

From: Tamsen Reed <
Sent: Tuesday, May 17, 2022 12:57 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: C14-2021-0141 Agave Annex: District 1

Dear Heather,

Speaking publicly at the Zoning and Platting Meeting for Tuesday May 17, 2022 on the above topic appears to be limited by time, but as a resident of Annette Cove the Agave street most impacted if this re-zoning measure was to pass would like to have my voice heard.

I understand the traffic survey reported a 780% traffic increase to Annette Cove. This may be a relative number to the zoning committee, but by what standard is this number acceptable to the people who live on a relatively quiet street off a busy main road - Sendero Hills Parkway. How would any of you feel if you did not work for the City and in zoning and was told your once quiet street was about to become a main thoroughfare access to a new neighborhood development? Annette Cove as a cul-de-sac understandably and currently has resident, visitor, and construction traffic. The construction traffic has certainly been disturbing -- as I listen to it right now-- but there are lots available and in development that exist so this is what we must live through until completed. That is manageable. This re-zoning is not. Not for Annette Cove residents and not for the Rogers Lane residents.

Have any of you traveled Rogers Lane? It is rather obvious that Sendero Hills to Annette would be the preferred drive in and drive out.

What can we anticipate however in the future if this re-zone was to pass? MORE construction traffic, dangerous two way- one way traffic, crowding, cars with unacceptable speed coming onto Annette from Sendero Hills Parkway, noise disturbance, more speeding on Sendero Hills, traffic jam from Sendero Hills to 969.

Traffic is a number and objective, but conditions and living behaviors of the residents are another consideration all together. Neighbors on Annette Cove park on either side of the street. What this creates is a narrow drive through which is fine in normal traffic but not for heavy traffic. We have to think of the tenements of safety and quiet enjoyment. What are the measures for traffic and pedestrian and homeowner safety? What will be implemented? How do the developers intend to address road widening for increased traffic on Annette Cove, slow down measures for the unacceptable traffic speed on Sendero Hills Parkway that will turn right onto Annette Cove coming off that hill (and if missed... landing right into a neighbor's yard), construction noise, community plan of inclusion for both the streets affected of Annette Cove and Rogers Lane, as well as, added amenities such as the roundabout previously discussed and park- like environment for the cul de sac (IF this project was to bull-doze its way forward)?

I am clear this meeting is for re-zoning to even position a move forward on this project, but we have to anticipate what the real questions and issues are for the neighborhood should this pass.

This is a decision being forced upon a set of neighbors on either side of a piece of undeveloped land where an acceptable solution that should and could improve the lives, behaviors, and the community of Agave Annette Cove neighbors and the Rogers Lane neighborhood has not been clearly presented or thought-out.

I stand in protest AGAINST the re-zoning.

Tamsen Reed
7316 Annette Cove 78724

--

Tamsen Browne Reed
Principal at Rev2 Partners and Rev2 Talent
O 469.222.9628

Chaffin, Heather

From: Brandon Farmahini [REDACTED]
Sent: Friday, May 13, 2022 2:04 PM
To: Hartnett, Lauren
Cc: Chaffin, Heather; Carolina Bowen; Coleman, Glen; Paula Bear
Subject: Re: Agave Annex zoning case - C14-2021-0141

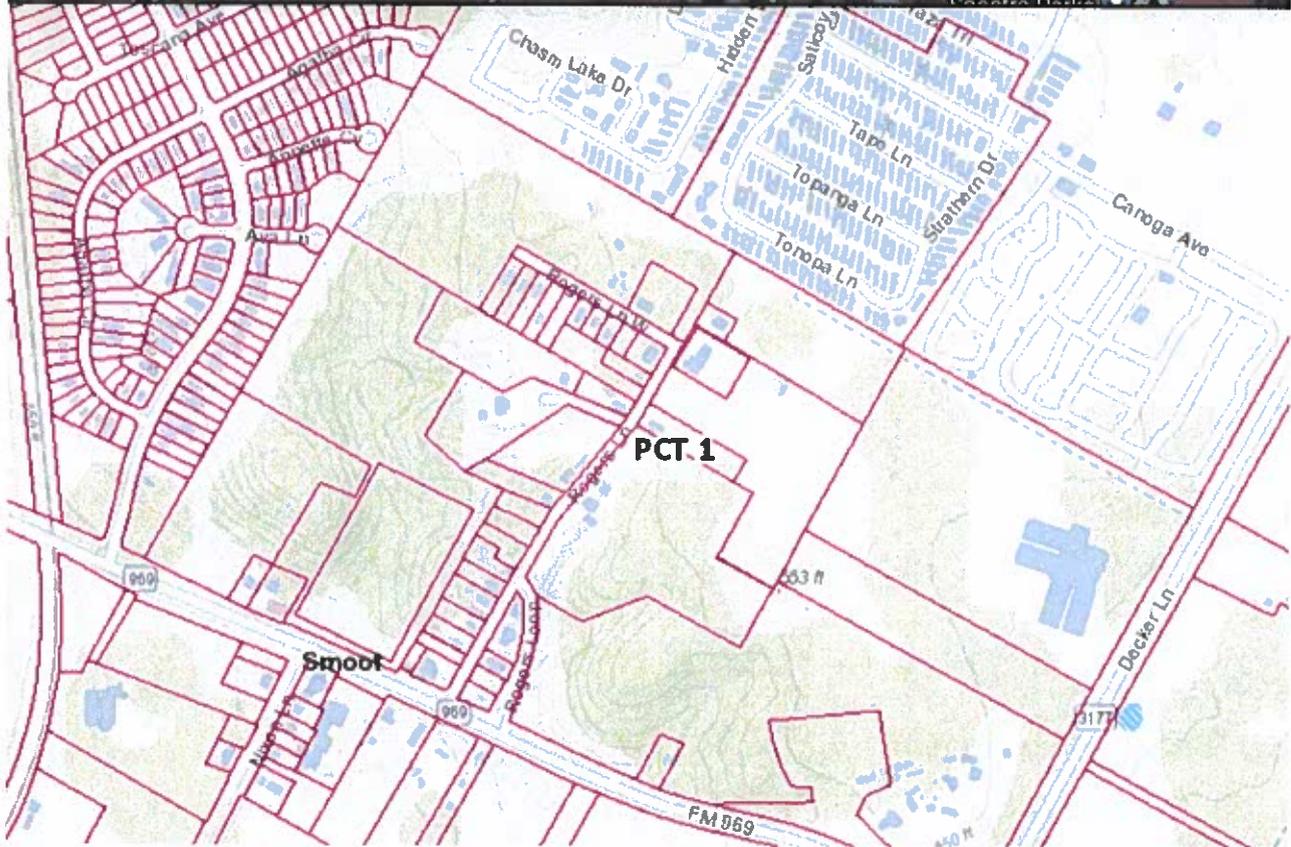
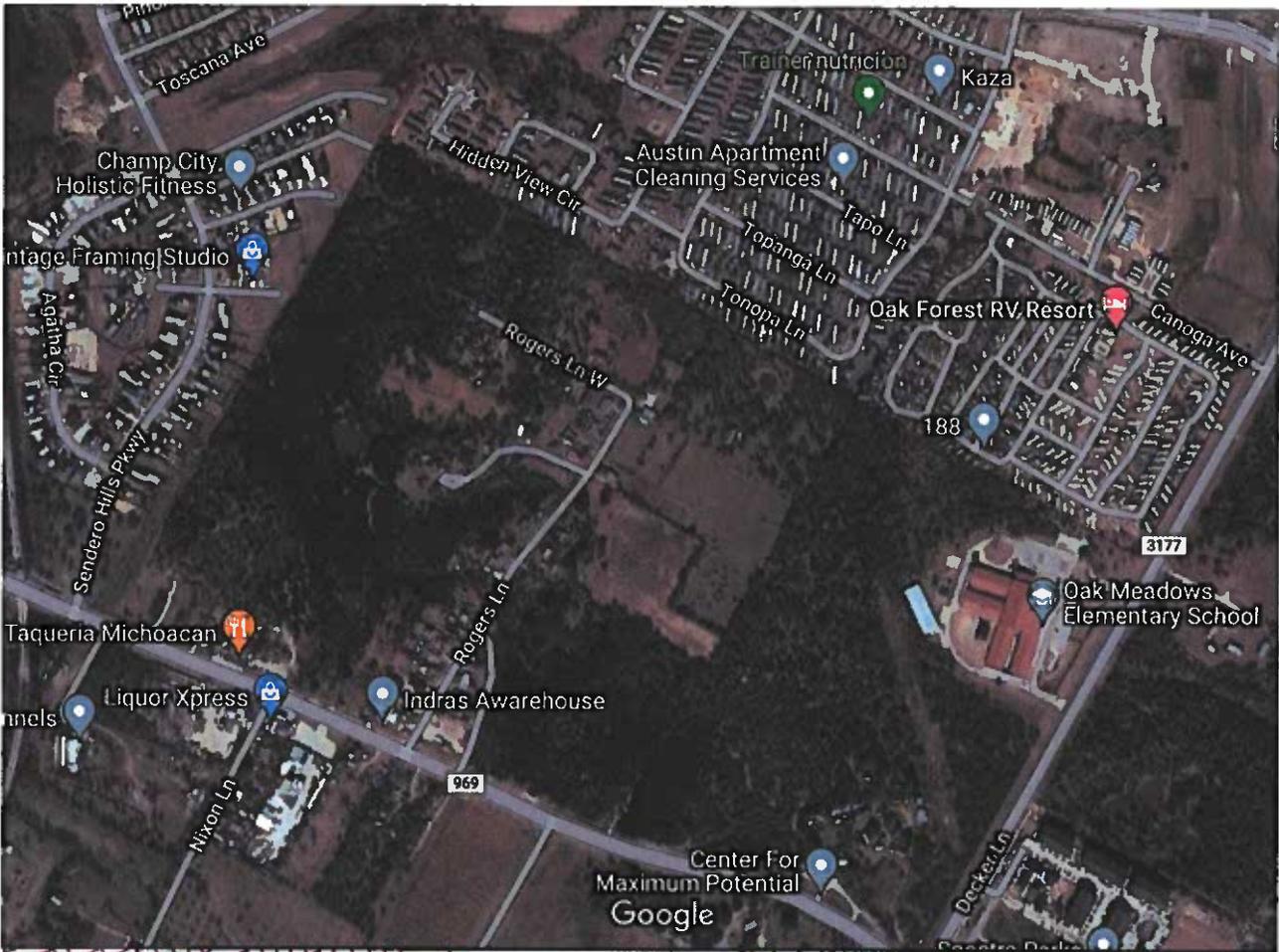
*** External Email - Exercise Caution ***

If you want to include this screenshot. I think it's helpful to show how a new East-West pedestrian route would create a MUCH safer route to school. Both our hoods are zoning for Manor ISD so if the city is motivated to negotiate easements, we could create an opportunity for kids to walk or bike to school at some point.

Truthfully, It isn't a large numerical amount of individual properties to secure ROW from to connect the 51st pedestrian Corridor to Decker via the YMCA Walnut Creek Trail West Spur.

In fact, connecting the YMCA to Oak Meadows Elementary would only need easements down 5 private parcels. Two of those are owned by the developer of this project including the parcel for this case and a drainage easement connecting Agave Park to the railroad underpass.

I know I'm preaching to the choir in terms of looking for better planning in the area so I just want to say thank you to the D1 office for securing funding for a future development plan for the area.





On May 13, 2022, at 9:29 AM, Hartnett, Lauren <Lauren.Hartnett@austintexas.gov> wrote:

Thank you, Brandon.

I have passed this on to the appropriate parties to see what we can do to promote the future development of a street grid in the neighborhood.

All the best,
Lauren

Get [Outlook for iOS](#)

From: Brandon Farmahini <brandonfarmahini@gmail.com>
Sent: Thursday, May 12, 2022 6:39:37 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Cc: Carolina Bowen <carolinabowen@hotmail.com>; Hartnett, Lauren <Lauren.Hartnett@austintexas.gov>; Coleman, Glen <Glen.Coleman@austintexas.gov>; Paula Bear <paularbearfarmahini@gmail.com>
Subject: RE: Agave Annex zoning case - C14-2021-0141

*** External Email - Exercise Caution ***

I passed that on Heather to everyone on my street.

Proposed Rezoning for Undeveloped Land directly East of Annette

Cove Ann - the Agave Annex.

Hello All,

My name is Courtney Knox, and I am a 21-year resident of Austin, and a 7-year resident of the Agave neighborhood. As a single women, and artist by trade, buying my home on Annette Cove was a huge moment of celebration in my life and one of my most joyful accomplishments to date. I absolutely love my neighbors, and the incredible community of folks that reside in the area. That is why I stand in opposition of the Annette Cove Annex project.

It has recently come to our attention that InTown Homes proposed a rezoning application (SF-2 to SF-4A) for the 16 acres+- of land east of Annette Cove as presented by Leah Bojo with Drenner Group in June 2021. It is our understanding that, if approved, the SF-4A zoning would allow up to 100 single family lots, and that Annette Cove would be extended to provide an entrance and exit for this new community. When I spent months of my life shopping for my home, I intentionally chose to live on a cul-de-sac for the safety, and privacy aspects that it would provide. If our beloved cul-de-sac is turned into the main entrance of a 100 unit neighborhood addition, our entire quality of life on this street will be reduced to shambles.

The traffic survey estimates that our traffic flow will increase by 780% on our already busy street. When there are cars parked on either side of the street (which is often),

Annette Cove is reduced to one lane, and simply CAN NOT accommodate that much traffic increase. Not to mention the fact that all of our children and pets will be put at great risk by the massive increase in vehicles speeding down the road. Living through all of the various rounds of construction that our neighborhood has undergone (a solid 5 of the 7 years I have lived here) has been challenging, to say the least, and if this project is approved, it would guarantee that the constant flow of construction traffic and noise would have no end in sight. If InTown homes were good neighbors, this would not be a problem, but sadly, that is not the case. They start projects and take YEARS to finish them, with loud noise starting at 7am, even on the weekends, streets full of nails that puncture our tires, filthy construction sites that violate city codes, and failing to take the proper precautions to safeguard the properties of the existing residents. I speak from experience here, as currently, my West facing property line in my backyard has completely eroded away, leaving my fence dangling off the side of the cliff, with a full dropoff between the remaining earth and the fence, that is so dangerous I can't even use my backyard because my dog has almost fallen through the hole several times, and it is too dangerous for my partner's children to play out there for fear of injury or death. This is all happening because InTown excavated the land and then left it, unsupported, for MONTHS- including severe weather months that created the perfect conditions for massive erosion to take place, over and over again. Many conversations have been had, and promises have been made over the last 8 months, to no resolution. Furthermore, the beautiful wooded area that borders our property is home to many species of wildlife that will be displaced if this construction is approved. Why must we disrupt the delicate ecosystem of this entire area to build more homes stacked on top of each other?

Even when we met with the InTown staff during the first presentation of the idea for the extension of Annette, they wouldn't even hear our ideas for how to help find a compromise. Ann Rayborn said a flat out NO to every suggestion we offered, without even considering them, or speaking to the higher ups. It has become very clear to me that the only thing InTown cares about is their profit, and they don't care who will suffer to achieve it.

I understand that Austin is in need of more housing, and I desire that to be done so in a way that does not need to destroy the quality of life for the residents who have existed in these communities for years. If these developers want to build the addition, then they should be required to also build the proper infrastructure to support it. Simply put, they should build the roads that can not only accommodate massive amounts of construction traffic that will be happening for years, but also the future needs of the new homeowners who deserve something better than a pot-hole filled, neglected, Rogers Lane, or a one lane former cul-de-sac that is Annette Cove.

I would like to go on record saying that I oppose any alteration of the cul-de-sac on Annette Cove. I bought my home for the exact reason that it is situated at the end of a calm, quiet cul-de-sac, and will be incredibly disturbed if that status changes. This will greatly affect my property value as well, since it is incredibly less desirable to purchase a home on a main, busy thoroughfare, than it is a peaceful cul-de-sac. Beyond the major disruption to our cove, the idea of an additional 100 homes worth of traffic coming down Annette in the mornings, and attempting to turn onto Sendero Hill Pkwy., is completely unrealistic, and will cause massive traffic backups and delays. If InTown

is planning on developing this land, they need to provide the infrastructure to support it, by paving a new, alternative entrance, and leaving Annette Cove out of the equation.

Thank you for your consideration.

Courtney Knox

7401 Annette Cove, Austin, TX 78724

Chaffin, Heather

From: Brandon Farmahini <[REDACTED]>
Sent: Thursday, May 12, 2022 6:40 PM
To: Chaffin, Heather
Cc: Carolina Bowen; Hartnett, Lauren; Coleman, Glen; Paula Bear
Subject: Re: Agave Annex zoning case - C14-2021-0141

Importance: High

*** External Email - Exercise Caution ***

I passed that on Heather to everyone on my street.

I support the proposal because housing is a human right. I'm not happy about the additional cars because every additional car is another safety threat to me and my family. I would LOVE for city staff to make a note to look into breaking/extending the Cut De Sac's immediately north and south of us as well to establish more of a street grid in the area to more evenly distribute east-west traffic. What is unfortunately going to happen due to this project is that Annette Cv is going to turn into an arterial. However, if city staff makes it a long term goal to build out a grid then we can make those changes as properties naturally flip over in the next 15 years. To summarize, cars: bad. Street Grid: good. Also, there is a drainage easement behind Annette that could be converted to an East-West bike trail in the future. It would be great when this subdivision case starts that the easement has some kind of connection to allow it to continue east. I understand there are East-West bike corridors coming to Loyola and FM 969 however it's not unreasonable that we want another East-West connection between the two heavy use corridors. Also, I would like to request the fees in lieu of park space dedication that the fee goes towards helping finance the full development of the 16 acre Agave Park which is currently almost completely inaccessible. To give you an idea, I've an attached 1st draft of a site plan we plan to submit to PARD to assess feasibility. I'm attaching it here to just visually illustrate how little of the city parkland is actually usable. You can see the outline of the existing playground.

TLDR: I support the plan but city staff can do a lot in future planning to mitigate the increase in car traffic as a result of the project. The name of the game is mitigation though better planning.



On May 11, 2022, at 7:53 PM, Chaffin, Heather <Heather.Chaffin@austintexas.gov> wrote:

I wanted to let you know that this case is scheduled to be heard at Zoning and Platting Commission next Tuesday, May 17th, starting at 6:00 PM. The case has been postponed to this date, so a new notice was not required.

I will send out information on how to participate in the May 17th meeting on Friday. The meeting will include in-person and teleconference participation options.

Please share this information with any neighbors that you think may be interested.

Heather

From: Chaffin, Heather
Sent: Tuesday, March 1, 2022 8:22 AM
To: Carolina Bowen [REDACTED]
Subject: RE: Agave Annex zoning case - C14-2021-0141

You don't need to attend. It will be rescheduled for Zoning and Platting Commission (ZAP) before it is sent to City Council.

Chaffin, Heather

From: Madison Graham [REDACTED]
Sent: Wednesday, November 17, 2021 6:20 PM
To: Adler, Steve; Harper-Madison, Natasha; Clerk, City
Cc: Chaffin, Heather; 'Bess Graham, Studio Interlude'
Subject: "Agave Annex" zoning case 2021-137740 ZC - Oppose
Attachments: zoning-notice-C14-2021-0141.pdf; Agave-Annex-Notice-Rezoning-09-20-2021.PDF; Drenner-island-sketch.pdf; rogers-subdivision-map.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

Dear Mayor Steve Adler, District 1 Council member Natasha Harper-Madison and Austin City Council:

I am a resident of District 1, in the established Agave neighborhood and reside at 7313 Annette Cove. This letter is in opposition to the rezoning application for the 16+- acres due east of our property.

The Developer is proposing to extend our residential cul-de-sac to the east and convert it to a through street feeder into the proposed "Agave Annex". The extension is to justify connectivity to the established Agave development. See attached.

High on my objection list is the direct impact on my cul-de-sac due to increased traffic during and post build-out of approximately 100 homes and sites. We will lose our sense of place on Annette Cove. Basically, changing Annette "Cove" into the extension of West Rogers. Will Annette Cove be re-named to West Rogers?

The proposal is a detrimental short-term (and long term) solution to utilize Annette Cove as the primary vehicular access and construction activity access to the site.

This is an unacceptable residential environmental impact.

I strongly encourage the Council members to drive out to Rogers Lane and experience first-hand the narrow, poor condition of the Rogers Lane and Rogers West, the dense vegetation, drainage patterns and the dangerous vehicular connection to FM969. There are no traffic signals along this section of FM969.

The proposed zoning change in my professional opinion is not a sustainable, climate neutral solution or an appropriate land use for 100+- stand-alone single family housing units.

The development scheme seeks to maximize the land footprint and investment ROI by removal of all existing vegetation, impacting wildlife and increasing storm water run-off (even though detention areas are noted). The connection to Annette Cove may become a primary conveyance for a large part of the developments storm water run-off.

The site has natural attributes that are not being maximized. The proposed subdivision map (see attached) is an unimaginative clone of any other similar flat land housing scheme. No site adaptive attempt has been made to place homes in the natural environment or adapt to the topography of the site. No greenspaces or park amenities are proposed. This is another example urban sprawl.

In my opinion, a more appropriate land use would be for smaller and taller multistory, multi-unit less dense building footprints. The relative high elevation would allow maximizing views to downtown and to the south toward the Colorado river basin. Retain areas of the natural site and site adapt the buildings to “fit” with the natural landforms, trees, drainage, views, etc.

The immediate neighbors on Annette Cove have asked the Developer to consider alternatives- including providing improved (two points of connection) vehicular access to the south to FM969. The only mitigation response from the Developer was to propose a “landscaped circular planting bed” at the current Annette Cove connection. This is frankly, insulting.

I trust our city leaders to help the residents and developers seek and “Image” a better way to build Austin for a sustainable and fair future for all.

We have a finite supply of undeveloped land close in the city and we need to be responsible stewards of those limited resources.

Please request a pause and not approve the rezoning application. Request the planning department to explore alternative site zoning, creative housing schemes, and insist on an environmentally responsive plan for the site.

Regards- Madison

Madison R. Graham, AIA, NCARB, LEED AP BD+C

Architect / Principal

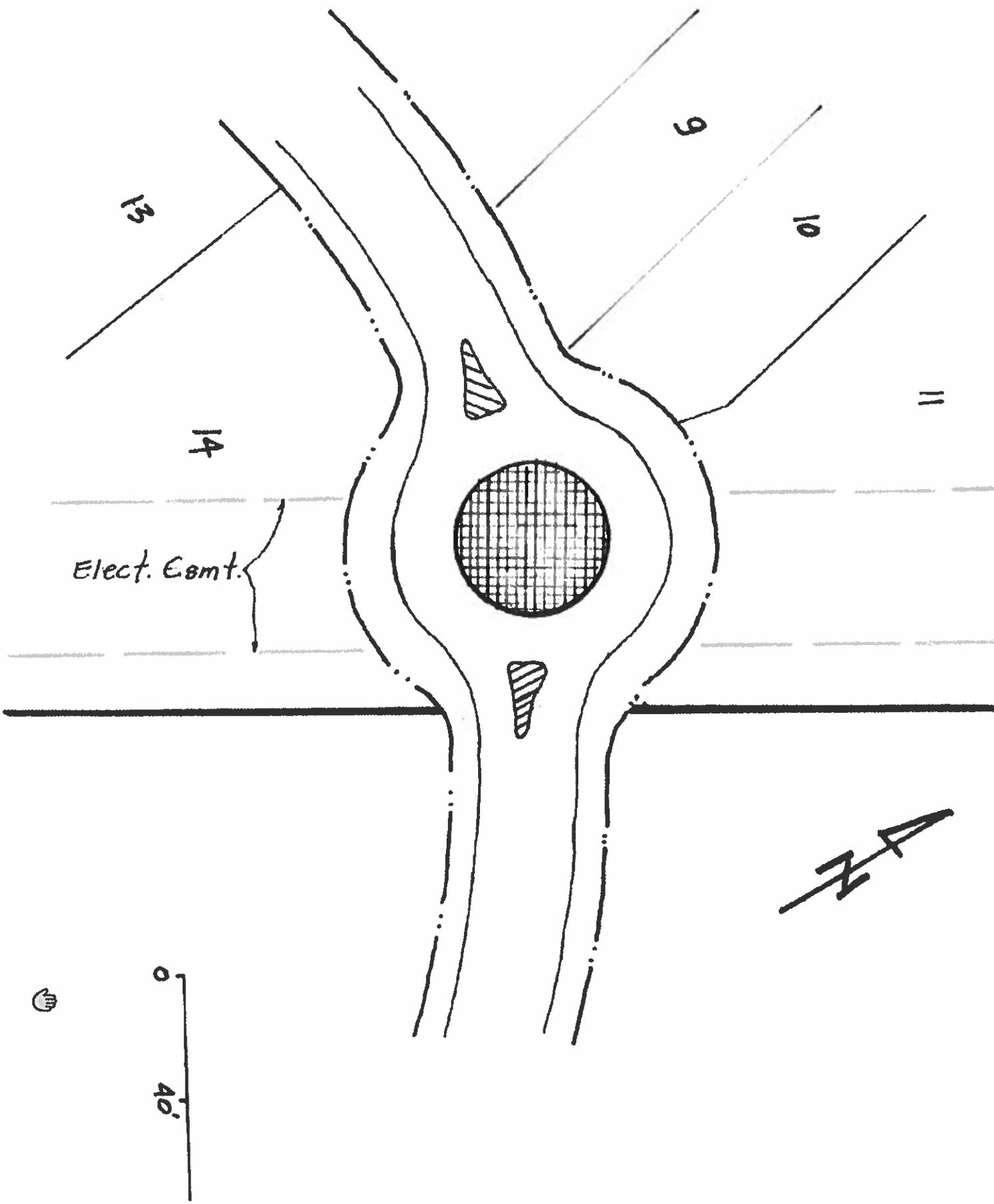
Studio Inter:lude

7313 Annette Cove

Austin, TX 78724

512.925.1351

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.



REC'D: 9.22.21



NOTICE OF FILING OF APPLICATION FOR REZONING

Este Aviso le informa de una audiencia publica tratando de un cambio de zonificación dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-3531.

Mailing Date: September 20, 2021

Case Number: C14-2021-0141

The City of Austin has sent this letter to inform you that we have received an application for rezoning of a property that requires approval by a Land Use Commission and final approval by the City Council. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application. **The Commission may not take action on this application until a public hearing is held. You will receive a separate notice of the public hearing once it has been scheduled, which will provide the date, time and location of the public hearing.** Below you will find information regarding the application.

Project Location:	7902 W Rogers Lane & 4708 Rogers Lane
Owner:	Agave Brown, Ltd, David Foor
Applicant	Drenner Group, Leah Bojo, (512) 807-2900

Proposed Zoning Change:

From: SF-2 - Single-Family Residence (Standard Lot) district is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having moderate sized lot patterns, as well as for development of additional single-family housing areas with minimum land requirements.

To: SF-4A - Single-Family Residence (Small Lot) district is intended as an area predominately for medium density single-family residential use, with a minimum lot size of 3,600 square feet. In appropriate locations, small lot single-family use is permitted under standards which maintain single-family neighborhood characteristics.

You can find more information on this application by inserting the case number at the following Web site:
<https://abc.austintexas.gov/web/permit/public-search-other>

If you have any questions concerning the zoning change application, please contact the case manager, Heather Chaffin, at 512-974-2122 or via e-mail at heather.chaffin@austintexas.gov and refer to the case number located on this notice.

For additional information on the City of Austin's land development process, please visit our web site at:
www.austintexas.gov/planning.

USED

③

ZONING CHANGE

PUBLIC HEARING

FOR FURTHER INFORMATION
CONTACT: *HEATHER CHAFFIN*

HOUSING & PLANNING
DEPARTMENT

512-974-2122

Please reference file number:

C14-2021-0141

7902 W. ROGERS LN

4708 ROGERS LN



TYPAR

City of Austin

REMOVE

Rogers Lane cannot support dense housing safely due to the substandard condition of the roads and the lack of infrastructure.

Case: C14-2021-0127

Rogers Lane residents oppose zone code change from SF-2 to SF-5 for 5417 Rogers Lane

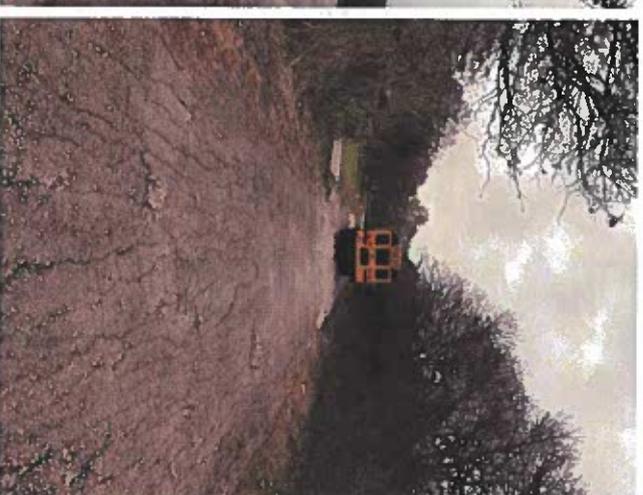
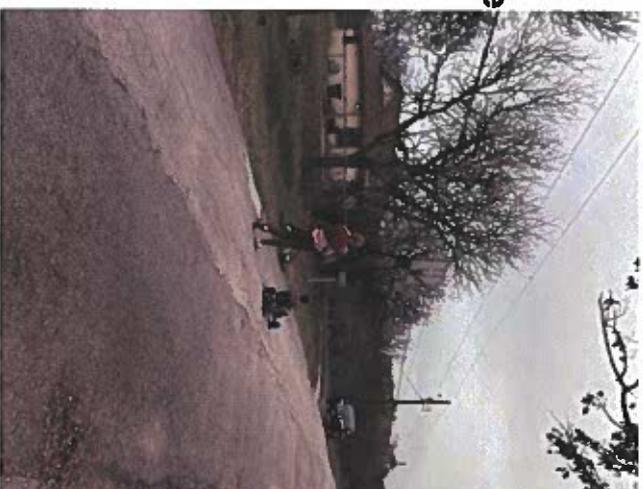
January 27, 2022

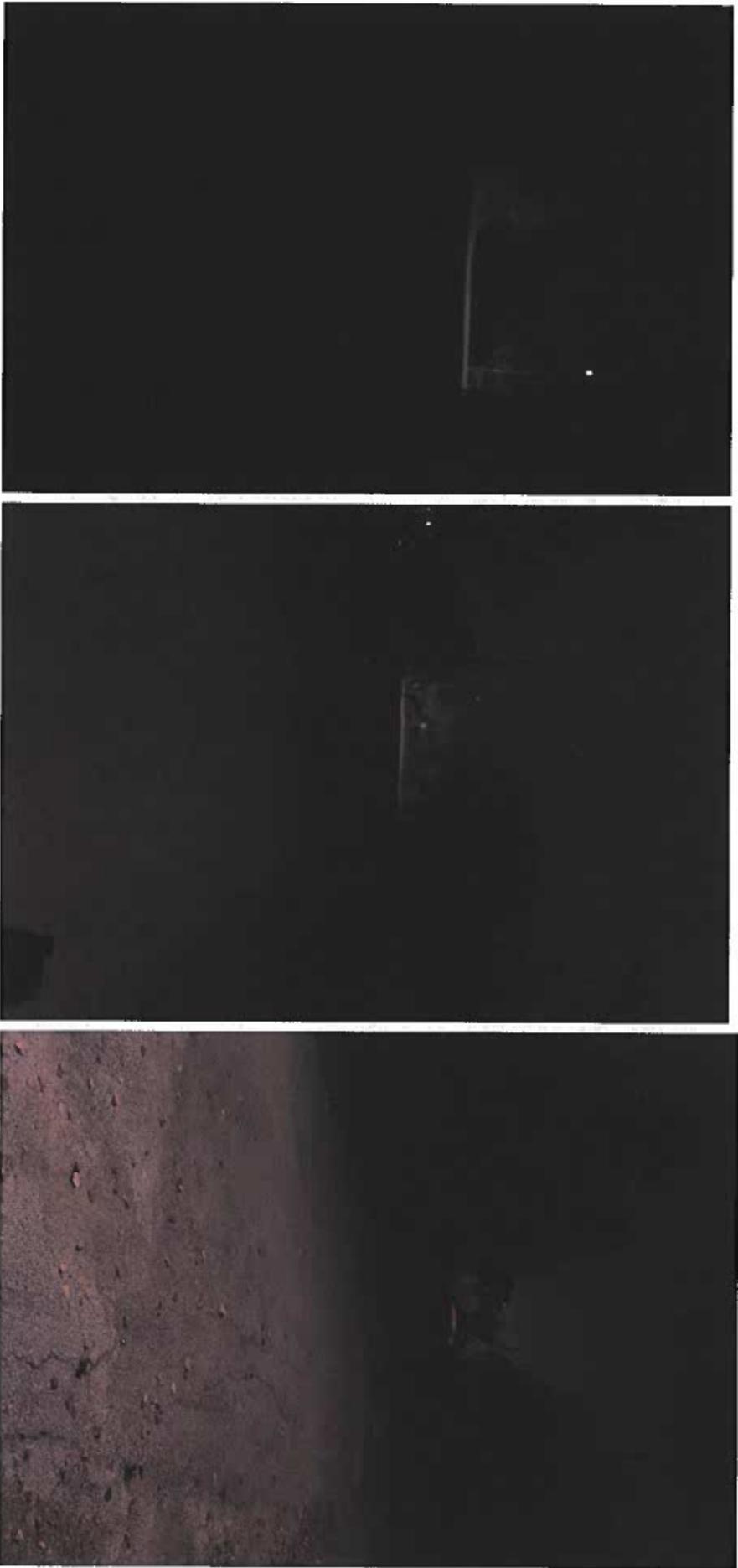
Concerns

- **LACK OF INFRASTRUCTURE**
- **SAFETY**
- **TRAFFIC**
- **ENVIRONMENT**

LACK OF INFRASTRUCTURE

- Road is **NOT** wide enough or long enough to accommodate many motorists and is in extreme substandard condition
- NO** sidewalks
- NOT** enough fire hydrants
- NO** speed limit signs or signs warning of steep/blind hill
- NO** curbs with housing numbers to facilitate prompt location by emergency services
- NO** storm drainage system to mitigate erosion/flooding on steep hill
- NO** traffic light at intersection with major high speed road (FM 969)
- NO** public transportation
- NO** off the street parking
- NO** traffic sign indicating school bus stop
- NON**-compliance with American Disabilities Act
- NO** demarcating line between lanes
- NO** streetlights in some stretches of the roads, causing complete darkness
- NO** streetlights at major intersections





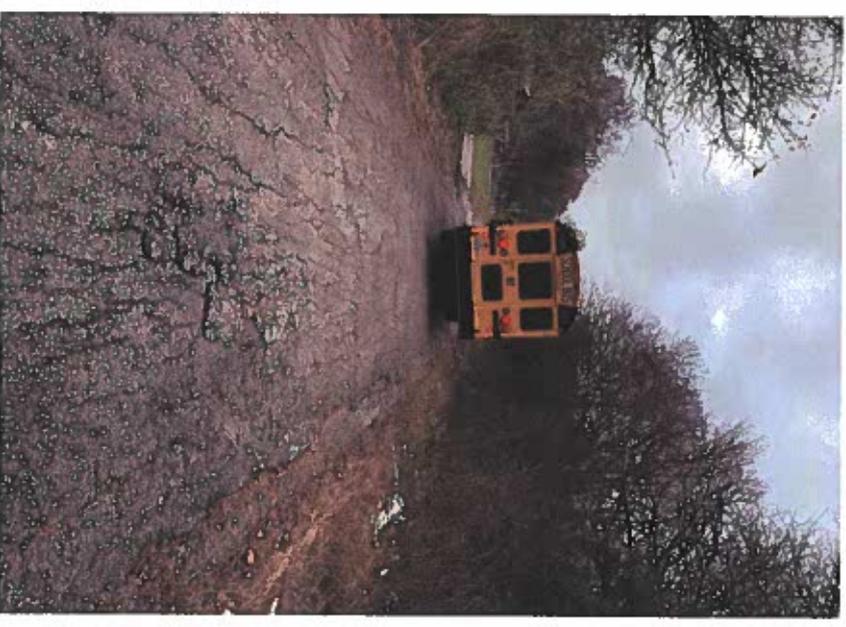
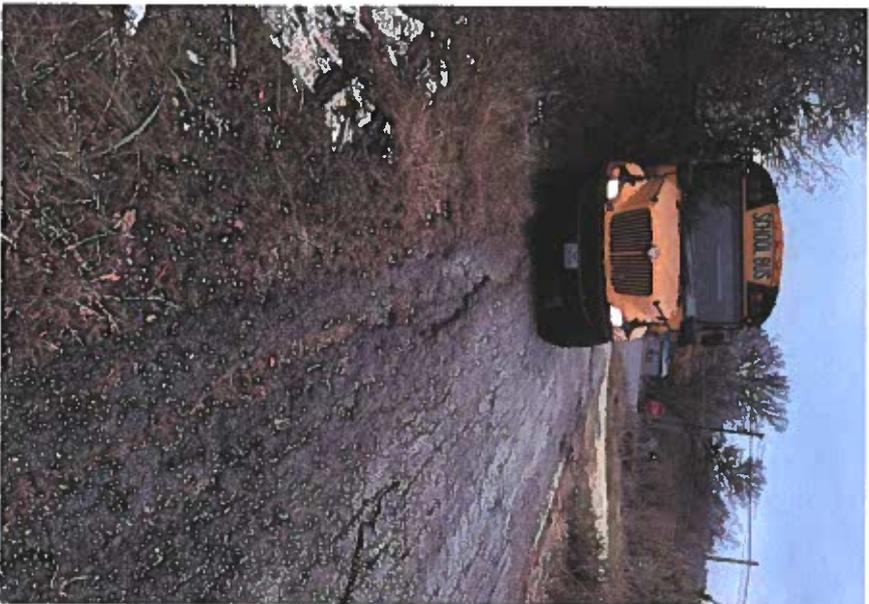
ROGERS LANE AT NIGHT- EXTREMELY POOR VISIBILITY



**ROGERS LOOP AT NIGHT- VEHICLE FACING PRISON ON FM 969.
LIGHTS FROM THE PORCH OF 2 HOMES (PHOTO ON THE RIGHT)
IN COMPLETE DARKNESS**

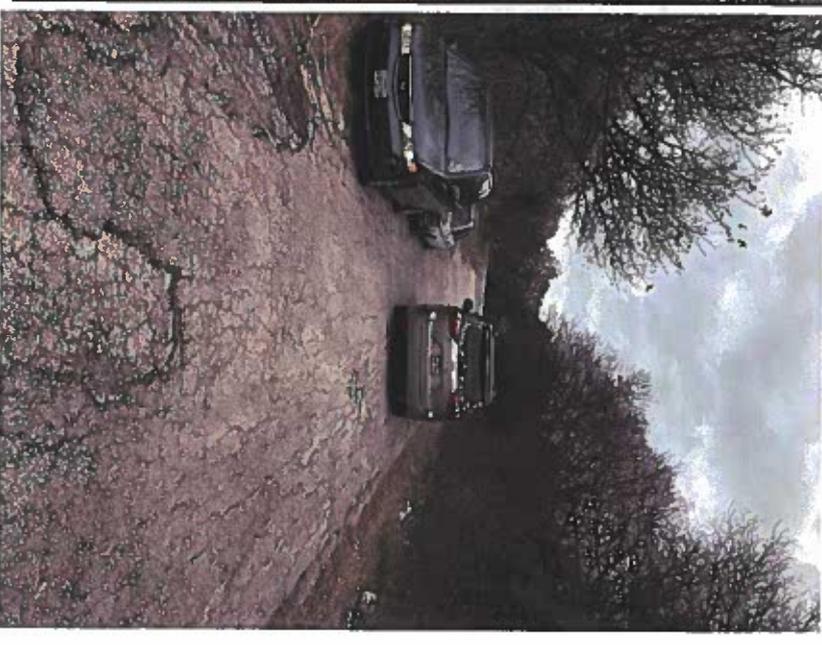
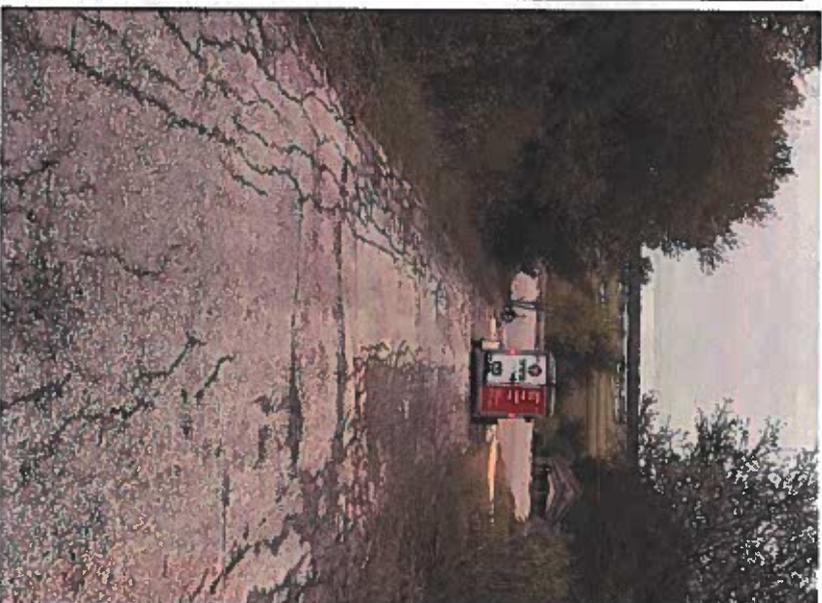
LACK OF INFRASTRUCTURE

- The narrow roads do NOT support two-way traffic safely & effectively especially on the steep incline of the blind hill of Rogers Loop and Rogers Lane, one vehicle must yield to the other by moving off the road or drive back up the hill in reverse.
- The roads' entrances are not wide enough for school buses or large vehicles to turn into the neighborhood without the need to use the opposite lane.
- Road is NOT long enough to support backed-up traffic waiting to exit the neighborhood at the intersection with FM 969 where there is no traffic light to control safe flow of traffic.
- The condition of the road is in extreme degradation, with erosion and potholes.
- Large vehicles cannot turn around on narrow road and must drive in reverse or use private drives to maneuver exiting the neighborhood.
- More impervious cover with dense housing will accelerate our erosion problems due to the lack of a storm drainage system and steep incline of the hillside.
- No storm drainage system has caused foundation issues to several homes that have needed costly repairs.
- A structure was lost to fire due to inadequate amount of fire hydrants, which inhibited prompt accessibility by the fire department

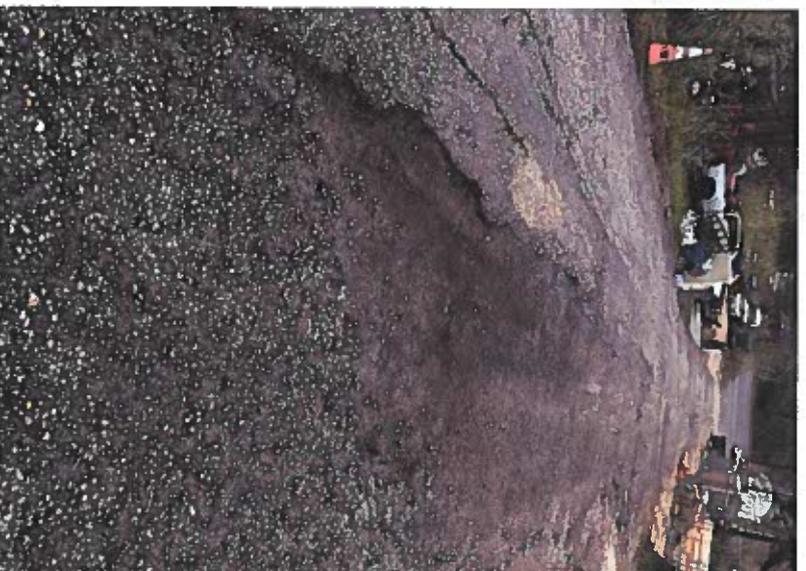
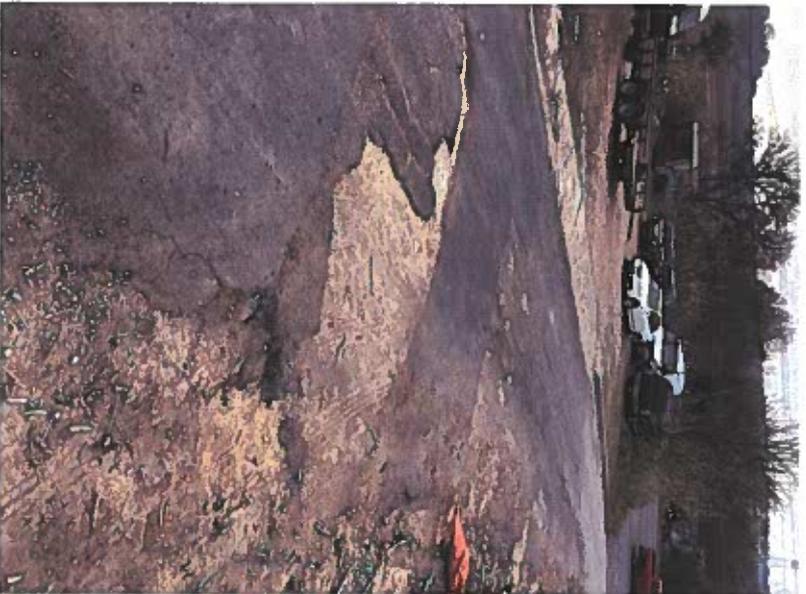


**AN INCREASE IN MOTORISTS WILL ADD TO EXISTING HAZARDOUS
CONDITIONS ON NARROW STREETS**

LACK OF INFRASTRUCTURE - Narrow Streets

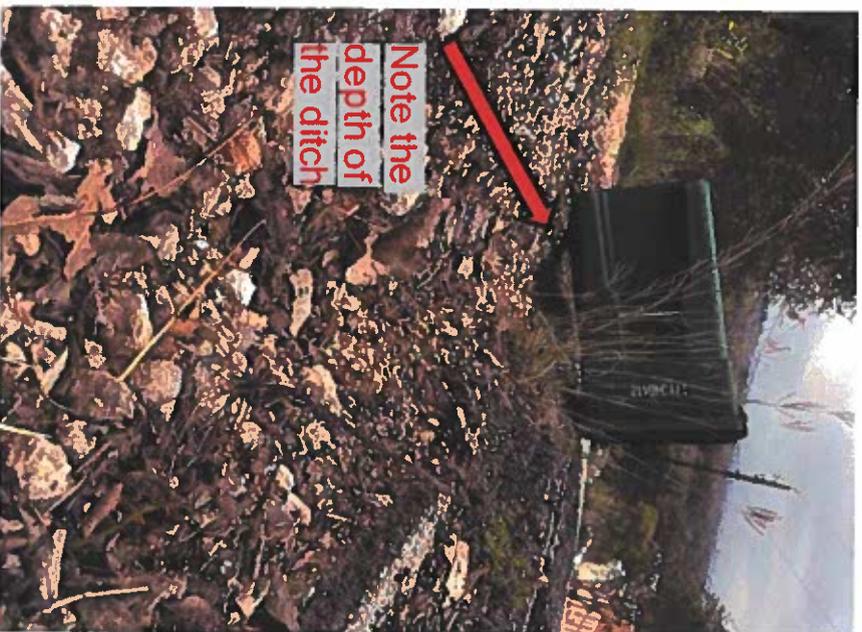


LACK OF INFRASTRUCTURE- Roads in Poor Condition





EXTREME DEGRADATION AND EROSION OF ROADS

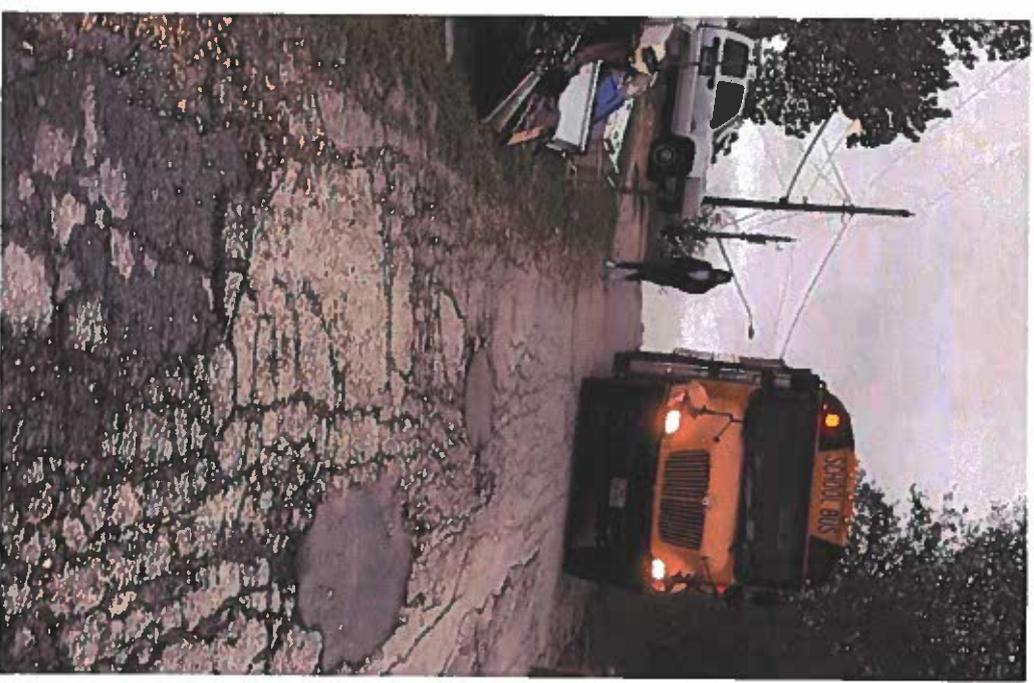


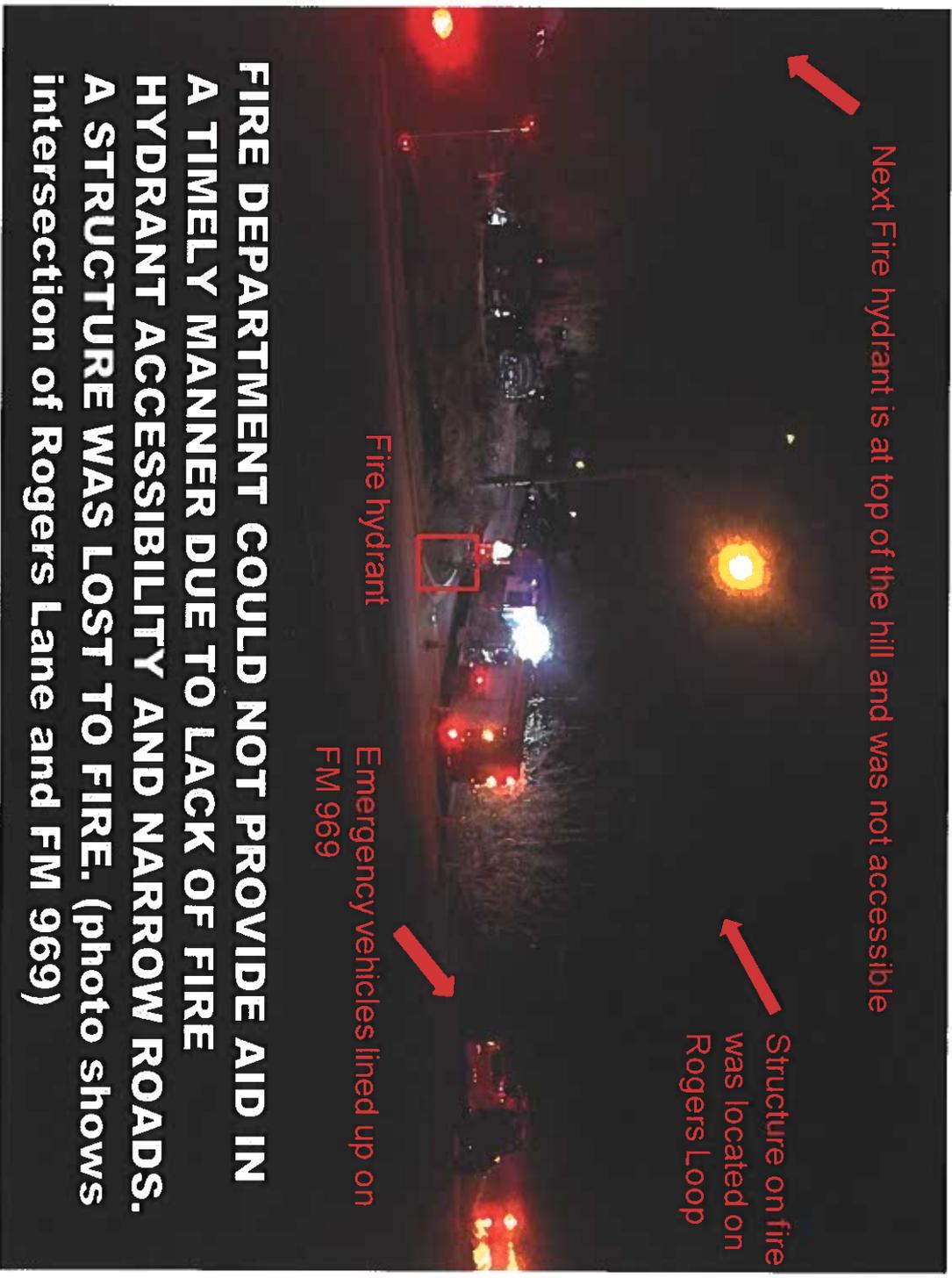
RAINWATER HAS CARVED OUT DITCHES ALONGSIDE THE ROAD DUE TO LACK OF STORM DRAINAGE SYSTEM AND INCLINE OF THE HILL

SAFETY

More motorists on narrow roads pose the following risks:

- With no sidewalks or streetlights, this is a huge risk to pedestrians; especially school children who are walking to/from or waiting at the bus stop on the fork of the road
- Greater risk of near misses/head-on collisions for motorists, particularly at night or on the steep hill with blind spots
- Higher risk during inclement weather (fog, rain/ice storms). Vehicles have very poor tire traction when travelling up and down the steep hill
- Emergency Services cannot reach residents in a timely manner due to lack of infrastructure (inadequate lighting, fire hydrants, narrow streets etc.). In addition, our non-sequential addresses have also contributed to delays in service.





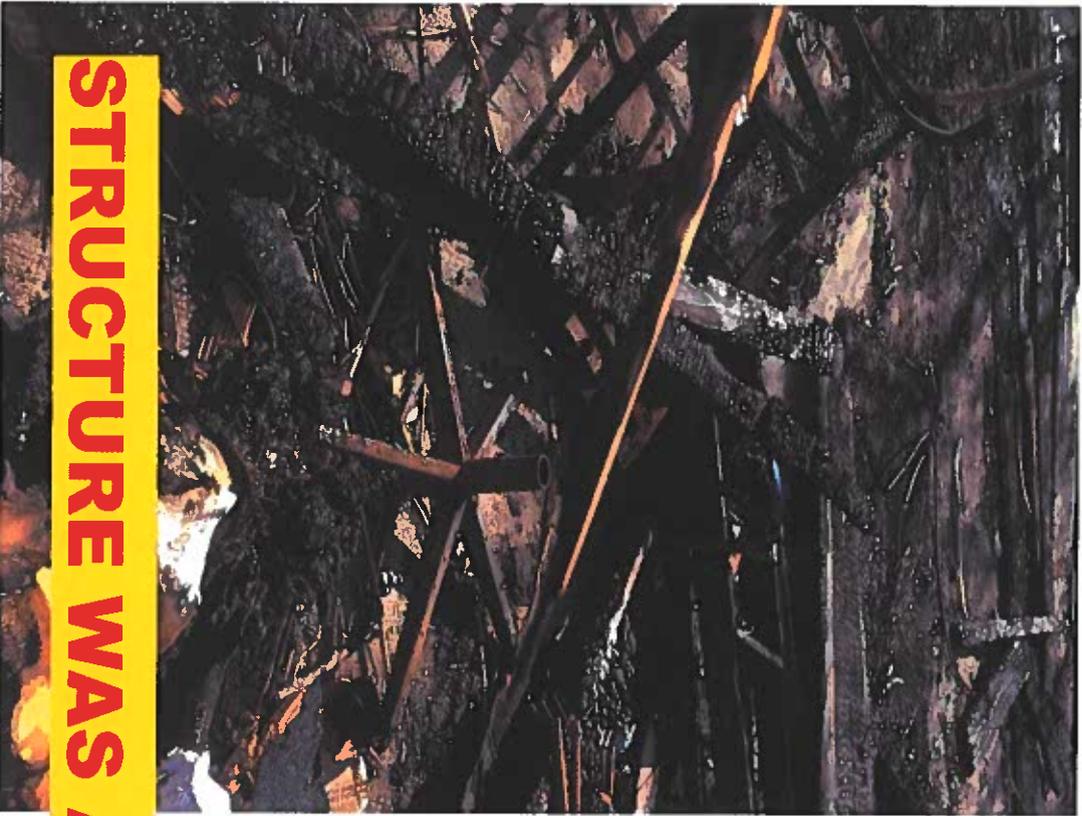
Next Fire hydrant is at top of the hill and was not accessible

Structure on fire was located on Rogers Loop

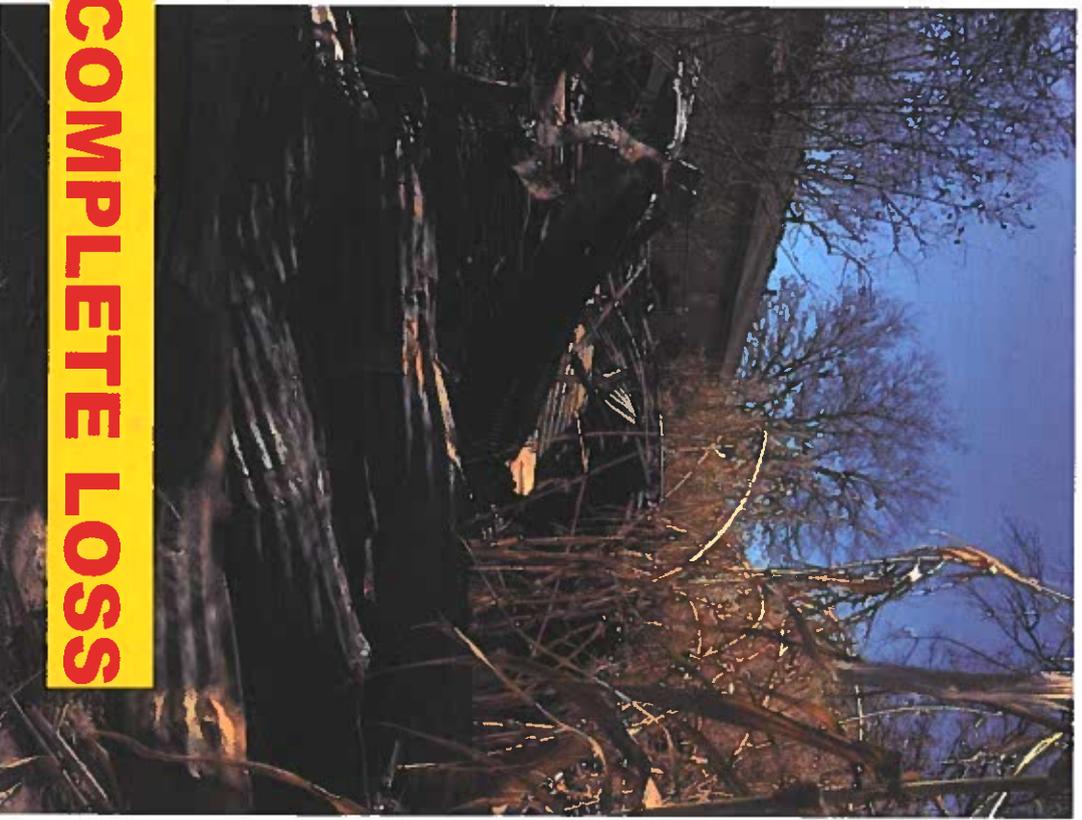
Fire hydrant

Emergency vehicles lined up on FM 969

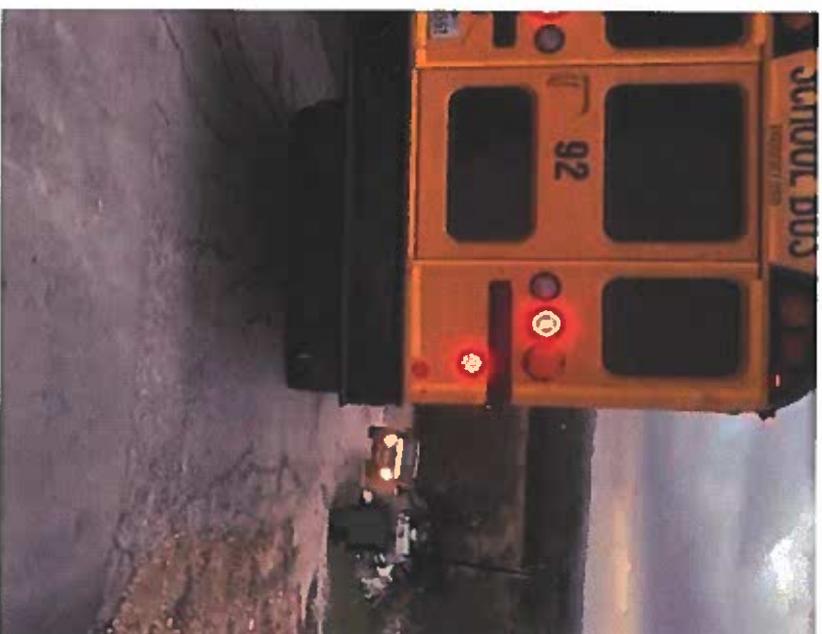
FIRE DEPARTMENT COULD NOT PROVIDE AID IN A TIMELY MANNER DUE TO LACK OF FIRE HYDRANT ACCESSIBILITY AND NARROW ROADS. A STRUCTURE WAS LOST TO FIRE. (photo shows intersection of Rogers Lane and FM 969)



STRUCTURE WAS A COMPLETE LOSS



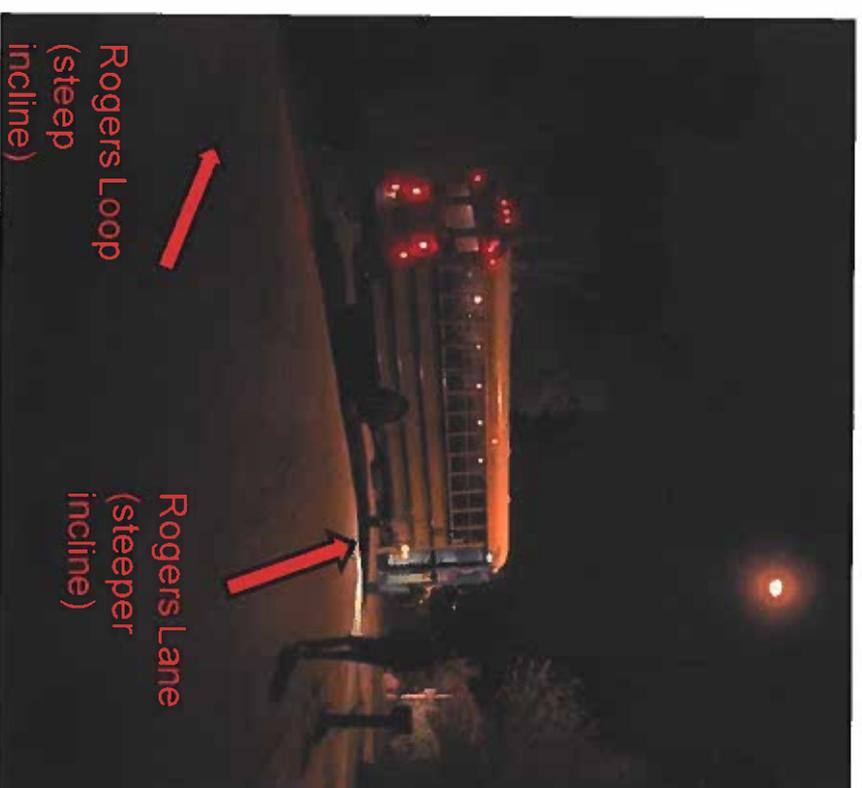
SAFETY - Hazardous Road Conditions/Blind, Steep Hill



SAFETY- Hazardous Road Conditions and Poor Visibility- Intersection of Rogers Lane and Loop

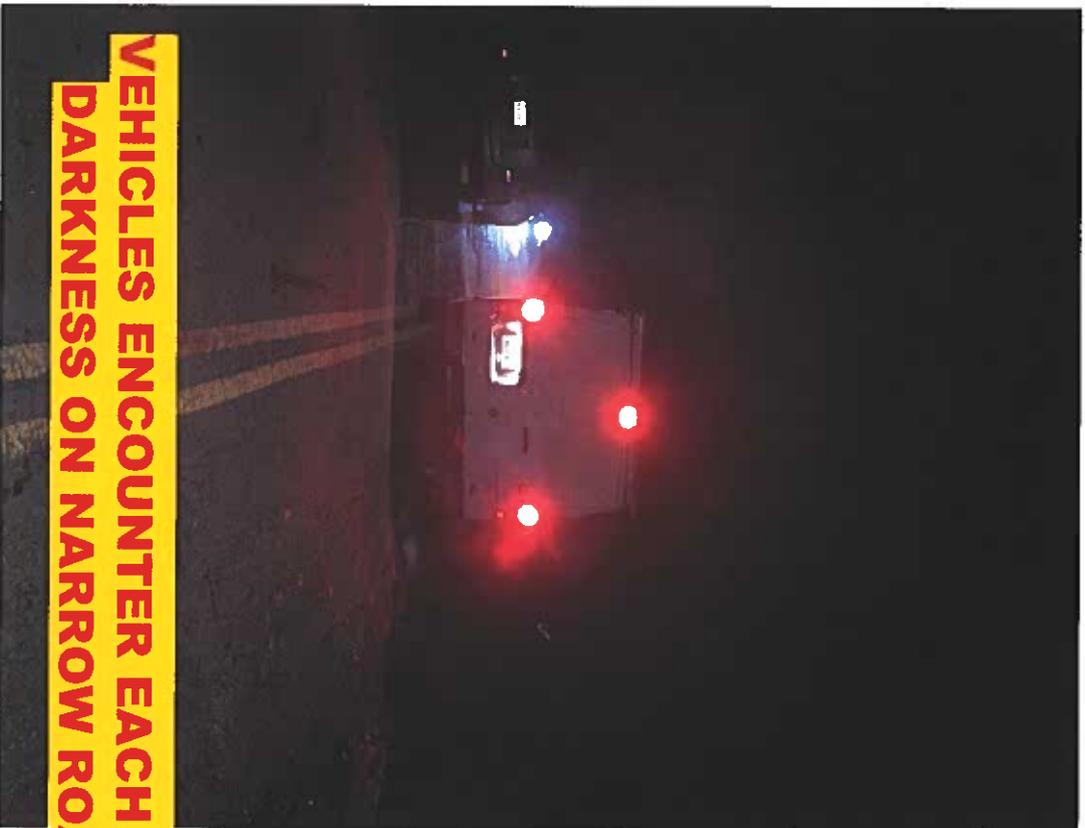


Bus drives up Rogers Loop, stops at the fork in the road for pick up/drop off and drives down Rogers Lane to exit

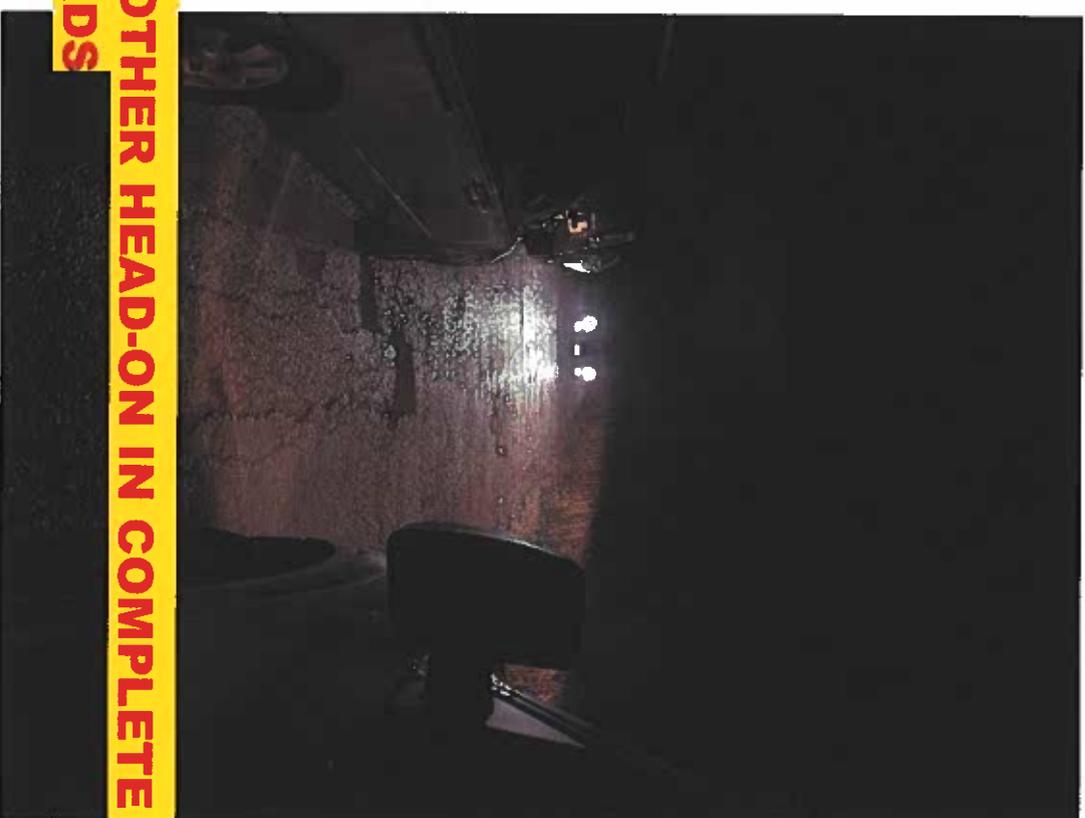


Rogers Loop (steep incline)

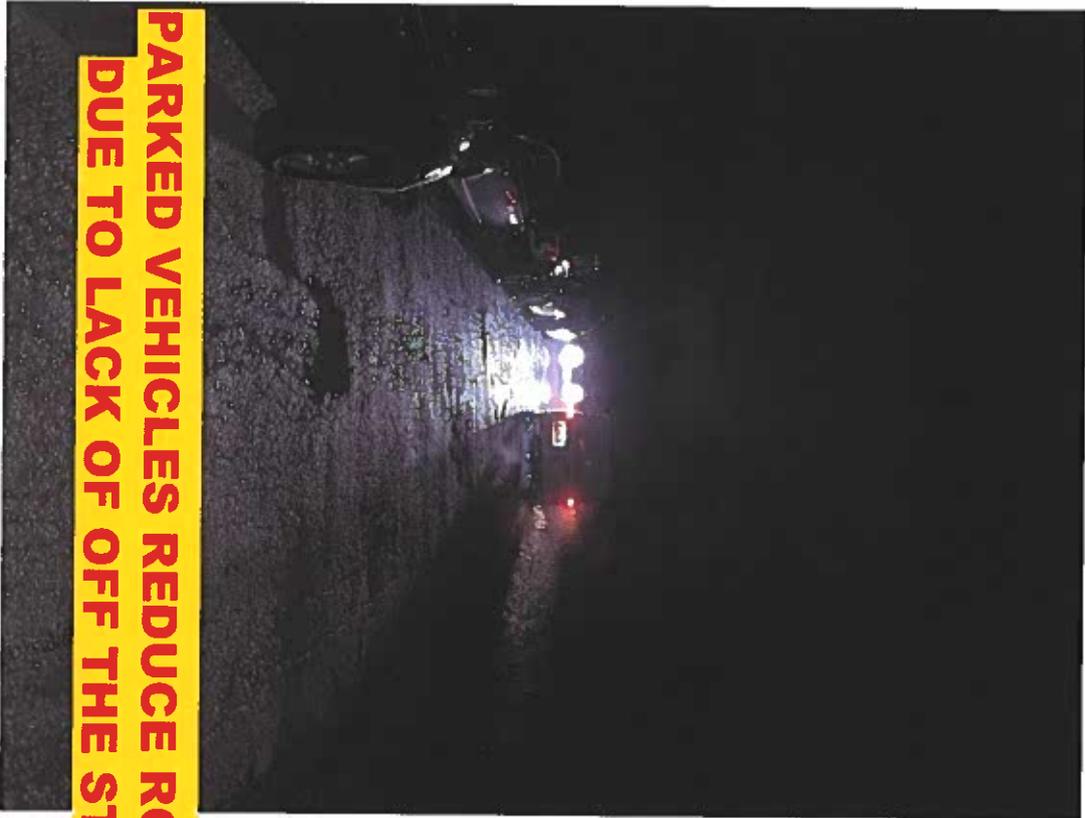
Rogers Lane (steeper incline)



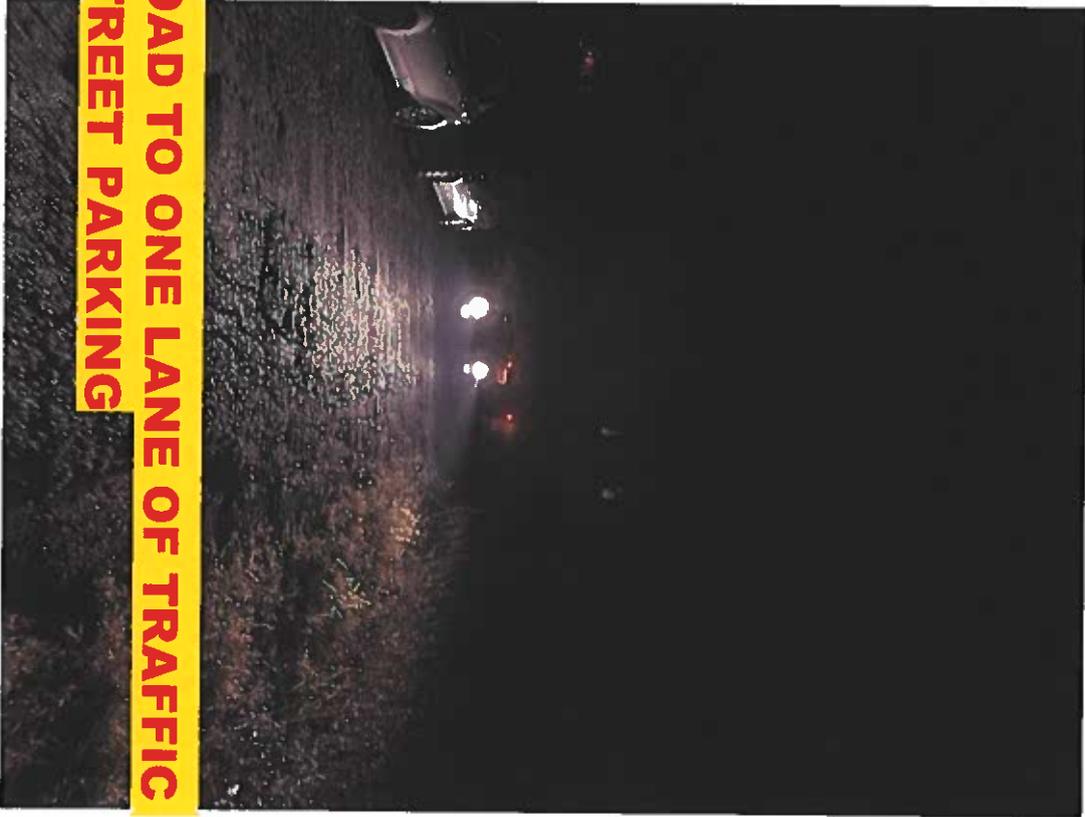
VEHICLES ENCOUNTER EACH OTHER HEAD-ON IN COMPLETE DARKNESS ON NARROW ROADS



VEHICLES ENCOUNTER EACH OTHER HEAD-ON IN COMPLETE DARKNESS ON NARROW ROADS



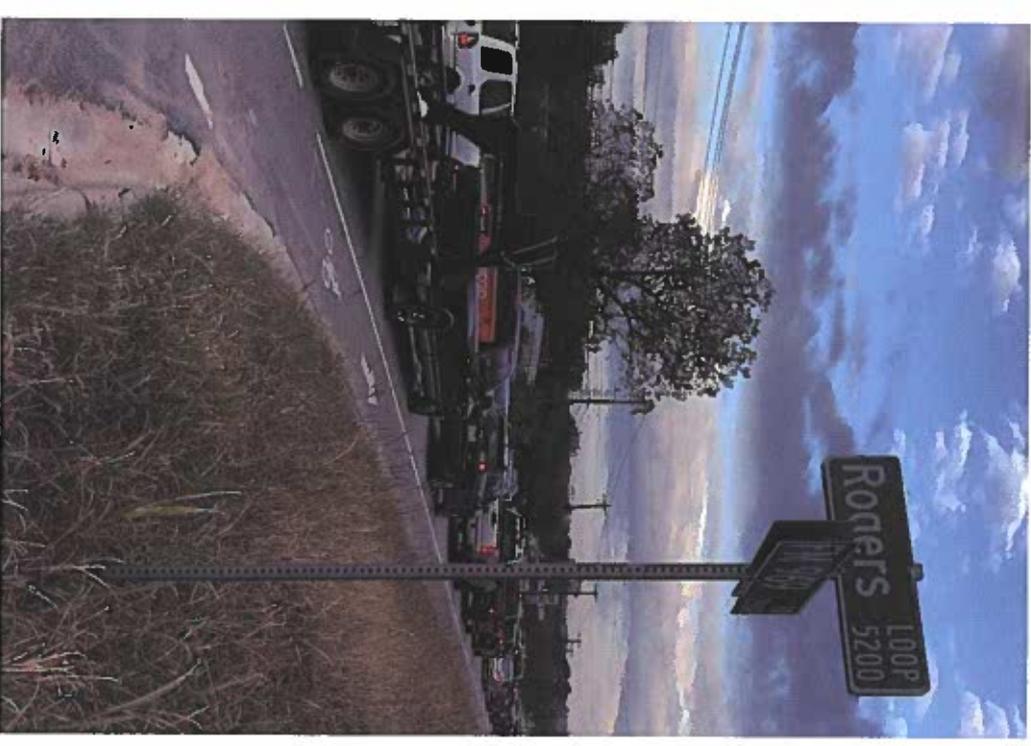
**PARKED VEHICLES REDUCE ROAD TO ONE LANE OF TRAFFIC
DUE TO LACK OF OFF THE STREET PARKING**



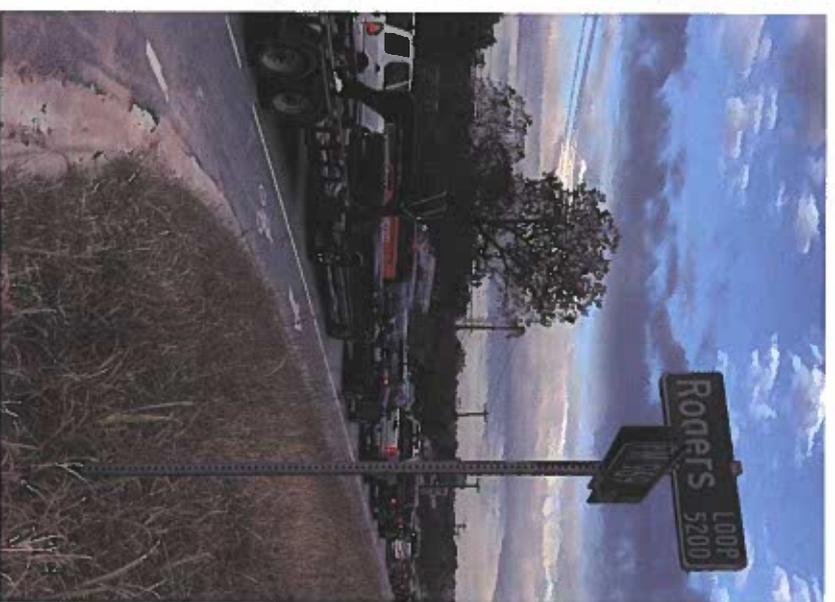
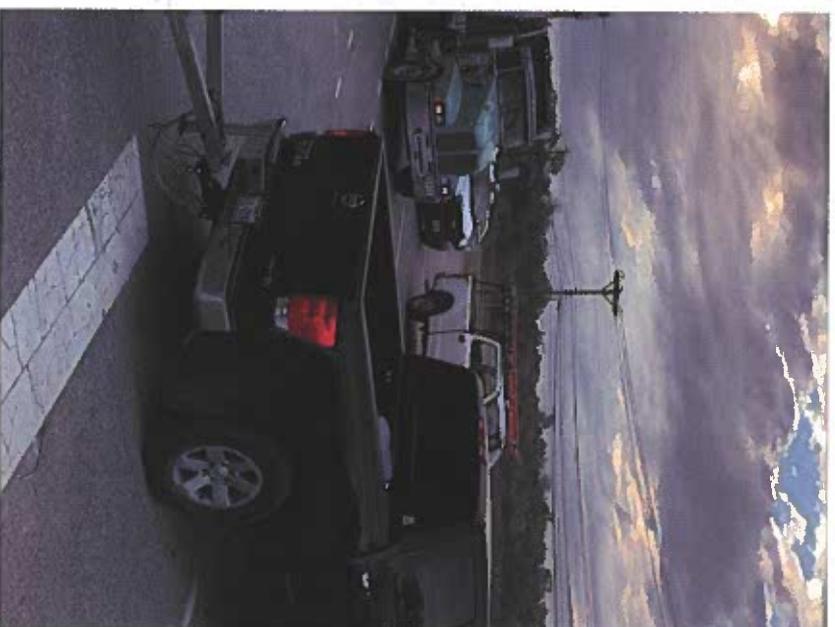
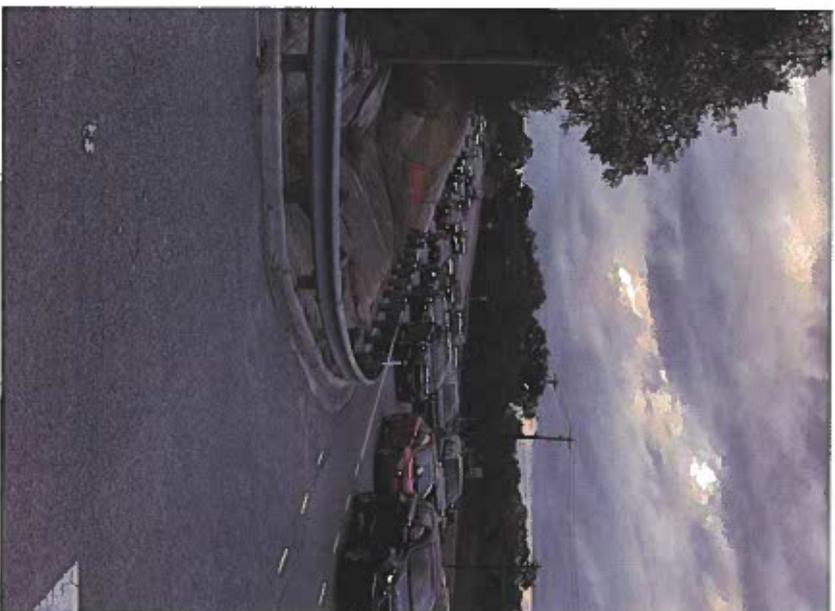
**PARKED VEHICLES REDUCE ROAD TO ONE LANE OF TRAFFIC
DUE TO LACK OF OFF THE STREET PARKING**

TRAFFIC

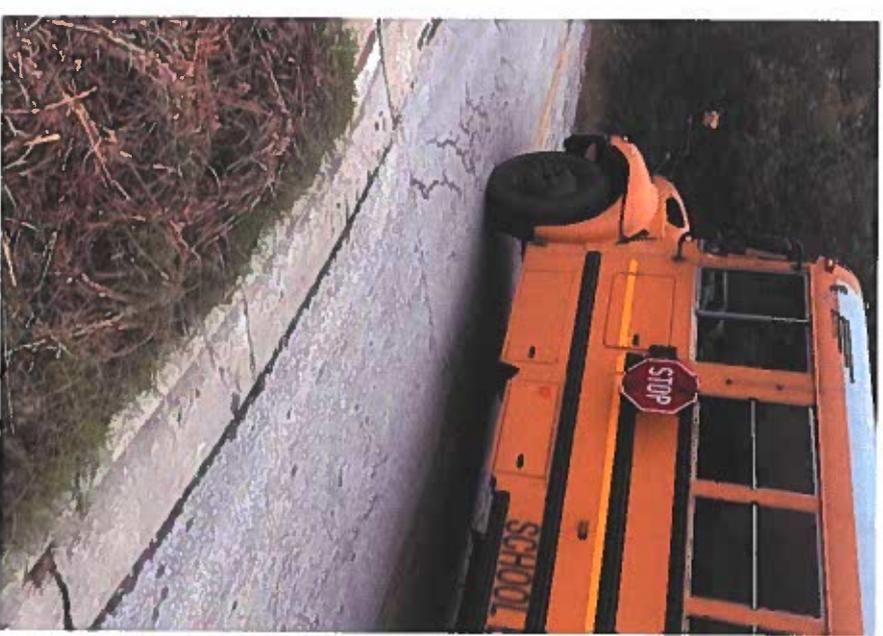
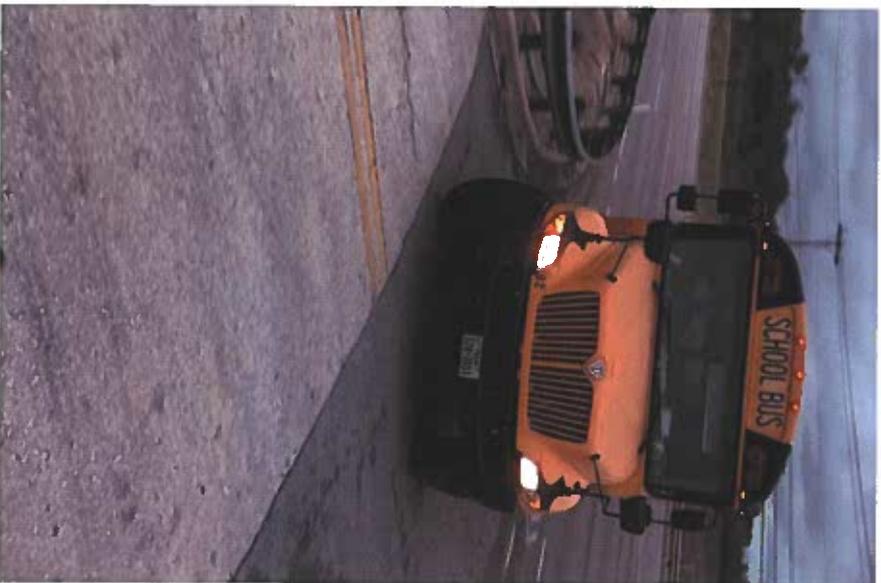
- Rogers neighborhood has only one accessible road, FM 969
- FM 969 is often congested and vehicles travel at high speeds making it difficult to safely enter/exit the neighborhood
- With no traffic lights at the intersections, it takes 5-7 min or more for each vehicle to enter/exit the neighborhood during high traffic times
- Roads are not long or wide enough to accommodate backed up traffic waiting to turn onto FM 969 during peak time (*Rogers Ln is less than half a mile long ~1,574 ft and has an avg. width of 14 ft. with only a few areas at 16 ft.*)
- Blind spots at hilltop points pose a risk of head-on collisions
- Annexing the Agave neighborhood to Rogers Ln at Annette Cove would severely worsen both of our mobility problems. FM 969 is an outlet for both neighborhoods and lacks traffic lights at either intersection. Agave residents also strongly oppose the proposal. (Reference zone code case C14-2021-0141)



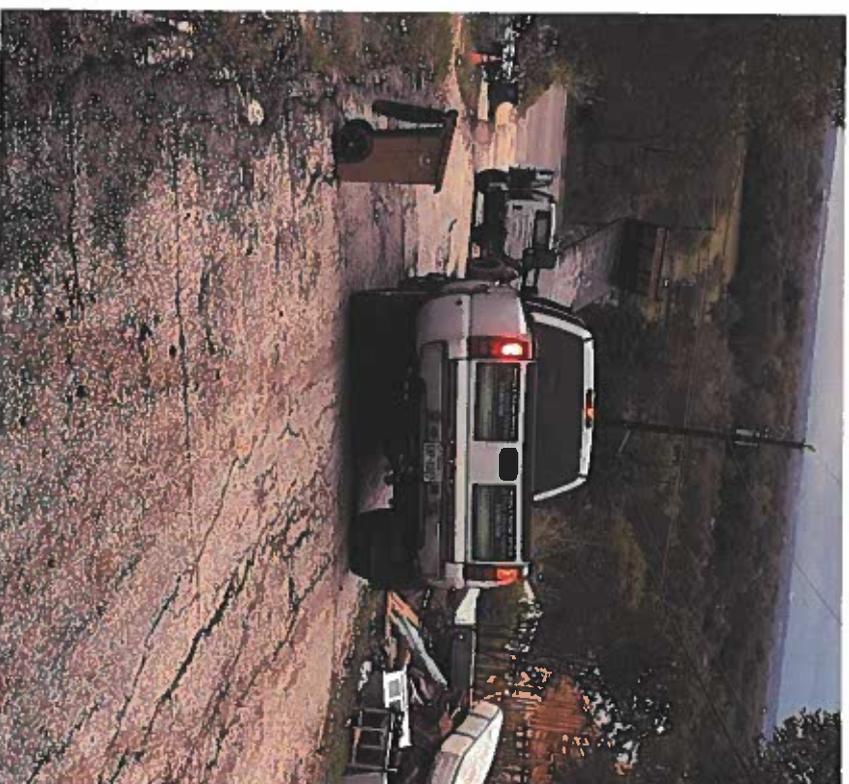
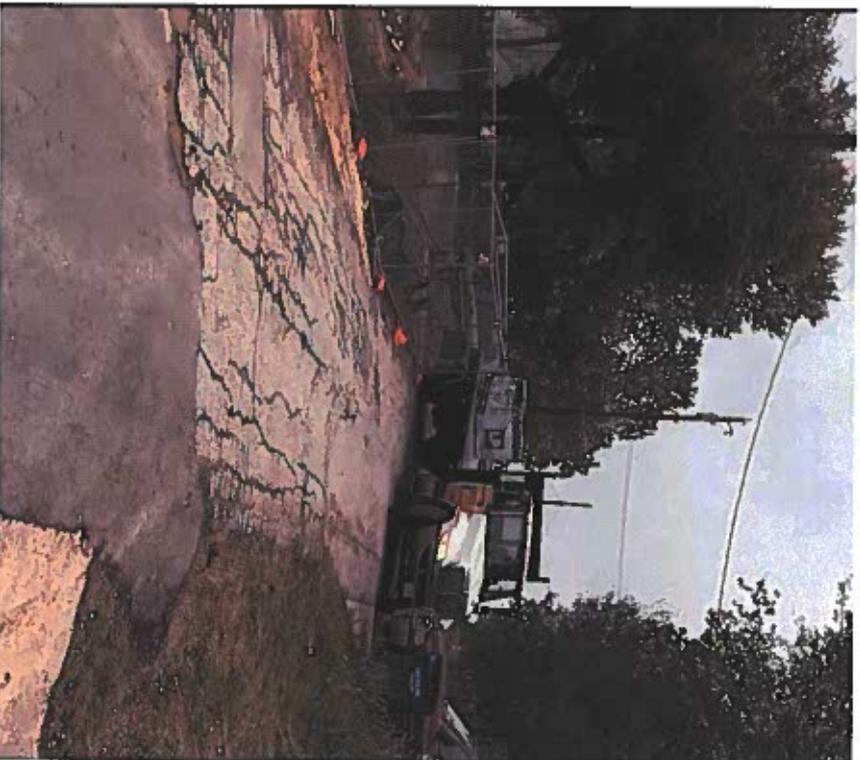
TRAFFIC- Congestion at FM 969 - No Traffic Light to Safely Exit



TRAFFIC- Poor Maneuverability, Narrow Roads



TRAFFIC- Poor Maneuverability and Visibility - Steep Inclined Hill - Blind Spots



ENVIRONMENT

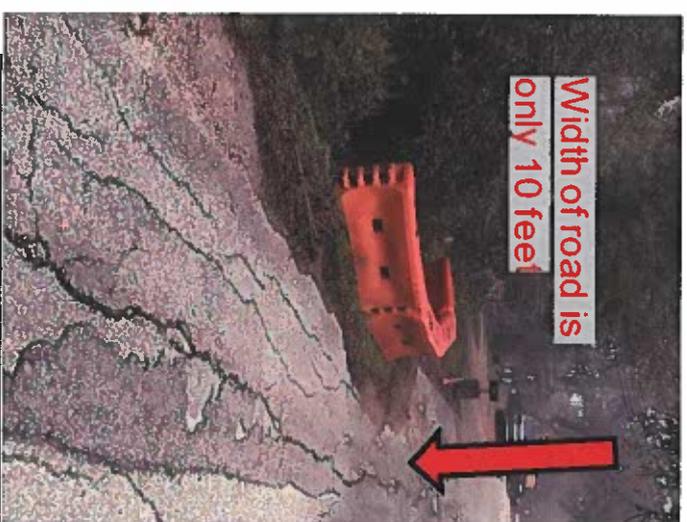
- With no storm drainage system, more impervious cover from dense housing will accelerate the erosion of our roads and hill, and affect our homes' foundations
- Natural Springs/Ponds are part of a network of an underground artesian well/aquifer system under Rogers Hill which makes the ground very soft and unstable
- Trees/Vegetation need to stay in place to prevent further erosion
- Wildlife will be displaced
- There is an existing sinkhole within 200 feet of 5417 Rogers Lane (property requesting zone code change)
- Area is subject to flooding
- Due to the topography of Rogers Hill, an environmental analysis is needed to safely assess how this area may be further developed without causing more erosion and endangering existing homes after heavy rains and over time.



ENVIRONMENT- Flooding and Erosion



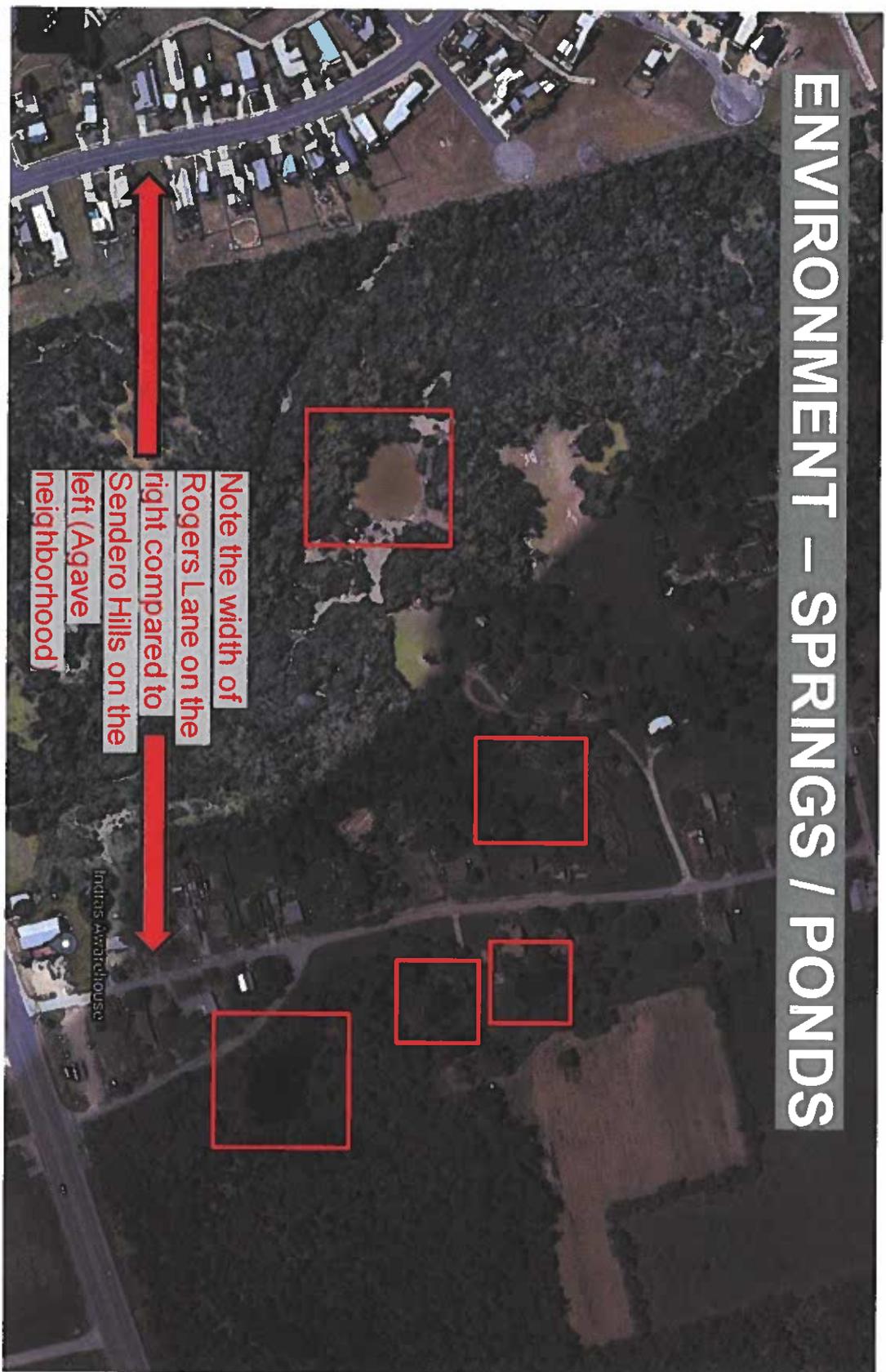
ENVIRONMENT- Flooding and Erosion



ENVIRONMENT - SPRINGS / PONDS



ENVIRONMENT – SPRINGS / PONDS



Note the width of Rogers Lane on the right compared to Sendero Hills on the left (Agave neighborhood)

Ingrid's Apartment House

ENVIRONMENT – Erosion – Fallen Trees/Exposed Roots



ENVIRONMENT – Erosion – Fallen Trees/Exposed Roots



**We respectfully request the zone code
remain SF-2 with limitations on the amount
of housing per acre.**

THANK YOU

INFO / SUPPORTING DOCS

COMMUNITY SPEAKER:

Maria C Bowen

Address: 7809 Rogers Lane West

Phone: 512-826-7832

carolinabowen@hotmail.com

Link to all videos, photographs and neighbors letters of opposition -

<https://1drv.ms/u/s!AojiQlVcRbc98hGNIKrhK1YFYEVJs?e=SwuFEp>