



# Allandale

## Boundaries

**North** – Anderson Lane

**South** – 45<sup>th</sup> Street

**East** – Burnet Road

**West** – MoPac

## History

- 1947** Subdivisions began forming, replacing farms & dairies
- 1955** Air Conditioned Village—first homes built with central air to “test manufactured weather on American families”
- 1960** First annual Allandale 4<sup>th</sup> of July Parade
- 1968** Neighborhood is fully built out
- 1973** Allandale Neighborhood Association formed
- 1975** Initiated Neighborhood Watch program
- 1981** Austin’s biggest zoning rollback to SF-2 in Allandale
- 1985** Neighborhood newsletter started
- 1993** First annual National Night Out participation
- 2004** First annual Allandale-wide garage sale



## Looking Back

These 1959 “talking points” still draw people to one of Austin’s most sought-after neighborhoods.

“Wider streets, desirable home sites, convenient schools & increasing property values...convenient access to some of the most complete shopping centers in Austin.”

—The American-Statesman  
Sunday, May 24, 1959

## Wider Streets





## Area Features

- Elevations decline from the east & west toward Shoal Creek
- Scenic Shoal Creek runs the length of Allandale, mostly within its original channels
- Normally a quiet trickle, Shoal Creek can rise out of its banks during flash floods
- Flood controls (channelization, bridge replacements, detention ponds) were built following devastating 1981 Memorial Day flood

## Notable Aspects

**One of Austin's largest contiguous neighborhoods**

- Well spaced homes
- Healthy shade tree canopy
- Most lots separated by chain-link fence
- Park-like sense of vastness to back yards
- Room for children to run & play



## Housing

- Modest, post-WWII starter homes & mid-century modern homes
- Single-family homes, duplexes, condos, townhomes, & apartments
- Various housing styles, slab or pier & beam foundations, no cellars
- Many homes are on large lots, maintaining some of the openness of original farm land

# Allandale

## Well Spaced Homes & Healthy Tree Canopy





## **Grid street system allowed easy access from homes to developing businesses on Burnet Road**

- Single buildings on 50-ft. wide lots early on—some morphed into strip centers, others into shopping malls
- Ease of access helped keep occupancy rates high for small businesses
- Essential goods & services available to local residents

## **ALSD schools—great parent participation & community support**

- Lucy Reed Pre-K
- Gullett Elementary
- Lamar Middle School

## **Nature & Recreation**

- NW District Park, playscape, picnic tables, basketball & tennis courts, Olympic-sized pool, Japanese-inspired pond & garden
- NW Recreation Center programs serve all ages
- Soccer fields & little league baseball fields
- Greenbelt trails, bike lanes, off-leash dog park



## Residents & Community Engagement

- ◉ **Age- and income-diverse**

- Families with children
- Seniors & singles
- Home owners & renters

- ◉ **Active neighborhood association**

- Countless hours are donated to protect the neighborhood, preserve quality of life
- Newsletter is mailed to 4,800 neighborhood addresses

## Looking Forward

- ◉ Maintain child-safe residential streets
- ◉ Maintain/improve existing demographic diversity by age & income
- ◉ Maintain inclusive housing mix, especially for families with children
- ◉ Protect & enhance quality of life
- ◉ Preserve property values
- ◉ Protect & improve Shoal Creek
- ◉ Preserve & extend tree canopy