

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Heritage Hills/Windsor Hills Combined

CASE#: NPA-2018-0028.01

DATE FILED: July 3, 2018 (In-cycle)

PROJECT NAME: Dessau Homes

PC DATE: September 25, 2018

ADDRESS: 10300 Dessau Road

DISTRICT AREA: 1

SITE AREA: 1.94 acs

OWNER/APPLICANT: Central Texas Group, LLC (Preya Sundaram)

AGENT: Preya Sundaram

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single Family

To: Higher Density Single Family

Base District Zoning Change

Related Zoning Case: C14-2018-0075

From: SF-3-NP

To: SF-6-NP

NEIGHBORHOOD PLAN ADOPTION DATE: January 12, 2011.

PLANNING COMMISSION RECOMMENDATION:

September 25, 2018 – Voted to approve the applicant's request for Higher Density Single Family land use. [F. Kazi – 1st; Y. Flores –2nd] Vote: 8-2-2 [K. McGraw and T. Witte voted nay. C. Kenny and P. Seeger absent. One vacancy].

STAFF RECOMMENDATION: Recommended for applicant's request for Higher Density Single Family land use.

BASIS FOR STAFF'S RECOMMENDATION: Although the plan document specifies this property should remain low-density single family, planning staff believes this two acre tract with frontage on East Applegate Drive and Dessau Road (Dessau Road being identified as an

Activity Corridor in the Imagine Austin Comprehensive Plan) is compatible for a Higher Density Single Family residential development.

The plan document, although not supporting higher density single family on this tract, does support the creation of new homes in the planning area and supports increasing housing diversity in the planning area. The plans also supports the opportunity for people who live in the planning area to age in place. The applicant's proposal to build condos/townhomes on the property could meet these goals.

Below are relevant sections from the Heritage Hills/Windsor Hills plan document:

Objective L1: Preserve the existing core single family residential neighborhoods in the HHWHCNPA.

REC 1: Preserve the existing residential character within established core single family neighborhoods in the Planning Area. (RP: HHWHCNPA, COA)

REC 2: Consider existing residential densities and current housing stock in future land use decisions to promote compatibility between land uses, including but not limited to: building height, massing, and impervious surface coverage. (RP: HHWHCNPA, COA)



A HHWHCNPA single family home

REC 3: Consider the use of vegetated buffers and landscaping equal to or greater than existing requirements when land use decisions are made, to protect the single family neighborhoods from commercial encroachment. (RP: HHWHCNPA, COA)

REC 4: Support increasing homeownership for existing and new housing. (RP: HHWHCNPA, COA)

Objective L2: Preserve the diversity of housing options and various levels of affordability, which are dispersed throughout the Planning Area (i.e. – single family, duplexes, condominiums, apartment buildings, senior living options, and a mobile home park.)

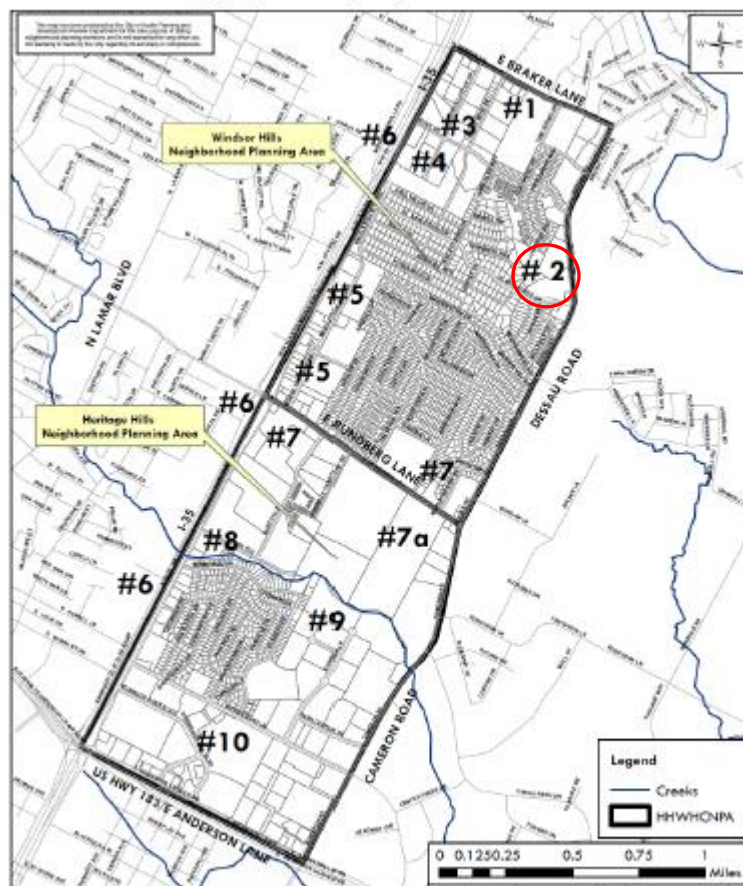
REC 8: Retain different degrees of affordable housing options in the Planning Area, allowing residents to age in place. (RP: COA)

Large Undeveloped High Density Single Family Parcel on Dessau Road #2

The desire of the community regarding this area is to preserve the existing single family neighborhood as well as the current look and feel, in the area of the WHNPA around Dessau Road, just north of E. Applegate Drive.

REC 30: Support the undeveloped high density single family parcel at the eastern terminus of Claywood Drive going to a lower density single family land use in the future, if possible, to match the character of the surrounding parcels. (RP: COA, HHWHCNP)

REC 31: Support low density single family land use for other vacant parcels in the E. Applegate Drive/Dessau Road vicinity. (RP: COA, HHWHCNP)



Heritage Hills/Windsor Hills Combined
Neighborhood Planning Area

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

Single family - Detached or two family residential uses at typical urban and/or suburban densities

Purpose

1. Preserve the land use pattern and future viability of existing neighborhoods;
2. Encourage new infill development that continues existing neighborhood patterns of development; and
3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

Application

1. Existing single- family areas should generally be designated as single family to preserve established neighborhoods; and
2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two- family residential options (Duplex, Secondary Apartment, Single Family Attached, Two- Family Residential) in areas considered appropriate for this type of infill development.

Purpose

1. Preserve the land use pattern and future viability of existing neighborhoods;
2. Encourage new infill development that continues existing neighborhood patterns of development; and
3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

Application

1. Existing single- family areas should generally be designated as single family to preserve established neighborhoods; and
2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two- family residential options (Duplex, Secondary Apartment, Single Family Attached, Two- Family Residential) in areas considered appropriate for this type of infill development.

PROPOSED LAND USE ON THE PROPERTY

Higher Density Single- family land use - is housing, generally up to 15 units per acre, which includes townhouses and condominiums as well as traditional small- lot single family.

Purpose

1. Provide options for the development of higher- density, owner- occupied housing in urban areas; and
2. Encourage a mixture of moderate intensity residential on residential corridors.

Application

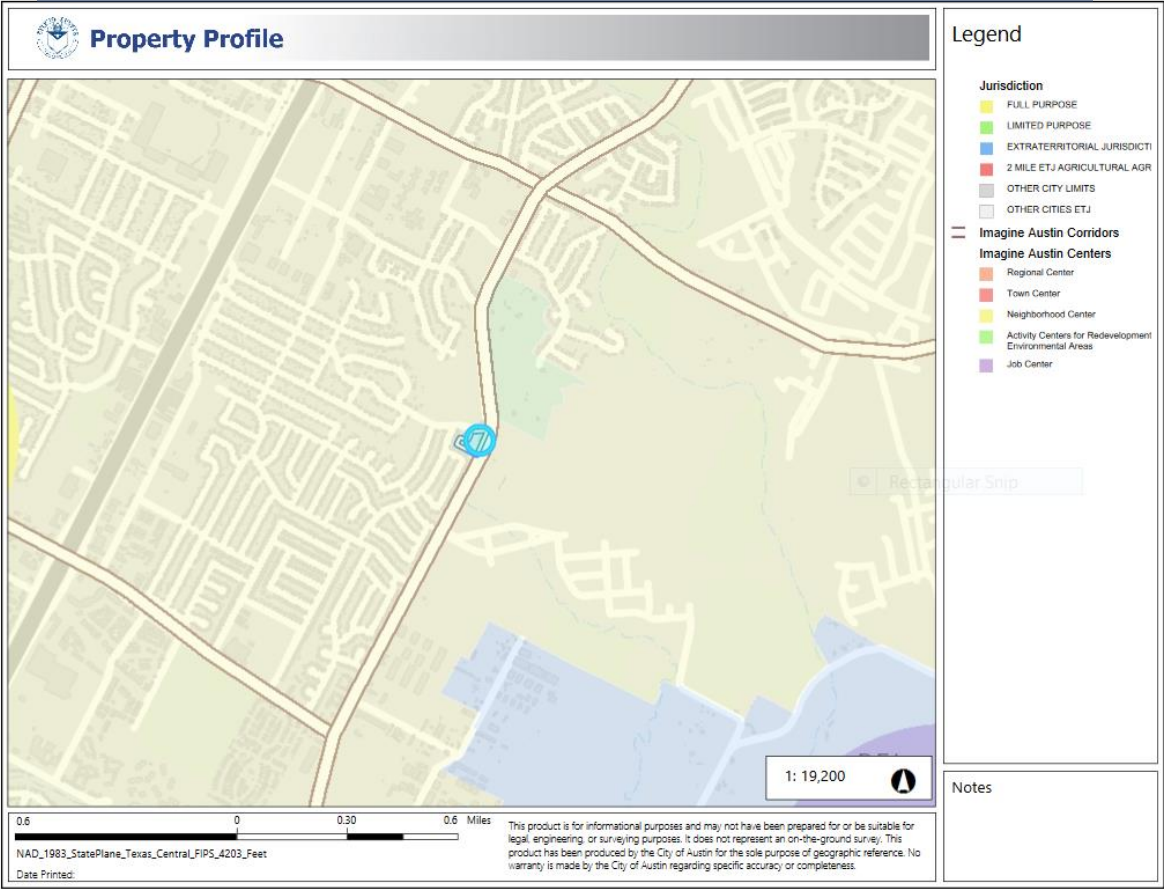
1. Appropriate to manage development on major corridors that are primarily residential in nature, and
2. Can be used to provide a buffer between high- density commercial and low- density residential areas.
3. Applied to existing or proposed mobile home parks.

IMAGINE AUSTIN PLANNING PRINCIPLES

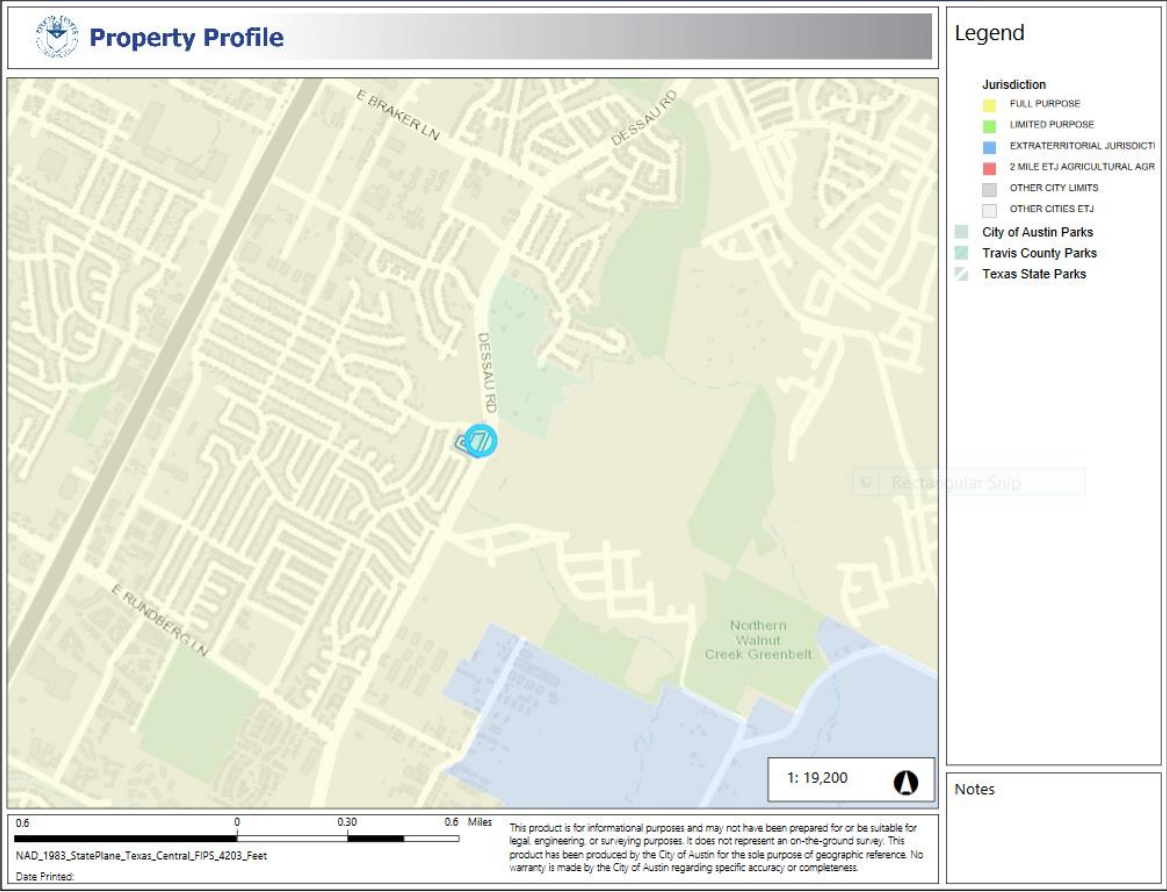
1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
 - ***The applicant proposes to build condos/townhomes on the property which could provide a mix of housing types in the neighborhood and the City. The southern part of Dessau Road has a number of businesses located on it, although not a comfortable road for bicyclists and pedestrians.***
2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.
 - ***Although Dessau Road is designated as an Activity Corridor, there appears to be no Capital Metro buses operating on it. Also, the Austin Bike map shows Dessau Road to be a low-comfort road for bicyclists.***
3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.

- ***The property has frontage along Dessau Road which is an Activity Corridor where more intense development is supported.***
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
 - ***The applicant proposes to build condos/townhomes which staff believes will expand the housing choices for the planning area and the city.***
 5. Ensure harmonious transitions between adjacent land uses and development intensities.
 - ***Staff believes the applicant's request for Higher Density Single Family land use is compatible with adjacent land use of Single Family because of the property's location with frontage along Dessau Road, which is a major arterial divided six-lane major thoroughfare.***
 6. Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.
 - ***The property is not located within an environmentally sensitive area.***
 7. Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.
 - ***Not applicable.***
 8. Protect, preserve and promote historically and culturally significant areas.
 - ***As far as staff knows there are no historically and culturally significant structures on the property.***
 9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
 - ***Not directly applicable.***
 10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
 - ***Not applicable.***
 11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.
 - ***Not applicable.***
 12. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.
 - ***Not applicable.***

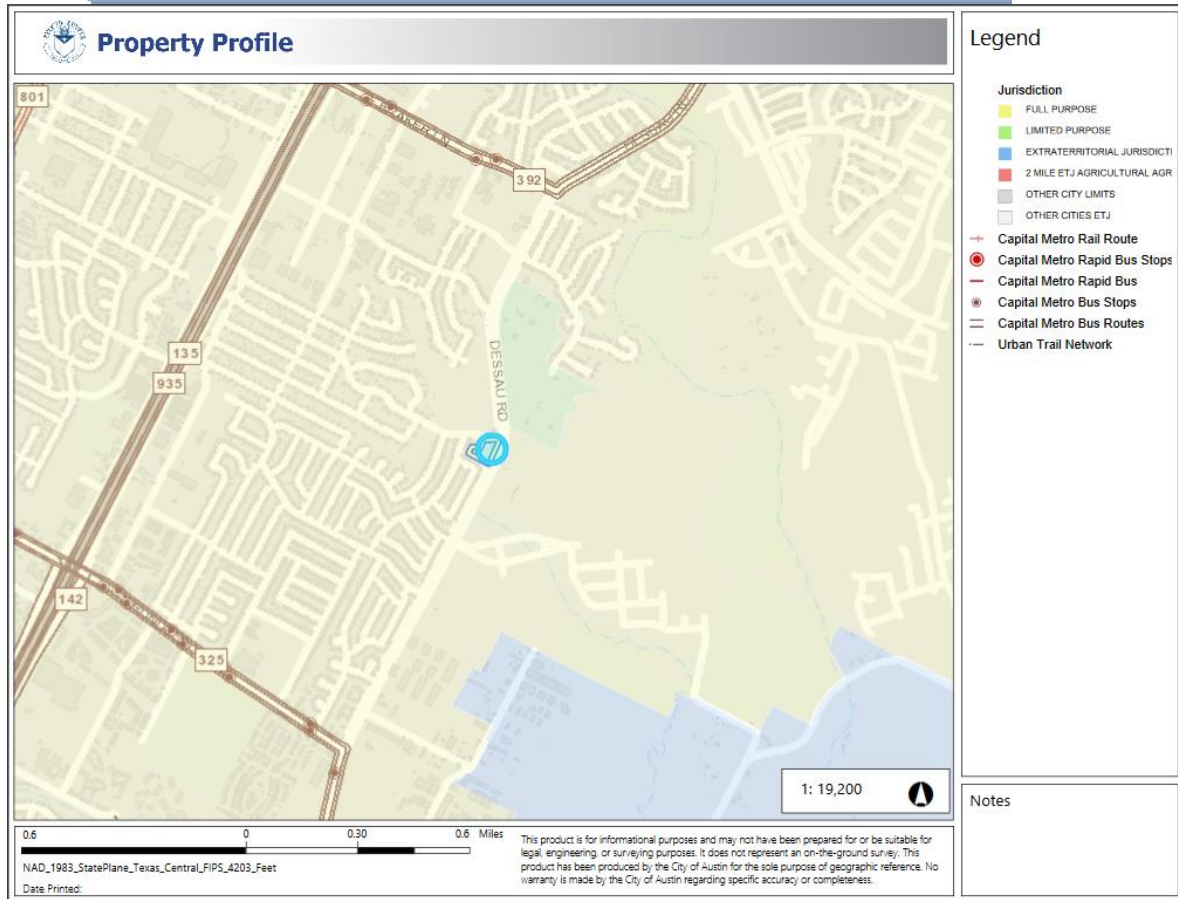
Imagine Austin Activity Corridors and Activity Centers



Location of Parks near the Property



Capital Metro Bus Routes near Property



IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

Neighborhood Centers - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

Town Centers - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

Job Centers - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

Corridors - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

BACKGROUND: The application was filed on July 3, 2018 which is in-cycle for neighborhood planning areas located on the east side of I.H.-35.

The applicant proposes to change the land use on the future land use map (FLUM) from Single Family to Higher Density Single Family.

The applicant proposes to change the zoning from SF-3-NP to SF-6-NP to build 12 to 14 condos/townhomes on the property. For more information on the zoning case, please see case report C14-2018-0075.

PUBLIC MEETINGS: The ordinance required community meeting was held on August 9, 2018. Approximately 111 meeting notices were mailed to people who own property or have utility accounts within 500 feet of the property, in addition to neighborhood groups and environmental organizations who requested notification for the area. Sixteen people signed the attendance sheet, in addition to one staff member, the applicant/property owner and her Engineer.

After staff gave a brief presentation about the applicant's request and the planning process, the applicant made the following presentation.

Preya Sundarum, the applicant/property owner, said the property is about two acres and is currently zoned SF-3-NP. She is proposing to change the zoning to SF-6-NP to build townhomes/condos because Austin is growing and she feels the use is a good use for the community. She knows many of the people who live near the property have been there for 20 to 30 years and she wanted to hear from them.

After her presentation, the following questions were asked:

Q. Are you still looking at 24 dwelling units?

A. We're looking at about 12 dwelling units.

Q. So that would be about 18 to 25 vehicle trips per day?

A. Yes.

Q. Are you proposing three-stories?

A. No, we're looking at two-stories with a maximum height of 35 feet.

Q. With SF-6 zoning, could you double the building coverage?

A. No, we couldn't because of the impervious coverage restrictions.

Q. The two-story homes could look down into my property and take away my privacy. The Code says you need to build a fence but a wood fence only lasts about two years.

A. Yes, we could build a two-story home, but your neighborhood also has two-story homes.

Q. Will the property have curb and gutters?

A. Right now the water is running towards the residential lot. The Code says we need to detain or retain the water on site.

Q. I'm still concern about the privacy.

A. There will be a 25 foot separation between the homes on our site and the homes adjacent to it.

Q. What you're not thinking about is that with your proposed development there will be an increase in impervious cover and the water will not be absorbed and it will be redirected onto our lots.

A. We will meet the regulations in the Land Development Code. The proposed development should improve the water situation.

Q. Are you building a multifamily development?

A. No, townhomes or condos.

Q. Will you build a fence for privacy?

A. The maximum height of the fence is eight feet. Yes we will build a fence.

Q. If you get approved for the zoning, where would the construction entrance be?

A. Probably on Dessau Road.

Q. Will each unit have a garage? What will the style of homes be?

A. Yes, each unit will have a garage. We haven't looked into the home styles yet.

Q. What is the benefit to the neighborhood of your proposed development?

A. The development will bring in more property taxes to the community. Each unit will add taxes to the tax base. Better homes/newer homes in the neighborhood could benefit the neighborhood because home values could increase.

Q. What will be the price range of the homes?

A. We will look at what the surrounding neighborhood values are. They could be around \$250,000 to \$350,000.

Q. Will the existing home on the property be torn down?

A. We don't know yet.

Q. My concern is that I don't want to see more than 12 dwelling units. Would you be OK with a CO to limit number of units?

A. I don't think we could build more than 12 units because of the trees on the property and we like the open space. This is a very preliminary plan. We haven't done a tree survey as of now, maybe we could get one or two more units for a maximum of 14 units. Yes, we would be OK with a CO for this.

Q. There is a lot directly to the west of your property Do you have an option to buy this?

A. We heard from that property owner only today, so I don't know at this time.

Comments:

- There's a blind turn at East Applegate Drive and Dessau Road. People have died there. You will increase the traffic on East Applegate Drive and make it more dangerous.
- On our side of Dessau Road we only have single family homes.

- People in your development will use our internal streets because turning onto Dessau Road is so dangerous. We love being able to see the sun rise over your property.
- I've been in this neighborhood for 11 years and participated in the neighborhood plan. We knew this area would be developed. See recommendation 31 in the plan document. East Applegate Drive and Dessau Road was supported for low-density development. We knew this was coming. You will have a lot of resistance from the neighborhood.
- We would benefit from the higher-end dwelling units. This lot will be developed one way or another.

CITY COUNCIL DATE:

October 18, 2018

ACTION:

CASE MANAGER: Maureen Meredith **PHONE:** (512) 974-2695

EMAIL: Maureen.meredith@austintexas.gov

C
F
E

Summary Letter Submitted by the Applicant

Neighborhood Plan Amendment
SUMMARY LETTER

The land parcel of 1.942 acres at 10300 Dessau Road is currently zoned SF3. The owners want to develop the property and build ~~single family homes~~ *Townhomes or Condos.* So the existing zoning need to be changed from SF3 to SF6 to accommodate the ~~multi-family use~~ *Townhomes or Condos.* The application is submitted, requesting a neighborhood plan amendment for a change in Future Land Use Designation from Single Family to a High-Density Single Family.

Letter from the Heritage Hills/Windsor Hills Neighborhood
Plan Contact Team

**(No letter received at the time the case report was submitted.
See email communication below)**

From: Meredith, Maureen
Sent: Monday, September 10, 2018 8:56 AM
To: 'Linda Powers' <shadegardener@ >; tjrbaily@; blueandneomi@; jnowak@; beauxjames@; cherylvv@; cjdwallin@; huteson2000@; berry_carole@; cdibrell@; mjlocker@; NorthAcresHA@
Cc: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Preya Sundaram < >
Subject: RE: RE: HHWH NPCT Rec?: NPA-2018-00028.01_10300 Dessau Rd

Linda:

I don't know if your NPCT by-laws allow people to vote on such cases via e-mail, but this could be an option. Also, your team members could send to me and Heather individual comments in favor or in opposition and we can add these to the case report.

Maureen

From: Linda Powers
Sent: Sunday, September 09, 2018 1:25 PM
To: tjrbaily@; blueandneomi@; jnowak@; beauxjames@; cherylvv@; cjdwallin@; huteson2000@; berry_carole@; cdibrell@; mjlocker@; NorthAcresHA@; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Preya Sundaram
Subject: Re: RE: HHWH NPCT Rec?: NPA-2018-00028.01_10300 Dessau Rd

Maureen,

The contact team does not meet on a regular basis anymore due to lack of leadership. Neighborhood leaders within the plan area were encouraged to communicate the information with their neighborhoods. I also posted the information on NextDoor and encouraged individuals to communicate their support and/or concerns with the city. I'm not sure how to move forward.

Linda Powers

*City of Austin Commission for Women
Friends of Gus Garcia Parks and Rec Center*

On Thursday, September 6, 2018, 12:11:50 PM CDT, Meredith, Maureen <Maureen.Meredith@austintexas.gov> wrote:

Dear HH/WH NPCT:

This is a friendly reminder regarding your NPCT letter of recommendation for this case. Please see my email from August 21st below.

Thanks.

Maureen

Letter of Recommendation from the Windsor Hills Neigh. Assn.

From: Stephen Kreger

Sent: Monday, September 24, 2018 5:09 PM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Chaffin, Heather <Heather.Chaffin@austintexas.gov>

Cc: Preya Sundaram

Subject: 10300 Dessau Road, C14-2018-0075

As per our telephone conversations today, this email confirms that the Windsor Hills Neighborhood Association voted on September 4, 2018, to support the zoning change referenced above with the condition that there be a conditional overlay limiting the number of units to a maximum of 18 total units. The vote was 6 in favor, 5 against, 5 abstentions (including the President who votes only in case of a tie). Preya Sundaram was notified by phone the next day and indicated she would support the conditional overlay.

Issues that the opponents mentioned is a significant increase in traffic on Applegate to Dessau Road, Applegate to IH 35, and on Faylin Drive to get to Childress to get to Dessau Road to go north on Dessau Road. There was a concern about the speed of traffic on Dessau Road coming around the curve where Applegate intersects Dessau Road. In addition, there is a concern that Applegate is a substandard street for several blocks both east and west in terms of width. Additional traffic generated by the project will only increase the possibility for accidents. My understanding from the COA is that there are not any plans to widen Applegate at this time or in the foreseeable future. Drainage is a concern as at least four residences abut the property and has flooded during very heavy rains and the project will increase impervious cover which could aggravate potential flooding. Privacy is also a concern for the residences that abut the property as the condos are to be two stories high and would look into the backyards.

Preya: presuming that you still support the conditional overlay mentioned above, it would be a good idea to contact Heather and Maureen to advise them of your support of the conditional overlay.

Thank you.

Stephen Kreger

President of the Windsor Hills Neighborhood Association

From: Stephen Kreger
Sent: Tuesday, September 25, 2018 2:09 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Fw: Questions

It just occurred to me the info below might be helpful, particularly regarding her support for the conditional overlay (see question number 1).

SJK

From: Preya Sundaram
Sent: Monday, September 3, 2018 11:16 AM
To: Stephen Kreger
Subject: Re: Questions

Hello Stephen,
Please see the responses below in red.

Thank you,
Preya

On Wed, Aug 29, 2018 at 12:18 AM Stephen Kreger <tark427@hotmail.com> wrote:
Below are some questions about your project. Our neighborhood meeting will be held on Tuesday, September 4, 2018, so it would be helpful if you could get answers to me by Monday, September 3, 2018.

1. In the past you indicated that you might be amenable to a conditional overlay limiting the total number of units that could be built. Is that still true and, if so, what is the number of units?

Yes, probably 16-18 units and could be less, this will be based on the tree survey,

2. Do you plan to curb and gutter the main driveway to the units (not the driveway from the main driveway to the units)?

Yes.

3. Do you plan to demolish the existing house? If not, how would it be used?

Yes and will be removed from site.

4. Do you have any ideas for privacy along the property line of the houses that abut the project? For example, some type of privacy fence and planting trees along the property line that would grow tall so in the future the neighbors would have some privacy from the second floor of the condos.

Yes, we probably will be putting up a wooden picket fence and plant trees for the enjoyment of our owners, which eventually would provide shade and privacy from the neighbors.

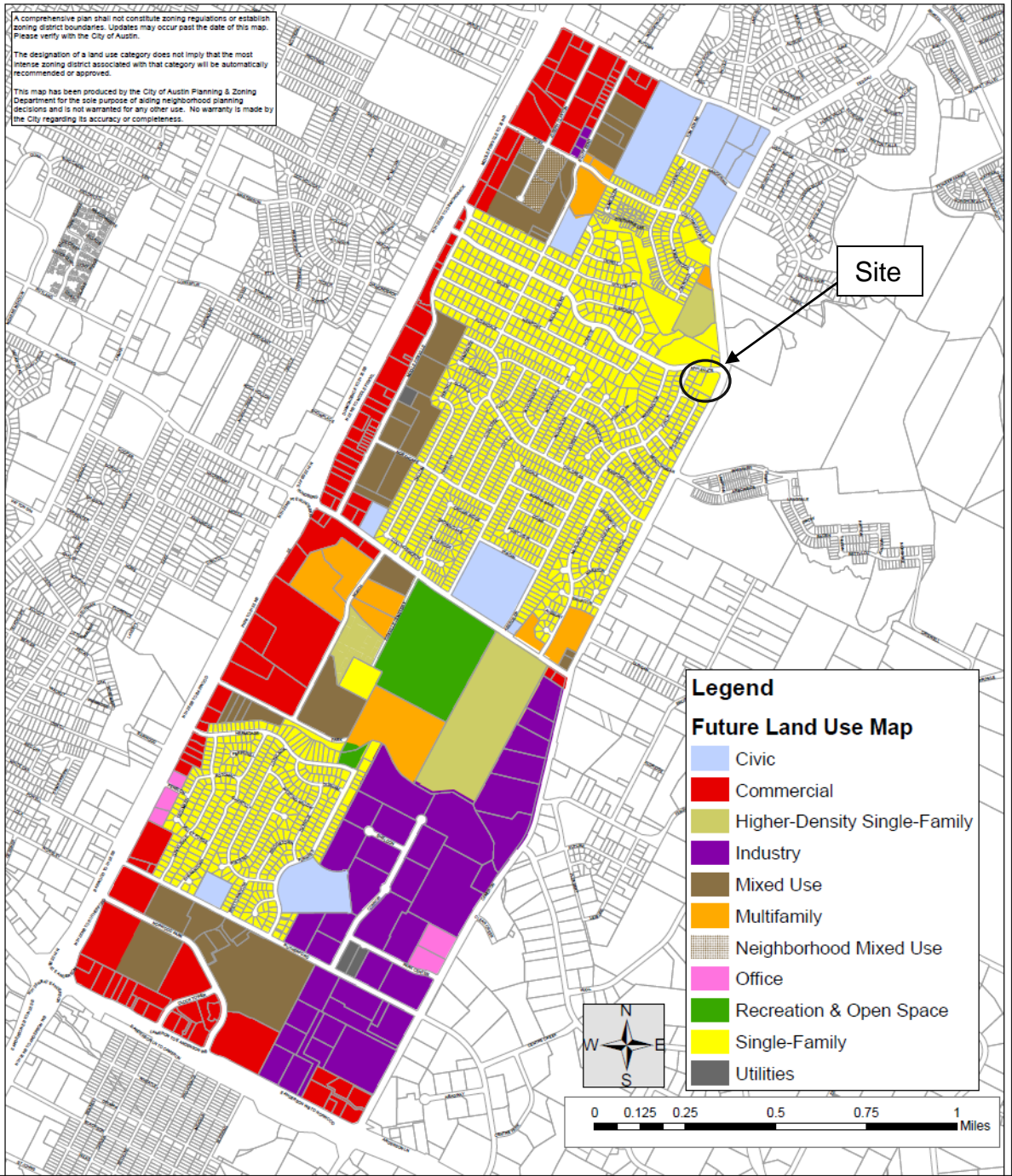
Thanks.

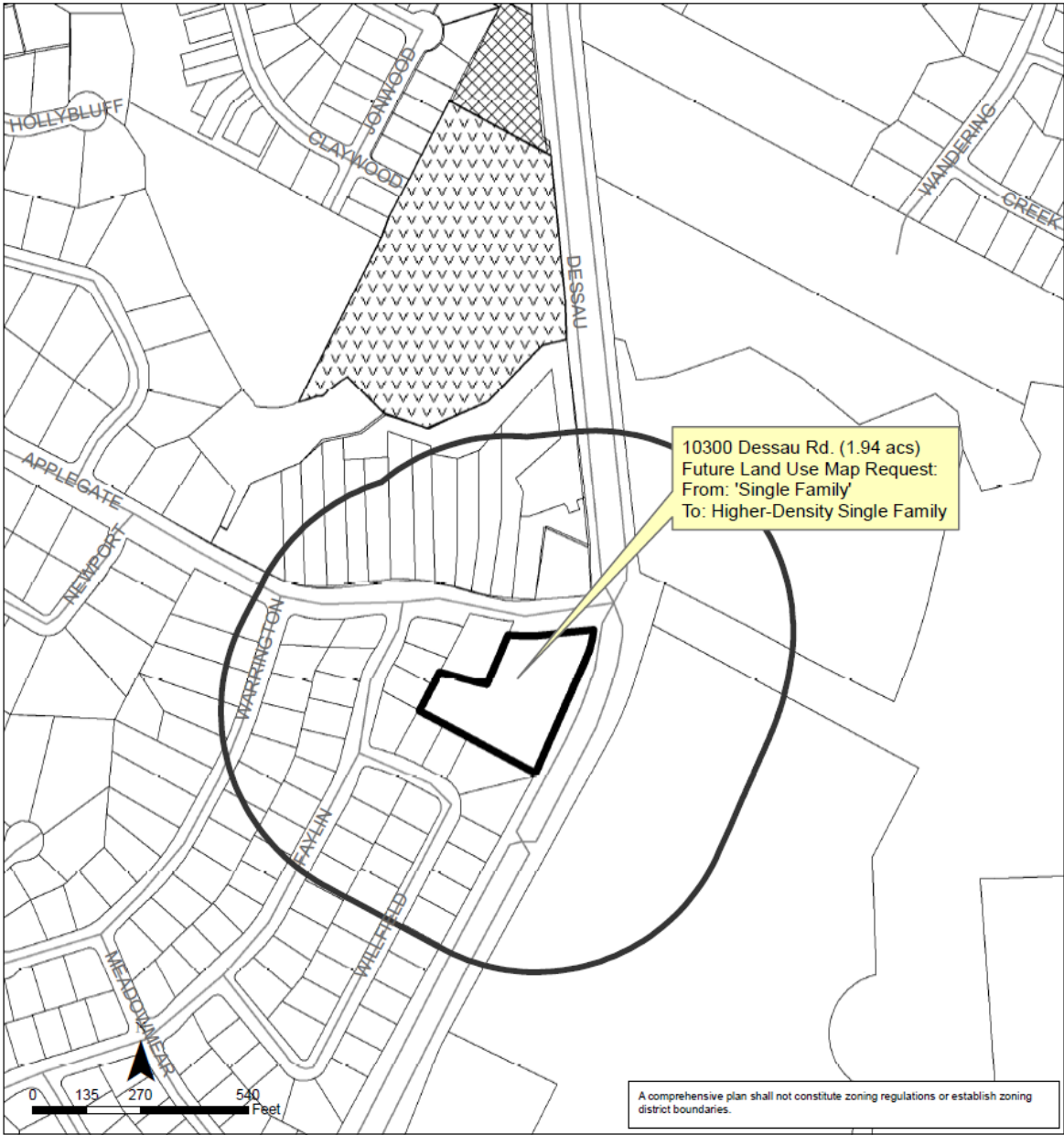
SJK



**Heritage Hills/Windsor Hills
Combined Neighborhood Planning Area
Future Land Use Map**

Plan Adopted: 1/13/11
Map Updated: 1/7/2016





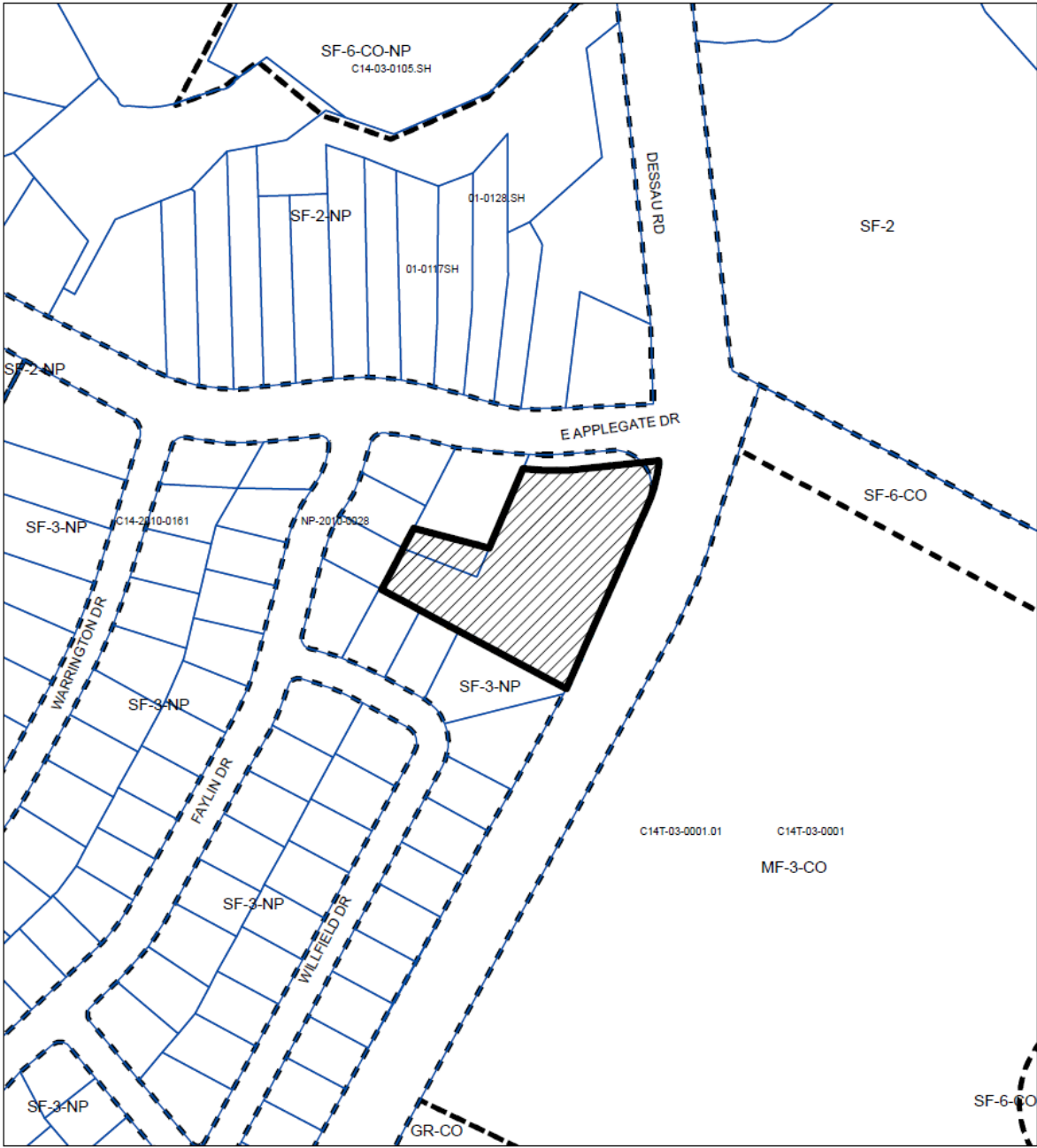
**Heritage Hills/Windsor Hills Combined Neighborhood Planning Area
NPA-2018-0028.01**

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

City of Austin
Planning and Zoning Department
Created on 7/11/2018, by: meredithm

Future Land Use	
	500 ft. Notif. Boundary
	Single-Family
	Higher-Density Single-Family
	Multi-Family
	Civic
	Subject Property



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

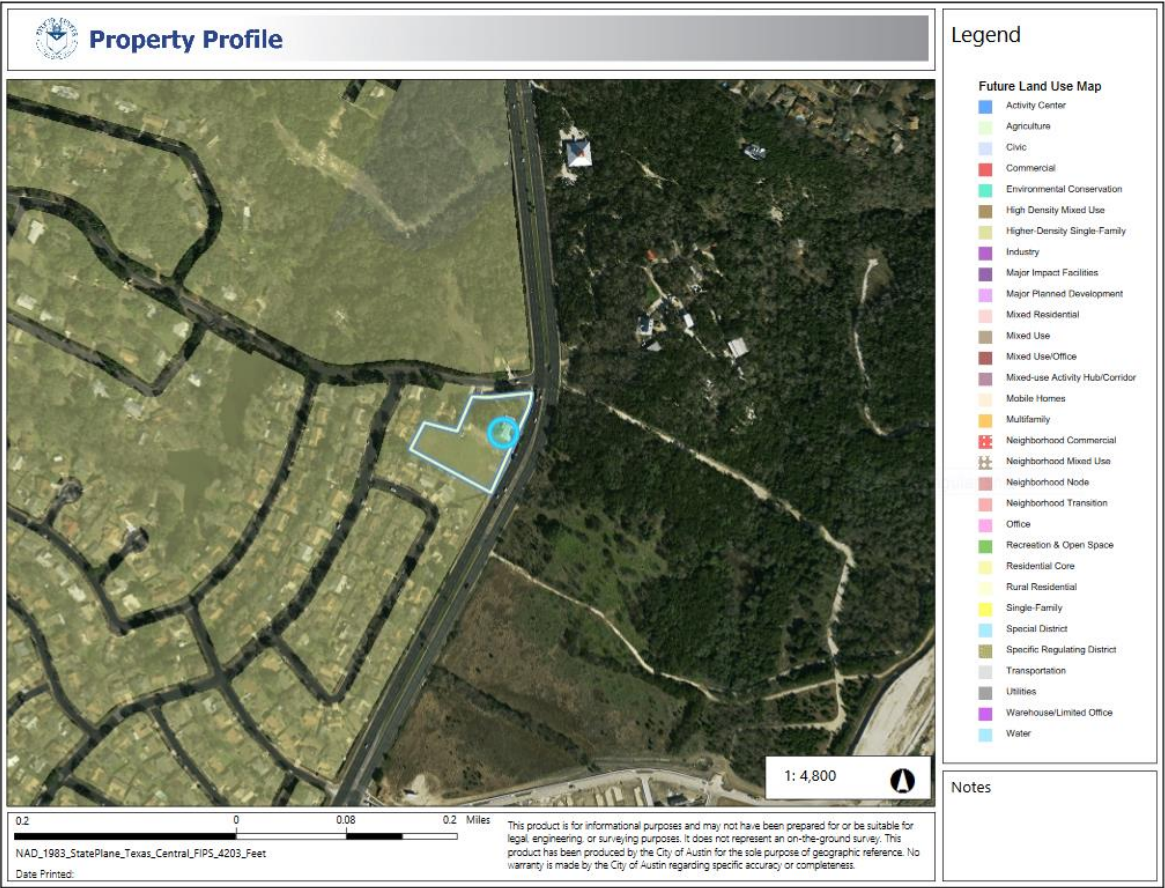
1" = 200'

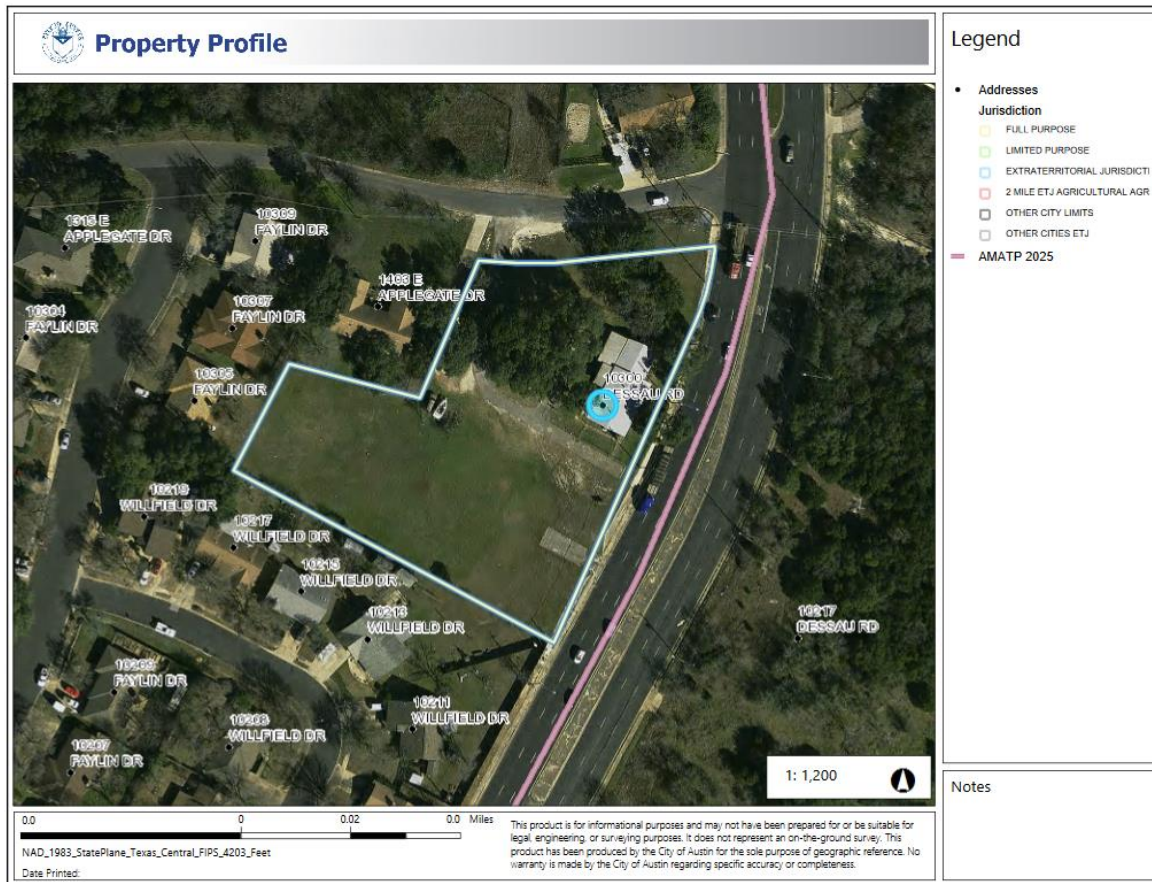
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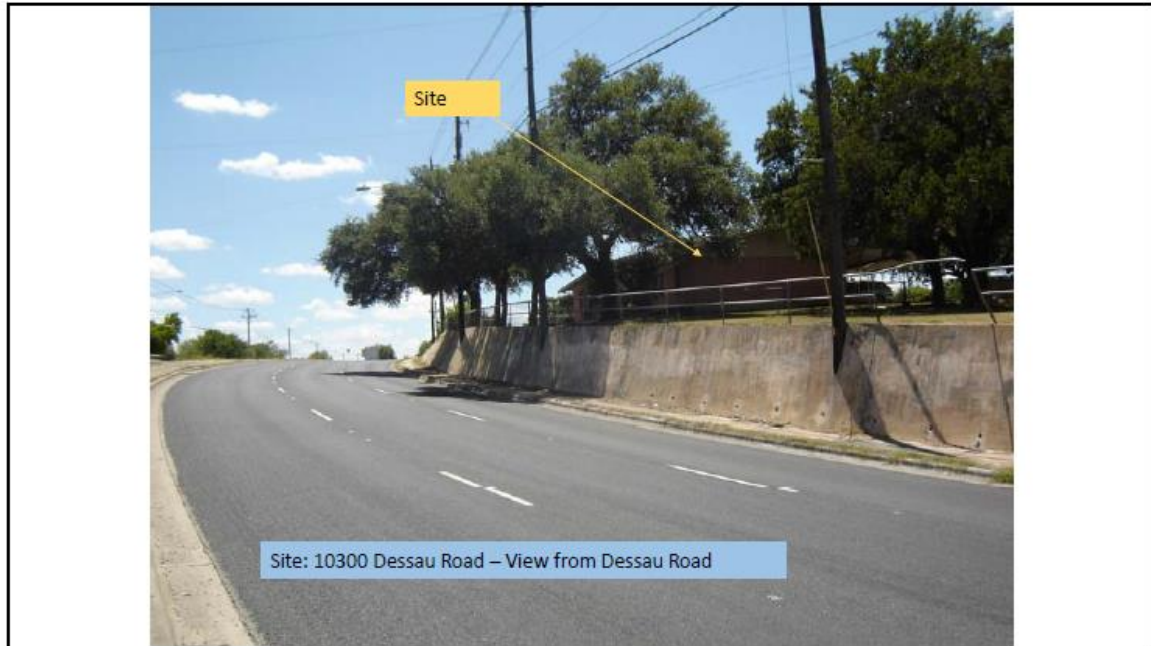
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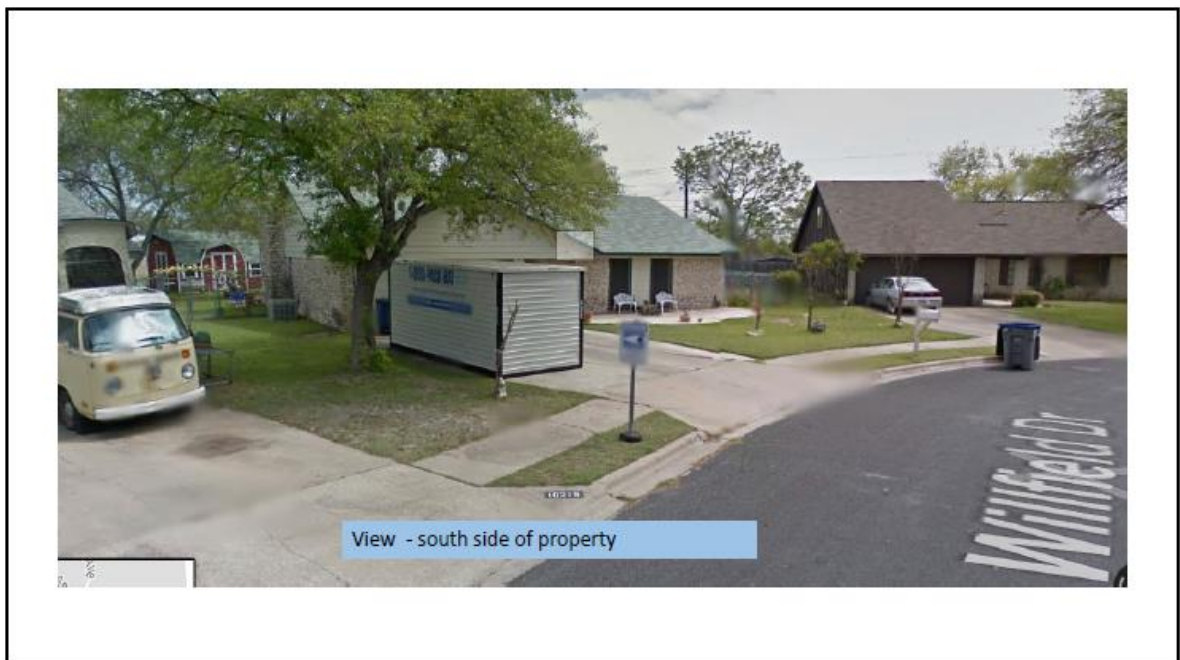
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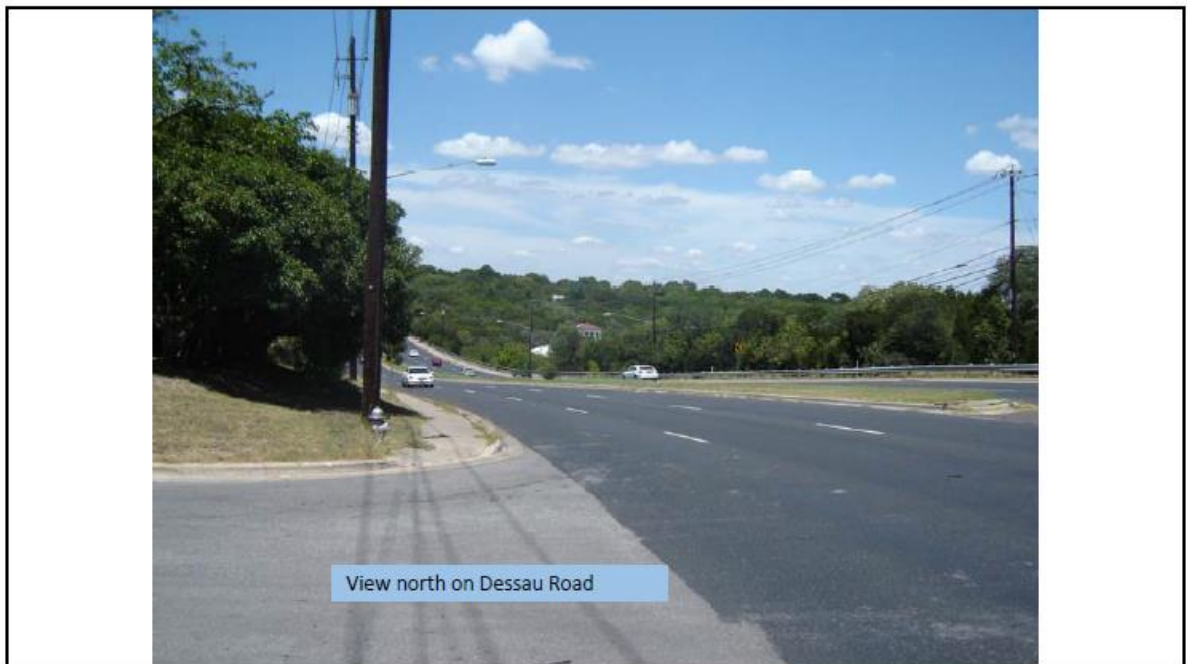














Hand-Out Applicant Distributed at Aug. 9, 2018 Cmty Mtg



Hand-Out Applicant Distributed at Aug. 9, 2018 Cmty Mtg



Correspondence Received from Citizens

August 15, 2018

Maureen and Heather,

I am writing in response to the proposed zoning change of 10300 Dessau Road from SF-3-NP to SF-6-NP (NPA-2018-0028.01, C14-2018-0075). I am a resident of North Acres. I attended two presentations by Preya Sundaram: first at the North Acres neighborhood meeting May 29, 2018 and the public meeting at Gus Garcia Rec Center Thurs, Aug 9, 2018. Based on Preya's presentations and discussions, **I ask that you not support this zoning change.**

Firstly, the proposed zoning change does not adhere to many of the priority actions or recommendations in the City adopted Heritage Hills/Windsor Hills Combined Neighborhood Plan (see appendix). Specifically, on page 47,

Large Undeveloped High Density Single Family Parcel on Dessau Road - #2

The desire of the community regarding this area is to preserve the existing single family neighborhood as well as the current look and feel, in the area of the WHNPA around Dessau Road, just north of E. Applegate Drive.

REC 30: Support the undeveloped high density single family parcel at the eastern terminus of Claywood Drive going to a lower density single family land use in the future, if possible, to match the character of the surrounding parcels. (RP: COA, HHWHCNPA)

REC 31: Support low density single family land use for other vacant parcels in the E. Applegate Drive/Dessau Road vicinity. (RP: COA, HHWHCNPA)

As a resident of North Acres, member of the Contact Team, and active participant in the creation of this neighborhood plan, I urge you to view this recommendation with great importance. We want to maintain the low density, single family, large, open, treed lots that have been in the area since the 1960s.

The main concerns of the increased density land use are safety, traffic, road conditions, runoff, privacy and property taxes. Many of these are addressed as priority actions or recommendations in the neighborhood plan (see Appendix) and continue to be raised in public discussions.

- Safety - The plan is for at least 12 single family dwellings on this property. Coupled with the proposed 13 single family dwellings on the north side of Applegate, the increased congestion on Applegate is a safety concern. The left turn onto Dessau from Applegate is prohibited but many people make the turn anyway. Turning onto Applegate from Dessau is a risk as is turning south from Applegate; the intersection is on the incline of a steep hill and the intersection is difficult to see. Posted speed limits on Dessau are 50 mph, but cars often exceed this limit. Walking or riding a bicycle along Applegate is dangerous in the current

undeveloped state with no sidewalks and blind hills. There are two potential entrances to the property; one from Dessau and one from Applegate. The entrance from Dessau should remain blocked.

- Traffic – The proposed 12 + 13 single family dwellings along that stretch of Applegate would likely mean an increase of ~50 vehicles residing in a one block area. As cut through traffic on Applegate continues to increase (from developments such as DR Horton’s Pioneer Hill), safety in our neighborhoods will decline. A pork chop intersection at Dessau and Meadowmead was conditional on the DR Horton development for this reason. Stop signs at both ends of Sommerset on Applegate are often not adhered to by drivers. An application for speed mitigation along Applegate was approved via the City’s LATM application process, but funding was unavailable for completion and has since expired.
- Road conditions - The road conditions of the stretch of Applegate from Dessau west to the pond is a narrow, two lane road with hills and no curbing, line markings or sidewalks. The bridge across the pond is a low-weight bridge.
- Runoff – increasing the impervious cover on this property will exacerbate the runoff on to the residences south of the property.
- Privacy – the increase in density, proximity of units, and two-story height invades the privacy of residences adjacent to the property.
- Property taxes – With a proposed \$250-300K price tag per unit, and at least 12 units on the property, there is concern of the impact of property taxes on the surrounding neighborhood.

Linda Powers
1000 Salem Lane

.....

From: Tamera Allen
Sent: Saturday, August 11, 2018 10:09 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; heather.chaffin@ustintexas.gov
Subject: 10300 Dessau

Maureen and Heather, I am writing in response to the proposed zoning change of 10300 Dessau Road from SF-3-NP to SF-6-NP (NPA-2018-0028.01, C14-2018-0075). I am a resident of North Acres. I attended two presentations by Preya Sundaram: first at the North Acres neighborhood meeting May 29, 2018 and the public meeting at Gus Garcia Rec Center Thurs, Aug 9, 2018. Based on Preya’s presentations and discussions, I ask that you not support this zoning change.

Tamera Allen
1010 Floradale Drive

.....

-----Original Message-----

From: Bob Tyler

Sent: Saturday, August 11, 2018 10:49 AM

To: heather.chaffin@ustintexas.gov

Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Subject: Dessau and Applegate

I have lived in north acres for 15 years. Traffic has increased dramatically over that time. In addition, since Austin police "cleaned up" prostitution and drug sales in the Ben White area it moved to rundberg and 35 just south of our neighborhood. Our neighborhood is a buffer zone between the rundberg area and the colinwood/Pflugerville area.

Apartments or high density development is not appropriate. Dessau can't handle that there it will be one accident after another.

In addition, every 3-6 months we have helicopters performing a search for criminals over our neighborhood.

Adding additional high density development is a step in the wrong direction. More accidents, more traffic, more criminal activity.

More single family development would be appropriate.

Bob Tyler

(512)-201-1500

Fax (512)-201-1505

.....
From: moll780@

Sent: Saturday, August 11, 2018 11:34 AM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Subject: re Zoning change of 10300 Dessau Road from SF-3-NP to SF-6-NP

Maureen

I am writing in response to the proposed zoning change of 10300 Dessau Road from SF-3-NP to SF-6-NP (NPA-2018-0028.01, C14-2018-0075).. I am a resident of North Acres. I attended two presentations by Preya Sundaram: first at the North Acres neighborhood meeting May 29, 2018 and the public meeting at Gus Garcia Rec Center Thurs, Aug 9, 2018. Based on Preya's presentations and discussions, **I ask that you not support this zoning change.**

Firstly, the proposed zoning change does not adhere to many of the priority actions or recommendations in the City adopted Heritage Hills/Windsor Hills Combined Neighborhood Plan (see appendix). Specifically, on page 47,

Large Undeveloped High Density Single Family Parcel on Dessau Road - #2

The desire of the community regarding this area is to preserve the existing single family neighborhood as well as the current look and feel, in the area of the WHNPA around Dessau Road, just north of E. Applegate Drive.

REC 30: Support the undeveloped high density single family parcel at the

eastern terminus of Claywood Drive going to a lower density single family land use in the future, if possible, to match the character of the surrounding parcels. (RP: COA, HHWHCNPA)

REC 31: Support low density single family land use for other vacant parcels in the E. Applegate Drive/Dessau Road vicinity. (RP: COA, HHWHCNPA)

As a resident of North Acres, member of the Contact Team, and active participant in the creation of this neighborhood plan, I urge you to view this recommendation with great importance. We want to maintain the low density, single family, large, open, treed lots that have been in the area since the 1960s.

The main concerns of the increased density land use are safety, traffic, road conditions, runoff, privacy and property taxes. Many of these are addressed as priority actions or recommendations in the neighborhood plan (see Appendix) and continue to be raised in public discussions.

- **Safety** - The plan is for at least 12 single family dwellings on this property. Coupled with the proposed 13 single family dwellings on the north side of Applegate, the increased congestion on Applegate is a safety concern. The left turn onto Dessau from Applegate is prohibited but many people make the turn anyway. Turning onto Applegate from Dessau is a risk as is turning south from Applegate; the intersection is on the incline of a steep hill and the intersection is difficult to see. Posted speed limits on Dessau are 50 mph, but cars often exceed this limit. Walking or riding a bicycle along Applegate is dangerous in the current undeveloped state with no sidewalks and blind hills. There are two potential entrances to the property; one from Dessau and one from Applegate. The entrance from Dessau should remain blocked.
- **Traffic** – The proposed 12 + 13 single family dwellings along that stretch of Applegate would likely mean an increase of ~50 vehicles residing in a one block area. As cut through traffic on Applegate continues to increase (from developments such as DR Horton's Pioneer Hill), safety in our neighborhoods will decline. A pork chop intersection at Dessau and Meadowmead was conditional on the DR Horton development for this reason. Stop signs at both ends of Sommerset on Applegate are often not adhered to by drivers. An application for speed mitigation along Applegate was approved via the City's LATM application process, but funding was unavailable for completion and has since expired.
- **Road conditions** - The road conditions of the stretch of Applegate from Dessau west to the pond is a narrow, two lane road with hills and no curbing, line markings or sidewalks. The bridge across the pond is a low-weight bridge.
- **Runoff** – increasing the impervious cover on this property will exacerbate the runoff on to the residences south of the property.
- **Privacy** – the increase in density, proximity of units, and two-story height invades the privacy of residences adjacent to the property.
- **Property taxes** – With a proposed \$250-300K price tag per unit, and at least 12 units on the property, there is concern of the impact of property taxes on the surrounding neighborhood.

Thank you
Gil Moll
1101 Newport Ave, 78753

-----Original Message-----

From: Josh Cook

Sent: Saturday, August 11, 2018 12:55 PM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Subject: 10300 Dessau

As a resident of Windsor Hills, I respectfully request you do not support the rezoning of the above listed property. This neighborhood is rapidly changing, and adding additional multi family residences does not support the direction the neighborhood is moving. It is a dangerous corner already, and increased traffic will only worsen the problem.

Thank you

From: k c

Sent: Saturday, August 11, 2018 10:54 PM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Chaffin, Heather <Heather.Chaffin@austintexas.gov>

Subject: Zoning change opposition

Maureen and Heather,

I am writing in response to the proposed zoning change of 10300 Dessau Road from SF-3-NP to SF-6-NP (NPA-2018-0028.01, C14-2018-0075). I am a resident of North Acres. I attended two presentations by Preya Sundaram: first at the North Acres neighborhood meeting May 29, 2018 and the public meeting at Gus Garcia Rec Center Thurs, Aug 9, 2018. Based on Preya's presentations and discussions, **I ask that you not support this zoning change.**

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- Runoff – increasing the impervious cover on this property will exacerbate the runoff on to the residences south of the property.

- Privacy – the increase in density, proximity of units, and two-story height invades the privacy of residences adjacent to the property.

- Property taxes – With a proposed \$250-300K price tag per unit, and at least 12 units on the property, there is concern of the impact of property taxes on the surrounding neighborhood.

Kathie Clark
1203 Newport Avenue

Appendix: Priority Actions and Recommendations for Applegate from the Neighborhood plan

Priority Action 2: Request the City to prohibit cars from parking along East Applegate Drive near the duck pond and backing this action up by implementing the following options: (RP: COA, HHWHCNPA)

1. Installing 'no parking' signage next to the pond.
2. Issuing tickets to persons who park next to pond.
3. Investigate installing alternate parking areas near the pond.

Priority Action 3: Explore the feasibility of conducting traffic calming studies to reduce cut- through traffic and speeding on the following roads: (RP: COA)

1. E. Applegate Drive
2. Bluff Bend Drive
3. Middle Fiskville Road
4. North Plaza Drive
5. Park Plaza
6. Hermitage Drive
7. Furness Drive
8. Cameron- Dessau Road
9. I- 35 frontage road
10. Rutherford Lane
11. Floredale Drive
12. Meadowmear Drive
13. Loralinda Drive
14. Dallum Drive
15. Teasdale Terrace

Priority Action 5: Explore opportunities to work with local tree programs to increase the tree canopy coverage, especially in the following locations: (RP: HHWHCNPA, Non- Governmental Agencies)

- Along E. Applegate and Meadowmear
- Along Rutherford Lane
- Gus Garcia Recreation Center (PARC)
- Hart Elementary School
- Clocktower Park at Norwood Shopping Center
- Along Middle Fiskville (near the Frito Lay distribution center and the City of Austin substation)
- Dobie Middle School
- E. Braker Lane (at retail centers)
- Graham Elementary School
- Along Cameron and Dessau Lane

Priority Action 7: Conduct a lighting study to enhance street lighting (if possible, using shielded, energy efficient lighting) in the following locations: (RP: COA)

1. Intersection of Cameron Road and Rundberg Lane
2. Entire length of E. Applegate Lane
3. Intersection of Hermitage Drive and Furness Drive

4. Intersection of Rutherford Lane and the I- 35 frontage road
5. Entire length of Loralinda Drive
6. Entire length of E. Rundberg Lane
7. Intersection of Shenandoah Drive and Pepperell Court
8. Intersection of Shenandoah Drive and Hermitage Drive
9. Along Hermitage Lane, Grayledge Drive, Furness Drive, and Rutherford Lane
10. Middle Fiskville Road, especially at the intersection of Middle Fiskville Road and E. Rundberg Lane
11. The I- 35 frontage road
12. Intersection of Childress Drive and Faylin Drive
13. The northwest area of Heritage Hills, from Park Plaza to Rutherford Lane
14. Corner of E. Rundberg Lane and Marlborough Drive
15. Entire length of Bluff Bend Drive

The Duck Pond

This beautiful duck pond (above) is located off of E. Applegate Drive in North Acres, which is in the Windsor Hills NPA. The duck pond is privately owned by the homeowners that surround it. Many people walk down E. Applegate Drive to view it from the public right of way. Public access to the pond is prohibited.

Large Undeveloped High Density Single Family Parcel on Dessau Road - #2

The desire of the community regarding this area is to preserve the existing single family neighborhood as well as the current look and feel, in the area of the WHNPA around Dessau Road, just north of E. Applegate Drive.

REC 30: Support the undeveloped high density single family parcel at the eastern terminus of Claywood Drive going to a lower density single family land use in the future, if possible, to match the character of the surrounding parcels. (RP: COA, HHWHCNPA)

REC 31: Support low density single family land use for other vacant parcels in the E. Applegate Drive/Dessau Road vicinity. (RP: COA, HHWHCNPA)

REC 82: Encourage the community (via articles on a neighborhood Facebook account, neighborhood news letters, word- of- mouth, or list serves) to call 311 or their APD district representative and report: (RP: HHWHCNPA)

- Front and Side Yard Parking violators;
- The expansion of driveway areas;
- The improper storage of vehicles, such as trailers, boats, RVs; and
- Vehicles that block traffic or are a traffic hazard on the street, especially along: (RP: HHWHCNPA)
 - E. Applegate Drive
 - Newport Avenue and Salem Lane (west end)
 - Bluff Bend Drive (businesses)
 - E. Braker Lane and Bluff Bend Road (around the restaurant on corner)

- In front of the duplexes around Dobie Middle School, including Teasdale Terrace and Aberdeen Way

REC 112: Explore opportunities to work with local tree programs to increase the tree canopy coverage, especially in the following locations: (RP: HHWHCNP, Non- Governmental Agencies)

- Along E. Applegate and Meadowmear Drive
- Along Rutherford Lane
- Gus Garcia Recreation Center (PARD)
- Hart Elementary School
- Clocktower Park at Norwood Shopping Center
- Along Middle Fiskville (near the Frito Lay distribution center and the City of Austin substation)
- Dobie Middle School
- E. Braker Lane (at retail centers)
- Graham Elementary School
- Cameron- Dessau Road, from E. Braker Lane to US 183/Anderson Lane

REC 118: Raise city- wide awareness regarding the importance and beauty of the following corridors or grouping of trees at the following locations to promote their preservation (RP: HHWHCNP)

- Shenandoah Drive, from Hermitage Drive to Rutherford Lane
- Hermitage Drive, from the I- 35 frontage road to Shenandoah Drive
- Applegate Lane and around the duck pond
- NW corner of Cameron Road and 183 near Luby's Restaurant and the Shell Gas Station (preserve oaks)

REC 164: Construct new sidewalks at the following locations to promote a more walkable neighborhood (*see map, below: Sidewalk Recommendations*) (RP: COA, TXDOT)

1. Entire length of E. Applegate Drive, from I- 35 to Dessau Road.
2. Entire east side of Middle Fiskville Road, from E. Rundberg Lane to I- 35.
3. Entire length of Hermitage Drive, from I- 35 to Furness Drive.
4. East side of the I- 35 frontage road, from E. Braker Lane to US HWY 183/E. Anderson Lane.
5. Aberdeen Way, from E. Rundberg Lane to Childress Drive.
6. Entire perimeter of the Dobie Middle School property, including Teasdale Terrace, Tartan Lane, and Aberdeen Way.
7. Entire length of Loralinda Drive, from Hermitage Drive to Furness Drive.
8. Entire length of Furness Drive, from Loralinda Drive to Hermitage Drive.
9. Along Shenandoah Drive, from Rutherford Lane to Hermitage Drive.
10. Chantilly Lane, from Shenandoah Drive to Loralinda Drive.
11. East side of Marlborough Drive, from Childress Drive to E. Rundberg Lane.

REC 165: Install sidewalk ramps along the following streets: (RP: COA, TXDOT)

1. Childress Drive, from Hansford Road to Dessau Road.

2. I- 35 frontage road, from E. Braker Lane to US HWY 183/E. Anderson Lane.
3. Marlborough Drive, from Childress Drive to E. Rundberg Lane.
4. Meadowmear Drive, from Warrington Drive to Dessau Road.
5. Warrington Drive, from Hansford Drive to E. Applegate Drive.
6. Park Plaza, from I- 35 to the where it dead ends into a cul- de- sac.
7. Cameron- Dessau Road, from E. Braker Lane to US HWY 183/E. Anderson Lane.
8. Furness Drive, from Hermitage Lane to Rutherford Lane.

REC 166: Repair sidewalks in the following locations: (RP: COA)

1. E. Braker Lane, from I- 35 to Dessau Road.
2. Shenandoah Drive, Loralinda Drive, from Hermitage Drive to Furness Drive.
3. Widen and repair the sidewalk along Cameron- Dessau Road, from E. Braker Lane to US HWY 183/E. Anderson Lane, with special attention on the segment between Collinwood West Drive and E. Applegate Drive.

REC 170: Install a pedestrian bridge or sidewalks adjacent to the existing bridge on E. Applegate Drive, between Warrington Drive and Newport Avenue. (RP: COA)

REC 174: Explore the feasibility of conducting traffic calming studies to reduce cut- through traffic and speeding on the following roads: (RP: COA)

1. E. Applegate Drive, from I- 35 to Dessau Road.
2. Bluff Bend Drive, from E. Braker Lane and Hansford Drive.
3. Middle Fiskville Road, from I- 35 to E. Rundberg Lane.
4. North Plaza Drive, from Park Plaza to E. Rundberg Lane.
5. Park Plaza, from I- 35 to E. Rundberg Lane.
6. Hermitage Drive, from I- 35 to Furness Drive.
7. Furness Drive, from Hermitage Drive to Rutherford Lane.
8. Cameron- Dessau Road, from E. Braker Lane to US HWY 183/E. Anderson Lane.
9. I- 35 frontage road, from E. Braker Lane to US HWY 183/E. Anderson Lane.
10. Rutherford Lane, from I- 35 to Cameron Road.
11. Floredale Drive, from Middle Fiskville Road to Cy Lane.
12. Meadowmear Drive, from Warrington Drive to Dessau Road.
13. Loralinda Drive, from Hermitage Drive to Furness Drive.
14. Dallum Drive, from Randall Drive to Collingsworth Drive.
15. Teasdale Terrace, from Aberdeen Way to E. Rundberg Lane.

REC 175: Explore the feasibility of conducting a traffic study to reduce blind spots at the following locations: (RP: COA)

1. The intersection of Collinwood West Drive and Bluff Bend Drive.
2. The intersection of Aberdeen Way and Teasdale Terrace.
3. The intersection of Dessau Road and E. Applegate Drive.
4. The south end of Dallum Drive, which intersects with Collingsworth Drive.
5. Intersection of Shenandoah Drive and Hermitage Drive.
6. Intersection of Rutherford Drive and the I- 35 frontage road.

REC 176: Examine the feasibility of conducting a traffic study to alleviate traffic congestion and increase traffic safety at the following locations: (RP: COA)

1. Rutherford Lane, from Connor Lane to Cameron Road.
2. Cameron Road, from Rutherford Drive to US HWY 183/E. Anderson Lane.
3. The intersection of E. Rundberg Lane and Cameron Road.
4. The intersection of E. Rundberg Lane and the I- 35 frontage road.
5. The intersection of the I- 35 frontage road and Rutherford Lane.
6. The intersection of Dessau Road and E. Applegate Drive.
7. The intersection of Dessau Road and Meadowmead Drive.
8. The intersection of Dessau Road and Brighton Lane.
9. The intersection of E. Rundberg Lane and Middle Fiskville Road.

REC 181: Request the City to prohibit cars from parking along East Applegate Drive near the duck pond, from Newport Avenue to Faylin Drive, and backing this action up by implementing the following options: (RP: COA, HHWHCNP)

1. Installing 'no parking' signage next to the pond.
2. Issuing tickets to persons who park next to pond.
3. Investigate installing alternate parking areas near the pond.

REC 186: Conduct a lighting study to enhance street lighting (if possible, using shielded, energy efficient lighting) in the following locations: (RP: COA)

1. Intersection of Cameron Road and E. Rundberg Lane.
2. Entire length of E. Applegate Lane, from I- 35 to Dessau Road.
3. Intersection of Hermitage Drive and Furness Drive.
4. Intersection of Rutherford Lane and the I- 35 frontage road.
5. Entire length of Loralinda Drive, from Hermitage Drive to Furness Drive.
6. Entire length of E. Rundberg Lane, from I- 35 to Cameron- Dessau Road.
7. Intersection of Shenandoah Drive and Pepperell Court.
8. Intersection of Shenandoah Drive and Hermitage Drive.
9. Along Hermitage Lane (from I- 35 to Furness Drive), Grayledge Drive (from Hermitage Drive to Rutherford Lane), Furness Drive (from Hermitage Road to Rutherford Lane), and Rutherford Lane (from I- 35 to Cameron Road).
10. Middle Fiskville Road, from I- 35 to E. Rundberg Lane, especially at the intersection of Middle Fiskville Road and E. Rundberg Lane.
11. I- 35 frontage road.
12. Intersection of Childress Drive and Faylin Drive
13. The northwest area of the Heritage Hills NPA, from Park Plaza to Rutherford Lane.
14. Corner of E. Rundberg Lane and Marlborough Drive.
15. Entire length of Bluff Bend Drive, from E. Braker Lane to Hansford Drive.

From: Sharon Bennett
Sent: Monday, August 13, 2018 7:53 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Chaffin, Heather
<Heather.Chaffin@austintexas.gov>
Subject: AGAINST change of Zoning 103000 Dessau

I own 8905 North Plaza Court #58 Austin ,TX I wish you would consider ways of reducing traffic instead of increasing. Please check with the city of Austin police they will be able to verify the amount of accident on North Plaza monthly.. I am sure there is one EVERY Month. In the morning coming out going to work I pray I don't want to get hit. Due to hill and drive for complex is lower. I did not think about it when buying because I really needed a place to live.

*Thank you
Sharon C. Bennett*

.....

August 14, 2018

Re: NPA-2018-0028.01-Plan Amendment Case
C14-2018-00751-Zoning Case

Ms. Maureen Meredith
Senior Planner, Planning & Zoning Department

Thank you for conducting last week's meeting for the proposed zoning change by Central Texas Group, LLC(Preya Sundaram) at 10300 Dessau Rd. I was pleased to see they had paid some attention to concerns expressed at their presentation to North Acres Homeowner's Association this past June. I'm glad they decided to design the property's exit onto Dessau Rd only for emergencies, but that will further burden the unsafe intersection of E. Applegate Drive and Dessau Rd. A left turn to head north on Dessau Rd is illegal not to mention extremely dangerous. In spite of this situation there is much cut through traffic in both directions that tends to exceed the speed limit and run Stop signs. The design of the twelve domiciles is not in keeping with the character of the immediate and surrounding neighborhoods. This proposal contradicts our Neighborhood Plan adopted by the City of Austin. This property lies on the Sansom tract which was deeded to Travis County for the expressed purpose of maintaining it as a public park. Unfortunately, their desire was circumvented for private interests. For these reasons and others I believe the application to change this

property's Zoning from Single Family to Higher Density Single Family should be denied. Please contact me if I can be of further assistance.

Fidencio Duran
1211 E. Applegate Drive
.....

From: Eric Moya
Sent: Tuesday, August 14, 2018 10:26 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; heather.chaffin@ustintexas.gov
Subject: zoning change of 10300 Dessau Road

Maureen and Heather

I am writing in response to the proposed zoning change of [10300 Dessau Road](#) from SF-3-NP to SF-6-NP (NPA-2018-0028.01, C14-2018-0075).. My name is Eric Moya, North Acres resident and homeowner at 10605 Walnut Bend, 78753. Based on the presentations, my personal experience with traffic safety, and my agreement with discussions in our neighborhood listserv (included below), , **I ask that you not support this zoning change.**

Regarding traffic safety, I can attest to the extreme and increasing danger of the blind and congested turn at Applegate and Dessau. I personally was impacted by the poor planning and zoning along Dessau, when this past April 9th, I was struck by a car trying to cut across Dessau in front of oncoming traffic into the North Acres neighborhood. The person left their car and fled the scene, and because they had no insurance and APD will take no action, I am left figuring out how to pay for my medical bills after being hospitalized and have still not made a full recovery. This is how the lack of control regarding increased high density zoning along Dessau and throughout north Acres has impacted our daily lives, and I hope you will consider this before more people are hurt.

Eric Moya

(Further arguments against from our listserv that I am in agreement with, below)

Firstly, the proposed zoning change does not adhere to many of the priority actions or recommendations in the City adopted Heritage Hills/Windsor Hills Combined Neighborhood Plan (see appendix). Specifically, on page 47,

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REC 31: Support low density single family land use for other vacant parcels in the E. Applegate Drive/Dessau Road vicinity. (RP: COA, HHWHCNP)

As a resident of North Acres, member of the Contact Team, and active participant in the creation of this neighborhood plan, I urge you to view this recommendation with great importance. We want to maintain the low density, single family, large, open, treed lots that have been in the area since the 1960s.

The main concerns of the increased density land use are safety, traffic, road conditions, runoff, privacy and property taxes. Many of these are addressed as priority actions or recommendations in the neighborhood plan (see Appendix) and continue to be raised in public discussions.

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- **Runoff** – increasing the impervious cover on this property will exacerbate the runoff on to the residences south of the property.
- **Privacy** – the increase in density, proximity of units, and two-story height invades the privacy of residences adjacent to the property.

- Property taxes – With a proposed \$250-300K price tag per unit, and at least 12 units on the property, there is concern of the impact of property taxes on the surrounding neighborhood.
-

From: Benjamin Howard
Sent: Tuesday, August 21, 2018 6:49 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: Zoning change at 10300 Dessau Rd.

Hello, I am writing in regard to the proposed zoning change of 10300 Dessau Road from SF-3-NP to SF-6-NP (NPA-2018-0028.01, C14-2018-0075).

I am a resident of Warrington Drive in Windsor Hills. The property in question is within 500 feet of mine, which was confirmed to me in a mailed notice from CoA.

I do not support this zoning change. My primary concern is increased traffic in an area that isn't physically ready to support it.

Before any zoning change is granted for the property in question, the city should fully develop and modernize this intersection and the approaching portions of Applegate Dr.

The intersection of Applegate and Dessau is insufficiently developed to support current traffic demands, and additional development on the lot in question will only exacerbate the issue. A left turn northbound onto Dessau from Applegate is prohibited due to limited visibility, but many drivers make the turn anyway. Turning eastbound onto Applegate from Dessau is risky due to lack of traffic controls, as is a right turn southbound from Applegate onto Dessau.

The intersection is on the incline of a steep hill and a sharp bend that decreases visibility of oncoming traffic. Posted speed limits on Dessau are 50 mph, but cars often travel in excess of the limit at this intersection. Evening and night traffic on this stretch of Dessau often approaches highway speeds.

The approach to Dessau along Applegate is very narrow with no curbs, lane markings, sidewalks, or streetlights. This often creates a dangerous situation for pedestrian and vehicular traffic alike. The bridge across the pond is a low-weight bridge and the city does not enforce the No Parking zones in the area.

Also, no zoning change should be granted without a requirement to install retention ponds on the property. Runoff to Walnut Creek and the Duck Pond is immediate, there are no draining improvements on this portion of Applegate.

I also have general reservations about the increase in density and the inevitable impact on property taxes.

Sincerely,
Benjamin Howard
1326 Warrington Dr.

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
 City of Austin
 Planning and Zoning Department
 Maureen Meredith
 P. O. Box 1088
 Austin, TX 78767-8810

RECEIVED

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2018-0028.01
 Contact: Maureen Meredith, Ph: 512-974-2695
 Public Hearings: Sep 25, 2018, Planning Commission
 Oct 18, 2018, City Council

☐ I am in favor
☒ I object

MANUEL ANDRADA JR.
 Your Name (please print)

1328 WARRINGTON DR 78753
 Your address(es) affected by this application

[Signature] 9-18-18
 Signature Date

Comments: _____

PUBLIC HEARING COMMENT FORM

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 City of Austin
 Planning and Zoning Department
 Maureen Meredith
 P. O. Box 1088
 Austin, TX 78767-8810

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Case Number: NPA-2018-0028.01
 Contact: Maureen Meredith, Ph: 512-974-2695
 Public Hearings: Sep 25, 2018, Planning Commission
 Oct 18, 2018, City Council

☐ I am in favor
☐ I object

SUSIE ANDRADA
 Your Name (please print)

1328 WARRINGTON DR
 Your address(es) affected by this application

[Signature] 9-18-18
 Signature Date

Comments: _____

PUBLIC HEARING COMMENT FORM

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City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2018-0028.01
Contact: Maureen Meredith, Ph: 512-974-2695
Public Hearings: Sep 25, 2018, Planning Commission
Oct 18, 2018, City Council

LARRY STUART

Your Name (please print)

1332 WARRINGTON DR

Your address(es) affected by this application

[Signature]

Signature

9-19-18

Date

☒ I am in favor

Comments: Traffic Bad already

will block view from backyard
will not be good to own this
much in small space,
it will be bad for 15m aft.
not a good idea. Please don't
rein another neighborhood with so
much cars.

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2018-0028.01
Contact: Maureen Meredith, Ph: 512-974-2695
Public Hearings: Sep 25, 2018, Planning Commission
Oct 18, 2018, City Council

BRANDON STEVENS

Your Name (please print)

1340 WARRINGTON DR

Your address(es) affected by this application

[Signature]

Signature

Date

☒ I am in favor

Comments: Bad for Neighborhood

Block View, Traffic Bad
in area already just
wrong

Amend Neighborhood Plan

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin

Planning and Zoning Department

Maureen Meredith

P. O. Box 1088

Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2018-0028.01

Contact: Maureen Meredith, Ph: 512-974-2695

Public Hearings: Sep 25, 2018, Planning Commission

Oct 18, 2018, City Council

☐ I am in favor
☒ I object

Deborah L. Ellis

Your Name (please print)

10211 Willfield Dr. Atx 78753

Your address(es) affected by this application

DL Ellis

Signature

9/20/18

Date

Comments: I am of the opinion that, since the city is not going to make the necessary improvements to Applegate Dr. or do a traffic study on the roads in the area, the Neighborhood Plan should remain unchanged + the lot be used for single family residences only, SF3

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2018-0075

Contact: Heather Chaffin, 512-974-2122

Public Hearing: September 25, 2018, Planning Commission

October 18, 2018, City Council

Deborah L. Ellis

Your Name (please print)

10211 Willfield Dr. Atx

Your address(es) affected by this application

DL Ellis

Signature

9/20/18

Date

Daytime Telephone: 512-923-4635

Comments: I feel that the zoning for this lot should remain at SF3. There are no other multi family units on our side of Dessau Rd. The city needs to make some improvements to the roads in the area. No Townhomes or condominiums

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Heather Chaffin

P. O. Box 1088

Austin, TX 78767-8810

Applicant Criteria Worksheet

Provide this information with your plan amendment application.

Taken From: Article 16: Neighborhood Plan Amendment Ordinance

§ 25-1-810 - RECOMMENDATION CRITERIA.

- (A) The director may not recommend approval of a neighborhood plan amendment unless the requirements of Subsections (B) **and** (C) are satisfied.

Ok

- (B) The **applicant** must demonstrate that:

- (1) the proposed amendment is appropriate because of a mapping or textual error or omission made when the original plan was adopted or during subsequent amendments;

Does this criterion apply to your proposed plan amendment application? ___Yes ___X___ No

If there was a mapping error, explain here and provide documentation: _____

Not Applicable

- (2) the denial of the proposed amendment would jeopardize public health, safety, or welfare;

Does this criterion apply to your application? ___Yes ___X___ No

If this condition applies, explain here _____

Not Applicable

- (3) the proposed amendment is appropriate:

(a) because of a material change in circumstances since the adoption of the plan; **and**

(b) denial would result in a hardship to the applicant;

Does this criteria apply to your application? ___Yes ___X___ No

If yes, explain here Not Applicable

- (4) the proposed project:

(a) provides environmental protection that is superior to the protection that would otherwise be achieved under existing zoning and development regulations;

Does this criterion apply to your application? ___Yes ___X___ No

If yes, explain here Not Applicable

or

(b) promotes the recruitment or retention of an employment center with 100 or more employees;

Does either one of these criterion apply to your application? ____ Yes __X__ No

If yes, explain here Not Applicable

(5) the proposed amendment is consistent with the goals and objectives of the neighborhood plan;

List the goals and objectives from the plan that you feel support your plan amendment request, along with your rationale for why it meets these goals/objectives. Use separate document if necessary:

Please see the attached document Attachment A.

(You can find the plan document here: <http://austintexas.gov/page/adopted-neighborhood-planning-areas-0>)

or

(6) the proposed amendment promotes additional S.M.A.R.T. Housing opportunities.

Is this a S.M.A.R.T. Housing project? ____ Yes __X__ No

If yes, explain here and provide the letter from Neighborhood Housing and Community Development _____

Not Applicable

(C) The applicant must demonstrate that:

(1) the proposed amendment complies with applicable regulations and standards established by Title 25 (Land Development), the objectives of Chapter 25-2 (Zoning), and the purposes of the zoning district proposed for the subject property;

https://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE

Yes, the proposed amendment and the rezoning to SF6 zoning of high density single family homes requested in the subject property complies with applicable regulations and standards as per Vested Rights mentioned in [Chapter 25-1](#), Article 12, as per Electrical Code mentioned

in [Chapter 25-12](#), Article 4, as per Uniform Plumbing Code mentioned in [Chapter 25-12](#), Article 6, as per Airport Hazard and Compatible Land Use Regulations mentioned in [Chapter 25-13](#), as per Austin/Travis County Subdivision Regulations mentioned in [Title 30](#).

The proposed amendment also complies with objectives of Chapter 25-2.

and

- (2) the proposed amendment is consistent with sound planning principles. (See attached)

Provide your analysis here: Not applicable

7. Minimize development in floodplains and environmentally sensitive areas;
Provide your analysis here: Not applicable

8. Promote goals that provide additional environmental protection;
Provide your analysis here: Not applicable

9. Consider regulations that address public safety as they pertain to future developments (e.g. overlay zones, pipeline ordinances that limit residential development);
Provide your analysis here: Not applicable

10. Ensure adequate transition between adjacent land uses and development intensities;
Provide your analysis here: Not applicable

11. Protect and promote historically and culturally significant areas;
Provide your analysis here: Not applicable

12. Recognize current City Council priorities; (Look at the Imagine Austin Comprehensive Plan Document found here: <http://austintexas.gov/department/imagine-austin-download-center>. Appendix E. Framework for Decision Making, pages A-57 through A-58.)

Provide your analysis here: __ Imagine Austin is the City of Austin’s objective frame that helps the city in decision-making for potential capital improvement projects, budget priorities, bond packages, programs, regulatory changes, initiatives, plans, and even zoning cases.

They also have refined checklist that makes it easier in departmental decision-making and be used by other organizations seeking funding to guide the development of their projects and programs to increase the likelihood of funding.

The organizations could check if their projects and proposals are Natural and Sustainable adding to or enhance the City of Austin’s green infrastructure system, reduces water or energy demands, uses or generates alternative energy, provides alternative transportation options or results in compact and walkable places, use of public transit, infill development, or reuse of previously developed sites.

Helps in job creation, if it’s livable, mobile and interconnected, provide educational opportunities, involves the community events and provides arts or cultural activities, provides increased access to park, library, public safety, or health and human services facilities, increases the variety of housing types available in its neighborhood, engage grassroots stakeholders and community members.

It also have additional criteria like reducing life cycle costs or facility maintenance and management, increase tourism or to enhance the tourist experience.

13. Avoid creating undesirable precedents;

Provide your analysis here: __ Not applicable _____

14. Promote expansion of the economic base and create job opportunities;

Provide your analysis here: _____ Not applicable _____

15. Ensure similar treatment of land use decisions on similar properties;

Provide your analysis here: _____ Not applicable _____

16. Balance individual property rights with community interests and goals;

Provide your analysis here: The proposed plan falls and is in par with the Imagine Austin activity corridor and is in par with the neighborhood plan amendment goals and objectives.(Please see the attached document Attachment A)

17. Consider infrastructure when making land use decisions;

Provide your analysis here: The proposed plan has taken into account the infrastructure in the neighborhood and hence is requesting, SF6 - high density single family units rather than any commercial zoning changes.

18. Promote development that serves the needs of a diverse population.

Provide your analysis here: The proposed plan will serve to all kind of diverse population. It will be suitable if the empty nesters like to downsize their homes or the first time home buyers want to enjoy the home ownership and so forth.

Attachment A

HHWHCNPA Goals and Objectives:

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

Our Response: The proposed amendment is in line with the land use goal of the HHWHCNPA, creating a diverse housing types yet preserving the stable single family neighborhoods, making it more attractive, highly livable and walkable.

Community Life Goal: Promote a community of civically engaged residents and businesses in the HHWHCNPA who strive to achieve a safe, healthy, well-maintained and livable neighborhood.

Our Response: The proposed plan definitely promotes an attractive, safe, healthy, well-maintained neighborhood with the goal of engaging the residents in more civic activity that helps and promotes the community.

Parks, Trees, and the Environment Goal: Preserve and enhance the natural beauty, utility and environmental health of the HHWHCNPA's parks, trees, open spaces, trails, and creeks while ensuring that they are safe, clean, and well maintained.

Our Response: The proposed amendment and the project so forth very much support the existing natural beauty by preserving the existing heritage trees and ensuring a safe, clean and well maintained environment.

General Community Life Objectives and Recommendations

Objective C1: Build the HHWHCNPA's ability to improve community life by boosting civic pride, and community involvement.

Our Response: The proposed amendment supports the community involvement of the residents.

Objective C2: Cultivate strong and productive relationships with the City of Austin's responsible departments (such as the Austin Police Department, the Code Compliance Department, and Health and Human Services) regarding Community Life issues.

Our Response: The proposed amendment helps and supports the existing ordinances and encourage the improved residential property maintenance and appearance.

Code Enforcement Objectives and Recommendations

Objective C3: Assist in improving the enforcement of existing ordinances related to code violations to encourage improved residential property maintenance and appearance.

Our Response: The proposed amendment helps and supports the Austin Police Department in the enforcement of existing ordinances related to code violations to encourage the improved residential property maintenance and appearance.

Crime and Public Safety Objectives and Recommendations

Objective C5: Working with the Austin Police Department (including the NE District Representative), take immediate action to address criminal activity, especially in the following areas of concern.

Our Response: The proposed amendment supports and help the Austin Police Department to promote the safety of the neighborhood.

Community Health Objectives and Recommendations

Objective P5: Promote the preservation of existing trees in the community.

Our Response: The proposed amendment preserves the existing heritage trees.

Objective T7: Provide or enhance street lighting to improve visibility.

Our Response: The proposed amendment supports and enhance with more lighting and better visibility.