

<u>C6</u>

MEMORANDUM

TO: Dave Sullivan, Chair

Members of the Planning Commission

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

DATE: November 3, 2010

RE: Heritage Hills/Windsor Hills Combined Neighborhood Plan

Case Nos. NP-2010-0028, C14-2010-0160 and C14-2010-0161

Description of Backup Information

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

- The Heritage Hills/Windsor Hills Combined Neighborhood Plan, NP-2010-0028
- List of public meetings conducted during the HHWHCNPA planning process
- Neighborhood Housing and Community Development Department's Affordability Impact Statement
- Future Land Use Map
- Back-up for Case # C14-2010-0160, the Heritage Hills Neighborhood Plan Combining District Rezonings
- Back-up for Case # C14-2010-0161, the Windsor Hills Neighborhood Plan Combining District Rezonings
- Council Action on Bicycle Master Plan, including language on the proposed North Acres Bike/Pedestrian Bridge
- The Heritage Hills/Windsor Hills Combined Neighborhood Plan Outreach Data

HHWHCNPA Planning Process

The Heritage Hills/Windsor Hills Combined Neighborhood Plan was initiated by Council resolution (#20061214-014) in December 2006. The kickoff meeting was held on May 22, 2008. Since that first meeting, the Planning and Development Review Department (PDRD) staff worked with community members to conduct 33 public meetings over 29 months. These meetings addressed planning issue areas such as: community life (crime

and code enforcement issues, community engagement, and community health), parks, trees and the environment, transportation and infrastructure, and land use and zoning along major corridors in the planning area. Notes and presentation information from these public meetings were posted on the Heritage Hills/Windsor Hills Combined Neighborhood Planning Area's (HHWHCNPA) website, and the information gathered from these meetings became the foundation for the recommendations in the HHWHCNPA plan. Throughout the land use and zoning workshops, PDRD staff worked with neighborhood stakeholders to formulate the zoning recommendations for specific sites in the HHWHCNPA. At the September 15, 2010, Final Open House, staff presented the final draft of the neighborhood plan, a draft Future Land Use Map (FLUM), and the zoning recommendations that had been formulated as part of the two and one-half year planning process in the HHWHCNPA. Below is a timeline of important dates in the planning process:

- May 22, 2008: Kick-off Meeting
- August 2008 to June 2009: Topic Meetings (e.g., community life, parks, trees, transportation and infrastructure, neighborhood character issues, etc.)
- July 25, 2009: Mid-Process Open House
 - o Presentation of draft plan chapters
- September 2009 to August 2010: Land Use and Zoning Workshops
- September 15, 2010: Final Open House
 - o Presentation of final draft plan, FLUM, and zoning recommendations

Plan Summary

Community Life

The Community Life chapter addresses issues that affect the daily lives of those living, working, or visiting the HHWHCNPA. Crime and code enforcement issues were the primary concern of area stakeholders throughout the planning process and many of the plan's recommendations focus on addressing their concerns. Other topics covered by this chapter include improving community health and motivating residents and business owners to take a more active role in improving the quality of life in their community by participating in a variety of neighborhood initiatives.

Parks, Trees and the Environment

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

Transportation and Infrastructure

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

Land Use

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

Survey Results

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

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

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ORDINANCE NO. 20090611-075

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

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

- **PART 1.** The Bicycle Master Plan is a component of the Austin Metropolitan Area Transportation Plan (AMATP). The AMATP serves as the transportation element of the Austin Tomorrow Comprehensive Plan.
- PART 2. The City of Austin 2009 Bicycle Plan Update (2009 Bicycle Plan Update), attached as Exhibit A, replaces and supersedes the Bicycle Master Plan, and is adopted as a component of the AMATP and the Austin Tomorrow Comprehensive Plan.
- PART 3. Prior to seeking council authority to construct the North Acres Hike and Bike Trail Bridge Project as specified in the 2009 Bicycle Plan Update and in the CAMPO FY 2008-11 Transportation Improvement Program, staff will update the city council on the effectiveness of crime reduction initiatives in the vicinity of the proposed bridge.

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

PASSED AND APPROVED

June 11, 2009	§ M. MGZZ. § Laure Morrison— Will Wynn Mayor
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APPROVED:

David Allan Smith

City Attorney

ATTEST:

Shirley A. Gentry

City Clerk

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ZONING CHANGE REVIEW SHEET



CASE: C14-2010-0160

(Heritage Hills Neighborhood Planning Area Rezonings)

P.C. DATE: December 14, 2010

November 9, 2010

AREA: Approximately 875 acres

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

North – E. Rundberg Lane East – Cameron Road South – Anderson Lane West – I-35 frontage road

APPLICANT: City of Austin (City-initiated)

AGENT: Planning and Development Review Department (Kathleen Fox/ Greg Dutton/ Joi Harden)

SUMMARY STAFF RECOMMENDATION:

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

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

ISSUES:

There are no issues at this time.



DEPARTMENT COMMENTS:

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

LIST OF ATTACHMENTS:

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

<u>PLANNING COMMISSION RECOMMENDATION</u>: Pending. This case is scheduled for the Planning Commission meeting of December 14, 2010.

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

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

TIA: Not required

Page 10

WATERSHEDS: Little Walnut Creek - Urban

Buttermilk Branch - Urban

DESIRED DEVELOPMENT ZONE: Yes

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

SCHOOLS:

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

NEIGHBORHOOD ORGANIZATIONS:

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

RELATED CASES:

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

ABUTTING STREETS:

Existing Street Characteristics:

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

<u>CITY COUNCIL DATE</u>: December 9, 2010

January 13, 2011

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBERS:

ZONING CASE MANAGER: Joi Harden

PHONE: 974-2122

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

NEIGHBORHOOD PLANNER: Kathleen Fox

PHONE: 974-7877

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

NEIGHBORHOOD PLANNER: Greg Dutton

PHONE: 974-3509

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

NEIGHBORHOOD PLANNER: Paul DiGiuseppe

PHONE: 974-2865

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

Page



STAFF RECOMMENDATION

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

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

BACKGROUND

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

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

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



BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

LAND USE

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

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

- REC 1: Preserve the existing residential character within established core single family neighborhoods in the Planning Area. (Responsible Party (RP): HHWHCNPA, COA)
- REC 2: Consider existing residential densities and current housing stock in future land use decisions to promote compatibility between land uses, including but not limited to: building height, massing, and impervious surface coverage. (RP: HHWHCNPA, COA)
- REC 3: Consider the use of vegetated buffers and landscaping equal to or greater than existing requirements when land use decisions are made, to protect the single family neighborhoods from commercial encroachment. (RP: HHWHCNPA, COA)
- **REC 4**: Support increasing homeownership for existing and new housing. (RP: HHWHCNPA, COA)
- **REC 5**: Preserve and expand the tree canopy in the single family neighborhoods. (RP: HHWHCNPA, COA)
- Objective L.2: Preserve the diversity of housing options and various levels of affordability, which are dispersed throughout the Planning Area (i.e. single family, duplexes, condominiums, apartment buildings, senior living options, and a mobile home park.)
 - **REC 6**: Target and encourage redevelopment of dilapidated multi-family properties into quality multi-family or mixed use developments. (RP: HHWHCNPA, COA)
 - REC 7: Support the retention of well-maintained and safe multi-family apartment complexes. (RP: HHWHCNPA, COA)

- Page 10 REC 8: Retain different degrees of affordable housing options in the Planning Are allowing residents to age in place. (RP: COA)
- REC 9: Adopt 'Small Lot Amnesty' as described as a special use infill option, permitting new single family development on existing lots with a minimum of 2,500 square feet, for the entire HHWHCNPA. (RP: COA)
- REC 10: Adopt the 'Residential Infill' infill option on various large tracts throughout the HHWHCNPA. (RP: COA)
- Objective L.3: Promote the revitalization of commercial uses along major roadways. These new places should promote local serving businesses and serve as neighborhood amenities.
 - REC 12: Encourage commercial uses to be located around the edge of the HHWHCNPA (i.e. E. Braker Lane, E. Rundberg Lane, south of Rutherford Lane) to protect the single family core neighborhoods. (RP: HHWHCNPA, COA)
 - REC 13: Ensure that commercial and industrial properties provide a substantial buffer that meets or exceed compatibility requirements where they abut residential neighborhoods. (RP: COA)
 - REC 14: Support commercial or mixed use developments that are neighborhood serving and neighborhood-friendly (which do not emit noise, pollution, or light, and, do not have a lot of truck traffic/deliveries, or have extended hours of operation), especially when they abut single family subdivisions. (RP: HHWHCNPA, COA)
 - REC 15: Support pedestrian-friendly commercial nodes with multiple neighborhood serving services. (RP: HHWHCNPA, COA)
 - REC 16: Discourage additional commercial uses from encroaching into established residential areas. (RP: HHWHCNPA, COA)
 - REC 18: Support the Norwood Shopping Center, and surrounding properties which are identified as Mixed Use on the FLUM, transitioning to a Neighborhood Urban Center, to provide a mixture of pedestrian friendly, neighborhood serving uses. (RP: HHWHCNPA, COA)
 - REC 19: Should the Texas Highway Department property ever be sold, the neighborhood supports half of site located along the I-35 frontage road to be commercial, and the other half to mixed use, so it could be part of the Neighborhood Urban Center at Norwood Shopping Center and its surrounding properties. (RP: HHWHCNPA, COA, TXDOT)
- Objective L.4: Establish neighborhood serving mixed use niches along roadways at the edges of single family neighborhoods.

Page 860 REC 20: Transform portions of the Planning Area into neighborhood scale, neighborhood serving mixed use developments (office, retail and residential), which are pedestrian friendly at: (RP: HHWHCNPA, COA) ☐ The east side of Middle Fiskville Road ☐ Along portions of E. Rundberg Lane ☐ Along portions of Park Plaza Drive ☐ Within the Norwood Shopping Center ☐ South of Ruby Drive, off of Joseph Clayton Road. REC 21: Adopt 'Neighborhood Urban Center' infill option on various parcels in Heritage Hills. (RP: COA)

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

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

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

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

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

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

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

I-35 Frontage Road

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

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

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



E. Rundberg Lane

The Mobile Home Park on E. Rundberg Lane

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

The Remainder of E. Rundberg Lane

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

North Plaza/Park Plaza

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

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

Norwood Shopping Center/Wal-Mart - #10

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

EXISTING CONDITIONS

Zoning and Land Use

Existing Land Use for the Combined Neighborhood Plan area:

		Heritage			Urban
Land Use		Hills	Windsor Hills	Combined	Core*
Single-Family	Acres	97.4	380.1	477.5	15170.4
	% of NPA	13%	60%	34%	37%

C14-2010-0160					65. W
Mobile Home	Acres	50.6	1.4	52.0	316.6
	% of NPA	7%	0%	4%	1%
Multifamily	Acres	83.2	52.1	135.3	4280.1
	% of NPA	11%	8%	10%	10%
Commercial	Acres	158.7	91.4	250.1	4030.4
	% of NPA	21%	14%	18%	10%
Office	Acres	50.5	3.1	53.6	1925.7
	% of NPA	7%	1%	4%	5%
Industrial	Acres	114.1	3.3	117.35	3397.8
	% of NPA	15%	1%	8%	8%
Civic	Acres	24.8	55.2	80.0	3235.3
	% of NPA	3%	9%	5%	8%
Open Space	Acres	52.1	0	52.1	3871.4
	% of NPA	7%	0%	4%	9%
Utilities	Acres	3.3	1.35	4.65	138.0
	% of NPA	0%	0%	1%	1%
Undeveloped	Acres	119.4	48.7	168.1	4745.8
	% of NPA	16%	7%	12%	11%
Total	Acres	754.1	636.6	1390.7	41111.5
	% of NPA	100%	100%	100%	100%

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

Environmental

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

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

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

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

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

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

Impervious Cover

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

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

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

Site Plan/Compatibility Standards

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

Page 12 W

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

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

Transportation

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

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

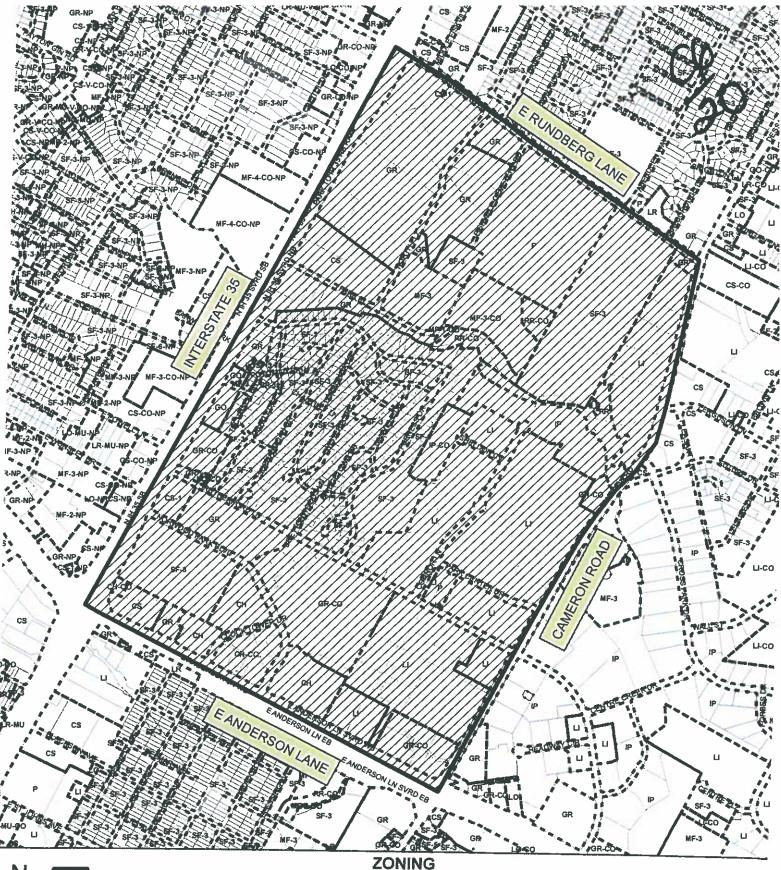
A traffic impact analysis may be required during the rezoning or site plan processes if the traffic generated exceed the threshold of 2,000 vehicle trips per day [LDC, 25-6-113].

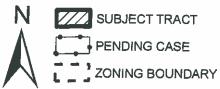
According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and/or proposed within/adjoining the neighborhood planning area as follows:

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

Water and Wastewater

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





' = 1200'

ZONING CASE#: C14-2010-0160

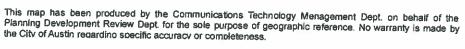
LOCATION: HERITAGE HILLS NEIGHBORHOOD

PLANNING AREA

SUBJECT AREA: 875 ACRES

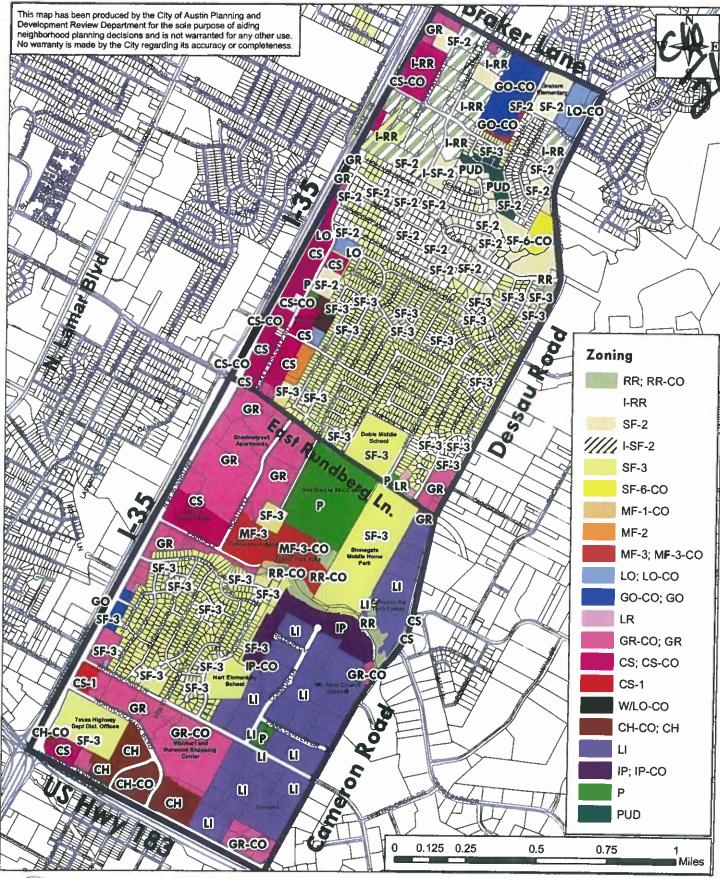
GRID: L28-L30 & M28-M30

MANAGER: JOI HARDEN





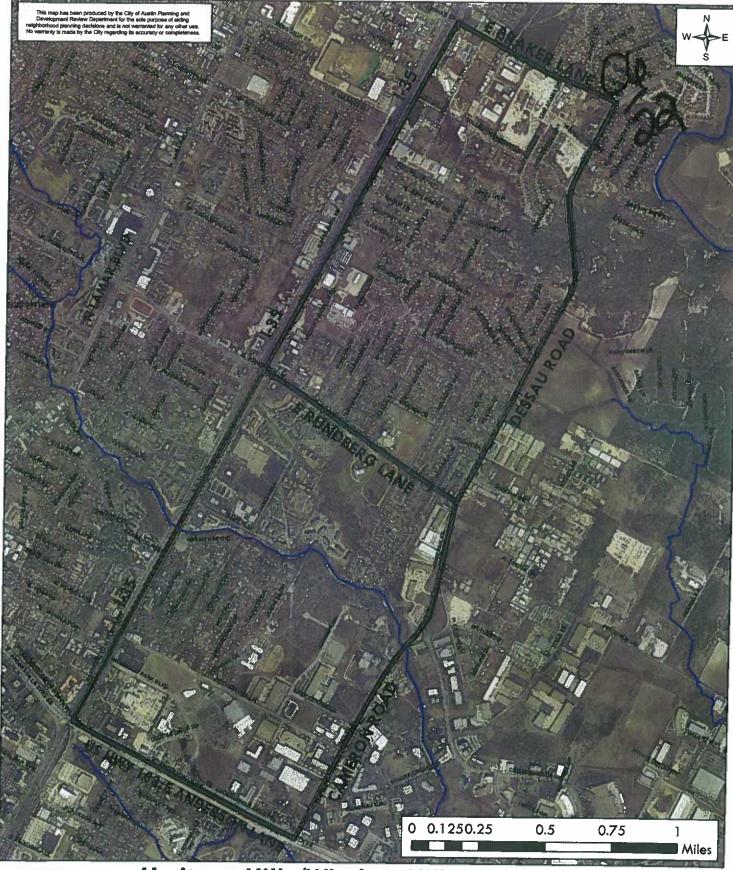
Attachment A





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

Created 10/18/10

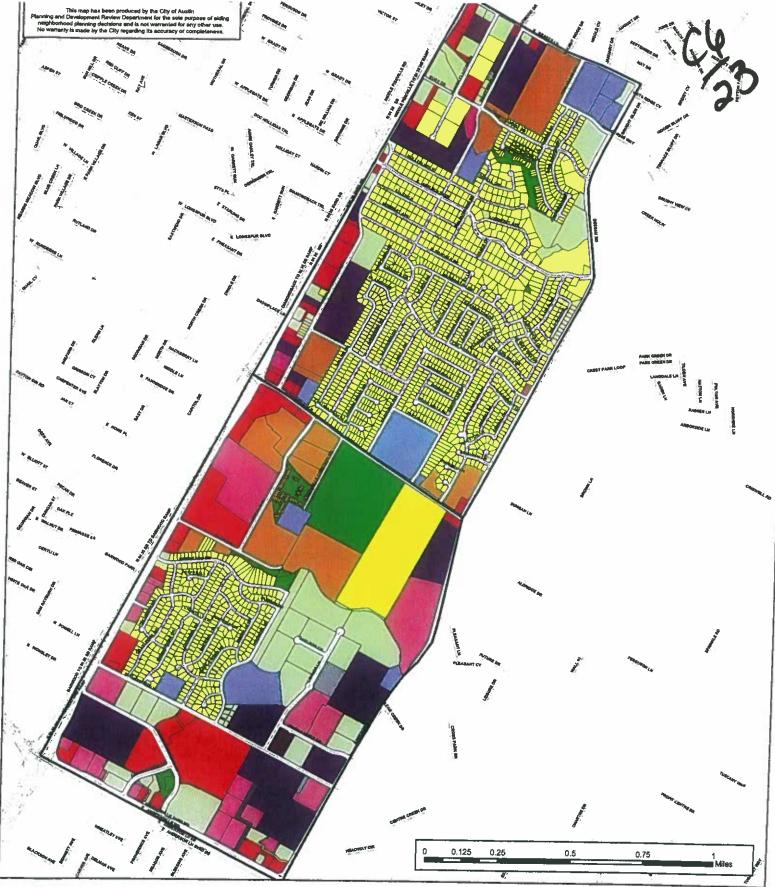




Heritage Hills/Windsor Hills Combined **Neighborhood Planning Area**

Planning Area Boundaries

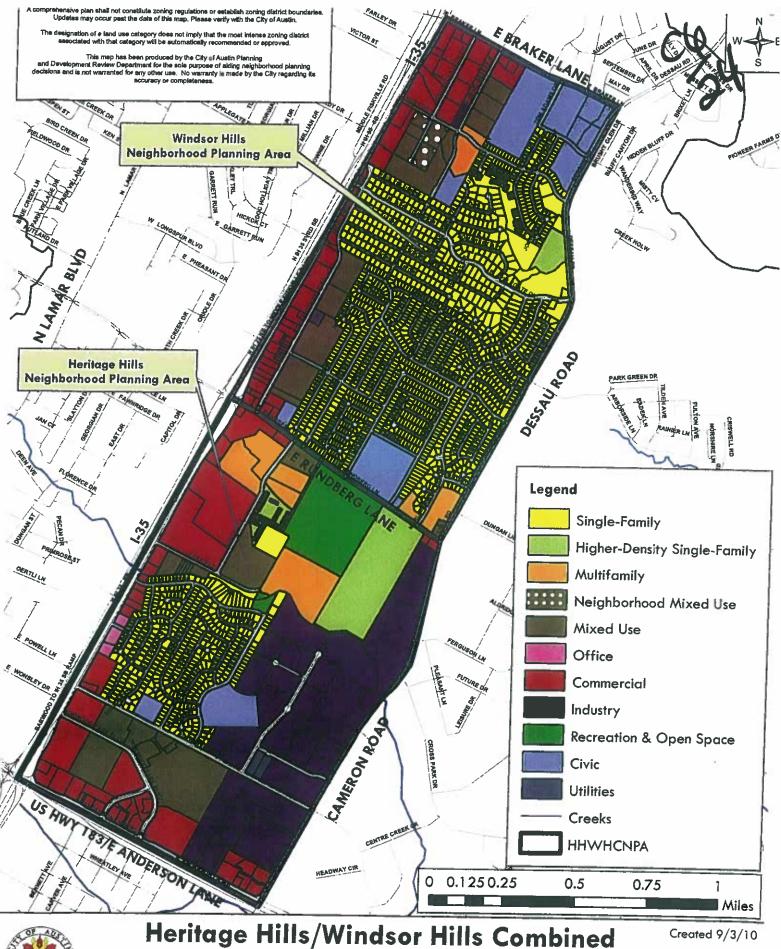
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Heritage Hills/Windsor Hills Combined Neighborhood Planning Area

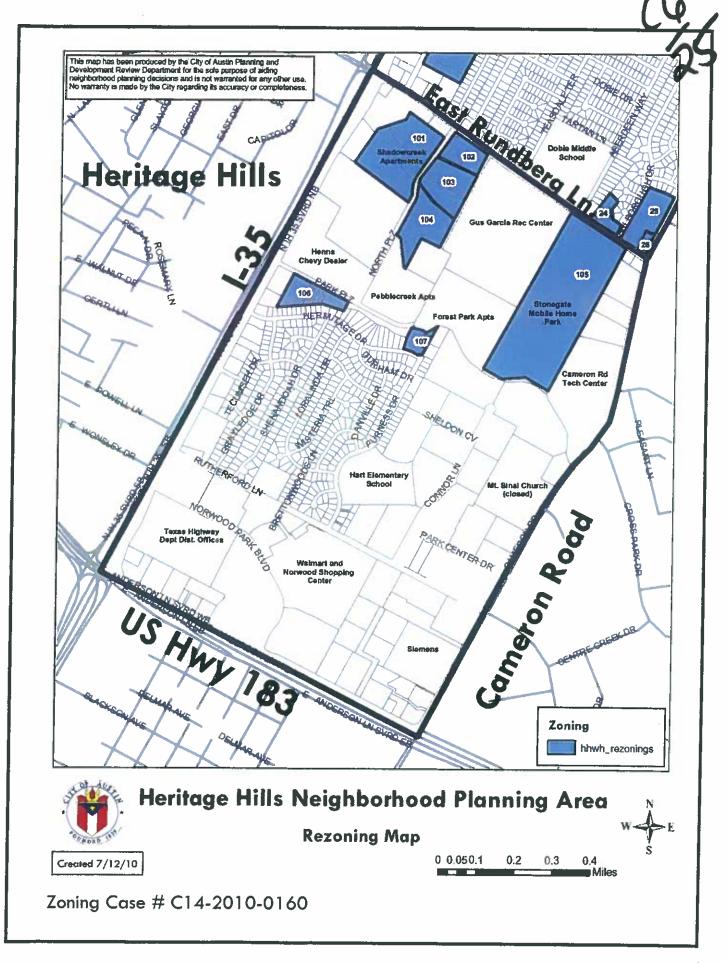
Current Land Use Map





Heritage Hills/Windsor Hills Combined Neighborhood Planning Area

Future Land Use Map



Heritage Hills Planning Area Zoning Recommendations C14-2010-0160

Tract			The same of the sa	Residence of the second
#	TCAD Prop ID	COA Address	Current Zoning	Proposed Zonin
101	243464	9204 NORTH PLAZA	GR	MF-3-NP
	243466	9200 NORTH PLAZA		MIT-3-INF
		E 1007 RUND8ERG LN		GR-MU-V-NP
102	243473	1014.5 E RUNDBERG LN	GR	
		1039.5 E RUNDBERG LN		
	243475	9125 NORTH PLAZA		
103		9120.5 MIDDLE FISKVILLE CEMETERY RD.	GR	MF-3-NP
	243477	9121 NORTH PLAZA]	
104	240609	9009 NORTH PLAZA 101	GR	SF-6-NP
	240610	9009 NORTH PLAZA 102		
- 1	240611	9009 NORTH PLAZA 103		
[240612	9009 NORTH PLAZA 104		1
(240613	9009 NORTH PLAZA 105		
[240614	9009 NORTH PLAZA 106		
[240615	9009 NORTH PLAZA 107		
[240616	9009 NORTH PLAZA 108		
[240617	9009 NORTH PLAZA 109		
ŀ	240618	9009 NORTH PLAZA 110		
	240619	9009 NORTH PLAZA 111		
Γ	240620	9009 NORTH PLAZA 112		
Ī	240621	9009 NORTH PLAZA 113		
ı	240622	9009 NORTH PLAZA 114		
ı	240623	9009 NORTH PLAZA 115		
ŀ	240624	9009 NORTH PLAZA 116		
	240625	9009 NORTH PLAZA 117		
	240626	9009 NORTH PLAZA 118		
- 1	240627	9009 NORTH PLAZA 119		
	240628	9009 NORTH PLAZA 120		
	240629	9009 NORTH PLAZA 121		
	240630	9009 NORTH PLAZA 122		
	240631	9009 NORTH PLAZA 123		
i i	240632	9009 NORTH PLAZA 124		
	240633	9009 NORTH PLAZA 125	1	
-	240634	9009 NORTH PLAZA 126		
	240635	9009 NORTH PLAZA 127		
\vdash	240636	9009 NORTH PLAZA 128		
	240637	9009 NORTH PLAZA 129	i	
	240638	9009 NORTH PLAZA 130		
	240639	9009 NORTH PLAZA 131		
	240640	9009 NORTH PLAZA 132	j	
	240641	9009 NORTH PLAZA 133		
	240642	9009 NORTH PLAZA 134		
	240643	9009 NORTH PLAZA 135		
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	240646	9009 NORTH PLAZA 138		
	240647	9009 NORTH PLAZA 138		
	240648	9009 NORTH PLAZA 140		
		9009 NORTH PLAZA 141		
<u> </u>		8942 NORTH PLAZA 42		
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\vdash		8940 NORTH PŁAZA 43		
<u> </u>	240653	8938 NORTH PLAZA 44		

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	240655	8934 NORTH PLAZA 46		
	240656	8932 NORTH PLAZA 47		
	240657	8932 NORTH PLAZA 48		
	240658	8928 NORTH PLAZA 49		
	240659	8926 NORTH PLAZA 50		
	240660	8921 NORTH PLAZA 51		
	240661	8919 NORTH PLAZA 52	 	1
	240662	8917 NORTH PLAZA 53		
	240663	8913 NORTH PLAZA 54		
	240664	8911 NORTH PLAZA 55		
	240665	8909 NORTH PLAZA 56		
104,	240666	8907 NORTH PLAZA 57	_	
cont.	240667	8905 NORTH PLAZA 58	→ GR	SF-6-NP
	240668	8903 NORTH PLAZA 59	-	
	240669	8901 NORTH PLAZA 60		
	240670	8924 NORTH PLAZA 61	 	
	240671	8920 NORTH PLAZA 62		
	240672	8918 NORTH PLAZA 63	\dashv	
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-	240674	8904 NORTH PLAZA 65	 	
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}	240678	8925 NORTH PLAZA 69	i	
-	240679	9009 NORTH PLAZA 70	_	
-	240680	8922 NORTH PLAZA 71	_	
	240681	8837 NORTH PLAZA 72	_	
	240682	8835 NORTH PLAZA 73		
		E 1401 RUNDBERG LN	_	
105	544045	E 1345.5 RUNDBERG LN	-l - l	MH-NP
105	546845	E 1403.5 RUNDBERG LN	SF-3	
		E 1413.5 RUNDBERG LN	1	
	200707	E 1417.5 RUNDBERG LN		
-	239727	829 PARK PLAZA		
		LOT 4-A COURTLANDT PLACE SEC III-A	1	
	239728	RESUB OF LOT 4		GR-MU-NP
		905 PARK PLAZA		
-		913 PARK PLAZA	_	
1		LOT 4-B COURTLANDT PLACE SEC III-A		
106	239729	RESUB OF LOT 4	GR	
		917 PARK PLAZA	J "	
-	000700	909 PARK PLAZA	_	
-	239730	915 PARK PLAZA	_	
_	239731	919 PARK PLAZA	_	
	000-0-	LOT 4-E COURTLANDT PLACE SEC III-A		
	239732	RESUB OF LOT 4		
		933 PARK PLAZA		
	769489	.530AC OF LOT 1 BLK A WINDCREST	RR-CO; MF-1-CO	
<u> </u> _		PARKSIDE SUBD	KK-CO; MI-1-CO	
107		ABS 789 SUR 57 WALLACE J P ACR		D ND
	769488	1.926	DD CO CE A	P-NP
	,	1112 HERMITAGE DR	RR-CO; SF-3	
ŀ		1112.5 HERMITAGE DR	1	





C14-2010-0160

Existing and Proposed Conditional Overlays

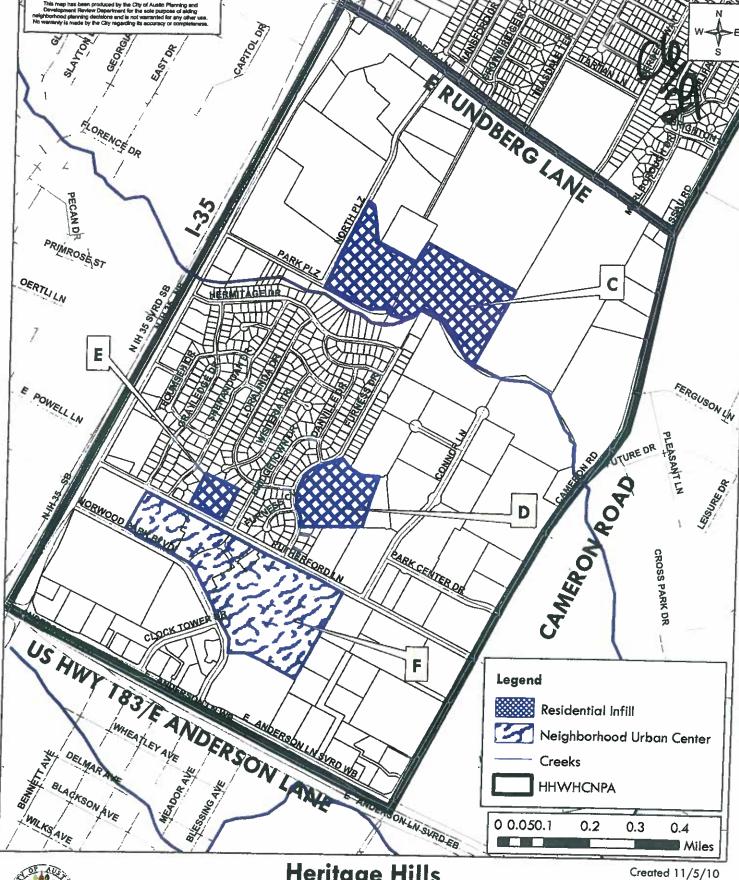
The following is a list of proposed conditional overlays (CO) for certain tracts within the Heritage Hills Neighborhood Plan Combining District. Conditional overlays are shown in the following tract list with a "CO" in the zoning string.

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

Proposed COs:

None







Heritage Hills Neighborhood Planning Area

Special Use Infill Tracts



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

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



Final Affordability Impact Statement* Neighborhood Housing and Community Development City Council Agenda: Case Number: *This AIS is subject to any substantial changes that may occur after the Planning Commission review process.

Proposed Code Amendment:	Implement neighborhood plan for Heritage Hills/Windsor Hills Neighborhood Planning Area		
Overall Impact on Affordability	Positive		
Proposed Neighborhood Plan Impacting Housing Affordability:	Proposed neighborhood plan would: Have an overall positive impact on affordability in the neighborhood by changing approximately 117 acres of property currently zoned commercial (CS) to mixed use (MU). The plan will also adopt the Urban Home and Cottage infill options in a designated sub-district approximately 113 acres in size, as well as the residential infill option on selected tracts and small lot amnesty throughout the combined neighborhood planning area. The plan has also maintained multi-family and higher-density single-family zoning wherever possible throughout the combined neighborhood planning area. The plan supports preserving a range of housing options to maintain affordability and allow for aging in place.		
Alternative Language to Maximize Affordable Housing Opportunities:	Although the current draft neighborhood plan does have an overall positive impact on affordability, there are additional opportunities to maximize affordable housing in the combined neighborhood planning area: Adopt the Urban Home and Cottage infill options over all single family residential properties in the combined neighborhood planning area Adopt the Secondary Apartment infill option over all single family residential properties in the combined neighborhood planning area Residential Infill option for all single family residential properties zoned SF-3 in the combined neighborhood planning area.		
Other Recommendations:	None		
Date Prepared:	October 11, 2010		
Director's Signature: Elizabeth A. Spencer (Acting Director)			

(6)

Comment Forms Or Letters

(435)

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Contact Information

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

Kathleen Fox (512) 974-7877

Greg Dutton (512) 974-3509

Paul DiGiuseppe (512) 974-2865

kathleen.fox@ci.austin.tx.us

greg.dutton@ci.austin.tx.us

paul.digiuseppe@ci.austin.tx.us

(No estoy de acuerdo)

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

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

PLANNING COMMISSION COMMENT FORM

	COMMENT FORM	
File # C14-2010-0160 # C14-2010-0161	Planning Commission Hearing Da	te: Tuesday, November 9, 2010
Comments:		
You may also send your written Box 1088, Austin, TX 78767-88	n comments to the Planning and Develop 35 Attn: Kathleen Fox	oment Review Department, P.O.
Name (please print) \(\square\)	2 Mirkaz	I am in favor
Address 12009 Sun C	CONST RO. ATV 78758	(Estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

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

Clepy

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PLANNING COMMISSION COMMENT FORM

File # C14-2010-0160 # C14-2010-0161 Planning Commission Hearing Date: Tuesday, November 9, 2010

Comments: WE DON'T NOW AND AND AREA APARTMENTS IE.

MANUENS FOR THEESAL IMMARRANTS BETWEEN RUNBERS

AND STAKER LANE!! WE HAVE ENOUGH!!!

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

Name (please print) JAMAGE KUNKEL

I am in favor (Estoy de acuerdo)

Address 98.0 OCHILTREE DR

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PLANNING COMMISSION COMMENT FORM

# C14-2010-0160 # C14-2010-0161	Planning Commission Hearing D	ate: Tuesday, November 9, 2010
Comments: / Object	to Hertage Hills,	Windson Hills
neigh borhooding	planning because	these people
usll only borns	problems, stealing	, duss, and
projects value i	problems, stealing	<i>J</i> ,
-	comments to the Planning and Devel	
Name (please print)	a Estrada	☐ I am in favor
Address 1321 Warr	MS/ON DAVE	(Estoy de acuerdo) I object
AUSTIN TY	78753	(No estoy de acuerdo) Servo Estrobo

INFORMATION ON PUBLIC HEARINGS

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PLANNING COMMISSION COMMENT FORM

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

Planning Commission Hearing Date: Tuesday, November 9, 2010

Comments: I object to the zoning changes. I reason

we moved into this area loyes ap was because

of the guile neighborhood of mature well breed

environment. We already experience increase of walk-thru
traffic We don't need arthrope. I firmly object of rezonial
You may also send your written comments to the Planning and Development Review Department, P.O.

Box 1088, Austin, TX 78767-8835 Attn: Kathleen Fox

Name (please print) Du Diaht S. & Ronnie F. Vott Se. I. Lamin forces

Address 1006 Wisking Cir. Austin, TX. 78753

I am in favor
(Estoy de acuerdo)
I object
(No estoy de acuerdo)

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