

## **Appendix C**

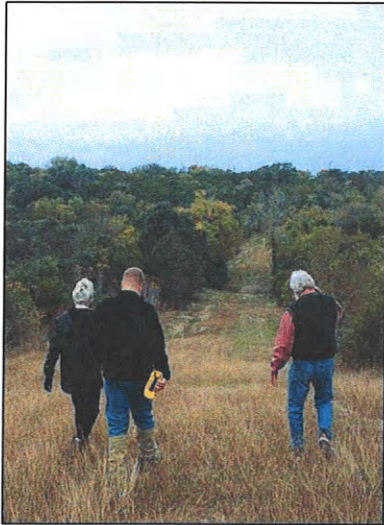
### **List of relevant Neighborhood Plans**

**The following adopted neighborhood plans are covered in part by the Waterfront Overlay:**

- East Riverside / Oltorf Combined Neighborhood Plan
- Greater South River City Combined Neighborhood Plan
- Bouldin Creek Neighborhood Plan
- South Lamar Combined Neighborhood Plan (Not Adopted)
- Central West Austin Combined Neighborhood Plan (Not Adopted)
- Old West Austin Neighborhood Plan
- Downtown Neighborhood Plan
- East Cesar Chavez Neighborhood Plan
- Holly Neighborhood Plan
- Govalle Neighborhood Plan

More information on these and other neighborhood plans is available at

<http://www.ci.austin.tx.us/zoning/>



**The East  
Riverside/Oltorf  
Combined  
Neighborhood Plan**

Parker Lane  
~  
Pleasant Valley  
~  
Riverside



**November 16, 2006**

East Riverside/Oltorf Combined Neighborhood Plan



# The East Riverside/Oltorf Combined Neighborhood Plan

An Amendment to the  
City of Austin's Comprehensive Plan

The Austin Tomorrow Comprehensive Plan

Chapter 5  
Section 5-21  
Exhibit A

November 16, 2006

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East Riverside/Oltorf Combined Neighborhood Plan



CITY COUNCIL

Mayor Will Wynn

Mayor Pro Tem Betty Dunkerly

CITY COUNCIL MEMBERS

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Mike Martinez

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ASSISTANT CITY MANAGER

Laura Huffman

NEIGHBORHOOD PLANNING AND ZONING DEPARTMENT

Greg Guernsey, Director

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

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

## **Acknowledgements**

**The following groups, organizations and businesses made significant contributions to the creation of the East Riverside/Oltorf Neighborhood Plan:**

Advanced Micro Devices

Austin Community College – Riverside Campus

Austin Public Library—Ruiz Branch

Holy Trinity Episcopal Church

Linder Elementary School

Prince of Peace Lutheran Church

The members of the Advisory Committee who met regularly with staff on details related to the process and development of the Plan.

All of the residents, business owners and non-resident property owners that attended Neighborhood Planning meetings and/or provided input throughout this process. Please see Appendix I for a list of over 350 participants.



## City Staff Acknowledgements

### Neighborhood Planning and Zoning Staff for this plan were:

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Lee Heckman, Senior Neighborhood Planner  
Lisa Kocich, Neighborhood Planner  
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## List of Abbreviations

### City Departments and Programs:

APD – Austin Police Department  
AMATP – Austin Metropolitan Area Transportation Plan  
CAMPO – Capital Area Metropolitan Planning Organization  
CIP – Capital Improvement Program  
COA – City of Austin  
KAB – Keep Austin Beautiful  
NPZD – Neighborhood Planning and Zoning Department  
PARD – Parks and Recreation Department  
PW – Public Works Department  
SWS – Solid Waste Services Department  
TSHA – Texas Student Housing Authority  
WPDR – Watershed Protection and Development Review

### Other Abbreviations:

ACC – Austin Community College  
CEF – Critical Environmental Feature  
CIP – Capital Improvement Project  
CCC – Country Club Creek  
AMD – Advanced Micro Devices  
FLUM – Future Land Use Map  
G/CRP – Guerrero Colorado River Park  
MF - Multifamily  
MU – Mixed Use (Combining District)  
MUB – Mixed Use Building Special Use  
NPCT – Neighborhood Planning Contact Team  
NPA – Neighborhood Planning Area  
NPCD – Neighborhood Plan Combining District  
NUC – Neighborhood Urban Center Special Use  
Obj. – Objective  
R - Recommendation  
ROW – Right-of-Way  
SF – Single Family  
TX Dot – Texas Department of Transportation

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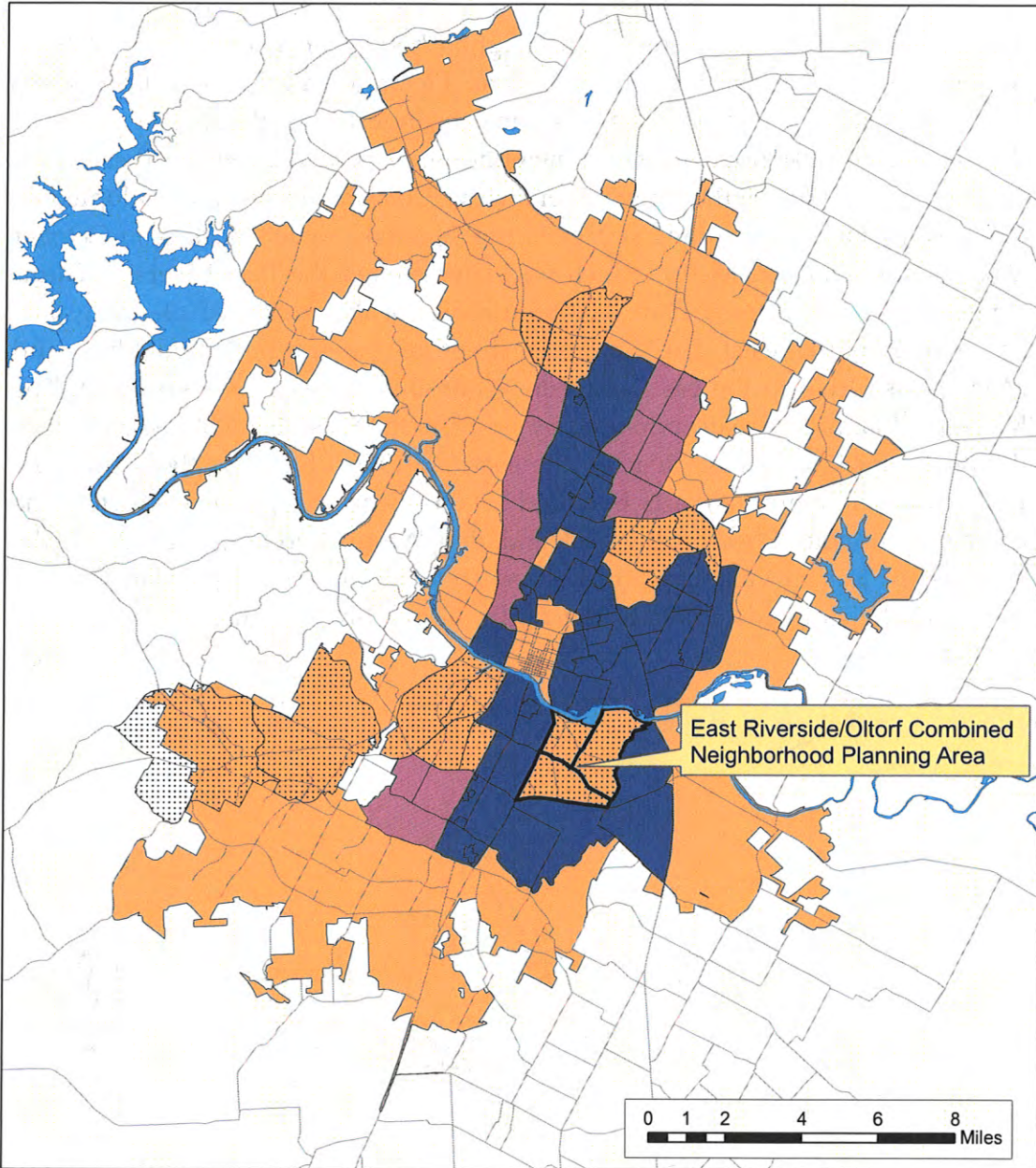
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### Map 1: Urban Core Map







### City of Austin City Limits and Urban Core Neighborhood Planning Areas



City of Austin  
Neighborhood Planning &  
Zoning Department  
Updated 8/1/06



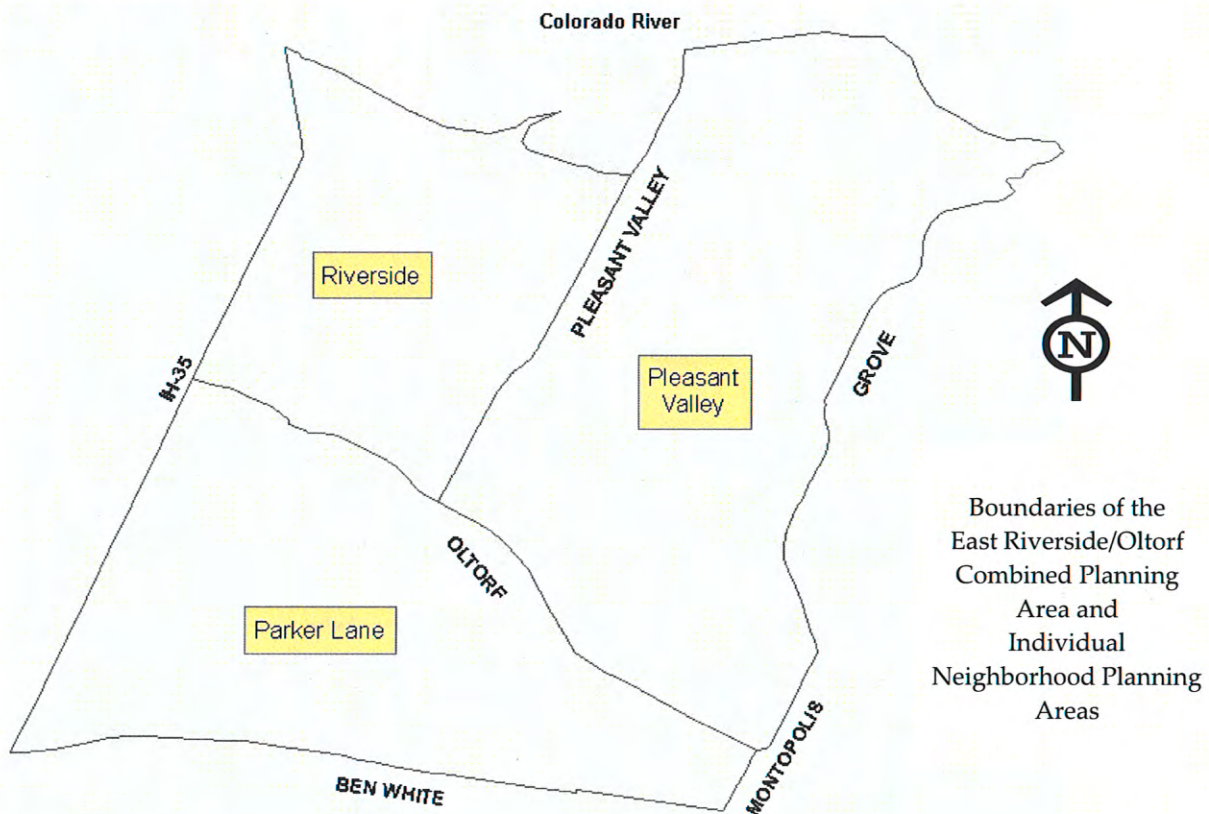
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-  FUTURE PLANNING AREA
-  PLAN IN PROGRESS
-  CITY OF AUSTIN FULL PURPOSE JURISDICTION

## 1. Introduction

### Neighborhood Plan Geography

The East Riverside/Oltorf Combined Neighborhood Plan is comprised of three planning areas: Riverside, Parker Lane and Pleasant Valley. These three areas were selected by the Austin City Council to undergo neighborhood planning during the 2003-04 fiscal year; the neighborhood plan created for these three areas is an update of the Austin Tomorrow Comprehensive Plan adopted in 1980. Neighborhood planning staff held the first stakeholder meeting in October 2003 for this planning effort, which was later named the East Riverside/Oltorf Combined Neighborhood Plan. The boundaries of the combined planning area are: IH-35 to the west, the Colorado River to the north, Grove Blvd. and Montopolis Drive to the east, and Ben White Blvd./Hwy 71 to the south. The Riverside Planning Area is bounded by IH-35 to the west, the Colorado River to the north, Pleasant Valley Road to the east and Oltorf Street to the south. The Parker Lane Planning Area is bounded IH-35 to the west, Oltorf Street to the north, Montopolis Road to the east and Ben White Blvd./Highway 71 to the south. The Pleasant Valley Planning Area is bounded by Pleasant Valley Road to the west, the Colorado River to the north, Grove Blvd. to the east and Oltorf Street to the south.



The purpose of the neighborhood plan is to create a long-range vision for the entire area that will guide future development and improve the quality of life by making recommendations that treat themes such as land use, zoning, transportation and urban design. Zoning discussions were also a major component of the neighborhood planning process as zoning is the tool used to implement the vision established in the future land use map. Adopted rezonings are reflected in the zoning ordinances that accompany this neighborhood plan. The voluntary urban design guidelines have been included to encourage quality development projects that reflect the desires of the people in this community. Throughout the three year planning process there were many steps and numerous meetings were held. The following provides a description of the process to which many stakeholders within these planning areas dedicated their time and energy.

### The Neighborhood Planning Process

#### **Initial Stakeholders Meeting**

The first public meeting of the planning process, which took place in October, 2003, was targeted to neighborhood association leaders and other key stakeholders in the area. City staff made a presentation about the neighborhood planning process and asked for suggestions from attendees about how to enhance participation in the process.

#### **Initial Survey**

In October, 2003, all residents, property owners, and business owners in the combined Neighborhood Planning Area (NPA) were invited by mail to participate in the online Initial Survey. Surveys were also made available at several neighborhood pick-up locations and through neighborhood association presidents.

The Initial Survey asked respondents to identify the assets and challenges in the area, specify where they think new businesses or residential uses should be located, and indicate their preferences regarding Special Use Options and the placement of new sidewalks. The results of the survey are included in Appendix B. The Vision Survey asked respondents to choose the statements that most reflect their vision for the future of the community. Priority responses were incorporated into the vision and goal statements of this Plan on pages 10-11.



A total of 18,276 survey letters were mailed. Approximately 10% of these letters were returned or were duplicates. The response rate for the remaining survey letters was about 2%.

### **Community Workshop**

In December 2003, a Community Workshop was held at Advanced Micro Devices. All residents, property owners, and business owners were invited, and 41 people attended. The purpose of this workshop was to identify the assets and strengths of the neighborhood and those aspects of the neighborhood that need improvement. Participants took part in a map-based exercise called Strengths, Opportunities, and Challenges. The results of this exercise are included in Appendix E.

### **Services Forum**

There are many concerns that come up during the neighborhood planning process that are considered to be daily operational issues, which city departments respond to on a regular basis. As a result, a forum was held at the beginning of the process so that stakeholders could voice their concerns related to such problems as overgrown weeds on vacant lots, potholes, street light malfunctions, etc. Representatives from several city departments attended the forum and received commentary regarding such issues. The services forum was also an opportunity for stakeholders in the planning process to select their preferred name for the combined planning area, which was the East Riverside/Oltorf Combined Neighborhood Plan.

### **Student Outreach – UT Focus Group**

With the assistance of University of Texas at Austin student Sarah Price, city staff conducted a focus group with UT students in March, 2004, to identify issues of particular interest to students living in the planning area. The meeting attendees participated in an activity similar to the Strengths, Opportunities, and Challenges exercise.

### **Land Use Meetings**

From February through April of 2004, planning area stakeholders attended three land use focus groups and a land use wrap-up meeting. At these meetings, participants brainstormed alternative land uses



*Field Work with Staff and Stakeholders*

for the tracts identified as opportunities or challenges at the Community Workshop. Staff then presented three scenarios based on the brainstorming activity; the scenarios varied in the amount of change proposed. After further discussion by participants, staff developed a single draft future land use map to use as the basis for zoning discussions. This future land use map was modified somewhat during the zoning meetings as communications continued and/or new information was discovered.

### **Riverside Drive Property Owner Meeting**

In response to the tremendous interest in the future redevelopment of Riverside Drive, staff invited property owners along Riverside Drive between IH-35 and Pleasant Valley Road to a targeted meeting in June 2004. Meeting attendees were asked to describe their vision for the future of Riverside Drive and ways that the City could encourage quality redevelopment along the corridor. Many spoke about their desire to expand their own businesses or encourage redevelopment in the area that is safer, more attractive, and more accessible to various modes of transportation. Increased code enforcement, financial incentives, and improved transportation facilities were cited as ways to encourage quality redevelopment.

### **Initial Zoning Meetings**

Planning area stakeholders began discussing possible rezoning recommendations beginning in August through September 2004. One meeting was held for each of the three planning areas within the combined planning area. At each meeting, staff presented a set of proposed zoning changes based on the draft future land use map and NPZD zoning principles. Meeting attendees separated into smaller groups to discuss the recommendations in a round-robin format. Staff recorded input on the proposed zoning changes and made note of new recommendations made by the small groups.

### **Zoning Survey**

During the month of October, in order to get feedback on the zoning proposals that came out of the initial zoning meetings for each of the three planning areas and to ensure that owners of properties proposed for rezoning were aware of the planning process, city staff distributed a survey about the zoning recommendations. All owners of properties proposed for rezoning and all of the participants in the planning process to date were mailed a survey asking for their preferred zoning for the identified tracts.

### **Mixed Use Meeting**

Land use discussions resulted in the designation of certain properties as possibly appropriate for a mixture of uses on the future land use map. As such, at the beginning of October a meeting was held to discuss how mixed-use could be incorporated into the zoning element of the neighborhood plan for this area. An explanation of the mixed-use combining district and the different mixed-use special options was provided and discussion centered on how mixed-use could be tailored so that it was appropriate for this particular area of the city.

### **Special Use Infill Options Meeting**

Prior to the next round of zoning discussions, a meeting was held in mid-November 2004 to present and get feedback on special development tools that are available for selection through the neighborhood planning process. An education session was first held so that participants were aware of the background and purpose of the Infill Options as well as the use and design details that are specific to each Option. The appropriateness of the area-wide Options (Secondary Apartment, Small Lot Amnesty and Corner Store) was discussed in detail for the three planning areas at this meeting. The desirability of site-specific Options (Urban Home, Cottage Lot, Neighborhood Urban Center, Residential Infill and Mixed Use Building) was addressed at subsequent meetings when specific properties were under discussion.

### **Post-Survey Zoning Meetings**

After the zoning survey responses were tabulated, area stakeholders met to discuss the survey results in six meetings, two for each planning area. Staff presented its rezoning recommendations and the results from the zoning survey and assisted the meeting stakeholders in identifying tracts where a majority of stakeholders supported an alternative recommendation to the staff recommendation.



*Parker Lane Zoning Meeting*

### **Parks, Trails, Open Space and Environment Meeting**

In late March a meeting was held at the Daniel Ruiz Library to discuss parks and open space issues within the planning area. Sarah Campbell from the Parks and Recreation Department attended the meeting along with neighborhood planning staff to assist with the presentation and answer questions. The main topics covered included:

- Sharing the recent site plan for the Colorado River Park.
- Discussing the ongoing remediation efforts at Mabel Davis Park, brainstorming possible infrastructure improvements and prioritizing future park improvements/enhancements.
- Discussing the possibility of putting small neighborhood greens within the planning area.
- Presenting the work that has been done by the Southeast Austin Trails and Greenways Alliance, a group formed out of this neighborhood planning process, to plan a trail network along Country Club Creek that would connect with the Town Lake Hike and Bike Trail.
- Reviewing the goals, objectives and recommendations that had been generated at that point from survey information and comments at previous meetings; feedback was solicited and recorded.

### **Transportation Meeting**

A meeting to talk about transportation concerns was held in early April 2005 at the AMD Campus. The purpose of this meeting was to identify transportation issues within the three neighborhood planning areas so that specific recommendations could be drafted for the Plan. Discussion and brainstorming among the groups focused on the topics of roads, public transit, bicycle and pedestrian issues. Representatives from each small group shared their group's discussion with the larger audience to maintain a comprehensive view of transportation needs in the entire area. At the conclusion of the meeting, each participant had the opportunity to specify their sidewalk priorities, determined by planning area, utilizing a dot voting procedure so that the Public Works Department will have clear information regarding neighborhood stakeholder sidewalk preferences.

### **Voluntary Urban Design Guidelines and Design Tools Meeting**

In mid-April 2005 neighborhood planning stakeholders attended a meeting to discuss the design tools that are available for selection through the neighborhood planning process in addition to the elements that should be included in the urban design section of the plan. First the details of the three design tools were presented. Afterwards, participants discussed the pros and cons of each Tool and

then dot voted to determine which of them should apply to each NPA. Staff then presented a draft of voluntary guidelines for residential and industrial development based on issues and ideas from the initial survey and previous meetings. Meeting time focused on selecting elements to include in the guidelines that pertain to commercial, office and mixed-use corridors, since the redevelopment of such streets as Riverside Drive is highly desired by both residents and business owners.

### **Departmental Review Process**

After all of the focus group meetings were conducted, draft recommendations were created in response to stakeholder feedback. These recommendations were forwarded to and reviewed by implementing departments. Those items that are supported by the relevant department are included in the body of the plan since those are most likely to be implemented in the future and have the support, but perhaps not immediate funding, of responsible departments. Those that are not supported by the implementing department are documented in Appendix A along with the departmental comments.

### **Neighborhood Plan Contact Team Meetings**

Prior to the presentation of this Neighborhood Plan to the Planning Commission and City Council, an interim Neighborhood Planning Contact Team was created in June 2005 comprised of individuals who will uphold the vision and goals of the plan. This group will be the steward of the plan's recommendations and tasked with monitoring their implementation. An initial meeting was held by planning staff in mid-May to introduce the role and responsibilities of a neighborhood plan contact team and explain the criteria involved in its formation. A second meeting was held at the end of June to define more clearly the structure of the Team and its organization.

### **Open House and Final Survey**

The purpose of the open house was to present the draft East Riverside/Oltorf Neighborhood Plan and receive feedback on the elements of the Plan prior to its presentation to the Planning Commission. For stakeholders unable to attend the open house, a survey was made available online and at the local library, or mailed out upon request, asking for their input on the key issues in the Plan. The survey also asked questions about the level of satisfaction with the neighborhood planning process and ways to improve it. The same survey was distributed at the open house for those individuals who were able to attend. Final Survey results can be found in Appendix F.



*Open House at Daniel Ruiz Library*

## STANDING COMMITTEES

### **Advisory Committee**

Throughout the planning process, a self-selected Advisory Committee met regularly with city staff to reflect on the successes and challenges of previous neighborhood planning meetings and to plan for upcoming meetings. The Advisory Committee provided important feedback to city staff on how and when to organize meetings in order to maximize interest and participation. At the end of the planning process the members of the Advisory Committee, who are also members of the interim Neighborhood Planning Contact Team, were called upon to decide upon new development proposals that were presented prior to the ratification of the plan by City Council.

### **Southeast Austin Trails & Greenways Alliance**

Approximately six months into the planning process, a group of stakeholders concerned about creeks in the area and interested in developing trails formed a working group. The group's primary mission was to create a trail along Country Club Creek that would connect to the Town Lake Hike and Bike Trail. The group met periodically to strategize, conduct site assessments, organize clean-up events and promote the trail concept among neighborhood property owners and residents.

## **Neighborhood Plan Contact Team (NPCT)**

### Purpose, Roles and Responsibilities of the Contact Team

A Neighborhood Planning Contact Team (NPCT) is a group of individuals that upholds the vision and goals of their neighborhood plan and is the steward of the plan; this group will work towards the implementation of the plan's recommendations. The NPCT is a group that will officially respond to plan amendment requests by stating its position on the proposals. The Team may initiate amendments to their neighborhood plan at any time and also has some authority to determine when plan amendment applications by others may be filed. Refer to Appendix D on for more information about the Neighborhood Plan Contact Team.

The NPCT shall include at least one representative from each of the following groups:

- Property owners
- Non-property owner residents (i.e. renters)
- Business owners
- Neighborhood associations

### **East Riverside/Oltorf Neighborhood Plan Interim Contact Team Members (June 2005)**

Carl Braun	Tim Mahoney
Dawn Cizmar	Jean Mather
Barb Fox	Michael May
Gayle Goff	Judy Price
Alison Hart	John Rath
Toni House	Bryan Smith
Fred Krebs	Jim Temple
Linda Land	Linda Watkins
Jan Long	Malcolm Yeatts

## Vision and Goals

### Vision

We who live, work and own property in the East Riverside/Oltorf Area wish to preserve and improve the quality of life in our residential neighborhoods, honor the cultural diversity of our residents, be good stewards of the natural environment, support the success of our locally owned businesses and major employers, and build and maintain a strong sense of community.

### Goals

1. Preserve and enhance the character of existing residential neighborhoods.
2. Increase home ownership opportunities that are compatible with surrounding properties.
3. Improve the appearance, vitality and safety of existing commercial corridors and community amenities and encourage quality urban design and form that ensures adequate transition between commercial properties and adjacent residential neighborhoods.
4. Encourage a balanced mix of residential, civic, commercial, office and other land uses without adversely affecting adjacent residential neighborhoods.
5. Enhance the transportation network to allow residents and visitors to get around safely and efficiently by foot, bicycle, automobile and public transit.
6. Protect and enhance the Town Lake Waterfront as well as creek areas and other natural amenities.
7. Preserve and enhance existing parks, the 18-hole Riverside Golf Course and other open spaces and create opportunities for additional public open space.
8. Provide affordable housing opportunities through redevelopment of existing multifamily developments.



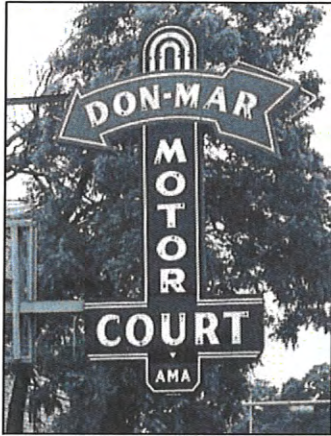
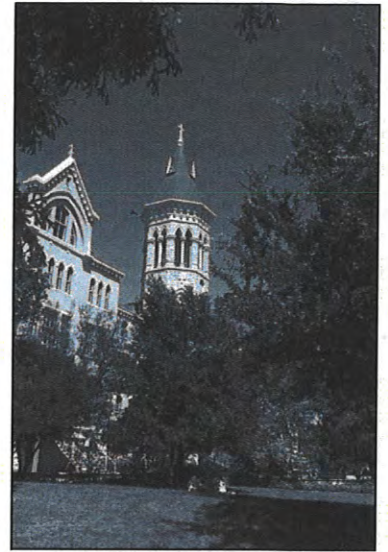
9. Create interesting, lively, inviting, attractive, safe and comfortable non-residential environments that will encourage walking, biking and transit use and be appealing to passing motorists.
10. Create convenient and accessible parking areas that do not dominate the environment and provide safe interaction between vehicles and pedestrians.
11. Encourage urban design strategies for single-family neighborhoods that preserve, complement and enhance existing character.
12. Promote multifamily structures that relate well to the surrounding environment, utilize a variety of building forms, have a thoughtful parking scheme, provide public open space and include a variety of appropriate landscape options.
13. Minimize the visual impact of industrial properties from other districts and public spaces in the neighborhood planning area.

## Priority Issues

The top priority issues for the East Riverside/Oltorf Combined Neighborhood Plan were determined by the results of the Final Survey.

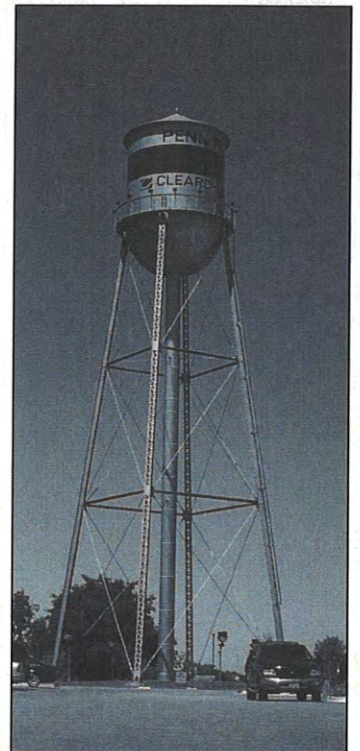
1. Preserve the natural character of and access to the Town Lake Waterfront.
2. Encourage pedestrian and bike friendly neighborhoods.
3. Improve the appearance of retail corridors and preserve downtown views.
4. Preserve and enhance the character of existing residential neighborhoods.
5. Identify and protect all critical environmental features.
6. Eliminate the gaps in the Town Hike & Bike Trail system.
7. Protect creek areas from development.
8. Create lively, inviting, attractive and safe commercial and office street environments.
8. Preserve, maintain and enhance existing parks.
9. Create opportunities for small neighborhood parks.
10. Maintain and improve the appearance of creek areas and the water quality of creeks.





**The Greater South  
River City  
Combined  
Neighborhood  
Plan**

**South River City  
&  
St. Edward's Neighborhoods**



**September 2005**

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# **The Greater South River City Combined Neighborhood Plan**

South River City and St. Edward's Neighborhood  
Planning Areas



An Amendment to the City of Austin's  
Comprehensive Plan

The Austin Tomorrow Comprehensive Plan

Chapter 5  
Section 22  
Exhibit

September 29, 2005

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## CITY COUNCIL

Mayor Will Wynn  
Mayor Pro Tem Danny Thomas

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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 adoption of the plan begin the implementation of any item.***

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

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

# Acknowledgements

The following volunteers served as members of the Advisory Committee and 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:

Sherri Ancipink  
Danette Chimenti  
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Bill Fagelson  
Terry Franz  
Teresa Griffin  
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Blair Helgren  
Kenny Hilbig  
David Karoly

Brooks Kasson  
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Tim Mahoney  
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Jean Mather  
Elloa Mathews  
Garret Nick  
David Swann  
J. Sage White

The Advisory Committee would like to thank everyone in the neighborhood who assisted in the preparation of the plan. The committee would especially like to thank those people who walked the neighborhood to distribute information, performed fieldwork and encouraged their fellow neighbors and local business persons to participate.

The following organizations and institutions made significant contributions to the creation of this plan:

Grace United Methodist Church  
South River City Citizens Neighborhood Association\*  
St. Edward's University  
Travis High School

\*To find current contact information for the neighborhood association within the planning area, contact the Public Information Office at 974-2220 or go to [www.cityofaustin.org](http://www.cityofaustin.org) (select "Community Registry" under the Select a Service pull-down menu.)

# City Staff Acknowledgements

## **Lead Neighborhood Planning Staff were:**

Adam Smith  
Scott Whiteman  
Katie Halloran  
Sherri Sirwaitis

## **Other City Staff who lent assistance and support of this plan include:**

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Lee Heckman, Senior Planner  
Alex Koenig, Senior Planner  
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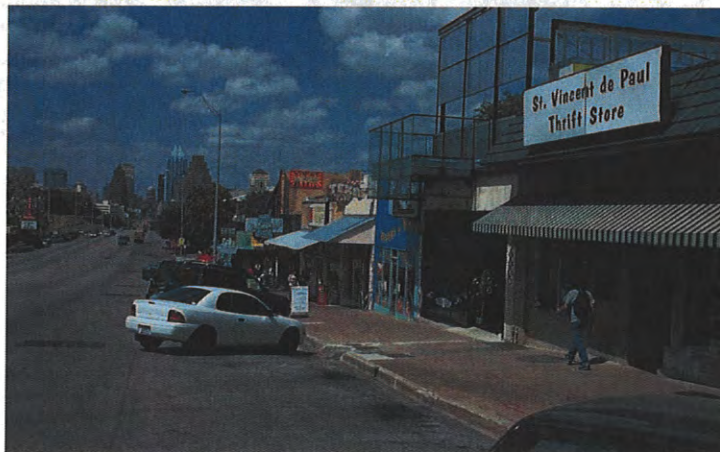
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# Introduction

Just south of Town Lake, across the river from downtown, you will find a community replete with uniqueness, character, sense of place, and passion for home and business. In this community you will find a neighborhood rich with historic homes, a vibrant South Congress Avenue, the natural beauty of the Blunn Creek Preserve, the grandeur of the Main Building at St. Edward's University, and a community of residents and business owners dedicated to making this neighborhood thrive and flourish.



Blunn Creek (NPZD staff)



South Congress Businesses (NPZD photo)

Yet, this neighborhood is like many other communities in the urban core struggling to define itself in an ever-changing City encountering tremendous growth. Residents struggle to maintain the character of their neighborhood against growing redevelopment pressures. South Congress is once again in

transition as rising rents and change in consumer attitudes threaten the very thing that has contributed to the uniqueness of South Austin – small, eclectic, locally-owned businesses. The banks of Blunn Creek – a creek with the largest amount of preserved riparian area of any urban creek in Austin – have been eroding in recent years due to increased upstream development and inadequate detention controls.

This is the Greater South River City Combined Neighborhood.

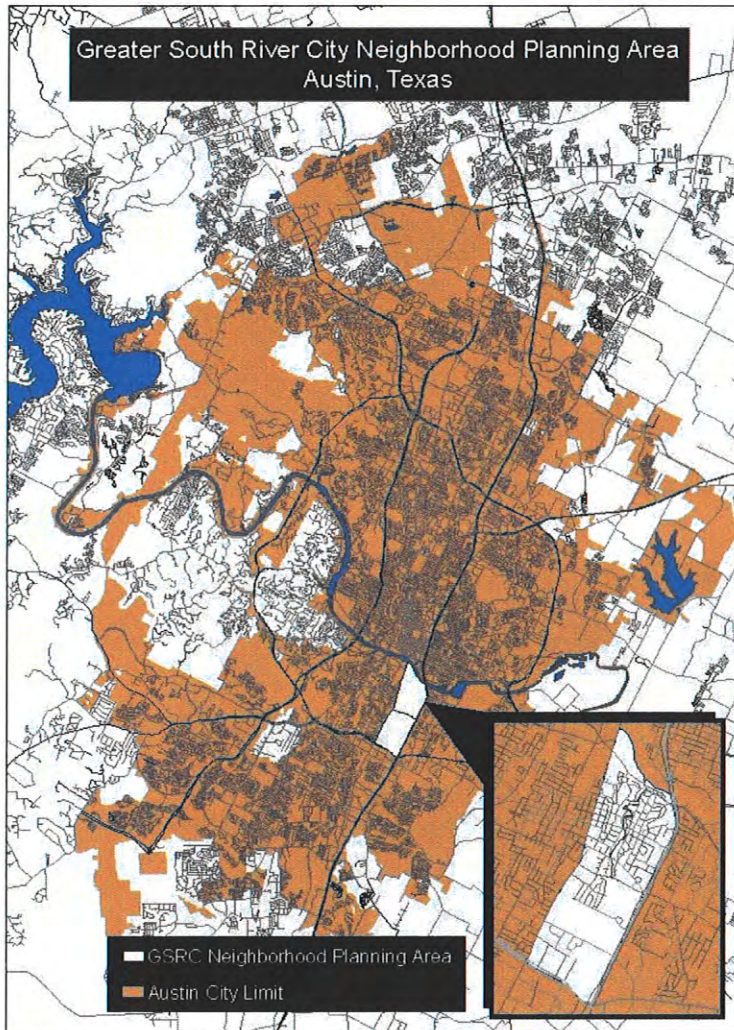


FIGURE 1.1: Greater South River City Neighborhood

The Greater South River City Neighborhood Planning Area is located just south of Town Lake in the heart of central Austin. The planning area is approximately 1,500 acres and represents 3% of the Urban Core and less than 1% of the total area of the City of Austin.

For well over 1½ years, the City’s neighborhood planning staff worked with stakeholders who lived, worked, or owned property in the neighborhood – including residents, business owners, representatives from institutions – in developing a plan for how the neighborhood will grow into the future.

The Greater South River City (GSRC) Combined Neighborhood planning process was initiated on November 6, 2003 by City Council resolution and completed on September X, 2005.

GSRC is comprised of two neighborhood planning areas: South River City and St. Edwards. The boundaries of the entire area are Town Lake on the north, Interstate Highway 35 South on the east, Ben White Boulevard on the south and South Congress on the west. Both areas were planned and reviewed as one unit.

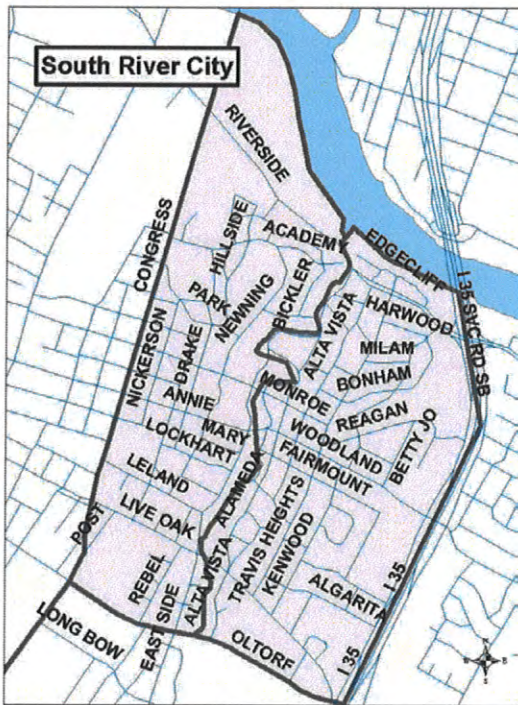


FIGURE 1.2: South River City Neighborhood

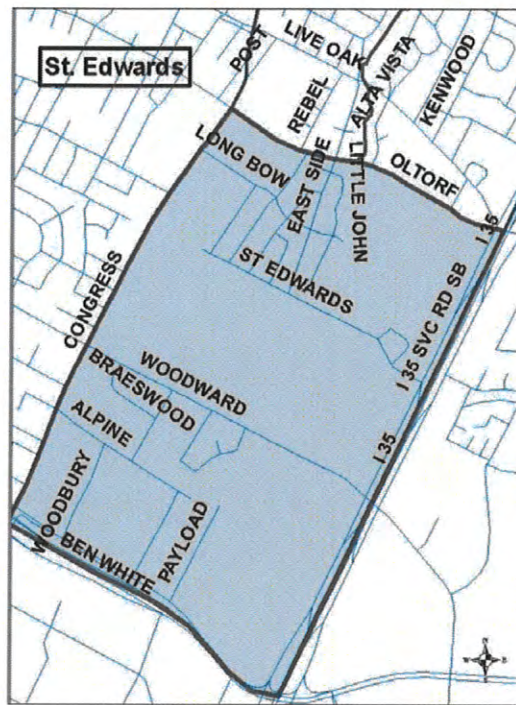


FIGURE 1.3: St. Edward's Neighborhood

Three associations represent GSRC: South River City Citizens (SRCC), the South Austin Commercial Alliance (SACA) and the Avenue Merchants.

The GSRC plan focuses on six areas: land use, transportation, urban design, zoning, creeks and the environment, and parks and open space. Each component with the exception of zoning is described in greater detail in this document. The rezonings were processed in conjunction with the neighborhood plan and are reflected in a separate ordinance.



# Vision and Goals

The vision describes how the community ought to grow and what it should look like in the near and distant future.

The goals are general statements that encapsulate the community's desired outcome of the neighborhood plan. In a subsequent chapter of this plan, the goals are described in greater detail through a series of objectives and recommendation. The plan's objectives and action items are measurable and state which department or primary party is responsible for implementing a recommendation.

## **Vision**

As responsible trustees, preserve, protect, and improve the quality and diversity of residential life in the Greater South River City neighborhood and support the success of institutions and locally owned businesses.

## **Goals**

1. Maintain the historic fabric and respect the established neighborhood character and natural assets.
2. Identify and develop criteria for the interface between residences and commercial development.
3. Identify and develop criteria for density that result in a net benefit to the neighborhood.
4. Enhance the transportation network to allow residents to walk, bike, roll, ride, and drive safely.
5. Protect and enhance creeks, greenbelts and watershed systems.
6. Preserve and enhance the natural beauty, open spaces, and air quality of the neighborhood.
7. Improve safety and reduce crime.
8. Foster a locale where each person has the greatest possible opportunity to pursue individual, family and community goals—whether academic, economic, cultural, artistic, athletic, recreational, or spiritual.

# Top Ten Planning Priorities

The top ten planning priorities were determined by results from the final survey. See Appendix B for a complete record of the final survey results.

1. New construction and remodeling should be built in proportion to surrounding homes. This includes limiting height, massing, and maintaining appropriate setbacks.
2. Encourage a bicycle and pedestrian friendly neighborhood.
3. Limit industrial activities in the neighborhood to protect the creeks, environment, and nearby homes.
4. Protect and clean the creeks in the neighborhood.
5. Minimize impact on residential areas by providing adequate parking, landscaping, and other buffers against noise, lighting, and garbage.
6. Protect and enhance the Blunn Creek Greenbelt.
7. Protect historic resources such as buildings, bridges, and gateways.
8. Make the neighborhood a safer place to live with less crime.
9. Make the shopping centers at the corner of Congress Avenue and Oltorf Street more walkable neighborhood centers.
10. Monitor for the spread of oak wilt and implement additional strategies as needed.



# Bouldin Creek Neighborhood Plan

2000





**CITY COUNCIL**

*Gus Garcia*  
*Mayor*

*Jackie Goodman*  
*Mayor Pro Tem*

**COUNCIL MEMBERS**

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**NEIGHBORHOOD PLANNING AND ZONING DEPARTMENT**

*Alice Glasco, Director*



## Planning Team Mission

**To preserve, protect and improve the quality of current and future residential life of the Bouldin Creek Neighborhood and to support the success of existing and future locally owned business by creating a proactive neighborhood plan.**

### *Acknowledgements:*

*The following individuals attended regular meetings to help develop the Bouldin Creek Neighborhood Plan and guide the planning process:*

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### *Special thanks to the institutions that provided meeting space:*

*South Austin Community Health Center (City of Austin Health and Human Services Department)  
Bouldin Creek Coffeehouse  
Austin Lyric Opera  
St. Ignatius Catholic Church*



## **Abbreviations**

*AE – Austin Energy*  
*ANC – Austin Neighborhoods Council*  
*APD – Austin Police Department*  
*BCNA – Bouldin Creek Neighborhood Association*  
*BCNPT – Bouldin Creek Neighborhood Planning Team*  
*CMTA – Capital Metro Transportation Authority*  
*NPZD – Neighborhood Planning and Zoning Department*  
*PARD – Parks and Recreation Department*  
*PWD – Public Works Department*  
*SCC – South Central Coalition*  
*TPSD – Transportation Planning and Sustainability Department*  
*W/WW – Water and Wastewater Department*  
*WPDR – Watershed Protection and Development Review Dept.*

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# Bouldin Creek Neighborhood Planning Area

City of Austin  
Neighborhood Planning  
and Zoning Department  
January 2002



Figure 1: Bouldin Creek Neighborhood Planning Area Boundaries

## Planning Process

At the direction of the Austin City Council, Neighborhood Planning staff began working in the Bouldin Creek Neighborhood in October 2000. Following a kickoff meeting, staff, residents, property owners, business owners, and representatives of area institutions have been attending meetings and developing the plan for seventeen months. These goals, objectives, and action items were developed at numerous Bouldin Creek Neighborhood Planning Team meetings.



### Meetings –

- Biweekly Planning Team meetings held on Monday evenings, 6:30 pm to 8:00 pm, from October 2000 to March 2002. Approximate attendance: 20 persons, including two to three staff persons. Over 450 different stakeholders have attended a Planning Team meeting or returned a survey.
- Community Forum held October 2001 at One Texas Center, 505 Barton Springs Rd., to solicit citizen input on the draft plan in progress.

### Stakeholders/ Active Participants –

- Anyone who owns or rents property in the neighborhood (resident, business owner, property owner) is defined as a stakeholder.
- Participation from S. 1<sup>st</sup> and Congress Avenue business owners.
- Participation from the Bouldin Creek Neighborhood Association.

### Outreach –

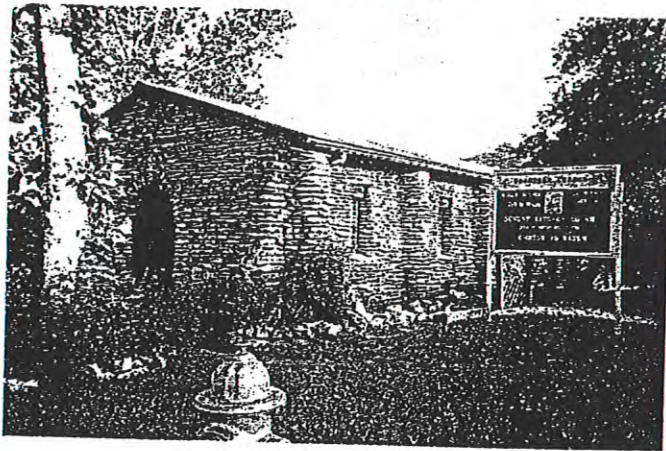
- Mass mailings (master list includes all residents, property owners, businesses in Bouldin)
- Advertisement for Planning Process, October 2000.

- Neighborhood survey mailed April 2001.
- Flyer advertising community forum mailed and hand delivered September 2001.
- Summary plan with comment form mailed January 2002.
- Interest List Mailings: periodic meeting reminders sent to Planning Team meeting and workshop attendees, in addition to names of persons who contacted staff via phone or email.
- Initial Survey Response Rate: Over 20% of residents and property owners responded to the neighborhood survey.
- Final Draft Comment Form Response Rate: 10.3%
- Approve by the City Planning Commission March 27 2002.
- Adopted by City Council May 23, 2002.

## Bouldin Creek Neighborhood History

One of Austin's oldest, Bouldin Creek neighborhood dates to the turn of the century, with most of its growth occurring in the 1920s and 1930s. It was home to one of Austin's most famous voices, the late speaker, writer, and first amendment rights activist John Henry Faulk. His boyhood residence, the landmark 1894 Victorian mansion of Dr. E.W. Herndon, is now occupied by Green Pastures Restaurant on W. Live Oak St.

Before post-war damming and flood control, real estate south of the river was cheap. This was partially due to frequent Colorado River flooding, which often left residents and businesses stranded from downtown. As a result, many black families made their homes in the Bouldin neighborhood. Today, this early ethnic diversity is visible at the 1916 St. Anne African Methodist Episcopal Church, 1711 Newton Street, and the nearby Goodwill Baptist Church, 1700 Newton.



In the 1940s a small Hispanic settlement began to blossom, following the establishment of the San Juan Catholic Church at the corner of West Mary and South Third streets. The stone mission-style church still stands, offering Western Orthodox services, including an annual blessing service for animals.

The neighborhood's largest institutional resident is the Texas School for the Deaf. Established in 1856, the school's 65-acre campus stretches between South Congress and South First Street and from Barton Springs Road to Elizabeth Street. The original school building was demolished in 1956. An ambitious expansion and renovation program began at the school in 1992 and continues today.





## **Bouldin Family**

There is very little information available through local sources regarding James Bouldin (I), although it is known that he was born in Henry County, Virginia in 1796. The Colonel married Malinda Saunders in 1825, also born in Virginia, and they had five children: James E. (II), Mary V., Constance, Ann Elizabeth and David W. The family moved to Missouri in 1832, and then came to Austin about twenty years later. At least, James (II) and Ann Elizabeth stayed behind in Missouri. Upon arriving in Austin in the early 1850s, Colonel Bouldin began to acquire a considerable amount of property, most of which was originally part of the Isaac Decker League in South Austin. Eventually he owned property from the river south to almost William Cannon Drive. The Bouldins had a large plantation; many African-Americans who worked on this and other nearby plantations continued to live in the area after emancipation, establishing churches and their own viable community.

## **Bouldin Subdivision and Home**

After the Colonel died in 1876, David W., the only son remaining in Austin, managed the Bouldin estate. Local records indicate that David W. lived in a large residence on family land (at an unknown date) at a site that is now occupied by Becker Elementary School (corner of W. Milton and Bouldin Avenue). David W. died in the early 1890s (probably 1893), and the Bouldin descendants then began subdividing and selling off family lands. The family subdivided Bouldin Addition, roughly bound by what is now East Bouldin Creek on the east, the UP railroad tracks on the west, West Elizabeth on the north, and West Live Oak Street to the south in 1894. The family homestead was located in the middle of the subdivision on land now occupied by Becker Elementary School. Also subdivided by the Bouldin Family in 1894 was South Heights, comprising largely what is now the Gibson Street area.

## **House at 1312 W. 10<sup>th</sup> Street (Moved to 615 W. Mary in 1998)**

County deed, tax and occupancy records all indicate that the house at 1312 West 10<sup>th</sup> Street was built by the Bouldin family as a residence for Arthur Bouldin Terrell, grandson of Col. James Edward Bouldin.

The family apparently built a house for Arthur Bouldin Terrell, grandson of Colonel James Bouldin, at what is now 1312 South First Street, c.1894. Arthur was the youngest of five children born to Ann Elizabeth Bouldin (born 1828; died in Austin in 1860) and Alexander Watkins Terrell (born 1827), a prominent district judge (1857-1863) and state senator (1876-1884), representative of the U.S. house of representative (1891-1892; and 1903-1905) who also served as minister to Turkey under President Grover Cleveland (1893-1897).

Arthur Bouldin Terrell and his wife Mary sold the house and associated .52 acres of property to Winston D. Miller in November of 1895 (perhaps because he married). In the deed conveying the property to Mr. Miller, Arthur states that he

and his wife were occupying this land as a homestead. In 1895, the county valued the .52-acre property at \$500 and assessed taxes from Arthur for the property as well as for two horses and a carriage. Arthur and his wife apparently moved to town after the house and associated property was sold. No mechanic's lien was found to document the construction of the house, although the deed, tax and occupancy records all indicate that Arthur Bouldin Terrell was living at this address.

In 1896, the Bouldin family sold the land immediately west and north of the .52-acre tract to Southern Building and Loan Association who then subdivided the property into South Heights Addition. The .52-acre tract changed hands numerous times from 1911 to 1924. The house at 1310 was built c. 1909. The small board-and-batten, modified L-plan cottage has served as a rental house for most of its existence.

The house at 1312 South First Street remains as one of the oldest (and perhaps the oldest) surviving house located on lands owned and sub-divided by the Bouldin family. Numerous L-plan cottages were built in the early 1900s in the Bouldin and South Heights Addition, but most of these have been heavily modified. The house at 1312 South First Street, with its original wood-frame windows and wood siding, remains as one of the most intact, historic L-plan houses surviving in the immediate South First Street area.

The house at 1312 South First Street is also the only known house surviving in Austin directly associated with James Bouldin or his immediate family. The large Bouldin family home, which was located at the present site of Becker Elementary School, has been gone for at least seventy years.

While the site at 1312 South First Street has changed over the years, the house survives as a significant artifact from late 19<sup>th</sup> century life in the Bouldin Creek area.

### **South First Street -- Grocery Stores**

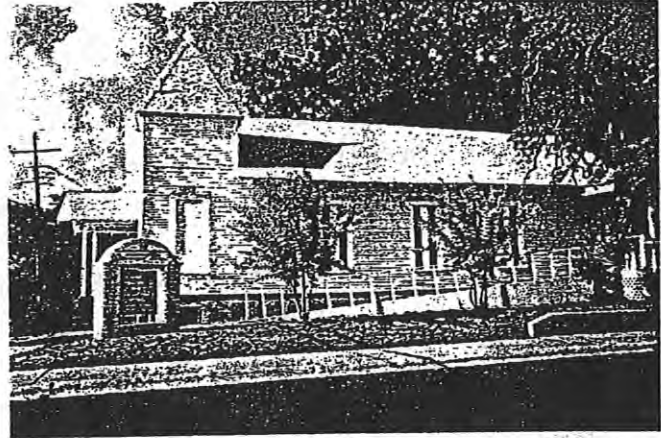
South First Street has historically served as a major north to south corridor, accommodating traffic to South Heights Addition, Bouldin Addition, the State School for the Deaf and other communities to the south of Austin. During the 1920s through 1950s, numerous retail services – such as grocery stores – operated on South First Street and were interspersed between residential uses. City directories indicate that there were a dozen or more family-operated grocery stores on South First Street in the 1920s and 1930s. After World War II, however, the consolidated grocery store drove most of the smaller family groceries out of business.

By 1928, Edgar L. Blum and his wife Mattie were living at 1312 South First Street and running a grocery store out of an adjacent commercial building (now demolished) located just south of the house at 1314 South First Street (sitting on the corner of West Elizabeth and South First Street facing onto South First

Street). In 1930, the Blum's purchased the .52-acre tract of property. They continued to occupy the house at 1312 S. First Street. Edgar L. Blum worked as a barber downtown for many years while Mattie operated the store. The Blum's raised two children in the house: Dorothy and William.

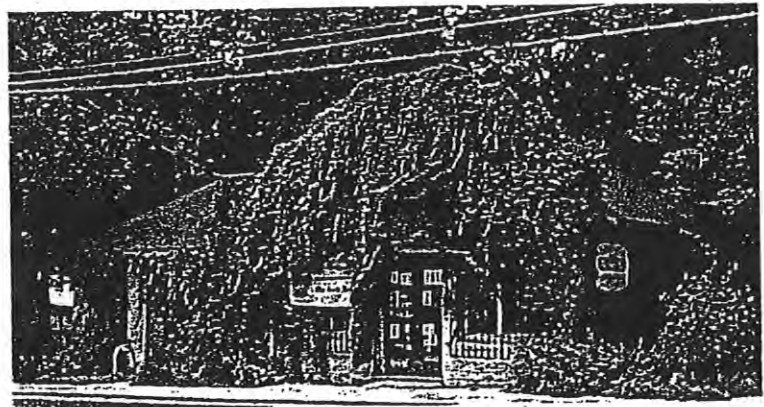
### **Neighborhood's Brackenridge area included South Austin's first Black-owned businesses**

The portion of today's Bouldin Creek neighborhood between South Congress Avenue and South First Street, from the Texas School for the Deaf to Oltorf Street was known as the Brackenridge neighborhood, named for the elementary school of the same name, which has since been razed.



Census data suggests that this area was primarily a black neighborhood up until about the 1940's. The 1900, 1910 and 1920 Census shows an almost 100 percent black make-up with black seamstresses, laborers, masons, and business people living in Brackenridge. Several black churches still stand in the area and have loyal followings.

The building now housing the Herb Bar, 200 West Mary Street at Eva, was built by Mr. Robert S. Stanley and served as a general store from the turn of the century until the 1930's. Stanley's second wife, Jennie, ran the store. The Stanleys were one of the first African American families to have their own small business in South Austin.



Robert Stanley built the Historic Stone Stanley House at 1811 Newton Street at West Mary in 1895 with help from his brothers. It is one of the few homes in South Austin with a basement. The house was heated with four potbelly stoves and had no electricity until the 1920's. The Stanelys raised many children, stepchildren and grandchildren here.

# Top Ten Neighborhood Priorities

1. Complete the West Bouldin Creek Greenbelt and Hike and Bike Trail.
2. Construct a sidewalk on S. 5<sup>th</sup>/Dawson Street.
3. Continue working to solve problems with noise and light pollution, dumpsters, zoning code enforcement, parking enforcement, and sight lines at intersections.
4. Preserve City-owned lands along East Bouldin Creek as a natural greenbelt preserve.
5. Continue development of the West Bouldin Creek Greenbelt to provide continuous access between Barton Springs Road and Oltorf Street.
6. Add new standards for development on S. 1<sup>st</sup> Street.
7. Determine the possibility of constructing trash and particle barriers where storm sewers drain to the creeks.
8. Provide incentives for new affordable housing.
9. Secure manhole covers to prevent unauthorized access.
10. Explore alternative materials to concrete for constructing sidewalks.

# Old West Austin



# Neighborhood Plan

**City of Austin**

**Planning, Environmental and Conservation Services Department**

**For more information, contact:**

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**Mark Stine, Old West Austin Neighborhood, 472-4113**



# **The Old West Austin Neighborhood Plan**

**An amendment to the  
City of Austin's Comprehensive Plan**

The Austin Tomorrow Comprehensive Plan  
Chapter 5  
Section 5-6  
Exhibit A

**June 29, 2000**



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Mayor

Jackie Goodman  
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## **PLANNING, ENVIRONMENTAL & CONSERVATION SERVICES DEPARTMENT**

Austan S. Librach, Director

## Acknowledgements

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David Smith  
Bill Snell  
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Dave Sullivan  
Frederika Tausch  
Veryan Thompson  
Evan Williams  
Denise Younger

The Neighborhood Planning Team would also like to thank everyone in the neighborhood who came to an Open House or returned a survey.



*Mark Stine (center), Chair of the Neighborhood Planning Team during the development of the plan, talks with Patricia and Joseph Bauer-Slate at the Open House at Mathews Elementary.*



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**Meeting Space:** The Neighborhood Planning Team would like to give special thanks to the individuals and institutions that were willing to provide meeting space to the Neighborhood Planning Team for team meetings and community meetings held during the planning process:

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The Stine Family

Mathews Elementary

**The following City of Austin staff members from the Planning, Environmental, and Conservation Services Department assisted in the completion of the Old West Austin Neighborhood Plan:**

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Paul Frank, Senior GIS/Land Use Planner  
Laura Watkins, GIS/Land Use Planner

In addition to the staff listed here, numerous other City staff from several departments provided comments, suggestions, and cost estimates which were very helpful to the Old West Austin Neighborhood Planning Team and to the City's Neighborhood Planning staff. Their input and support are greatly appreciated.

For more information about the Neighborhood Planning process, contact the City of Austin Neighborhood Planning Office:

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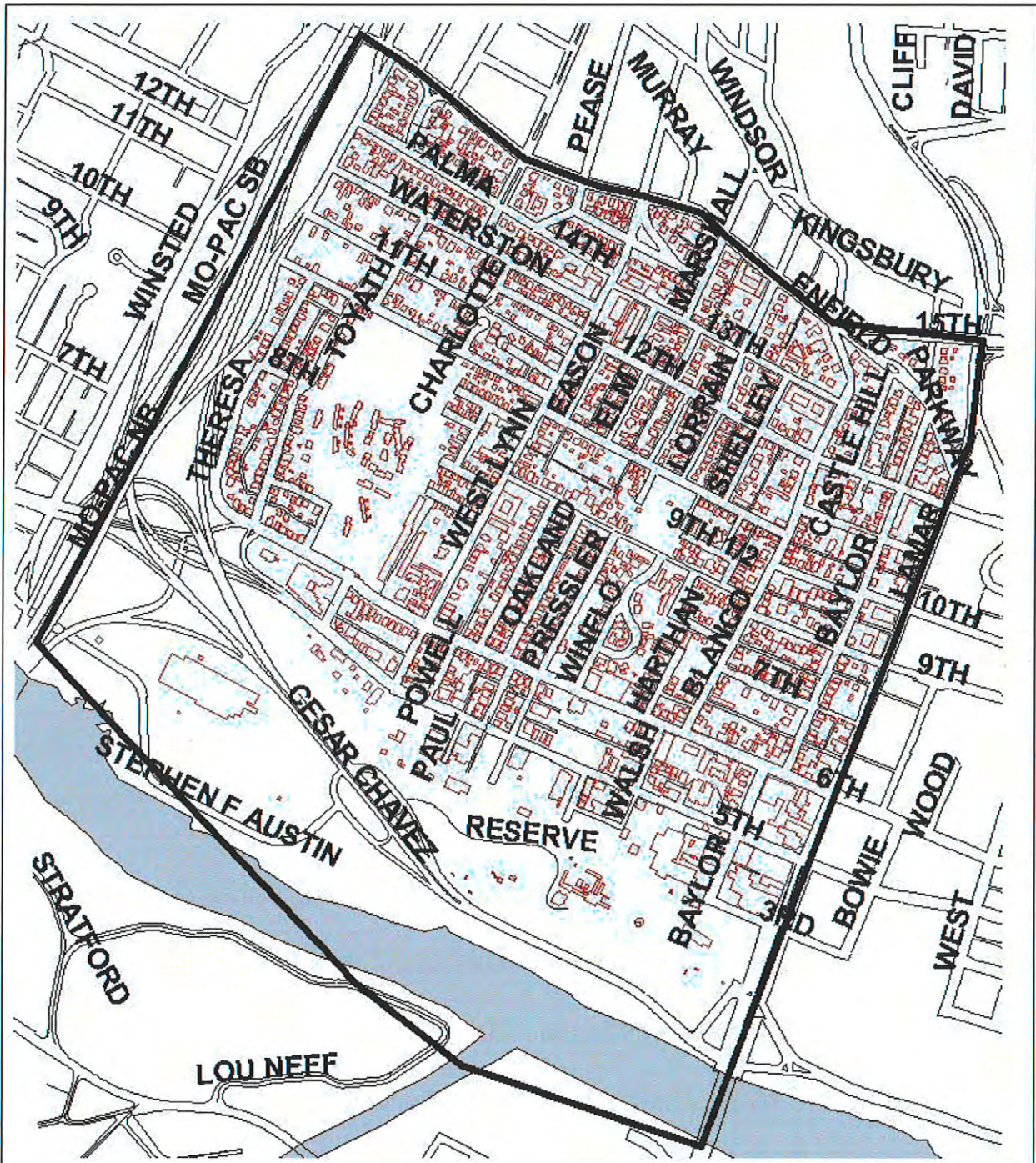
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 Base Map

PECO BD  
 Neighborhood Planning  
 June 2000

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-  Neighborhood Planning Area Boundary
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## **Chapter I. Executive Summary**

The Old West Austin Neighborhood Planning Team (composed of neighborhood residents, property owners, and business owners) worked with City staff from May 1999 – June 2000 to develop a neighborhood plan to address land use and zoning, transportation, parks and greenspaces, and historic preservation / urban design. The plan contains broad goals and objectives, as well as particular actions to achieve those goals. The following provides a brief description of the Old West Austin Neighborhood, the Neighborhood Planning process, and the goals of the Old West Austin Neighborhood Plan.

### **The Old West Austin Neighborhood**

The Old West Austin Neighborhood is located in West Austin, west of Lamar Boulevard, east of the MoPac Expressway, north of Town Lake, and south of Enfield Road. (See page **XXXX** for a map of the planning area.)

Old West Austin is one of the City's oldest neighborhoods. It contains a number of houses that are more than 100 years old, some of which are designated historic landmarks. The neighborhood also includes the Clarksville National Register Historic District, whose boundaries are shown on page **XXXX**.

Commercial and office uses are concentrated on Lamar, 5<sup>th</sup> Street, 6<sup>th</sup> Street, and West Lynn. The West Lynn area between 10<sup>th</sup> and 13<sup>th</sup> Streets is home to a number of businesses such as Nau's Drugstore to which many residents often walk. A few existing industrial uses are located between 5<sup>th</sup> and 6<sup>th</sup> Streets. Some residential structures are now used as offices, especially on 5<sup>th</sup> Street, 6<sup>th</sup> Street, and Baylor.

Other neighborhood landmarks include the Union Pacific Railroad, the Town Lake Animal Center, a section of the Town Lake Park, Austin High School, YMCA, a section of the Johnson Creek Greenbelt, Mathews Elementary, and the former Texas Military Institute (now known as simply as "the Castle").

## **Neighborhood Planning Process**

The Old West Austin Neighborhood Plan followed a process first outlined by the Ad Hoc Neighborhood Planning Committee in 1996. City Council endorsed this approach for neighborhood planning in a 1997 resolution. On October 22, 1998, City Council selected the Old West Austin Neighborhood to receive full staff support to develop a neighborhood plan. The neighborhood signed a Memorandum of Understanding with the City of Austin on June 14, 1999 to begin the planning process.

The Old West Austin neighborhood established a diverse Neighborhood Planning Team that included homeowners, renters, businesses, developers, and non-profit organizations. The Neighborhood Planning Team posted flyers in the neighborhood to advertise the planning process and to invite people to get involved, and also put information on the planning process in the Old West Austin Neighborhood Association newsletter. Meetings were held twice monthly.

During the planning process, the Old West Austin Neighborhood Planning Team, assisted by the City's Neighborhood Planning staff, gathered information and solicited input through a variety of means. Community outreach involved a Neighborhood Planning Open House for area businesses; surveying the neighborhood residents, businesses and property owners; forming committees to assist in writing the plan; holding a Neighborhood Planning Workshop to solicit additional ideas; and providing an opportunity for all stakeholders to vote on the plan.

Final plan recommendations were the result of the neighborhood's input through the survey, regular meetings, committee meetings, and community meetings. Ninety-four percent of the residents, businesses, and property owners responding to the ballot, approved the final plan recommendations in a neighborhood referendum. City Departments and Planning Commission also reviewed these recommendations. The Austin City Council adopted the Old West Austin Neighborhood Plan by ordinance as an amendment to the City of Austin's Comprehensive Plan on June 29, 2000.

## Old West Austin Neighborhood Vision

The Old West Austin Neighborhood Planning Team seeks to **maintain the neighborhood's diversity** of residents, incomes, and housing types. The neighborhood began with the historic Black settlement of the Clarksville area, followed by subsequent Anglo and Hispanic groups. The University of Texas Gateway Apartments houses a large foreign community of graduate students and their families, representing dozens of countries and cultures. A significant number of young newcomers populate the neighborhood, while many other neighborhoods have been residents for many decades. This diversity is crucial to the neighborhood.

Maintaining diversity will mean finding ways to **promote construction of moderately-priced housing**. To this end, the Neighborhood Planning Team recommends allowing compatible infill development within the neighborhood (new garage apartments and second units, and the use of existing small lots). Also, the Old West Austin Neighborhood Planning Team looks forward to working with developers and with the City's Neighborhood Housing and Community Development Office to promote inclusion of SMART Housing units (Safe, Moderately Priced, Accessible, Mixed-income, and Transit-oriented) in new developments.

This area's residents value its neighborhood-oriented shops, and would like to see this pattern continue. The Old West Austin Neighborhood Planning Team **promotes a mix of residential and commercial development** south of 6<sup>th</sup> Street, along Lamar and West Lynn. At the same time, the Neighborhood Planning Team wants to limit commercial intrusions into the residential core of the neighborhood.

Of equal importance is **preserving the livability of the neighborhood**. Old West Austin is a traditional mixed-use residential neighborhood with high pedestrian traffic to neighborhood-oriented businesses as well as to parks and open space. The neighborhood plan contains actions to increase pedestrian and bicycle safety, improve mobility, create more attractive streets, and provide adequate parking. It also recommends park and greenspace improvements.

Finally, the planning team also seeks to **protect and enhance the unique historic identity of Old West Austin**. Many of the neighborhood's structures were built at or before the turn of the century. While some of these buildings are designated historic landmarks, many potentially historic buildings are unprotected. The Neighborhood Planning Team would like to encourage the preservation of the neighborhood's older buildings, as well as the construction of new buildings and additions that respect the prevailing character of the neighborhood.

## **Neighborhood Plan Goals**

The Old West Austin Neighborhood Plan includes the following thirteen goals:

- 1.** Encourage mixed uses.
- 2.** Protect the character of the neighborhood.
- 3.** Maintain social and economic diversity of residents.
- 4.** Provide safe movement for all modes throughout neighborhood.
- 5.** Accessibility - provide access to, from, and through the neighborhood for all residents.
- 6.** Circulation - allow neighborhood streets to function for circulation, while calming cut-through traffic.
- 7.** Mobility - provide for movement of through traffic into and out of downtown.
- 8.** Aesthetics – create attractive, pedestrian-friendly public spaces in the neighborhood.
- 9.** Provide adequate parking for neighborhood's residents and businesses.
- 10.** Reduce traffic noise.
- 11.** Improve existing parks and increase recreational amenities in the neighborhood.
- 12.** Preserve and improve green space.
- 13.** Preserve and enhance the unique historic identity of the neighborhood.

The Neighborhood Plan details the objectives that support these general goals and specific action items to implement these goals and objectives. The successful adoption and implementation of this plan will help ensure that the Old West Austin neighborhood is a strong neighborhood that provides a variety of housing and shopping, is pedestrian friendly, and where its families can feel safe and proud of their neighborhood.



## **Critical Development Issues**

Prior to beginning the formal neighborhood planning process, the Old West Austin Neighborhood Planning Team identified several critical development issues that threatened the neighborhood and served as the starting point for developing their neighborhood plan.

**Zoning and land use issues.** Commercial intrusion into the residential areas of the neighborhood is a concern. Zoning enforcement of businesses in residential areas operating in violation of the Home Occupation Ordinance is also an issue. In developing the plan, the neighborhood sought to develop appropriate infill standards to protect the residential and historical character of the neighborhood.

**Transportation issues.** Cut through traffic and speeding traffic within the neighborhood have been issues (these problems were addressed separately by the Traffic Calming Program of the Public Works and Transportation Department, which selected Old West Austin as a Traffic Calming Area). Development projects planned at the 5<sup>th</sup>/6<sup>th</sup> and Lamar area could bring more traffic into the neighborhood. Most of the neighborhood's streets lack sidewalks on one or both sides. The planning team was also interested in establishing better bicycle connections within the neighborhood.

**Parks and Greenspace issues.** The neighborhood is well-served by parks and greenspaces, but would like to see these areas improved.

**Historic Preservation issues.** The neighborhood's historic buildings are threatened by demolition and by out-of-character renovations. The neighborhood wants to work with property owners to protect the neighborhood's historic resources.

## History of the Old West Austin Neighborhood<sup>1</sup>

The Old West Austin Neighborhood can look back to the mid-nineteenth century for examples of its residential character and variety. The 320-acre land grant which eventually became the Enfield area was assigned to D.S. Parrish on April 5, 1841 by the Republic of Texas under the administration of Mirabeau B. Lamar. In 1859 Governor Elisha Pease bought the estate and its accompanying residence at 6 Niles Road for \$15,000. In 1916, when Governor Pease's descendants began subdividing his estate, they named the new neighborhood "Enfield" in honor of the former governor's Connecticut hometown.

Advertisers and realtors of the day said, "Better Babies, Better Homes, Better Move to Enfield." In similar booster rhetoric, Enfield was described as "the Place Beautiful" with "no dust, yet the summer breezes sweeping up the gorge of Pease Park from the south and east, making this the coolest place in summer. Here one is removed from the noises of the City, yet a ten minute walk or three minute drive brings him to the City's business district." Decades later, today's residents point to similar advantages, even if it is in different language.

Another story can be found along the western border of this historically rich neighborhood. Clarksville, the first Black freedomtown west of the Mississippi River, lies from Tenth Street to the south side of Waterston and from the west side of West Lynn to the MoPac right of way. The origin of the Black settlement dates back to 1865 when Governor Pease granted several of his slaves a portion of land for "good and faithful service." The residents date their settlement from 1871 when a freedman named Charles Clark purchased two acres of land from General N.J. Shelley, in hopes of starting a community for freed slaves.

Over the years Clarksville grew into a nicely sized, quietly cozy, and closely-knit neighborhood. In the last three decades that neighborhood, like the Enfield area to the north and other turn-of-the-century subdivisions of West Austin, has undergone several changes in its landscape and demography. These changes have been a result of both "outside" interest in the neighborhood and renewed concern by longtime residents. The most significant change was the expansion of the MoPac

Enfield and Clarksville are but two examples of the evolution, variety, and heritage of Old West Austin. The Raymond Plateau, which stretches from Town Lake north to 7<sup>th</sup> Street and from Lamar Boulevard west to Blanco, was first subdivided in 1885. The Silliman Addition, between Blanco and Lamar on the west and east respectively and from 9<sup>th</sup> north to 12<sup>th</sup> Street, was platted in 1895. Duval Heights, in the eastern part of the neighborhood, and Westridge, in Clarksville to the west, came into being in 1909 and 1910. The Enfield subdivision began in 1916. Relatively "young" subdivisions within the neighborhood such as Terrace Park, Shelley Heights, and Pressler are of 1935 vintage but "old" compared to most of Austin's areas.

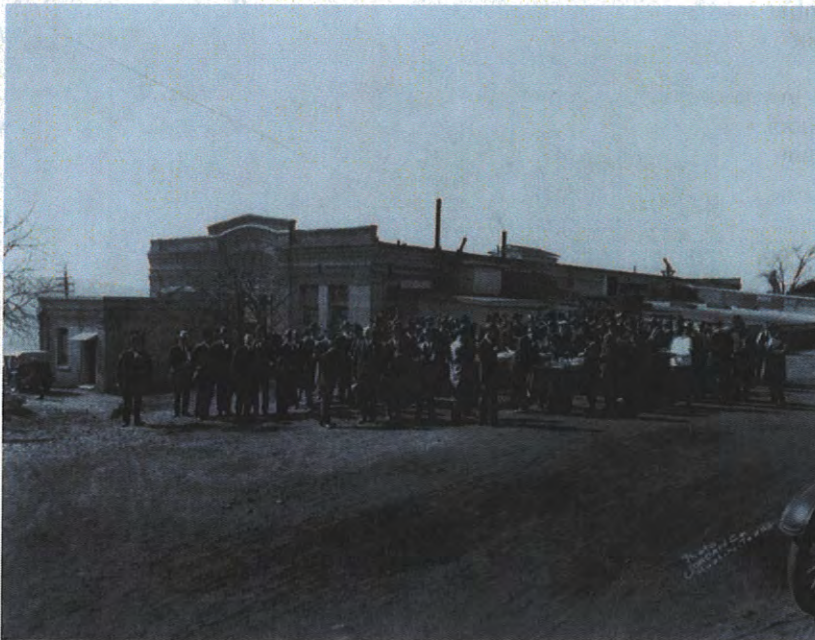
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<sup>1</sup> Adapted from the 1983 Old West Austin Neighborhood Plan Preliminary Draft.

## Some Historic Buildings and Sites in the Old West Austin Neighborhood

In 1876 the International and Great Northern Railroad came to Austin. In 1956 it became the Missouri and Pacific Railroad and its tracks are still in use today by Amtrak Passenger trains and by cargo trains. In its past, the railroad offered the people of Austin links to cities such as Chicago, Louisville, Washington and New York. All the 'modern' improvements of the time such as Pullman Sleeper cars and travel "without change of cars".

If one wasn't travelling, the social centers of Austin often were in the Beer Gardens. Paul Pressler owned one of the first of the famous beer gardens. In operation prior to 1897, Pressler Beer Garden was located near present day West Sixth street and Pressler meet. It was built in connection with the Pressler brewery and boasted a bandstand and shade trees and stretched all the way to the river.



Near present day 5th and Lamar is Tips Engine Works. It was founded in 1899 and moved to its present location in 1909. For many years Tips supplied engines, gas meter covers, structural support beams for downtown buildings such as the Driskill Hotel, the city library at 9th and Guadalupe (now the history center).



In 1889, the Texas Confederate Home for Men was established where the present day University Housing is located on West Sixth. After the Civil War, the Union Soldiers were provided pensions and care, but the Confederate Soldiers were left to fend for themselves. Through a large community effort, the John B. Hood Camp of Veterans in conjunction with the Albert Sidney Johnston Chapter of the Daughters of the Confederacy raised funds that enabled them to build several brick cottages for Confederated soldiers. Capt. Ben McCullough was superintended of the home around 1912 and lived there with his wife who was the widow of

R.C. Barton. Mrs. McCullough's granddaughter remembers visiting the home and being fascinated by the wires that existed between the dining room and the cabins. These wires allowed the blind veterans to hook their walking canes on them and safely navigate around the grounds. In 1920 Hobby Memorial Hospital was completed and with dwindling numbers of Veterans in residence, the 48th Legislature decided that it was appropriate to transfer mental patients to the Confederate Home.

Mathews Elementary was built in 1915 and named after a former school board member W.J. Mathews. By June of 1917, Mathews had 190 students and 5 teachers. In the spring of 2000 the school became part of the National Registry of historic sites.



Clarksville was settled in 1871 by Charles Clark. The land was originally part of the Pease Estate and it was sold or given to Clark after Emancipation. By 1875 resident Elias Mays was representing the African-American community in the legislature to ensure that they continued to have the rights given them after the war. The Sweet Home Missionary Baptist Church was first built in 1882 and the present home of the church was built in 1935. Clarksville became a Texas Historical site in 1973.



West Austin Park was the original site of the Clarksville Jazz Festival (now held in Pease Park). And the park has long been a place for the residents of the neighborhood to swim or enjoy a nice day in the park.



Flower Hill, was built in 1877 by Richard Kelly Smoot, pastor of the First Southern Presbyterian Church from 1876 until his death in 1905. He designed the house himself and used his study as a classroom for the Austin School of Theology. He trained 44 ministers before closing the school in 1895. Legend has it the William Sydney Porter (O Henry) and Athol Estes were married by Smoot at his house in 1887. In recent years, Miss Jane Smoot has resided in the house built by her grandfather. She has donated the mansion to the

Heritage Society of Austin. The house, built of handmade bricks, has fourteen rooms, four hallways, four porches, seven fireplaces, two bathrooms, and a cellar on its ten acre grounds.

A moonlight tower still stands at 12th and Blanco . They have been in operation for over 100 years. They have only been turned off twice during that time. Once in 1905 the towers were off for a week due to a dispute between the city council and the water and light commission. The second was in 1973 during the energy crisis.

Many of the neighborhood's historic homes been demolished. Two are shown here.

910 West 6<sup>th</sup> Street, now demolished.



Walter Caldwell Home, 1009 W. 6<sup>th</sup> Street. Photo taken 1903. Now demolished.



## Existing Conditions

The Old West Austin Neighborhood contains single family residential as well as a variety of multi-family, office, commercial and industrial uses. The dominant land use in the neighborhood is residential, with approximately 36% of the total land use identified as single-family residential. Most homes in the area were constructed 60 to 90 years ago and the majority of the single-family lots are at least 5,750 square feet in size. The neighborhood is also home to 13 apartment complexes with 20 or more units, and 19 apartment complexes with 10-19 units. The neighborhood also includes three principal commercial corridors - Lamar Boulevard, 5<sup>th</sup> Street, 6<sup>th</sup> Street, and a few industrial uses located south of 5<sup>th</sup> Street. The neighborhood is almost completely built out with approximately 2% of the land identified as undeveloped.

LAND USE	ACRES	PERCENTAGE
Single-family	150	36%
Multi-family	72	17%
Commercial	38	9%
Office	24	6%
Undeveloped	7	2%
Industrial	14	3%
Civic / Educational	16	4%
Open Space	95	23%
<b>Total</b>	<b>416</b>	<b>100%</b>

**Table 1: Old West Austin Neighborhood Land Use Breakdown (excluding roads)**

In 1990, there were approximately 2607 housing units accommodating the neighborhood's 4569 residents. Renter occupancy was 73% of the total occupied housing, significantly higher than the overall City of Austin percentage of 59%.

1990 HOUSING OCCUPANCY STATUS				
	Old West Austin		Austin - Citywide	
HOUSING OCCUPANCY	# of units	% of total units	# of units	% of total units
Occupied	2379	91%	192,148	89%
Vacant	228	9%	24,906	11%
TENURE	# of units	% of total units	# of units	% of total units
Owner occupied	469	18%	77,794	41%
Renter Occupied	1910	73%	94,174	59%
<b>TOTAL HOUSING UNITS</b>	2607		217,054	
<b>TOTAL HOUSEHOLDS</b>	2314		192,148	
<b>PERSONS PER HOUSEHOLD</b>	1.97		2.33	

Table 2: Housing Occupancy (1990 U.S. Census)



Old West Austin - 1990 Neighborhood Ethnicity			
	Neighborhood		Austin
Anglo	3480	76%	62%
Hispanic	581	13%	23%
African American	130	3%	12%
Asian or Pacific Islander	354	8%	3%
Other / Multiple Ethnicities	24	1%	1%
<b>Total Persons</b>	<b>4569</b>		<b>465,622</b>

Table 3: Neighborhood Ethnicity (1990 U.S. Census)

Old West Austin - 2000 Neighborhood Ethnicity			
	Neighborhood		Austin
Anglo	3276	75%	53%
Hispanic	501	12%	31%
African American	134	3%	10%
Asian or Pacific Islander	345	8%	5%
Other / Multiple Ethnicities	24	1%	2%
<b>Total Persons</b>	<b>4348</b>		<b>656,562</b>

Table 4: Neighborhood Ethnicity (2000 U.S. Census)

### **Top Ten Neighborhood Planning Priorities**

Although the neighborhood would like to see all parts of the plan implemented, certain issues are considered to be of greater importance. The Old West Austin Neighborhood Planning Team has identified some of the issues of highest priority to the neighborhood. The following elements of the plan are Old West Austin's Top Ten Neighborhood Priorities:

1. Encourage mixed uses by applying the special use "Mixed Use Building" to commercial areas of the neighborhood, as specified in the plan. Allow garage apartments and "Small Lot Amnesty."
2. Construct requested sidewalks. Identify missing ADA ramps on other neighborhood streets and work with ADAPT and Public Works to prioritize for future installation.
3. Support property owners' pursuit of local historic districts (especially Clarksville and W. 6<sup>th</sup>.)
4. Extend hours for wading pools in West Austin Park and Mary Baylor (Clarksville) Park.
5. Install stoplights on W. 5<sup>th</sup> and 6<sup>th</sup> Streets.
6. Establish safe route to Austin High School and to Town Lake by restoring old Union Pacific Underpass or building new underpass at Pressler.
7. Have a zoning inspector available to spend up to 8 hours per week in the neighborhood.
8. Develop recommended (voluntary) design standards for new construction or remodeling in the neighborhood.
9. In the space presently occupied by the skate park at West Austin Park, establish a children's sand area and a community garden (or xeriscape garden).
10. Remodel lighting in West Austin Park to reduce glare.



# The East César Chávez Neighborhood Plan

May 1999



# **The East César Chávez Neighborhood Plan**

**An amendment to the  
City of Austin's Comprehensive Plan**

The Austin Tomorrow Comprehensive Plan

Chapter 5

Section 5-2

Exhibit A

**May 13, 1999**

## Acknowledgements

The following individuals served on the East César Chávez Neighborhood Planning Leadership Team:

**Raul Alvarez**  
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**Delia Perez-Meyer**  
**Tina Sanchez**  
**David Trevino**  
**George Villalva**

The Leadership Team would like to thank everyone in the neighborhood who assisted in the preparation of the plan. Hundreds of volunteer hours went into preparing the plan. Special thanks go out to the following volunteers for contributing a significant amount of time and energy during the neighborhood planning process:

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David Dimitri	Michael Mokarzel	Bonnie Wences
Janice Fisher	Karen Paup	Youth Can Rock the Vote

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Arnold Oil Company	Hernandez Café	Mr. Natural's
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East First Printing	Martin Junior High School	Texas Produce
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Guadalupe Neigh. Devel. Corp.	Milagro Tortilla Factory	

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*Cover design:* César Chávez Mural at Martin Junior High School painted by students from Samantha Scribner and Suzanne Troops' Art Classes. Completed in May of 1995.

In addition to those listed above, hundreds of other individuals participated in the planning process. We apologize that we are not able to list everyone and want to express our sincere appreciation to all that contributed to the East César Chávez Neighborhood Plan.

The following City of Austin staff members from the Planning, Environmental & Conservation Services Department assisted in the completion of the East César Chávez Neighborhood Plan:

Austan Librach, P.E., AICP, Director  
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Paul Frank, GIS/Land Use Planner  
Laura Watkins, GIS/Land Use Planner

In addition to the staff listed here, numerous other City staff from several departments provided comments, suggestions and cost estimates which were very helpful to the East César Chávez Planning Leadership Team and to the City's Neighborhood Planning staff. Their input and support are greatly appreciated.

For more information on the East César Chávez Neighborhood Plan or the City of Austin's Neighborhood Planning Program:

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Visit our website at: <http://www.ci.austin.tx.us/neighborhood>

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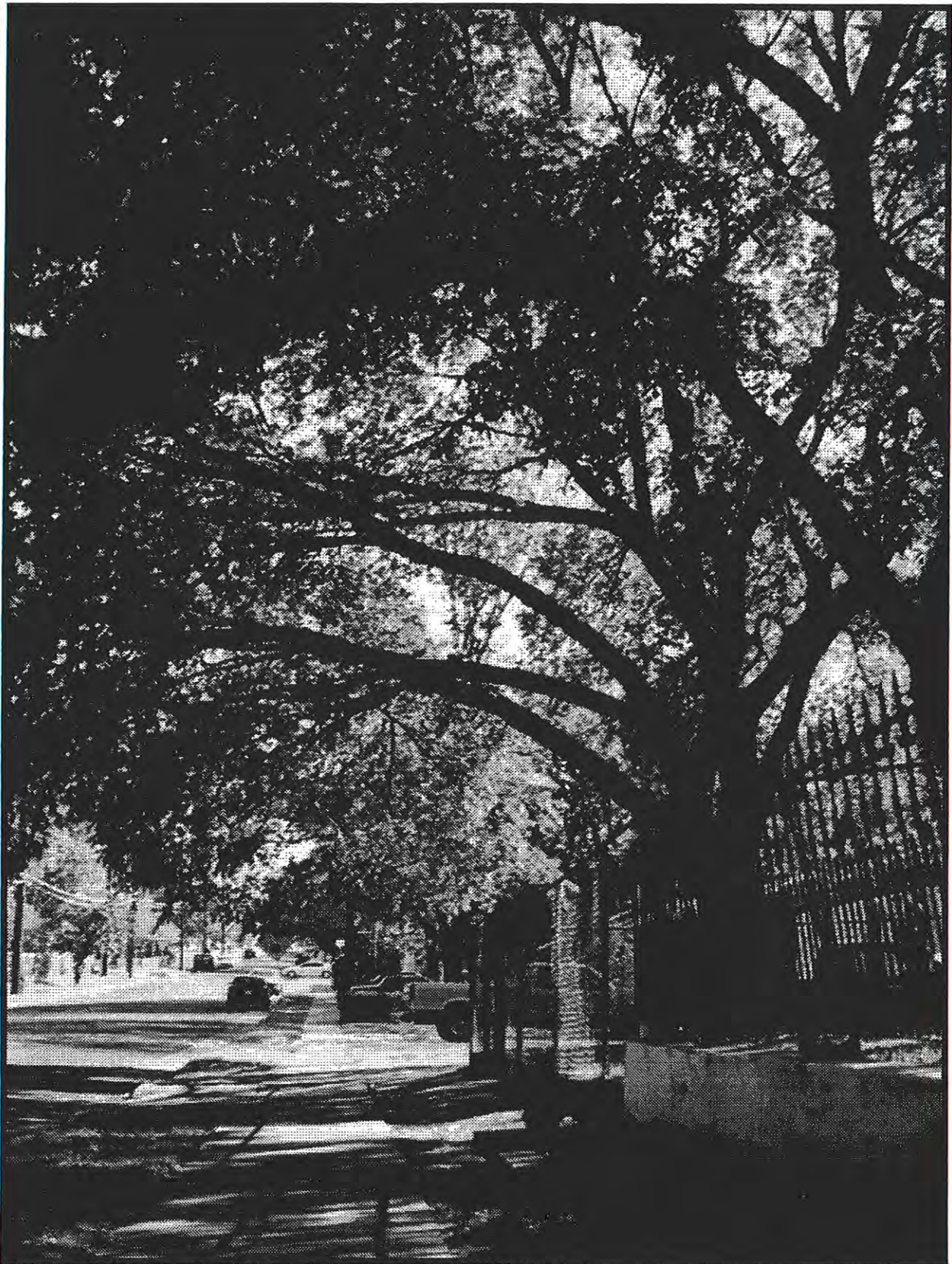
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- Appendix I:** Ballot Results
- Appendix J:** Neighborhood Plan Adoption Ordinance 990513-70
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**Figure 1: Urban Forest of the East César Chávez Neighborhood**

# **Chapter I. Executive Summary**

The East César Chávez Neighborhood Plan is the result of an extensive collaborative effort between neighborhood residents, businesses and property owners with support of city staff. The plan contains broad goals and objectives, as well as particular actions to achieve those goals. This executive summary briefly describes the East César Chávez Neighborhood, the neighborhood planning process and the goals of the East César Chávez Neighborhood Plan.

## **The East César Chávez Neighborhood**

The East César Chávez Neighborhood is located adjacent to downtown in central east Austin, Texas. The neighborhood is a stable, mixed-use area characterized by strong family values and a rich Hispanic and culturally diverse history. The neighborhood planning area boundaries include the alley between 6<sup>th</sup> and 7<sup>th</sup> Streets to the north, Chicón to the east, Town Lake to the south and Interstate 35 to the west (see Figure 3: Neighborhood Boundary Map). The dominant land use in the East César Chávez Neighborhood is residential, with approximately 60% of the total land use identified as single-family residential. The majority of the residential area is located south of César Chávez and includes the Willow-Spence Historic District, one of Austin's few historic districts listed in the National Historic Register. The neighborhood has two principal commercial corridors, César Chávez and 6<sup>th</sup> Street, as well as commercial uses located along the IH-35 access road (see Figure 2: Current Land Use with Zoning overlay Map).

The East César Chávez Neighborhood believes it is possible to build a strong, healthy, clean and safe neighborhood with a strong sense of its culture and history where its families can continue to grow and prosper. The Neighborhood wants to remain a place where people sit on their front porches and wave to their neighbors or lend a helping hand, and where working people, the elderly and young families can afford to live. It hopes to be a neighborhood that nourishes and supports all types of people, from artists to day laborers, from the elderly to newborns. The goal of the Neighborhood Plan is to guide future development, protect the existing neighborhood residents and businesses and to provide opportunities to improve the quality of life for everyone in the neighborhood.

## Neighborhood Planning Process

The East César Chávez Neighborhood Plan followed a process first outlined by the Ad Hoc Neighborhood Planning Committee in 1996. City Council endorsed this approach for neighborhood planning in a 1997 resolution. In June of 1997, the East César Chávez Neighborhood was one of 15 neighborhoods that submitted an application to take part in the City of Austin's Pilot Neighborhood Planning Project. On August 21, the Austin City Council selected the East César Chávez Neighborhood as one of three neighborhoods to participate in the Pilot Neighborhood Planning Project. The neighborhood signed a Memorandum of Understanding with the City of Austin on January 8, 1998 to begin the planning process.

The East César Chávez Neighborhood established a diverse Neighborhood Planning Leadership Team that included homeowners, renters, neighborhood associations, businesses and non-profit organizations. The Leadership Team held regular twice monthly meetings that were advertised and open to the entire neighborhood. They also instituted a comprehensive community outreach plan that attempted to involve everyone with an interest in the neighborhood.

During the planning process, the East César Chávez Neighborhood Planning Leadership Team, assisted by the City's Neighborhood Planning staff, gathered information and solicited input through a variety of means. Community outreach involved distributing a neighborhood newsletter, surveying the neighborhood residents, businesses and property owners, forming committees to assist in writing the plan, holding community meetings to solicit additional ideas and providing an opportunity for the neighborhood to vote on the plan.

Final plan recommendations were the result of the neighborhood's input through the survey, community meetings, committee meetings and voting. These recommendations were reviewed by the neighborhood, representatives of the Austin Real Estate Council, City Departments, Planning Commission and the City Council. The final plan recommendations were approved by the residents, businesses, employees and property owners in a neighborhood referendum.

## Neighborhood Plan Goals

The East César Chávez Neighborhood Plan includes the following goals:

1. **Provide zoning for a mix of business and residential land uses in commercial areas.**
2. **Ensure that new structures, renovations and businesses are compatible with the neighborhood.**
3. **Create and preserve physical features and activities to reinforce our neighborhood's cultural identity and history.**
4. **Improve vehicle, bicycle and pedestrian traffic safety on neighborhood streets.**
5. **Make better use of Fourth-Fifth Street rail corridor.**
6. **Improve and promote mass transit service in the neighborhood.**
7. **Establish a housing education and outreach program to preserve and rehabilitate existing housing.**
8. **Preserve and increase the number of homeowners in the neighborhood.**
9. **Preserve and enhance neighborhood trees, green spaces, trails, gardens, existing parks and recreational facilities.**
10. **Reduce trash in our neighborhood.**
11. **Educate neighbors about environmental issues.**
12. **Attract or develop businesses that serve essential neighborhood needs.**
13. **Reduce crime, arson and violence in our neighborhood by increasing programs.**
14. **Coordinate and promote health and human services programs in the neighborhood.**
15. **Provide quality, equitable and attainable educational opportunities for youth and adults in the neighborhood.**
16. **Provide opportunities for cultural arts, recreation and leisure activities.**

The neighborhood plan details the objectives that support these general goals and specific action items to implement these goals and objectives. The successful adoption and implementation of this plan will help ensure that the East César Chávez Neighborhood is a strong neighborhood that provides a variety of housing and employment opportunities where its families can grow and prosper and where its rich culture and history can be celebrated.



Figure 2: Current Land Use with Zoning Overlay Map

## Chapter II. Introduction

### The East César Chávez Neighborhood

The East César Chávez Neighborhood is located adjacent to downtown in central east Austin, Texas. The neighborhood is a stable, mixed-use area characterized by strong family values and a culturally diverse and rich Hispanic history. The neighborhood planning area boundaries include the alley between 6<sup>th</sup> and 7<sup>th</sup> Streets to the north, Chicón to the east, Town Lake to the south and Interstate 35 to the west.

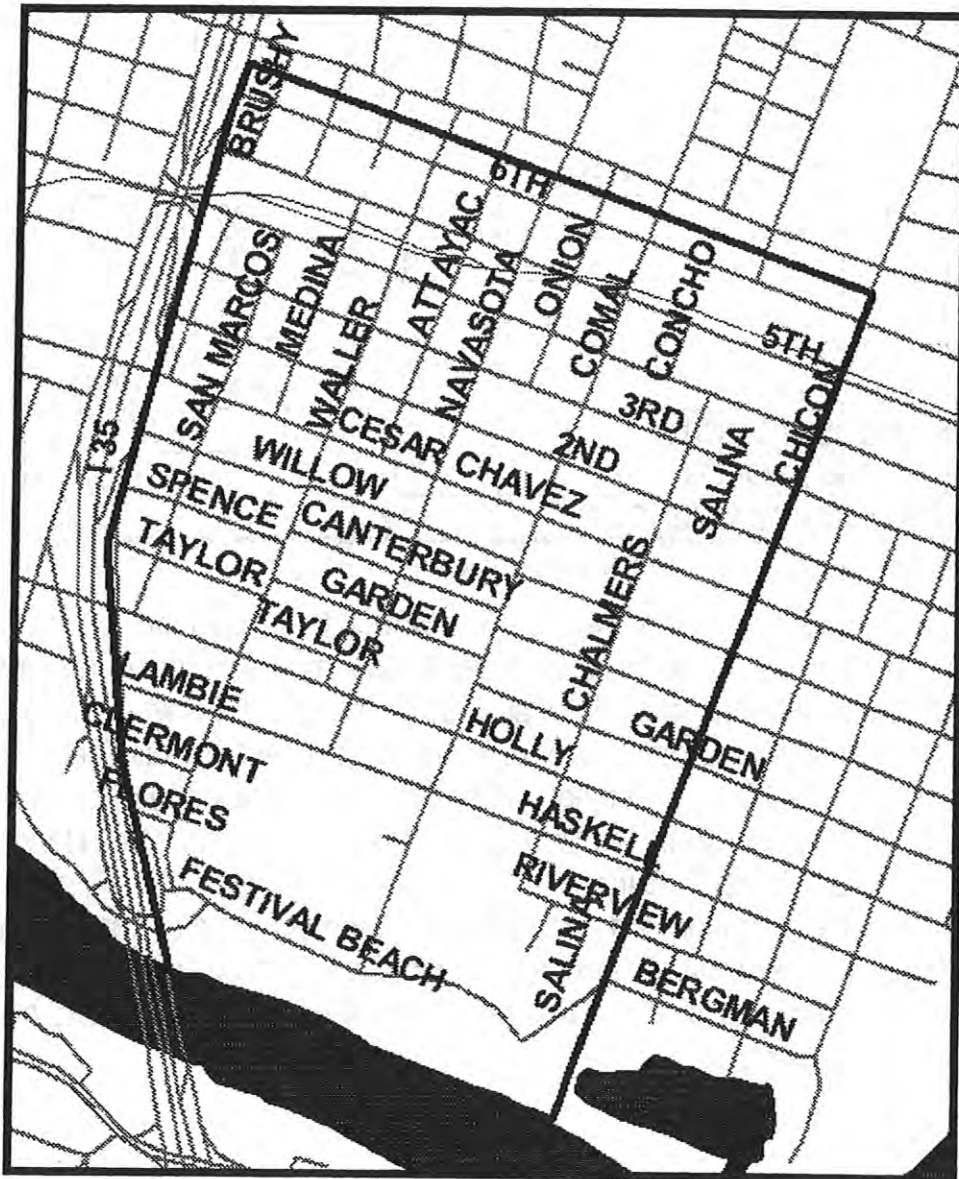


Figure 3: Neighborhood Boundary Map

The population of the neighborhood is approximately 3,879, which translates into about 1,303 households with 2.98 persons per household. The ethnicity of the East César Chávez Neighborhood is predominately Hispanic, consisting of 83% of the total population. Eighty-nine percent of the total available housing is occupied and 34% of the total housing is owner occupied.<sup>1</sup>

<b>East César Chávez Neighborhood Demographics<sup>2</sup></b>				
	<b>Neighborhood</b>		<b>Austin</b>	
<b>ETHNICITY</b>				
Hispanic	3,225	83%	23%	
Anglo	444	11%	62%	
African-American	179	5%	12%	
Other	31	1%	3%	
<b>TOTAL PERSONS</b>	<b>3,879</b>		<b>465,622</b>	
<b>HOUSING OCCUPANCY STATUS</b>				
Occupied	1,303	89%	192,148	89%
Vacant	156	11%	24,906	11%
<b>TENURE</b>				
Owner Occupied	443	34%	77,974	41%
Renter Occupied	860	66%	94,174	59%
<b>TOTAL HOUSING UNITS</b>	<b>1,459</b>		<b>217,054</b>	
<b>TOTAL HOUSEHOLDS</b>	<b>1,303</b>		<b>192,148</b>	
<b>PERSONS PER HOUSEHOLD</b>	<b>2.98</b>		<b>2.33</b>	

Table 1: Neighborhood Demographics (1990 U.S. Census)

The dominant land use in the East César Chávez Neighborhood is residential, with approximately 60% of the total land use identified as single-family residential. The majority of the residential area is located south of César Chávez and includes the Willow-Spence Historic District, one of Austin's few historic districts listed in the National Historic Register. The neighborhood has two principal commercial corridors, César Chávez and 6<sup>th</sup> Street, as well as commercial uses located along the IH-35 access road (see Figure 2: Current Land Use and Zoning Overlay Map). Important landmarks of the neighborhood are Sánchez Elementary and Martin Junior High Schools; the Terrazas Branch Public Library; the East Austin Health & Human Services Neighborhood Clinic that also houses the Police Neighborhood Center; and the Fire Department Headquarters.

<sup>1</sup> 1990 United States Census Data

<sup>2</sup> See Appendix A: Neighborhood Demographics



## Critical Development Issues

In 1997, the East César Chávez Neighborhood Planning Leadership Team was established for the purpose of developing a neighborhood plan. The Leadership Team included homeowners, tenants, neighborhood associations, businesses and non-profit organizations. In August of 1997, the East César Chávez Neighborhood was selected to be one of the first neighborhoods to participate in the City of Austin's Neighborhood Planning Pilot Project. In their application for participation in the Neighborhood Planning Project, the neighborhood identified five critical development issues that threatened the neighborhood and made them a good candidate for a neighborhood plan.

1. **The residential and historic character of the neighborhood is threatened.** The opening of the Austin Convention Center, increasing downtown development and rapidly rising property values city-wide have made the neighborhood a target of speculators and commercial and industrial interests that threaten historic homes and the residential character of the neighborhood.
2. **The need for more affordable housing and increased ownership by residents.** There is a very real need to create, renovate and maintain affordable housing for people with limited resources and increase the number of residents who own their own homes (including the children and grandchildren of long-time residents).
3. **Major development is proposed or underway that represents the potential for major change.** A number of projects, including the proposal for light rail along the 4<sup>th</sup>-5<sup>th</sup> Street corridor, the increase in downtown development and the opening of the new Austin-Bergstrom Airport, threaten to change the character of the neighborhood. Increases in traffic and in property taxes are of major concern to the neighborhood.
4. **Zoning and land use issues.** Zoning in the area often does not reflect the actual use of the property. In some locations, property zoned commercial or light industrial are actually occupied by single-family residences. Lack of zoning protection encourages the razing of these houses. In other cases, zoning restrictions have prevented current residents from expanding or rebuilding their homes because they were located on commercial or industrial zoned property. The neighborhood would like to see a shift from industrial and commercial uses that are incompatible with residential uses to less intense more compatible uses.
5. **Crime and safety concerns.** The neighborhood recognizes efforts by the City and the police department to address crime and safety concerns. The residents want to continue to address the problems of gangs, drugs and other crime.

## Guiding Principles

As they worked to identify common goals and neighborhood priorities, the Leadership Team and community members identified key elements shared across all sections of the plan. The following elements were identified as principals that express the values and goals of the East César Chávez Neighborhood and guide its plans for the future:

Access	Housing
Accessibility	Infrastructure
Affordability	Interdependence
Awareness	Justice
Beautification	Mixed Uses
Collaboration & Partnership	Opportunity
Compatibility	Outreach
Conservation	Ownership
Cultural Integrity	Participation
Diversity of Land Use	Preserve & Protect Neighborhood
Economic Vitality	Quality of Life
Education	Recycling & Reuse
Environmental Sustainability	Rehabilitation
Friendly to Bicycles	Safety
Friendly to Pedestrians	Self-determination & Respect
Gardens & Greenspace	Sense of History
Gradient of Density	Unique Character
Health	Vibrant Activity

## **Top Ten Neighborhood Planning Priorities**

Although the neighborhood would like to see all parts of the plan carried out, certain issues are of critical and immediate importance. In order to ensure that the neighborhood's true priorities were represented in the plan, the Leadership Team identified the issues with the highest priority according to feedback obtained at community workshops and from ballots returned by stakeholders in the community. The following elements of the plan are priorities that the neighborhood would like to begin working on immediately:

- 1. Construct a right turn lane and make other improvements on César Chávez including but not limited to historic light posts, landscaping and trees, and sidewalks.**
- 2. Help residents fix older homes and build new ones. Provide opportunities for more residents to own their own home.**
- 3. Prepare study on the neighborhood impacts of light rail on the neighborhood.**
- 4. Rezone commercial and industrial zoned properties to mixed-use: especially along the commercial corridors and the RBJ site.**
- 5. Construct Gateways into the neighborhood at 6<sup>th</sup>, 4<sup>th</sup>-5<sup>th</sup>, César Chávez and Holly Streets at the intersections with IH-35.**
- 6. Plant trees and develop pocket parks.**
- 7. Upgrade the electric, water and wastewater utility infrastructure.**
- 8. Identify and help residents access existing social service and educational programs.**
- 9. Reduce the neighborhood school drop-out rate and increase the quality of educational programs in schools and day-care centers, as well as after-school programs.**
- 10. Resurface alleys and increase lighting on dark alleys and streets to deter crime.**

## Vision for the Neighborhood

The neighborhood believes it is possible to build a strong, healthy, clean and safe neighborhood with a strong sense of its history, its cultural heritage, and the physical beauty of its homes, gardens and trees, where its families can continue to grow and prosper. It wants to remain a place where people sit on their front porches and wave to their neighbors or lend a helping hand, and where working people, the elderly and young families can afford to live. It hopes to be a neighborhood that nourishes and supports all types of people, from artists to day laborers, from the elderly to newborns.

The neighborhood would like to see more housing available for its families, especially its elderly and young families. It is willing to absorb some increase in density to accommodate these needs, so long as the neighborhood keeps its character. It would like to see infill in vacant lots to increase housing. It wants to remain a traditional neighborhood, with small stores that serve the neighborhood within walking distance. It would like to increase safety and security, especially in alleys and other dark areas of the neighborhood.



**Figure 4: Typical Neighborhood Wood Frame Home**

The Rebekah Baines Johnson Building (RBJ), located on the shores of Town Lake, was built in partnership with the City of Austin when a federal fish hatchery closed at that



location. The facilities at RBJ were constructed with the assistance of the Federal Housing Administration in the early 1970s. The RBJ Center is composed of two separate facilities, a 168-bed nursing home and a 250-unit apartment tower. The RBJ tower includes efficiency and one-bedroom apartments and provides much needed senior citizen housing. The annex, next to the residential tower, provides an array of health care services. The neighborhood would like to ensure the continued use of the RBJ complex for senior housing and is willing to negotiate with the owners of the property to include some new retail services on the RBJ property that would also serve the neighborhood.

**Figure 5: Rebekah Baines Johnson Building**

The neighborhood envisions commercial corridors that are safe and pedestrian-friendly. They hope these corridors will include mixed-use residential, commercial and civic elements that are compatible with the neighborhood, are economically and environmentally sustainable and are conducive to a blend of vibrant economic activity and quality of life.



**Figure 6: Pedestrian Friendly Commercial**

They envision open spaces, plazas and market places that contribute to friendly street activity. Ideally, they would like to see a chain of plazas stretching from East to West across downtown. They hope to see the rail corridor developed in ways that do not pollute the environment or threaten public health or safety.



**Figure 7: Interstate 35 Separating the Neighborhood from Downtown**

Residents would like to see the barrier effect of IH-35 reduced, and stronger connections made between the East César Chávez Neighborhood and downtown. Buffering could minimize noise impact, and better landscaping could improve the aesthetic appeal of the IH-35 corridor.



**Figure 8: The Park at Town Lake**

The neighborhood wants to preserve its unique waterfront treasure, Festival Beach Park. It is one of the most sparkling jewels on Town Lake's "green necklace," originally envisioned by Ladybird Johnson. This lovely park's beauty, openness, serenity and natural character should be preserved while enlivening the area with more pedestrian activity, more amenities, and better facilities to serve neighborhood residents.



**Figure 9: Family Picnic in a Neighborhood Park**

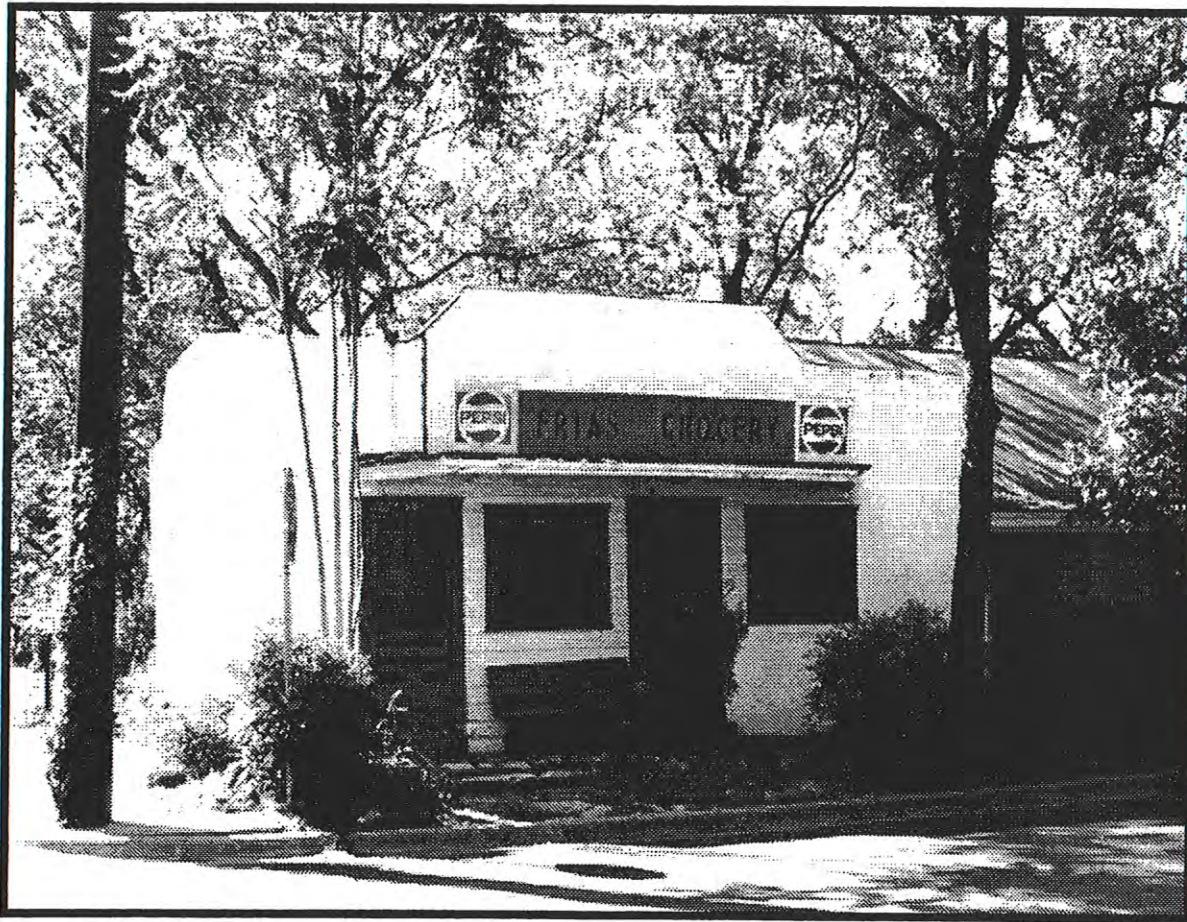
The neighborhood values the health and well being of its residents, young or old. It hopes to improve residents' access to health and human services, many of which are already available, but are unknown to residents who qualify for them. The neighborhood would like to work toward reducing the incidence of diseases that reduce our quality of life, such as diabetes, cancer and heart disease, which are epidemic. Neighbors would like to see more preventive programs that offer opportunities for individual growth, family development and healthy living. Such programs could help redirect youth and others who might be drawn toward alcohol, drugs or gangs.

East César Chávez neighbors would like to have opportunities to increase their quality and enjoyment of life through learning, recreation and cultural arts. They would like to see diverse programs that provide opportunities for adults, youth and children to build

skills, learn about culture, develop creativity, gather with neighbors, enjoy nature, relax and play. The natural resources of the East César Chávez Neighborhood should be protected and preserved in ways that assure public health and safety and reaffirm our connection to the Earth.

The neighborhood hopes to provide safe transportation options for pedestrians, cyclists, motorists and mass transit users. While encouraging mobility in the neighborhood, it would like to discourage the use of neighborhood streets as “cut through” short cuts and thoroughfares. It would like to exclude trucks from its residential streets and see that this prohibition is enforced.

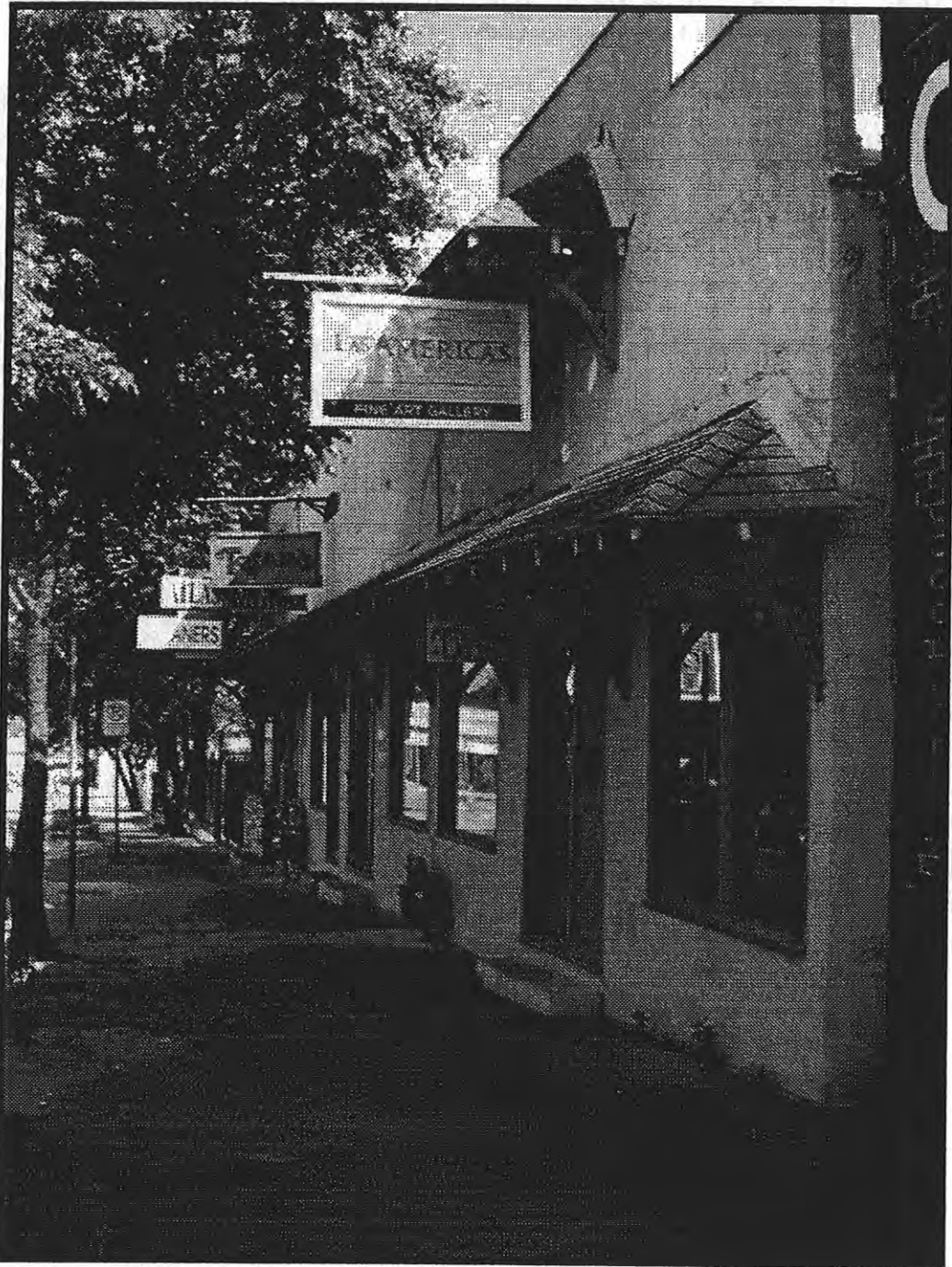
The neighborhood envisions becoming more economically self-sufficient, which can happen if businesses and residents work together to create jobs and make services available, keeping assets working within the community, to mutual benefit. Its goal is to create a community where people can gain work that supports them and makes the best use of their individual skills and talents. The neighborhood envisions economic development that will include and benefit neighborhood residents, such as projects that offer space and support for locally owned small businesses.



**Figure 10: Frias Grocery**



In many ways, the neighborhood's vision is similar to ideas and principles embodied in Austin's Traditional Neighborhood District ordinance and in its recent SmartGrowth initiative. Remarkably, these ideas and principles have been part of this neighborhood ever since it was built: compatibility of residences, commercial and public buildings; mixed residential and retail uses, such as stores with residences above; a vital and friendly street life; businesses which serve neighborhood residents and residents that support local businesses.



**Figure 11: East 6th Street Streetscape and Small Businesses**

In fact, when the entire area was surveyed and the Willow-Spence Streets Historic District was nominated for inclusion in the National Register of Historic Places, it was specifically described as “an unusually intact neighborhood of residences and compatible commercial and public buildings.... In a city where specific functions and services have been segregated from one another, [it] is a rare example of a neighborhood in which homes, businesses, and churches are fully integrated and architecturally compatible.” The neighborhood hopes, perhaps, in the twenty-first century to fulfill this original vision while embracing the cultural identity and unique character it has evolved in the past hundred years.



**Figure 12: Historic Residential Structure now Offices of LOC Consultants**

# Holly Neighborhood Plan



## An amendment to the City of Austin's Comprehensive Plan

The Austin Tomorrow Comprehensive Plan

Chapter 5

Section 5-10

Exhibit A



**City Council**

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Mayor

Jackie Goodman  
Mayor Pro Tem

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Daryl Slusher  
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Will Wynn

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**Neighborhood Planning & Zoning Department**

Alice Glasco, Director

*Adoption of a Neighborhood Plan by City Ordinance shows the City Council's general commitment and support for the projects and programs included in the strategy, but does not obligate the City to implement individual plan recommendations.*

# Holly Neighborhood Plan

December 13, 2001

---

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Louis Castillo  
John Corry  
Frances Coyle  
Maggie De Santo  
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Morgan Knicely  
Sara Koeninger  
Andrew Long  
Ted Krause  
Rosemary Ledesma  
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Holly Chair: Gavino Fernandez 477-4013

## Introduction

The Holly Neighborhood has a long history of advocating for the betterment of their community. This Neighborhood Plan provides another forum for the neighborhood to express its concerns and opinions about the future of their neighborhood. One of the main concerns in Holly is closing the Holly Power Plant. Other key issues revolve around maintaining desirable, affordable housing, avoiding the prospects of gentrification, responding to the increasing encroachment of businesses into the residential areas, and traffic issues. This plan attempts to address some of these issues through creating future land use and transportation plans.

## Neighborhood Planning

### History of Planning Efforts

- Various associations have been advocates for the neighborhood over the years.
- The City of Austin Neighborhood Planning Program kicked off the Neighborhood Planning effort in the Holly Planning area in March 2000.
- Neighborhood Survey was mailed out to residents, non-resident property owners and businesses in September 2000
- Two community workshops were conducted in March and April of 2001.
- Final Surveys sent out in June 2001.
- August 2001 - "Open House" to provide additional assistance in filling out the survey as well as answer any questions the community might have.

### Outreach Efforts

○ February 2000 – **Mail out to all property owners, tenants and other stakeholders for kick-off meeting.**

- **March 2000** – Mail out to all property owners, tenants and other stakeholders informing them of the first organizing meeting. Flyers were distributed around the neighborhood to get more people to participate on the Neighborhood Planning Team
- **April 2000 to Present** - Mail out reminders for *regular NPT meetings to interest list* which included businesses and other stakeholders that expressed any interest in the process.
- **May 2000** – Consensus Building topic session held for entire planning area & East Austin Neighborhoods.
- **June 2000** – Land Use, Zoning & SMART Housing topic session held for entire planning area & East Austin Neighborhoods.

○ June - July 2000 - **Flyers with quotes from Neighborhood Planning Team members were prepared and given to NPT members to distribute in the neighborhood and display at area businesses.**

- **June - July 2000** - Flyers regarding regular Neighborhood Planning Team meetings were inserted into church bulletins
- **July 2000** – Transportation topic session held for entire planning area & East Austin Neighborhoods.
- **August 2000** - Radio announcement (paid for by Austin Energy) in Spanish and English regarding filling out survey and neighborhood planning efforts.
- **August 2000** – Urban Design/Neighborhood Character topic sessions held for entire planning area & East Austin Neighborhoods.
- **September 2000** – Mail out to all property owners, tenants and other stakeholders for neighborhood wide survey; some additional surveys were taken door to door.

- **November 2000** - Mail out to all property owners, tenants and other stakeholders for a Land Use Work session was sent out
- February 2001 - **Mail out to all property owners, tenants and other stakeholders for Holly Community Workshop (February 21); additional flyers were distributed within church bulletins and other key institutions in the neighborhood.**
- February 2001 – **Worked with Zavala Elementary Campus Advisory Council to formulate transportation recommendations.**
- **March 2001** - Mail out to all property owners, tenants and other stakeholders for 2nd Holly Community Workshop (April 7th)
- **March 2001** – Targeted mail out to all stakeholders who’s properties would be rezoned.
- **April 2001** – Targeted Business Owner Meeting for the ECC corridor
- **June 2001** – Mail out to all property owners, tenants and other stakeholders the Holly Neighborhood Plan final survey.
- **August 2001** – Extended final survey date to in effort to receive additional community input; Conducted an Open House to assist stakeholders in filling out the final survey and answer any questions/concerns.

### Stakeholder Involvement

- Residents
- Neighborhood Associations
- Business owners
- Non-resident property owners
- Institutions (Metz Elementary, Zavala Elementary)

### Top Ten Action Items

1. The neighborhood planning team endorses the closure of the Holly Power Plant at the time when reserve energy capacity becomes available to begin instituting the phased closure of the power plant.
2. With the \$20,000 allocation for an adopted neighborhood plan, the neighborhood requests that these funds be dedicated to the Cepeda Library branch and be used for the purpose of purchasing Spanish-English books, publishing software, and additional resources such as Braille texts and cassettes for the hearing and visually impaired.
3. Increase assistance for home repairs near the Holly Power Plant especially for roof and foundation repairs.
4. Rezone GR zoned property within the Residential District at Robert T. Martinez and Holly with a CO-Conditional overlay to allow existing uses, restrict height to 30' and restrict other uses incompatible with the Residential District.
5. Develop the appropriate infrastructure for South Side of E. 5th Street ( Pedernales to Chicon) to include the following: sidewalk, curb and gutter and potential street repairs/realignment
6. Participation by representatives of the Holly Neighborhood Planning Team should be included during the development of station locations and alignment of future rail lines in the event of an approved rail referendum.
7. Preserve land for single-family homes in Residential District through the future land use plan.
8. Permit small lot amnesty for single family lots currently under 5750 square feet in order to allow new or reconstruction of houses on lots previously too small to build on. (neighborhood-wide, primarily applicable to Residential District).
9. Encourage synchronization of lights along Pleasant Valley from East César Chávez to 7<sup>th</sup> Street. New left turn at Pleasant Valley & 7<sup>th</sup> has improved traffic movement, however the timing at peak hours

seems to be slightly off particularly for northbound traffic. The intersection at César Chávez & Pleasant Valley is becoming more congested.

10. Install signage to encourage and indicate desired route for truck traffic leading to 7<sup>th</sup> Street at the following locations: Robert T. Martinez (if intersection improvements at 7<sup>th</sup> Street are created to address turn movements for trucks)



# **Govalle/ Johnston Terrace Combined Neighborhood Plan**

**Govalle Neighborhood Planning Area  
Johnston Terrace Neighborhood Planning Area**

**March 2003**



# **The Govalle/Johnston Terrace Combined Neighborhood Plan**

Govalle and Johnston Terrace Planning Areas



*An Amendment to the  
City of Austin's Comprehensive Plan*

**The Austin Tomorrow Comprehensive Plan:  
Chapter 5  
Section 16  
Exhibit A**

**March, 2003**



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Mayor Pro Tem Jackie Goodman

## CITY COUNCIL MEMBERS

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Danny Thomas  
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Alice Glasco, Director

*Adoption of a Neighborhood Plan by City Ordinance shows the City Council's general commitment and support for the projects and programs included in the strategy, but does not obligate the City to implement individual plan recommendations.*

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## Acknowledgements

**The following individuals were regular participants in the Govalle/Johnston Terrace Combined Neighborhood Plan process:**

Joe Acosta	Chris Fanuel	Reed Murray
Susana Almanza	Eliza Fanuel	Don Painter
Lee Roy Anderson	Otto Friedrich	Beth Pickett
Ben Astran	Javier Garza	Kellie Ramirez
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Connie Baez	Joe Gonzales	Janie Rangel
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Kevin Childs	Jose Muniz	

Thanks to everyone for their hard work and commitment.

**The following organizations and businesses also made significant contributions to the creation of this plan:**

- All Residents, Business Owners and Property Owners who Participated in the Neighborhood Planning Process
  - Brooke Elementary School
  - Parque Zaragosa Recreation Center
  - Johnston High School
  - Oak Springs Library
  - Allan Elementary School
  - PODER (People Organized in Defence of Earth and Her Resources)
  - Brooke Neighborhood Association
  - Gardens Neighborhood Association
  - Calmar Cove Neighborhood Association
  - Springdale Neighborhood Association
  - TANK Tank Farm Area Neighborhood Council
  - Johnston Terrace Neighborhood Association
  - El Azteca Restaurant
  - Ted's Trees
  - Recycled Engine Coolant Corporation
  - Browning Auto Parts
  - Smokey Denmark Sausage Company
  - Meals on Wheels and More
  - Austin Fuel Injection Performance
  - Aus-Tex Printing and Mailing
  - V and S Enterprises
  - Woodland Properties
- 
- All local school children who participated in the coloring contest
  - All City Departments that contributed
  - Retired Senior Volunteer Program (R.S.V.P)

**\*To find current contact information for the neighborhood associations within the planning areas contact the Public Information Office at 974-2220 or go to [www.ci.austin.tx.us](http://www.ci.austin.tx.us) (select "Community Registry" under the Select a Service pull-down menu).**

## List of Abbreviations

### *City Departments and Programs:*

AE	Austin Energy
AFD	Austin Fire Department
APD	Austin Police Department
BOA	Board of Adjustment
CAMPO	Capital Area Metropolitan Planning Organization
HHS	Health and Human Services Department
KAB	Keep Austin Beautiful
NHCD	Department of Neighborhood Housing and Community Development
NPZD	Neighborhood Planning and Zoning Department
OEM	Office of Emergency Management
PARD	Parks and Recreation Department
PWT	Public Works and Transportation
SWS	Solid Waste Services Department
TPSD	Transportation, Planning, and Sustainability Department
WPDR	Watershed Protection and Development Review

### *Other Abbreviations:*

CEF	Critical Environmental Feature
CIP	Capital Improvement Project
NPA	Neighborhood Planning Area



## City Staff Acknowledgements

### **Lead Neighborhood Planning Staff for this plan were:**

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Roberto Gonzalez, Capital Metropolitan Planning Organization  
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For more information on the Govalle/Johnston Terrace Combined Neighborhood Plan or the City of Austin Neighborhood Planning Program contact the Neighborhood Planning and Zoning Department:

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**ORDINANCE NO. 000113-48**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:**

**A 19.77 ACRE TRACT OF LAND CONSISTING OF 2 PARCELS OF LAND OUT OF THE HENRY RHODES SURVEY NO. 5, ABSTRACT NO. 522, WILLIAMSON COUNTY, FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO TOWNHOUSE & CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-CO) COMBINING DISTRICT, LOCALLY KNOWN AS 7100-7104 MCNEIL DRIVE IN THE CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS.**

**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 change the base district from Interim Rural Residence (I-RR) district to Townhouse & Condominium Residence-Conditional Overlay (SF-6-CO) combining district on the property described in File C14-98-0158, as follows:

Parcel 1: A 9.94 acre tract of land out of the Henry Rhodes Survey No. 5, Abstract No. 522, in Williamson County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

Parcel 2: A 9.8349 acre tract of land out of the Henry Rhodes Survey No. 5, Abstract No. 522, in Williamson County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance, (the "Property")

locally known as 7100-7104 McNeil Drive, in the City of Austin, Williamson County, Texas, and as more particularly identified in the map attached as Exhibit "C".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. There shall be no vehicular access from the Property to Lobelia Drive. Vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

2. A structure, building, or portion of a structure or building shall not be constructed maintained within 25 feet of the northern and eastern boundary lines of the Property which abuts the following:
  - a) Lots 1, 15, 16, and 17, Block "T", and Lot 10, Block "M", Los Indios Phase B Subdivision, a subdivision in Williamson County, according to the map or plat of record in Cabinet F, Page 120, Official Records of Williamson County.
  - b) The Lobelia Drive right-of-way.
3. Improvements permitted within this 25 foot setback shall be limited to drainage underground utility improvements, a perimeter jogging trail, or those improvements that may be otherwise required by the City of Austin or specifically authorized in the ordinance.
4. Duplex development is prohibited on the Property.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the Townhouse & Condominium Residential (SF-6) base district and other applicable requirements of the City Code.

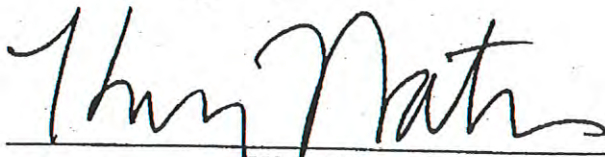
**PART 3.** The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

**PART 4.** This ordinance takes effect on January 24, 2000.


**PASSED AND APPROVED**

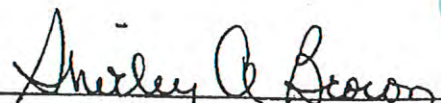
January 13, 2000

§  
§  
§



Kirk Watson  
Mayor

APPROVED:   
Andrew Martin  
City Attorney

ATTEST:   
Shirley A. Brown  
City Clerk

Road Tract  
Mid-American Properties, Inc.  
9.94 Acres

FN 5644 (RLM)  
July 22, 1997  
SRI Job No. 18864-01  
SRI Plat No. 18864-01

A DESCRIPTION OF A 9.94 ACRE TRACT OF LAND OUT OF THE HENRY RHODES SURVEY NO. 5, ABSTRACT NO. 522, IN WILLIAMSON COUNTY, TEXAS; BEING ALL OF THAT CERTAIN 9.94 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MID-AMERICAN PROPERTIES, INC. AS RECORDED IN VOLUME 2877, PAGE 117 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 9.94 ACRE TRACT OF LAND AS SHOWN ON SRI PLAT NO. 18864-01, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found in concrete in the north right-of-way line of McNeil Road, being the southwest corner of Lot 11, Block "M" of Los Indios Phase "B", a subdivision recorded in Cabinet F, Slides 120-122 of the Plat Records of Williamson County, Texas, same being also the east line of said 9.94 acre tract, for the southeast corner hereof;

THENCE, over and across said 9.94 acre tract, the north right-of-way line of said McNeil Road, S 70° 12' 19" W, a distance of 149.75 feet to a 1/2-inch iron rod found in a west of said 9.94 acre tract, being also the southeast corner of a 9.8349 acre tract of land described in a deed to D. R. Stephens and Co., recorded in Volume 1829, page 305 of the Official Records of Williamson County, Texas, for the most southerly southwest corner hereof;

THENCE, with the east line of said 9.8349 acre tract being also a west line of said 9.94 acre tract, N 18° 53' 16" W, a distance of 706.93 feet to an iron pipe found at the northeast corner of said 9.8349 acres, for an interior or ell corner hereof;

THENCE, with a south line of said 9.94 acre tract, being also the north line of said 9.8349 acre tract, S 71° 10' 29" W, a distance of 603.14 feet to an iron pipe found at the most westerly southwest corner of said 9.94 acre tract, also being the northwest corner of said 9.8349 acre tract, and being in the east line of Lot 24, Block I, Los Indios Phase "A", a subdivision recorded in Cabinet E, Slide 227 of the Plat Records of Williamson County, Texas;

THENCE, with the most westerly west line of said 9.94 acre tract, being also the east line of said Lot 24, N 17° 39' 42" W, a distance of 435.50 feet to a 1/2-inch iron rod found in concrete at the northwest corner of said 9.94 acre tract and hereof;

THENCE, with the north line of said 9.94 acre tract, being also the south line of Lot 1, The Groves of Los Indios, a subdivision recorded in Cabinet G, Slide 190 of the Plat Records of Williamson County, Texas, and the south line of Lots 17 and 16, Block "I", of said Los Indios Phase "B", N 71° 14' 16" E, a distance of 746.75 feet to a 1/2-inch iron rod found in concrete at the northeast corner of said 9.94 acre tract and hereof, being the common rear corner of Lots 15 and 16, Block "I" of said Los Indios Phase "B";

THENCE with the west line of said Los Indios Phase "B", being the east line of said 9.94 acre tract, S 18° 43' 37" E, a distance of 1138.93 feet to THE POINT OF BEGINNING and containing 9.94 acres of land.

THE STATE OF TEXAS           §  
  §           KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS           §

That I, John Strawbridge, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made by Michael R. Hatcher, R.P.L.S. No. 4259 on the ground during October 1990 and updated during July 1997 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 23rd day of July, 1997.  
A.D.

Survey Resources, Inc.  
P.O. Box 162690  
Austin, Texas 78716-2690



*John Strawbridge*  
John Strawbridge  
Registered Professional Land Surveyor  
No. 4283 - State of Texas

EXHIBIT A

FIELD NOTES

230876

Vol. 2647 PAGE 0085

BEING a 9.8349 acre tract of land out of the <sup>Merly and Sons Survey,</sup> Abstract No. 322, in Williamson County, Texas, and being <sup>that</sup> ~~part~~ <sup>of</sup> ~~the~~ <sup>same</sup> tract of land conveyed to Richa Walden by deed recorded in Volume 794, Page 94, of the Deed Records of Williamson County, Texas, said tract of land being more particularly described as follows:

**BEGINNING** at a concrete monument found in the west line of the subject tract, said concrete monument being the northeast corner of the Mc's Subdivision, found in Cabinet B, Slide 237, of the Williamson County Plat Records; thence along the west line of the herein described tract and being the east line of the San Felipe Green Subdivision, found in Cabinet X, Slide No. 215 of the Williamson County Plat Records, the following four (4) courses and distances:

- 1.) N 16° 38' 26" W, a distance of 32.80 feet to a nail found in a tree;
- 2.) N 20° 16' 50" W, a distance of 143.16 feet to a nail found in a tree;
- 3.) N 11° 13' 00" W, a distance of 12.19 feet to a nail found in a tree;
- 4.) N 19° 39' 47" W, a distance of 173.33 feet to an iron pipe found for the northeast corner of said San Felipe Green Subdivision;

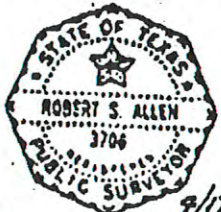
**THENCE**, N 18° 30' 28" W, along said west line and being the east line of Los Indios Phase A Subdivision found in Cabinet E, Slides 227 - 233, Williamson County Plat Records, a distance of 42.82 feet to an iron pipe found for the northwest corner of the herein described tract;

**THENCE**, W 71° 00' 00" E, along the north line of the herein described tract a distance of 603.48 feet to an iron rod found for the northeast corner of the herein described tract;

**THENCE**, S 19° 00' 42" E, along the east line of the herein described tract a distance of 707.21 feet to a 4" iron rod set for the southeast corner, said iron rod being the northeast corner of the right-of-way acquired by Williamson County, Texas in the Right-of-Way Deed filed in Volume 1642, Page 603, of the Deed Records of Williamson County, Texas;

**THENCE**, along the south line of the herein described tract also being the north right-of-way line of McNeil Road, S 70° 03' 37" W, a distance of 399.29 feet to an iron rod set for the southwest corner of the herein described tract and also being the northwest corner of the previously mentioned right-of-way parcel acquired by Williamson County, Texas and the southeast corner of the Mc's Subdivision;

**THENCE**, along the west line of the herein described tract being the east line of said Mc's Subdivision, N 19° 26' 51" W, a distance of 310.63 feet to the **PLACE OF BEGINNING**. Said described tract contains 428,608.74 square feet and 9.8349 acres of land, more or less.



CUNNINGHAM-GRAVES, INC.  
*Robert S. Allen*  
Robert S. Allen  
Registered Public Surveyor No. 3706

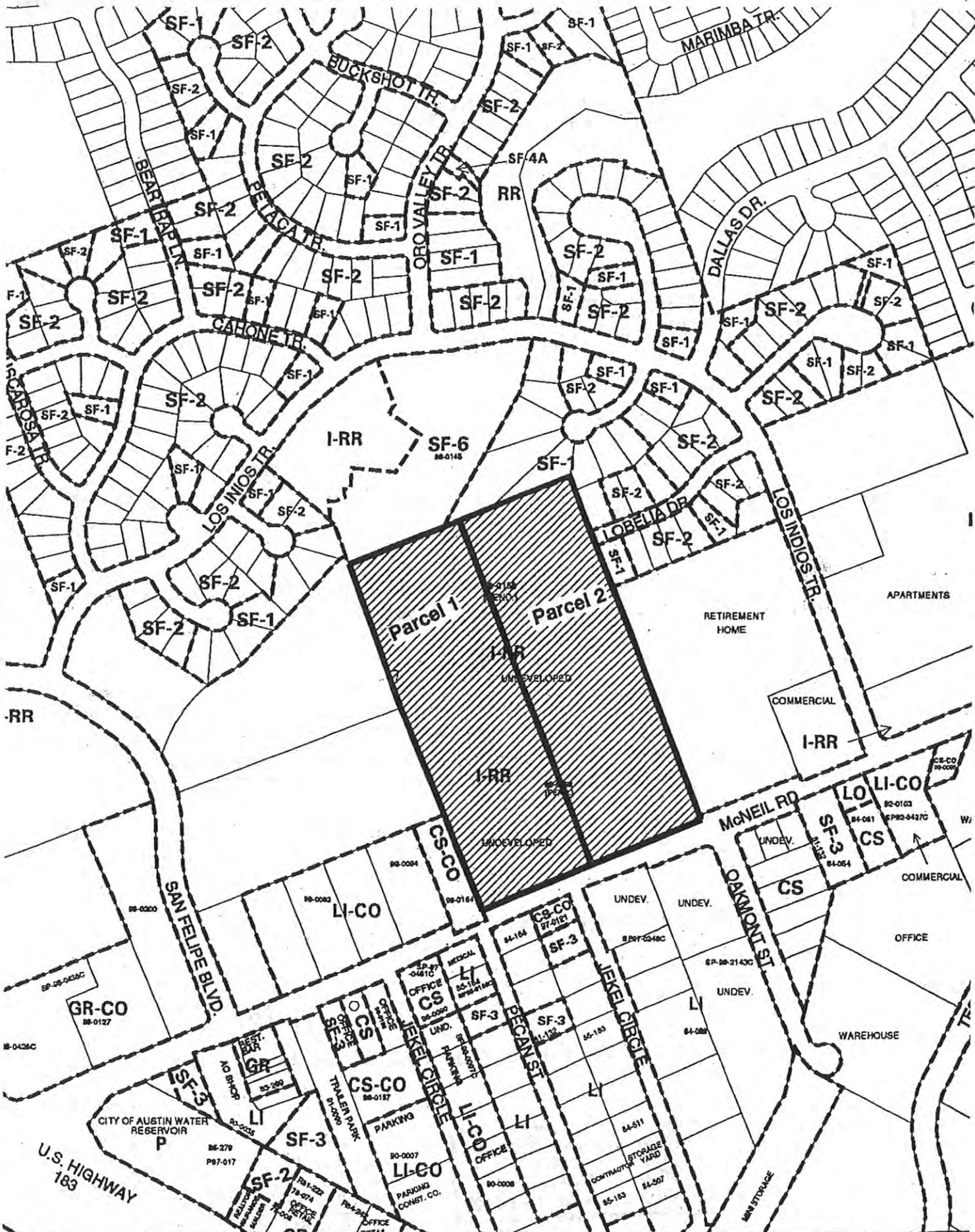
RSa:sn  
CGI Project No. 400-0001.0000

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON  
I, *Robert S. Allen*, do hereby certify that this document was FILED and RECORDED in the Official Public Records of Williamson County, Texas on the date and time stamped above.

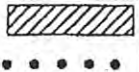
Doc# : 943849  
Rec. # 10-20  
Date : 10-20-89  
Line : 112-21  
Filed & Recorded  
at WILLIAMSON  
COUNTY TEXAS  
10/20/89

EXHIBIT WILLIAMSON COUNTY, TEXAS

EXHIBIT B



SUBJECT TRACT  
 PENDING CASE



ZONING EXHIBIT C

CITY REFER

# Austin American-Statesman

PO#: 00011348  
Ad ID#: 1KM400300  
Acct#: 5124992499  
Account Name: CITY CLERKS OFFICE

CITY CLERKS OFFICE  
PO BOX 1088  
AUSTIN, TX 78767

## AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS  
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis,  
State of Texas, on this day personally appeared:

Debi J Delk

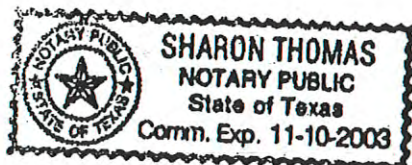
Classified Advertising Agent of the Austin American-Statesman, a daily newspaper  
published in said County and State that is generally circulated in Travis, Hays, Burnet  
and Williamson Counties, who being duly sworn by me, states that the attached  
advertisement was published in said newspaper on the following dates, to wit:

First Published:	1/22/00	Last Published:	1/22/00
Times Published:	1	Classification:	9980
Lines:	19	Cost:	\$63.46

and that the attached is a true copy of said advertisement.

Debi J Delk

SWORN AND SUBSCRIBED TO BEFORE ME, this the 24th day of Jan 2000



Sharon Thomas  
Notary Public in and for  
TRAVIS COUNTY, TEXAS

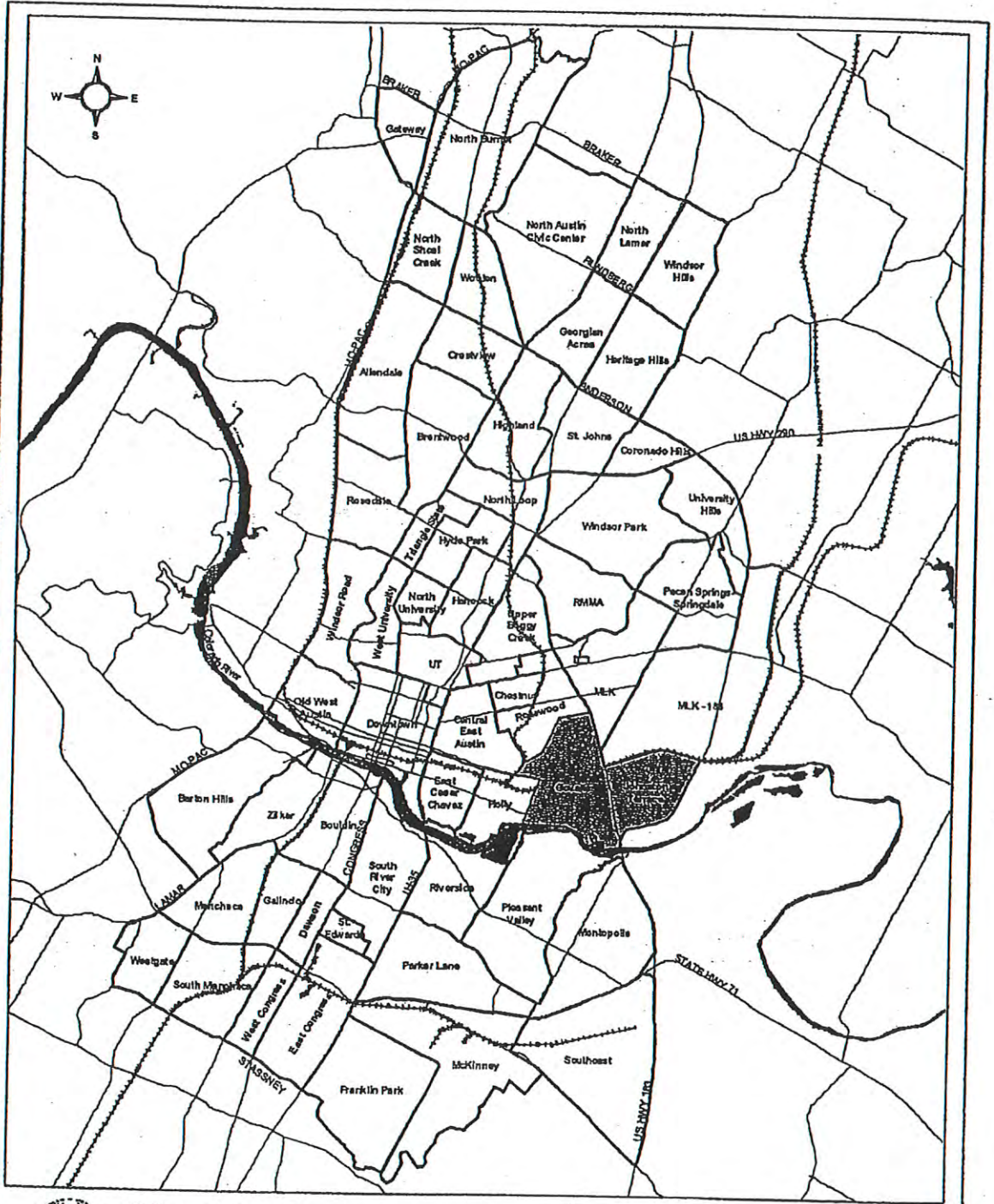
ORDINANCE N  
AN ORDINANCE E  
TIAL PERMANENT  
CHANGING THE ZC  
COMPANYING CH  
THE CITY CODE AS  
A 19.77 ACRE TRAC  
SISTING OF 2 PARCE  
OF THE HENRY RHO  
& ABSTRACT NO. 5  
COUNTY FROM INTI  
DENCE (H-R) DISTI  
HOUSE  
RESIDENCE & NOTI  
OF 6-6-01 HIGH  
LOCAL IN  
MCNEIL IN T  
IN, WILLIAMSON C



## List of Tables and Maps

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# Urban Core Map showing the Govalle/Johnston Terrace Combined Neighborhood Planning Area



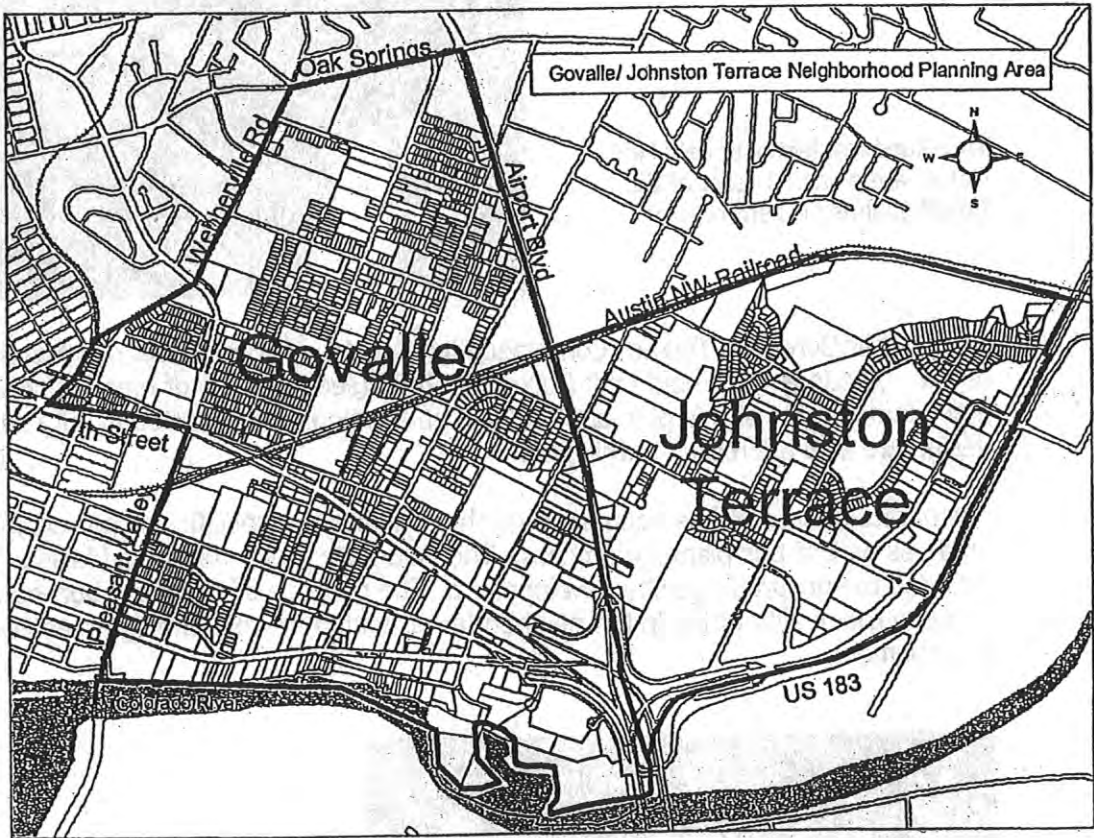
City of Austin  
Neighborhood Planning Areas in the Urban Core

## Introduction

The Govalle/Johnston Terrace Neighborhood Planning Area is located in East Austin. Its boundaries are:

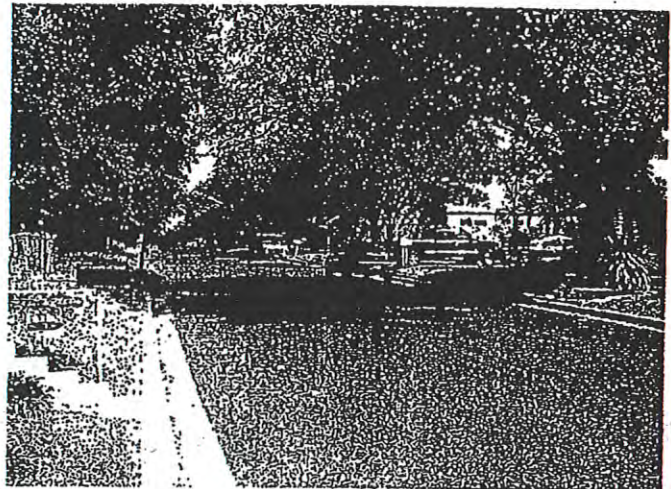
- Pleasant Valley and Webberville Roads to the west
- Oak Springs, Airport and the Austin and Northwestern railroad to the north
- US 183 to the east, and
- the Colorado River to the south.

The map below shows the boundaries of Govalle/Johnston Terrace Combined Planning Area.



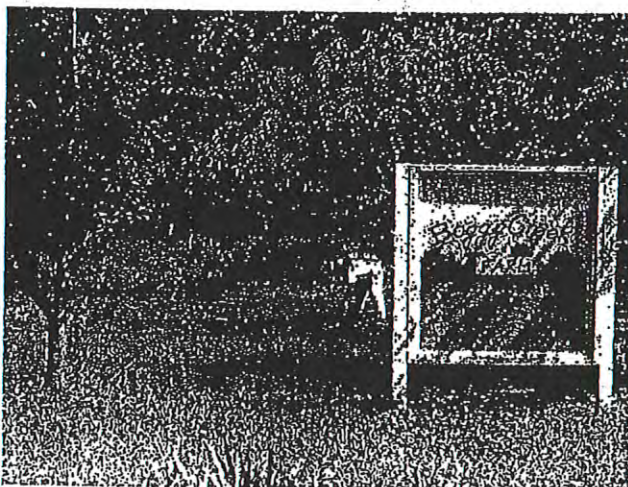
Govalle/Johnston Terrace is a combined planning area composed of the Govalle and Johnston Terrace Neighborhood Planning Areas. Both Planning Areas were reviewed and planned as one unit and all registered neighborhood groups, residents, property and business owners, and non-resident property owners were invited to participate in the planning process.

Tree-lined residential streets like Gullett are a valued asset of the Govalle/Johnston Terrace area.



The Govalle/Johnston Terrace Combined Planning Area process began in March 2002 and regular meetings were held until December 2002 (see a full list of meetings on page 8). The main components of this plan are land use and zoning. Transportation, city services and urban design are also addressed in this plan.

A separate ordinance has been adopted that outlines the specific zoning recommendations made as part of this planning process. The voluntary urban design guidelines have been included to encourage quality development. The purpose of this Neighborhood Plan is to improve the quality of life in the neighborhoods within these planning areas and to guide future development.



Places like Boggy Creek Farm add to the interesting character of Govalle/Johnston Terrace and also remind us of the history of this area of the City.

## Neighborhood Plan Development Process

This was the second attempt in recent years to develop a Neighborhood Plan in this area using a consensus-based, collaborative planning approach. The first effort, that commenced in February, 2000, was suspended due to ongoing disagreements between neighborhood stakeholders, representatives of local businesses, and the City of Austin. In July of 2000 the City's then Planning, Environment and Conservation Services Department (PECS) suspended staff resources to the Govalle Neighborhood Plan. The City engaged an outside party to facilitate dispute resolution but this was not successful.

However, during 2001 representatives of the City's newly formed Neighborhood Planning and Zoning Department (NPZD) began to meet with neighborhood stakeholders to discuss recommending the planning effort. These discussions coincided with a revision of the Neighborhood Planning process and the input of the Govalle neighbors was used in the restructuring of Neighborhood Planning generally.

The input of Govalle community stakeholders helped to shape some important aspects of the new planning process for Govalle/Johnston Terrace. This feedback included:

- fewer meetings would be better, but with staff doing more preparatory work so that neighbors are not starting from scratch
- the Govalle area should be expanded to include the Johnston Terrace neighborhood, and
- the Austin Plan Sector 8 Plan was a planning document produced during the late 1980s that has never been utilized. Instead of starting all over again, the Sector Plan should be used as a basis for any new planning in the area.

Govalle/Johnston Terrace was unique because it began Neighborhood Planning in February, 2000 under the previously used process but finished it (after a lengthy hiatus) in February, 2003 under the newer model. The development of the Govalle/Johnston Terrace plan therefore involved aspects of the newer streamlined, "workshop-based" Neighborhood Planning process; as well as some of the aspects of the previously used "team meeting" approach.

The Govalle/Johnston Terrace Neighborhood Plan was developed using a variety of participation methods that occurred over a period of approximately 9 months from March, 2002. Initial stakeholder meetings were held in November of 2001. Surveys were distributed in January, 2002 and the first public workshop was held in March, 2002.

A variety of citizen participation opportunities were provided during the planning process including:

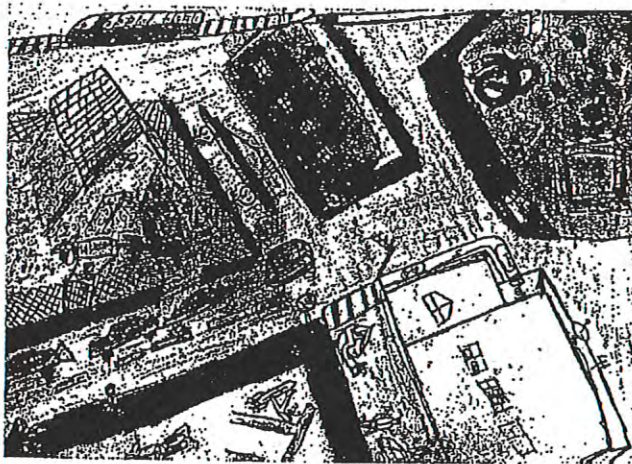
- a survey distributed to every household, business, and non-resident property owner
- a community workshop held in March 2002 that every household, business and non-resident property owner was invited to
- flyers distributed to parents through local Elementary Schools
- placing of posters and other promotional material in local stores and meeting places
- Spanish language newspaper and radio advertising

- coloring contests for local school children
- 24 community meetings
- notices about upcoming meetings sent every two weeks to a contact list of 150 people
- announcements and updates in local community organization newsletters.

Meetings held as part of the plan development process included:

**Stakeholder Meeting (November, 2001):** All participants from the previous Govalle Neighborhood Planning effort, as well as all registered Neighborhood Associations in the Govalle/Johnston Terrace area, were invited to discuss the re-commencement of the new planning effort. Feedback was given on the survey and a small group was formed to provide feedback for its modification.

**First Workshop (March, 2002):** The staff team for Govalle/Johnston Terrace prepared statistical profiles and collected other data (such as land use and zoning statistics) about the planning area prior to the first workshop. At the first workshop neighborhood participants were asked to comment on and validate the statistical data presented. Also at the March workshop stakeholders were asked to discuss and record what they would like to preserve, add, remove and keep out of their neighborhoods. Stakeholders also worked on identifying the characteristics of their ideal future neighborhoods and to record what they saw as their community's values (This information is presented on page 10 and in Appendix 3). A coloring contest with entries by local Elementary School students was also judged.



One of the winning entries of the coloring contest that was judged by participants at the March 2<sup>nd</sup> Workshop. This entry is by Abel Alcanaz, 5<sup>th</sup> grade at Brooke Elementary School.

**Urban Design and Historic Preservation (March, 2002):** At this meeting stakeholders produced a "mental map" of their neighborhood. This map showed the paths, nodes, districts, edges and landmarks of their area. (A copy of the map is in the Appendix). A Visual Character Survey was also conducted at this meeting. Participants used dots to vote on various kinds of development. The results from this workshop form the basis of the Design Guidelines for this Neighborhood Plan. (See separate chapter on Design Guidelines).

**Vision and Goals Focus Group (April, 2002):** At a workshop in April, stakeholders developed a neighborhood vision based on the input of the community representatives present. Information from the March workshop, and the previously mentioned Sector Plan, was also used by neighborhood participants at this workshop to develop goals and key planning principles for the plan. (The Vision and Goals are shown on pages 9 and 11).

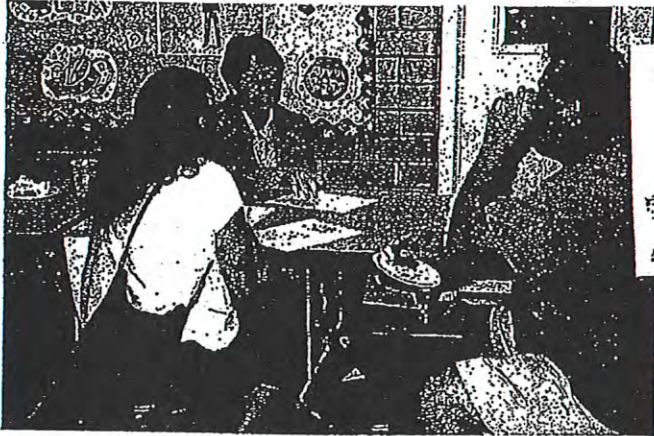
**Future Land Use Meetings (May and June, 2002):** During these two meetings different future land use scenarios based on the Sector Plan were presented. Stakeholders discussed and decided upon a preferred Future Land Use Map (FLUM) for the Govalle/Johnston Terrace area. (The Future Land Use Map is in the Land Use chapter of this plan).

**Zoning Meetings (June, July, and August 2002):** At these four meetings on zoning, draft zoning recommendations were made based on the Future Land Use Map (FLUM). These meetings focused on the general principles and concepts of the rezoning recommendations, as well as property-specific recommendations. All property owners who were recommended for a zoning change were notified and invited to attend the July meeting.

**Transportation Meeting (August, 2002):** Sidewalks, bus service, and bus stops were the most commonly discussed issues at this meeting. Capital Metro staff attended this meeting and received input from neighborhood stakeholders on routes, bus stop enhancements, and sidewalk improvements.

**Conditional Overlays Meetings (July and September, 2002):** At these three meetings the proposed conditional overlays were discussed. Refinements were made based on neighborhood and property owner feedback. All property owners who were being recommended for a conditional overlay were notified at this stage and invited to attend the September meeting.

**Neighborhood Forum (September, 2002):**



This forum involved ten City departments and a number of projects that were being proposed or undertaken in the neighborhood. Participating departments included: PARD, APD, TPSD, Neighborhood Housing and Community Development, Solid Waste, Watershed Protection, and Austin Energy.

Organizations who provided information on projects being developed in the area included: Austin Community College (Eastview Campus), Oak Springs Villas Seniors Housing, South West Key Program, City of Austin Health and Human Services providing information on the former School of the Deaf site, and APD providing information on the new Police sub-station and forensic facility on Springdale Road. This forum was an opportunity for neighborhood stakeholders to discuss with City departments their concerns and to also find out information about projects that were planned for their area.

**Public Land (September, 2002):** At this meeting stakeholders discussed their ideas for how public and vacant land could be best used in the future.

**Outstanding Properties (October, 2002):** These two meetings were held to address specific concerns raised by property owners who were dissatisfied with the rezoning recommendation being made by the Plan. Approximately 20 parcels were discussed in detail at these meetings with the majority being resolved.

**Smart Growth Infill (November, 2002):** Smart Growth infill amendments were introduced early in the process with further information being provided at the Neighborhood Forum in September. The November meeting was when decision were made regarding the adoption of infill amendments by the Govalle/Johnston Terrace Neighborhood Plan.



**Community Workshop (November, 2002):**

All residents, business owners and non-resident property owners were invited to this open house meeting to view the plan and its recommendations. This community workshop was also organized as a community dinner where local businesses donated food and residents, business owners and property owners shared a meal prior to the presentations.



Residents, property owners, and business owners at the November 20<sup>th</sup> community workshop.

Photo courtesy of Susana Almanza



Food at the November 20<sup>th</sup> workshop was provided by local neighborhood businesses.

Photo courtesy of Susana Almanza

**Refining the Plan (December, 2002):** At this meeting participants examined the draft plan document.

## Meeting Summary Table

Meeting Date	Purpose	Location	Attendees
11/07/01	Stakeholders' Meeting	Brooke Elementary	13
03/02/02	First Workshop	Allan Elementary	30
03/20/02	Urban Design/N'hood Character	Brooke Elementary	20
04/17/02	Vision and Goals Task Group	Johnston High	28
05/01/02	<i>Family Elder Care Project</i>	<i>Oak Springs Library</i>	27
05/15/02	Future Land Use Map	Brooke Elementary	26
05/29/02	Tank Farm Meeting	Johnston High	33
06/11/02	Future Land Use Map	Parque Zaragosa	28
06/19/02	<i>Update on Oak Springs Villas Project</i>	<i>Oak Springs Library</i>	3
06/25/02	Zoning Task Group	Parque Zaragosa	25
07/09/02	Zoning Task Group 2	One Texas Center	35
07/23/02	<b>Zoning – Property Owner Notification</b>	<b>Parque Zaragosa</b>	<b>59</b>
07/30/02	Tank Farm Workshop 2	Oak Springs Library	18
08/07/02	Transportation	ACC Eastview	7
08/08/02	<i>E. 7<sup>th</sup> St Banquet Hall Meeting</i>	<i>One Texas Center</i>	19
08/23/02	Rezoning – Outstanding Parcels	Parque Zaragosa	44
09/05/02	<i>E. 7<sup>th</sup> St Banquet Hall 2</i>	<i>Allan Elementary</i>	30
09/10/02	Conditional Overlays	Parque Zaragosa	18
09/18/02	Neighborhood Forum	Brooke Elementary	21
09/24/02	<b>Conditional Overlays and Vacant/Public Land</b>	<b>Brooke Elementary</b>	<b>23</b>
10/09/02	Outstanding Properties	Brooke Elementary	29
10/23/02	Outstanding Properties	Brooke Elementary	29
11/06/02	Smart Growth Infill	Brooke Elementary	35
11/20/02	Community Workshop	Brooke Elementary	42
12/04/02	Finalizing the Plan	Brooke Elementary	27

**Bold indicates additional notice was provided to affected property and business owners by direct mail.**  
**Shaded indicates neighborhood wide mail out for notification.**

*Italics indicates additional meetings that were held to discuss specific properties that were applying for rezoning prior to plan adoption.*

*Diagonal hatching indicates that 1,000 flyers were distributed through all local Elementary Schools.*  
 All other meetings were notified using established contact list of over 140 residents, businesses and property owners.

Citizen participation in the Govalle/Johnston Terrace Neighborhood Planning process was strong. Twenty-two meetings were held with an average attendance of 26 people at each meeting. In addition, three workshops were conducted with an average attendance of 40 people at each. The series of workshops, focus groups, and forums have produced participation from a cross-section of residents, neighborhood groups, business owners, property owners, and institutions.

## Neighborhood Vision

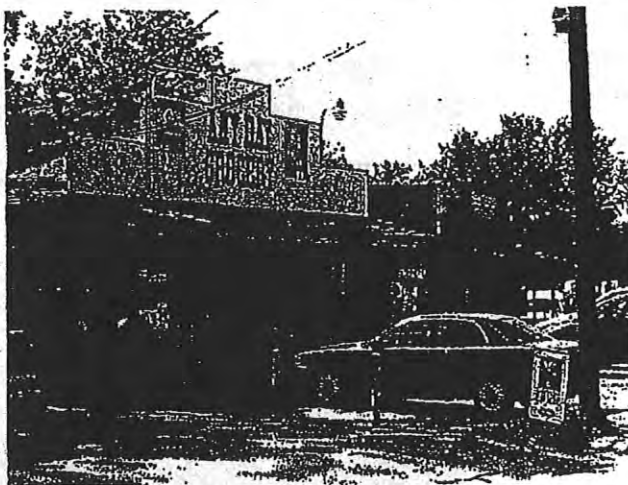
The Govalle/Johnston Terrace Neighborhood will be an affordable, family-oriented neighborhood with a strong sense of community and a place where people want and are able to live their entire life.



The neighborhood will be pedestrian oriented with a well-balanced mix of residential and business uses, shops that serve neighborhood needs, and public spaces where the community comes together.

The neighborhood will protect and emphasize its natural environmental features, historic character and residential areas

The neighborhood will be a safe, healthy, clean, well-maintained place with unique cultural opportunities and quality schools.

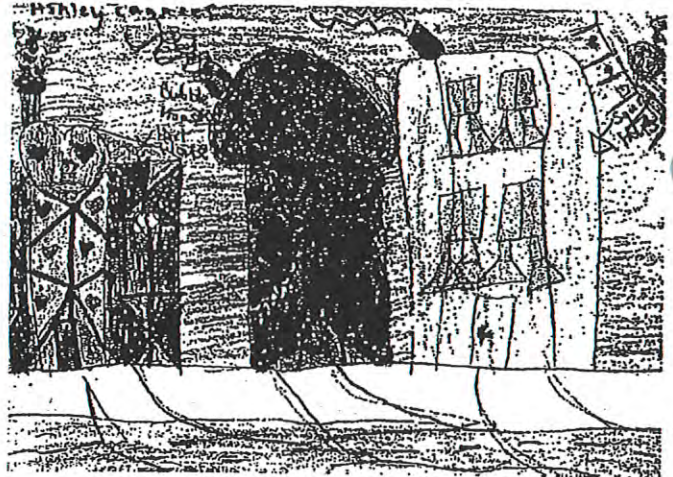


### Community Values and Characteristics

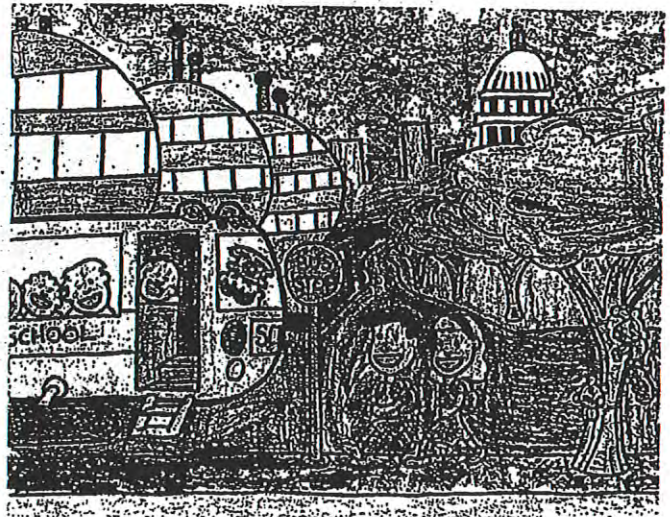
When asked, at the March 2 workshop, to identify the neighborhood characteristics that were most important to them, the largest responses were:

- Preservation of single family housing
- Improvements to the general appearance of commercial areas
- Improvements to street lighting
- Expanded services for the elderly
- More opportunities for affordable home ownership
- Building and repair of sidewalks
- Improved street maintenance and repair
- Easier to walk and bike in the neighborhood
- Improved litter and weed control
- Improve the quality of local creeks.

Other winners of the local elementary school coloring contest winners. This drawing is by Ashley Canales, 3<sup>rd</sup> grade at Brooke Elementary School.



This winning entry is from Ricky Flores, 2<sup>nd</sup> grade at Brooke Elementary School.



## **Goals**

### **Land Use**

- Goal 1:** Adjacent land uses should be compatible. (Sector Plan)<sup>1</sup>
- Goal 2:** Preserve and protect current and future single-family neighborhoods. (Gov/JT)
- Goal 3:** Develop a balanced and varied pattern of land use. (Sector Plan)
- Goal 4:** Create and preserve a sense of "human scale" to the built environment of the neighborhood. (Gov/JT)

### **Housing**

- Goal 5:** Maintain an affordable and stable housing stock. (Sector Plan)
- Goal 6:** Foster and protect existing neighborhoods. (Sector Plan)
- Goal 7:** Rehabilitate existing deteriorating housing stock. (Sector Plan)
- Goal 8:** Increase opportunities for people to live in close proximity to daily needs such as shopping and transportation. (Gov/JT)

### **Transportation**

- Goal 9:** The transportation network should be safe, accessible and attractive to pedestrians, bicycles, and vehicles. (Gov/JT)
- Goal 10:** Provide access to, from and through the neighborhood by providing a neighborhood-friendly system of transportation. (Gov/JT)

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<sup>1</sup> "Sector Plan" references goals that originated in the Sector 8 Plan. "Gov/JT" references goals that have been newly added through the Govalle/Johnston Terrace Neighborhood Planning process.

### **Historic Preservation/Urban Design**

- Goal 11:** Protect and preserve historic buildings and residential areas important to the neighborhood. (Gov/JT)
- Goal 12:** Develop ways to preserve the cultural assets of the neighborhood. (Gov/JT)
- Goal 13:** Encourage new structures, renovations and businesses to be compatible with the neighborhood. (Gov/JT)
- Goal 14:** Improve the appearance of neighborhood streets through the planting of trees, landscaping, sidewalk improvements, etc. (Gov/JT)

### **Parks, Recreation, and Public Facilities Goals**

- Goal 15:** Protect and enhance existing parks, recreational facilities, and open spaces. (Sector Plan)
- Goal 16:** Ensure that parks are safe places that are welcoming to families. (Gov/JT)
- Goal 17:** Provide opportunities for cultural arts, recreation and leisure activities/services for all ages. (Gov/JT)
- Goals 18:** Design public facilities and open spaces that serve as community gathering places. (Gov/JT)

### **Environmental Goals**

- Goal 19:** Improve the environmental quality of the neighborhood. (Gov/JT)

### **Economic Development Goals**

- Goal 20:** Improve the business climate in the neighborhood.
- Goal 21:** Encourage the development of a diversity of neighborhood-oriented businesses and employment. (Sector Plan)

**General Goals**

- Goal 22: Foster a genuine community of neighbors of every age and background. (Gov/JT)**
- Goal 23: Improve public safety. (Gov/JT)**
- Goal 24: Improve the appearance and condition of private and public property in the neighborhood. (Gov/JT)**

## Top Action Items

1. Confine industrial uses to discrete districts that are separated and buffered from single-family residential uses.
2. Conduct regular Neighborhood Clean Ups with Keep Austin Beautiful
3. Review the Limited Industrial (LI) zoning district and assess the feasibility of establishing a new district that would allow smaller scale uses such as Art and Craft Studio in base districts other than LI.
4. Construct the following priority residential sidewalks in the Johnston Terrace Neighborhood Gardner – Jain Lane to Lotus; Jain Lane – Stuart to Perry Road (possible school safety funding)
5. Implement a walking beat in the neighborhood, or if that is not possible Implement a bicycle patrol
6. Construct the following arterial sidewalks in the planning area, and explore the possibility of including these streets in a safe route to school proposal: Springdale Road - West Side, Govalle to Lyons; West Side, 7th Street to Cesar Chavez
7. Facilitate partnerships between neighborhood groups and property owners regarding the redevelopment and reuse of the Tank Farm site.
8. Add lighting on Tillery under the 7th Street Bridge
9. Prohibit Trucks on Bolm Road between Airport and Gardner
10. For the industrial uses that are shown on the Future Land Use Map as in the "Mixed Employment District", use a conditional overlay to prohibit the more intensive and incompatible industrial uses.
11. For situations where single-family residential uses abut the more intensive commercial uses, use a conditional overlay to provide similar protection to the residential uses as occurred under the East Austin Overlay.
12. Construct the following priority residential sidewalks in the Govalle Neighborhood: Lyons - Gunter to Gullet ,Kirk (West Side) - Airport to Govalle Elementary



# Montopolis Neighborhood Plan

An amendment to the City of Austin's Comprehensive Plan

The Austin Tomorrow Comprehensive Plan

Chapter 5

Section 5-7

Exhibit A





### **City Council**

Kirk Watson  
Mayor

Jackie Goodman  
Mayor Pro Tem

### **Council Members**

Raul Alvarez  
Beverly Griffith  
Daryl Slusher  
Danny Thomas  
Will Wynn

**City Manager**  
Jesus Garza

**Assistant City Manager**  
Lisa Gordon

**Neighborhood Planning & Zoning Department**  
Alice Glasco, Director

**Adoption of a Neighborhood Plan by City Ordinance shows the City Council's general commitment and support for the projects and programs included in the plan, but does not obligate the City to implement individual plan recommendations.**



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## The Montopolis Neighborhood

The Montopolis community was originally settled as a separate community on the outskirts of Austin, surrounded by open fields which helped preserve the identity of the area. The feeling of isolation in Montopolis is enhanced by the general street pattern. Vargas Rd. and Montopolis Dr. run the entire length of the neighborhood and offer the only obvious access to the area. An observer has the feeling of being in a distinct community with clear points of entry.

Prior to annexation by the City, the subdivision of land was conducted informally. This resulted in lots of unwieldy shape and size in several areas, most notably between Montopolis Dr. and Vargas Rd. The pattern of areas subdivided after annexation tends to be much more like the remainder of the city.

Early planning studies of the Montopolis neighborhood envisioned the area as being eventually built out as single-family with commercial uses limited to highway commercial on U.S. 183 and a few neighborhood convenience nodes.

In contrast, the 1985 Montopolis Area Study recommended a future land use pattern that would accommodate industrial expansion occurring in the area and which recognized the impacts of noise from nearby Bergstrom Air Force Base. The eastern edge of the study area, contains a mix of single-family, industrial and commercial zoning.

Today, as Austin makes its metamorphosis into a metropolitan region covering five counties, Montopolis is becoming less isolated. Although few major projects have been completed in the study area over the last ten years, there is a steady and increasing level of activity to the west and southwest. Development projects stimulated by the construction of Austin-Bergstrom Airport will undoubtedly create additional impacts over the next few years.

Major parkland acquisition along the Colorado River and the ACC Riverside campus forms a partial buffer against intensive multi-family and commercial development along Pleasant Valley Rd. In contrast, no natural buffer exists between the Montopolis neighborhood and the growing industrial area along Ben White Blvd. Certain sites within the Montopolis study area and adjacent to it along the freeways have the potential for non-residential development. The proximity of the airport and freeways makes these areas appropriate for some non-residential development. As sites with direct access to the emerging freeway system become rare, however, other large undeveloped tracts may be considered as potential sites for non-residential development.

## Neighborhood Planning Process

### Stakeholder Involvement

The Montopolis Neighborhood Plan is the result of multiple planning and organizing efforts by neighborhood stakeholders with the City of Austin and the University of Texas. The Montopolis Planning process began with authorization from the Austin City Council to the University of Texas to create a conceptual land use plan to serve as a framework for more specific land use recommendations.

Upon completion of the University of Texas Land Use Study, the City of Austin began working with neighborhood stakeholders (May 2000) to build upon the University of Texas land use study as well as to identify transportation and urban design issues.

Regular bi-monthly meetings were held on the first and third Wednesdays in the community from May 2000 to March 2001. The Montopolis Recreation Center and Dolores Catholic Church served as meeting grounds for the process. The culmination of the planning efforts took place with two major community workshops. The first was held in September of 2000 and the second one was held in March of 2001. The purpose of the workshop were to refine recommendations on the proposed action items in the plan as well as to educate and involve new and existing stakeholders to the process.

### Neighborhood Planning Team

The Montopolis Neighborhood Planning Team was representative of all stakeholders in the neighborhood. These stakeholders included: residents, non-resident property owners, business owners, renters, schools, non-profit organizations and other business institutions. Although over 130 participants contributed to the development of the plan, the following individuals attended at least 50% of all Neighborhood Planning Team meetings and as a result constituted the primary planning team.

Myrtle Bashara  
Jim Crockett  
Mary Eichner  
Brad Joiner  
Linda Watkins  
Florence Ponziano  
John Stratton  
Kimberle Hatcher  
Susana Almanza  
Richard Castillo  
Estella Fabian  
Margie Garza  
Clementine Mims





## Community Outreach

- Community Workshops: Three community workshops were held for the Montopolis Neighborhood Planning Area (5/23-25/00, 10/30/00 & 3/24/01). The last of these meetings in March allowed the community to identify opportunities for housing as well as familiarize all stakeholders with the final plan.
- Institutional Involvement: The Neighborhood Planning Team worked with existing institutions including various neighborhood associations, Austin Community College, Dolores Catholic Church, Allison Elementary and Advanced Micro Devices.
- Additional Neighborhood Input Opportunities:  
In December, 2000 a draft neighborhood plan was mailed to all residents and property owners in the neighborhood along with a form to provide feed back and to indicate their level of support for the plan. **Feedback Results**: The overall response rate to the feedback form was 6%. Of those responding to the ballot, 89% of the residents and 88% of business and non-resident property owners supported the neighborhood plan. This feedback form also identified those areas where further discussion was needed.

## Montopolis Meeting Schedule

Montopolis NPT Meeting or <i>Community-Wide Notifications</i>	Attendance/Purpose
August 7, 2001 @PC	Finalized rezoning recommendations
July 31, 2001 @ PC	Rezoning Continued to 8/7/01
July 17, 2001 @ PC	Continued to 7/31/01
Dual Notice of Planning Commission Hearing & City Council Hearing	(June 2001)
June 19, 2001 @ PC	Postponed to 7/17/01
May 22, 2001 @ PC	Postponed to 6/19/01
May 1, 2001 @ PC	Presentation to Planning Commission
Dual Notice of Planning Commission Hearing & City Council Hearing	(April 2001)
April 5, 2001	40
March 24, 2001	58
March 15, 2001	18
Notice for March 25 Workshop	*
March 8, 2001	29
<i>Updated of NPT Action</i>	*
January 23, 2001	30
January 4, 2001	24
Feedback Form/Ballot	*
October 25, 2000	44
September 30, 2000	26
September 27, 2000	18
Notice for September 30 Workshop	*
September 13, 2000	39
August 30, 2000	11
August 16, 2000	24
August 2, 2000	17
July 13, 2000	17
June 29, 2000	15
June 22, 2000	19
June 15, 2000	18
May 23-25, 2000	54
<i>Notice of First meetings in May</i>	*

## Neighborhood Plan Goals

The following Goals are the broadest statements about what the Montopolis Neighborhood Plan seeks to accomplish. These Goals are then expanded with more defined Objectives. The Objectives are then supported by specific, measurable Actions. It is the *Action Items* which will describe the specific steps for the implementation of the Montopolis Neighborhood Plan.

### LAND USE

**Goal 1:** Improve the Quality of Life in Montopolis through Land Use and Zoning Decisions.

**Goal 2:** Create Homes for all Stages of Life within Montopolis.

### TRANSPORTATION

**Goal 3:** Improve Transportation Safety in Montopolis.

**Goal 4:** Improve Transportation Connections within Montopolis and to the rest of Austin.

### URBAN DESIGN

**Goal 5:** Respect the Diverse Character of the Montopolis Neighborhood.

**Goal 6:** Enhance and Enliven the Streetscape.

**Goal 7:** Ensure Compatibility and Encourage a Complimentary Relationship Between Adjacent Land Uses.