districts work to preserve groundwater and use it judiciously, especially during droughts.

TCEQ designated the Trinity Aquifer region as a “Priority Groundwater Management Area,” where a critical water shortage is occurring or could occur within 25 years. This gives counties more regulatory power over wells; the designation has also helped create several conservation districts, such as the Trinity-Glen Rose Groundwater Conservation District and the Hays Conservation District. However, pumping regulations in the Trinity region are not standardized, and many water users and water conservationists are opposed to the district approach to groundwater management.

The Barton Springs/Edwards Aquifer Conservation District (BS/EACD) was created in 1987 and regulates well use in the watersheds that affect Austin-area surface and groundwater. The BS/EACD is discussed in more detail in Chapter 5.

THE REGIONAL WATER QUALITY PROTECTION PLAN FOR THE BARTON SPRINGS SEGMENT OF THE EDWARDS AQUIFER AND ITS CONTRIBUTING ZONE

This project was sponsored by a group of Edwards Aquifer-area municipalities, counties, and conservation districts, including the City of Austin, and was approved in June 2005. It was partially funded by the Texas Water Development Board and the Lower Colorado River Authority. The intent of the project was to achieve a regional consensus for how to address water quality concerns across the several jurisdictions in the Barton Springs Zone. The City of Austin worked with other key regional partners, such as the City of Dripping Springs and Hays County (among many others), to develop a plan, which included standards for the following:

- Maximum impervious cover percentages for (1) “Preferred Growth Areas” and (2) all other areas for the recharge and contributing zones;
- Open space conservation incentives and requirements, including a system to transfer development rights to Preferred Growth Areas;
- Minimum structural water quality controls;



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- Minimum stream and CEF buffer setbacks;
- Land management;
- Public education and outreach; and
- Location, type, and maintenance of wastewater treatment systems.

For copy of the plan, go to <http://www.waterqualityplan.org/>.

In February 2006, City Council asked WPDRD staff to review the steps required [to](#) implement the Regional Water Quality Plan within the City and to assess the impact of doing so. Notably, the City of Austin's existing stormwater regulations were more closely aligned with the Regional Water Quality Plan goals and standards than most other participants. WPDRD is currently studying the effect of extending stream buffer protections to 32-acre drainage area thresholds, along with other recommendations of the plan. The City of Austin continues to meet and confer with other Regional Plan participants to determine the most effective ways to implement the plan.

CITY OF AUSTIN PLANS

In addition to all of the foregoing, the City has a number of plans, visions, and principles that shape its responses to growth, development, and environmental stewardship. The Austin Tomorrow Plan, introduced in Chapter 1, assigns growth area assessments to different parts of the City and its 1979 ETJ. These assessments (Priority Growth Areas I, II, and III and the non-preferred Areas IV and V) strove to balance environmental suitability against growth needs and existing infrastructure investments, including roads. It specifically called for the protection of the region's creeks, lakes, and aquifers. Thus, the Oak Hill area was assessed into Area IV (growth not preferred), recognizing both its environmental sensitivity and its existing highways and residents. Balancing these competing demands continues to be a thorny concern.

Less formally, the City has adopted the following vision: "We want to be the most livable city in the country." Pursuant to that vision, City Council's priorities include maintaining water quality, providing a healthy and safe city, and developing the economy in a sustainable manner.

City staff also have organization values that guide sustainable, collaborative work among departments. Among these values, the City is "Green"—"*We consider the impact on the environment in everything we do*"—and "Collaborative"—"*We work together and support one another as team members across departmental boundaries.*"

Chapter 1 listed the City's 18 Land Use Principles, which balance growth and property rights against equity and environmental protection. NPZD staff, including the Oak Hill team, seek to incorporate all of the above plans, policies, and organizational values, while balancing Oak Hill stakeholder goals and concerns. The recommendations listed in this chapter and in Chapter 6 reflect these efforts to balance multiple land use planning considerations.



RECENT CITY-WIDE VOTER ACTIONS

Proposition 2, a citizen initiative organized by the Save Our Springs Alliance, was not approved by voters in the May 2006 general election. Proposition 2, also known as the Save Our Springs Clean Water Charter Amendment, was designed to further protect the Barton Springs Zone from development.

Seven funding propositions were approved by Austin voters in November 2006. Proposition 2 funded projects designed to improve water quality in Oak Hill based on the Watershed Protection Master Plan. This funding is for the design and construction of facilities that conserve regional water quality by acquiring land for preservation in the Barton Springs contributing and recharge zones. The exact locations of those tracts has not been determined. The City will purchase land and conservation easements to create water quality management areas, which will be publicly accessible where appropriate.

Proposition 3 provides funding to expand trails along creeks, a major goal for many Oak Hill stakeholders. For additional information, please see Chapter 10.

ENVIRONMENTAL ORGANIZATIONS ACTIVE IN OAK HILL

The list below is a collection of the environmental advocacy organizations actively working on land development and aquifer issues involving Oak Hill at the time this document was published. Please contact these organizations directly for information.

Greater Edwards Aquifer Alliance, (210) 320-6294, <http://www.aquiferalliance.org/>.

Save Our Springs Alliance, (512) 477-2320, <http://www.sosalliance.org/>.

Save Barton Creek Association, (512) 480-0055, <http://www.savebartoncreek.org/>.

Hill Country Alliance, (512) 560-3135, <http://www.hillcountryalliance.org/public/home.cfm>.

Hill Country Conservancy, (512) 328-2481, <http://www.hillcountryconservancy.org/>.



SUMMARY OF STAKEHOLDER RECOMMENDATIONS

Some property owners are concerned about land use or zoning changes that would restrict the use of their property; they are concerned that their investments in land and existing businesses would be unnecessarily harmed. These stakeholders oppose any zoning overlays that would prohibit land uses on their property. However, other stakeholders and City staff support conditional overlays intended to restrict land uses that pose risks to water quality.

Some Oak Hill stakeholders support high density redevelopment in specified areas of Oak Hill. Many area residents look forward to participating in the design process for a transit-oriented Town Center-type development near the intersection of State Highway 71 and U.S. Highway 290. Others strongly support the redevelopment of older commercial structures and properties in Oak Hill. Several of these individuals have been active participants in Councilmember Leffingwell's Barton Springs Task Force meetings.

Although Neighborhood Planners and Watershed Protection Department staff strive to balance Oak Hill stakeholder goals, some of the recommendations listed at the beginning of the chapter are not supported by all Oak Hill stakeholders. A complex challenge for land use planning in Oak Hill is to both provide adequate neighborhood services for Oak Hill residents through new development and redevelopment while, at the same time, preserving the rural density and undeveloped land in Oak Hill, which is vital for preservation of the aquifer. For additional information on zoning recommendations designed to protect water quality, please refer to Chapter 6.



5

Utilities convey some of the services essential to contemporary life, especially water and power. They have shaped development historically in important ways, because their infrastructure—power lines and generators, water and sewer lines, treatment plants, and reservoirs—is extremely intensive. Creating and modifying this infrastructure is costly to do, both financially and physically. The utilities that have shaped, and continue to shape, Oak Hill the most are water and wastewater systems.

This chapter briefly explains the history of how centralized utility services were extended throughout Oak Hill. The chapter also reviews City programs and regulations that address erosion and stormwater. Understanding the history of Oak Hill’s infrastructure planning, including City water and wastewater services, contributes to sound land use planning processes. The information in this chapter supports the long-term land use and transportation recommendations in chapters 6 and 7.

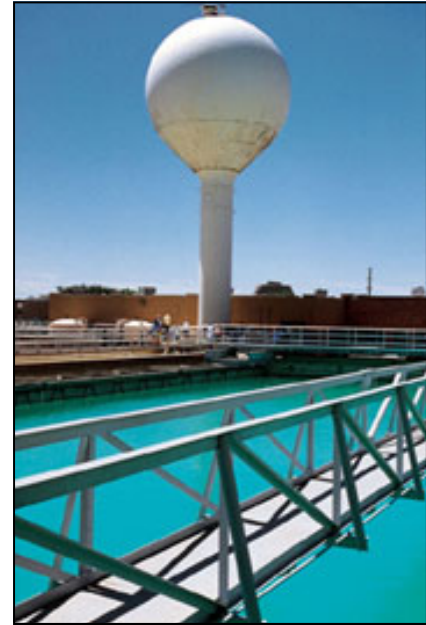


Figure 5-1: The Thomas C. Green Water Treatment Plant opened in 1925

CENTRAL WATER AND WASTEWATER SERVICES

The Austin Water Utility supplies water to water supply corporations, municipal utility districts, private utilities, and individual customers within and outside of Austin’s city limits. Water is drawn from the Colorado River (Lake Austin and Town Lake) and purified at three water treatment plants.

The Austin Water Utility serves approximately the same area for drinking water as it does for wastewater collection. Austin Water Utility’s service area is shown on the map in Figure 5-2. This boundary includes areas that the Austin Water Utility currently serves and the areas into which it plans to extend service. Figure 5-3 shows the current connection points for water and wastewater. The Austin Water Utility does not currently provide wastewater service to most areas of southwestern Oak Hill that fall outside Austin’s full purpose city limits.

The availability of municipal water and wastewater systems helps to shape land development patterns. Certain engineering and design limitations on development density are removed once residential subdivisions and commercial sites



Stakeholder comments and concerns that influenced the content of this chapter

- Address existing and future untreated runoff from the U.S. Highway 290 and William Cannon intersection.
- Create additional regional retention ponds that increase the base flow of creeks.
- Augment flow to “Lake Midwood” (local name for wet pond east of Midwood Road) to ensure it continuously supplies water to creeks and recharge features.
- Mitigate the negative consequences of older structures located in the floodplain.
- Enforce the codes for floodplains and streams.
- Provide more structural runoff controls; there is too much water diverted away from the aquifer.
- Provide fire hydrants on Old Bee Caves Road.
- Address the abandoned sewage treatment plant on Silvermine and Fletcher.
- Provide utilities for Oak Hill residents west of the “Y” that do not currently have utility service.

are no longer forced to rely only on well water and decentralized wastewater systems (usually septic tanks). Property values typically rise when centralized utility service becomes available. As a result, the extension of water lines and service is often controversial, especially in environmentally sensitive areas.

WATER SERVICE

Dependence on Well Water

Until the middle of the twentieth century, Oak Hill residents and businesses relied on wells

Barton Springs/Edwards Aquifer Conservation District (BS/EACD)

The BS/EACD was created in 1987 by the State Legislature, with the support of voters, to “conserve, protect and enhance the groundwater resources of the Barton Springs segment of the aquifer.” The BS/EACD regulates well usage through conservation and drought planning and regulation of well construction within its boundaries. It requires all non-exempt well owners to develop User Conservation Plans; the BS/EACD states that these Plans, “when followed, will maximize the utility of water withdrawn from the aquifer.” Non-exempt well owners are also required to develop a User Conservation Plan which should dictate conservation pumping levels during times of drought in the District. The BS/EACD maintains a list of non-compliant permittees which can be viewed at <http://www.bseacd.org/regulatory.html>. These well owners are pumping illegal quantities of water during times of drought; Tier C permittees are pumping over 100% their share of underground water.



Figure 5-2: Austin Water Utility Service Area

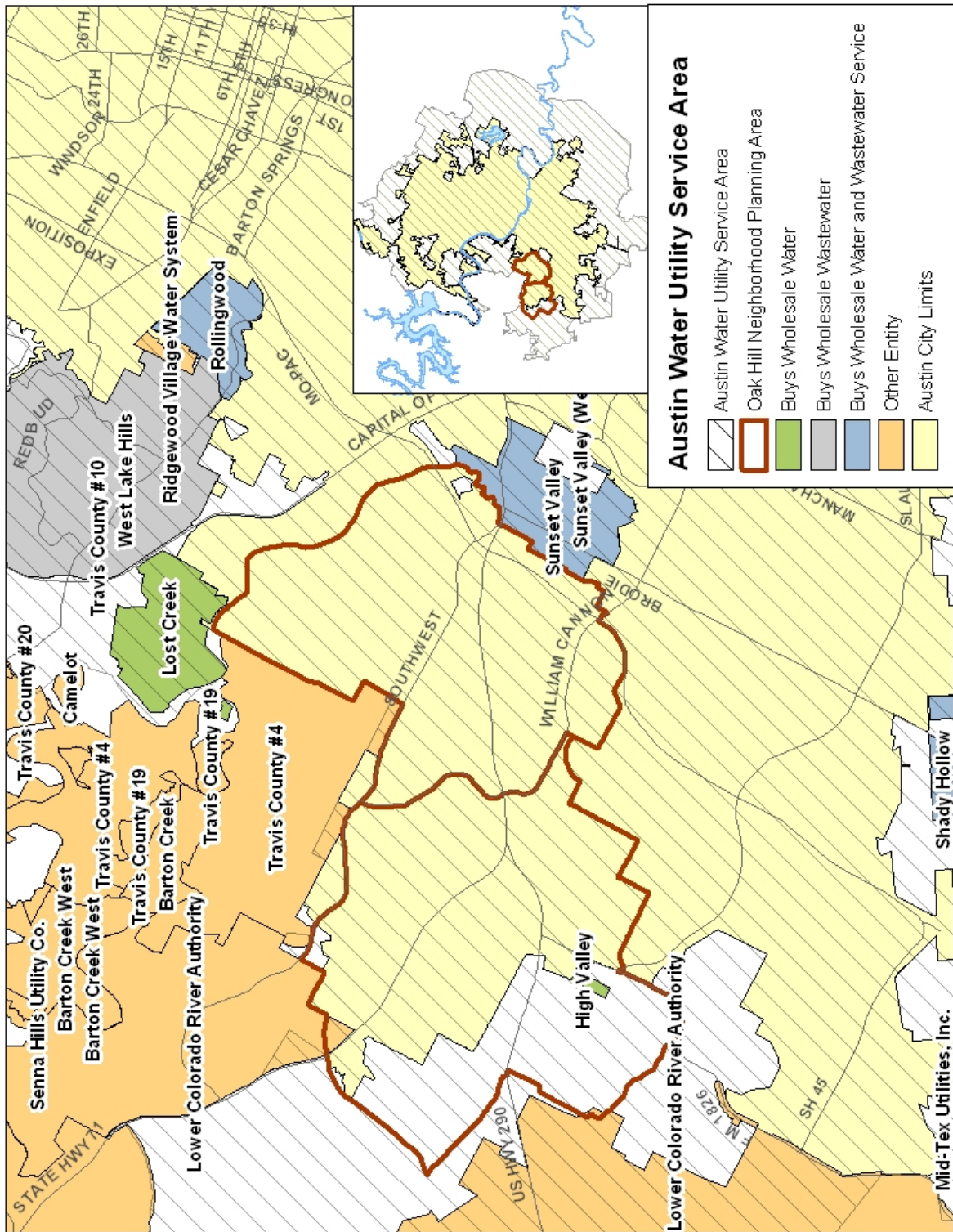
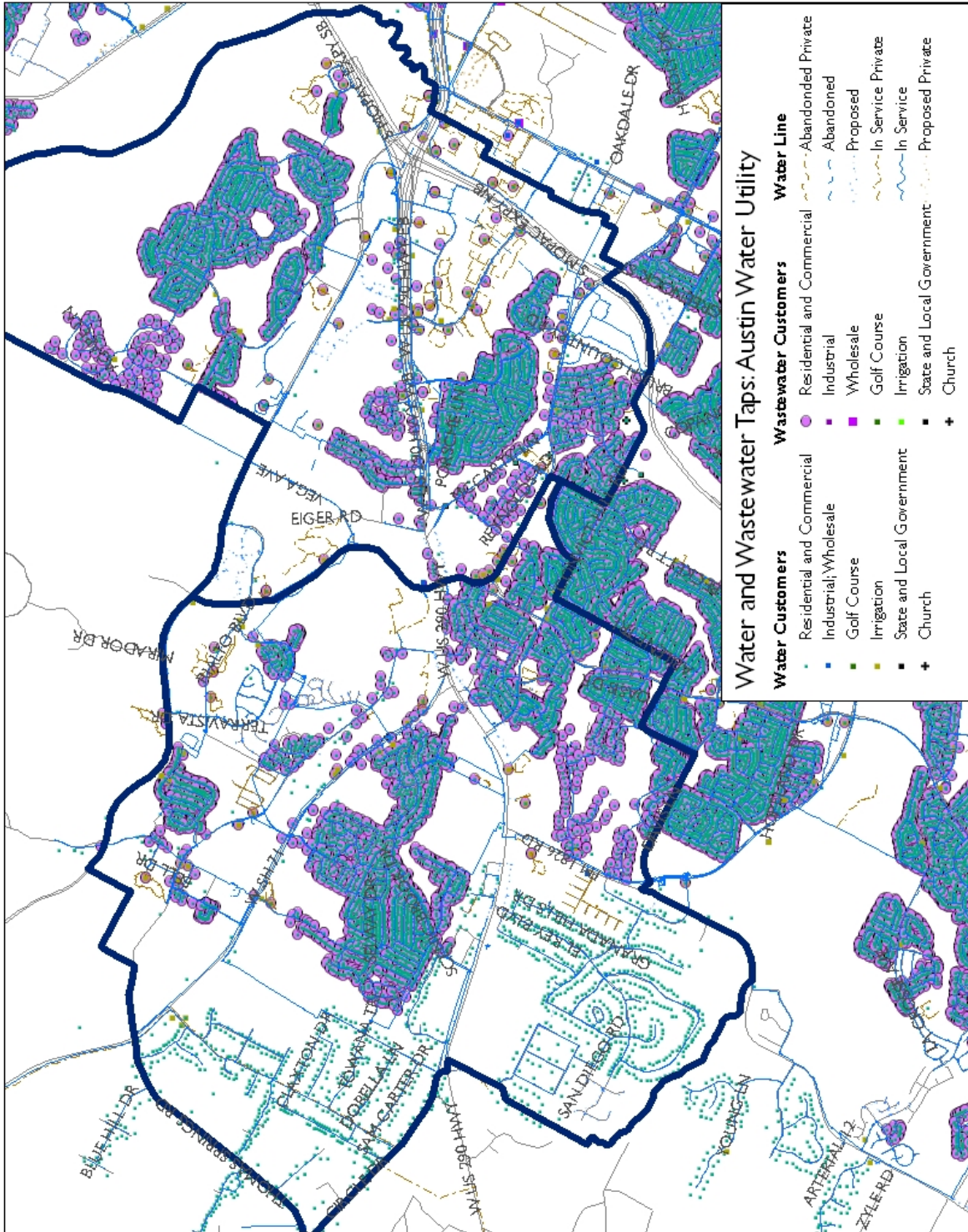




Figure 5-3: Water and Wastewater Taps: Austin Water Utility





for drinking water. Wells in eastern Oak Hill draw water from the Edwards Aquifer and are regulated by the Barton Springs/Edwards Aquifer Conservation District (BS/EACD, see page 48). Edwards Aquifer wells generally offer clean water with consistent yields and are called “firm yield” wells. New wells permitted for the western portions of the aquifer (the east Oak Hill area), however, are considered interruptible or “conditional yield” wells. Unlike firm yield wells, interruptible wells do not promise a steady water supply. In times of drought, well pumpage may be significantly reduced.

Wells in western Oak Hill may draw water from the Trinity Aquifer, not the Edwards Aquifer. Trinity well water is generally considered lower in quality and yield than Edwards well water. The Circle C golf course is irrigated with water drawn from a Trinity Aquifer well. Before the use of a centralized municipal water supply, development in Western Oak Hill was limited by the constraints of Trinity aquifer wells

Water Line Extensions to Southwest Austin

Figure 5-2 shows the Austin Water Utility’s service area. The service area has been expanded over time as the City annexes land and state and local laws evolve. The planning area is located within the Austin Water Utility’s service area.

Oak Hill contains one of the City’s Certificates of Convenience and Necessity (CCNs) for water. Utilities in Texas, like the Austin Water Utility, register for CCNs with the Texas Commission on Environmental Quality (TCEQ). Austin’s CCNs and Austin’s CCN areas protect a service area from the encroachment of other utility providers; constructing infrastructure that supports water or wastewater services is costly, and CCNs ensure utilities they will have the potential customer base to recoup their initial investments. In exchange for this protected customer base, utilities with CCNs are required by TCEQ to provide service to that area, in accordance with service extension plans. The Austin Water Utility is required by law to provide water service within its water CCN boundaries or allow another provider to serve part of the area.

The CCN area within Oak Hill is the City of Austin’s only CCN within its Drinking Water Protection Zone (see Figure 5-4). This area used to belong to Water Control and Improvement District (WCID) #14, a Travis County water provider using City of Austin water, which was acquired by the Austin Water Utility. WCID #14 was created in 1958 and probably distributed water to customers from one large Trinity aquifer well.

When WCID #14 was acquired by the City, its infrastructure became the property of the Austin Water Utility, and all of its existing and potential customers became Austin Water Utility customers. At that time, the Austin Water Utility assumed the responsibility to extend water service to any customers requesting water service within WCID #14’s old boundaries (Figure 5-5).

Water service in other areas of Oak Hill was provided as a result of annexation. Annexation is one mechanism by which cities expand tax bases and regulate development. The City annexed the “Upper Williamson Creek” area in 1985 and created a service extension plan for the area.



Figure 5-4

Oak Hill in Relation to Austin's CCNs

- Service Area Boundary
- Full-purpose City Limit
- Desired Development Zone
- Austin Water CCN
- Oak Hill Planning Area
- Drinking Water Protection Zone
- Austin Wastewater CCN

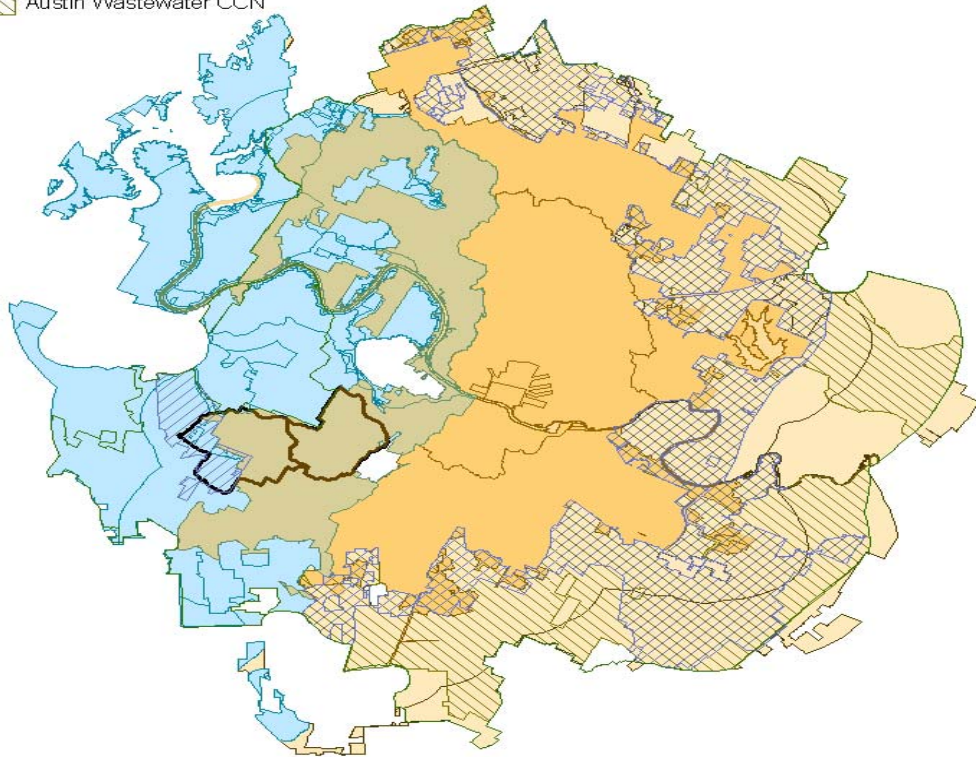
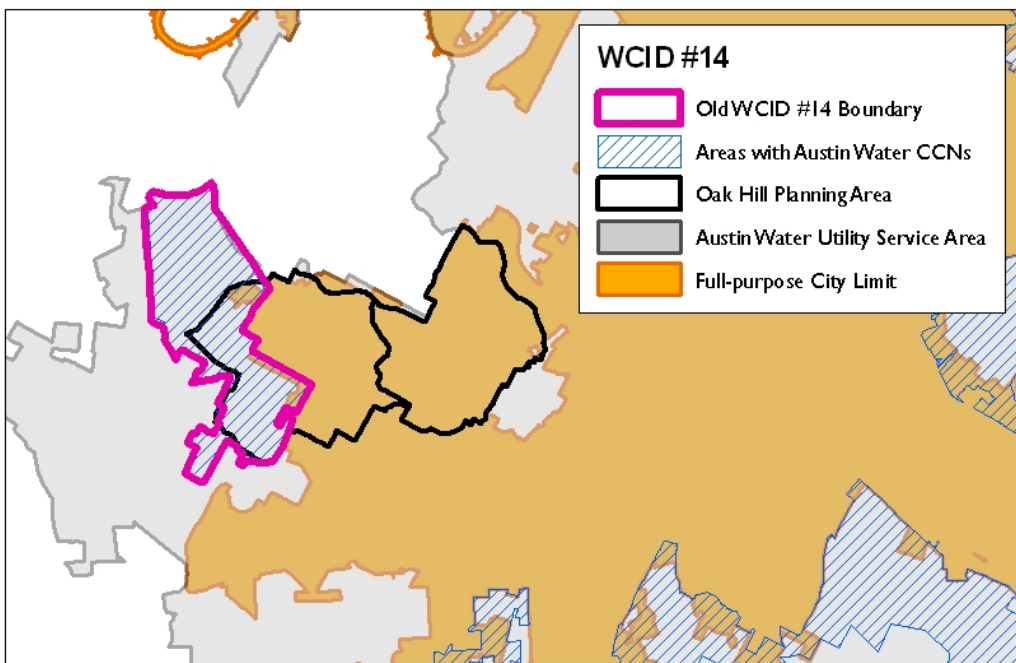


Figure 5-5: WCID #14





The plan included full water and wastewater services and fire services, which created a need for increased water line capacity. New lines and water tanks were constructed in 1986.

The City constructed new water lines for other areas of Oak Hill as they were annexed. The City became responsible for providing emergency fire services. The existing small lines, which belonged to rural water districts, were abandoned.

Service Extension Requests within the Austin Water Utility's Service Area

All of the planning area is in the Austin Water Utility Service Area, though not all of the planning area receives service. The Austin Water Utility extends water and wastewater service in accordance with City service extension policies and ordinances. The City has additional legal obligations within the service area boundary for the portion that is covered by its water CCN.

Within the Austin Water Utility Service Area, Service Extension Requests (SERs) made by applicants are approved administratively by the Director unless a property is outside the City limits and within the Drinking Water Protection Zone or if the project will require the City to Cost Participate (usually to oversize proposed service extension request water or wastewater lines to provide additional capacity for future Utility needs).

Water and Wastewater lines are extended by Service Extension Requests applied for by applicants to meet their project needs while following City criteria and utility planning goals, such as providing reliable water service. An example of providing reliable water service is “looping” water lines—where a tap receives water from two directions—makes that tap’s water supply less vulnerable to failure (since both directions must fail for the tap to be cut off from water). The utility’s goals and extension plans are outlined in the Austin Water Utility Strategic Water Resources Plan (most recently updated in November 2003), which shows that the Utility is planning to provide water and wastewater services to the parts of the Oak Hill area that does not yet receive them.

If an SER is made for a property that is outside the City limits and within the Drinking Water Protection Zone, then it will also be reviewed by WPDRD staff. WPDRD staff considers the following criteria when they review these SERs:

1. Will future development be required to comply with current code?
2. Does the requested service result in more intense development than would be possible absent the service?
3. If so, is the development in an area in which we are encouraging development?
4. Does the service provide for additional development other than the requesting tract?
5. Would central service solve known or potential environmental problems?
6. Is serving the area consistent with long-term service area and annexation goals?

WPDRD forwards their recommendation for each proposed SER to the Environmental Board which makes their assessment. The Austin Water Utility takes the proposed SER to the Wa-



Austin Water Utility Cost Participation

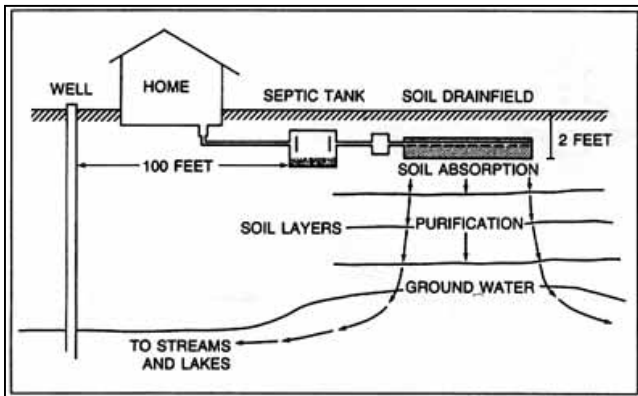
The Austin Water Utility occasionally “cost participates” with private developers to install oversized water or wastewater lines in particular areas. During SER Review when utility staff anticipates there will be additional development in that immediate area which will require additional water or wastewater capacity, the utility will provide cost participation to construct oversized water or wastewater lines large enough to provide future anticipated capacity. This oversizing refers to requiring larger diameter lines than the standard diameter line that would specifically be required for the applicant’s project.

ter and Wastewater Commission, which also provides their assessment. The Utility then submits the proposed SER and both assessments to City Council. City Council makes the final decision on whether to approve these types of SERs.

The Extension of Centralized Wastewater Service

Development intensity is also limited by wastewater service. Until the 1970s, the absence of access to centralized wastewater maintained Oak Hill’s rural, low density character. Decentralized service in Oak Hill commonly takes the form of septic tanks and drainfields (Figure 5-6). Sewage reaches the septic tank where solids and liquids separate and begin to break down. Liquid waste or effluent then drains out from the tank to the drainfield to be treated or purified by surrounding soil. Functioning soil drainfields require a significant amount of space. Austin residents using septic tanks with access to centralized water must have lots at least one half acre in size (21,780 square feet); those using water from on-site wells are required to have lots of at least one acre (43,560 square feet). By contrast, the minimum lot size required for residences with full water and wastewater service is 5,750 square feet with property in the SF-2 Single Family Residence Standard Lot or SF-3 Single Family Residence zoning categories.

Figure 5-6: Septic System



Buncombe County Soil and Water Conservation Department image, http://www.buncombecounty.org/Living/news_Detail.asp?newsID=1767

Oak Hill is located at the outer reaches of the City’s centralized wastewater service area. The “Water and Wastewater Taps” map (Figure 5-3) shows that most residences and businesses in eastern Oak Hill are connected to city water and wastewater service. Some homes in western Oak Hill do not connect to the city’s central sewer system.

In the early 1970s, prior to the adoption of the watershed-based development regulations discussed in Chapter 4, Oak Hill’s de-



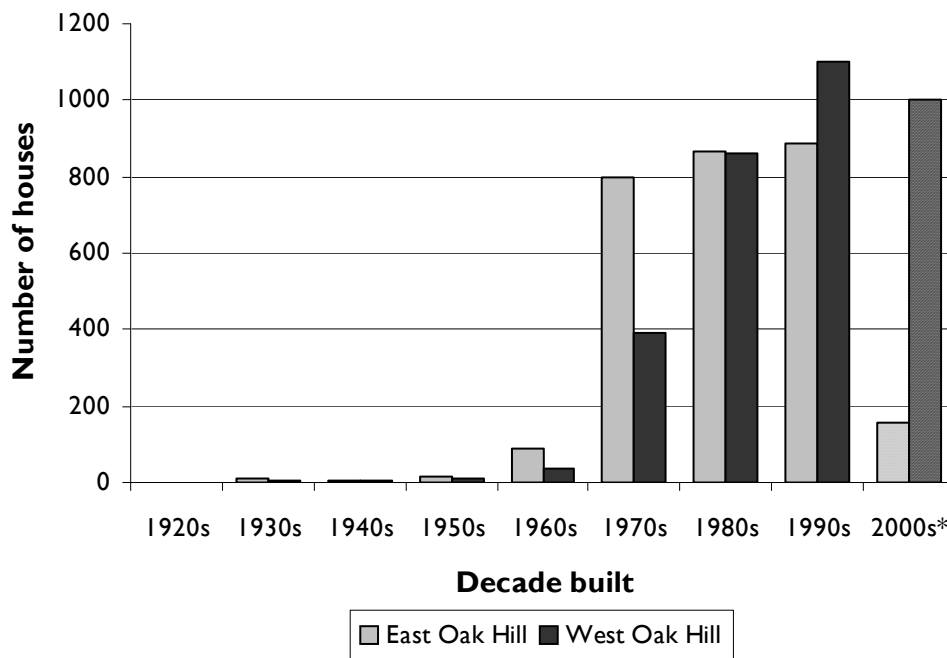
velopment patterns began to shift dramatically. The State of Texas and the City of Austin approved the construction of small private wastewater treatment plants. These plants were designed to collect sewage from homes in new subdivisions and to eventually become part of the City of Austin’s central wastewater system. These treatment plants facilitated the construction of relatively dense residential subdivisions in the 1970s. The sudden boom in housing in the 1970s (Figure 5-7) reflects this.

The Austin Water Utility had plans to build major interceptors to eventually connect to these private wastewater treatment plants; major sewer main extensions were part of the City’s capital improvement plans. In the mid to late 1970s, voters rejected bonds that would have funded the extension of wastewater lines into the Barton Springs Zone because of environmental concerns. In many cases, however, developers paid for pipeline extensions themselves. When the private wastewater treatment plants for Travis Country and Scenic Brook subdivisions began to function poorly, TCEQ required the Austin Water Utility to take over sewage collection services and retire the private plants.

The Austin Water Utility and the Lower Colorado River Authority (LCRA) now provide water and wastewater service to many homeowners who once used Trinity well water. These homeowners softened their hard well water with salt, which then damaged their septic tank systems. The homeowners successfully lobbied for access to a surface water supply.

Centralized wastewater service has also been established through the creation of Municipal

Figure 5-7: Age of single-family homes in East & West Oak Hill



* 2000s data is for 2000 – 2006.



Utility Districts (MUDs). In the 1980s, continued private development led to multiple State-approved MUDs. MUDs are often approved in association with land use plans and are authorized to provide services, including water and wastewater, within their boundaries. For example, the Circle C MUD was approved in 1984 in conjunction with a land use plan for 1,200 acres. MUDs led to the construction of major sewer mains in the Williamson and Slaughter Creek drainage basins.

Austin Water Utility's service area has been expanded over time by various mechanisms and has been influenced by evolving state and local laws, bond elections, and projects developed out of compliance with current watershed regulations through grandfathered status (see Chapter 4). Although certain SER decisions are now reviewed by the City's Environmental Board, major sewer mains constructed in the 1980s generally provided capacity for dense development in the Oak Hill area.

RUNOFF, CREEK EROSION, AND FLOODING

Current land development and watershed regulations require developers to address runoff on a site-by-site basis. Until 1974, buildings and roads were constructed without any structural controls to mitigate runoff; there was limited knowledge of the effects stormwater runoff would have on downstream neighborhoods. In addition to the water quality impacts discussed in Chapter 4, the stormwater runoff created by impervious cover contributes to hazardous creek erosion and localized flooding in streets and yards. Streams and creeks get wider and deeper, losing the vegetation that lives along their banks, which further increases the pace of erosion.

Areas of Oak Hill have been prone to flooding for years. Some flooding is the result of structures being built within the floodplain before doing so was restricted. Floodplains are land areas that are normally dry but are prone to periodic natural flooding. They are generally low-lying areas adjacent to creeks or other bodies of water. Some residents remember the flood that inundated the intersection of U.S. Highway 290 and William Cannon Drive in the early 1990s.

What happens to runoff?

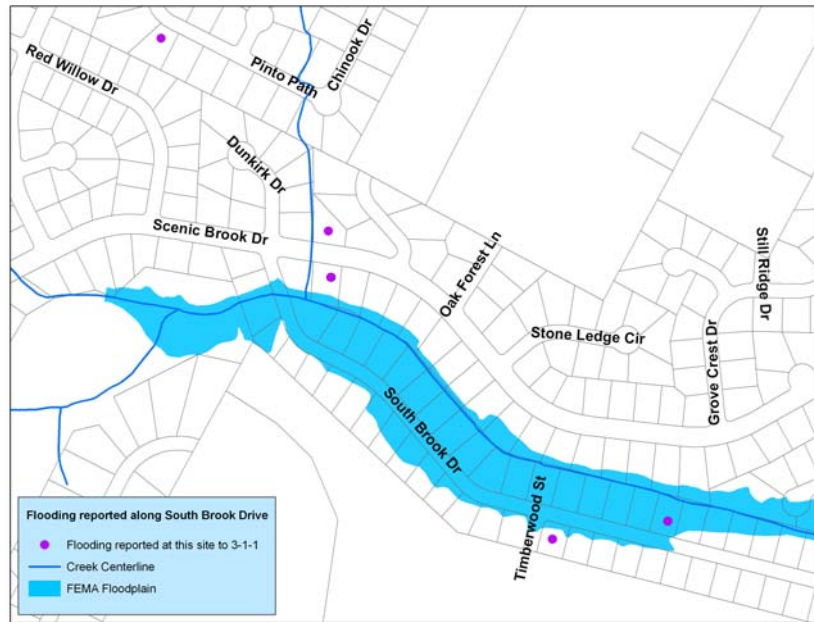
When rain falls on soil, some evaporates, some is absorbed by plants, some recharges groundwater supplies like aquifers. When rain falls on surfaces that cannot absorb it (impervious surfaces), it becomes stormwater runoff. Runoff should never become part of a municipal sewer system (sanitary sewer) because these systems are not built for large quantities of water. Infiltration of runoff into sanitary sewer systems can cause sewage leaks which pose major hazards to human health and the environment. Instead, runoff is channeled into creeks and lakes or into manmade storm drain systems. Manmade systems include ditches, street gutters that feed underground pipes, culverts that carry water under bridges, and finally storm sewer outfalls, where pipelines release their contents into creeks or other bodies of water.

Drainage basins are areas of land that send water to the same river, creek, or tributary. Drainage basins are divided into drainage areas based on the natural branching of creeks or by the construction of concrete channels that carry stormwater or underground piping that carries stormwater.



Localized flooding also occurs because of high levels of impervious cover that are not adequately mitigated. Many of the residential subdivisions in Oak Hill were built without structural controls that limit the amount of stormwater runoff created by roads and homes. In Oak Hill, flooding reported on South Brook Drive (see Figure 5-8) may be caused by a combination of factors: steep slopes to the south of the property send water north toward homes, homes are built in the Williamson Creek floodplain, and the subdivision is older and may not have been designed under current regulations that require stormwater detention and drainage plans.

Figure 5-8: Flooding Reports



City of Austin Programs

Runoff is mitigated for new construction on a site-by-site basis. Each proposed development must go through a development review process; water quality and flood detention controls or alternatives are required by the Land Development Code and related criteria manuals. Private developers hire licensed engineers to apply City regulations to their particular site. City codes state that new development cannot exacerbate flooding conditions within the city; all runoff from new development must be managed.

In many watershed areas, developers can choose between providing storage facilities for stormwater on their own property or contributing a 'fee in lieu' toward the City's Regional Stormwater Management Program (RSMP). The RSMP was created in 1984 and allows developers to save the expense of constructing and maintaining their own detention facility. The RSMP uses a watershed-level approach to plan for flood control. Staff design and choose appropriate locations for regional detention facilities, such as the Oak Hill Regional Stormwater Detention Facility.



Figure 5-9: Erosion along Williamson Creek

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



The RSMP also builds retention facilities, enlarges and channelizes waterways, improves conveyance structures, and manages voluntary property buyouts. In Oak Hill, the City maintains the Scenic Brook regional pond and the Dick Nichols Park Regional Pond, which is built into the Kincheon Branch of Williamson Creek.

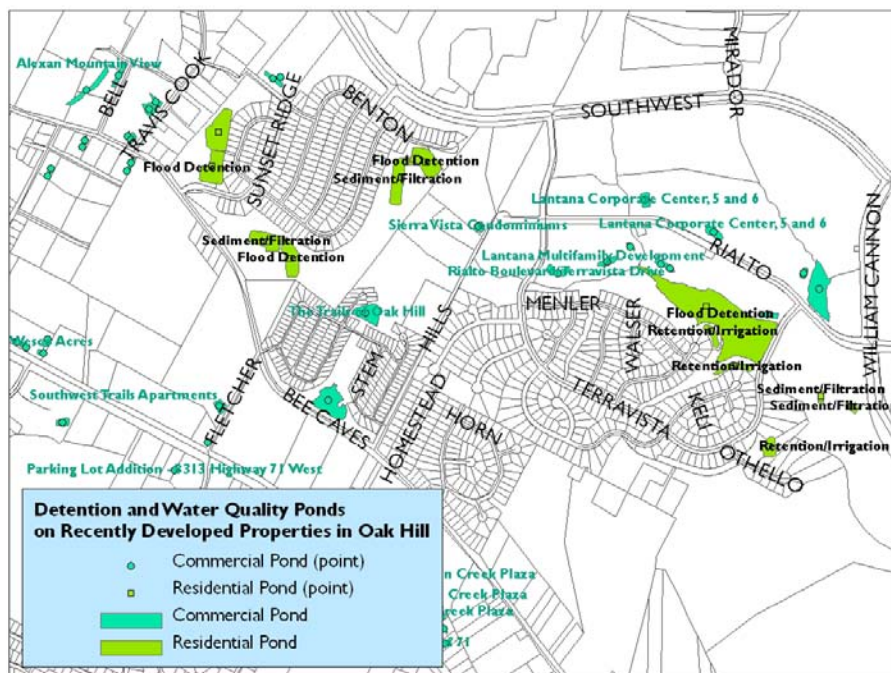
As private drainage facilities multiply (Figure 5-10), many municipalities, including Austin, are studying ways to ensure that privately maintained drainage facilities continue to function properly. Malfunctioning detention and water quality structures contribute to localized flooding, stream erosion, and contamination of surface and groundwater.

According to Phase I of the Watershed Protection Master Plan (see Chapter 4), the Williamson Creek watershed and parts of the Barton Springs Zone are high priority areas for Austin. These are areas where “watershed protection goals and objectives are not currently being met or are not expected to be met in the future.” City hydrologists and engineers are studying the best ways to retrofit existing drainage facilities and will recommend what kinds of facilities should be constructed in new areas.

CITY POLICY RELATED TO UTILITY EXPANSION

Factors beyond the control of the Austin Water Utility have affected the extension of water and wastewater services into the Oak Hill area. The Austin Water Utility’s service area currently encompasses significant acreage within the Drinking Water Protection Zone despite City policy which restricted the provision of wastewater services in the Barton Creek water-

Figure 5-10: Detention and Water Quality Ponds on Recently Developed Properties in Oak Hill





shed (Sector 11 Land Use Plan, City of Austin Planning Department, November 1988, p. 20).

Other infrastructure planning in Austin requires environmental impact analyses. In 2001, City Council adopted an update to the 2025 Austin Metropolitan Area Transportation Plan (AMATP), which included “Additional Criteria for Construction of Roadways in the Drinking Water Protection Zone” to affect all future bond expenditures. The criteria state

Unless the road is authorized by an election of the City of Austin or another jurisdiction and the spending is approved by the Austin City Council, the bond proceeds will not be used to fund matches for road infrastructure of right-of-way through:

- The Drinking Water Protection Zone.
- A City of Austin preserve.
- A City of Austin destination park

City of Austin 2025 AMATP, adopted June 7, 2001, last amended May 23, 2002.



Figure 5-11: Oak Hill Regional Pond

City Council required that an environmental suitability analysis be conducted to determine how the construction of new roads would affect the Drinking Water Protection Zone. The Environmental Suitability Matrix considers whether a roadway is located in an aquifer recharge or contributing zone and whether any of the following are nearby: karst features, parks, water quality protection lands, greenbelts, or endangered species. For roadway projects that were ranked in the third and fourth quartiles of the matrix (having significant impacts), AMATP support staff recommended that they “should be evaluated in a special study during the long-range planning process, prior to design or construction, with specific attention to the mitigation of water quality impacts to the Edwards Aquifer.” Please see Appendix B for further information on the Environmental Suitability Matrix.

CONCLUSIONS

Centralized infrastructure continues to allow for greater density in Oak Hill, such as new commercial and residential projects like Freescale, Advanced Micro Devices, Travis Country West, and various luxury condominium complexes. Although the capacity for potable water and central sewer service no longer poses a barrier to further development, the environmental consequences of continued development and related utility infrastructure construction still need to be considered as requests for development arise. Regional goals to maintain water quality also will need to be a part of this consideration.



Figure 5-12: Types of Detention Ponds



Sedimentation/sand filtration treatment was required in the Barton Springs Zone prior to the SOS Ordinance. These systems remove certain pollutants from stormwater runoff before discharging to a storm sewer or creek.



Retention irrigation systems retain runoff and distribute it through irrigation, meeting the non-degradation standard of the SOS Ordinance by allowing stormwater to infiltrate through the soil.



Wet ponds filter and detain stormwater runoff, provide habitat for wildlife, and offer aesthetic value. They achieve a level of water quality treatment equivalent to that of a sedimentation/sand filtration pond.



6

Given the environmental sensitivity of Oak Hill, land use and zoning recommendations need to delicately balance protecting the environment with providing development opportunities to meet the community’s desire for commercial services and housing opportunities. This balance is reflected in the overall vision statement created by the community stakeholders, which states that Oak Hill should “support **measured, sustainable growth** in residential and commercial development while **maintaining the existence and integrity of its environmental resources**, and that of the community and its neighborhoods.”

These land use and zoning recommendations attempt to meet this balance and also to take into consideration the land use goals and objectives created by community stakeholders.

This planning area is different from the other areas with neighborhood plans in Austin, which are all within the urban core. A third of the land in this planning area is undeveloped, compared with only 13% in the urban core (Figure 6-1). Proportionally, undeveloped land comes at the expense of commercial, office, industrial, civic, and multifamily land uses, all of which are less present in Oak Hill than in the urban core.

Figure 6-1: Land uses in the urban core and the planning area

Description	Urban Core		Oak Hill	
	Area (acres)	Percent	Area (acres)	Percent
Single Family	12,878	25%	2,801	25%
Mobile Home	307	1%	196	2%
Duplex	1,357	3%	51	1%
Large Lot Single Family	115	0%	255	2%
Multi-family	3,911	7%	429	4%
Commercial	3,615	7%	325	3%
Office	2,736	5%	169	2%
Industrial	3,152	6%	227	2%
Civic	3,681	7%	371	3%
Open Space	3,515	7%	1,161	10%
Transportation	340	1%	0	0%
Right-of-way	9,974	19%	1,331	12%
Utilities	134	0%	15	0%
Undeveloped	6,609	13%	3,792	34%
Water	61	0%	0	0%
Total	52,385		11,123	



GOALS, OBJECTIVES AND RECOMMENDATIONS:

6.A. Provide opportunities for high-quality new development and re-development.

6A.1

Ensure quality of new construction and renovations.

6.A.1a—Bring back businesses that have left the Oak Hill area (example: loss of Alberston’s store).

6.A.1b—Businesses that redevelop should meet Development Code standards and should meet the goals and objectives of the Oak Hill Combined Plan.

6.A.1c—Find ways to attract quality development in Oak Hill, such as Escarpment Village. Development should be innovative, mixed use, walkable, and transit oriented.

6.B. Balance development and environmental protection by maintaining a vibrant residential and commercial community that demonstrates caring stewardship of the environment.

6.B.1

Encourage zoning to be compatible with existing and neighboring land uses and seek optimal and most appropriate use of land.

6.B.1a—Rework zoning to allow/support the vision of the Oak Hill Neighborhood Plan.

6.B.1b—Cluster higher density development in appropriate areas, striving to balance the interests of all stakeholders while taking into consideration environmental concerns.

6.B.2

Provide business and residential expansion without creating urban sprawl.

6.B.2a—Provide support of targeted development, which are areas with existing infrastructure at commercial nodes.

6.C. Create a mix of uses in existing corridors of commercial development that will provide a diversity of local services convenient to neighborhoods and establish commercial “nodes” (concentrated



activity areas) at strategic locations.

- 6.D.** Create a Town Center with cultural, educational, arts, and community gathering opportunities.

6.D.1

The Town Center should be a multi-functional public gathering space.

6.D.1a—Town Center should have a library, movie theater, park and ride, civic and recreational space, public performance and meeting space, elder center/ retirement center.

- 6.E.** Encourage locally-owned businesses to locate in the Oak Hill area and find ways for local businesses and employers to prosper.

6.E.1

Oak Hill stakeholders desire more small-scale businesses with less strip commercial establishments

6.E.1a—Explore opportunities to replace anchor tenants with new tenants who can attract customers to support local small businesses.

6.E.1b—Establish/explore tax credits to help in the development of local businesses.

6.E.1c—Create a small business incubator for the Oak Hill area, to help foster the creation of locally-owned and operated businesses in the planning area.

6.E.1d—Finds ways to attract businesses that will enhance services available to the community.

6.E.1e—Encourage more doctors, dentists, and other medical professionals to locate in the area.

6.E.1f—Encourage the exploration of appropriate State and City governmental small business grants and/or loans.



ENVIRONMENTAL CONTEXT FOR LAND DEVELOPMENT

DRINKING WATER PROTECTION ZONE

The planning area is located within the Drinking Water Protection Zone (DWPZ). The DWPZ and the Desired Development Zone (DDZ) attempt to direct growth into areas that are less environmentally sensitive. The Oak Hill land use and zoning recommendations recognize that development in the area is happening now despite being entirely within the DWPZ and will continue in the future with or without a neighborhood plan. The goal of these recommendations is to create land development scenarios that encourage more sustainable development practices over the Edwards Aquifer.

EDWARDS AQUIFER RECHARGE ZONE

East Oak Hill is primarily located over the recharge zone of the Edwards Aquifer. Although this is the most environmentally sensitive area in Oak Hill, it is also the most intensely developed, due to its proximity to downtown Austin and its location near the major interchange of U.S. Highway 290 West and Loop I (MoPac). The maximum impervious cover limit for new development in the recharge zone is 15%.

The land use and zoning recommendations made in this plan take into consideration the roadway and utility infrastructure that already exist in this area including the intersection of U.S. Highway 290 and Loop I (MoPac), which will continue to make this a desirable place to conduct business.

BARTON SPRINGS WATERSHED CONTRIBUTING ZONE

West Oak Hill, located in the Barton Springs Watershed Contributing Zone, is less developed than East Oak Hill. West Oak Hill still has large tracts of undeveloped land zoned Rural Residential (RR) and Agriculture (AG) and includes areas outside the Austin city limits where the city has no zoning authority, but can apply subdivision regulations and water quality controls. This part of West Oak Hill, which is outside city limits, is primarily developed as large residential lots, although there are also scattered businesses. West Oak Hill is where the westernmost limit of the city of Austin's wastewater services is located. The maximum impervious cover for new development here is 25%.

The land use and zoning recommendations for this area are decidedly more conservative due to the SOS Ordinance, limited infrastructure in some areas, and the consideration of Oak Hill's goal to "provide business and residential expansion without creating urban sprawl."



SUSTAINABLE BUILDING PRACTICES

6.A. Provide opportunities for high-quality new development and re-development.

6.A.1

Ensure quality of new construction and renovations.

6.A.1a—Bring back businesses that have left the Oak Hill area (example: loss of Alberston's store).

6.A.1b—Businesses that redevelop should meet Development Code standards and should meet the goals and objectives of the Oak Hill Combined Plan.

6.A.1c—Find ways to attract quality development in Oak Hill, such as Escarpment Village. Development should be innovative, mixed use, walkable, and transit oriented

RESTRICTIVE COVENANTS

Currently, when new zoning cases are applied for in Oak Hill, zoning planners recommend including restrictive covenants requiring participation in the following programs:

- Green Building Program: Commercial structures should be designed for at least two stars.
- Integrated Pest Management (IPM) system.
- Grow Green program for site landscaping.

This practice should be continued, and should also be applied when owners request rezonings.

City of Austin's Green Building Program

Austin Energy's Green Building program is the country's first comprehensive program to encourage the use of sustainable building techniques in residential, multifamily, commercial, and municipal construction. Sustainability means meeting our present needs without compromising the needs of future generations.

The residential green building program rates new and remodeled homes using sustainable guidelines on a scale of 1 to 5 stars; more stars means more green features. Homes are rated in six areas: energy efficiency, testing, water efficiency, materials efficiency, health and safety, and community. Although the plan recommendation does not include a minimum two-star rating for single family homes, this information is provided in the event homeowners or builders want to pursue this for their developments and remodels.

The commercial green building program promotes teamwork and sound business practices in



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the design and construction of commercial facilities. The commercial program helps architects, engineers, and construction professionals set realistic goals for energy and water use, indoor air quality, occupant productivity, resource conservation, and pollution control; select appropriate building site, orientation, systems, and materials; reduce construction operations waste; evaluate short and long-term costs; consider impacts on, and benefits to, the environment, clients, and tenants.

The multi-family green building program helps building professionals design and build comfortable condominium and apartment homes that are energy, water, and resource efficient. The multifamily program services include: sustainable consultation and design charrette coordination for developers, designers, owners, and builders for new construction and renovation; assistance with incentives for electric, gas, and water conservation; marketing assistance; S.M.A.R.T. Housing compliance, consulting, and review.

Integrated Pest Management Plan

Integrated pest management (IPM) is an environmentally-sound method of controlling pests and weeds. Pests and weeds are identified, action thresholds are considered, all possible control options are evaluated, and selected controls are implemented. Control options include:

- Biological—recognize, encourage, and/or introduce beneficial predators into the landscape.
- Cultural—use native, pest-resistant plant varieties, and give them proper care.
- Mechanical—hand-pick insects or use traps, barriers, or water to clear infected areas.
- Chemical—use botanical, mineral, and insecticidal soap or synthetic chemicals.

Choice of control options is based on effectiveness, environmental impact, site characteristics, economics, and the health and safety of workers and the public. IPM takes advantage of all appropriate pest management options.

The restrictive covenant would require that when a site plan is submitted for development of a property, or any portion thereof, an Integrated Pest Management Plan should be included.

Grow Green Landscaping

The Grow Green program provides earth-wise solutions designed for Central Texas, with an emphasis on water quality protection. For Oak Hill, 90% of the total plant material used, exclusive of turf, should be native to Central Texas. The restrictive covenant would include a list of native and adapted landscape plants to choose from, as well as a list of invasive species and problem plants to be avoided. A sample list is included in the Appendix C.

ZONING RECOMMENDATIONS

Interim-zoned properties

There are approximately 141 properties in the planning area with interim zoning. Interim zoning was placed on properties when land was annexed into the city in the mid-1980s. Over the years, for one reason or another, property owners did not seek permanent zoning on their



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property. These zoning districts are Development Reserve (DR), Interim Rural Residential (I-RR), Interim Single Family Residential Large Lot (I-SF-1), Interim Single Family Residential Standard Lot (I-SF-2), and Interim General Office (I-GO). These properties are the ones that staff has given priority to rezone. In some cases, however, a property with an interim zoning was not proposed for rezoning due to one or more of the following factors: 1) the property is located within the critical water quality zone or the water quality transition zone, 2) the property is currently being used as a water detention pond, or 3) only the interim designation needs to be removed because the base district is appropriate for the current use or for the area.

Other zoning recommendations

Some properties in the planning area have a use that is not allowed under the current zoning district. This is called a non-conforming use. For example, a commercial use operating under a single family zoning district would be non-conforming. Typically, staff recommends zoning to bring the property into compliance. If, however, the non-conforming use poses a high risk to nearby creeks or critical environmental features, or if it poses a threat to the water supply, staff may recommend a zoning district that does not allow the current use. High-risk land uses are discussed below.

Other properties proposed for rezoning are some residentially-zoned properties that are scattered along U.S. Highway 290 and State Highway 71. Depending on the property's location, zoning recommendations are for either office or commercial zoning for these properties.

Existing Conditional Overlays and Restrictive Covenants

The Oak Hill Neighborhood Planning area has a large number of existing conditional overlays and restrictive covenants. This situation increases the complexity when making rezoning recommendations for this area.

Conditional overlays are additional restrictions that the City places on a property that limits the development rights that would otherwise be allowed under a particular zoning district. For example, if a zoning district allows 60 feet in height, a conditional overlay could restrict that limit to 50 feet. A conditional overlay may prohibit uses that would normally be allowed under a zoning district, but cannot allow uses or standards not allowed under the base zoning district. Figure 6-2 shows current known conditional overlays in Oak Hill.

Public Restrictive Covenants are agreements between a property owner and the City, which may limit certain development rights on a property (rights that cannot be restricted through a conditional overlay) or may require additional standards over what would normally be allowed. The City cannot put a restrictive covenant on a property without the property owner's consent, nor can the City terminate or amend a restrictive covenant without a property owner's consent.

Many of these conditional overlays and restrictive covenants were placed on property through negotiations that occurred when property was annexed into the city in the mid-1980s or when a property owner initiated an individual zoning case. Because these agreements and



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Figure 6-2: Properties currently known to have conditional overlays (COs)

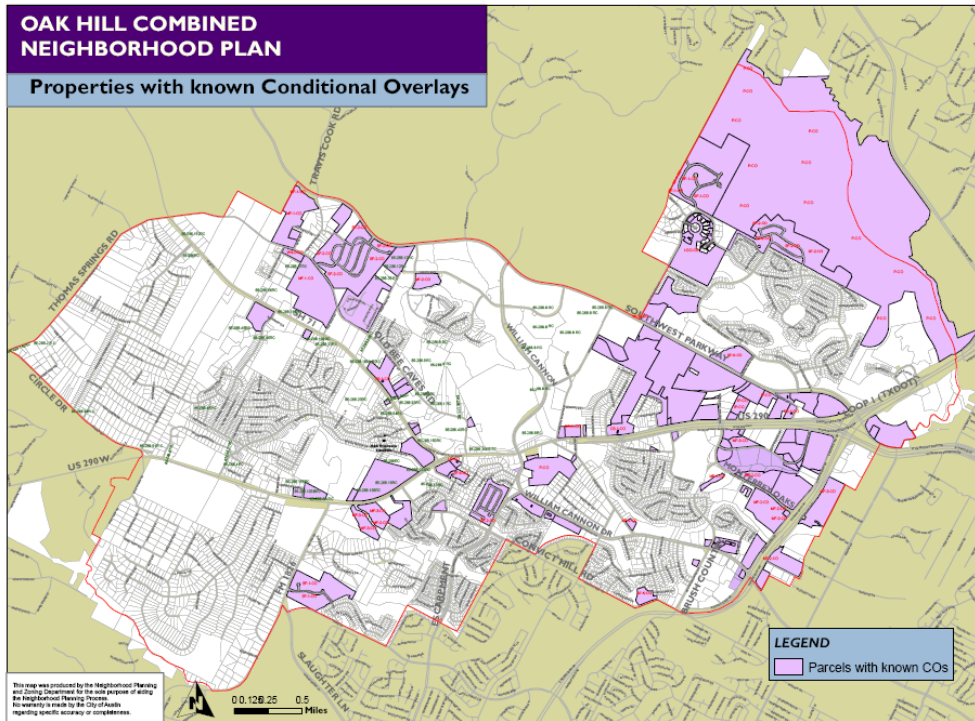
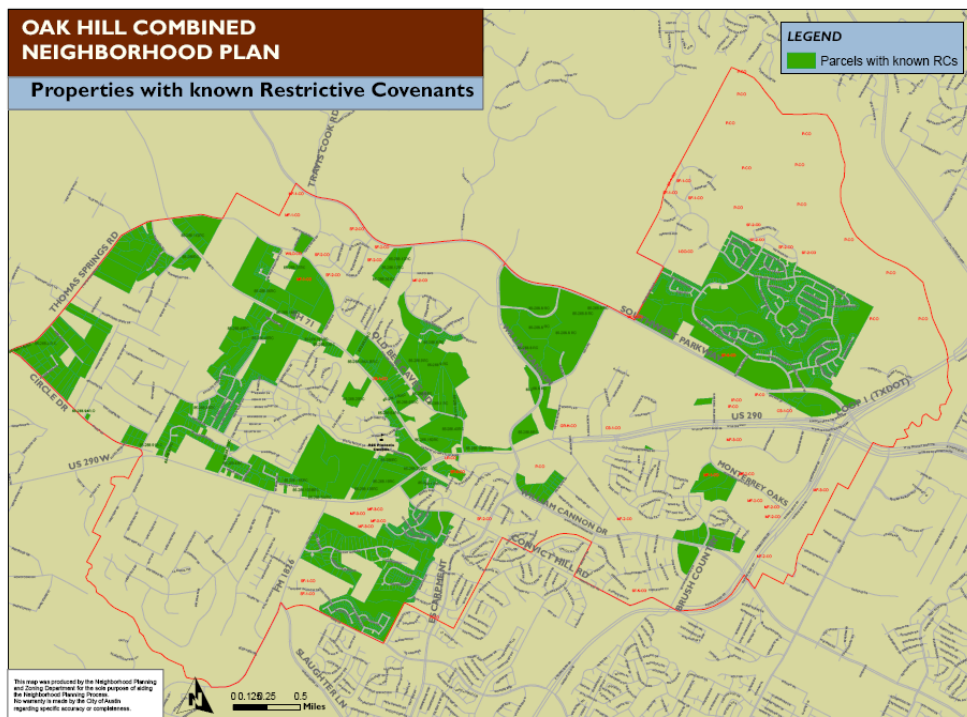


Figure 6-3: Properties currently known to have restrictive covenants (RCs)



NOTE: Both maps are for illustrative purposes only and are not intended to represent all the restrictive covenants and conditional overlays in the planning area.



overlays have already been negotiated between the city staff, property owners and surrounding neighborhoods, staff does not recommend a zoning change on properties with existing conditional overlays and restrictive covenants. Figure 6-3 shows current known restrictive covenants in Oak Hill.

PROHIBITED HIGH-RISK LAND USES

6.B. Balance development and environmental protection by maintaining a vibrant residential and commercial community that demonstrates caring stewardship of the environment.

6.B.1

Encourage zoning to be compatible with existing and neighboring land uses and seek optimal and most appropriate use of land.

6.B.1a—Rework zoning to allow/support the vision of the Oak Hill Neighborhood Plan.

6.B.1b—Cluster higher density development in appropriate areas, striving to balance the interests of all stakeholders while taking into consideration environmental concerns.

6.B.2

Provide business and residential expansion without creating urban sprawl.

6.B.2a—Provide support of targeted development, which are areas with existing infrastructure at commercial nodes.

The uses listed in Figure 6-4 are prohibited in all tracts rezoned through this planning process; uses listed in Figure 6-5 are prohibited in all portions of rezoned tracts in the Critical Water Quality Zone (CWQZ), Water Quality Transition Zone (WQTZ), Critical Environmental Feature (CEF) buffer, and the 100-year floodplain. Figure 6-6 defines the prohibited uses. These prohibitions apply only to properties being rezoned with the adoption of this plan, but should be extended to future rezonings.



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Figure 6-4: High risk uses: Prohibit everywhere in the planning area

High risk uses	Rationale
Basic Industry	Spill risk from use and transport of hazardous chemicals and solvents. Sediment loads and highly alkaline washwater generated by concrete batch plants.
Laundry Services	Risk of dry cleaning solvents, such as tetrachloroethene (also known as perc or PCE), being leaked or discharged from dry cleaning facilities. An 11-acre perc spill has already occurred in the Northern Edwards Aquifer in the Bull Creek watershed. (Note: Non-toxic, wet laundry is not prohibited.)
Maintenance and Service Facilities	Spill risk from petroleum products (e.g., motor oil, gasoline) from maintenance and service of equipment; new large-scale public infrastructure not encouraged in the Drinking Water Protection Zone.
Railroad Facilities	Spill risk from petroleum products from outdoor maintenance and service of equipment. (Note: Passenger rail is not prohibited.)
Resource Extraction	Large sediment loads generated; risk of chemical releases during mining processes; potential disruption of surface and ground water flows.
Scrap and Salvage Services	Spill risk from petroleum products (e.g., motor oil, gasoline), antifreeze, and battery acid from outdoor storage and salvage of vehicles.
Stockyards	Animal waste generated can cause nutrient pollution (eutrophication) in surface and ground waters. Concentrated animal feeding operations (CAFOs) already prohibited in the Edwards Aquifer recharge zone by TCEQ.



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Figure 6-5: Medium and low risk uses: Prohibit in Sensitive Areas (CWQZ, WQTZ, CEF buffer, and 100-year floodplain)

Medium risk uses	Rationale
Agricultural Sales and Services	Spill risk associated with bulk outdoor storage and transport of agricultural chemicals (e.g., fertilizers and pesticides).
Custom Manufacturing	Spill risk from chemicals used in manufacturing processes (e.g., metal plating & mercury from neon sign shops).
Equipment Repair Services	Spill risk from petroleum products (e.g., motor oil, gasoline) from maintenance and service of equipment.
Equipment Sales	Spill risk from petroleum products (e.g., motor oil, gasoline) from maintenance and service of equipment; sediment loads generated from washing of rental equipment.
Exterminating Services	Spill risk associated with bulk storage and transport of pesticides.
Service Station	Spill risk from gasoline from everyday customer use, refilling of and storage in underground storage tanks (USTs), and tanker transport.
Low risk uses	Rationale
Automotive Repair Services	Spill risk from petroleum products (e.g., motor oil, gasoline) from repair services and leaking vehicles.
Construction Sales and Services	Spill risk associated with lumber companies which sell and store materials treated with chemicals (e.g., wood preservatives) harmful to water supplies and receiving waters.
Recreational Equipment Maintenance and Storage	Spill risk from petroleum products (e.g., motor oil, gasoline) and cleaning/resurfacing chemicals from maintenance and service of equipment.



Figure 6-6: Development Code Definition of Uses

BASIC INDUSTRY: The basic processing and manufacturing of materials or products predominately from extracted or raw materials; storage or manufacturing processes that involve flammable or explosive materials; or storage or manufacturing processes that involve hazardous or commonly recognized offensive conditions, including poultry processing

LAUNDRY SERVICES: The provision of laundering, dry cleaning, or dyeing services other than those classified as personal services. This use includes bulk laundry and cleaning plants, diaper services, and linen supply services.

MAINTENANCE AND SERVICE FACILITIES: The provision of maintenance, repair, vehicular or equipment servicing, material storage, or similar activities, and includes equipment service centers and similar uses having characteristics of commercial services, contracting, or industrial activities.

RAILROAD FACILITIES: Railroad yards, equipment servicing facilities, or terminal facilities.

RESOURCE EXTRACTION: On-site extraction of surface or sub-surface mineral products or natural resources. This use includes quarries, borrow pits, sand or gravel operations, oil or gas extraction, and mining operations.

SCRAP AND SALVAGE SERVICES: The storage, sale, dismantling or other processing of used or waste materials that are not intended for re-use in their original forms. This use includes automotive wrecking yards, junkyards, and paper salvage yards.

STOCKYARDS: The temporary keeping of livestock for slaughter, market, or shipping. This use includes stockyards, animal sales, and auction yards.

AGRICULTURAL SALES AND SERVICES: The on-site sale of feed, grain, fertilizers, pesticides and similar goods, or the provision of agricultural services with incidental storage of goods off-site. This use includes hay, feed, and grain stores and tree service firms

CUSTOM MANUFACTURING: The on-site production of goods by the use of hand tools, domestic mechanical equipment not exceeding five horsepower, or a single kiln not exceeding 12 kilowatts, and the incidental sale of those goods. This use includes candle-making shops and custom jewelry manufacturing.



Figure 6-6: Development Code Definition of Uses (*continued*)

EQUIPMENT REPAIR SERVICES: The repair of trucks of one ton or greater capacity, tractors, construction equipment, agricultural implements, or similar heavy equipment. This use includes truck repair garages, tractor and farm implement repair services, and machine shops, but excludes dismantling and salvage activity.

EQUIPMENT SALES: The sale or rental of trucks of one ton or greater capacity, tractors, construction equipment, agricultural implements, mobile homes, or similar heavy equipment, including incidental storage, maintenance, and servicing. This use includes truck dealerships, construction equipment dealerships, and mobile home sales establishments.

EXTERMINATING SERVICES: The eradication or control of rodents, insects, or other pests with incidental storage on sites other than where the service is rendered.

SERVICE STATION: The provision of fuel, lubricants, parts and accessories, or incidental services to motor vehicles.

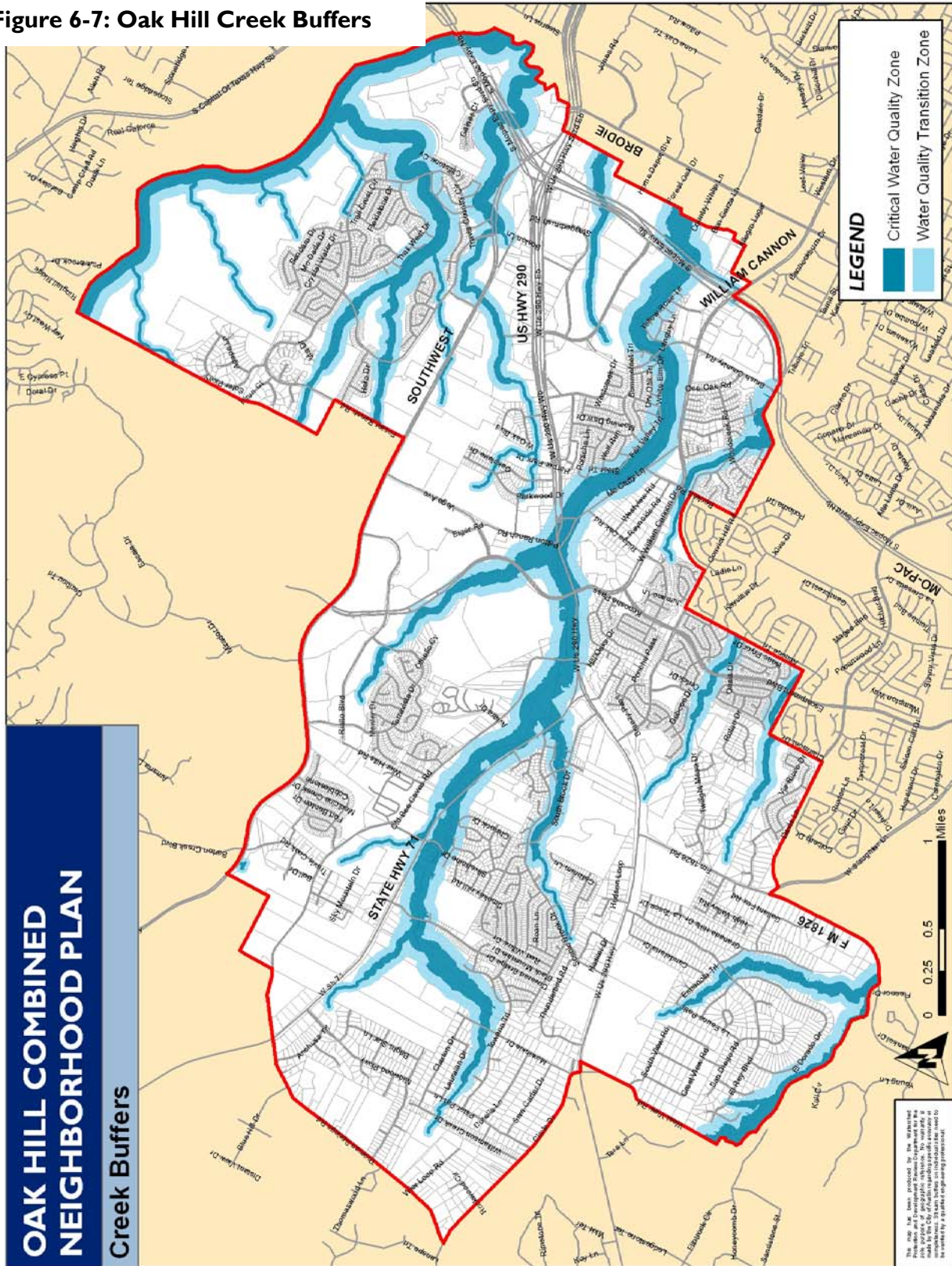
AUTOMOTIVE REPAIR SERVICES: The repair of automobiles, noncommercial trucks, motorcycles, motor-homes, recreational vehicles, or boats, including the sale, installation, and servicing of equipment and parts. This use includes muffler shops, auto repair garages, tire sales and installation, wheel and brake shops, body and fender shops, and similar repair and service activities, but excludes dismantling or salvage.

CONSTRUCTION SALES AND SERVICES: Construction activities, the incidental storage of materials on sites other than construction sites, and the on-site sale of materials used in the construction of buildings or other structures, other than retail sale of paint, fixtures and hardware. This use includes building materials stores, tool and equipment rental or sales, and building contractor businesses, but excludes automobile sales, automobile rentals, automobile washing, automotive repair services, commercial off-street parking, equipment repair services, equipment sales, service stations, and vehicle storage.

RECREATIONAL EQUIPMENT MAINTENANCE AND STORAGE: The use of a site for the maintenance, service, or storage of sports equipment, watercraft, watercraft motors, trailers, motorcycles, or motorhomes.



Figure 6-7: Oak Hill Creek Buffers





FUTURE LAND USE MAP RECOMMENDATIONS

6.C. Create a mix of uses in existing corridors of commercial development that will provide a diversity of local services convenient to neighborhoods and establish commercial “nodes” (concentrated activity areas) at strategic locations.

A future land use map (FLUM) is the geographical representation of recommendations for future growth patterns. It depicts, by color, where different types of development should occur. Land use descriptions are provided in Appendix C, as amended specifically for the Oak Hill planning area. The discussion that follows largely provides explanations for FLUM choices, in addition to various other recommendations that serve goal 6.C.

MAJOR ROADWAYS

Southwest Parkway (Figure 6-8)

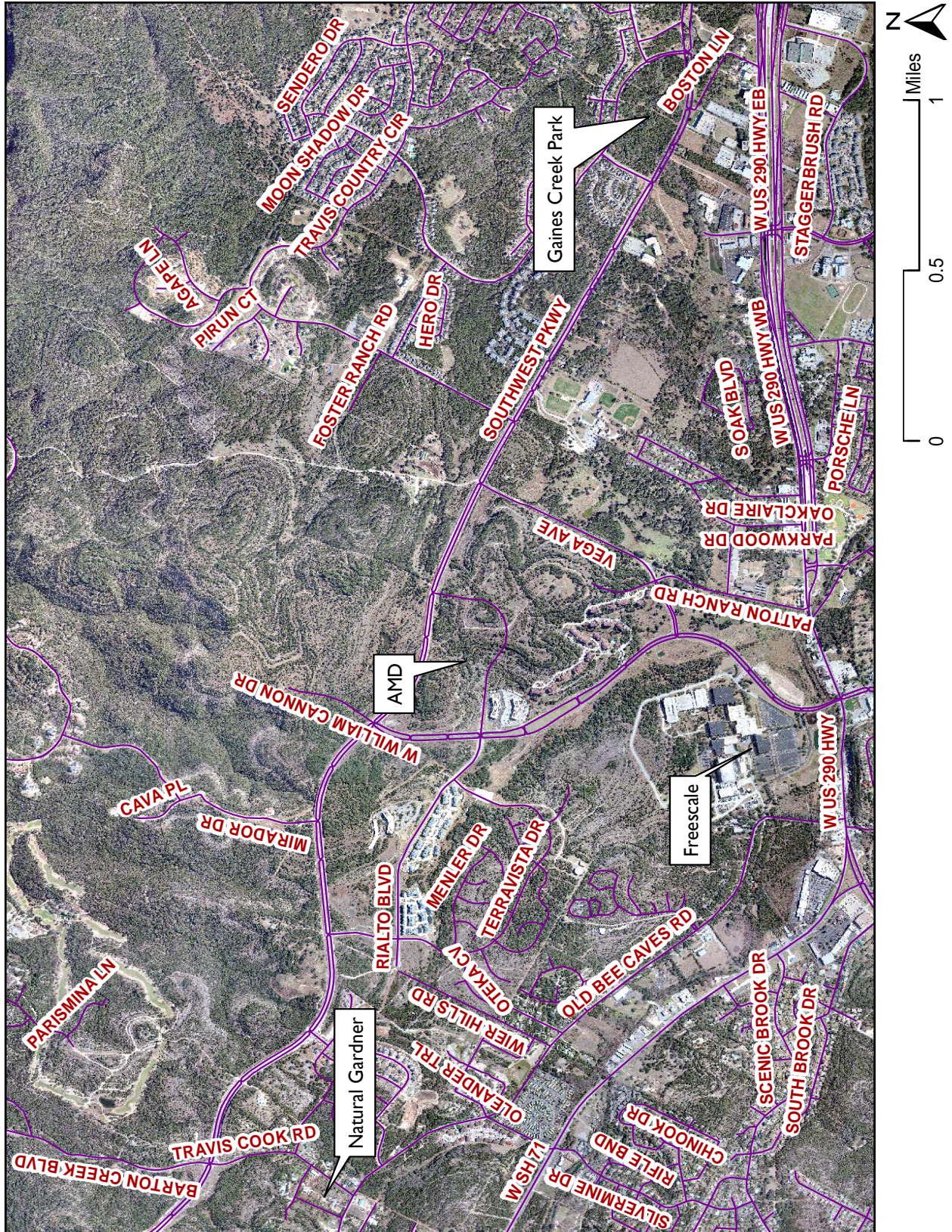
Southwest Parkway presents its own set of unique challenges when making land use recommendations. Within the planning area, a large portion of the road is already covered by restrictive covenants or conditional overlays or is outside of the City’s zoning jurisdiction. Most of the land use recommendations pertain to property located on the south side of the roadway.

- **Travis Cook Road at Southwest Parkway—*Neighborhood Mixed Use node*** is the dominate land use recommendation. With the Natural Gardener as an anchor, this is an appropriate area for a mix of lower intensity commercial uses (such as small offices, neighborhood restaurants, or coffee shops) and lower intensity residential uses (single family, condominiums, or townhomes).
- **William Cannon Drive at Southwest Parkway—*Mixed Use*** is recommended for this area because it is surrounded by a mix of offices and multifamily buildings. With access to both Southwest Parkway and William Cannon, this area is appropriate for a mix of office, retail, and residential uses. Additionally, current residences and offices in the surrounding area could be served by community-level retail here.
- **Vega to Loop 1—*Neighborhood Mixed Use, Public, Mixed Use* and *Commercial*** uses on the south side and ***Neighborhood Mixed Use, Multifamily, Public, and Higher Density Single Family*** on the north side. In the future, the deep lots on the south side of Southwest Parkway could be assembled and redeveloped into a mixed use development with a network of internal streets. Facing buildings toward these internal streets, instead of onto Southwest Parkway, would allow this area to become a cohesive neighborhood with a mix of residential, office, and retail where people could live, work, shop, and play.

The Hill Country Roadway Ordinance development standards apply to this section of South-



Figure 6-8: Southwest Parkway





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west Parkway. The ordinance protects scenic vistas by restricting development within 1,000 feet of the right-of-way. See Section 25-2-11, Hill Country Roadway Requirements, in the Land Development Code for more information.

U.S. Highway 290 West (between Loop 1 and the “Y”; Figure 6-9)

Mixed Use, Neighborhood Commercial, Neighborhood Mixed Use and **Commercial** land uses are primarily recommended along this corridor, with the more intense commercial land uses located at or near the intersection of U.S. Highway 290 and Loop 1.

The major **Mixed Use Node** in this area is located at the southwest corner of the intersection of U.S. Highway 290 West and Loop 1. This area is appropriate for a mix of residential, office, and commercial uses due to its good access from two major freeways. It is one of the few areas in Oak Hill with streets that could be converted into pedestrian-friendly mixed use corridors. Future buildings in this areas could have retail on the first floor, and office or residential units on the floors above.

The development challenges of many properties here are their location over the Edwards Aquifer recharge zone, their limited access to U.S. Highway 290, and their proximity to residences. Many of the lots in this area (especially the north side of U.S. Highway 290) are small, irregularly shaped, and extensively developed. In addition, many of the properties on the north side are in the Critical Water Quality or Water Quality Transition Zones.

For properties close to residential uses and the creeks, this plan recommends neighborhood commercial and neighborhood mixed use land uses, which includes the Neighborhood Office (NO), Limited Office (LO), and Neighborhood Commercial (LR) zoning districts and residential districts up to MF-2.

During the land use meetings, some, but not all, stakeholders, felt that in the event the large tracts along U.S. Highway 290 West on the south side redevelop, the buildings could be oriented toward internal streets to provide a more pedestrian-friendly commercial environment. The redevelopment should also provide easier access from the adjacent residential neighborhoods.

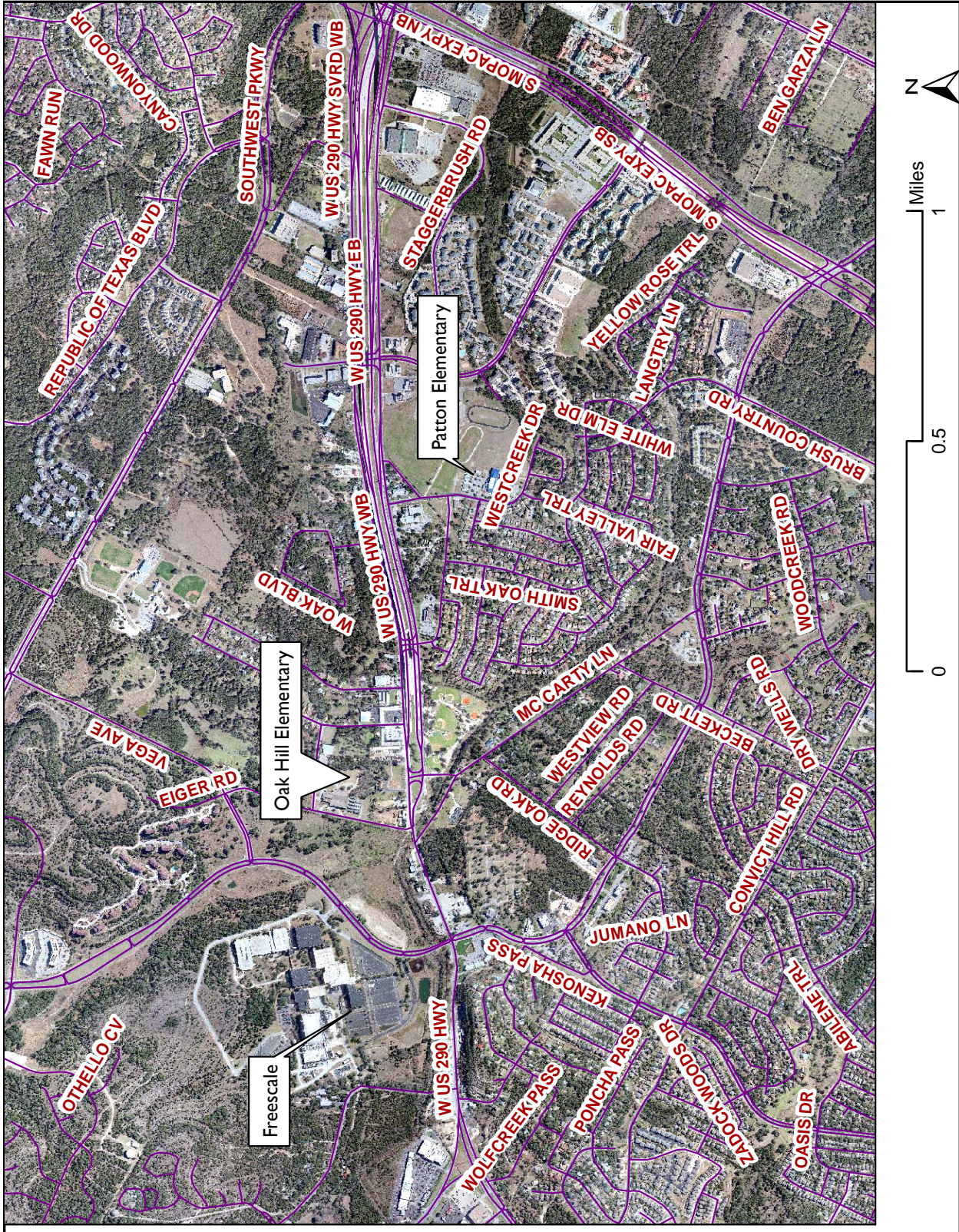
U.S. Highway 290 West (between the “Y” and Southview Road; Figure 6-10)

Located at the heart of Oak Hill and at the convergence of two major highways, this area was envisioned by the stakeholders as the main focal point of the community, or a Town Center*. (Also see Town Center section in this Chapter.) A town center would incorporate a mix of retail, office, and residential uses to serve as a central live/work/play and gathering place for Oak Hill. Existing major civic uses, such as Austin Community College campus and Seton Hospital, could help to anchor mixed use development in the area, and future transit improvements could improve accessibility. Adjacent single family neighborhoods should be buffered from the town center by less intense development, such as low-density housing, open space, trails, or a park. (*At the December 11, 2008 City Council hearing, Council changed the land use recommendation to White.—no recommendation. See Town Center section of this Chapter for additional information.)



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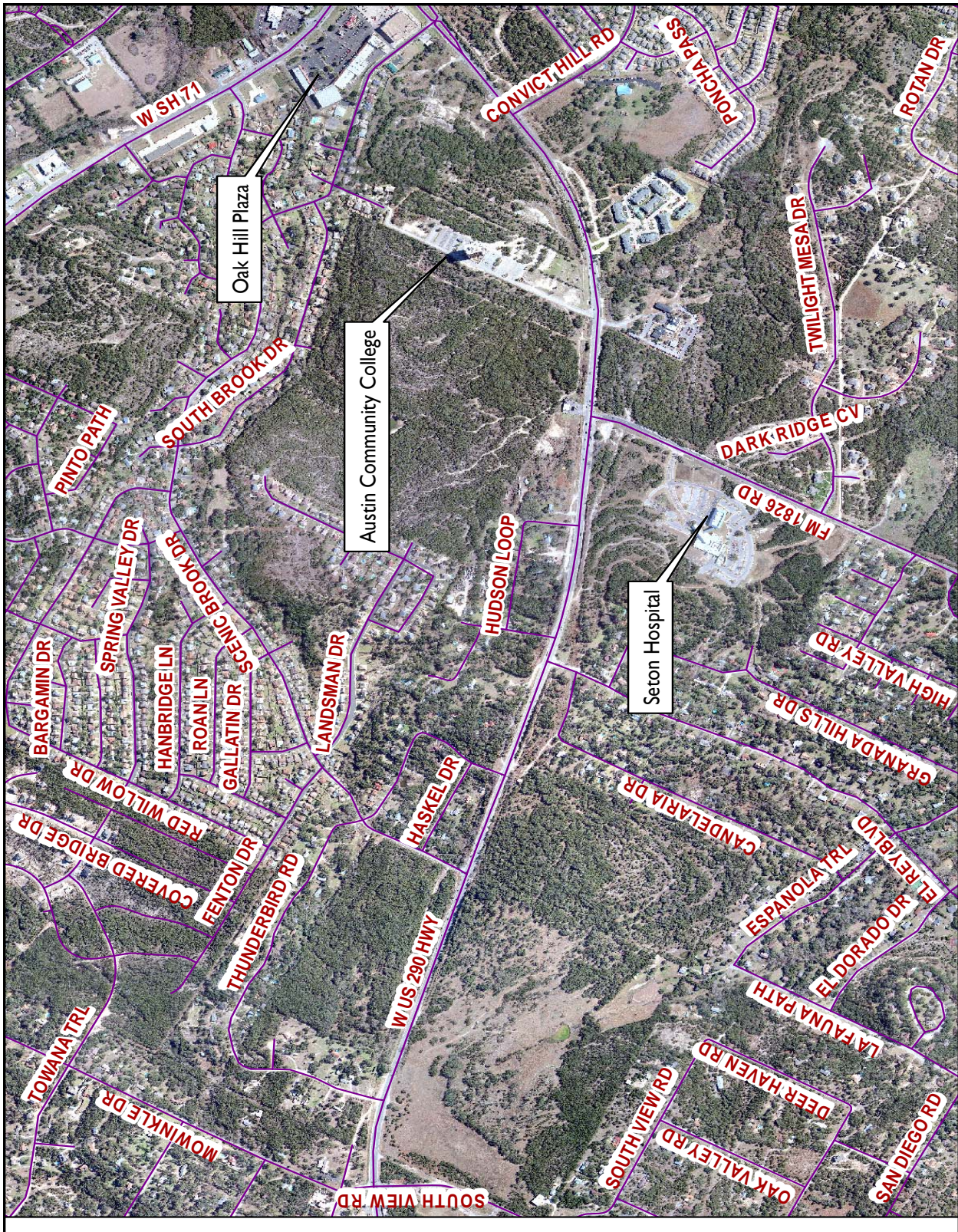
Figure 6-9: U.S. Highway 290—Loop I to the “Y”





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Figure 6-10: U.S. Highway 290—the “Y” to Southview





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On the north side of this corridor, this plan predominately recommends **Neighborhood Mixed-Use** (NMU), which allows small-scale retail or offices, professional services, convenience retail, and shopfront retail that serves the neighborhood and housing. NMU is recommended because of nearby residential uses on the north side and because of the transition to lower intensity uses further away from the “Y”.

On the south side of this corridor, moving west from Wolfcreek Pass, this plan recommends **Office Mixed Use, Office, Multifamily, Commercial, Civic, Single Family, Mixed Residential and Large Lot/Rural Single Family**. This generally reflects these properties’ existing zoning or land uses.

State Highway 71 (Figure 6-11)

Beginning at the “Y” and moving northwest, this plan recommends **Mixed Use*, Neighborhood Commercial, Office Mixed Use, Mixed Residential, and Neighborhood Mixed Use** along State Highway 71. (*At the December 11, 2008 City Council hearing, Council changed the land use recommendation to White.—no recommendation. See Town Center section of this Chapter for additional information.)

Comments received during the planning process about this highway stated that it is a dangerous road with limited turn lanes and fast-moving traffic, making it difficult to access businesses along it. Almost three-quarters of the properties located along this highway are either in the Critical Water Quality Zone or the Water Quality Transition Zone. Due to these factors, the recommendations in this area are primarily for low-density, low-intensity land uses. In addition, low intensity of uses recommended for this area respects the goal to “provide business and residential expansion without creating urban sprawl.”

State Highway 71 and Covered Bridge Dr. (Figure 6-11)

This **Neighborhood Mixed Use*** node is located at the southwest corner of the intersection of Highway 71 and Covered Bridge Drive, this area may be appropriate for neighborhood-level retail and office development to serve the single family neighborhoods to the south and the mixed residential area along Old Bee Caves Road, in addition to lower intensity residential uses such as single family residential, townhomes, and condominiums. (*At the December 11, 2008 City Council hearing, the Council changed the land use to Mixed Use.)

State Highway 71, Thomas Springs Road, and Old Bee Caves Road (Figure 6-12)

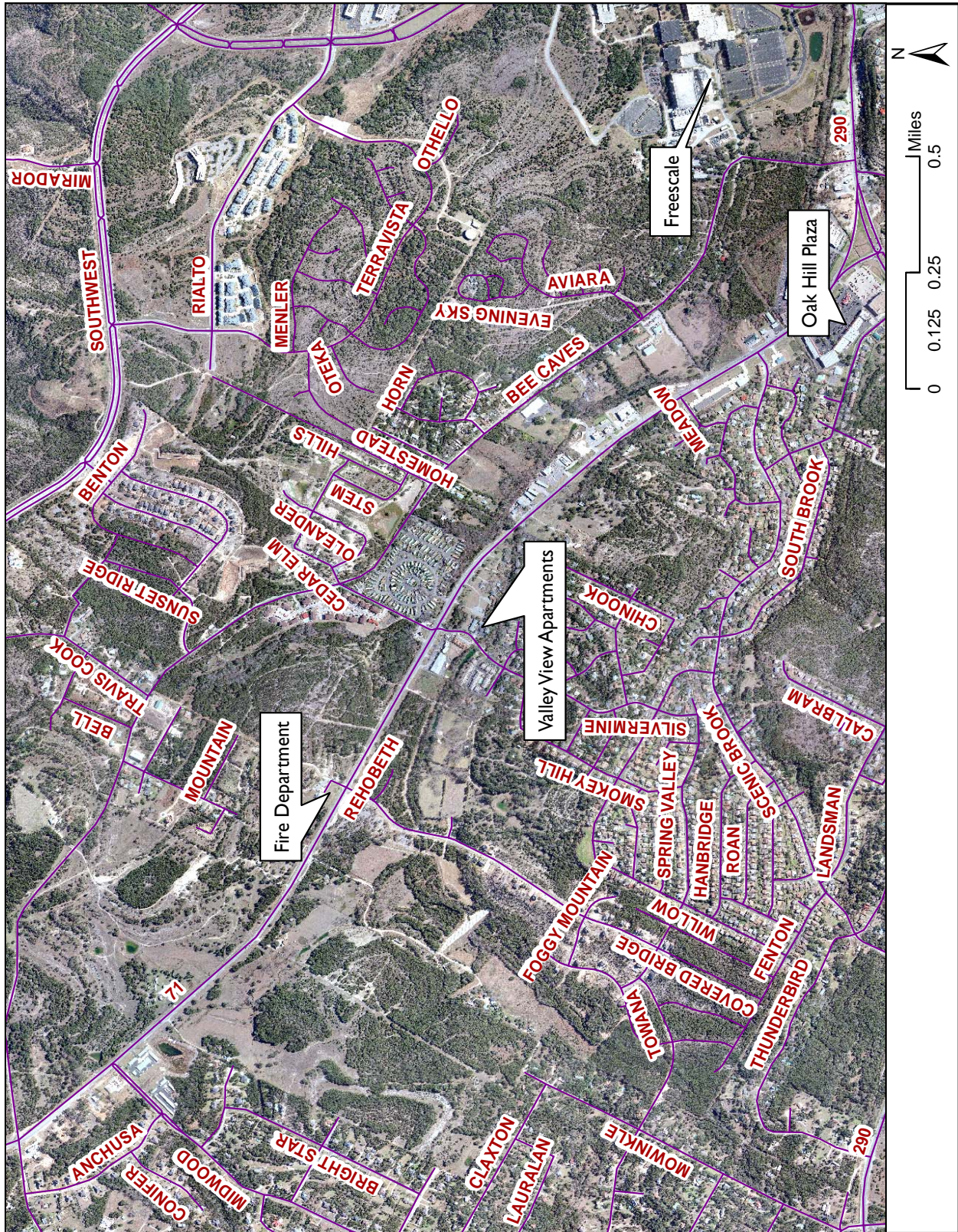
This **Neighborhood Mixed Use Node** may be appropriate for a mix of neighborhood-serving retail and office (serving surrounding single-family neighborhoods) and low-intensity residential uses. If in the future Thomas Springs Road were to be improved and upgraded, then perhaps more intense commercial and residential development could be considered for this corridor; however, not all property owners who live on Thomas Springs Road agree with increasing the intensity of uses along this road.

Old Bee Caves Road (Figure 6-11)



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Figure 6-11: State Highway 71 and Old Bee Caves Road





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Figure 6-12: Thomas Springs Rd—Old Bee Caves Road to Circle Drive





Mixed Residential and Neighborhood Mixed Use are the primary land use recommendations along this corridor. Currently, this road has an assortment of zoning districts, ranging from Rural Residential (RR) to Commercial Service (CS), with everything in between—single family, multifamily, limited office, and community commercial. Further intensifying the land uses along this corridor is not recommended. Stakeholders reported that Old Bee Caves Road was dangerous because of its limited width (22 feet–32 feet), its low-water crossing that prohibits access during heavy rainfall, and its curviness.

Because of these limitations, this plan primarily recommends Mixed Residential, which allows for a variety of different housing types, including single family homes, townhomes, duplexes, apartments, and limited neighborhood-serving retail. By providing a variety of housing types, this land use recommendation could help to achieve the goal under Community and Neighborhoods to “preserve neighborhood identity, character, affordability, and diversity.” This designation allows the development of small stores that serve the basic needs of residents along the corridor. This would allow people to walk or take a short drive to get a loaf of bread or a gallon of milk.

Neighborhood mixed use would allow the development of a mixed use, pedestrian-friendly corridor. Shoppers could park their cars in one location and walk to local-serving, boutique-type shops. Adding sidewalks, bike lanes, and street trees could facilitate this type of development.

Thomas Springs Road (Figure 6-12)

Large-Lot/Rural Residential Single Family is recommended along Thomas Springs Road, except at the intersections with SH 71 and Circle Drive. These nodes should be **neighborhood commercial mixed use**.

Thomas Springs Road’s pavement ranges from 22 feet to 32 feet. Stakeholders have commented that the road is narrow and cannot handle traffic during rush hour. The CAMPO 2030 Plan proposes upgrading this road to four lanes, divided, though there is no funding available or planned for at this time. This plan suggests that commercial or residential density not be increased along this corridor in the event road improvements are made.

Circle Drive (Figure 6-13)

Neighborhood Commercial Mixed Use is the recommended land uses for Circle Drive.

Neighborhood Commercial Mixed Use land uses could provide neighborhood-serving retail, office, and low-intensity residential uses. The neighborhood-serving retail could serve the immediate area and are compatible with nearby homes.

William Cannon Drive (Figure 6-14)

Office Mixed Use, Multifamily, Neighborhood Mixed Use, Commercial, Single Family, and Mixed Use are recommended along this corridor. Since William Cannon Drive is essentially a built-out corridor with a wide-range of existing land uses, these recommendations mostly reflect the existing development patterns. However, office mixed use and neighbor-



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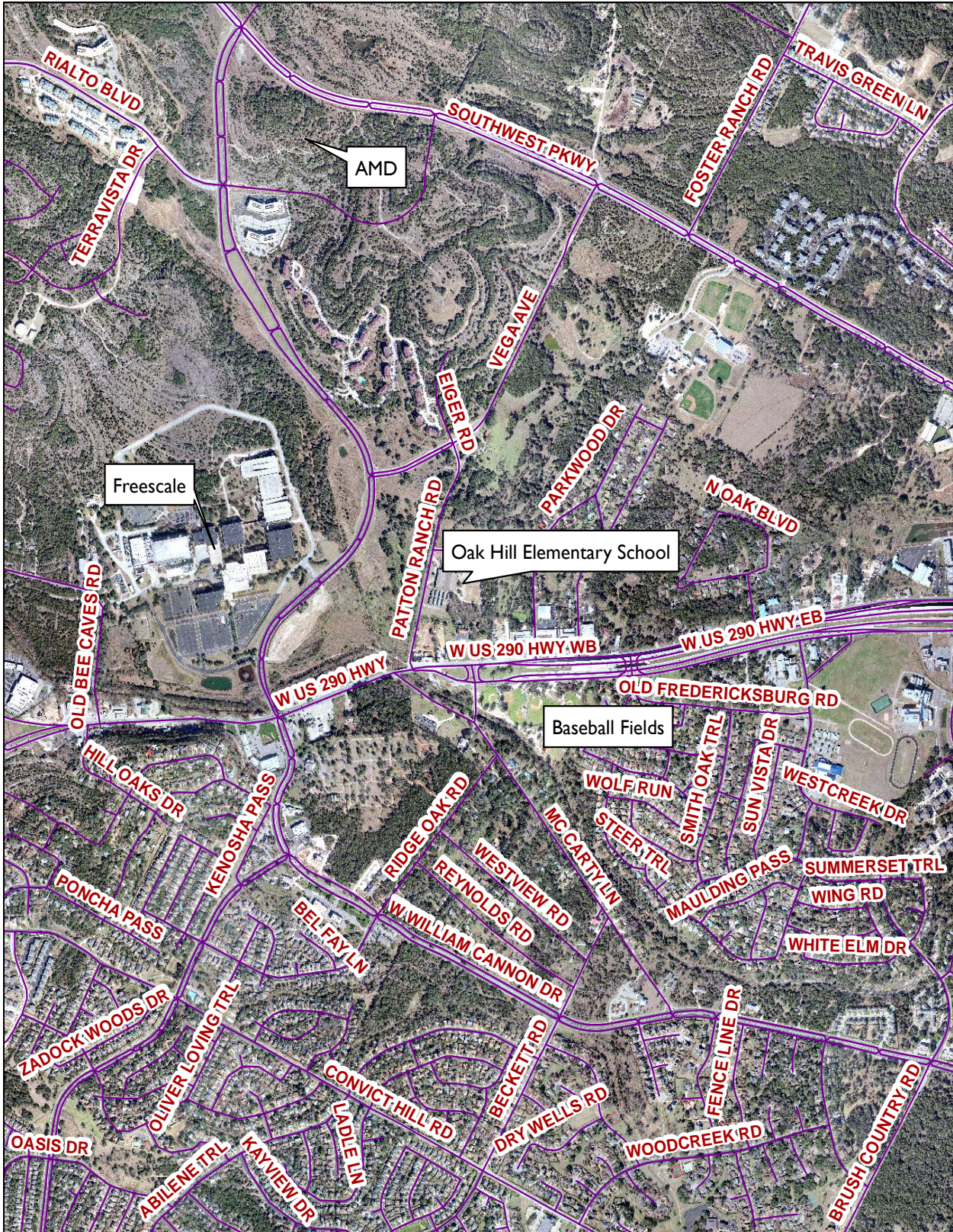
Figure 6-13: Circle Drive— Thomas Springs Road to Thunderbird





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Figure 6-14: William Cannon Drive





hood mixed use districts would allow the introduction of housing.

6.D. Create a Town Center with cultural, educational, arts, and community gathering opportunities.

Town Center at the “Y” (Figure 6-14)

6.D.1

The Town Center should be a multi-functional public gathering space.

6.D.1a—Town Center should have a library, movie theater, park and ride, civic and recreational space, public performance and meeting space, elder center/ retirement center.



Figure 6-15: Southlake Town Center, Southlake, TX

6.E. Encourage locally-owned businesses to locate in the Oak Hill area and find ways for local businesses and employers to prosper.

6.E.1

Oak Hill stakeholders desire more small-scale businesses with less strip commercial establishments

6.E.1a—Explore opportunities to replace anchor tenants with new tenants who can attract customers to support local small businesses.

6.E.1b—Establish/explore tax credits to help in the development of local businesses.

6.E.1c—Create a small business incubator for the Oak Hill area, to help foster the creation of locally-owned and operated businesses in the planning area.



Figure 6-16: Commercial node at the Y, Oak Hill



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6.E.1d—Finds ways to attract businesses that will enhance services available to the community.

6.E.1e—Encourage more doctors, dentists, and other medical professionals to locate in the area.

6.E.1f—Encourage the exploration of appropriate State and City governmental small business grants and/or loans.

The “Y” is where State Highway 71 splits off to the northwest of U.S. Highway 290. There are two aging shopping centers located at this intersection. One, located on the east side of State Highway 71, contains a grocery store as well as several local-serving retail uses such as shops, restaurants, and offices. The other, located on the western side, contains similar uses; however, the grocery store that was once there has closed, leaving a large hole in the shopping center. Throughout the planning process, community stakeholders expressed a desire to see these two shopping centers redevelop as focal points for the community—an Oak Hill Town Center. These centers should become mixed-use, pedestrian-friendly destinations accessible by car, bicycle, or foot. The redevelopment should provide places and spaces where people can gather, socialize, dine, shop, and enjoy themselves with family and friends.

Figure 6-17: Example of a mixed use building with access to public transportation



Town Center Building Height

The stakeholder vision for building heights at the Oak Hill Town Center varied from as low as two or three stories to as high as sixty feet. Some participants felt a building of 120 feet could be built in this location, especially if it helped preserve or create open space.

Given the wide-range of opinions concerning building heights for a future town center, no consensus was reached through this planning process. If a project comes forward to redevelop either of the shopping centers, the developer and/or property owners should engage the Oak Hill community to discuss the design of the project, including building heights.

Town Center Land Uses

The Town Center should include local-serving retail, restaurants, small-scale movie theaters, and other entertainment options, along with a central location for public services, such as a post office, county and city services, such as a police station, a library, park space, space for local theater groups, art exhibits, and play areas for children.



Figure 6-18: The “Y” — A possible town center





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However, stakeholders stressed that the residential homes near the development should be adequately buffered from commercial uses to help mitigate against any noise or other disruptions from commercial uses.

Town Center Design

Stakeholders also made the following comments on design of the town center:

- Orient the buildings to an internal local street system and not highway frontages.
- Austin Community College Pinnacle Campus and adjacent areas could become a mini-downtown with very tall buildings that stair step height away from the campus to ensure compatibility (instead of the “Y” where the freeway intersection will be and where the creek is located north of State Highway 71).
- Do not build tall buildings that would wall off Williamson Creek. Build more modest structures next to the creek near State Highway 71 that will enhance the Hill Country feel.
- Avoid spreading out the Town Center buildings along U.S. Highway 290.
- Locate another major employer in the area around ACC.
- Build a “triangle-style development” with better design elements so it is not walled off from the streets, which give it a fortress-like feeling.
- Some residents want to maintain Oak Hill’s hill country community character and favor a modest town center (2-3 stories) with design sensitive to Oak Hill, and not a minidowntown.
- Would be desirable to redevelop HEB at the “Y”.

City Council Action on December 11, 2008

On December 11, 2008, City Council approved a motion to create a stakeholder group to further the development of the Oak Hill Town Center area. In addition, Council directed staff to facilitate a community meeting prior to any rezoning proposal for the Town Center area.

It was further reiterated that the Town Center area is exempt from the restrictions that apply to the Oak Hill Neighborhood Planning area, such as density, height restrictions, as shown in the Standard Land Use Chart and Matrix in Appendix C of the plan.

At the December 11, 2008 City Council hearing, the Council changed the land use recommendation to White— no recommendation.

Conclusion

The creation of an Oak Hill town center at the “Y” would be an ambitious project, especially if it was to incorporate all or some of elements expressed in this plan. The success of such an undertaking would likely rest with an ongoing dialogue between the property owners and the Oak Hill community.

Some other concerns regarding a Town Center is that a portion is located in an environmen-



tally sensitive area. It is encouraged and desirable to address the environmentally sensitive nature of this particular area in the future during the planning and redevelopment permitting process.

TRANSIT ORIENTED DEVELOPMENT

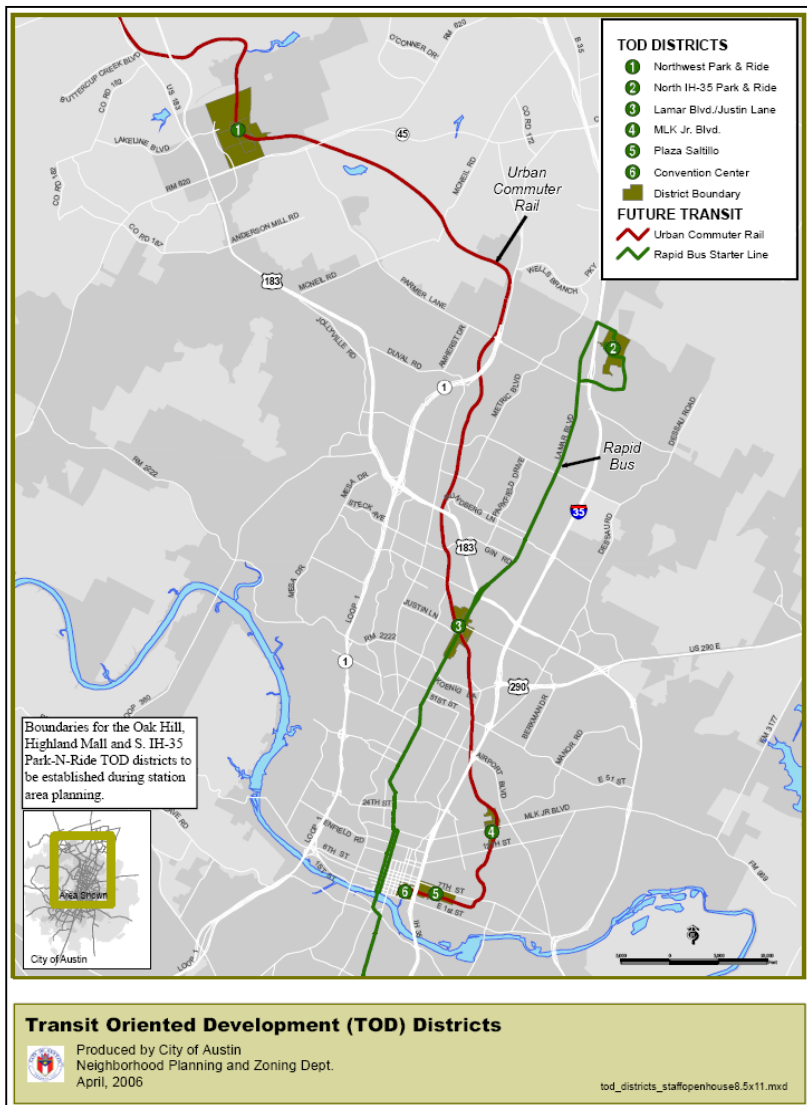
Transit oriented development, or TOD, is the integration of land uses and transit in order to create a walkable, compact, mixed-use community within walking distance of a transit stop or station. By locating residences, services, and jobs close together, and making them easily accessible by bicycling, walking, or transit, TODs help to minimize daily automobile use and make many of the residents' daily needs available by a short walk or bicycle trip.

Through out the Oak Hill neighborhood planning process, community members identified the “Y” as an ideal location for a transit oriented development. The community’s vision to have a Town Center type development at the “Y” would further be reinforced by the integration of a Transit Oriented Development at the same location.

TOD History in Austin

In July 2004, City Council directed the City Manager to begin developing TOD regulations, which culminated in Ordinance No. 20050519-008, creating the Transit Oriented Development (TOD) Ordinance. The first seven TODs (Figure 6-13) were created by City Council in March 2006. One was the downtown TOD center around the Convention Center. The remaining six were split between low-intensity neighborhood centers (Plaza Saltillo, Martin Luther King, Jr. Boulevard, and Lamar Boulevard/Justin Lane) and moderately intense town centers (Northwest Park and Ride, North IH-35

Figure 6-19: Transit Oriented Development Districts in North Austin





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Park and Ride, and Oak Hill). A fourth TOD type, the regional center TOD, has not been established in Austin.

Status of the Oak Hill TOD

Capital Metro has not determined a location for the proposed Oak Hill TOD, but is currently researching possibilities. In the event a location of the TOD is determined, the Oak Hill TOD will follow the City of Austin's TOD Station Area Planning Process, which establishes visions and plans tailored to each of the TODs. Each Station Area Plan (SAP) will have a land use strategy, urban design standards, zoning recommendations, and an implementation strategy. Each of the plans will be created through a planning process which will include an educational and public participation process.

Station Area Plans should have several overarching goals. A SAP should

- look toward the future,
- have a basis in reality (i.e. able to be implemented),
- be financially feasible,
- align with citywide goals,
- address market forces,
- reflect transit oriented design principles, and
- be sensitive to its surroundings.

The specifics of site design and layout developed during the SAP process will address the unique characteristics of the station and its surroundings and the community around it. Some districts are surrounded by undeveloped land while others are surrounded by established neighborhoods.

The SAPs direct future development around the transit station. The plan allows the community to provide a consistent guide to development and redevelopment, even if it occurs on a parcel by parcel basis.

Each station area plan has several requirements. Each will:

- establish permitted and conditional uses,
- prescribe site development regulations,
- stipulate requirements for street, streetscape, and other public area improvements,
- assess the need for public parking,
- include a housing affordability analysis and feasibility review that describes potential strategies for achieving housing affordability goals, and
- be included, through the amendment process, in an adopted neighborhood plan.

Through the planning process, the community has a great deal of flexibility in using different development standards, such as the location of gateways, midways, and transition zones. The SAP may include consideration of public or civic art in or near transit stations.



When the location of the Oak Hill TOD is established and a SAP is created, the City will initiate a process to amend the Oak Hill Combined Neighborhood Plan.

ADDITIONAL REQUIREMENTS

MOBILE FOOD ESTABLISHMENTS

On August 30, 2007, Oak Hill stakeholders discussed mobile food vending. At this time, the Oak Hill area does not have many mobile food vendors, if any. Stakeholders have the opportunity to recommend additional restrictions on mobile food establishments, should mobile food establishments start locating in the area.

All mobile food establishments must comply with the following conditions:

- Must be licensed by the Health Department.
- Are allowed in commercial zoning and industrial zoning districts, except Neighborhood Office (NO), Limited Office (LO), or General Office (GO).
- May not be located within 50 feet of a building that contains both residential and commercial uses.
- May not operate between the hours of 3:00 am and 6:00 am.
- May not be located within 20 feet of a restaurant located in a building.
- May not have a drive-through.
- Must shield lighting so as to not be directly visible to a residential use.
- Must have all signs mounted flat against the mobile food establishment.
- Must have a trash receptacle available during business hours. Must keep the area around the mobile food establishment free of litter and debris.
- May not have permanent water and waste water lines.

The following additional regulations were adopted by Oak Hill stakeholders on August 30, 2007:

- A mobile food establishment must be located 50 feet or further from any residential use or zoning, defined here as any townhouse, duplex, or single-family home, or any property zoned SF-1 through SF-5.
- A mobile food establishment may operate between the hours of 6:00 am and 10:00 pm if it is further than 50 feet and not more than 300 feet from a residential use or zoning (defined above).
- A mobile food establishment may operate between the hours of 6:00 am and 3:00 am if it is located more than 300 feet from a residential use or zoning (defined above).

(Sections 25-2-1406 and 25-2-812 (N) of the Land Development Code)



FRONT YARD PARKING RESTRICTIONS

On August 30, 2007, stakeholders voted to restrict parking on the front yards of property within the planning area.

Brief Overview of the Front Yard Parking Restriction

- A person may not park a motor vehicle in the front yard or side yard of a residential property, except in a driveway or a paved parking space depicted on an approved site plan.
- The City's Restricted Parking Areas map will be updated to show the Oak Hill Combined Planning area boundary as a restricted parking area.



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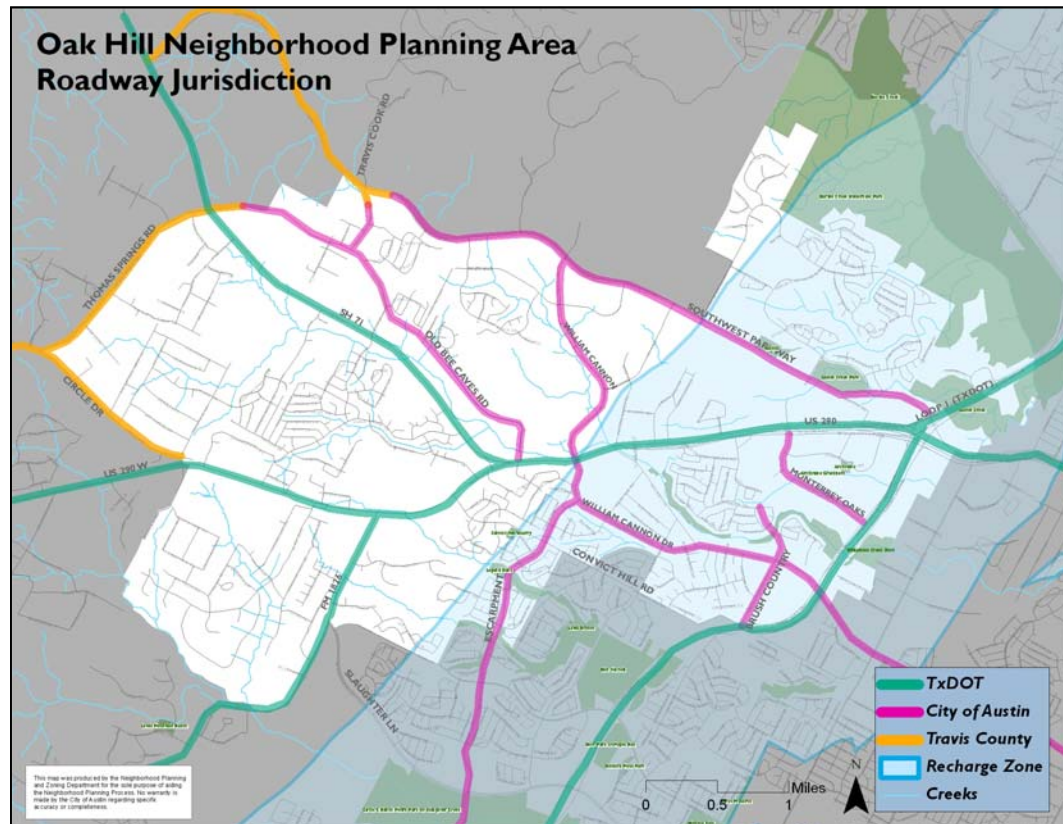
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Oak Hill’s transportation system is different from transportation systems in other neighborhoods in Austin. Many major roadways in the area belong to different jurisdictions (Figure 7-1), which makes Oak Hill’s transportation system very complex. U.S. Highway 290, State Highway 71, Loop 1 (MoPac), and FM 1826 are under the jurisdiction of the Texas Department of Transportation (TxDOT). Thomas Springs Road, Circle Drive, and a small portion of Southwest Parkway are maintained by Travis County. Neighborhood streets, William Cannon, and the rest of Southwest Parkway are under the jurisdiction of City of Austin. Staff from each jurisdiction reviewed recommendations related to their roads.

Additionally, because the entire Oak Hill planning area is inside the Drinking Water Protection Zone (DWPZ) some jurisdictions may be limited in the significant improvements they can make to their infrastructure.

Oak Hill stakeholders feel pedestrian connectivity in their neighborhoods is very important. They want to create safe connections between neighborhoods, schools, commercial areas, parks, and other destinations in the planning area. They also want additional sidewalks, bike lanes, and crosswalks constructed and designated to accommodate increasing pedestrian traffic.

Figure 7-1





GOALS, OBJECTIVES AND RECOMMENDATIONS

Figure 7-2 is a map of the following roadway, sidewalk, and bicycle improvements.

7.A. Coordinate with appropriate entities to provide safe access across major thoroughfares and alleviate cut-through traffic on already overburdened neighborhood streets.

7.A.1

Find ways to slow and control traffic on roadways to provide overall safety for automobile drivers, pedestrians, and cyclists.

7.A.1a—Stakeholders expressed the need for a center turn lane on State Highway 71 from Scenic Brook to Silvermine for vehicular traffic to access the neighborhoods south of State Highway 71.

7.A.1b—Provide safe, continuous sidewalks and bicycle lanes separated from vehicular traffic along U.S. Highway 290 to the “Y”. **(S1 & B1)**

7.A.1c—Provide safe crosswalks (as overpasses or underpasses where possible) where U.S. Highway 290 intersects with Patton Ranch, William Cannon, Westcreek and Industrial Oaks. **(C1 – C4)**

7.A.1d—Improve the commuter bike routes along Loop 1. **(B2)**

7.A.1e—Provide separated bike lanes along Southwest Parkway. **(B3)**

7.A.1f—Some community members want to see Thomas Springs Road widened to safely accommodate higher vehicular traffic. However, some stakeholders do not support widening this road in order to protect the quality of life of residents in communities surrounding Thomas Springs Road. Also, some community members want pedestrian traffic to be adequately addressed along the roadway before widening Thomas Springs Road.

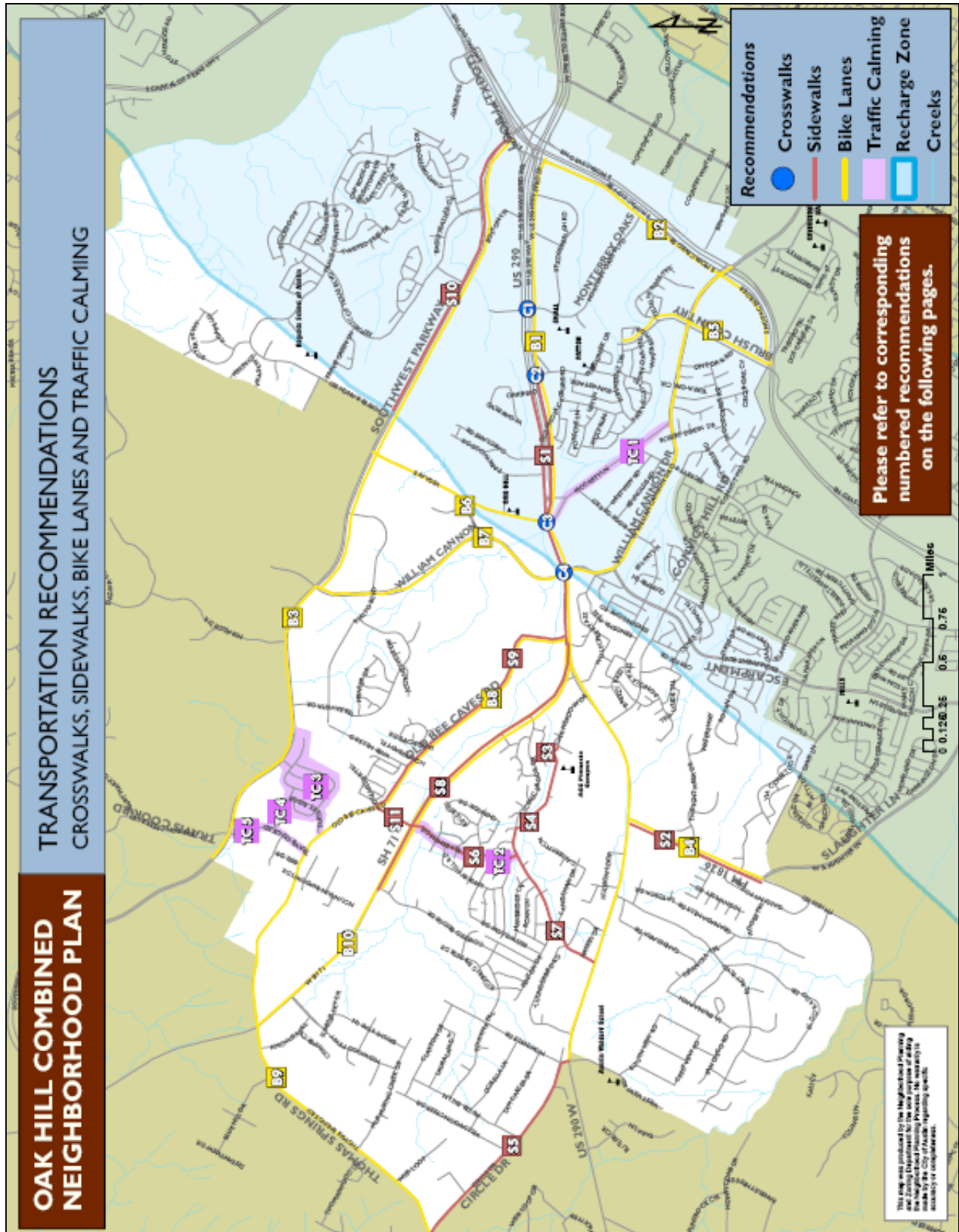
7.B. Provide inter-connectivity among parks, public services, and destinations in and beyond Oak Hill.

7.B.1

Encourage pedestrian mobility by additional (separated) sidewalks and bicycles paths along major roadways.



Figure 7-2: Transportation recommendations





7.B.1a—Community members want to see FM 1826 from U.S. Highway 290 to Slaughter widened from a two lane to a four lane divided with sidewalks and bicycle lanes. They feel that this improvement would accommodate the increasing pedestrian and vehicular traffic caused by the school, hospital and many residential communities located along FM 1826. **(S2 & B2)**

7.B.1b—Encourage pedestrian/cyclist access to businesses along the Oak Hill hike and bike trail network.

7.C Ensure and create safe pedestrian and bike corridors across major highways and throughout the neighborhood that connect to commercial centers and public parks and resources.

7.C.1

Create additional sidewalks to ensure safe pedestrian passage to areas around Oak Hill.

7.C.1a—Oak Meadow from Silverdale to Scenic Brook. **(S3)**

7.C.1b—South Brook from Oak Meadow to Scenic Brook (partial sidewalk). **(S4)**

7.C.1c—South west side of Circle Drive from Thomas Springs Road to Mowinkle. **(S5)**

7.C.1d—Both sides of Silvermine to State Highway 71. **(S6)**

7.C.1e—Scenic Brook from South Brook to U.S. Highway 290. **(S7)**

7.C.1f—State Highway 71 from County Office to Capital Metro bus connections at the “Y.” **(S8)**

7.C.1g—Old Bee Caves Road from Fletcher Lane to U.S. Highway 290. **(S9)**

7.C.1h—Southwest Parkway from Loop 1/MoPac to William Cannon Drive. **(S10)**

7.C.1i—Fletcher Lane from Old Bee Caves Road to State Highway 71. **(S11)**

7.C.2

Create bike lanes or corridors to provide safe, alternative transportation options in Oak Hill.

(Note: Bike lane recommendations are not ranked in priority order.)

7.C.2a—Brush Country Road from Summerset Trail to Convict Hill. **(B5)**

7.C.2b—Patton Ranch and Vega. **(B6)**



7.C.2c—William Cannon from Southwest Parkway to U.S. Highway 290. **(B7)**

7.C.2d—Old Bee Caves Road from the “Y” to Thomas Springs Road **(B8)**

7.C.2e—Thomas Springs Rd from Circle Drive to State Highway 71. **(B9)**

7.C.2f—Along State Highway 71 from the “Y” to Thomas Springs Road. **(B10)**

7.C.2.g—Create bike and pedestrian access from Southwest Parkway to Industrial Oaks Blvd.

7.C.2.h—Barton Creek Greenbelt at Loop 1 to the “Y”.

7.D. Provide managed connectivity between various neighborhoods while maintaining the quiet enjoyment of neighborhoods.

7.D.1

Improve existing vehicular traffic and safety by conducting traffic calming studies to provide overall safety for automobile drivers, pedestrians and bicyclists.

7.D.1a—Perform a traffic calming study for McCarty Lane. **(TC1)**

7.D.1b—Perform a traffic calming study on Silvermine. **(TC2)**

7.D.1c—Perform a traffic calming study for the Travis Country West neighborhood. **(TC3)**

7.D.1d—Perform a traffic calming study on Sunset Ridge. **(TC4)**

7.D.1e—Perform a traffic calming study on Travis Cook Road. **(TC5)**

7.E. Provide safe, convenient, comfortable and timely public transportation.

7.E.1

Improve the existing bus system by providing additional routes and services within the Oak Hill planning area.

7.E.1a—Increase bus service south of U.S. Highway 290 between MoPac and FM 1826 (additional route and/or shorter intervals between bus pick-ups).

7.E.1b—Provide weekend routes to shopping centers and entertainment at Brodie Oaks, Barton Creek Mall, downtown, Wal-Mart, Target, and possible Town Center.



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7.E.1c—Provide a bus route along Southwest Pkwy and include a bus stop at Mission Oaks (entrance to Travis Country neighborhood).

7.E.1d—Extend service to the Travis Country area to connect residents west of FM 1826 to the “Y,” Austin downtown, and other services.

7.E.1e—Provide better and more frequent bus service along U.S. Highway 290 for residents living north and south of U.S. Highway 290 to access the future Town Center at the “Y.”

7.E.1f—Extend flyer hours and increase frequency including mid-day service to give an incentive for higher use of public transit.

7.E.1g— Place a bus stop near the intersection of Monterey Oaks and U.S. Highway 290 West frontage Road (east and west bound).

7.E.2

Explore possible circulator routes within the planning area for greater connectivity among neighborhoods, destinations and major employment centers.

7.E.2a—Plan a public circulator around residential areas to get to the town center at “Y”; these could be smaller, “Dillo-scale” buses.

7.E.2b—Identify Assisted Living and Retirement communities and ensure they are served with adequate public transit options.

7.E.2c—Identify locations of libraries and the YMCA and ensure circulators service these community resources.

7.E.2d—Identify locations of major employment centers including AMD and Freescale and ensure circulators service these destinations.

7.E.3

Provide additional bus stops and, if possible, sheltered bus stops at appropriate places to increase ridership in the Oak Hill area.

7.E.3a—Provide a bus stop at Slaughter Lane and FM 1826.

7.E.3b—Extend bus route and offer sheltered bus stop at the corner of Breezy Pass. and Convict Hill.

7.E.3c—Create a bus stop for the county courthouse on State Highway 71.

7.E.3d—Provide sheltered bus stops around the Town Center.



LONG RANGE TRANSPORTATION PLANS

The Austin Metropolitan Area Transportation Plan (AMATP) is the long-range transportation plan for the City of Austin. The AMATP includes state, county, and city arterial roadways and highways that are located in the City’s 5-mile Extra-Territorial Jurisdiction (ETJ).

The Capital Area Metropolitan Planning Organization (CAMPO), the metropolitan planning organization for the Austin region, coordinates regional transportation planning among the region’s 19 cities and three counties (Travis, Hays, and Williamson), as well as Capital Metro, the Capital Area Rural Transportation System (CARTS), and TxDOT. CAMPO’s 2030 plan guides the use of federal transportation funds within the region for the next 25 years. It also helps guide the allocation of flexible federal transportation funding, including congestion management, transit, roadways, and bicycle and pedestrian facilities policies and programs.

As part of the 2025 AMATP update, City Council requested an environmental suitability analysis of roads identified in the plan update that were located in the DWPZ. Planning department staff used a set of environmental criteria to measure the impact of improvements to arterials and highways within the DWPZ.

There are 72 roadways within the DWPZ, and seven of which are in Oak Hill. City staff ranked these 72 roadways and grouped them into quartiles that would allow prioritization of projects based on potential environmental impacts. Figure 7-3 shows how Oak Hill’s seven roadways ranked. First quartile roads are most suitable for their environments. Second quartile roads are less suitable for their environments. Third and fourth quartile roads may pose serious environmental consequences.

Figure 7-3: Environmental suitability of AMATP roads in the DWPZ

Quartile	Roadway	Segment
First	Brush Country Road	Monterrey Oaks Boulevard— William Cannon Drive
	U.S. Highway 290 W	State Highway 71—William Cannon Drive
Second	U.S. Highway 290 W	FM 1826—State Highway 71
Third	FM 1826	U.S. Highway 290—Slaughter Lane
	Thomas Springs Rd./ Old Bee Cave Rd./ Travis Cook Rd.	Southwest Parkway—Circle Drive
	Brush Country Rd.	William Cannon Drive—Alta Loma
Fourth	U.S. Highway 290 W	William Cannon Drive—Loop I



Construction of new roadways within the Drinking Water Protection Zone (DWPZ)

The City of Austin has a policy regarding infrastructure improvements and construction of new roads over the Edwards Aquifer Drinking Water Protection Zone. According to the policy, the City will not fund construction of new roads over the Drinking Water Protection Zone with voter approved bond monies unless approved by voters and Austin City Council. This policy was adopted as part of the 2000 bond package. It may or may not get adopted in future bond elections. Subsequently, this policy was also adopted as part of an update to the AMATP plan. City staff has to provide the following analysis for every roadway project that is funded through the proceeds from a bond package:

- Impact of the proposed project on Drinking Water Protection Zone.
- The tax and social equity implications for City of Austin residents.
- Impact on increased mobility, decreased congestion, and air quality.
- Any alternative to the proposed project that provides the same or better results.

Staff recommended that roadway projects in the third and fourth quartiles be evaluated prior to design and construction to mitigate water quality impacts to the Edwards Aquifer.

Figure 7-4: Traffic on U.S. Highway 290 at William Cannon Drive



ROADWAYS OF INTEREST

Community members expressed concerns and interest in roadways that they want to improve. They want to see roadways widened to accommodate increased vehicular traffic and encourage walking. TxDOT and long-range transportation planning staff have reviewed specific recommendations made by the stakeholders and provided input. Planning staff has provided background information about these roadways to help understand the implementation notes below each recommendation.

U.S. HIGHWAY 290 & STATE HIGHWAY 71

U.S. Highway 290 and State Highway 71 form the backbone of Oak Hill’s transportation system. TxDOT is responsible for maintaining and improving these highways. U.S. Highway 290, a four-lane divided highway, is heavily used by residents of Oak Hill and the surrounding neighborhoods. The AMATP 2025 update recommends expanding Highway 290 to six lanes. Currently, TxDOT is developing plans to expand and toll Highway 290/State Highway 71 from Joe Tanner to Scenic Brook.

Oak Hill community members feel that the two highways hinder pedestrian, bicycle, and vehicular connectivity in the planning area. They want to be able to safely bike and walk across the highways to important destinations.



7.A. Coordinate with appropriate entities to provide safe access across major thoroughfares and alleviate cut-through traffic on already overburdened neighborhood streets.

7.A.1

Find ways to slow and control traffic on roadways to provide overall safety for automobile drivers, pedestrians, and cyclists.

7.A.1a—Stakeholders expressed the need for a center turn lane on State Highway 71 from Scenic Brook to Silvermine for vehicular traffic to access the neighborhoods south of State Highway 71.

Implementation Note: The Highway 290/State Highway 71 project would include bridges or a center median to Williamson Creek and a flush median from north of the creek to Silvermine.

7.A.1b—Provide safe and continuous sidewalks and bicycle lanes separated from vehicular traffic along U.S. Highway 290 to the “Y.” (SI & BI)

Implementation Note: As part of the U.S. Highway 290/State Highway 71 redesign project, TxDOT will accommodate pedestrian and bicycle traffic along the length of the entire project (from Joe Tanner to Scenic Brook Drive). A wider outer lane on the future frontage road of U.S. Highway 290 would accommodate cyclists.



7.A.1c—Provide safe crosswalks (as overpasses or underpasses where possible) where U.S. Highway 290 intersects Patton Ranch, William Cannon, Westcreek, Williamson Creek, and Industrial Oaks. (CI – C4)

Implementation Note: The only existing crosswalk within the U.S. Highway 290/State Highway 71 redesign project limits (Joe Tanner to Scenic Brook) exists at William Cannon Drive. Almost all of TxDOT’s alternatives include pedestrian crosswalks at the intersections of FM 1826, State Highway 71, and William Cannon Drive to offer north-south pedestrian and bike connections.

Stakeholders are requested to direct all U.S. Highway 290/State Highway 71 related inquiries to the South Area District Engineer, Don Nyland (dnyland@dot.state.tx.us).



Figure 7-5: Southwest Parkway



LOOP I (MOPAC) EXPRESSWAY

Loop I, also known as Mopac Expressway, is a four-lane freeway that runs through the planning area from Barton Creek Greenbelt to William Cannon. Loop I is maintained by TxDOT and is used heavily by East Oak Hill residents. Stakeholders want to improve Loop I’s commuter bike paths.

7.A.1d—Improve the commuter bike routes along Loop I. **(B2)**

SOUTHWEST PARKWAY

Southwest Parkway is a six-lane divided road within the Oak Hill planning area. Its wide shoulders are used as bicycle lanes. Only part of the parkway, from Loop I to Travis Cook Road, is maintained by the City. Southwest Parkway is designated as a Hill Country roadway corridor. Development alongside it has expansive minimum setback rules to preserve its scenic character.

Stakeholders want an official bike lane along Southwest Parkway to improve bike connectivity throughout the planning area.

7.A.1e—Provide separated bike lanes along Southwest Parkway. **(B3)**

OLD BEE CAVES ROAD

Currently, Old Bee Caves Road is a narrow two-lane roadway with no sidewalks, curbs, or gutters. The road was designed to accommodate low-density, low-traffic developments. It currently serves single-family residences with large lots, multi-family buildings, mobile home subdivisions, and commercial property. Some sections of the roadway have dense vegetation abutting the road; other sections have barbed wire fences with cattle guard gates. These give Old Bee Caves Road its rural character.

Because it is partly within water quality buffers and the 100-year floodplain, the City has no funds or plans to widen Old Bee Caves Road. This does not necessarily preclude the City from making pedestrian and bicycle improvements.

Figure 7-6: Views along Old Bee Caves Road





THOMAS SPRINGS ROAD

Thomas Springs Road, a minor arterial, is currently a two-lane roadway with no sidewalks, curbs, or gutters. It is maintained by Travis County.

7.A. If—Some community members want to see Thomas Springs Road widened to safely accommodate higher vehicular traffic. However, some stakeholders do not support widening this road in order to protect the quality of life of residents in communities surrounding Thomas Springs Road. Also, some community members want pedestrian traffic to be adequately addressed along the roadway before widening Thomas Springs Road.

Thomas Springs Road is located within the DWPZ and was ranked in the third quartile of environmental sensitivity in AMATP's 2025 update. The AMATP recommends that any infrastructure project on Thomas Springs Road study the following:

- The impact of the proposed project on Drinking Water Protection Zone.
- The tax and social equity implications for City residents.
- The impact on increased mobility, decreased congestion, and air quality.
- Whether any alternatives exist that provide the same or better results.

In the AMATP, Thomas Springs Road is planned as a Major Arterial Divided road. The existing land uses and rural appearance of the road and surrounding natural environment make it unlikely that the roadway would be improved to this design in the near term. Staff recognized the infrastructure and environmental constraints on Thomas Springs Road when making land use and zoning recommendations (see Chapter 6).

FM 1826

The portion of Farm to Market Road 1826 between U.S. Highway 290 and Slaughter Lane is a two-lane divided roadway that is maintained by TxDOT. At various Oak Hill community meetings, stakeholders have expressed concerns about the increasing traffic along this road.

7.B. Provide inter-connectivity among parks, public services, and destinations in and beyond Oak Hill.

7.B.1

Encourage pedestrian mobility by additional (separated) sidewalks and bicycles paths along on major roadways.

7.B.1a—Community members want to see FM 1826 from U.S. Highway 290 to Slaughter Lane widened from a two-lane to a four-lane divided road with sidewalks and bicycle lanes. They feel that this improvement would accommodate the increasing pedes-



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trian and vehicular traffic caused by the school, hospital, and many residential communities located along FM 1826. **(S2 & B4)**

7.B.1b—Encourage pedestrian/cyclist access to businesses along the Oak Hill hike and bike trail network.

Implementation Note: The CAMPO 2030 plan identifies this stretch of FM 1826 for expansion to four lanes. In 2001 and 2005, Travis County voters approved funds for right-of-way acquisition. However, TxDOT will not construct this project until after the frontage road for U.S. Highway 290 is completed. Shoulders will be provided to accommodate bicycles, and crosswalks will be included at signalized intersections. However, many stakeholders feel that shoulders and crosswalks are not adequate or safe for pedestrian and bike uses.

Figure 7-8: Mission Oaks Residential Neighborhood



BICYCLES AND PEDESTRIANS

The purpose of the City’s Bicycle and Pedestrian Program is to integrate bicycles and foot travel into the existing and proposed transportation system. It also encourages walking and bicycling as viable modes of transportation throughout Austin. Public Works implements this program in collaboration with other departments, CAMPO, TxDOT, and other organizations.

The inclusion of bicycle facilities, sidewalks, and other pedestrian features in the transportation system is necessary to help control air pollution, traffic congestion, and infrastructure maintenance costs, and to increase the quality of life in Austin. Funding for these facilities are secured mainly through City bonds, grants and funding through Capital Metro.

Implementation Note: Bicycle and sidewalk recommendations identified in neighborhood plans are one of the many factors that Public Works uses to prioritize pedestrian improvements throughout the City. Public Works also considers proximity to schools, shopping centers, employment centers, and other major destinations and whether new sidewalks would fill gaps between existing sidewalks.

SIDEWALKS

The 2006 bond election designated funding for improving existing sidewalks by bringing them up to standards set by the Americans with Disabilities Act. Thus, no funding is immediately available for construction of new sidewalks. Oak Hill stakeholders have identified the following locations for new sidewalks as funding becomes available. Stakeholders have also expressed a desire to explore the possibility of porous sidewalks if a pavement sidewalk is not possible. Building these sidewalks will create pedestrian connections between important neighborhood areas such as transit, commercial centers, and schools.



7.C. Ensure and create safe pedestrian and bike corridors across major highways and throughout the neighborhood that connect to commercial centers, public parks, and resources.

7.C.1

Create additional sidewalks to ensure safe pedestrian passage to areas around Oak Hill.

(Note: Sidewalk recommendations are not ranked in any priority order.)

7.C.1a—Oak Meadow from Silverdale to Scenic Brook. (S3)

7.C.1b—South Brook from Oak Meadow to Scenic Brook (partial sidewalk). (S4)

7.C.1c—South west side of Circle Drive from Thomas Springs Road to Mowinkle. (S5)

7.C.1d—Both sides of Silvermine to State Highway 71. (S6)

7.C.1e—Scenic Brook from South Brook to U.S. Highway 290. (S7)

7.C.1f—State Highway 71 from County Office to Capital Metro bus connections at the “Y.” (S8)

7.C.1g—Old Bee Caves Road from Fletcher Lane to U.S. Highway 290. (S9)

7.C.1h—Southwest Parkway from Loop 1/ Mopac to William Cannon Drive. (S10)

7.C.1i—Fletcher Lane from Old Bee Caves Road to State Highway 71. (S11)

BICYCLE FACILITIES

Bike lane recommendations are sent to the Public Works Department after the adoption of the plan. Public Works then prioritizes the recommendations based on several factors, including funding, topography, vehicular traffic, and on-street parking.

Parking will be prohibited in order to install new bicycle lanes if the street is not wide enough to accommodate both parking and the bicycle lane. If possible, parking will only be prohibited on one side of the street.

HOW TO REPORT TRANSPORTATION PROBLEMS

Oak Hill residents can call 3-1-1 to fill out a Citizen Request Form that identifies the specific transportation problem in the neighborhood. Public Works staff will do necessary data collection and research to process the request. Depending on the number of requests being processed, Public Works staff will notify the caller with results of the study within two months of the request.



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Plan participants have identified the following locations appropriate for bike lanes. These additional bike lanes will improve the existing bicycle network in the planning area.

7.C.2

Create bike lanes or corridors to provide safe, alternative transportation options in Oak Hill.

(Note: Bike lane recommendations are not ranked in any priority order.)

7.C.2a—Brush Country Road from Summerset Trail to Convict Hill. **(B5)**

7.C.2b—Patton Ranch and Vega. **(B6)**

7.C.2c—William Cannon from Southwest Parkway to U.S. Highway 290. **(B7)**

7.C.2d—Old Bee Caves Road from the "Y" to Thomas Springs Road. **(B8)**

7.C.2e—Thomas Springs Road from Circle Drive to State Highway 71. **(B9)**

7.C.2f—Along State Highway 71 from the "Y" to Thomas Springs Road. **(B10)**

7.C.2g—Create bike and pedestrian access from Southwest Parkway to Industrial Oaks Blvd.

7.C.2h—Barton Creek Greenbelt at Loop I to the "Y".

TRAFFIC CALMING STUDY

Public Works has a Neighborhood Traffic Calming Program to manage traffic-related problems such as speeding, high traffic volumes, and safety in residential areas. Arterials are not eligible for traffic calming.

Figure 7-9: Apartments on Monterrey Oaks Blvd.





The Traffic Calming program works at the neighborhood level, rather than focusing on individual streets. Therefore, though the recommendations below are tied to specific streets, they should include the surrounding street network. Public Works prioritizes traffic calming areas using the number of complaints received from a particular area divided by the acreage of that area. When a particular neighborhood is chosen for traffic calming, Public Works staff works with the public to identify specific traffic issues and calming methods to be used in that area. These methods include installing roundabouts, bulging lanes, and speed cushions. Oak Hill stakeholders expressed a preference for roundabouts rather than speed cushions.

The following are traffic calming recommendations collected through various Oak Hill community meetings. Implementation notes are feedback received from Public Works staff.

7.D. Provide managed connectivity between various neighborhoods while maintaining the quiet enjoyment of neighborhoods.

7.D.1

Improve existing vehicular traffic and safety by conducting traffic calming studies to provide overall safety for automobile drivers, pedestrians and bicyclists.

7.D.1a—Perform a traffic calming study for McCarty Lane. (TC1)

7.D.1b—Perform a traffic calming study on Silverman. (TC2)

7.D.1c—Perform a traffic calming study for the Travis Country West neighborhood. (TC3)

7.D.1d—Perform a traffic calming study on Sunset Ridge. (TC4)

7.D.1e—Perform a traffic calming study on Travis Cook Road. (TC5)

Implementation Note: Public Works staff cannot close roads or residential streets to solve the cut-through traffic problems. These streets provide access to other roads within the neighborhood. Diverting traffic to other streets only shifts the problem. Currently, Public Works does not have any funding available for traffic calming studies in the planning area. When funding is available, Public Works staff would take these recommendations into consideration, balancing them along with other areas of concerns in Austin.

STREET EXTENSIONS

Stakeholders expressed a need for greater vehicular and pedestrian connectivity. They want to



see many of the streets extended for easier access to services and major roadways in Oak Hill. Many of these recommendations are under the City of Austin jurisdiction, though a few fall under Travis County jurisdiction (**ST14 & ST10**). Travis County prefers to upgrade existing roads due to environmental and topographical constraints rather than building new road segments that connect to existing local roads. Specific technical descriptions are included in the implementation notes of recommendations relating to Travis County in Appendix D.

Almost all of these recommendations require acquisition of single-family residences, construction in the Critical Water Quality Zones, and crossing Barton Creek tributaries. For these reasons, City staff do not recommend inclusion of these street extension recommendations in the long-range plans (CAMPO 2030 Mobility Plan and the AMATP). Hence, these recommendations are included only in Appendix D.

Figure 7-10: Business on William Cannon Dr.

PUBLIC TRANSPORTATION

Austin’s bus and transit system is planned and implemented by Capital Metro Transportation Authority. Through community input and their own assessments of the transit network, Capital Metro works to expand and improve the existing transit system.



ALL SYSTEMS GO! LONG-RANGE TRANSIT PLAN 2025

Capital Metro’s long-range transit plan, called All Systems Go!, was developed through city-wide public meetings. The All Systems Go! plan aims to provide more transit options to the rapidly growing population of Central Texas by expanding its existing public transportation network. The plan incorporates several Rapid Bus Routes, Capital MetroRail, Express & Local Bus Routes, and Park & Ride transit centers. Current plans show Express and Local Bus service routes expanded in Oak Hill, along with a Park & Ride transit center. Express bus service will improve service to downtown Austin for Oak Hill residents and rapid bus service is proposed for service to the Airport. Local bus service connects residents with major employment, retail, and civic centers in Oak Hill.

7.E. Provide safe, convenient, comfortable, and timely public transportation.

7.E.1

Improve the existing bus system by providing additional routes and ser-



vices within the Oak Hill planning area.

7.E.1a—Increase bus service south of U.S. Highway 290 between MoPac and FM 1826 (additional route and/or shorter intervals between bus pick-ups).

7.E.1b—Provide weekend routes to shopping centers and entertainment at Brodie Oaks, Barton Creek Mall, downtown, Wal-Mart, Target, and possible Town Center.

7.E.1c—Provide a bus route along Southwest Parkway and include a bus stop at Mission Oaks (entrance to Travis Country neighborhood).

7.E.1d—Extend service to the Travis Country area to connect residents west of FM 1826 to the “Y,” Austin downtown, and other services.

7.E.1e—Provide better and more frequent bus service along U.S. Highway 290 for residents living north and south of U.S. 290 to access the future Town Center at the “Y.”

7.E.1f—Extend flyer hours and increase frequency including mid-day service to give an incentive for higher use of public transit..

7.E.1g— Place a bus stop near the intersection of Monterey Oaks and U.S. Highway 290 West frontage Road (east and west bound).

Implementation Notes:

- Providing bus service along the U.S. Highway 290 frontage road is difficult due to high travel speeds and poor pedestrian accessibility. However, a future Oak Hill transit center (Park & Ride) may offer options along the U.S. Highway 290 frontage road.
- Southwest Parkway is not conducive to local bus service due to lack of sidewalks and density. If improvements were to occur in the future, Capital Metro would consider bus service to Southwest Parkway.
- Capital Metro currently provides seven-day service to Brodie Oaks, Barton Creek Mall, Wal-Mart, and Target. Direct access to these centers from Oak Hill would be

Figure 7-11: Capital Metro Bus & Bus Stop



Figure 7-12: Commercial Development on U.S. Highway 290 West.





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considered as a future Oak Hill transit center is built and the Town Center develops.

- Travis Country has limited roadway connectivity options. Also, the low density and single-use neighborhood make it difficult to increase bus service to this area.
- Capital Metro increased the local bus service hours in 2004 and 2006. The All Systems Go! Plan includes all-day service from a future Oak Hill transit center (Park & Ride) to downtown.

7.E.2

Explore possible circulator routes within the planning area for greater connectivity among neighborhoods, destinations and major employment centers.

7.E.2a—Plan a public circulator around residential areas to get to the town center at the “Y”; these could be smaller, “Dillo-scale” buses.

7.E.2b—Identify Assisted Living and Retirement communities and ensure they are served with adequate public transit options.

7.E.2c—Identify locations of libraries and the YMCA and ensure circulators service these community resources.

7.E.2d—Identify locations of major employment centers including AMD and Freescale and ensure circulators service these destinations.

Implementation Notes:

- Capital Metro’s All System Go! Plan includes bus service along West William Cannon, serving Freescale and AMD.
- Capital Metro’s All Systems Go! Plan includes feeder routes but not free Dillo routes serving future Oak Hill Park & Ride area.

7.E.3

Provide additional bus stops and, if possible, sheltered bus stops at appropriate places to increase ridership in the Oak Hill area.

7.E.3a—Provide a bus stop at Slaughter Lane and FM 1826.

7.E.3b—Extend bus route and offer sheltered bus stop at the corner of Breezy Pass and Convict Hill.

7.E.3c—Create a bus stop for the county courthouse on State Highway 71.



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7.E.3d—Provide sheltered bus stops around the Town Center.

7.E.3e—Provide bus stops that service apartment and condo complexes on Old Bee Caves Road.

Implementation Notes:

- Slaughter Lane and FM 1826 intersection is not an ideal location for a bus stop due to lack of signals and low density. If improvements were to occur in the future, Capital Metro would reconsider this issue.
- The area around the Breezy Pass and Convict Hill intersection is not currently a transit corridor. However, this may change when the future Oak Hill transit center (Park & Ride) is built.
- Several factors prevent Capital Metro from installing a bus stop for the County facility on State Highway 71. The lack of a signal prevents safe exit from facility; however a traffic signal light is planned. There are other problems within the facility as well, such as grade and maneuverability.
- Old Bee Caves Road is currently a narrow road with a one-lane bridge over Williamson Creek. Old Bee Caves Road would require widening, sidewalks, higher density, and safe access to U.S. Highway 290 and State Highway 71 for consideration of bus service.

HOW DOES CAPITAL METRO DETERMINE A NEW BUS ROUTE?

Capital Metro primarily looks for a critical mass of potential riders to support new transit services in an area. Part of this assessment is the length of extension, levels of service, and characteristics of the area served. For example, a small subdivision or individual project would not have the critical mass to support service extensions on its own. A significant level of supporting infrastructure is necessary to consider a bus route along a roadway. The following transit-friendly elements are taken into account when considering a new bus route:

- Adequate pedestrian access and accessibility should be present.
- Minimum street widths and height to ensure there is ample space for the transit vehicle.
- Street infrastructure should be adequate for efficient bus operation.
- Arterials streets with 45 M.P.H. speed limit are preferred for bus stops.
- Street design is important: service should be designed to operate in two directions on the same street. Frontage roads on limited-access highways are difficult to serve.



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8

Housing is a crucial issue in every neighborhood plan, especially in areas, like Oak Hill, with strong residential identities. This chapter describes the character and housing market of Oak Hill. Recommendations are driven by stakeholder concerns about protecting Edwards Aquifer and providing affordable housing. A related concern, neighborhood design, is discussed in Chapter 9.

CURRENT HOUSING CONDITIONS

EXISTING HOUSING TYPES AND STOCK IN OAK HILL

Most homes in Oak Hill are in single-family structures (Figure 8-1). There is a significant difference between West Oak Hill (with approximately 91% in single family houses) and East Oak Hill (47%). Figure 8-2 shows another difference between East and West Oak Hill: since 2000, West Oak Hill has continued to see substantial residential growth, while East Oak Hill has seen relatively little. The figure also shows a shift in the nature of development in West Oak Hill, with slightly more multi-family units than single-family units built. Despite this, the overall character of the entire planning area has changed relatively little over this time period (see Figure 8-1).

West Oak Hill will continue to see more residential development in the future, given the strong demand for housing in southwest Austin and the area’s large

Figure 8-1: Housing units in the planning area by type in 2000 and 2007

Year	Single family	Multifamily		Other
		2, 3, 4-family buildings	5+ family buildings	
East Oak Hill	47.3%	3.9%	48.3%	0.5%
West Oak Hill	91.0%	5.7%	2.7%	0.7%

Figure 8-2: New housing unit permits by type between 2000 and 2007, in East and West Oak Hill

	Single family	Multifamily		Mobile homes
		2, 3, 4-family buildings	5+ family buildings	
West Oak Hill	1091	241	881	3
East Oak Hill	198	66	0	0



GOALS, OBJECTIVES AND RECOMMENDATIONS

8.A. Balance development and environmental protection by maintaining a vibrant residential and commercial community.

8.A.1

Assess and minimize the impact of land development on surface and ground water.

8.A.1a—Every housing development/redevelopment should include an environmental impact analysis and incorporate all necessary measures to address its potential impact on the Edwards Aquifer (impervious cover, drainage, traffic, etc).

8.A.2

Design and place homes to minimize impacts on natural resources and the physical environment and to maximize social resources.

8.A.2a—Clustered development should be encouraged where appropriate (see Chapter 9: Neighborhood Design).

8.A.2b—Residential density should be compatible with surrounding uses and informed by a regional vision of the environmental impact development has over the Edwards Aquifer.

8.A.2c—Whenever possible, new housing development should be located where existing services and infrastructure exist. Their appearance and density should be appropriate to its environment and compatible with surrounding uses.

8.B. Preserve neighborhood identity, character, affordability, and diversity.

8.B.1

Analyze transportation demands in the Oak Hill area.

8.B.1a—For housing development/redevelopment projects where traffic impact is a concern, a traffic analysis should be done due to current traffic problems, long-term challenges of road expansion and improvement, and the overall lack of connectivity of the area (see Chapter 7: Transportation and Infrastructure). Such analysis should consider the adequacy of road connectivity, mobility, alternate transit modes, access, and condition.



Chapter 8: HOUSING

tracts of undeveloped land.

Austin as a whole is growing at a fast pace, and Oak Hill is one of its fastest growing neighborhoods, spurred by major employers, like AMD and Freescale, beginning to relocate here. The housing market in Oak Hill is already anticipating future growth as AMD's branch nears completion.

According to an Austin American-Statesman article (June 22, 2006), Oak Hill is one of the places where buyers wanting to stretch their dollars are looking to, as home prices rise across Austin. In Oak Hill, "the number of homes sold in May [2006] rose to 41 from 28 last year, bumping the median home price up 31 percent to \$359,000."*

This trend has continued through the writing of this chapter (June 2007). Another strong factor pulling more buyers to this area (apart from the "push" effect of soaring housing prices in centrally located areas) is the high ratings of some of the AISD schools that Oak Hill feeds into, like Bowie High School.

According to market analysts with Keller Williams Realty, "any time there are more pending listings than active listings in an area, it indicates very strong demand." As of March 2007, according to Keller Williams, for "homes priced below \$200,000, the ratio citywide is 0.63," while the ratio for similarly priced homes for the areas feeding into Bowie was 1.89 (pending/active listings), meaning that the demand was extremely high.**

Further, the "established neighborhood feel" of most residential areas in Oak Hill, with mature trees and well-maintained lawns and front yards, speak to the residents' pride in living there, which usually translates into either sustained or rising housing values.



Figure 8-3: Single family homes in Oak Hill



Figure 8-4: Multi-family development in Oak Hill

* <http://crosslandteam.com/blog/2006/06/22/austin-homes-sales-jump-15-percent-in-may/>

** <http://crosslandteam.com/blog/2007/03/04/homes-that-feed-bowie-high-school-in-hot-demand/>



AFFORDABLE HOUSING IN OAK HILL

The City of Austin’s Neighborhood Housing and Community Development Department (NHCD) reviews every neighborhood plan to assess its impact in providing affordable housing in Austin. An Affordability Impact Statement (AIS) documents this assessment. Part of NHCD’s assessment involves determining “affordable for whom?” NHCD therefore looks at median family income (MFI), or some percentage thereof, which changes with household size. Figure 8-5 is a sample of the MFI chart for the Austin region; the full chart is available in Appendix E.

Figure 8-5: Median family income in the Austin area

Household Size	Median income percentages		
	Very Low Income* 50% of MFI	Low Income* 80% of MFI	Median Income 100% of MFI
1	\$24,900	\$39,850	\$48,370
2	\$28,450	\$45,500	\$55,280
3	\$32,000	\$51,200	\$62,190
4	\$35,550	\$56,900	\$69,100
5	\$38,400	\$61,450	\$74,628
6	\$41,250	\$66,000	\$80,156
7	\$44,100	\$70,550	\$85,684
8	\$46,950	\$75,100	\$91,212

Source: NHCD, 2008.

* “very low income” and “low income” are based on U.S. Housing and Urban Development income limits.



Figure 8-5: Housing types in Oak Hill



Figure 8-7: Housing types in Oak Hill



AFFORDABLE HOUSING INCENTIVES TASK FORCE

In 2006, City Council directed the City Manager to assemble an Affordable Housing Incentives Task Force, composed of stakeholders with a shared interest in providing adequate affordable housing in Austin.

The Task Force discussed barriers, opportunities, costs and best practices across seven months of meetings. It formulated a statement of core values, recommendations, and enhancements to the City's current policies and procedures (including those related to securing and giving incentives to S.M.A.R.T. Housing™; see below). The Task Force's recommendations spanned all kinds of neighborhoods in Austin, from downtown to suburban.

Some of the recommendations that the Task Force developed* that may be applicable to suburban neighborhoods:

- Creating affordable rental opportunities in suburban/greenfield areas for residents earning between 50% and 80% of MFI.
- Creating affordable homeownership opportunities in suburban/greenfield areas for residents earning between 50% and 80% of area MFI.
- Dispersing affordable homes and apartments throughout Austin.
- Offering developers and builders the option to pay a fee in lieu of providing affordable units on-site, in exchange for increases in density.
- Offering density bonuses to developments in the Central Business District and in Transit-Oriented Development Districts and/or high density developments (due to the preliminary status of the plan for an Oak Hill station, this plan will need to revisit this point when the status of such a plan is finalized and decided upon).

Oak Hill and affordability

Although housing affordability is an essential part of a sustainable neighborhood or area plan, there needs to be a careful examination of the current conditions of a location to assess the feasibility of building or providing this component into its future development plans.



Figure 8-7: Southwest Trails, Oak Hill
Photo credit: Austin Apartment Store website



Figure 8-8: Southwest Trails S.M.A.R.T. Housing™ development in Oak Hill

* The Affordable Housing Incentives Task Force Report, http://www.ancweb.org/docs/AHITF%20Final%20Report%202_20_07.pdf



- Offering a density bonus to multifamily developments to achieve affordability.
- Creating an expedited review and approval process for qualifying projects.
- Structured upzoning in exchange for 10% of rental units reserved for people at or below 60% MFI for a period of 40 years.

EXISTING AFFORDABLE HOUSING

Oak Hill currently has two prominent sources of affordable housing. One is a City-financed apartment complex designed to create affordability, while the other is a traditional market response to low income levels and land costs.

Southwest Trails: S.M.A.R.T. Housing™

S.M.A.R.T. Housing™ (Safe, Mixed-income, Accessible, Reasonably-priced, Transit-oriented), administered by the Austin Housing Finance Corporation (AHFC), is designed to stimulate the production of affordable housing for low- and moderate-income households in Austin. S.M.A.R.T. Housing™ developments meet the City's Green Building standards and are located throughout Austin.

Through the S.M.A.R.T. Housing™ program, the City provides fee waivers and expedited development reviews. These developments can be single-family, multi-family, or infill.

Southwest Trails, the only S.M.A.R.T. Housing™ development in West Oak Hill, is located at 8405 Old Bee Caves Road. It has 81 units that serve households at 50% MFI and 79 units at 60% MFI. In order to achieve the affordability goals for this development and also comply with the SOS Ordinance, the Austin Housing Finance Corporation provided the following assistance in 2000:

- \$6.5 Million AHFC Bonds
- \$500,000 HOME
- \$500,000 Housing Trust Fund

Mobile Homes

Mobile homes provide affordable housing along the edges of cities, where rents are usually lower. There are several mobile home parks throughout Oak Hill: Country Aire and Trails of Oak Hill located off of Old Bee Caves Road are the largest ones, followed by the Holiday Mobile Home Park on U.S. Highway 290 W.

Figure 8-9: Mobile Home Parks in Oak Hill





CONSTRAINTS TO AFFORDABLE HOUSING

Land and home values have risen dramatically in the past few years, posing a challenge to creating affordable housing in Oak Hill. Other factors further constrain affordability.

Environmental features

Because of the maximum impervious cover limits allowed in the aquifer recharge and contributing zones, tools like density bonuses—so often used for affordable housing incentives—and up-zoning may not be appropriate. Future development and redevelopment will require water detention and irrigation facilities, which will drive up the cost of housing and can become a deterrent to providing affordable units.

Land availability

According to NHCD, S.M.A.R.T. Housing™ projects are not viable at less than 14 units per acre. By contrast, market rate housing usually becomes viable at 7 units per acre for single family housing and between 6 and 14 units per acre for multi-family housing. The low-density zoning of much of the Oak Hill residential areas reduces the amount of land where development of this density can be placed. More intense development also requires paying special attention to Oak Hill's environmental features.

S.M.A.R.T. Housing™ projects should be located near public transit facilities. Transit service is relatively rare in Oak Hill, and is mainly available along U.S. Highway 290. The small size of the properties on the east side of William Cannon, fronting Highway 290, would require an aggressive land assembly strategy. On the west side of William Cannon, larger lots are available, though other factors are likely to prevent the development of affordable housing here as well.

Existing multi-family units and the rental market

Multi-family complexes in the planning area (along Monterrey Oaks Boulevard, Southwest Parkway, and William Cannon Drive) were designed for families with high incomes. Because most of them were built fairly recently, these units are unlikely to be redeveloped soon. This means that, in the long run, the rental market in Oak Hill will probably remain high end.

OPPORTUNITIES FOR AFFORDABLE HOUSING IN OAK HILL

Given the aforementioned constraints, one approach to affordability in Oak Hill is by securing and maintaining existing affordable units. Another approach is through taking advantage of the incentives from the Vertical Mixed Use (VMU) opt-in process. The next section of this chapter presents recommendations addressing this issue. NHCD's Affordability Impact Statement is Appendix E.



NEIGHBORHOOD HOUSING

8.A. Balance development and environmental protection by maintaining a vibrant residential and commercial community.

8.A.1

Assess and minimize the impact of land development on surface and ground water.

8.A.1a—Every housing development/redevelopment should include an environmental impact analysis and incorporate all necessary measures to address its potential impact on the Edwards Aquifer (impervious cover, drainage, traffic, etc).

8.A.2

Design and place homes to minimize impacts on natural resources and the physical environment and to maximize social resources.

8.A.2a—Clustered development should be encouraged where appropriate. (See “Location of Housing” in this chapter.)

8.A.2b—Residential density should be compatible with surrounding uses and informed by a regional vision of the environmental impact development has over the Edwards Aquifer.

8.A.2c—Whenever possible, new housing developments should be located where existing services and infrastructure exist. Their appearance and density should be appropriate to its environment and compatible with surrounding uses.



Figure 8-10: Detention pond in Oak Hill



Figure 8-11: Clustered development



8.B. Preserve neighborhood identity, character, affordability, and diversity.

8.B.1

Analyze transportation demands in the Oak Hill area.

8.B.1a—For housing development/redevelopment projects where traffic impact is a concern, a traffic analysis should be done due to current traffic problems, long-term challenges of road expansion and improvement, and the overall lack of connectivity of the area (see Chapter 7: Transportation and Infrastructure). Such analysis should consider the adequacy of road connectivity, mobility, alternate transit modes, access, and condition.

Implementation Note: The City currently requires that a traffic impact analysis must be submitted with any site plan, zoning, or rezoning application that is expected to generate more than 2,000 trips per day. New housing developments are reviewed by staff to ensure they comply with environmental, drainage, transportation, subdivision, and water quality regulations.

STAKEHOLDER INPUT ON HOUSING

During the land use meetings that planning staff held with stakeholders, housing did not come up as a crucial or contentious topic. Nevertheless, staff collected the following impressions and comments, which were consistent with the neighborhood’s initial vision and goals statements. Stakeholders drafted these goals to inform and steer the plan’s recommendations, in conjunction with further discussions with stakeholders and other departments.

Goal 8.A. speaks of balancing “development and environmental protection by maintaining a vibrant residential and commercial community.” When asked to define what a “vibrant residential community” would be for Oak Hill, stakeholders gave characteristics that were sometimes widely shared and sometimes sharply opposed.

Residential density

While most stakeholders supported keeping the rural character of most existing neighborhoods through low density, large lot zoning, others supported allowing more intense development in appropriate locations (see next topic). Some community members supported redevelopment op-



Figure 8-12: Multi-family complex in Oak Hill



Chapter 8: HOUSING

tions given that it would bring in more services to the neighborhood and respond to the area- and city-wide demand for housing.

Location of housing

Most meeting participants supported maintaining the low density existing residential neighborhoods, while concentrating higher density residential development closer to major thoroughfares, employment centers such as AMD and Freescale, and existing services and infrastructure. This was seen as a way to support residential expansion without creating urban sprawl.

Affordable housing

In Oak Hill, the only affordable housing alternatives are provided by mobile home parks and the Southwest Trails S.M.A.R.T. Housing™. Despite recognizing that mobile homes were some of the few affordable housing alternatives in Oak Hill (notwithstanding the S.M.A.R.T. Housing™ project), some stakeholders did not see them as desirable. Others said that mobile home owners who also own their lot should be able to make improvements, such as upgrading to a permanent foundation, and that mobile home park owners should be encouraged to create landscaped buffers around the edges of their property. Indeed, stakeholders said that aesthetics was their objection to existing mobile home parks, rather than compatibility or safety.

No supportive comments were made on the SMART Housing™ project, though stakeholders were supportive of it.

These mobile homes provide affordable housing to people who need or wish to live closer to the Hill Country and take advantage of its location and its amenities. While neighborhood plans draw on stakeholder visions, they must also act as stewards of fairness and inclusiveness. Thus, while recognizing the concerns over mobile homes, sound planning principles guiding this plan prevent it from taking away the right of these residents to continue living there. This plan does, however, provide residents and property managers with information about available programs and resources for upgrading or improving their homes (see below).

This plan recommends maintaining all mobile home parks in Oak Hill.

Retirement communities

Stakeholders asked the City to provide opportunities to create more retirement communities in Oak Hill. The City's blueprint for addressing its most critical housing and community development needs, the 2005-06 Action Plan of the five-year Consolidated Plan, states that over the last decade the number of people 60 to 64 years old has increased over 17%, while the population over 65 years of age has grown over 28%. The needs of this population,



Figure 8-13: St George's Court Senior Housing in Austin.

Photo from St. George's Court website



Chapter 8: HOUSING

such as fixed incomes and medical care, must be addressed.

NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT PROGRAMS

NHCD provides housing, community development, and small business development services to eligible residents so they can access livable neighborhoods and become more self-sufficient. To this end, NHCD administers several programs directly and provides grants to other agencies and non-profit organizations.

NOTE: The content and nature of these programs may change from time to time, so please check on their respective websites for updates.



Austin Housing Finance Corporation

<http://www.ci.austin.tx.us/ahfc/>

AHFC, created in 1979, is a public, nonprofit corporation and instrument of the City of Austin. Its mission is to generate and implement strategic housing solutions for the benefit of Austin's low- and moderate-income residents. It primarily issues bonds for financing reasonably priced single-family and multi-family housing and assists the City in using HOME Investment Partnerships and Community Development Block Grant (CDBG) to create reasonably priced housing. Its construction specialists help residential property owners through the process of selecting a contractor and will inspect the project throughout the construction phase.

Homeowner Rehabilitation Loan Program

www.cityofaustin.org/housing

This program assists homeowners with substantial repairs to foundations, roofing, plumbing, and electrical systems.

Emergency Home Repair Program

Austin Area Urban League, (512) 478-7176

AHFC contracts with the Austin Area Urban League to administer the Emergency Home Repair (EHR) program, which provides repair assistance to low-income homeowners who are facing a life-threatening condition or a health and safety hazard. EHR staff work with the homeowner to develop a scope of work and manage the contracting and inspection process. This program serves homeowners with incomes at or below 80% of MFI.

Architectural Barrier Removal, and Home Rehabilitation Loan Program

(512) 974-3863 or http://www.ci.austin.tx.us/ahfc/repairs_arcbr.htm

The Architectural Barrier Removal Program provides free assistance to elderly and severely disabled homeowners and renters to make their homes accessible. This allows clients to remain in their homes longer and live with more independence. If a resident is over the age of 62 or has a long-term or progressive disability, and earns 80% of MFI, he or she may be eligible for this program.



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9

Design is important to every community. Land use, transportation, environmental, and infrastructure decisions affect and are affected by the design of the built environment. At the design workshop on February 24th, 2007, stakeholders further refined their design goals and developed specific recommendations. At the workshop, staff presented a summary of the adopted Commercial Design Standards (including Vertical Mixed Use (VMU)) and residential design tools. Voluntary design guidelines were also discussed. These were posted online from March through May 2007 in order to get input from more stakeholders. These standards and tools provide predictability and assurance about future development and help to reduce or avoid conflict when a neighborhood is faced with future development.



Figure 9-1: Commercial development in Oak Hill

CHARACTER OF OAK HILL

The shape and form of Oak Hill is linked to the great pride residents have for the Hill Country character of the area, due to its beautiful, tree-filled surroundings, use of local materials and plants, and low building heights. This feeling draws on Oak Hill's long-gone era of ranches and vast open spaces, and lives on in its large residential lots.



Figure 9-2: Oak Hill Pizza Garden

Over time, a variety of commercial projects have emerged throughout the planning area. However, the large-lot and semi-rural character of Oak Hill (especially west of William Cannon and past the "Y") have remained its most noticeable trait.

Stakeholders realize the importance of balancing the natural beauty of Oak Hill's open spaces with the creation of a mix of uses along existing corridors. Stakeholders want new development and redevelopment to provide pedestrian amenities. Key ideas that came out of the planning meetings were "balance," "hill country feel," and "preserve." These themes dominated stakeholder comments and are reflected throughout this chapter.



GOALS, OBJECTIVES AND RECOMMENDATIONS:

9.A. Require landscaping along roadways, sidewalks, bike paths, and around bus stops to provide shade in order to encourage pedestrian, bicycling, and mass transportation.

9.A.1

Incorporate pedestrian-friendly site design standards in all new commercial development and redevelopment projects to create safe pedestrian environment in the planning area.

9.A.1a—Provide open space and/or pedestrian amenities such as benches, bike racks, fountains, etc. for development sites greater than one acre.

9.A.1b—Provide street plantings at the time of new construction or major redevelopment.

9.A.1c—Provide pedestrian and bike connections from adjacent parkland and/or residential areas.

9.A.1d—Provide shaded sidewalks along all publicly visible building façades.

9.A.1e—Parking should be placed behind or to the side of the building with vegetative screens to buffer sidewalks and trees.

9.A.1f—Promote the use of solar power shading devices in parking lots.

9.A.1g—Increase sidewalk width requirements from 12 to 15 feet.

9.A.1h—Comply with applicable water quality regulations for impervious cover by exploring pervious materials for sidewalks and parking areas.

9.A.1i—Limit the amount of curb cuts by sharing driveways and parking areas with adjacent property owners.

9.A.1j—Building façades should be brought close to the sidewalks while still abiding by the minimum sidewalk width specifications for new sidewalks.

9.A.2

Encourage incorporation of pedestrian friendly building design elements in all non-residential development and redevelopment projects within the planning area.



Chapter 9: NEIGHBORHOOD DESIGN

9.A.2a—Utilize limestone, brick, or other regional building materials compatible with the Oak Hill “Hill Country” look.

9.A.2b—Integrate solar power and solar hot water heating into building design.

9.A.2c—Integrate green building practices such as solar power panels, solar hot water heating, wind power, rainwater collection systems, green roofs and water quality controls as necessary. If possible, projects should strive to achieve one star or higher rating under the City of Austin Green Building Program or other environmental programs.

9.A.2d—Provide façade articulation of wall recesses and projections and/or different colors and textures.

9.A.2e—Make primary entrances visible by using architectural details, planters, enhanced light fixtures, etc.

9.A.2f—At least 75% of the building’s front façade (facing the principal street) should consist of storefronts with at least two separate entrances.

9.A.2g—Provide for liner stores in building façade. A liner store is a commercial use on the ground floor of a building located not more than 30 feet from the street right-of-way with an entrance facing the street.

9.A.2h—Provide glazing to add interest for pedestrians and provide a human-scale element on the building façade. (Glazing is the panes or sheets of glass or other non-glass material made to be set in frames, as in windows or doors.)

9.A.2i—Provide roof design such as parapets and sloping angles.

9.A.2j—Consider design and application of sustainable roof such as vegetated roofs and/or rainwater collection systems.

9.B. Enhance the Hill Country look of Oak Hill by preserving trees and addressing aesthetic improvements in the planning area.

9.B.1

The City Council should consider the application of the Hill Country Roadway Ordinance on U.S. Highway 290 and State Highway 71 and other roadways within the Oak Hill neighborhood planning area to control signage, limit heights, plant trees, and to preserve the natural beauty of the environment.



9.B.1a—Use low-luminance light sources, light shields, and other methods on street lights to protect the night sky from light pollution.

9.B.1b—Design commercial signs and billboards in a tasteful manner that would limit light pollution after business hours.

9.B.1c—Preserve trees (such as oaks, elms, and pecan trees) that are more than 100 years old by using two feet of mulch over the roots during construction.

9.B.1d—Partner with tree preservation experts on tree preservation practices in Oak Hill during new development. Promote trenching and other appropriate methods around existing oaks to prevent the spread of Oak Wilt.

9.B.1e—Utilize design elements and native materials in a consistent manner throughout new developments.

9.B.1f—Provide design elements that are compatible with Oak Hill's Hill Country town look.

9.B.1g—Provide landscaping in medians to create scenery at interchanges.

9.C. Balance development and environmental protection by maintaining a vibrant residential and commercial community that demonstrates caring stewardship of the environment.

9.C.1

Ensure that the environmental impact on the Edwards Aquifer and the existing natural landscape is kept at a minimum by new commercial development and redevelopment in Oak Hill.

9.C.1a—Incorporate water control measures within the design of the site.

9.C.1b—Provide, protect, and preserve open spaces and environmental features by encouraging cluster developments.

9.C.2

All new residential development/redevelopment projects in Oak Hill should strive to ensure that the environmental impact on the Edwards Aquifer and the existing natural landscape is kept at a minimum.

9.C.2a—Development and redevelopment of large sites should include measures such as pervious paving, rainwater collection system, and smart irrigation where appropriate.



9.C.2 b—Encourage developers to explore clustered development as an option, since it provides sufficient housing units while maintaining and preserving considerable amounts of open space.

9.C.2c—Builders should use the Green Building Standards in their projects whenever possible: Using local materials, considering water needs for landscaping, and installing efficient heating and cooling systems are all steps to building greener homes.

9.C.2d—Builders should explore the option of including a trail through their project site or dedicating an easement near water quality features.

9.D. Preserve neighborhood identity, character, affordability, and diversity.

9.D.1

New single-family and multi-family developments/redevelopments should be compatible with existing residential architecture to reinforce the Hill Country character of Oak Hill, in terms of materials, lighting, and height.

9.D.1a—Preserve Old German-style masonry and limestone construction.

9.D.1b—Place overhangs on roofs for shade.

9.D.1c—Provide abundant porch space.

9.D.1d—Utilize metal roofing or some other comparable material.

9.D.1e—Preserve character of old while incorporating sustainable green building practices.

9.D.1f—Incorporate vegetative buffers for all new residential neighborhoods.

9.E. Provide managed connectivity between various neighborhoods while maintaining the quiet enjoyment of neighborhoods.

9.E.1

All new residential development and redevelopment projects should incorporate the following design elements to increase walk-ability throughout the Oak Hill area.

9.E.1a—Provide sidewalks for all new residential subdivisions.

9.E.1b—Keep existing trees along sidewalks to provide enough shade for residents walking.

COMMERCIAL DESIGN

DESIGN STANDARDS & MIXED USE

In August 2006, the City adopted a Design Standards and Mixed Use subchapter within the Land Development Code. These standards are intended to improve the quality of all non-residential and mixed-use development in the City. They address building placement, parking, signage, stormwater management, exterior lighting, street trees, sidewalk width, compatibility, and building design. These standards vary according to the type of road adjacent to the site (Core Transit Corridors, Hill Country Roadways, Highways, Internal Circulation Routes, and Suburban Roadways).

Oak Hill has three of these five roadway types:

- Hill Country Roadway (Southwest Parkway),
- Highways (State Highway 71, Loop 1 and U.S. Highway 290), and
- Suburban Roadways (all other roads in Oak Hill).

Additionally, the design standards have specific provisions for sites greater than 5 acres, which can apply to larger non-residential developments. These provisions include specific design elements that would enhance the quality of such projects.

Participants at the February 2007 design workshop were asked to prioritize site design and building design standards. Staff organized responses from the workshop into four categories: high priority, medium priority, low priority, and not a priority, in order to guide developers and builders in selecting design standards. Those that were rated high, medium, and low priority are listed below by topic area. A complete list of stakeholder responses can be found in Appendix F.

Hill Country Roadway Standards

Hill Country Roadway standards address the character of development, including floor-to-area ratios, building height, impervious cover, roadway vegetative buffers, natural areas, and parking lot medians.

Currently, staff in the Watershed Development Review Department review all development applications for Hill Country Roadway compliance. For more information on the Hill Country Roadway Requirements, visit the City of Austin Website at <http://www.ci.austin.tx.us/development/default.htm>.



Figure 9-3: Natural Gardener in Oak Hill



9.A. Require landscaping along roadways, sidewalks, bike paths, and around bus stops to provide shade in order to encourage pedestrian, bicycling, and mass transportation

9.A.1

Incorporate pedestrian friendly **site design standards** in all new commercial development and redevelopment projects to create safe pedestrian environment in the planning area.

HIGH PRIORITY

9.A.1a—Provide open space and/or pedestrian amenities such as benches, bike racks, fountains, etc. for development sites greater than one acre.

9.A.1b—Provide street plantings at the time of new construction or major redevelopment.

9.A.1c—Provide pedestrian and bike connections from adjacent parkland and/or residential areas.



Figure 9-4: A shaded sidewalk

MEDIUM PRIORITY

9.A.1d—Provide shaded sidewalks along all publicly visible building facades.

9.A.1e—Parking should be placed behind or to the side of the building with vegetative screens to buffer sidewalks and trees.

9.A.1f—Promote the use of solar power shading devices in parking lots.

LOW PRIORITY

9.A.1g—Increase sidewalk width requirements from 12 to 15 feet.

9.A.1h—Comply with applicable water quality regulations for impervious cover by exploring pervious materials for sidewalks and other pedestrian surfaces.



Figure 9-5: A pedestrian friendly streetscape



9.A.1i—Limit the amount of curb cuts by sharing driveways and parking areas with adjacent property owners.

9.A.1j—Building façades should be brought close to the sidewalks while still abiding by the minimum sidewalk width specifications for new sidewalks.

9.A.2

Encourage incorporation of pedestrian friendly **building design elements** in all non-residential development and redevelopment projects within the planning area.

HIGH PRIORITY

9.A.2a—Use limestone, brick, or other regional building materials compatible with the Oak Hill “Hill Country” look.

9.A.2b—Integrate solar power into building design.

9.A.2c—Integrate green building practices such as solar power panels, wind power, rainwater collection systems, green roofs and water quality controls as necessary. If possible, projects should strive to achieve one star or higher rating under the City of Austin Green Building Program or other environmental programs.

MEDIUM PRIORITY

9.A.2d—Provide façade articulation with wall recesses, projections, and/or different colors and textures.

9.A.2e—Make primary entrances visible by using architectural details, planters, enhanced light fixtures, and the like.

9.A.2f—At least 75% of the building’s front façade (facing the principal street) should consist of storefronts with at least two separate entrances.



Figure 9-6: A solar power shading device in a parking lot



Figure 9-7: Porous pavement

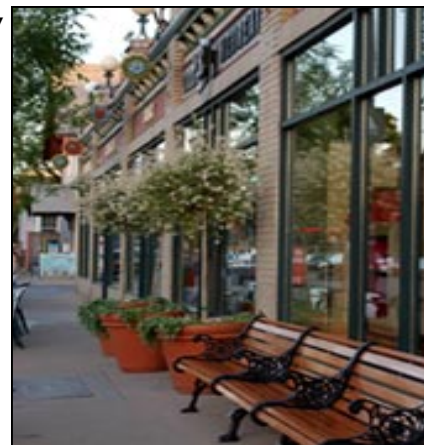


Figure 9-8: Pedestrian amenities and glazing on the facade



Chapter 9: NEIGHBORHOOD DESIGN

9.A.2g—Provide for liner stores in building façade. A liner store is a commercial use on the ground floor of a building located not more than 30 feet from the street right-of-way with an entrance facing the street.

LOW PRIORITY

9.A.2h—Provide glazing to add interest for pedestrians and provide a human-scale element on the building façade. (Glazing is the panes or sheets of glass or other non-glass material made to be set in frames, as in windows or doors.)

9.A.2i—Provide roof design such as parapets and sloping angles.

9.A.2j—Consider design and application of sustainable roof such as vegetated roofs and/or rainwater collection systems.

COMMERCIAL DESIGN GUIDELINES

In addition to prioritizing these commercial design standards, Oak Hill stakeholders were given the opportunity to provide additional recommendations for commercial design elements in Oak Hill. By establishing voluntary design guidelines, stakeholders have taken an active role creating a vision for the future built environment of their neighborhood.

9.B. Enhance the Hill Country look of the Oak Hill by preserving trees and addressing aesthetic improvements in the planning area.

9.B.1

The City Council should consider the application of the Hill Country Roadway Ordinance on U.S. Highway 290 and State Highway 71 and other roadways within the Oak Hill neighborhood planning area to control signage, limit heights, plant trees, and to preserve the natural beauty of the environment.

9.B.1a—Use low-luminance light sources, light shields, and other methods on street lights to protect the night sky from light pollution.

9.B.1b—Design commercial signs and billboards in a tasteful manner that would limit



Figure 9-9: Example of roof designs



Chapter 9: NEIGHBORHOOD DESIGN

light pollution after business hours.

9.B.1c—Preserve trees (such as oak, elms, and pecan trees) that are more than 100 years old by using two feet of mulch over the roots during construction.

9.B.1d—Partner with tree preservation experts on tree preservation practices in Oak Hill during new development. Promote trenching and other appropriate methods around existing oaks to prevent the spread of Oak Wilt.

9.B.1e—Utilize design elements and native materials in a consistent manner throughout new developments.

9.B.1f—Provide design elements that are compatible with Oak Hill's Hill Country town look.

9.B.1g—Provide landscaping in medians to create scenery at interchanges.

9.C. Balance development and environmental protection by maintaining a vibrant residential and commercial community that demonstrates caring stewardship of the environment.

9.C.1

Ensure that the environmental impact on the Edwards Aquifer and the existing natural landscape is kept at a minimum by new commercial development and redevelopment in Oak Hill.

9.C.1a—Incorporate water control measures within the design of the site.



Figure 9-10: A sustainable roof



Figure 9-11: Rainwater harvesting facility

9.C.1b—Provide, protect, and preserve open spaces and environmental features by encouraging cluster developments.

RESIDENTIAL DESIGN TOOLS

During the February 2007 workshop, stakeholders provided input on the Residential Design Tools, which neighborhoods can adopt as part of the planning process. Once adopted, these residential design tools become law. In addition to the input at the workshop, a survey was posted online (results in Appendix F). The following design tools were supported by stakeholders. However, the total number of responses to the surveys was too low to confidently adopt with this plan.

FRONT PORCH SETBACK

The minimum front setback in single-family districts is 25 feet. The front porch setback tool reduces the minimum front porch setback from 25 to 15 feet, with the porch roof overhang 13 feet from the front lot line. See Figure 9-12.

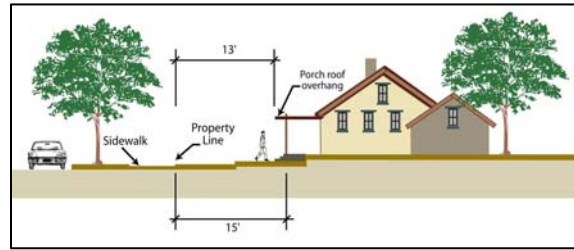


Figure 9-12: Front porch setback

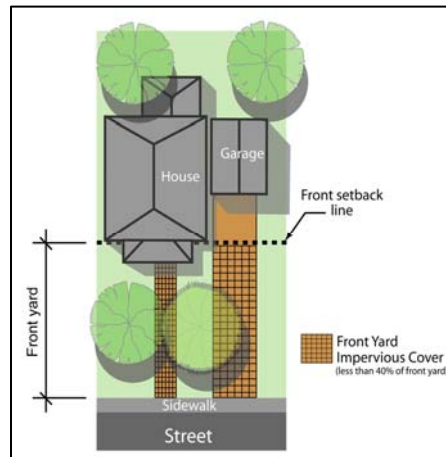


Figure 9-13: Parking placement

PARKING PLACEMENT

Parking is limited to four spaces in the front- or side-street yards, and impervious cover in the front yard may not exceed 40%, including sidewalks and driveways. See Figure 9-13.

GARAGE PLACEMENT

A garage may not be closer to the front lot line than the principal building façade. If the parking structure is less than 20 feet behind the principal building façade, the width of the parking structure may not exceed 50% of the width of the principal structure, measured parallel to the front lot line. See Figure 9-14.

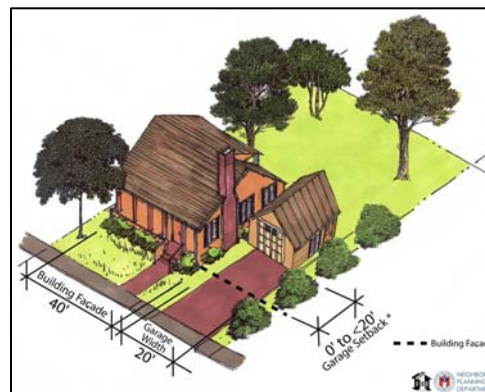


Figure 9-14: Garage placement



RESIDENTIAL DESIGN GUIDELINES

Oak Hill has a predominantly large lot rural residential character. These recommendations are based on comments from several land use meetings, as well as the design workshop, and respond to the most frequently raised concerns about residential design in the planning area.



Figure 9-15:
Clustered development

9.C.2

All new residential development/redevelopment projects in Oak Hill should strive to ensure that the environmental impact on the Edwards Aquifer and the existing natural landscape is kept at a minimum.

9.C.2a—Development and redevelopment of large sites should include measures such as pervious paving, rainwater collection system and smart irrigation where appropriate.

9.C.2b—Encourage developers to explore clustered development as an option, since it provides sufficient housing units while maintaining and preserving considerable amounts of open space. See additional information about cluster development in the box below.

9.C.2c—Builders should use the Green Building Standards in their projects whenever possible. Using local materials, considering water needs for landscaping, and installing efficient heating and cooling systems are all steps to building greener homes.

9.C.2d—Builders should explore the option of including a trail through their project site or dedicating an easement near water quality features.

9.D. Preserve neighborhood identity, character, affordability, and diversity.

9.D.1

New single-family and multi-family developments/redevelopments should be compatible with existing residential architecture to reinforce the Hill Country character of Oak Hill, in terms of materials, lighting, and height.

9.D.1a—Preserve Old German-style masonry and limestone construction.

9.D.1b—Place overhangs on roofs for shade.



- 9.D.1c—Provide abundant porch space.
- 9.D.1d—Utilize metal roofing or some other comparable material.
- 9.D.1e—Preserve character of old while incorporating sustainable green building practices.
- 9.D.1f—Incorporate vegetative buffers for all new residential neighborhoods.



Figure 9-16: A vertical mixed use building

FRONT YARD PARKING RESTRICTION

Stakeholders are concerned that vehicles parked in the front yard have a negative impact on the neighborhood as a whole. The City has worked hard to help neighborhoods maintain aesthetically pleasing communities. Front yard parking restrictions are available to neighborhoods during the planning process to achieve this. The restriction states that a “person may not park a motor vehicle in the front yard or side yard of a residential property, except in a driveway or a paved parking space depicted on an approved site plan.” At an August 30, 2007, planning meeting, stakeholders voted to prohibit parking on front yards throughout the Oak Hill Combined Neighborhood Planning Area.

9.E. Provide managed connectivity between various neighborhoods while maintaining the quiet enjoyment of neighborhoods.

9.E.1

All new residential development and redevelopment projects should incorporate the following design elements to increase walk-ability throughout the Oak Hill area.

- 9.E.1a—Provide sidewalks for all new residential subdivisions.
- 9.E.1b—Keep existing trees along sidewalks to provide enough shade for residents walking.



VERTICAL MIXED USE

VMU districts promote pedestrian environments by allowing a mixture of uses within single buildings. More intense development is allowed when these buildings include affordable housing. VMU districts are restricted to the following areas:

- VMU Overlay Districts (along a Highway, Hill Country Roadway, or Suburban Roadway),
- Mixed Use Combining Districts, and
- Non-VMU and non-mixed use sites that are more than 3 acres in size, abut a Highway, Hill Country Roadway, or Suburban Roadway, and receive a conditional use permit.

By default, VMU applies to all non-residential zoning district sites located along Core Transit Corridors and Future Core Transit Corridors.

All neighborhoods in the City were given the opportunity to opt properties into, or out of, VMU districts, subject to approval by City Council. In Oak Hill, the opt-in/opt-out process occurred alongside the neighborhood planning process. Staff held two meetings to discuss VMU opportunities with Oak Hill stakeholders. At the last VMU community meeting on August 30, 2007, the consensus was to not opt any properties into VMU.



10

The planning area has eight historically significant parks and greenbelts that are important to the community. Oak Hill Park, Gaines Creek Park, Convict Hill Quarry Park, Legend Oaks Park, Williamson Creek Greenbelt, Latta Branch Greenbelt, and Barton Creek Wilderness Park are maintained by the City. Travis County maintains Windmill Run Park.

Because Oak Hill's street network is poorly laid out for pedestrians, stakeholders would like to expand the trail system throughout the planning area. An expanded trail network would connect parks and other destinations.

Community members also expressed a need for additional recreational facilities and parks. New parks should be created that include activity spaces and recreational opportunities for all ages.

Implementation notes following recommendations explain comments from Parks and Recreation Department (PAR) staff. Appendix G provides an overview of how PAR plans, creates, and maintains trails.



Figure 10-1: Gaines Creek Park Information Kiosk



Figure 10-2: Overgrown creek bed in Oak Hill



Figure 10-3: Williamson Creek



GOALS, OBJECTIVES AND RECOMMENDATIONS:

10.A. Expand and develop park-like recreational options, especially in underserved neighborhoods.

10.A.1

All neighborhoods in the Oak Hill area should have access to safe, convenient and well-equipped park facilities.

10.A.1a—Provide bathroom facilities and water fountains in Oak Hill parks where needed and appropriate.

10.B. Establish a network of greenspaces and trails connecting neighborhoods.

10.B.1

Create new parks with more active spaces within the planning area to mitigate overcrowding of existing facilities and serve neighborhood residents that are farthest away from existing facilities.

10.B.1a—Identify potential parkland to serve neighborhood residents on the far western area of the planning boundary who are farthest from existing parks and facilities.

10.B.1b—Explore possibility of a small pocket park behind Old Fredericksburg Road and West Creek Drive. By providing benches and proper landscaping, the vacant strip of land fronting Old Fredericksburg Road has the potential to serve residents in its immediate area.

10.B.1c—Stakeholders feel that more pocket parks are needed west of the “Y,” preferably north of U.S. Highway 290 and south of State Highway 71 to serve residents of the area.

10.B.1d—Within new and existing parks, stakeholders want to incorporate active recreational spaces such as ball fields or soccer fields.

10.B.1e—Seek opportunities for the creation of a recreation community center for seniors and youth in the planning area. If possible, locate the community center within a new or existing park that has appropriate arterial road access. Stakeholders feel that there should be two recreation centers, one located north of U.S. Highway 290 and another south of the highway.



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10.B.2f—Identify an appropriate location for an ice-skating rink for youth and adults of the planning area and nearby neighborhoods.

10.B.2g—Stakeholders want to seek opportunities to collaborate with community organizations and public entities to share recreational facilities.

10.B.2h—When AISD builds new schools in Oak Hill, the City and AISD should seek opportunities to develop joint facilities to be used by both the school and Oak Hill residents.

10.C. Preserve and restore natural beauty of open spaces in order to maintain Oak Hill’s Hill Country character.

10.C.1

Explore creative mechanisms to preserve more open spaces within the Oak Hill planning area.

10.C.1a—Stakeholders want to encourage clustered developments in the planning area to create more public open spaces. Clustered development on a property can not only provide open space for the community but also preserves environmentally sensitive areas and the rural character of the neighborhoods. For more information on the positive impacts of cluster development, please refer to Chapter 9: Neighborhood Design.

10.C.1b—Stakeholders want to seek opportunities to collaborate with community organizations and public entities such as AISD to share recreational facilities. The soccer field at Small Middle School is open for public use after school hours. Residents want to explore opportunities to collaborate with entities when new facilities are being planned in the area. Note: AISD already has a formal agreement with the South Austin Soccer Association about the use of the fields adjacent to Small and Patton. This is an example where the District has worked with this private entity to cooperate providing youth activities for the community.

10.C.1c—Request City Council to evaluate an amendment to the SOS Ordinance that would allow up to 8,000 sq. ft. of additional impervious cover for public facilities including parking lots that provide access to City of Austin parkland.

10.D. Preserve and enhance environmental resources including watersheds, air quality, and wildlife corridors.

10.D.1

Explore methods to enhance the natural environment in Oak Hill area.

10.D.1a—In order to provide for functional wildlife corridors, find ways to integrate



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wildlife corridors with water resources.

10.D.1b—On all publicly accessible greenbelts and nature trails, ensure adequate parking is available; explore parking agreements with civic and public uses, such as churches and schools, in addition to other sources.

10.E. Integrate neighborhoods, green spaces, and major destinations to increase connectivity.

10.E.1

Seek appropriate methods to fund creation of hike and bike trails, active outdoor recreational space and open spaces within the Oak Hill planning area.

10.E.1a—In the event resources become available for open space, if possible these resources should be exclusive to the Oak Hill planning area.

10.E.1b—Specific areas in Oak Hill should be targeted for open space. (See map of park recommendation areas.)

10.E.1c—If funding becomes available, establish an allocation plan with different segments of the Oak Hill planning area designated to receive funding.

10.E.1d—Oak Hill stakeholders should continue to seek funding sources (other than Proposition 2 monies) for community-based civic uses.

10.F. Create safe and secure greenbelts and nature trails along Williamson Creek and other area creeks.

10.F.1

Expand and enhance the existing trail system to connect to major parks, greenbelts, commercial centers, creeks, and destinations within the planning area.

10.F.1a—Create a trail connection from the intersection of William Cannon Drive and Brush County Road to Williamson Creek. Several property owners along Williamson Creek west of the “Y” do not feel comfortable creating a trail through their properties. They have concerns about safety even if the trail were separated by a fence or vegetative buffer. Some residents want to have a greenbelt protecting Williamson Creek and providing recreational opportunities to the residents. Extending the greenbelt around State Highway 71 to the Nature Conservancy would allow wildlife to traverse within the greenbelt area.



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10.F.1b—Provide a trail connection from Oak Hill Park to the existing trails in Gaines Creek Park.

10.F.1c—Connect trails to major destinations such as parks, schools, and greenbelts to increase trail useability. Community members feel that highways hinder connectivity within the Oak Hill planning area. Hence, expanding the pedestrian and trail network would help residents get around the neighborhood walking or on a bike.

10.F.1d—Connect neighborhoods east of FM 1826 to the neighborhoods west of FM 1826. Stakeholders feel this would be an important connection because of major destinations such as Seton Hospital and the middle school located along FM 1826.

10.F.1e—Provide trail connections between the Austin Community College (ACC) campus and the local neighborhoods.

10.F.1f—Provide a trail connection from Latta Branch and Legend Oaks Parks to U.S. Highway 290.

10.F.1g—Provide a trail connection from Latta Branch Park to Slaughter Lane.

10.F.1h—Oak Hill residents should be encouraged to join and support the Oak Hill Trails Association to continue their work towards implementing trail projects in the Oak Hill area. They should continue to gather necessary funds, resources, and support to increase connectivity in Oak Hill.

10.F.1i—Provide more police patrols in Windmill Run Park. Currently, residents in the area are involved in patrolling the neighborhoods.

10.F.1j—Seek methods to maintain security of neighborhoods adjacent to trails, greenbelts, and parks.



GAINES CREEK PARK

Gaines Creek Park is located on U.S. Highway 290 and Republic of Texas Boulevard. The 38-acre park was enrolled in the City's Adopt-a-Park Program in December 2006. Soon after, a team of volunteers formed to beautify the park.

CONVICT HILL QUARRY PARK

Convict Hill Quarry Park is located on Convict Hill Road between U.S. Highway 290 and Escarpment Boulevard and was established in the fall of 2005. In the ensuing months, Friends of the Quarry formed and worked hard to add to and maintain the park's amenities.

GAINES CREEK BEAUTIFICATION TEAM

(The following information was provided by Frank Krystopher, a member of the Gaines Creek Nature Park Team)



Vision: Gaines Creek Beautification Team seeks volunteers to maintain, expand, and improve a trail system through the park that will encourage use of the park. Also, seek help to beautify the perimeter, especially the main entrance by using organic materials, mostly native or appropriately adapted plants, and regular maintenance of the park to encourage enjoyment and use.

Amenities: The Oak Hill Business and Professional Group donated a picnic table and two benches at the entrance that are in use daily. Also, the kiosk and fountain are the newest additions to the park. The current trail system was created by the Youth Corps through a Parks grant that was awarded years ago. New trails are being planned and when established, would be put into the global positioning system (GPS) and inserted in a new map.

Participation in It's My Park Day 2007: In spite of the cold windy weather, the Gaines Creek Park volunteers have accomplished a great deal at this small park. The entrance area has been heavily planted with over 100 plant donations from volunteers, and looks much more inviting.

Future Projects: A successful meeting with the City's Parks and Recreation Department (PARD) staff means that something will be done this year about the flooding creek bed at the entrance to the trails. Possibly in late July 2007, work would begin on the creek crossing. The Gaines Creek bed is heavily clogged and volunteers with saws are needed. The team is reviewing a program from the City Park Forestry that would provide up to 30 Texas native trees of all kinds for the park and PARD would help plan where they would go, and plant and water them.

If you would like to provide input on trail planning and/or volunteer, please contact Frank Krystopher at bluesky2u@austin.rr.com.



FRIENDS OF CONVICT HILL QUARRY PARK

(The following information was written by Jim Turney, organizer of the group)

Convict Hill Quarry Park is the last visible evidence of the quarry where limestone was removed to rebuild the Texas state house in the early 1880s. Convicts were used for much of the work, leading to the name Convict Hill. One of the few really natural parks in the area, this park is almost 3 acres and sits on Convict Hill Road between Robert Kleburg Lane and Shadowridge Run.

In April 2005, the “Friends of Convict Hill” Group was formed with the mission to clean up large amounts of branches and debris that were obstructing access to the park and make it usable for the community again.



Volunteers at work



Built Trail

WE MADE TRAILS – From the first day of work and for several work days later, we hauled out huge piles of branches and debris. These branches were chipped into mulch by the City of Austin Parks & Recreation Department and used to make a system of trails. We were assisted in trail planning by the Trail Tamers organization, which has planned trails in many Austin parks. We now have a trail system that provides access to the entire park, while preserving many areas of quarry rock piles and natural plant and tree growth. Much of the rock work was done by volunteer Girl and Cub scouts on major work days.



Volunteers on “It’s My Park Day”

WE HAD LOTS OF VOLUNTEERS ON “IT’S MY PARK DAY” – There were 40 volunteers (including our own “Friends”) in 2006 and over 70 in 2007 during “Its my Park” days, which also included about 32 Boy Scouts doing Eagle Scout projects, American Youthworks, a group of college and church leaders from Waco, Trail Tamers groups, University Rotary, and First State

Bank in Oak Hill. Austin Parks Foundation provided tools for work days and sometimes also volunteered to help.

WE GOT A GRANT FROM THE AUSTIN PARKS FOUNDATION – Our request was accepted in 2006 and we received half the amount asked for. We raised the rest from individual contributions. Our biggest individual donor was Constable Richard McCain, who believes in supporting and working towards the preservation of local parks and history.



“Friends” leaders, Heidi Armstrong, Gary Anderson, and Jim Turney receiving a grant check from Patrick Johnson, Vice President of First State Bank.



WE GOT A SIDEWALK – In January 2007, the City of Austin, Public Works Department created a sidewalk along the front of the park. They also constructed an entrance to the park. This section of the street is used by many walkers and runners, some with baby strollers and/or dogs.

THE PARK WAS OFFICIALLY DEDICATED – On April 21, 2007 the park was dedicated to official recognition. In less than two years, entirely with volunteer effort and funds, it was transformed from a neglected “jungle” into an inviting neighborhood attraction. To mark the official opening of the park, a ribbon was cut by (left to right) Warren Struss, director of Austin Parks Department, “Friends” volunteer leaders, CEO of American Youthworks, and Congressman Lloyd Doggett.

OTHER AMENITIES – We used the grant money and donated funds to buy some wildflower seeds, pay American Youthworks to make 2 stone benches, and build a cedar fence with rails. Also, some of the Scouts built a rock wall across the front of the park with stones from the quarry itself. The wall and the cedar fence allow direct access to the park while keeping the interior quiet and separate from traffic noise.

FUTURE PLANS – As more people discover the park (especially since being featured in the Oak Hill Gazette), we plan to continue meeting in coming years, to focus mainly on maintenance work. Some of our projects include: an Eagle Scout project, a Barn Swallow house, a water runoff and catch basin, and a kiosk to display historical and site information that the Parks Department has promised to install. We are also seeking help with traffic control for Convict Hill Road, especially on the downhill section in front of the park.

Friends of Convict Hill Quarry Park are proud of the results of our efforts, and pleased to share this park with neighbors near and far.

CONTACT US – We welcome any kind of help. If you want to make comments and/or get on our email list, please email: drjet@austin.rr.com. For more information, go to our blog, <http://convicthillquarrypark.blogspot.com/>.



Construction of a sidewalk



Cutting the ribbon



Volunteers building a stone wall



... and a cedar fence



Volunteers at work



WINDMILL RUN PARK

Windmill Run Park is located off of State Highway 71 on Kirkham Cove and is maintained by Travis County. The park has a ball field, playscape area, picnic tables, and foot bridges crossing a tributary of Williamson Creek. It also has trails to provide residents with hiking opportunities and views of the remarkable Hill Country scenery.

10.A. Expand and develop park-like recreational options, especially in underserved neighborhoods.

10.A.1

All neighborhoods in the Oak Hill area should have access to safe, convenient and well-equipped park facilities.

10.A.1a—Provide bathroom facilities and water fountains in Oak Hill parks where needed and appropriate.

Implementation Note: Travis County may use funds from its fee-in-lieu-of-parkland-dedications account to fund the recommended improvements to Windmill Run Park. It may also include the recommended improvements in the next bond fund package, tentatively scheduled for 2009 or 2010.



Figure 10-4: Trail at Windmill Run Park

Funding for Parks and Recreational Facilities

- Since the 1970s, residents of Austin have periodically approved bond packages that fund specific projects, including many parks projects. The 2006 bond package allocated funds towards parks projects, though Oak Hill is not designated to receive funds.
- PARD also funds parks projects through its annual budget. Depending on the needs of the neighborhoods, PARD can request additional funding from City Council.
- Private and public grants are also available. PARD has received grants from the Texas Parks & Wildlife Department and the Austin Parks Foundation.
- Parkland Dedication Fees are collected when residential properties are subdivided by private property owners. These fees can be used to purchase land and add facilities to existing parks.



PARKS AND RECREATION DEPARTMENT

PARD oversees parks, preserves, many miles of hike and bike trails, and other facilities for Austin. One of the City's goals is to maintain approximately twenty-four acres of parks and open space for every 1000 residents of Austin.

PARKLAND ACQUISITION

At the Parks & Open Space meeting, stakeholders asked for more parks in the planning area. They also noted that many of the parks in Oak Hill do not have places for sports and active recreation.

Neighborhood residents cherish the existing ball fields at Williamson Creek West Park, the YMCA, and Windmill Run Park. However, the fields are often overused because they serve a large population. The soccer field at Small Middle School closes at 10 pm, making it difficult for residents to use the facility past that time.



Figure 10-5: Ball field

How does the City choose new parkland?

In order to provide ample amount of recreational opportunities and to preserve Austin's natural resources, Austin has an aggressive parkland acquisition program. One of the goals is to maintain approximately 24 acres of parks and open space for every 1000 citizens. The Parks & Recreation Master Plan includes a Gap Analysis that identifies gaps in park service areas. A gap indicates an area that is deficient in park amenities given the population of the service areas.

PARD uses money generated from grants, bonds, and parkland dedication fees to acquire property for new parks. PARD also accepts gifts of parkland. PARD uses a number of guidelines when acquiring new parkland:

- The property should have a variety of basic features, such as relatively level ground with environmental, historic, and scenic amenities.
- Adequate road connections to the surrounding neighborhoods.
- Schools and other important attractors nearby.
- Connections with other creeks, greenbelts, and trails.
- The land should be reasonably priced.
- Potential for land to be sold in a projected growth area.
- Room for provide sufficient parking.



10.B. Establish a network of greenspaces and trails connecting neighborhoods.

10.B.1

Create new parks with more activity spaces within the planning area to mitigate overcrowding of existing facilities and serve neighborhood residents that are farthest away from existing facilities.

10.B.1a—Identify potential parkland to serve neighborhood residents on the far western area of the planning boundary who are farthest from existing parks and facilities.

10.B.1b—Explore possibility of a small pocket park behind Old Fredericksburg Road and West Creek Drive. By providing benches and proper landscaping, the vacant strip of land fronting Old Fredericksburg Road has the potential to serve residents in its immediate area.

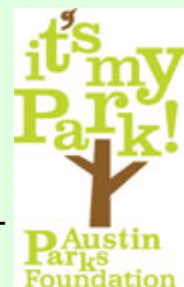
10.B.1c—Stakeholders feel that more pocket parks are needed west of the “Y,” preferably to the south of U.S. Highway 290 and to the north of State Highway 71 to serve residents of these area.

10.B.1d—Within new and existing parks, stakeholders want to incorporate active recreational spaces such as ball fields and/or soccer fields.

10.B.1e—Seek opportunities for the creation of a recreation community center for

How you can help beautify your park

Austin Parks Foundation provides resources to neighborhood volunteer groups to create, sustain, and enhance beautiful and active parks throughout the City of Austin. The foundation works in partnership with PARD and other entities to initiate parks projects throughout the city. Austin Parks Foundation also fosters community ownership of local parks by hosting an annual city-wide volunteer workday called “It’s My Park Day!”

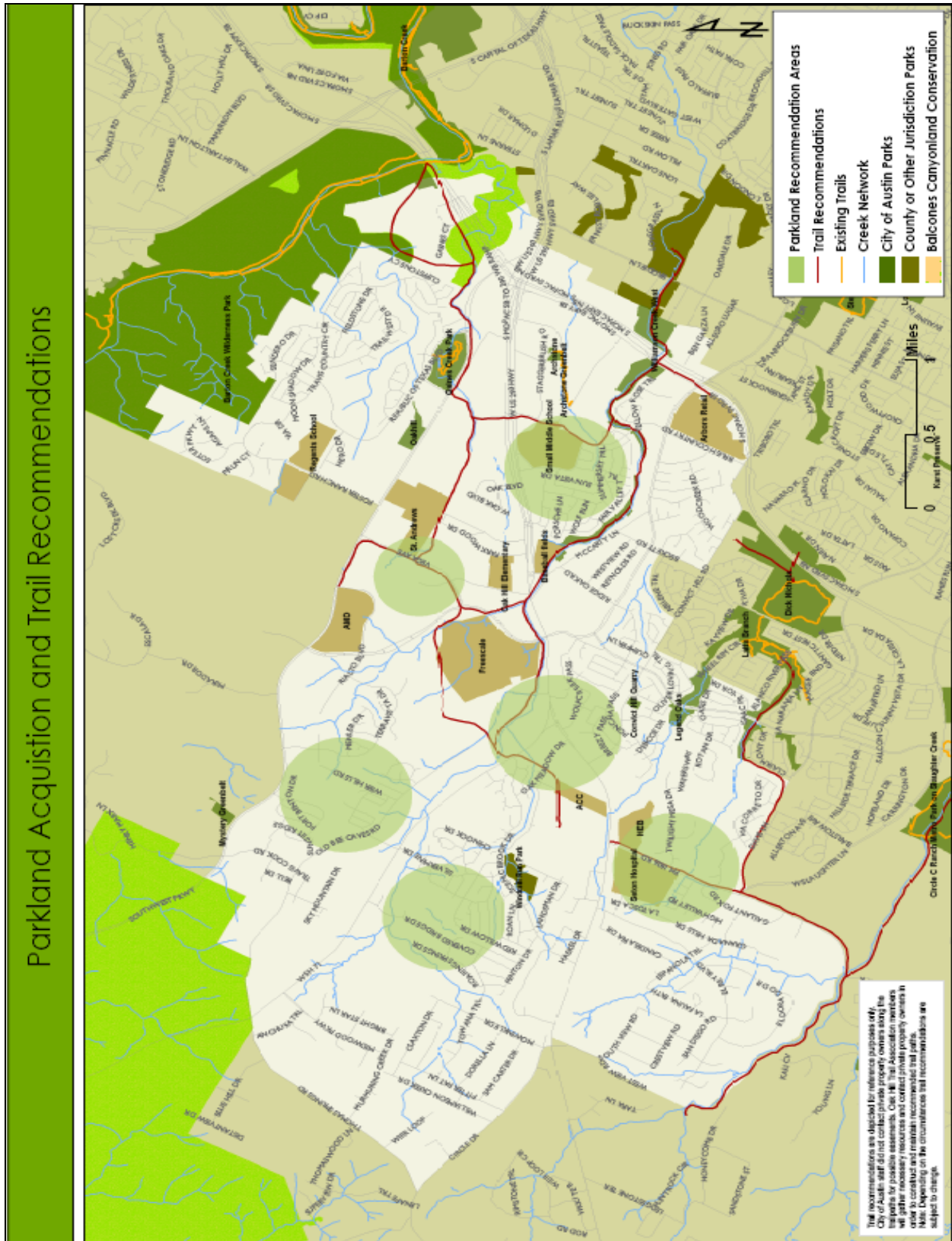


Keep Austin Beautiful empowers citizens by providing them with the tools necessary to enhance their community environment. They also host projects that clean up and beautify public spaces such as parks, creeks, streets, and neighborhoods. Keep Austin Beautiful also provides neighborhood organizations and volunteer groups with supplies for clean up projects.



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Figure 10-6: Existing Trails, Parks and Recommendations.





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seniors and youth in the planning area. If possible, locate the community center within a new or existing park that has appropriate arterial road access. Stakeholders feel that there should be two recreation centers, one located north of U.S. Highway 290 and another south of the highway.

10.B.1f—Identify an appropriate location for an ice-skating rink for youth and adults of the planning area and nearby neighborhoods.

10.B.2g—Stakeholders want to seek opportunities to collaborate with community organizations and public entities to share recreational facilities.

10.B.2h—When AISD builds new schools in Oak Hill, the City and AISD should seek opportunities to develop joint facilities to be used by both the school and Oak Hill residents.

Implementation Note: PARD staff realizes the need for additional parks and recreational facilities in the Oak Hill area. Staff will take these recommendations into consideration when sufficient funds become available. These recommendations will be balanced along with other parks projects throughout the City of Austin.

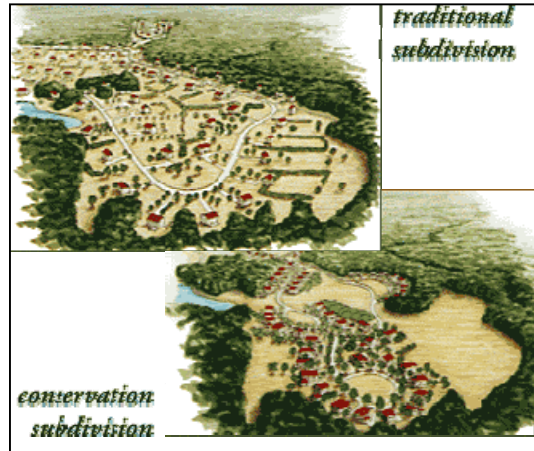


Figure 10-7: Traditional and conservation (cluster) developments

10.C. Preserve and restore natural beauty of open spaces in order to maintain Oak Hill's Hill Country character.

10.C.1

Explore creative mechanisms to preserve more open spaces within the Oak Hill planning area.

10.C.1a—Stakeholders want to encourage clustered developments in the planning area to create more public open spaces. Clustered development on a property can not only provide open space for the community but also preserves environmentally sensitive areas and the rural character of the neighborhoods. For more information on the positive impacts of cluster development, please refer to Chapter 9: Neighborhood Design.

10.C.1b—Stakeholders want to seek opportunities to collaborate with community organizations and public entities such as AISD to share recreational facilities. The soccer



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field at Small Middle School is open for public use after school hours. Residents want to explore opportunities to collaborate with entities when new facilities are being planned in the area. Note: AISD already has a formal agreement with the South Austin Soccer Association about the use of the fields adjacent to Small and Patton. This is an example where the District has worked with this private entity to cooperate providing youth activities for the community.

Implementation Note: Stakeholders could explore the possibility of forming a subcommittee concentrating on parks and recreational facility issues in the planning area. The subcommittee can solicit support and funds and collaborate with City staff, AISD, and other agencies to help in creation of more open spaces in the area. The committee can also help organize support on specific parks projects that may appear on the next bond election in 2010.

10.C.1c—Request City Council to evaluate an amendment to the SOS Ordinance that would allow up to 8,000 sq. ft. of additional impervious cover for public facilities including parking lots that provide access to City of Austin parkland.

Oak Wilt in Texas

Oak wilt is a type of fungal disease that kills oak trees by invading and disabling their water-conducting system. Although all oaks can be affected by this destructive disease, some oak species (such as red oaks, Texas red oak, Shumard oak, and blackjack oak) are more vulnerable to being infected.

Oak trees affected with oak wilt develop yellow veins that eventually turn brown. Affected oak trees also tend to defoliate at a rapid rate. Oak trees often times develop fungal mats that could be a reliable indicator of oak wilt infection. Fungal mats are formed as narrow cracks in the bark of an oak tree eventually leading to hollow areas between the bark and wood.

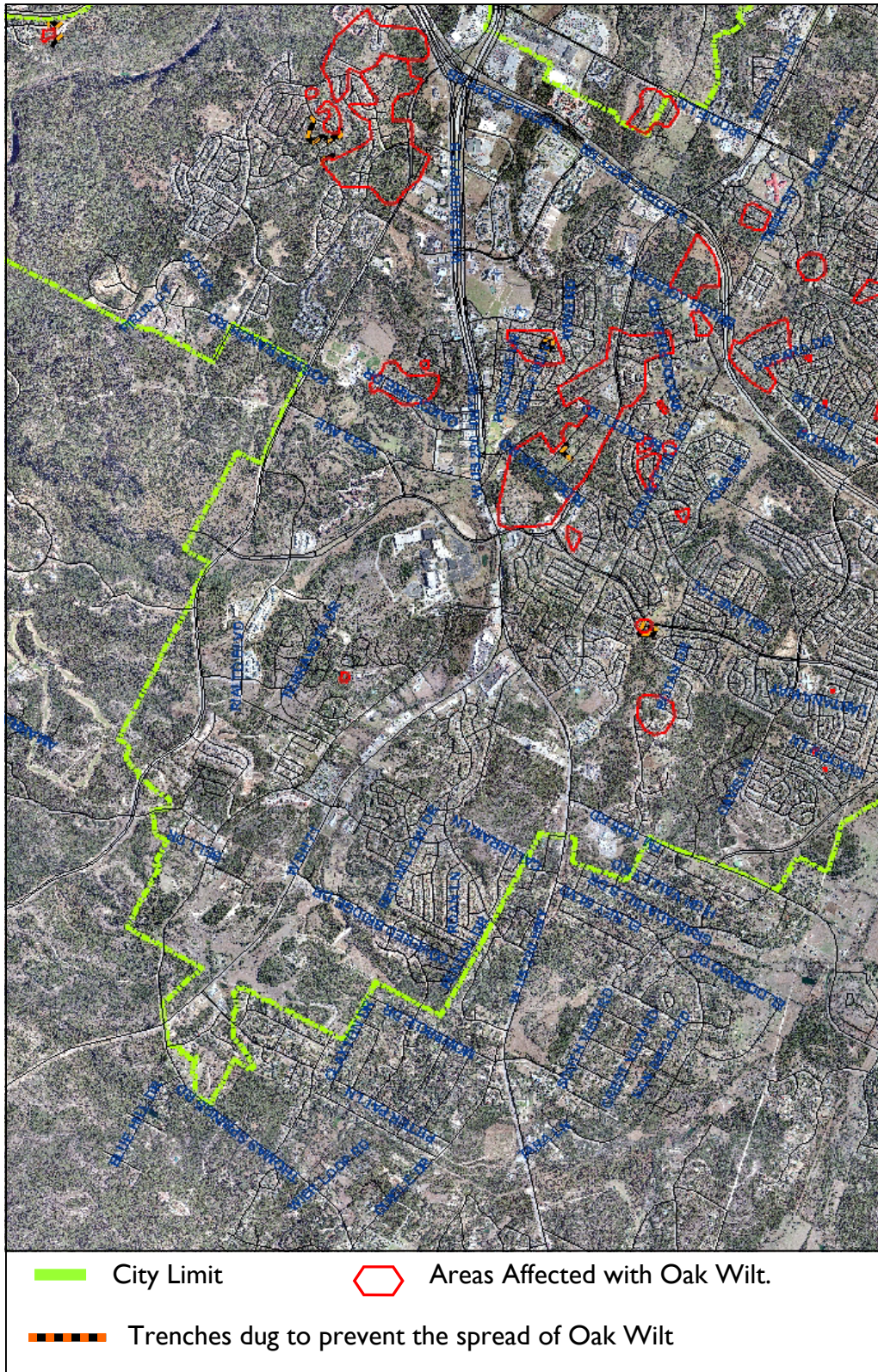


Residents should call City Arborist Chris Dolan at (512) 974-1881 if they have oak trees that may be infected by oak wilt. The city arborist will look at the infection and may offer suggestions to treat the oak wilt. One way to treat oak wilt involves trenching at least 4 feet deep to disrupt root connections responsible for transmission of the disease. Eliminating diseased trees, handling firewood properly, and painting wounds on healthy oak trees are other preventative methods for oak wilt.

For more information on oak wilt, please visit: www.texasoakwilt.org.



Figure 10-8: Oak wilt centers in the planning area





10.D. Preserve and enhance environmental resources including watersheds, air quality, and wildlife corridors.

10.D.1

Explore methods to enhance the natural environment in Oak Hill area.

10.D.1a—In order to provide for functional wildlife corridors, find ways to integrate wildlife corridors with water resources.

10.D.1b—On all publicly accessible greenbelts and nature trails, ensure adequate parking is available; explore parking agreements with civic and public uses, such as churches and schools, in addition to other sources.

10.E. Integrate neighborhoods, green spaces, and major destinations to increase connectivity.

10.E.1

Seek appropriate methods to fund creation of hike and bike trails, active outdoor recreational space and open spaces within the Oak Hill planning area.

10.E.1a—In the event resources become available for open space, if possible these resources should be exclusive to the Oak Hill planning area.

10.E.1b—Specific areas in Oak Hill should be targeted for open space. (See map of park recommendation areas.)

10.E.1c—If funding becomes available, establish an allocation plan within different segments of the Oak Hill planning area designated to receive funding.

10.E.1d—Oak Hill stakeholders should continue to seek funding sources (other than Proposition 2 monies) for community-based civic uses.



TRAILS AND GREENBELTS

Stakeholders have expressed a desire for greater trail connectivity throughout the planning area. Residents understand the complexity of expanding road infrastructure due to the environmentally sensitive features of the area. Additionally, the suburban nature of the planning area does not allow much pedestrian connectivity. Trails and greenbelts were suggested as an alternative way to improve pedestrian and bicycle connectivity. Residents have stated that they want to use trails to experience the scenic Hill Country beauty and to connect to major destinations such as the hospital, schools, and commercial centers.

10.F. Create safe and secure greenbelts and nature trails along Williamson Creek and other area creeks.

10.F.1

Expand and enhance the existing trail system to connect to major parks, greenbelts, commercial centers, creeks, and destinations within the planning area.

10. F. 1a—Create a trail connection from the intersection of William Cannon Drive and Brush County Road to Williamson Creek. Several property owners along Williamson Creek west of the “Y” do not feel comfortable creating a trail through their properties. They have concerns about safety even if the trail were separated by a fence or vegetative buffer. Some residents want to have a greenbelt protecting Williamson Creek and providing recreational opportunities to the residents. Extending the greenbelt around State Highway 71 to the Nature Conservancy would allow wildlife to travel within the greenbelt area.

10.F.1b—Provide a trail connection from Oak Hill Park to the existing trails in Gaines Creek Park.

10.F.1c—Connect trails to major destinations such as parks, schools, and greenbelts to increase trail usability. Community members feel that highways hinder connectivity within the Oak Hill planning area. Hence, expanding the pedestrian and trail network would help residents get around the



Figure 10-9: Windmill Run Park bicyclists



Chapter 10: PARKS, TRAILS, AND OPEN SPACE

neighborhood walking or on a bike.

10.F.1d—Connect neighborhoods east of FM 1826 to the neighborhoods west of FM 1826. Stakeholders feel this would be an important connection because of major destinations such as Seton Hospital and the middle school located along FM 1826.

10.F.1e—Provide trail connections between the Austin Community College (ACC) campus and the local neighborhoods.

10.F.1f—Provide a trail connection from Latta Branch and Legend Oaks Parks to U.S. Highway 290.

10.F.1g—Provide a trail connection from Latta Branch Park to Slaughter Lane.

10.F.1h—Oak Hill residents should be encouraged to join and support the Oak Hill Trails Association to continue their work towards implementing trail projects in the Oak Hill area. They should continue to gather necessary funds, resources, and support to increase connectivity in Oak Hill.

10.F.1i—Provide more police patrols in Windmill Run Park. Currently, residents in the area are involved in patrolling the neighborhoods.

10.F.1j—Seek methods to maintain security of neighborhoods adjacent to trails, greenbelts, and parks.



Figure 10-10: Travis Country Trail Cyclists



Figure 10-11: Travis Country Trail Hikers



Oak Hills Trails Association (OHTA)

(The following information was written by Richard Perkins, vice chair of the Oak Hill Trails Association)

Purpose

The Oak Hill Trails Association (OHTA) was formed in March 2007 as an outgrowth of the Oak Hill Neighborhood Planning process with the support of the City of Austin Oak Hill Neighborhood Planning Staff. The members of OHTA will identify, develop, and manage the construction and maintenance of recreational hike and bike trails as well as assist in the development of a commuter bike trail in Oak Hill.



OHTA members on a field trip with Council Member Brewster McCracken

—Photo taken by Rick Perkins

Scope of OHTA

The project scope consists of the area included within a six mile radius of the intersection of U.S. Highway 290 West and State Highway 71 West in Oak Hill (known as the “Y” at Oak Hill). OHTA does not expect to actually be the builders of the trails, but will help to manage, mow, cut, scout, and further promote the trails with the interest of increasing connectivity in the Oak Hill area. It is expected that funds will be raised from public and private sources to pay for professional trail builders to construct the trails.

Destinations and Points of Interest in Oak Hill

The majority of the members of OHTA participated in the Oak Hill Neighborhood Planning process from its inception in October 2005. The group has participated in many public community meetings and in most of the Neighborhood Planning Steering Committee meetings. This gives the group a good understanding of the points of interest that are important to hikers and bikers of Oak Hill in 2007 and the areas that will be important for Oak Hill hikers and bikers 10 or 20 years into the future. OHTA members hope to connect these points of interest with hike and bike trail networks. The following are destination points and points of interest that OHTA members have identified in Oak Hill thus far:

- Austin Community College – Pinnacle Campus
- Barton Creek Greenbelt
- Shops at the Y in Oak Hill (U.S. Highway 290 West at State Highway 71 West)



Informal dirt path at Dick Nichols Park



- Williamson Creek
- High Tech Corridor on William Cannon between Southwest Parkway and U.S. Highway 290 West
- Seton Southwest Hospital and surrounding neighborhood areas
- Soccer Fields on Slaughter Lane near Escarpment
- Dick Nichols Park
- St. Andrews School
- Baseball Fields at U.S. Highway 290 West and Williamson Creek
- Southwest Parkway
- Slaughter Creek Wildlands
- Future Southwest Regional Park (planned but currently not funded by City)
- Future Downtown Oak Hill Entertainment District
- Escarpment Village (Escarpment at Slaughter)



Gaines Creek to Industrial Oaks

Types of Trails and Locations in Planning

OHTA is looking to develop primarily two types of trails:

- 1) Recreational trails used for casual walking, bike riding, etc (e.g. the Town Lake Trail in downtown Austin).
- 2) Commuter bike trail that conforms to the requirements of American Association of State Highway and Transportation Officials so that bikes can safely pass pedestrians on a shared trail.

Prior to the official formation of OHTA, the members had been to destination points around Oak Hill to determine current and future needs of recreational and commuter hike/bike trails. OHTA's planning area comprises of a large six mile radius (corresponding to about 112 square miles). The hike and bike trails currently being planned are divided into sectors of the OHTA planning area such as: northeast, southeast, northwest, southwest, and central due to the large size of the area.

Commuter Bike Trails are proposed as follows:

- From MoPac Bike Bridge southwest to Southwest Parkway, crossing under Southwest Parkway at the Mimosa Crossing 9 foot tunnels.



OHTA members by Freescale



Chapter 10: PARKS, TRAILS, AND OPEN SPACE

- From Mimosa Crossing west parallel to Southwest Parkway and following Gaines Creek to Industrial Oaks Drive.
- From Industrial Oaks Drive west/northwest to join with Parkwood Drive in Oak Acres Neighborhood.
- West to Vega Lane turning either north on Vega back to Southwest Parkway or south on Vega towards the “Y” at Oak Hill.
- South on Vega to a crossing at William Cannon, join commuter trail on William Cannon, or continue across William Cannon to follow powerline easement across Freescale property, then joining with recreational easement on Aviara property to Old Bee Caves Drive.
- Turn left on Old Bee Caves Drive (after the road is improved) and follow it to a to-be-determined crossing over Williamson Creek and to the “Y” shopping area on State Highway 71.
- From 5 above, turn left on William Cannon and follow it to Escarpment Drive and turn right. Follow Escarpment (already marked) for 8 miles to Highway 45 South.
- Turn right on Highway 45 South and continue on shoulder to FM 1826.
- Turn right on FM 1826 and continue on a new future bikeway parallel to FM 1826, to a new bike only entrance to access the ROW of the undeveloped Davis Lane intersection with FM 1826 (just north of Slaughter Lane).
- From the Davis Lane ROW continue east until joining with the paved Davis Lane and continue on to Escarpment or eventually Mopac.
- Instead of turning on Davis Lane, continue up FM 1826 to U.S. Highway 290 West, to a future bike lane or bikeway on the feeder roads of U.S. Highway 290 West. Travel west to William Cannon Drive or before reaching U.S. Highway 290 West, turn right and travel east on a new bikeway on HEB property that will join with Escarpment Drive.



Along Gaines Creek by Parkway Office Building

Other commuter bike trails will be identified at a later date

Recreational Hike and Bike Trails are proposed as follows:

- Barton Creek Trail to Gaines Creek Park
- Gaines Creek Park up through Gaines Creek Watershed
- Gaines Creek to Industrial Oaks, then West to St. Andrews School
- Gaines Creek to Industrial Oaks, then south to Monterrey Oaks
- Monterrey Oaks west to Baseball Fields at Joe Tanner
- Baseball Fields at Joe Tanner northwest up Williamson Creek to the “Y”



Chapter 10: PARKS, TRAILS, AND OPEN SPACE

- The “Y” west across State Highway 71 to proposed Downtown Oak Hill
- Proposed Downtown Oak Hill to west to FM 1826 and Seton Hospital
- Seton Hospital east behind HEB Property to Escarpment
- Seton Hospital to connect with Granada Hills and Phoenix Pass
- Seton Hospital south to Davis Lane Right of Way
- David Lane east through floodplain to Escarpment Drive
- Escarpment Drive to Dick Nichols Park
- Dick Nichols Park to Will Hampton Library and east under Mopac
- St. Andrews School to William Cannon / Rialto Drive
- Rialto Drive west to Aviara and Lantana Ridge
- Other trails into the Slaughter Creek Park area

Figure 10-3 on the following page is a map of trail recommendations that are currently being pursued by the Oak Hill Trails Association.

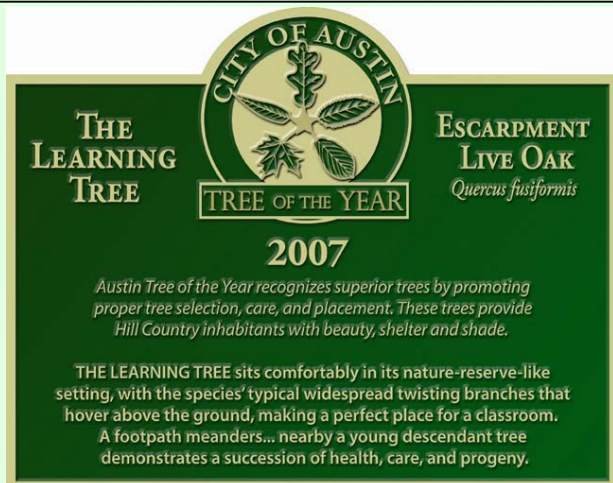
If you would like to join OHTA or want to make a donation, please go to www.oakhilltrails.org/ for membership information.

TREE OF THE YEAR PROGRAM

Residents can nominate healthy trees within Austin for the Tree of the Year Award. The program was created in March 2007 to identify and celebrate beautiful trees that are unique to the Austin Hill Country. Every year, Austin residents will be able to choose one large and one small tree to be recognized. Large trees are those that provide significant canopy coverage (such as Live Oaks and Cedar Elms). Small trees do not achieve the size of large trees at maturity (such as Texas Mountain Laurels and Yaupon Hollies).

The 2007 Large Tree of the Year award went to **The Learning Tree**, located behind the Hampton Branch Library in Oak Hill.

For more information on the Tree of the Year program, please visit www.ci.austin.tx.us/treeoftheyear.





Wildlife Austin—Keep Austin Wild

The City of Austin and National Wildlife Federation challenge your Neighborhood to create homes for wildlife by taking the HABITAT CHALLENGE!

Austin is working to become Texas' first NWF certified Community Wildlife Habitat. Certifying your yard as a habitat with NWF will help Austin reach its goal for community-wide certification.

Make sure your yard provides these habitat basics:

√ **Food:** Native plants provide wildlife with a buffet of nectar, pollen, seeds, berries and more.

√ **Water:** A reliable water source is the key element for the perfect habitat for a variety of wildlife.

√ **Cover:** Evergreen shrubs, and brush iles offer wildlife shelter from preadors and bad weather.

√ **Places to raise young:** Dense shrubs, a nesting box or pond are necessary for wildlife to mate and raise their young.

For more information, go to the National Wildlife Federation's website: <http://www.nwf.org/gardenforwildlife> and the City of Austin's Parks and Recreation website: <http://www.ci.austin.tx.us/parks/wildlifehabitat.htm>.



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Chapter II: COMMUNITY LIFE

Life in Oak Hill is bolstered by the preceding chapters. A walkable neighborhood gives residents more opportunities to meet and interact casually. A Town Center will give Oak Hill a more coherent presence, a central place to go that can be shared by everyone. Stewardship of the environment connects residents to the natural features that make Oak Hill unique.

This chapter, however, focuses narrowly on the things that sustain communities directly: the continuity of history, public safety, and community interaction. These areas may not be directly related to Land Use and Zoning, but nevertheless are crucial in enhancing a place's quality of life.

Lastly, Linda Flint, a kind Oak Hill resident of 20 years, contributes some of her insights about life in Oak Hill.



Figure II-1: Kids playing at Windmill Run Park



GOALS, OBJECTIVES AND RECOMMENDATIONS:

11.A. Preserve valued historic sites.

11.A.1

Instill a sense of pride among Oak Hill community members by preserving and celebrating the historic value of landmarks.

11.A.1a—Preserve the Oak Hill Pizza Garden, formerly known as the Patton Store.

11.A.1b—Preserve and maintain the Convict Hill Quarry Park on Convict Hill Road.

11.A.1c—Preserve the old Oak Hill Elementary school.

11.A.1d—New development and redevelopment projects should make a sincere attempt to preserve the older oak trees along William Cannon Drive.

11.B. Ensure the safety of persons and property.

11.B.1

Address crime in the Oak Hill area by creating a comprehensive crime management and safety program for the Oak Hill planning area.

11.B.1a—Increase coordination between Oak Hill stakeholders and Travis County.

11.B.1b—Increase coordination between Austin Police Department and the Oak Hill community members to create an informational session about the law enforcement services in the Oak Hill area.

11.B.1c—Stakeholders feel that a police substation is needed in the Oak Hill planning area to address criminal activity.

11.B.2

Coordinate and enhance educational safety programs for the Oak Hill community.

11.B.2a—Conduct bike safety programs for the adult and youth population of the area.

11.B.2b—Encourage forest fire prevention and awareness programs in the area.



11.C. All Oak Hill residents should have readily accessible, quality community and public services.

11.C.1

Encourage locating community and public services in one area of Oak Hill to ease accessibility by area residents.

11.C.1a—Build a cultural and historical community center that would include a civic center, senior activity center, and a center for performance and visual arts.

11.C.1b—Cluster services in areas that can accommodate the amount of traffic that would be generated by the cultural center.

11.C.2

Expand the library services in the Oak Hill area to accommodate areas that are farthest from existing libraries.

11.C.2a—Community members would like Oak Hill libraries to be in close proximity to recreational facilities such as a pool.

11.C.2b—Encourage Oak Hill residents to volunteer at Oak Hill libraries.

11.C.3

Ensure school capacity is adequately addressed.

11.C.3a—Locate elementary schools closer to single-family neighborhoods so children can walk to schools.

11.C.3b—Locate an additional high school in the planning area.

11.C.3c—Encourage coordination between Austin Independent School District (AISD) and community groups to learn more about long-range plans for AISD.

11.D. Promote camaraderie, community spirit, and communication among neighborhoods.

11.D.1

Encourage coordination with Oak Hill residents and neighborhoods on issues of mutual interest and concern.

11.D.1a—Encourage all qualified, unregistered neighborhood associations to become recognized members of Oak Hill Association of Neighborhoods (OHAN).



Chapter II: COMMUNITY LIFE

11.D.Ib—Encourage businesses to join Oak Hill Business and Professional Association (OHBPA).

11.D.Ic—Oak Hill residents, stakeholders and Neighborhood Planning Contact Team should continue to educate themselves on the new zoning categories Neighborhood Commercial and Neighborhood Mixed Use as well as the overall effect on development and land use of this large neighborhood plan and Future Land Use Map (FLUM) in order to make informed decisions.



HISTORIC PRESERVATION

Oak Hill has a long history written into its built environment. Stakeholders recognize this history and desire to preserve it through the significant landmarks in the neighborhood.

11.A. Preserve valued historic sites.

11.A.1

Instill a sense of pride among Oak Hill community members by preserving and celebrating the historic value of landmarks.

11.A.1a—Preserve the Oak Hill Pizza Garden, formerly known as the Patton Store.

11.A.1b—Preserve and maintain the Convict Hill Quarry Park on Convict Hill Road.

11.A.1c—Preserve the old Oak Hill Elementary school.

11.A.1d—New development and redevelopment projects should make a sincere attempt to preserve the older oak trees along William Cannon Drive.



Figure 11-2:
Austin Pizza Garden

How to get a Historic Landmark designation

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

To qualify for historic landmark status, a property must significant in two or more (but preferably five or more) of the local historic categories (see Appendix H). Applicants submit historical documentation demonstrating how the property meets the following criteria:

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



PUBLIC SAFETY

11.B. Ensure the safety of persons and property.

Safety is always a big concern for neighborhood stakeholders. Oak Hill is a relatively safe area with a strong sense of ownership that makes for a tacit understanding that neighbors care for each other and pay attention to their surroundings.

11.B.1

Address crime in the Oak Hill area by creating a comprehensive crime management and safety program for the Oak Hill planning area.

11.B.1a—Increase coordination between Oak Hill stakeholders and Travis County.

11.B.1b—Increase coordination between Austin Police Department and the Oak Hill community members to create an informational session about the law enforcement services in the Oak Hill area.

11.B.1c—Stakeholders feel that a police substation is needed in the Oak Hill planning area to address criminal activity.

Implementation Note: According to APD staff, there are no future plans to build a police station in Oak Hill. The Contact Team and Neighborhood Associations can contact APD for updates on this matter.

Phone numbers for crime and code enforcement reports

- Austin Police Department, Northeast Area Command: 974-5500
- Austin Police Headquarters Main Switchboard: 974-5000
- Austin Police Community Liaison Office: 974-4700
- Code Violations: Dial 311 for 24 hour response, all week
- Code Violations: (Mon–Fr, 7 am–6 pm) 494-9400
- Code Violations: Email a complaint: http://www.ci.austin.tx.us/sws/sws_info.cfm



Chapter 11: COMMUNITY LIFE

11.B.2

Coordinate and enhance educational safety programs for the Oak Hill community.

11.B.2a—Conduct bike safety programs for the adult and youth population of the area.

11.B.2b—Encourage forest fire prevention and awareness programs in the area.

Implementation Notes:

- The Oak Hill Neighborhood Plan Contact Team, neighborhood associations, and community members should coordinate with the Austin Police Department to address their safety concerns in the area. Community groups are also encouraged to coordinate with the Austin Fire Department to address fire prevention and awareness education in the area.
- To learn more about the services offered by the Travis County Emergency Services District #3 “Oak Hill Fire Department,” a volunteer-based organization founded in 1968, visit the Oak Hill Association of Neighborhoods website (www.ohan.org) or read the June 2007 Oak Hill Fire Department community report (http://www.ohan.org/docs/TCESD3_Community_Report.pdf).

Contact numbers for fire safety

- Fire Safety Information: <http://www.ci.austin.tx.us/fire/prevmonth.htm>
- Safety Presentations: To schedule a presentation in your school or neighborhood, contact the AFD Public Education Office calling (512) 974-0290.
- Questions about fire code issues, permits, hydrants, inspections, or fire protection systems: Dial AFD’s Prevention Office at (512) 974-0160.
- For general information, go to <http://www.ci.austin.tx.us/fire/default.htm> or dial (512) 974-0130.

Oak Hill Fire Department Contact numbers:

- Station 1: (512) 288-5576, fax (512) 288-5903, 9211 Circle Drive, Austin, TX 78736.
- Station 2: (512) 288-5534, fax (512) 288-5844, 411 Barton Creek Blvd, Austin, TX 78735.



PUBLIC SERVICES AND FACILITIES

11.C. All Oak Hill residents should have readily accessible, quality community and public services.

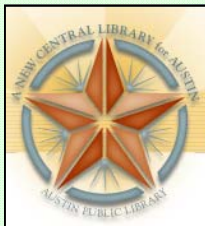
Stakeholders felt that efforts should be made by developers to coordinate community and public services so that they will be integrated into the Town Center. One suggested integrating Austin Community College into it as well. People felt that these services should be addressed within a master transportation plan for Oak Hill as well.

11.C.1

Encourage locating community and public services in one area of Oak Hill to ease accessibility by area residents.

11.C.1a—Build a cultural and historical community center that would include a civic center, senior activity center, and a center for performance and visual arts.

11.C.1b—Cluster services in areas that can accommodate the amount of traffic that would be generated by the cultural center.



The Facilities Master Plan for the Austin Public Library calls for a future bond election to fund the construction of four Resource Libraries: one in each quadrant of the City and each standing at approximately 40,000 square feet.

Often referred to as “mini-central libraries,” these larger, better-equipped facilities are intended to bring the whole array of library reference services and collection resources normally found only in the downtown, central library closer to those communities more on the periphery of the City limits.

The service area for each branch library in the Austin Public Library System is about a two-mile radius extending from each site. The service area for each of the new Resource Libraries will be larger.



11.C.2

Expand the library services in the Oak Hill area to accommodate areas that are farthest from existing libraries.

11.C.2a—Community members would like Oak Hill libraries to be in close proximity to recreational facilities such as a pool.

11.C.2b—Encourage Oak Hill residents to volunteer at Oak Hill libraries.

SCHOOLS

Currently, the planning area includes the following public schools:

- *Elementary Schools:* Clayton, Mills, Oak Hill, Patton, Sunset Valley
- *Middle Schools:* Covington, O. Henry, Small
- *High Schools:* Austin, Bowie, Crockett



11.C.3

Ensure school capacity is adequately addressed.

11.C.3a—Locate elementary schools closer to single-family neighborhoods so children can walk to schools.

11.C.3b—Locate an additional high school in the planning area.

11.C.3c—Encourage coordination between Austin Independent School District (AISD) and community groups to learn more about long-range plans for AISD.

Implementation Note: The new Southwest Middle School will be built east of the intersection of Slaughter Lane and FM 1826. It will be designed in accordance with the 2004 AISD Educational Specifications for middle schools and will include parking, playing fields, and tennis courts. AISD also owns land in the Travis Country subdivision that could be used for a future elementary school.

For more information on schools in Oak Hill, go to OHAN's website (www.ohan.org) or see the AISD website (<http://www.austin.isd.tenet.edu/>).



COMMUNITY RESOURCES

11.D. Promote camaraderie, community spirit, and communication among neighborhoods.

11.D.1

Encourage coordination with Oak Hill residents and neighborhoods on issues of mutual interest and concern.

11.D.1a: Encourage all qualified, unregistered neighborhood associations to become recognized members of OHAN.

11.D.1b—Encourage businesses to join Oak Hill Business and Professional Association (OHBPA).

11.D.1c—Oak Hill residents, stakeholders and Neighborhood Planning Contact Team will continue to educate themselves on the new zoning categories Neighborhood Commercial and Neighborhood Mixed Use as well as the overall effect on development and land use of this large neighborhood plan and Future Land Use Map (FLUM) in order to make informed decisions.

OAK HILL ASSOCIATION OF NEIGHBORHOODS

Oak Hill Association of Neighborhoods (OHAN) is a strong Oak Hill-based community organization. Volunteers from Oak Hill and the surrounding area meet monthly to review and comment on proposed changes to the Oak Hill community. The group discusses community services, transportation, planning, zoning, fund-raisers, and other community events. This plan recommends neighborhood associations and stakeholders take advantage of this great resource.

OHAN meets on the second Wednesday of the month at the Austin Community College Pinnacle building on the first floor, room 108, from 7:00 until 9:00 pm. Meetings are open to everyone.

Write to OHAN at P.O. Box 90906, Austin, TX 78709-0906, or visit their website at www.ohan.org.





OAK HILL GAZETTE

Excerpt from the Oak Hill Gazette website:



“The Oak Hill Gazette is a lively weekly newspaper serving southwest Austin since 1995. The Gazette is published every Friday with a circulation of 5,000. It is home-delivered to over 3,000 households and is also sold at vending stands in stores, restaurants and supermarkets.

“Oak Hill Gazette is a family oriented paper that focuses on issues that are important to this fast-growing area of Austin which includes zip-codes 78735, 78736, 78737, 78739, 78748 and 78749. People look to the Gazette for exclusive coverage of local events.”



LIFE IN OAK HILL

Excerpts from an essay by a Oak Hill resident Linda Flint

Oak Hill is an outdoor lover's community with hill country town friendliness and atmosphere. Joggers, walkers, and bikers (often with dogs or kids) greet and share some humor as they pass. Young and old, they traverse the hills and dales under blazing sun, starry skies, and sudden surprise showers. Evenings and weekends finds crowds at the soccer and baseball fields with enthusiastic players and cheering crowds.

Wildlife still abounds along the fringes of even the oldest developed areas. Sightings of roadrunners, deer, raccoons, armadillos, possums, jackrabbits and cottontail rabbits, coyotes, rattlesnakes and skunks are exciting for young and old. (Well, maybe not the rattlesnakes and skunks.) Oak Hill is blessed with large areas of trees and greenery that attracts songbirds.



Time after time residents say the reason they moved to Oak Hill was to get away from dense urban neighborhoods and traffic and get to Oak Hill for quiet and relaxation. The moderate darkness of the neighborhoods encourages stargazing and catching shooting stars.

Oak Hill is a 24-hr community with some grocery stores, restaurants, and pharmacies open at all times. This accommodates some residents that work night shifts or other times outside the typical 8-5 work-time. There are many churches growing in the Oak Hill area. There is a popular non-denominational Sunrise Service on Easter Sunday on the hill in the Cook Walden Oak Hill Cemetery.

When traffic is backed up, you don't have to wait long for someone to wave you into the line just ahead of him or her. Although we have avoided urban smog, many of our homes (ranging from expensive with a view, to moderately priced homes, to condos, apartments, and mobile homes) have fireplaces. The smoke sometimes combines with light ground fog resulting in a dense aromatic soup. This can make for a very slow and cautious drive home.

The area used to be on the flight path for landing Bergstrom Air Force jets and helicopters. Nowadays, that same flight path is used for commercial flights landing at Bergstrom Airport. Also, small planes and EMS and news helicopters use the 290W/71 interchange to identify where to change heading toward Lakeway, Waco, and other points west and north.



Local businesses (such as Jims, GattiTown, and many others) support Oak Hill Schools. The businesses also display thank you pictures sent from the students.

So what is missing in Oak Hill?

In Oak Hill the phrase “I’m going into town to get....” (which means I’m heading into urban Austin or Sunset Valley to get something not available in Oak Hill) is still heard in our community as if we were miles from Austin. And as Oak Hill and surrounding areas are continuing to grow, the lines at the grocery stores, gasoline stations, restaurants, auto repair shops, and dry cleaners, etc. have lengthened. We will soon need more.

Physicians and medical services have come and gone and returned on a limited basis, especially in Western Oak Hill. We could expand medical around Seton Southwest to include more family practices.

When TXDOT bought up the land along 290W, Oak Hill lost a landmark, the old Convict Hill Steakhouse, which was most recently a Serrano’s Mexican Food restaurant. A number of other restaurants and fast food locations also disappeared. Western Oak Hill needs replacements. And perhaps a nice vegetarian restaurant would be a first for Oak Hill. At one time there were 5 Mexican food establishments around the 290W/71 Y. Oak Hill loves Mexican food. Does anyone know what happened to the lovely logs used in the landmark restaurant? Could it be rebuilt in a new location?

Oak Hill used to have the Motorola 5K Run every spring. Would some else sponsor? Do we need a golf course?

We have few places for indoor recreation: GattiTown and the library. An Old Town Square with hill country style buildings and a park area next to the creek and hike and bike trails could be built. It could have an indoor multi-purpose theater (think Paramount Theater or One World Theater) for movies, theatrical productions, meetings, educational presentations, etc. The Old Town Square could also contain an expanded Wi-Fi and library, a history center, a science and nature center (hands on science like those found in California and would need support from UT to build and maintain exhibits like they provide at Wild Basin) and a Chamber of Commerce for Oak Hill and maps of the Hike and Bike Trails. The Park in the middle of the square could be decorated for weddings, holidays, Christmas lights and more. It could be used for a monthly arts and crafts/farmers market, Antique Cars Club monthly meeting, Oak Hill Worlds Fair, summer movies under the stars, and more.

Ah. Life in Oak Hill. With big town benefits (Austin) and small hill country town amenities. Life is good!

—June 2007



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This plan reflects more than two years of collaboration between City of Austin staff and stakeholders from the Oak Hill Combined Neighborhood Planning Area.

On March 21, 2003, City Council approved an ordinance that required all neighborhood plans to form a contact team. In the ordinance, a “Neighborhood Plan Contact Team” is defined as “the individuals designated by the persons involved in the development of a neighborhood plan to implement the plan.” According to the ordinance, the neighborhood plan contact team must contain a diverse group of members, including at least one property owner, non-property owner resident, business owner, and neighborhood association member for each neighborhood in the plan. The Oak Hill Plan Contact Team, in coordination with staff, will be the primary organization responsible for implementing the recommendations in this plan.

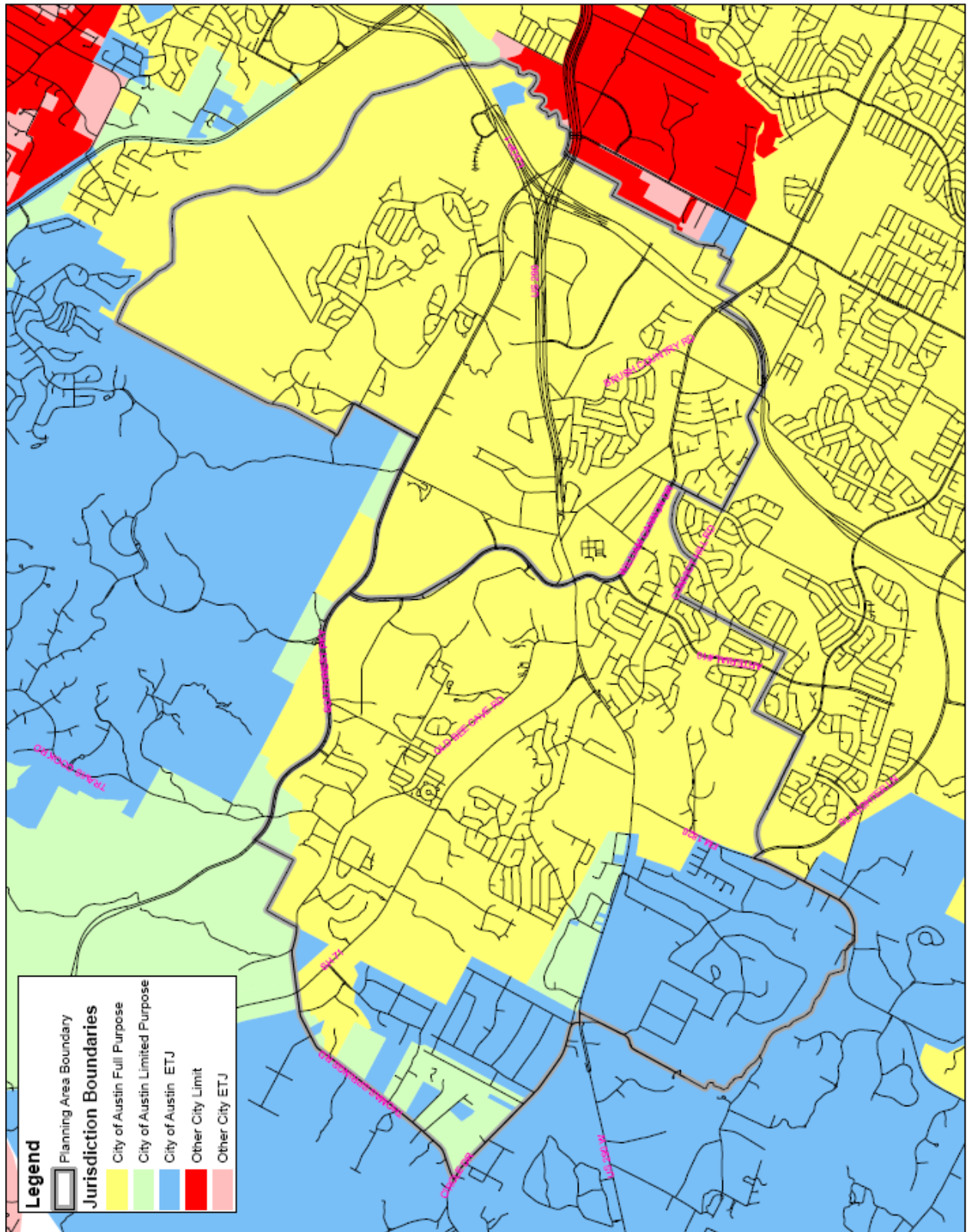
In addition to implementing the recommendations in the plan, contact teams are also responsible for making recommendations regarding any future amendments to the plan. They take a role in Vertical Mixed Use overlay discussions when property owners apply for VMU designation.

The City’s recently created implementation planner will facilitate coordination between contact teams, city departments, and other applicable agencies working to implement the neighborhood plan recommendations. Therefore, it is essential that Oak Hill stakeholders maintain an active Contact Team, to ensure that the vision of the Plan is achieved.



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Appendix A — Plan Overview



Appendix B — Public Utilities

2025 AMATP Environmental Suitability Matrix

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

Appendix B — Public Utilities

2025 AMATP Environmental Suitability Matrix (continued)

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

To view the Environmental Suitability Matrix Excel spreadsheet, please access the document through this website:
http://malford.ci.austin.tx.us/transplan/amatp_envanalty.htm

Minimum Total 881

Maximum Total 1449

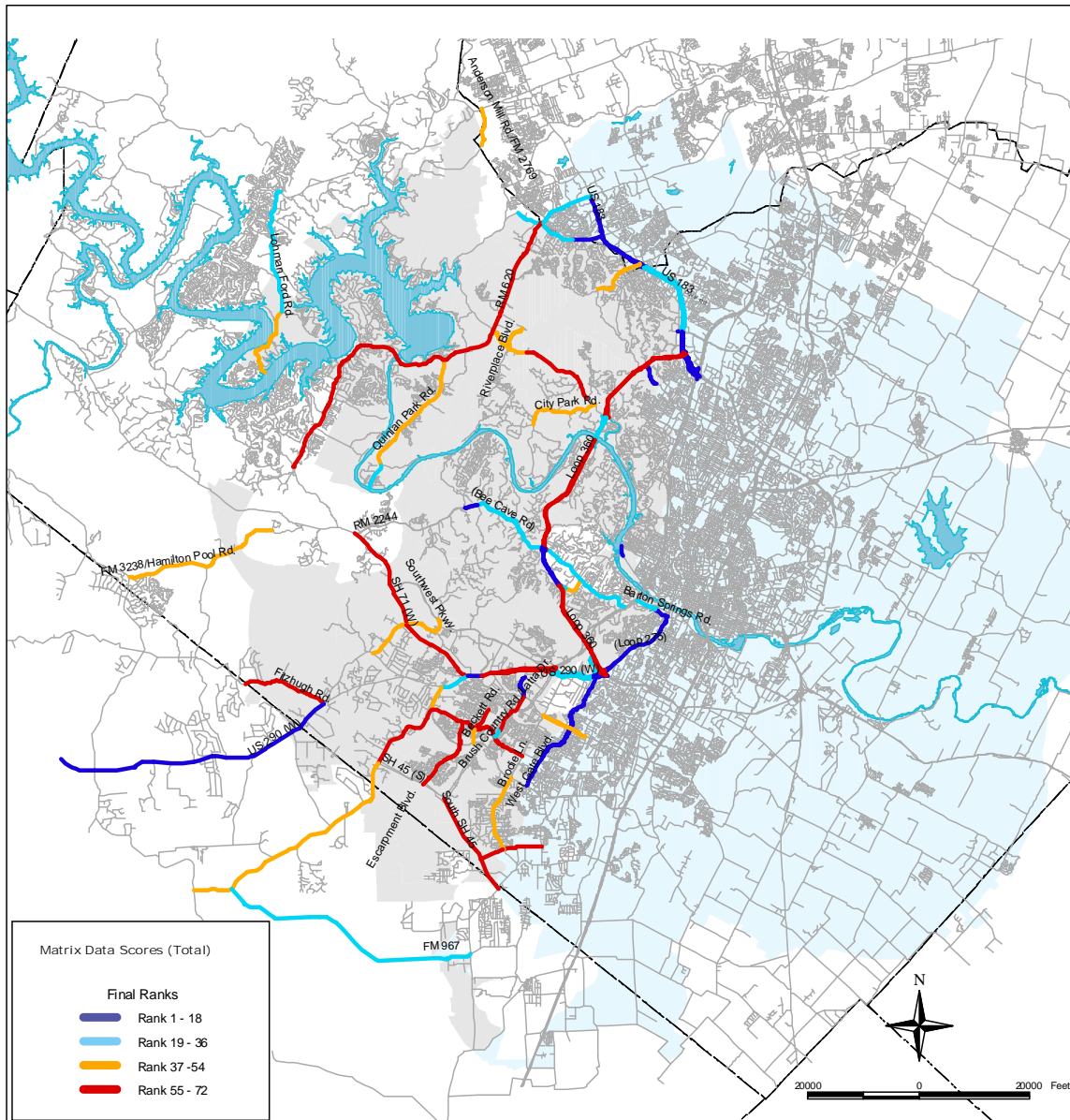
Average 1224

Range 568

Total Possible 1750

Appendix B — Public Utilities

2025 AMATP Environmental Suitability Matrix Map



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

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

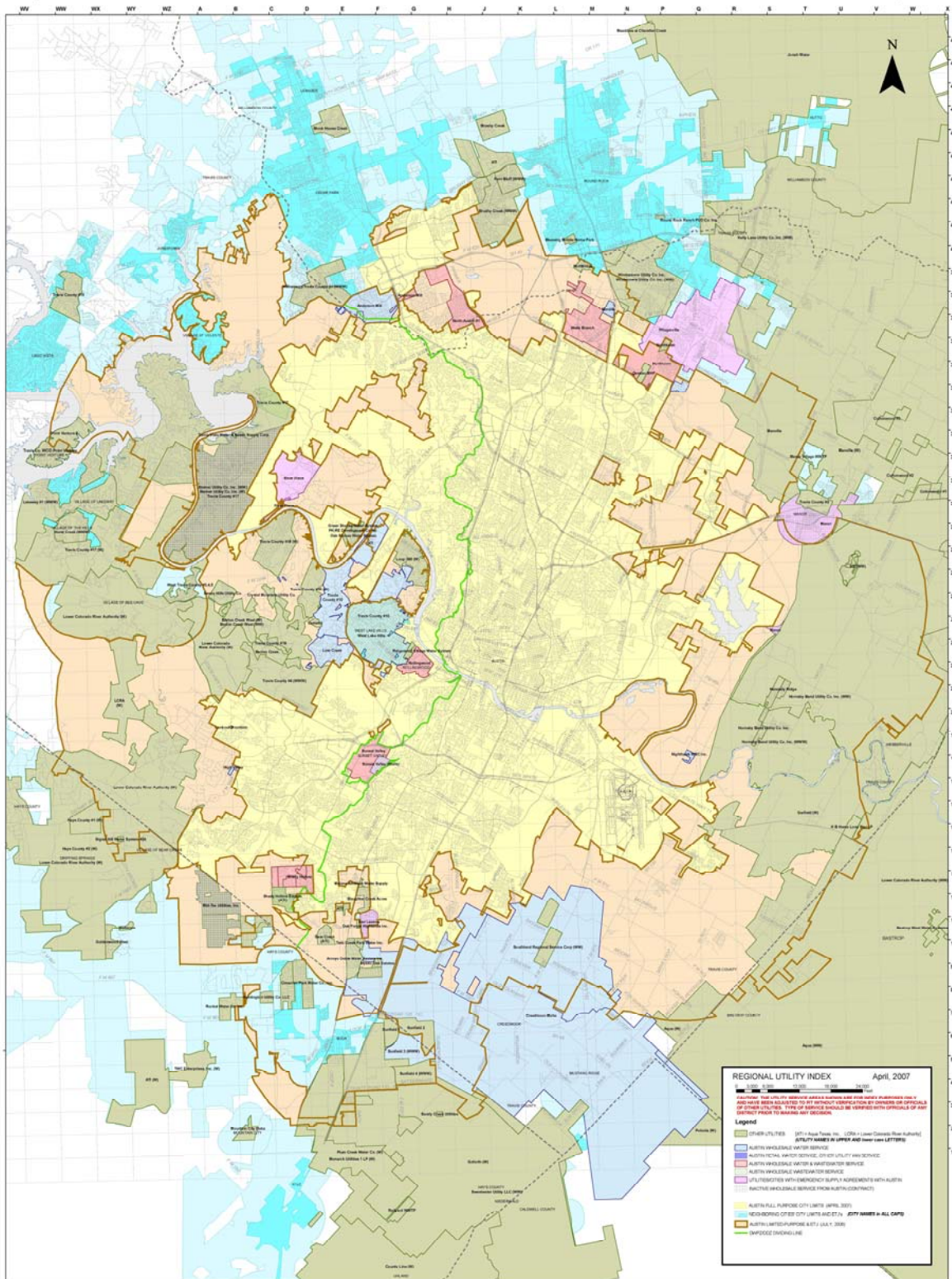
City of Austin Jurisdiction
Desired Development Zone
Drinking Water Protection Zone

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

Appendix B — Public Utilities

Regional Utility Index Map

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



Appendix C — Land Use & Development

Standard Land Uses as amended for the Oak Hill Combined Planning Area

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

Chart continues on the next page.

Appendix C — Land Use & Development

Standard Land Uses as amended for the Oak Hill Combined Planning Area (continued)

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



***NOTE:** All land use "groupings" except Special Purpose are cumulative. A land use from a less intense land use category may be permitted in a more intense category.

(—) — These zoning districts are not applicable in the Oak Hill Combined Neighborhood Planning Area, except as specifically approved in the future by the City Council in either (1) a PUD or PDA zoning ordinance for a tract designated Major Planned Development, or (2) a neighborhood plan amendment ordinance for one or more individual tracts.

Appendix C — Land Use & Development

Land Use & Zoning Matrix applicable to Oak Hill Planning Area

PURPOSE OF MATRIX:
This land use zoning matrix is intended for use as a guide to show the permitted and typical zoning allowed in each land use category. The matrix also helps determine when a plan amendment is required. Each box shaded grey represents permitted zoning and each box shaded with a dark upward diagonal represents the permitted "typical" zoning in the associated land use category.

Legend:
 Permitted Zoning
 Typical Zoning

NOTES:
 1. Other Single Family zoning districts may be allowed if overall density and impervious cover is consistent with the Rural Residential land use category.
 2. For all plans adopted prior to January 2002, with the exception of the Central East Austin Neighborhood Plan, SF-2 and SF-6 can be used in the Single Family land use designation without a plan amendment.
 3. In certain cases, U zoning may be used in Mixed Use or High Density Mixed Use land use categories provided the most intense industrial uses are limited through a Conditional Overlay or Planned Development Area.
 4. SF-4 and SF-4B zoning may be compatible with Single Family land use category only in plans adopted prior to 2002; otherwise these zoning categories are considered incompatible with a Single Family future land use designation.
 5. If the uses included in the FUD development conflict with the future land use designation on the FUM for the site, then a plan amendment will be required.
 6. Major Planned Development may be permitted in U, IP, CH, MI, and R&D zoning districts with the combination of the PDA combining district.
 X - These zoning districts are not applicable in the Oak Hill planning area.

MAP COLOR	LAND USE	S	SE	SW	T	TR	TS	U	UR	US	UW	V	VR	VS	W	WR	WS	X	Y	YR	YS	Z	ZR	ZS	TOO	MU & V
Pale Yellow	Rural Residential	1	1	1	1	1	1																			
Yellow	Single Family																									
Yellow with Black Stipple	Urban Single Family																									
Goldwood	Higher Density Single Family																									
Salmon	Mixed Residential				X	X	X	X																		
Orange	Multifamily				X	X	X	X																		
Brown with white stipple	Neighborhood Mixed Use																									
Reddish Brown	Mixed Use/Office								X	X																
Brown	Mixed Use																									
Dark Brown	High Density Mixed Use																	X	X							
Pink	Office																									
Red with white stipple	Neighborhood Commercial																									
Red	Commercial																									
Purple	Industry																									
Pale Green	Agriculture																									
Beige	Mobile Homes																									
Dark Purple	Major Impact Facilities																									
Dark Olive w/ White Stipple	Transit Oriented Development																									
Lavender	Major Planned Development																									
Magenta	Warehouse/Limited Office																									
Blue-Green	Environmental Conservation																									
Green	Recreation & Open Space																									
Blue	Civic																									
Dark Grey	Utilities																									

Notes:
 These land use categories are specialized categories that apply to the specified land use only, regardless of the underlying zoning categories. Any zoning change that involves a change in the specified land use (i.e. redeveloping church property - CIVIC land use - into apartments - MULTIFAMILY land use) requires a plan amendment.

X—These zoning districts are not applicable in the Oak Hill Combined Neighborhood Planning Area, except as specifically approved in the future by the City Council in either (1) a PUD or PDA zoning ordinance for a tract designated Major Planned Development, or (2) a neighborhood plan amendment ordinance for one or more individual tracts.

Example of Restrictive Covenant for “Grow Green” landscaping

EXHIBIT C
Grow Green Native and Adapted Landscape Plants

Trees

Ash, Texas <i>Fraxinus texensis</i>	Oak, Escarpment Live <i>Quercus fusiformis</i>
Arizona Cypress <i>Cupressus arizonica</i>	Oak, Lacey <i>Quercus glaucoides</i>
Big Tooth Maple <i>Acer grandidentatum</i>	Oak, Monterey (Mexican White) <i>Quercus polymorpha</i>
Cypress, Bald <i>Taxodium distichum</i>	Oak, Shumard <i>Quercus shumardii</i>
Cypress, Montezuma <i>Taxodium mucronatum</i>	Oak, Texas Red <i>Quercus texana</i> (<i>Quercus buckleyi</i>)
Elm, Cedar <i>Ulmus crassifolia</i>	Pecan <i>Carya illinoensis</i>
Elm, Lacebark <i>Ulmus parvifolia</i>	Soapberry <i>Sapindus drummondii</i>
Honey Mesquite <i>Prosopis glandulosa</i>	
Oak, Bur <i>Quercus macrocarpa</i>	
Oak, Chinquapin <i>Quercus muhlenbergii</i>	
Oak, Southern Live <i>Quercus virginiana</i>	

Small Trees/Large Shrubs

Anacacho Orchid Tree <i>Bauhinia congesta</i>	Persimmon, Texas <i>Diospyros texana</i>
Buckeye, Mexican <i>Ungnadia speciosa</i>	Pistachio, Texas <i>Pistacia texana</i>
Buckeye, Rec <i>Aesculus pavia</i>	Plum, Mexican <i>Prunus mexicana</i>
Carolina Buckthorn <i>Rhamnus caroliniana</i>	Pomegranate <i>Punica granatum</i>
Cherry Laurel <i>Prunus caroliniana</i>	Redbud, Mexican <i>Cercis canadensis</i> 'mexicana'
Crape Myrtle <i>Lagerstroemia indica</i>	Redbud, Texas <i>Cercis canadensis</i> var. 'texensis'
Desert Willow <i>Chilopsis linearis</i>	Retama Jerusalem Thorn <i>Parkinsonia aculeata</i>
Dogwood, Roughleaf <i>Cornus drummondii</i>	Senna, Flowering <i>Cassia corymbosa</i>
Escarpment Black Cherry <i>Prunus serotina</i> var. <i>eximia</i>	Smoke Tree, American <i>Cotinus obovatus</i>
Eve's Necklace <i>Sophora affinis</i>	Sumac, Flameleaf <i>Rhus lanceolata</i>
Goldenball Leadtree <i>Leucaena retusa</i>	Viburnum, Rusty Blackhaw <i>Viburnum rufidulum</i>
Holly, Possumhaw <i>Ilex decidua</i>	Viburnum, Sandankwa <i>Viburnum suspensum</i>
Holly, Yaupon <i>Ilex vomitoria</i>	
Mountain Laurel, Texas <i>Sophora secundiflora</i>	

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

Shrubs

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

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

Perennials

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

Appendix C — Land Use & Development

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

Ornamental Grasses

Bluestem, Big <i>Andropogon gerardii</i>	Mexican Feathergrass (Wiregrass) <i>Stipa tenuissima</i>
Bluestem, Bushy <i>Andropogon glomeratus</i>	Muhly, Bamboo <i>Muhlenbergia dumosa</i>
Bluestem, Little <i>Schizachyrium scoparium</i>	Muhly, Big <i>Muhlenbergia lindheimeri</i>
Fountain Grass, Dwarf <i>Pennisetum alopecuroides</i>	Muhly, Deer <i>Muhlenbergia rigens</i>
Indian Grass <i>Sorghastrum nutans</i>	Muhly, Gulf <i>Muhlenbergia capillaris</i>
Inland Sea Oats <i>Chasmanthium latifolium</i>	Muhly, Seep <i>Muhlenbergia reverchonii</i>
	Sideoats Grama <i>Bouteloua curtipendula</i>
	Wild Rye <i>Elymus canadensis</i>

Vines

Asian Jasmine <i>Trachelospermum asiaticum</i>	Honeysuckle, Coral <i>Lonicera sempervirens</i>
Carolina Jessamine <i>Gelsemium sempervirens</i>	Lady Banksia Rose <i>Rosa banksiae</i>
Coral Vine <i>Antigonon leptopus</i>	Passion Vine <i>Passiflora incarnata</i>
Crossvine <i>Bignonia capreolata</i>	Trumpet Vine <i>Campsis radicans</i>
Fig Vine <i>Ficus pumila</i>	Virginia Creeper <i>Parthenocissus quinquefolia</i>

Groundcover

Aztec Grass <i>Ophiopogon japonicus</i>	Purple Heart <i>Secreasea pallida</i>
Frogfruit <i>Phyla incisa</i>	Santolina (Lavender Cotton) <i>Santolina chamaecyparissus</i>
Horseherb <i>Calyptocarpus vialis</i>	Sedge, Berkeley <i>Carex tumulicola</i>
Leadwort Plumbago <i>Ceratostigma plumbaginoides</i>	Sedge, Meadow <i>Carex perdentata</i>
Liriope <i>Liriope muscari</i>	Sedge, Texas <i>Carex texensis</i>
Monkey Grass (Mondo Grass) <i>Ophiopogon japonicus</i>	Sedum (Stonedrop) <i>Sedum nuttallianum</i>
Oregano <i>Origanum vulgare</i>	Silver Ponyfoot <i>Dichondra argentea</i>
Periwinkle, Littleleaf <i>Vinca minor</i>	Wooly Stemodia <i>Stemodia lanata</i> (<i>Stemodia tomentosa</i>)
Pigeonberry <i>Rivina humilis</i>	

Turf Grasses

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

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

EXHIBIT D

Invasive Species/Problem Plants

PLANTS TO AVOID

INVASIVES

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

Do Not Plant

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

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

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

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

- Bamboo
- English Ivy
- Vinca (Periwinkle)

PROBLEM TREES AND SHRUBS

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

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

Street Extension Requests

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

ST2—Connect FM 1826 to Escarpment through Twilight Mesa

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

ST2A— Connect Snowbird to La Concha

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

ST 3—Extend Industrial Oaks to Southwest Parkway

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

ST4—Connect Foster Ranch to Patton Ranch

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

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

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

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

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

Appendix D — Transportation & Infrastructure

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

Constraints: May pose a ROW hardship due to the narrow lot size. Would terminate in the 100-yr flood plain at State Hwy71.

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

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

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

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

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

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

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

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

ST 12—Extend Wier Hills to Southwest Parkway

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

ST 13—Connect Fletcher to Rialto

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

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

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

ST 15—Connect Mountain Shadows to State Hwy 71

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

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

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

Appendix D — Transportation & Infrastructure

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

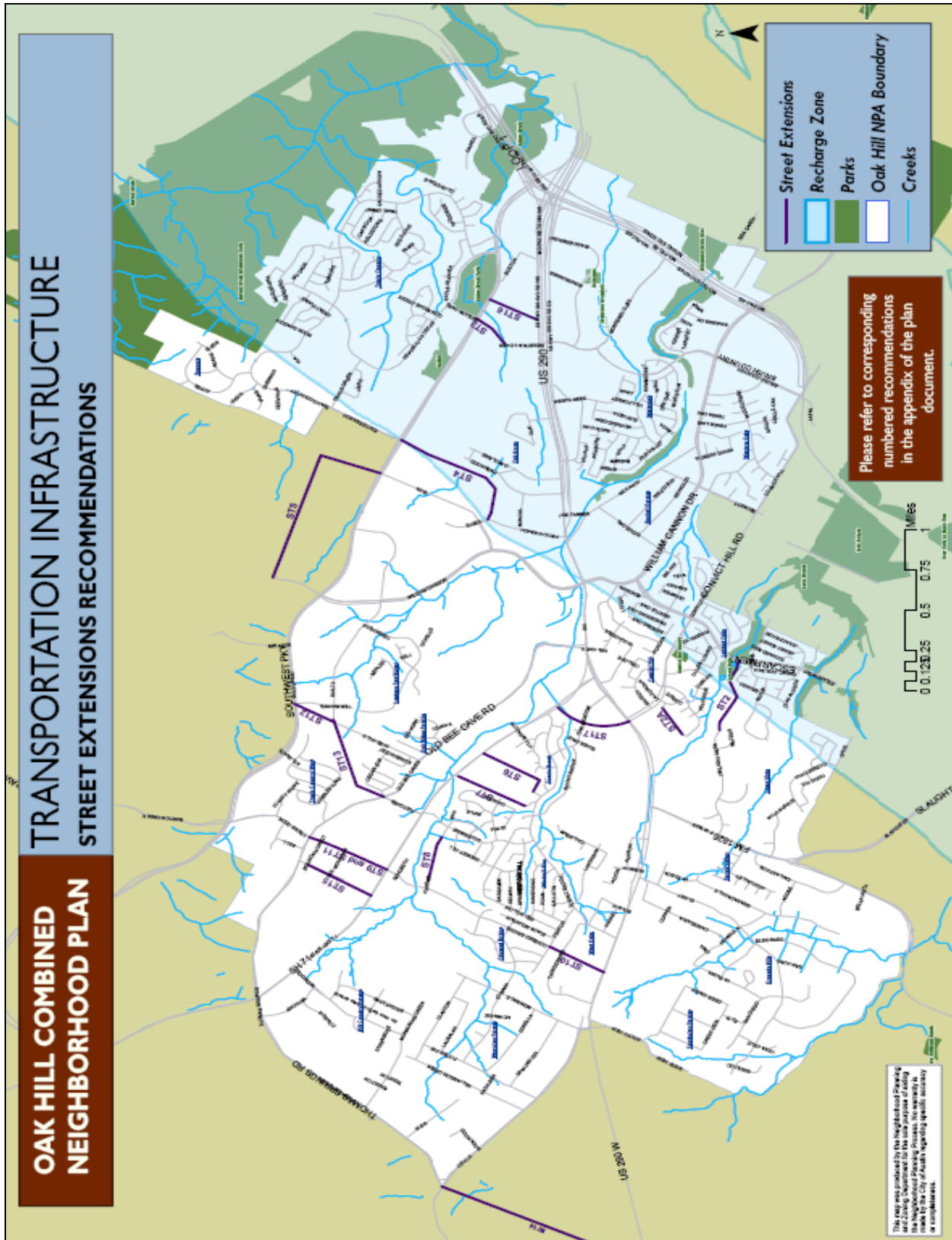
Constraints: Would impact at least 5 existing businesses at the Y and would cross some steep slopes.

ST18—Extend FM 1826 north toward State Highway 71.

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

Appendix D — Transportation & Infrastructure

Map of street extension requests



Appendix E — Housing

Median Family Income Chart


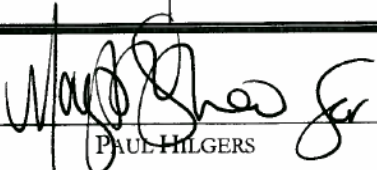
NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT OFFICE
City of Austin
HUD Income Limits by Household Size
Effective Date: February 13, 2008

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

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

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

Appendix E — Housing

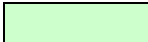
 <p style="text-align: center;"> AFFORDABILITY IMPACT STATEMENT NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT CITY COUNCIL AGENDA: DATE PENDING CASE NUMBER: CASE NO. PENDING </p>	
PROPOSED CODE AMENDMENT:	ADOPTION OF THE OAK HILL NEIGHBORHOOD PLAN AND ASSOCIATED REZONINGS.
IMPACT ON REGULATORY BARRIERS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

Appendix F — Design

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

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

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

Higher Priority			Lower Priority
Medium Priority			Not a Priority

Appendix F — Design

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

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

Higher Priority		Lower Priority	
Medium Priority		Not a Priority	

Appendix F — Design

Commercial Design Guidelines Worksheet Results

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

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

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

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

RESIDENTIAL DESIGN TOOLS WORKSHEET RESULTS

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

NEIGHBORHOOD DESIGN TOOL DEFINITIONS

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

NEIGHBORHOOD DESIGN TOOLS SURVEY RESULTS

RESPONSE	FRONT PORCH SETBACK	PARKING PLACEMENT	GARAGE PLACEMENT
Apply this for the entire planning area	21	26	19
Do not apply in Oak Hill	13	10	12
Apply only to specific neighborhoods or areas SPECIFIED AREAS:	6	4	7
<ul style="list-style-type: none"> - where requested - Mix-Use or Commercial area. This is good for condos, but not feasible for affordable housing or apartments, in my opinion. - LESS THAN 2000 SQ FT HOMES - in lots where 1/4 acre or under 60' wide - Compatibility in size an character with surrounding existing homes important - exact - This is up to each individual neighborhood 	<ul style="list-style-type: none"> - where requested - This is up to each individual neighborhood - Compatibility in size an character with surrounding existing homes important - exact specifications depend on specific situations - Should be up to individual neighborhoods 	<ul style="list-style-type: none"> - where requested - should not apply to side entry garages - LESS THAN 2000 SQ FT HOMES - in lots where 1/4 acre or under 60' wide - Compatibility in size an character with surrounding existing homes important - - Should be up to individual neighborhoods - This is up to each individual neighborhood 	

Appendix G — Parks, Trails, and Open Space

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

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

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

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

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

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

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

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

Appendix H — Community Life

Historic zoning criteria

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

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

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

Architecture

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

Archeology

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

Historical Association

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

Community Value

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

Landscape Feature

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

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

Appendix I — Possible Future Plan Topics

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

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

Comments on Chapter 3: The Oak Hill Planning Process

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

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

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

Comments on Chapter 4: Development in the Barton Springs Zone

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

[Staff response: Requires City Council action.]

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

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

Comments on Chapter 6: Land Use and Development

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

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

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

Recommendation:

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

Objective:

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

Recommendation:

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

Comments on Chapter 6: Land Use and Development

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

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

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

Recommendations:

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

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

Objective:

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

Recommendations:

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

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

Appendix K — Final Survey Results

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

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

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

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

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

RESOLUTION NO. 20051020-012

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

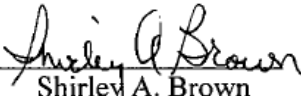
The City Council directs the Planning Commission to consider neighborhood plans for the following areas. The effective date of this resolution is as set forth below for each neighborhood plan area.

1. South Lamar Neighborhood, Galindo Neighborhood, Zilker Neighborhood, and Barton Hills Neighborhood. Effective Date: October 13, 2005.
2. Windsor Park Neighborhood, and University Hills Neighborhood. Effective Date: October 20, 2005.
3. West Oak Hill Neighborhood and East Oak Hill Neighborhood. Effective Date: October 20, 2005 and;
4. Downtown Neighborhood. Effective Date: October 27, 2005.

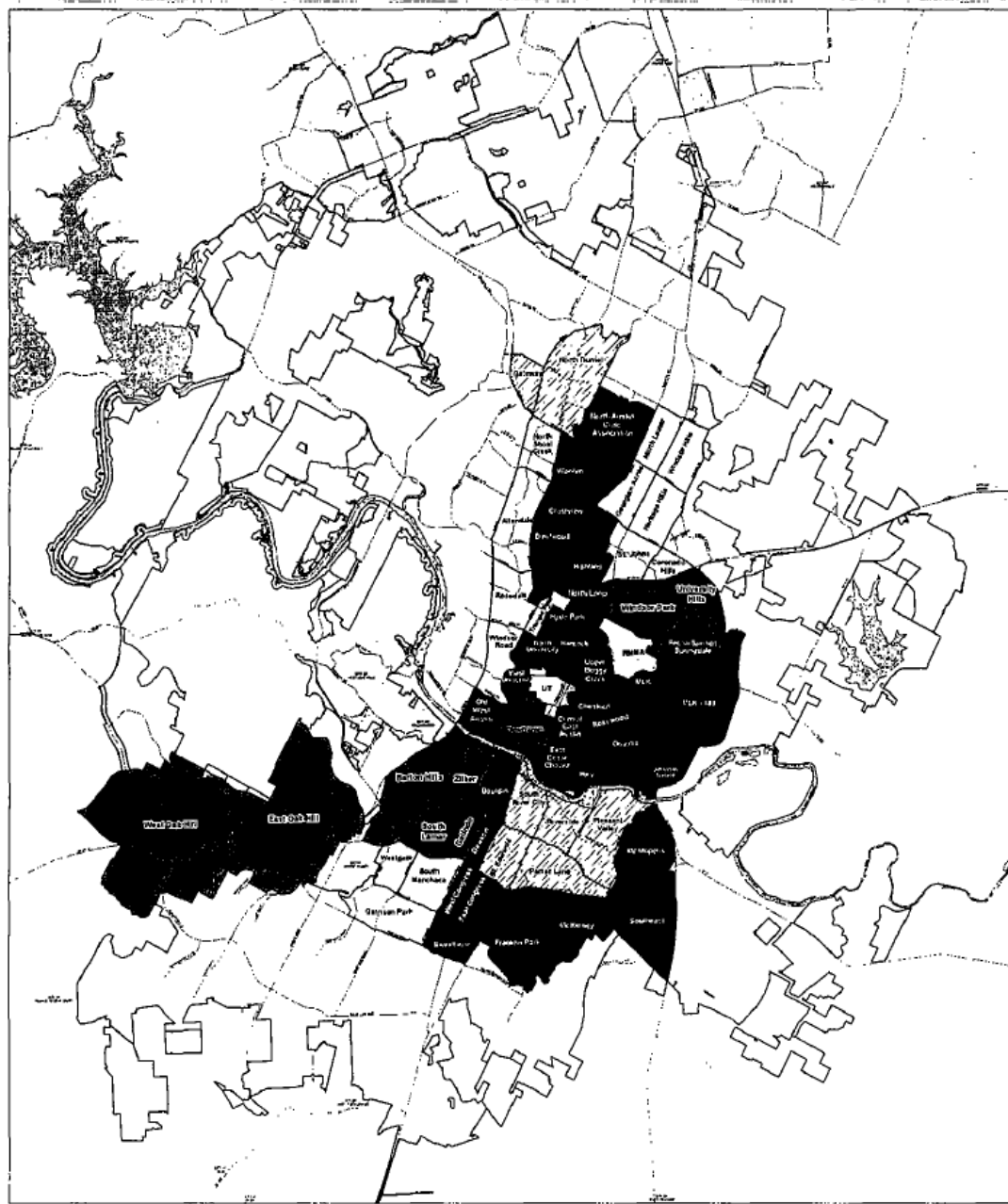
The neighborhood planning areas are identified on the map attached as Exhibit "A".

ADOPTED: October 20, 2005

ATTEST:


Shirley A. Brown
City Clerk

#12
10-20-08



**City of Austin
Neighborhood Planning Areas**

- Adopted Neighborhood Plan & Zoning
- Neighborhood Plan in Progress
- Proposed 2005-2006 Neighborhood Planning Areas
- Future Planning Areas
- Other Cities



City of Austin
Neighborhood Planning & Zoning Department
November 21, 2008

This map has been produced by the City of Austin for the use of the City of Austin and its employees. It is not to be used for any other purpose without the written consent of the City of Austin. The City of Austin is not responsible for any errors or omissions in this map.

ORDINANCE NO. 20081211-096

**AN ORDINANCE AMENDING THE AUSTIN TOMORROW
COMPREHENSIVE PLAN BY ADOPTING THE OAK HILL 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 the fall of 2005, 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 Oak Hill 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 2005 resolution. During the planning process, the Oak Hill Combined Neighborhood Plan 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; and
 - (6) community-wide meetings.

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- (D) The Oak Hill Combined Neighborhood Plan recommends action by the neighborhood planning team, the City, and by other agencies to preserve and improve the neighborhood. The Oak Hill Combined Neighborhood Plan has 28 major goals:
- (1) Preserve and enhance environmental resources including watersheds, air quality, and wildlife corridors.
 - (2) Provide opportunities for high-quality new development and redevelopment.
 - (3) Balance development and environmental protection by maintaining a vibrant residential and commercial community that demonstrates caring stewardship of the environment.
 - (4) Create a mix of uses in existing corridors of commercial development that will provide a diversity of local services convenient to neighborhoods and establish commercial “nodes” (concentrated activity areas) at strategic locations.
 - (5) Create a Town Center with cultural, educational, arts, and community gathering opportunities.
 - (6) Encourage locally-owned businesses to locate in the Oak Hill area and find ways for local businesses and employers to prosper.
 - (7) Coordinate with appropriate entities to provide safe access across major thoroughfares and alleviate cut-through traffic on already overburdened neighborhood streets.
 - (8) Provide inter-connectivity among parks, public services, and destinations in and beyond Oak Hill.
 - (9) Ensure and create safe pedestrian and bike corridors across major highways and throughout the neighborhood that connect to commercial centers and public parks and resources.
 - (10) Provide managed connectivity between various neighborhoods while maintaining the quiet enjoyment of neighborhoods.
 - (11) Provide safe, convenient, comfortable and timely public transportation.
 - (12) Balance development and environmental protection by maintaining a

Appendix L — Approved Plan Ordinances

vibrant residential and commercial community.

- (13) Preserve neighborhood identity, character, affordability, and diversity.
- (14) Require landscaping along roadways, sidewalks, bike paths, and around bus stops to provide shade in order to encourage pedestrian, bicycling, and mass transportation.
- (15) Enhance the Hill Country look of Oak Hill by preserving trees and addressing aesthetic improvements in the planning area.
- (16) Balance development and environmental protection by maintaining a vibrant residential and commercial community that demonstrates caring stewardship of the environment.
- (17) Preserve neighborhood identity, character, affordability, and diversity.
- (18) Provide managed connectivity between various neighborhoods while maintaining the quiet enjoyment of neighborhoods.
- (19) Expand and develop park-like recreational options, especially in underserved neighborhoods.
- (20) Establish a network of greenspaces and trails connecting neighborhoods.
- (21) Preserve and restore natural beauty of open spaces in order to maintain Oak Hill's Hill Country character.
- (22) Preserve and enhance environmental resources including watersheds, air quality, and wildlife corridors.
- (23) Integrate neighborhoods, green spaces, and major destinations to increase connectivity.
- (24) Create safe and secure greenbelts and nature trails along Williamson Creek and other area creeks.
- (25) Preserve valued historic sites.
- (26) Ensure the safety of persons and property.
- (27) All Oak Hill residents should have readily accessible, quality

Page 3 of 5

community and public services.

- (28) Promote camaraderie, community spirit, and communication among neighborhoods.

- (E) The Oak Hill Combined Neighborhood Plan goals are further described in the Plan Summary section of the Plan.

- (F) On July 8, 2008, the Planning Commission held a public hearing on the Oak Hill Combined Neighborhood Plan, and recommended adoption of the plan by the City Council.

- (G) The Oak Hill Combined Neighborhood Plan is appropriate for adoption as an element of the Austin Tomorrow Comprehensive Plan. The Oak Hill Combined Neighborhood Plan furthers the City Council's goal of achieving appropriate, compatible development within the area. The Oak Hill 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 Oak Hill Combined Neighborhood Plan ("Plan") as Section 5-25 of the Comprehensive Plan, as set forth in Exhibit A to this ordinance, including the Future Land Use Map shown on Exhibit B to this ordinance, provided that the tracts listed in Exhibit C to this ordinance are excluded from the Plan, all of which exhibits are 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 Oak Hill Combined Neighborhood Plan.

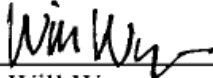
- (D) The specific provisions of the Oak Hill Combined Neighborhood Plan take precedence over any conflicting general provision in the Austin Tomorrow Comprehensive Plan.

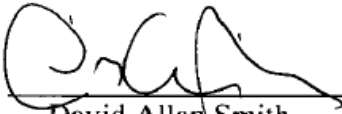
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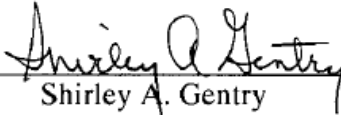
PART 3. EFFECTIVE DATE.

This ordinance takes effect on December 22, 2008.

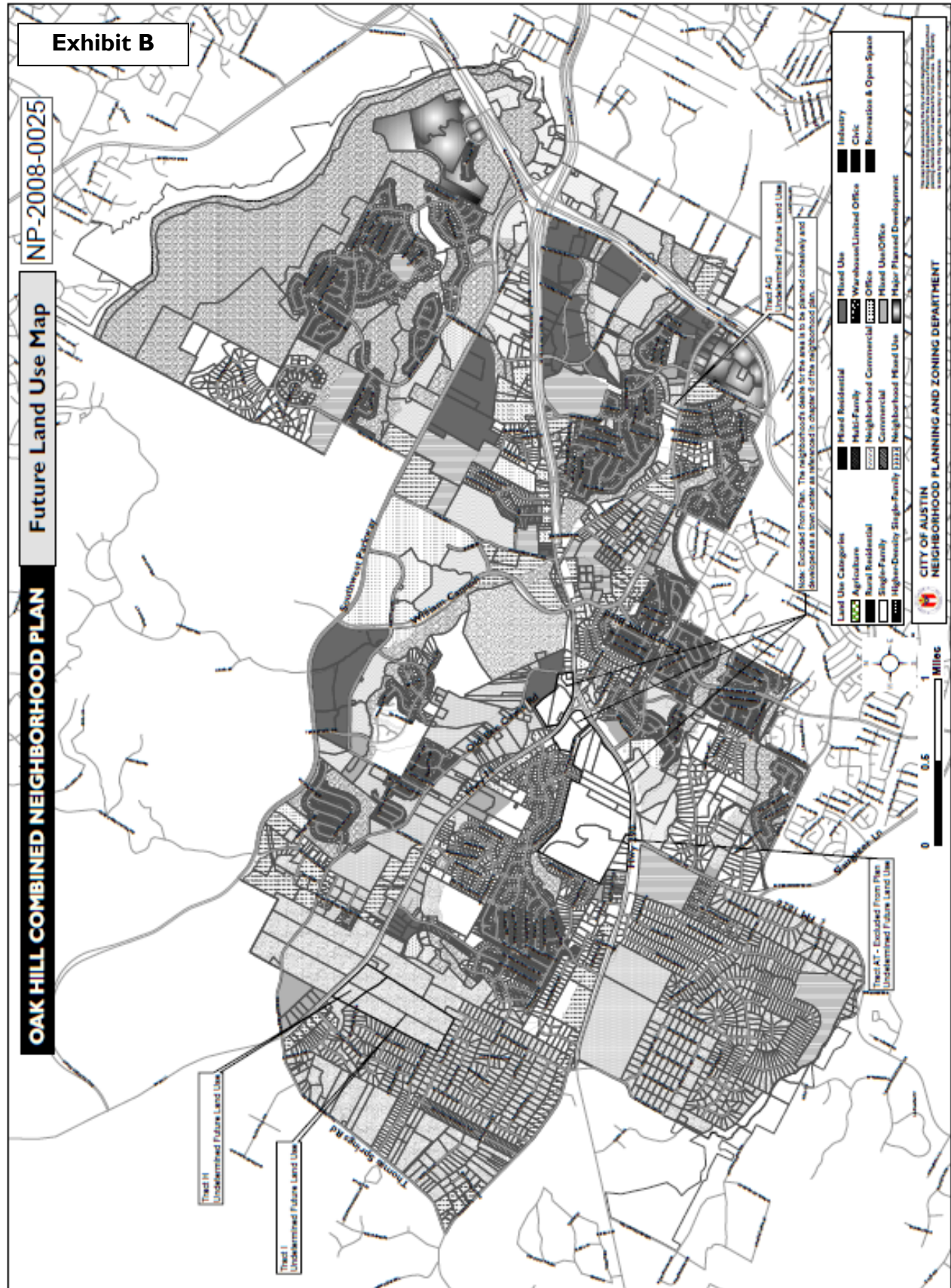
PASSED AND APPROVED

December 11, 2008 §
 §
 § 
 Will Wynn
 Mayor

APPROVED: 
David Allan Smith
City Attorney

ATTEST: 
Shirley A. Gentry
City Clerk

Appendix L — Approved Plan Ordinances



Appendix L — Approved Plan Ordinances

EXHIBIT C

Tract AT:

Location: 7912 U.S. Highway 290 West; Legal: Lot A HASKEL SUBD, 1 ACRE; Property ID Number: **315303**

Tract AM:

- Location: W U S HY 290 78736; Legal: ABS 788 SUR 62 WILLIAMS J ACR 54.753; Property ID Number: **311983**
- Location: W U S HY 290 78736; Legal: ABS 788 SUR 62 WILLIAMS J ACR 5.37; Property ID Number: **364359**
- **Location:** 7800 W U S HY 290 78736; Legal: LOT 1 BLK A PSI RETAIL; Property ID Number: **315293**
- Location: 8016 W U S HY 290 78736; Legal: ABS 788 SUR 62 WILLIAMS J ACR 6.008; Property ID Number: **315301**
- Location: 7936 W U S HY 290 78736; Legal: LOT 1 HASKEL SUBD SEC 2; Property ID Number: **315304**
- Location: 7924 W U S HY 290 78736; Legal: LOT 2 HASKEL SUBD SEC 2; Property ID Number: **315305**
- **Location:** 7338 W U S HY 290 78736; Legal: ABS 788 SUR 62 WILLIAMS J ACR 19.029; Property ID Number: **311884**
- **Location:** W U S HY 290 78736; Legal: ABS 788 SUR 62 WILLIAMS J ACR 8.299; Property ID Number: **311883**
- **Location:** W U S HY 290 78736; Legal: W 3.41 AC OF TRT A SCHMIDT DORA SUBD; Property ID Number: **311886**
- Location: 7228 W U S HY 290 78736; Legal: CEN 2.02 AC OF TRT A SCHMIDT DORA SUBD; Property ID Number: **311885**
- **Location:** 7230 W U S HY 290 78736; Legal: E 3.822AC OF TRT A SCHMIDT DORA SUBD; Property ID Number: **311882**

Tract Q:

- Location: 7748 W U S HY 290 78736; Legal: LOT 1 *LESS S 0.002AC ANGERMAN SUBD; Property ID Number: **315292**
- **Location:** W U S HY 290 78736; Legal: ABS 788 SUR 62 WILLIAMS J ACR 9.014; Property ID Number: **315291**
- **Location:** 7103 OAK MEADOW DR 78736; Legal: LOT 9 SCENIC BROOK WEST COMMERCIAL 1-B; Property ID Number: **311896**
- **Location:** 7100 W U S HY 290 78736; Legal: LOT 3 * LESS 0.414AC SCENIC BROOK WEST COMMERCIAL; Property ID Number: **311847**
- **Location:** 7101 W STATE HY 71 78736; Legal: LOT 2 * LESS 0.77 AC SCENIC BROOK WEST COMMERCIAL; **311848**
- **Location:** 7212 OAK MEADOW DR 78736; Legal: 0.7703 AC OF LOT 2 SCENIC BROOK WEST COMMERCIAL; Property ID Number: **311849**
- **Location:** 7225 W STATE HY 71 78735; Legal: LOT 1 BLK A SCENIC BROOK MEADOWS COMMERCIAL; Property ID Number: 311842
- **Location:** 7010 W STATE HY 71 78735; Legal: LOT 1 BLK A CENTER OF THE HILLS SUBD; Property ID Number: 311850
- **Location:** 7012 W STATE HY 71 78735; Legal: LOT 2 BLK A CENTER OF THE HILLS SUBD; Property ID Number: 372133
- **Location:** W STATE HY 71 78735; Legal: ABS 28 SUR 93 ANDERSON T ACR 8.5400; Property ID Number: 308772

Tract S:

- **Location:** 6858 W U S HY 290; Legal: LOT 1 *LESS 0.855AC BALES ADDN THE; Property ID Number: 311721
- **Location:** 6864 W U S HY 290; Legal: LOT 2 * LESS S 0.346AC BALES ADDN THE; Property ID Number: 311853

ORDINANCE NO. 20081211-097

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 6,155 ACRES OF LAND GENERALLY KNOWN AS THE WEST OAK HILL NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 19 TRACTS OF LAND.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district within the property, and to change the base zoning districts on 19 tracts of land within the property (the "Property") described in Zoning Case No. C14-2008-0125, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 6,155 acres of land in the City of Austin, Travis County, Texas, more particularly described and identified in the attached Exhibit "A" (*the Tract Map*);

Save and Except: Tract 6 7912 West US Hwy 290 W
(Lot 1 Haskel Subd), TCAD ID#315303;
and

Tract 12a 6800 Waters Way (Abs 788 Sur
62 Williams J Acr 1.0; Abs 788 Sur 62
Williams J Acr 10.324 [1-D-1],
TCAD ID#510981 & 532062,

generally known as the West Oak Hill neighborhood plan combining district, locally known as the area bounded by Southwest Parkway on the north, West William Cannon Drive on the east, FM 1826, Davis Lane, Clairmont Drive, Abilene Trail, and Convict Hill Road on the south, and Thomas Springs Road, Circle Drive, and West View Road on the west, in the City of Austin, Travis County, Texas, and identified in the map attached as Exhibit "B" (*the Zoning Map*).

Except as provided in this ordinance, the existing base zoning districts and conditions remain in effect.

Appendix L — Approved Plan Ordinances

PART 2. The base zoning districts for the 19 tracts of land are changed from interim rural residence (I-RR) district, rural residence (RR) district, development reserve (DR) district, interim single family residence standard lot (I-SF-2) district, single family residence large lot (SF-1) district, and multifamily residence low density (MF-2) district, to single family residence large lot-neighborhood plan (SF-1-NP) combining district, single family residence large lot-conditional overlay-neighborhood plan (SF-1-CO-NP) combining district, single family residence standard lot-neighborhood plan (SF-2-NP) combining district, mobile home residence-neighborhood plan (MH-NP) combining district, limited office-neighborhood plan (LO-NP) combining district, general office-neighborhood plan (GO-NP) combining district, neighborhood commercial-neighborhood plan (LR-NP) combining district, neighborhood commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district, neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district, and, community commercial-neighborhood plan (GR-NP) combining district, as more particularly described and identified in the chart below:

Tract #	TCAD Property ID #	PROPERTY ADDRESS & TCAD LEGAL DESCRIPTION	From	To
1	312221	8556 W U S HY 290 (LOT 1 FOREST PARK)	RR	LO-NP
3	446656	CIRCLE DR, west portion of the property that fronts US Hwy 290 W (ABS 538 SUR 619 MASTON P ACR 30.98)	DR	LR-MU-NP
4	446656	CIRCLE DR, rear west portion of the property approx. 700 ft. from US Hwy 290 W (ABS 538 SUR 619 MASTON P ACR 30.98)	DR	SF-1-NP
5	315296	8060 W US HIGHWAY 290 (ABS 788 SUR 62 WILLIAMS J ACR 2.27)	I-RR	LO-NP
7	315280	W U S HY 290 (ABS 788 SUR 62 WILLIAMS J ACR 1.763)	DR	GR-CO-NP
	315281	W U S HY 290 (ABS 788 SUR 62 WILLIAMS J ACR 4.997)	DR	GR-CO-NP
8	315132	7009 CONVICT HILL RD (LOT 1 * LESS N 2.193AC BLK 5 OAK HILL HEIGHTS SEC 5)	RR	LO-NP
9	311870	7201 BREEZY PASS CV (LOT 6 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	311867	7207 BREEZY PASS CV (LOT 3 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	311878	7209 BREEZY PASS CV (LOT 2 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	311869	7203 BREEZY PASS CV (UNNUMBERED LT BETWEEN LT 4&6 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP

Appendix L — Approved Plan Ordinances

Tract #	TCAD Property ID #	PROPERTY ADDRESS & TCAD LEGAL DESCRIPTION	From	To
9	311873	7204 BREEZY PASS CV (LOT 9 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	311868	7205 BREEZY PASS CV (LOT 4 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	311871	7200 BREEZY PASS CV (LOT 7 BLK 3 * LESS .186AC OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	311874	7206 BREEZY PASS CV (LOT 10 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	311875	7208 BREEZY PASS CV (LOT 11 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	311879	7210 BREEZY PASS CV (LOT 12 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	311872	7202 BREEZY PASS CV (LOT 8 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	315046	7211 BREEZY PASS CV (LOT 1 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	315130	6806 BREEZY PASS CV (LOT 13 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
10	311860	6701 WOLFCREEK PASS (LOT 6 BLK A WEDGEWOOD SEC 1)	DR	SF-2-NP
11	311754	W U S HY 290 (ABS 28 SUR 90 ANDERSON T ACR 3.562)	DR	SF-1-NP
12	510978	8015 DARK VALLEY CV UNIT 21 (ABS 788 SUR 62 WILLIAMS J ACR 5.119)	I-RR	SF-1-CO-NP
	510977	8511 F M RD 1826 (ABS 788 SUR 62 WILLIAMS J ACR 4.255)	I-RR	SF-1-CO-NP
	510962	TWILIGHT TERRACE DR (ABS 788 SUR 62 WILLIAMS J ACR 10.0 (1-D-1W))	I-RR	SF-1-CO-NP
	510963	TWILIGHT TERRACE DR (ABS 788 SUR 62 WILLIAMS J ACR 8.0 (1-D-1W))	I-RR	SF-1-CO-NP
14	464693	6804 OLD BEE CAVES RD (ABS 28 SUR 90 ANDERSON T ACR 8.939)	I-RR (northeast portion of the tract)	LR-CO-NP
15	311852	7132 W STATE HY 71 (ABS 28 SUR 90 ANDERSON T ACR .689)	SF-2	LR-CO-NP
16	308762	7216 W STATE HY 71 (LOT 2 FIRST PROPERTY REALTY SUBD)	SF-2	LR-CO-NP
17	308781	7601 W STATE HY 71 (LOT 2-A * RESUB OF LOT 2 LARSON OAKS)	RR	LR-CO-NP
	308780	W STATE HY 71 (LOT 1 LARSON OAKS LESS .052 ACR INTO ROW)	RR	LR-CO-NP
18	306454	7928 W STATE HY 71 (LOT 1 Y SUBD SEC 4 THE)	I-SF-2	LR-CO-NP

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Tract #	TCAD Property ID #	PROPERTY ADDRESS & TCAD LEGAL DESCRIPTION	From	To
19	306464	8123 W STATE HY 71 (LOT 2 BLK A VALLEY VIEW ACRES SEC 1)	SF-1	LO-NP
	306465	8101 W STATE HY 71 (LOT 1 BLK A VALLEY VIEW ACRES SEC 1)	SF-1	LO-NP
	306462	8131 W STATE HY 71 (LOT 4 BLK A VALLEY VIEW ACRES SEC 1)	I-RR	LO-NP
	306463	8125 W STATE HY 71 (LOT 3 BLK A VALLEY VIEW ACRES SEC 1)	I-RR	LO-NP
20	306415	W STATE HY 71(306415 - ABS 671 SUR 803 ROCK T & VARIOUS SURVEYS ACR 21.77)	DR	MH-NP
21	103834	TRAVIS COOK RD (ABS 448 SUR 74 JOHNSON R M ACR 4.532)	DR	GR-NP
	103832	TRAVIS COOK RD (TRT A GARTNER MARY BETH ADDN THE)	DR	GR-NP
	103831	5415 TRAVIS COOK RD (ABS 448 SUR 74 JOHNSON R M ACR 4.77)	DR	GR-NP
22	103036	6409 THOMAS SPRINGS RD (ACR .552 * OF MCCORMICK ADDN)	I-SF-2	SF-2-NP
	103042	THOMAS SPRINGS RD (ACR .464 * OF MCCORMICK ADDN ABS 588 SUR 600 * .24AC NEPGIN A ACR .704 * TOTAL)	I-SF-2	SF-2-NP

PART 3. The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the NP:

- A. Front or side yard parking restrictions apply as set forth in Section 25-2-1406 and Section 12-5-29 of the Code.
- B. Mobile food establishment requirements apply as set forth in Section 25-2-1406 and Section 25-2-812 (N) of the Code.

Appendix L — Approved Plan Ordinances

PART 4. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. The following uses are prohibited uses within the Critical Water Quality Zone, the Water Quality Transition Zone, and the Critical Environmental Feature buffer or the 100-year floodplain portions of Tracts 14, 15, 16, 17, and 18:

Custom manufacturing	Service station
----------------------	-----------------

- B. The following uses are prohibited uses of Tract 7:

Automotive repair services	Automotive rentals
Automotive sales	Automotive washing (of any type)
Bail bond services	Commercial off-street parking
Outdoor sports and recreation	Service station
Indoor sports and recreation	Exterminating services
Indoor entertainment	Outdoor entertainment
Pawn shop services	Drop-off recycling collection facility
Pet services	Theater

- C. The following applies to Tract 12.

- 1) The minimum lot size is one-half acre.
- 2) Vehicular access from Tract 12 to Hot Springs Drive/Rotan Drive shall be by way of a 30-foot wide easement located on the north side of Lot 10, Block B, Amended Plat of Shadowridge Crossing Section 9, and is limited to one single family residential use and its accessory uses.

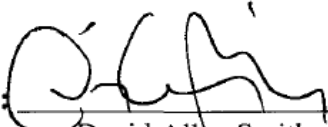
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts, and other applicable requirements of the City Code.

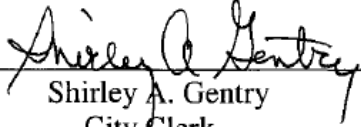
Appendix L — Approved Plan Ordinances

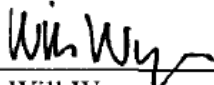
PART 5. This ordinance takes effect on December 22, 2008.

PASSED AND APPROVED

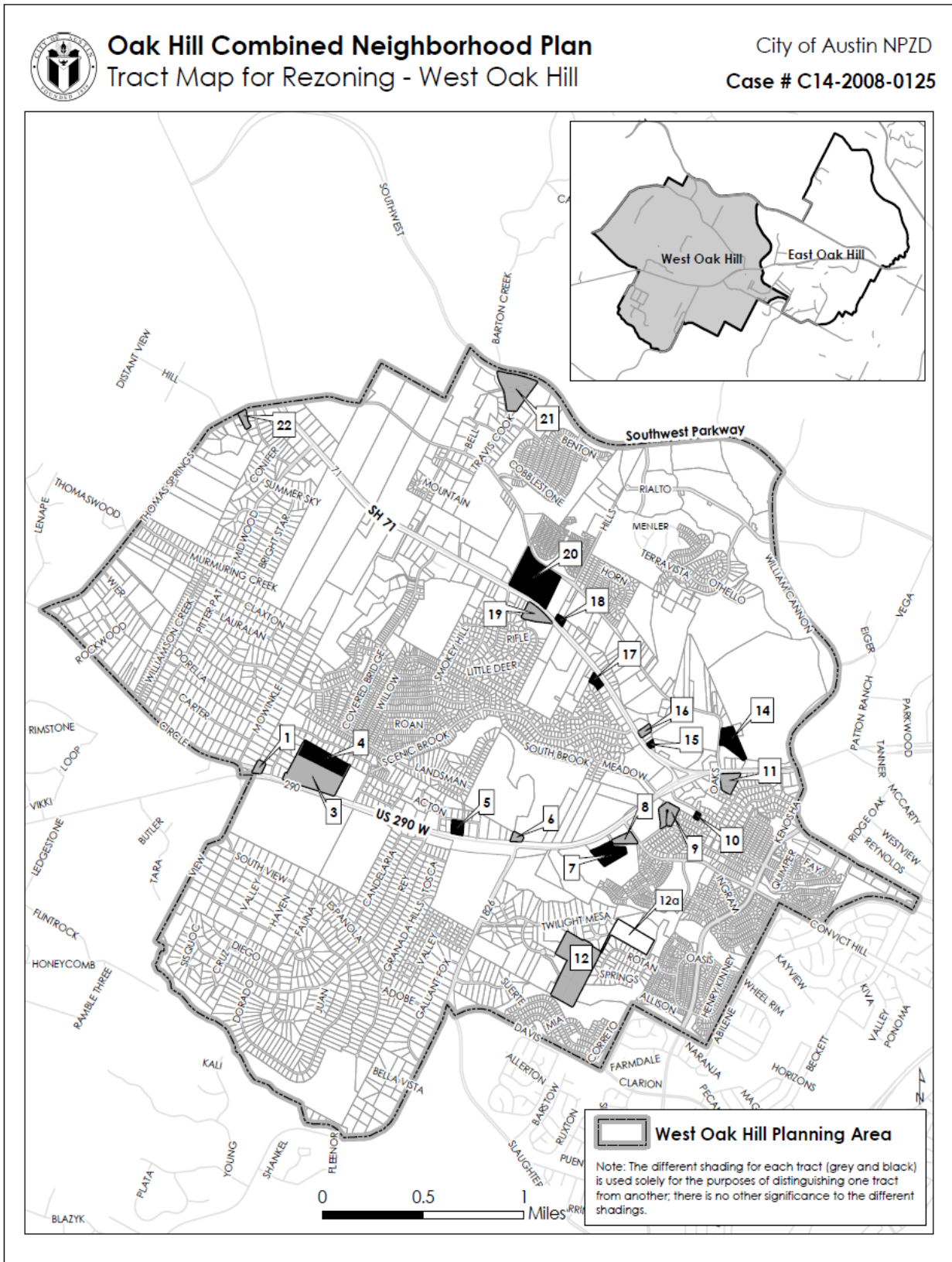
December 11, 2008 §
 §
 §

APPROVED:  David Allan Smith
 City Attorney

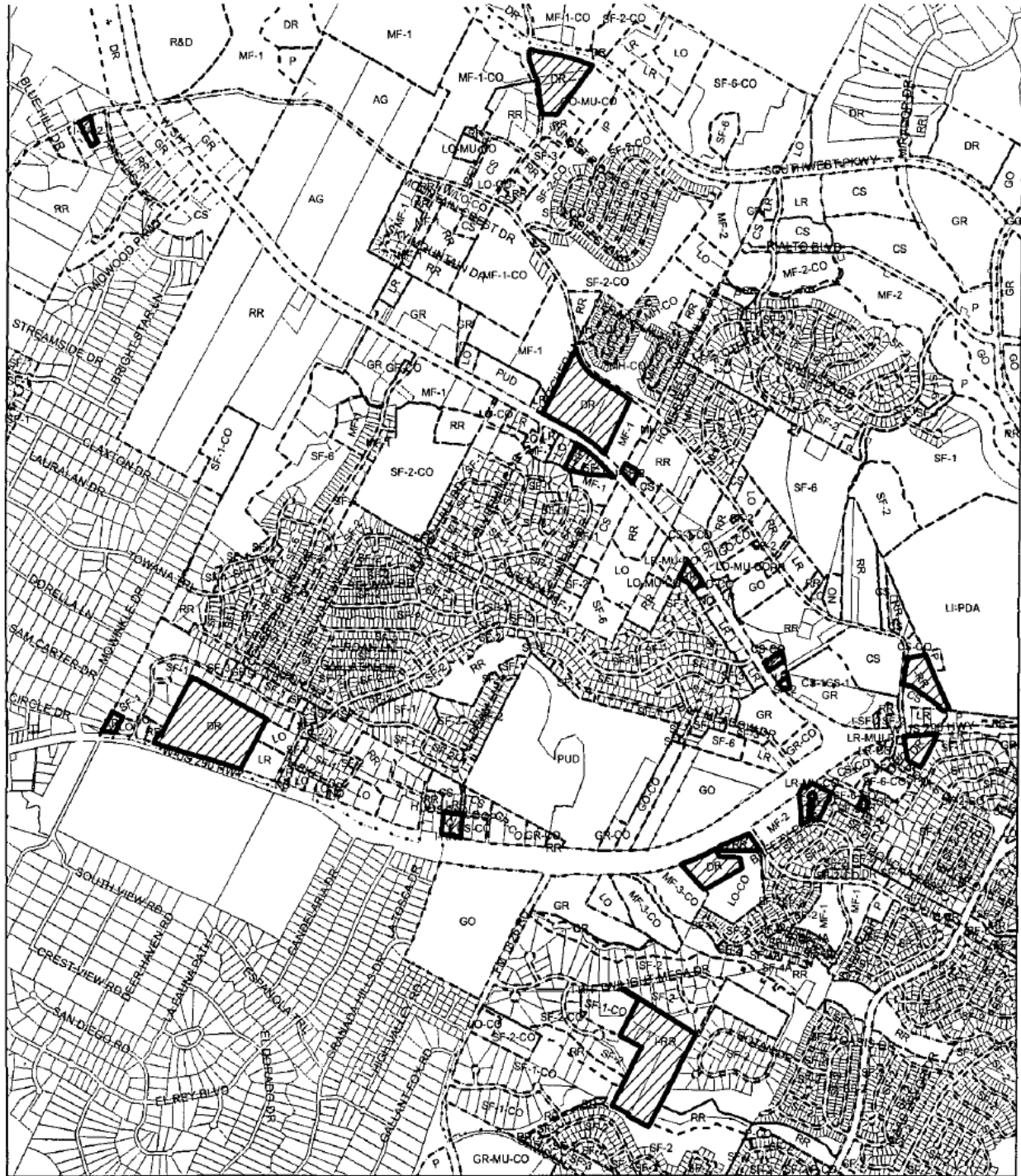
ATTEST:  Shirley A. Gentry
 City Clerk


Will Wynn
Mayor




Appendix L — Approved Plan Ordinances



Appendix L — Approved Plan Ordinances



1" = 1900'

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

OPERATOR: S. MEEKS

ZONING *EXHIBIT B pg 1 of 2*
 ZONING CASE#: C14-2008-0125
 ADDRESS: OAK HILL COMBINED NEIGHBORHOOD PLAN (WEST)
 SUBJECT AREA: 0.000 ACRES
 GRID: A19, A21, B18-21 & C19
 MANAGER: G. MONTES



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Appendix L — Approved Plan Ordinances



- N
- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE

1" = 3100'

OPERATOR: S. MEEKS

ZONING EXHIBIT B pg 2 of 2
 ZONING CASE#: C14-2008-0125
 ADDRESS: OAK HILL COMBINED NEIGHBORHOOD PLAN (WEST)
 SUBJECT AREA: 6155 ACRES
 GRID: A17-21, B17-21 & C18-21
 MANAGER: W. RHOADES

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



ORDINANCE NO. 20081211-098

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 4,968 ACRES OF LAND GENERALLY KNOWN AS THE EAST OAK HILL NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 52 TRACTS OF LAND.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district within the property, and to change the base zoning districts on 52 tracts of land within the property (the "Property") described in Zoning Case No. C14-2008-0129, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 4,968 acres of land in the City of Austin, Travis County, Texas, more particularly described and identified in the attached Exhibit "A" (*the Tract Map*);

generally known as the East Oak Hill neighborhood plan combining district, locally known as the area bounded by Southwest Parkway on the north, the Barton Creek greenbelt on the northeast, Convict Hill Road and Loop 1 on the south, and West William Cannon Drive and Beckett Road on the west, in the City of Austin, Travis County, Texas, and identified in the map attached as Exhibit "B" (*the Zoning Map*).

Except as provided in this ordinance, the existing base zoning districts and conditions remain in effect.

PART 2. The base zoning districts for the 52 tracts of land are changed from interim rural residence (I-RR) district, development reserve (DR) district, interim single family residence standard lot (I-SF-2) district, single family residence standard lot (SF-2) district, and interim general office-conditional overlay (I-GO-CO) combining district, to interim rural residence-neighborhood plan (RR-NP) combining district, single family residence large lot-neighborhood plan (SF-1-NP) combining district, single family residence standard lot-neighborhood plan (SF-2-NP) combining district, family residence-neighborhood plan (SF-3-NP) combining district, townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district, multifamily residence limited density-neighborhood plan (MF-1-NP) combining district, limited office-neighborhood plan (LO-NP) combining

Appendix L — Approved Plan Ordinances

district, general office-conditional overlay-neighborhood plan (GO-CO-NP) combining district, neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district, community commercial-neighborhood plan (GR-NP) combining district, community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district, community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district, general commercial services-conditional overlay- neighborhood plan (CS-CO-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, and public-neighborhood plan (P-NP) combining district, as more particularly described and identified in the chart below:

Tract #	TCAD Property ID #	PROPERTY ADDRESS & TCAD LEGAL DESCRIPTION	From	To
201	311684	6539 W U S HY 290 (.781 AC OF LOT 3 BECKETT G K ESTATE)	SF-2	GR-CO-NP
202	311495	6145 OLD FREDERICKSBRG RD (ABS 2 SUR 17 ANDERSON T ACR .73)	DR	LO-NP
	311494	6133 W U S HY 290 (ABS 2 SUR 17 ANDERSON T ACR .042)	DR	LO-NP
203	311506	6038 OLD FREDERICKSBRG RD (ABS 2 SUR 17 ANDERSON T ACR 1.703)	DR	P-NP
	311507	OLD FREDERICKSBRG RD (LOT 1 LEMENS SUBD ABS 2 SUR 17 ANDERSON T ACR 1.616 *1.994AC TOTAL)	DR	P-NP
204	372109	5243 W U S HY 290 (ABS 2 SUR 17 ANDERSON T ACR 11.01)	DR	GR-MU-NP
	372108	5251 W U S HY 290 (ABS 2 SUR 17 ANDERSON T ACR 2.965)	DR	GR-MU-NP
	372107	5303 W U S HY 290 (ABS 2 SUR 17 ANDERSON T ACR 2.585)	DR	GR-MU-NP
205	308542	5100 ROADRUNNER LN (.104A APPROX OF LOT 3 * & .288A APPROX OF LOT 4 * & ALL OF LOT 5-15 CHAPARRAL VILLAGE)	SF-2	CS-CO-MU-NP
206	359396	5208 W U S HY 290 (5206 & 5206 1/2) (IMPS ONLY ON LOT A OSWALD SUBD)	SF-2	CS-CO-NP
	308545	5208 W U S HY 290 (LOT A OSWALD SUBD)	SF-2	CS-CO-NP
207	308554	BOSTON LN (ABS 769 SUR 4 TRAMMELL J ACR 2.0)	DR	RR-NP
208	308551	5256 W U S HY 290 (LOT 1 KING SIZE STORAGE ADDN)	DR	CS-CO-NP

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Tract #	TCAD Property ID #	PROPERTY ADDRESS & TCAD LEGAL DESCRIPTION	From	To
208a	308550	5258 W U S HY 290 (LOT 2 KING SIZE STORAGE ADDN)	DR	CS-CO-NP
209	310512	5340 W U S HY 290 (ABS 2 SUR 17 ANDERSON T ACR 5.34)	DR	GR-NP
209a	310501	5350 W U S HY 290 (E25FT OF LOT 1 BUAAS & GAGE SUBD ABS 2 SUR 17 ACR 1.003 ANDERSON T)	DR	GR-NP
210	310518	5341 INDUSTRIAL OAKS BLVD (LOT 1-C * RESUB OF LOT 1-A BLK A OAK HILL INDUSTRIAL PARK SEC 2)	DR	GR-NP
	310514	5424 W U S HY 290 (LOT 1-B * RESUB OF LOT 1A BLK A * LESS S .038AC OAK HILL INDUSTRIAL PARK SEC 2)	DR	GR-NP
211	553377	W U S HY 290 (ABS 2 SUR 17 ANDERSON T ACR 5.3150)	DR	GR-CO-NP
	553376	5526 W US HY 290 (ABS 2 SUR 17 ANDERSON T ACR 14.441)	DR	GR-CO-NP
211	557565, 557566, 557567, 557568, 557569, 557571	5526 W U S HY 290 (IMPS ONLY ON ABS 2 SUR 17 ANDERSON T ACR 14.441)	DR	GR-CO-NP
	553380	W U S HY 290 (LOT 10-A *LESS S103FT AV OAK ACRES RESUB)	SF-2	GR-CO-NP
	553379	W U S HY 290 (T 10-B *LESS S99FT AV OAK ACRES RESUB)	SF-2	GR-CO-NP
	553381	W U S HY 290 (LOT 14-16 *LESS S96.93FT OAK ACRES)	SF-2	GR-CO-NP
	553381	5716 W U S HY 290 (LOT 14-16 *LESS S96.93FT OAK ACRES)	SF-2	GR-CO-NP
212	308732	5838 W U S HY 290 (LOT 1 INTERFIRST SUBD)	DR	GR-CO-NP
	308701	5910 W U S HY 290 (LOT 1 * LESS .067AC MCCROCKLIN SUBD)	DR	GR-CO-NP
213	308587	5612 S OAK BLVD (LOT 27 OAK ACRES)	DR	SF-3-NP
	308588	5608 S OAK BLVD (LOT 26 OAK ACRES)	DR	SF-3-NP
214	308724	5634 W OAK BLVD (LOT 33B OAK ACRES RESUB)	DR	SF-2-NP
	308727	5624 W OAK BLVD (LOT 30 OAK ACRES)	DR	SF-2-NP
	308725	5632 W OAK BLVD (LOT 32 OAK ACRES)	DR	SF-2-NP
	308726	5626 W OAK BLVD (LOT 31 OAK ACRES)	DR	SF-2-NP

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Tract #	TCAD Property ID #	PROPERTY ADDRESS & TCAD LEGAL DESCRIPTION	From	To
215	308666	6204 OAKCLAIRE DR (LOT 1A * 1ST RESUB OF LOT 1 OAK PARK SUBD SEC 4)	DR	GR-NP
	308667	6218 OAKCLAIRE DR (LOT 1B * 1ST RESUB OF LOT 1 OAK PARK SUBD SEC 4)	DR	GR-NP
216	308624 and 359407	6154 W U S HY 290 (308624:LOT 3 OAK PARK SUBD SEC 4; 359407: IMPROVEMENT ONLY ON LOT 3 OAK PARK SUBD SEC 4)	DR	GR-CO-NP
217	308626	6214 W U S HY 290 (LOT A OAK PARK SUBD SEC 5)	DR	GR-CO-NP
218	308743	PATTON RANCH RD (LOT 16-18 BLK 1 OAK HILL TOWN OF ABS 2 SUR 17 ANDERSON T ACR 2.331 TOTAL 13.734A)	DR	P-NP
219	310576	5613 PATTON RANCH RD (ABS 2 SUR 17 ANDERSON T ACR 1.00 (HOMESTEAD)) ACREAGE SHOWN ON TCAD PLAT MAP: 30.00 AC, 14.43 AC, 5.00 AC, 6.68 AC)	DR	MF-1-NP
220	310577	PATTON RANCH RD (ABS 2 SUR 17 ANDERSON T ACR 90.64 (1-D-1)), SUBTRACT 56.11 AC	DR	LR-MU-NP
222	508879	SOUTHWEST PKWY (ABS 769 SUR 4 TRAMMELL J ACR 2.495)	DR	P-NP
	310584	SOUTHWEST PKWY (ABS 769 SUR 4 TRAMMELL J ACR 10.552)	DR	P-NP
223	473401	4351 FOSTER RANCH RD (LOT 29 BLK B LESS 14.050AC REGENTS SEC 1 (1-D-1W))	I-GO-CO	GO-CO-NP
	494781	4351 FOSTER RANCH RD (14.050AC OF LOT 29 BLK B REGENTS SEC 1)	I-GO-CO	GO-CO-NP
224	473409	FOSTER RANCH RD (ABS 803 SUR 69 WALLACE W S ACR 18.524 (1-D-1W))	I-RR	GO-CO-NP
225	494802	TRAVIS COUNTRY CIR (LOT 33 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494801	6001 CERVINUS RUN (LOT 13 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494799	6021 CERVINUS RUN (LOT 15 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494849	4009 VIVAS LN (LOT 21 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494800	CERVINUS RUN (LOT 14 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494840	4000 VIVAS LN (LOT 30 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494850	3505 TRAVIS COUNTRY CIR (LOT 20 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP

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Tract #	TCAD Property ID #	PROPERTY ADDRESS & TCAD LEGAL DESCRIPTION	From	To
	494845	4029 VIVAS LN (LOT 25 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494839	6017 PIRUN CT (LOT 31 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494796	6012 CERVINUS RUN (LOT 18 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494842	4020 VIVAS LN (LOT 28 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494841	4008 VIVAS LN (LOT 29 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494843	4028 VIVAS LN (LOT 27 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494798	6025 CERVINUS RUN (LOT 16 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494838	6021 PIRUN CT (LOT 32 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494851	6008 CERVINUS RUN (LOT 19 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494797	6020 CERVINUS RUN (LOT 17 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494844	4032 VIVAS LN (LOT 26 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
226	494836	5909 PIRUN CT (LOT 2 BLK C * LESS .093AC REGENTS SEC 2 AMENDED)	I-RR	SF-1-NP
	494837	6020 PIRUN CT (LOT 1 BLK C REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494834	3601 TRAVIS COUNTRY CIR (LOT 4 BLK C * LESS .137A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494835	3601 TRAVIS COUNTRY CIR (LOT 3 BLK C REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
227	494860	3604 TRAVIS COUNTRY CIR (LOT 13 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494859	3600 TRAVIS COUNTRY CIR (T 12 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
228	494852	3500 TRAVIS COUNTRY CIR (LOT 10 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494853	3504 TRAVIS COUNTRY CIR (LOT 11 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
229	494787	3420 TRAVIS COUNTRY CIR (LOT 9 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494786	3416 TRAVIS COUNTRY CIR (LOT 8 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP

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Tract #	TCAD Property ID #	PROPERTY ADDRESS & TCAD LEGAL DESCRIPTION	From	To
	494785	3412 TRAVIS COUNTRY CIR (LOT 6 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494784	3408 TRAVIS COUNTRY CIR (LOT 7 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
230	494777	3816 TRAVIS COUNTRY CIR (LOT 19 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494778	3820 TRAVIS COUNTRY CIR (LOT 20 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
231	494830	3804 TRAVIS COUNTRY CIR (LOT 18 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
232	494828	TRAVIS COUNTRY CIR (T 16 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494829	3708 TRAVIS COUNTRY CIR (LOT 17 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
233	494862	3620 TRAVIS COUNTRY CIR (LOT 15 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
234	494856	5901 QUERNUS CV (LOT 3 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494857	5900 QUERNUS CV (LOT 4 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494858	5904 QUERNUS CV (T 5 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494855	5905 QUERNUS CV (T 2 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494854	5909 QUERNUS CV (T 1 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
235	494780	5812 VIA DR (LOT 22 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494779	5808 VIA DR (LOT 21 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
236	494788	5820 VIA DR (LOT 23 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494789	5824 VIA DR (LOT 24 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
237	494770	5821 VIA DR (T 26 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494790	5825 VIA DR (LOT 25 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
238	494772	5809 VIA DR (LOT 28 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP

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Tract #	TCAD Property ID #	PROPERTY ADDRESS & TCAD LEGAL DESCRIPTION	From	To
	494771	5813 VIA DR (T 27 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
239	494773	TRAVIS COUNTRY CIR (T 7 BLK D REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494775	TRAVIS COUNTRY CIR (LOT 5 BLK D REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494832	3801 TRAVIS COUNTRY CIR (LOT 2 BLK D REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494833	3713 TRAVIS COUNTRY CIR (T 1 BLK D REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494776	3809 TRAVIS COUNTRY CIR (LOT 4 BLK D REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494831	TRAVIS COUNTRY CIR (LOT 3 BLK D REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494774	3901 TRAVIS COUNTRY CIR (LOT 6 BLK D REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
240	304565	4806 TRAIL WEST DR (LOT 60 BLK 6 TRAILWOOD VILLAGE TWO AT TRAVIS COUNTRY)	DR	P-NP
241	304340 thru 304383	4404 TRAVIS COUNTRY CIR (THE WOODS OF TRAVIS COUNTRY CONDOMINIUMS AMENDED)	DR	SF-6-NP
242	306244	CANYONWOOD DR (LOT 21 BLK 8 TRAILWOOD VILLAGE ONE AT TRAVIS COUNTRY)	DR	SF-2-NP
243	306259	TRAIL WEST DR (LOT 22 BLK 8 TRAILWOOD VILLAGE ONE AT TRAVIS COUNTRY)	DR	RR-NP
244	532023	6804 ROBERT DIXON DR (T 2 BLK A WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	532022	6800 ROBERT DIXON DR (LOT 1 BLK A WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	532025	6904 ROBERT DIXON DR (LOT 4 BLK A WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	532024	6900 ROBERT DIXON DR (LOT 3 BLK A WESTERN OAKS III-C)	I-SF-2	SF-2-NP
245	532047	5113 JACOBS CREEK CT (LOT 11 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	532055	5116 JACOBS CREEK CT (LOT 3 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	532049	5105 JACOBS CREEK CT (LOT 9 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	532056	5120 JACOBS CREEK CT (LOT 2 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	532048	5109 JACOBS CREEK CT (LOT 10 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP

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Tract #	TCAD Property ID #	PROPERTY ADDRESS & TCAD LEGAL DESCRIPTION	From	To
	532044	5125 JACOBS CREEK CT (LOT 14 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	532052	5104 JACOBS CREEK CT (LOT 6 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	532051	5100 JACOBS CREEK CT (LOT 7 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	532054	5112 JACOBS CREEK CT (T 4 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	532053	5108 JACOBS CREEK CT (LOT 5 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	532045	5121 JACOBS CREEK CT (LOT 13 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	532057	5124 JACOBS CREEK CT (LOT 1 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	532050	5101 JACOBS CREEK CT (LOT 8 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	532046	5117 JACOBS CREEK CT (LOT 12 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
246	553392	OAK BLVD (ABS 2 SUR 17 ANDERSON T ACR 2.06)	DR	SF-2-NP
247	308600	W 5623 U S HY 290 (LOT 1 * LESS .178AC ROSSEN & RAINWATER)	SF-2	GR-NP
248	372103	W U S HY 290 (ABS 2 SUR 17 ANDERSON T ACR .046)	DR	GR-NP
249	311562	OLD FREDERICKSBRG RD (LOT 1-10 * & LOT 12-16 BLK A LOT 1-12 BLK B ALEXANDER OAKS)	SF-2	SF-3-NP
250	311562	OLD FREDERICKSBRG RD (LOT 1-10 * & LOT 12-16 BLK A LOT 1-12 BLK B ALEXANDER OAKS)	SF-2	SF-3-NP
251	311562	OLD FREDERICKSBRG RD (LOT 1-10 * & LOT 12-16 BLK A LOT 1-12 BLK B ALEXANDER OAKS)	SF-2	SF-3-NP

PART 3. The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the NP:

- A. Front or side yard parking restrictions apply as set forth in Section 25-2-1406 and Section 12-5-29 of the Code.

Appendix L — Approved Plan Ordinances

- B. Mobile food establishment requirements apply as set forth in Section 25-2-1406 and Section 25-2-812 (N) of the Code.

PART 4. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. The following uses are prohibited uses within the Critical Water Quality Zone, the Water Quality Transition Zone, and the Critical Environmental Feature buffer or the 100-year floodplain portions of Tracts 201, 211, 212, 216, and 217:

Automotive repair services	Custom manufacturing
Exterminating services	Service station

- B. The following uses are prohibited uses of Tracts 205, 206, 208, and 208a:

Laundry services	Maintenance and service facilities
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- C. The following applies to Tract 223:

- 1) The use of the property is limited to private educational facilities and all constitutionally protected uses.
- 2) A 100-foot building setback is required from the south property line of Lot 29, Block B, Regents Subdivision (“Lot 29”) for all new structures.
- 3) No permanent bleachers are allowed with the 100-foot setback from the south property line of Lot 29.
- 4) No temporary bleachers are allowed within 50-feet of the south property line of Lot 29.

- D. The following applies to Tract 224:

The use of the property is limited to private educational facilities and all constitutionally protected uses.

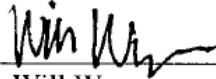
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts, and other applicable requirements of the City Code.

Appendix L — Approved Plan Ordinances

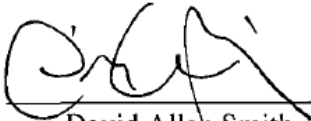
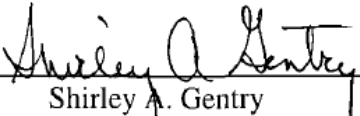
PART 5. This ordinance takes effect on December 22, 2008.

PASSED AND APPROVED

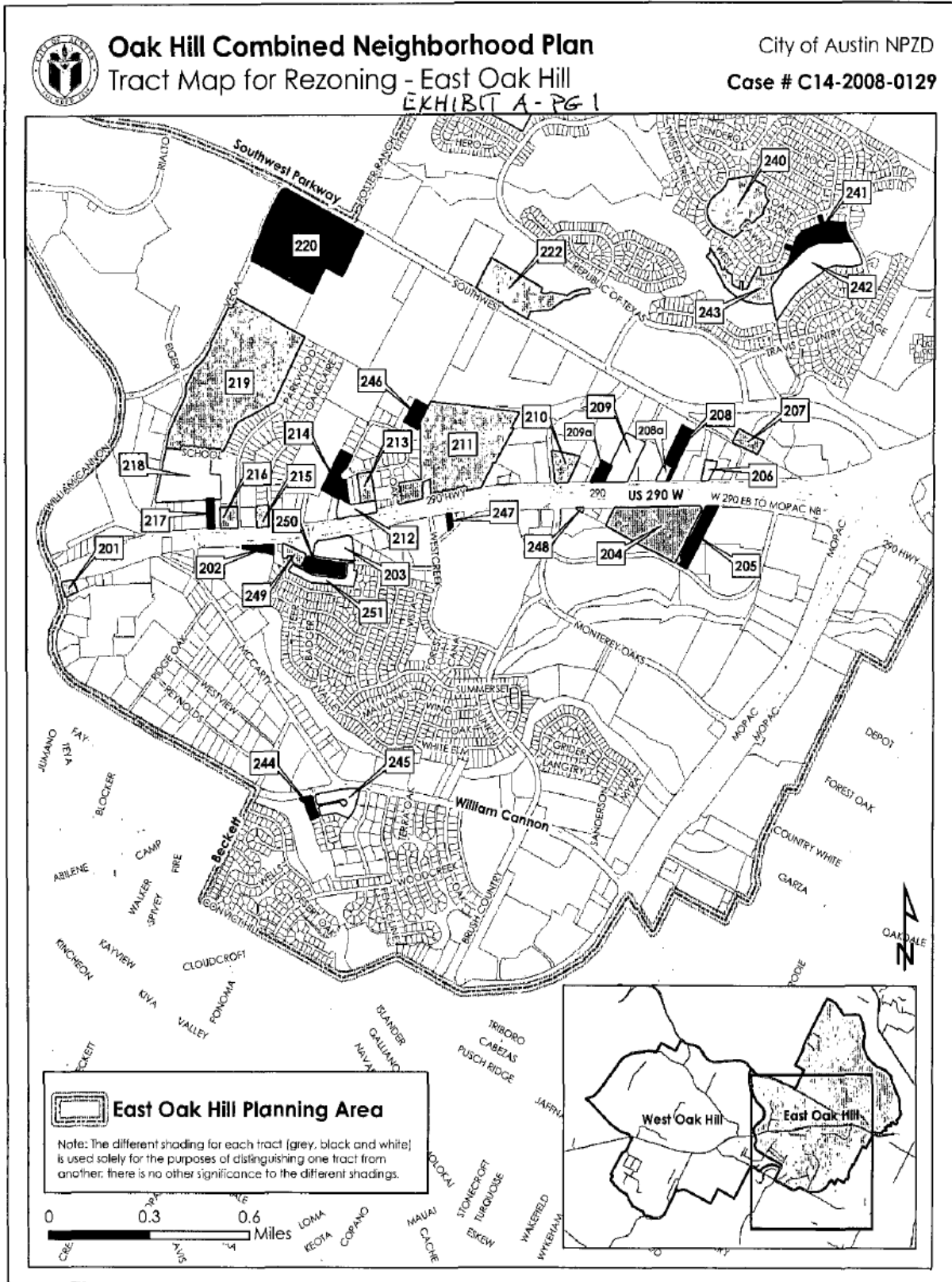
December 11, 2008 §
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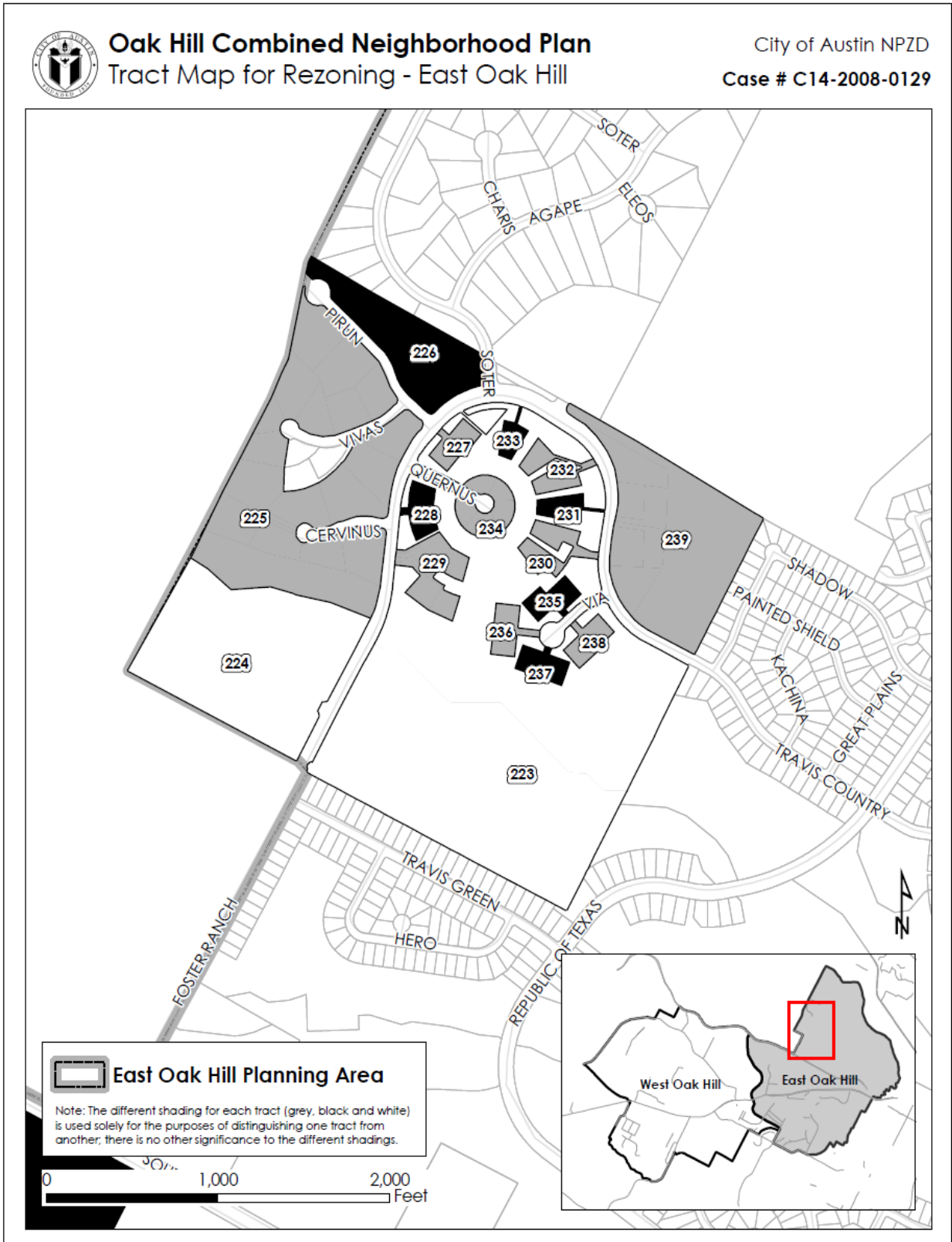
Will Wynn
Mayor

APPROVED:  _____ **ATTEST:** 
David Allan Smith Shirley A. Gentry
City Attorney City Clerk

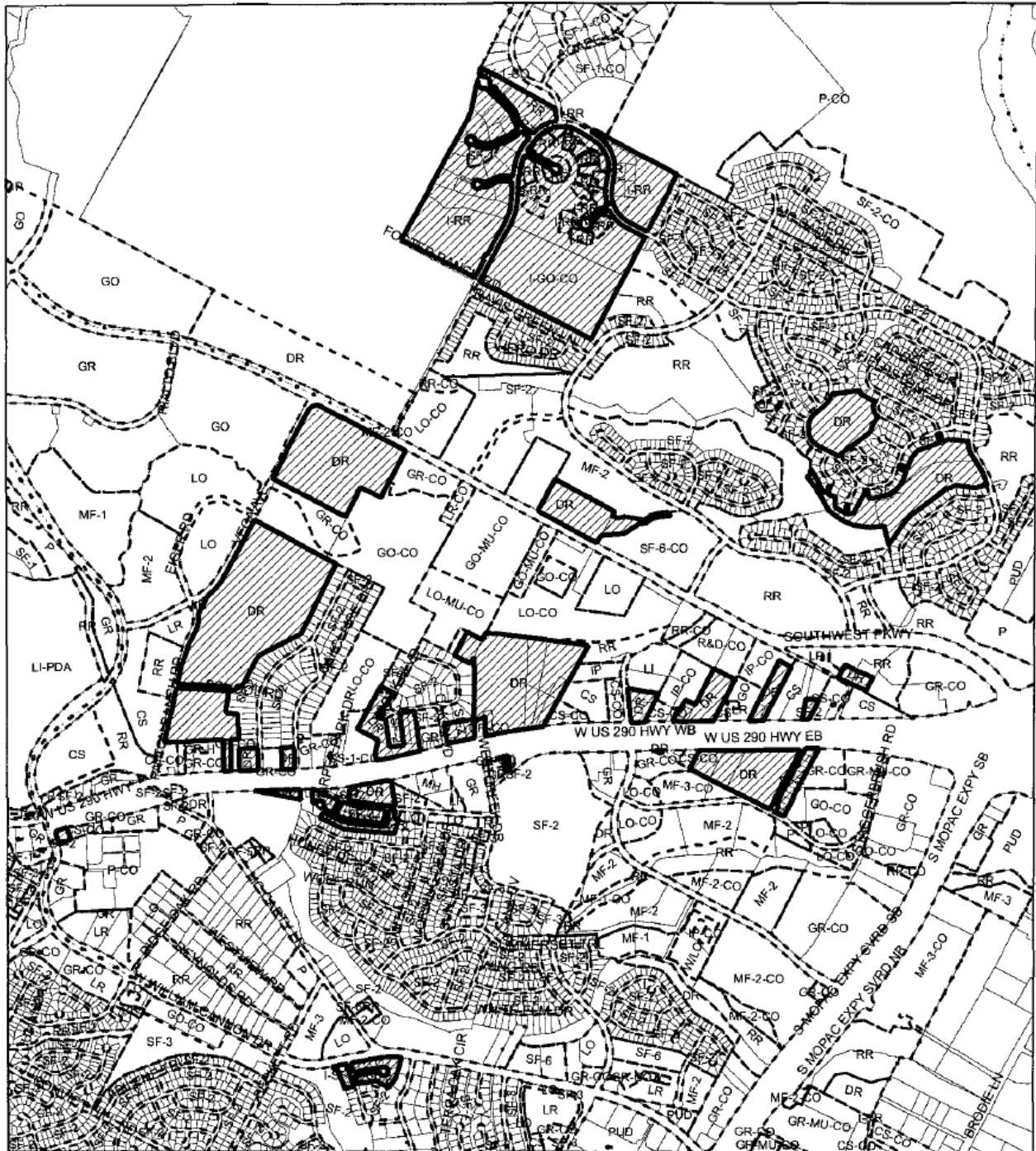
Appendix L — Approved Plan Ordinances



Appendix L — Approved Plan Ordinances






Appendix L — Approved Plan Ordinances



ZONING EXHIBIT B pg 1 of 2



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

OPERATOR: S. MEEKS

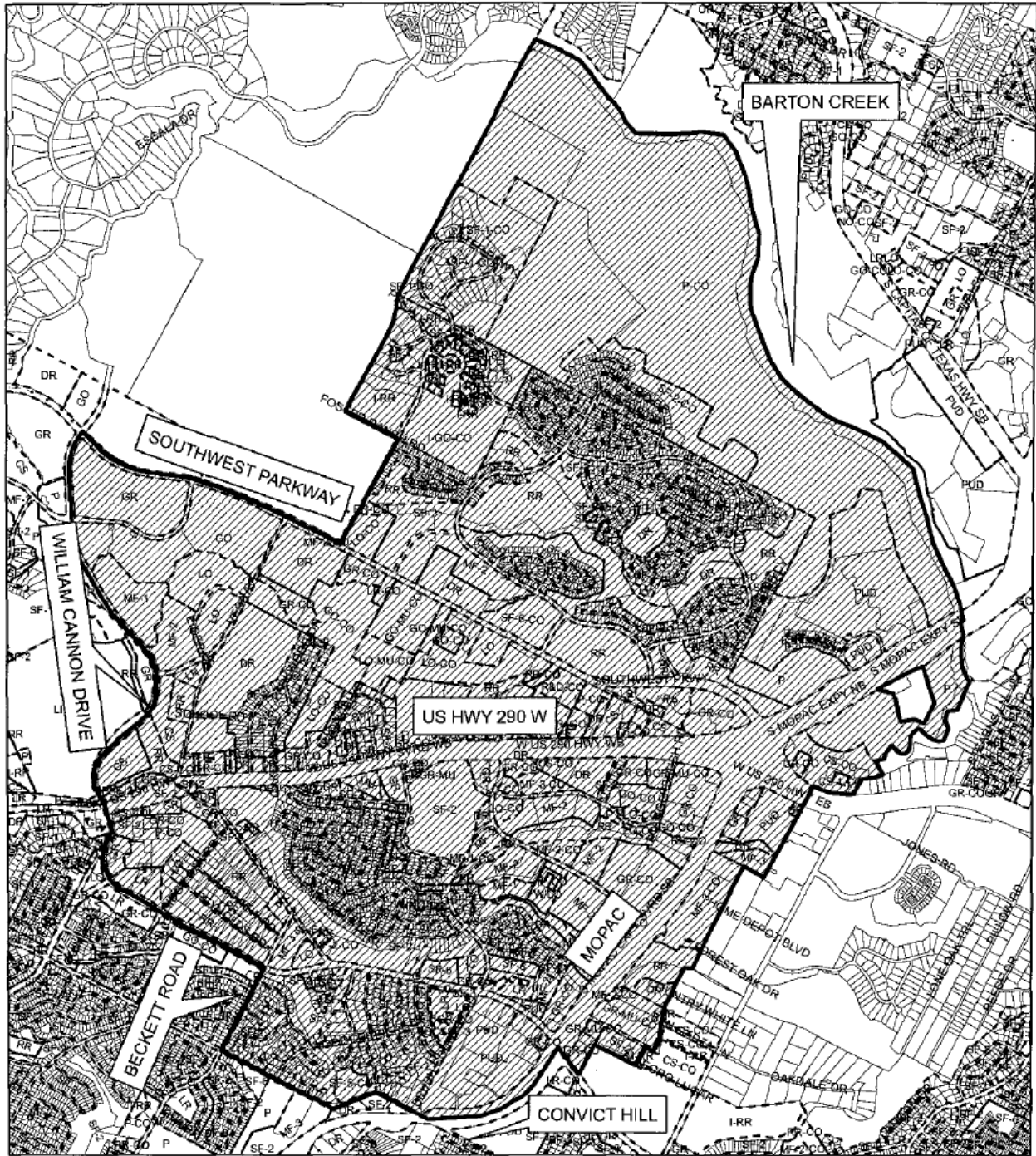
ZONING CASE#: C14-2008-0129
 ADDRESS: OAK HILL COMBINED NEIGHBORHOOD PLAN (EAST)
 SUBJECT AREA: 0.000 ACRES
 GRID: C19-20, D18-21 & E19-20
 MANAGER: G. MONTES





1" = 1700'


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 **SUBJECT TRACT**

 **ZONING BOUNDARY**

 **PENDING CASE**

OPERATOR: S. MEEKS

ZONING EXHIBIT B 792 of 2
ZONING CASE#: C14-2008-0129
ADDRESS: OAK HILL COMBINED NEIGHBORHOOD PLAN (EAST)
SUBJECT AREA: 4968.1 ACRES
GRID: C19-21, D18-22 & E18-22
MANAGER: W. RHOADES



1" = 2500'
 This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.