

- 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 units~~ *Townhomes or Condos.* So the existing zoning need to be changed from SF3 to SF6 to accommodate the ~~profit based use~~. 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. *Townhomes or Condos.*

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@ >; tjribailey@; 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: tjribailey@; 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.

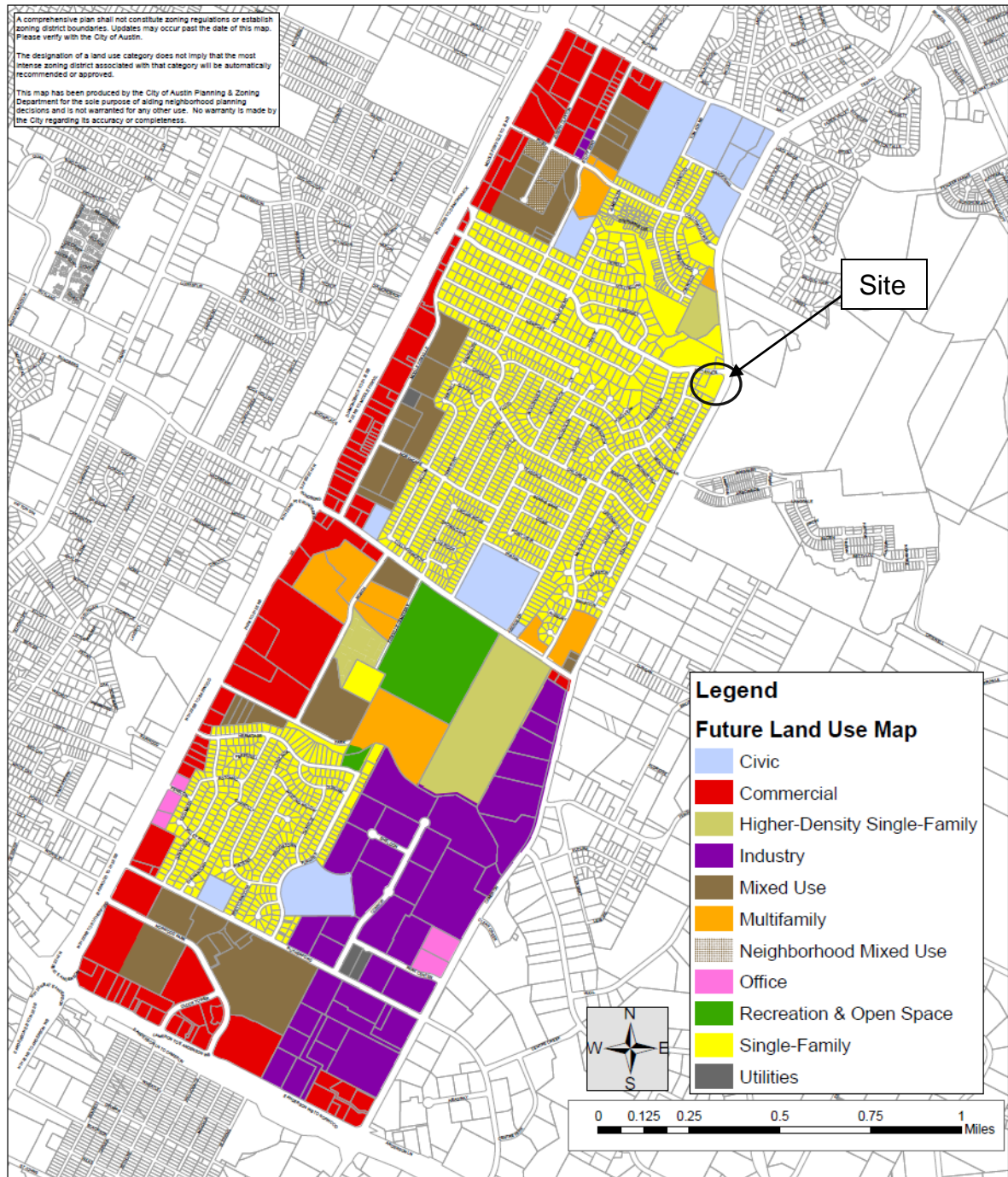
Maureen

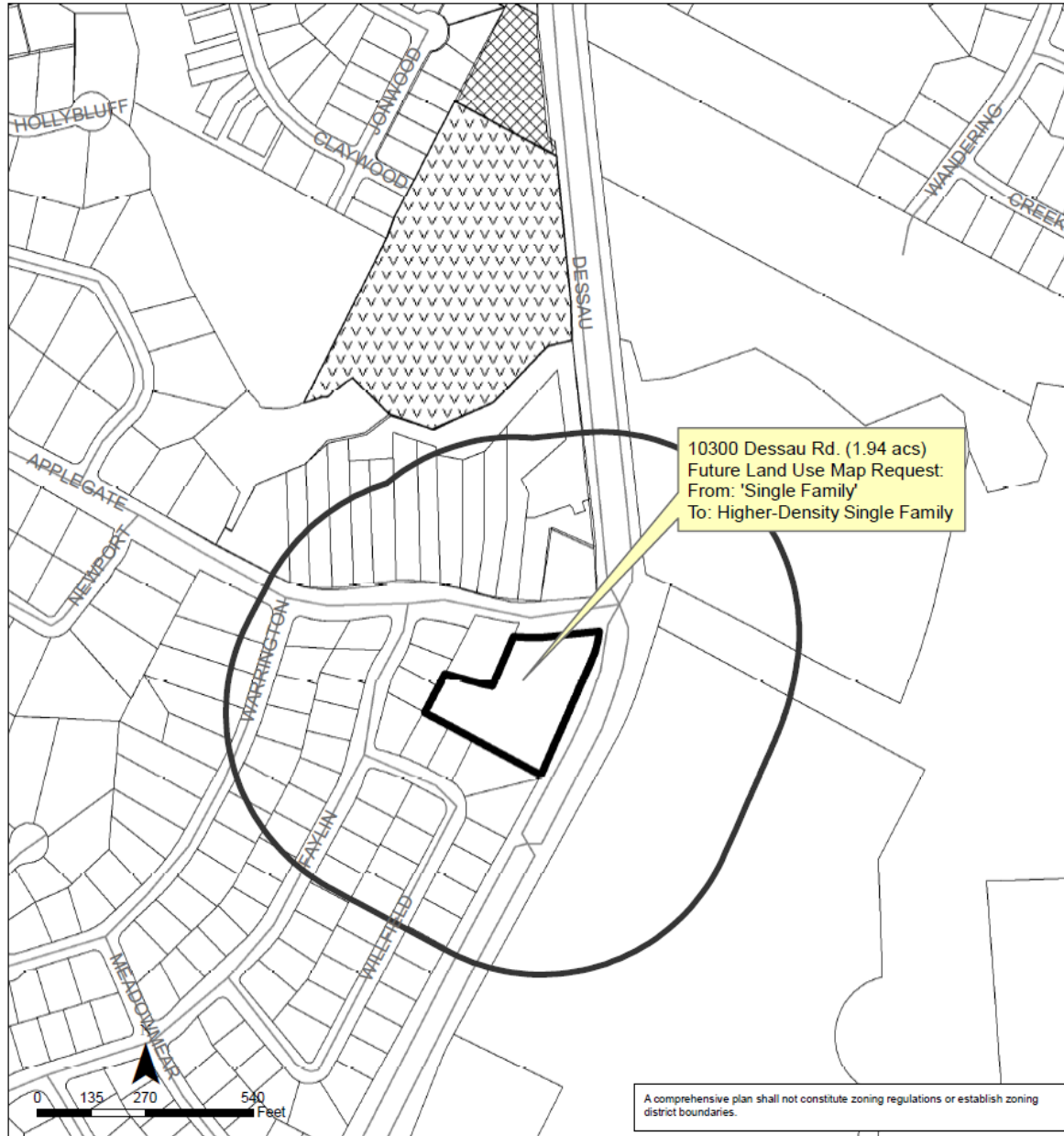


Heritage Hills/Windsor Hills Combined Neighborhood Planning Area Future Land Use Map

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

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. Updates may occur past the date of this map. Please verify with the City of Austin.
The designation of a land use category does not imply that the most intense zoning district associated with that category will be automatically recommended or approved.
This map has been produced by the City of Austin Planning & Zoning Department for the sole purpose of aiding neighborhood planning decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.











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

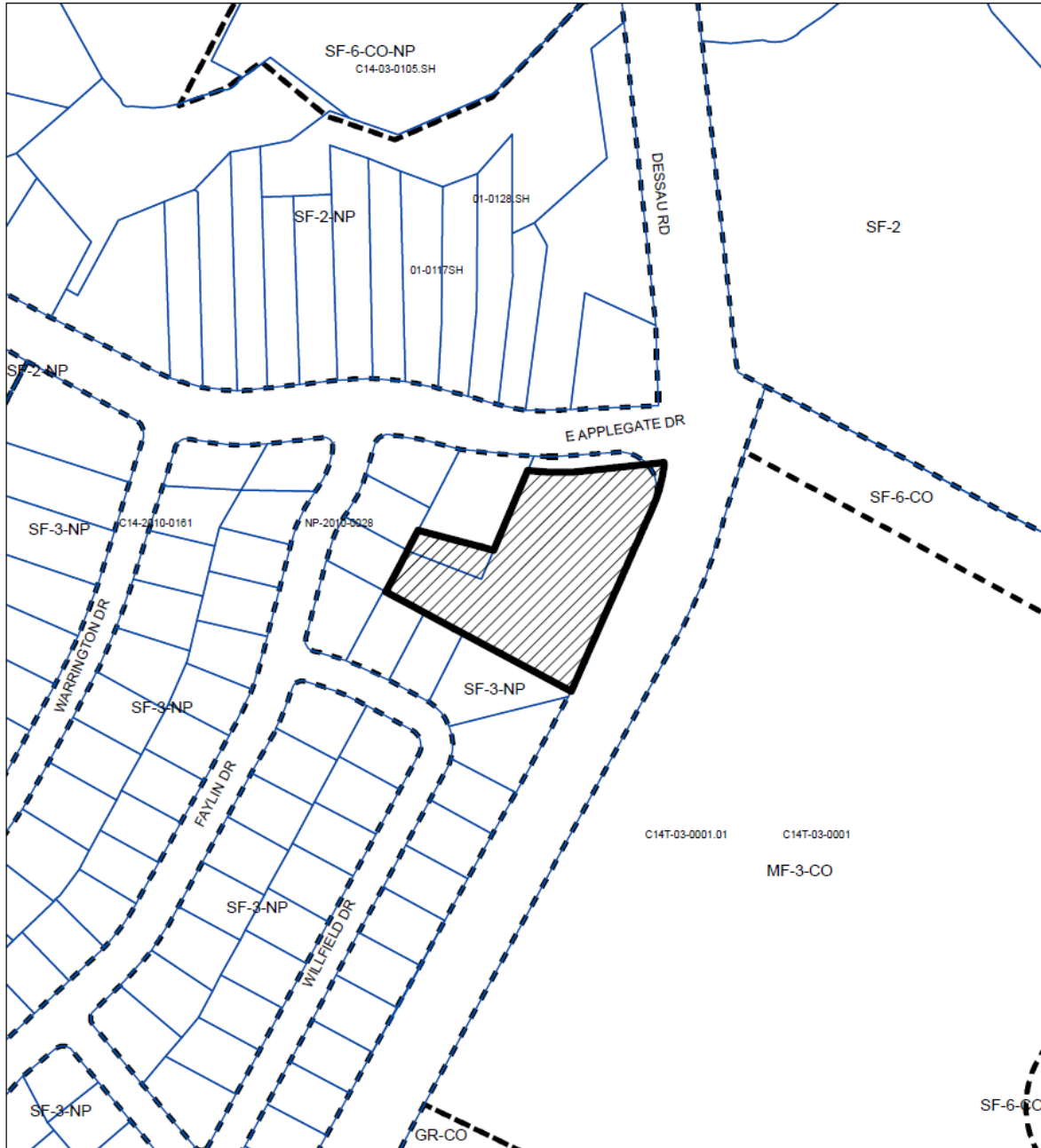
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.




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
-  Multi-Family
-  Single-Family
-  Civic
-  Higher-Density Single-Family
-  Subject Property



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

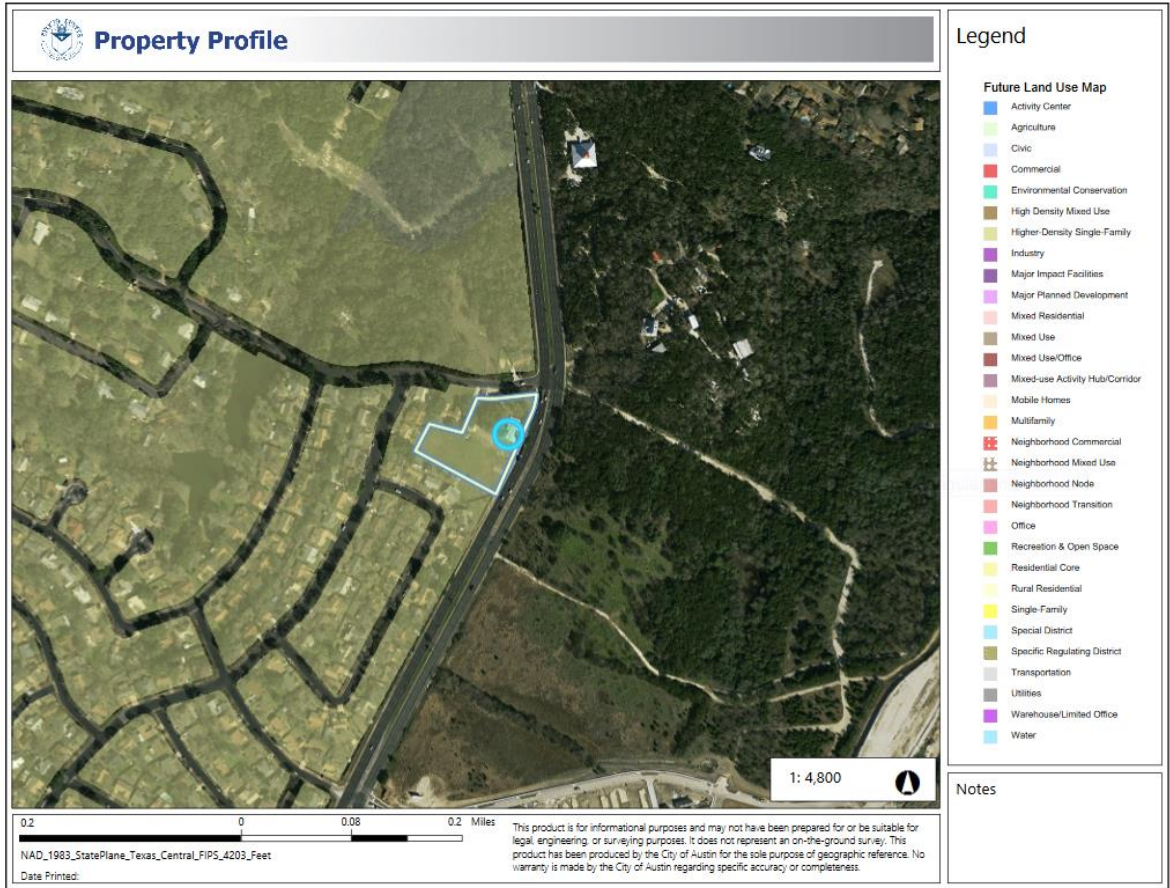
Zoning Case
C14-2018-0075

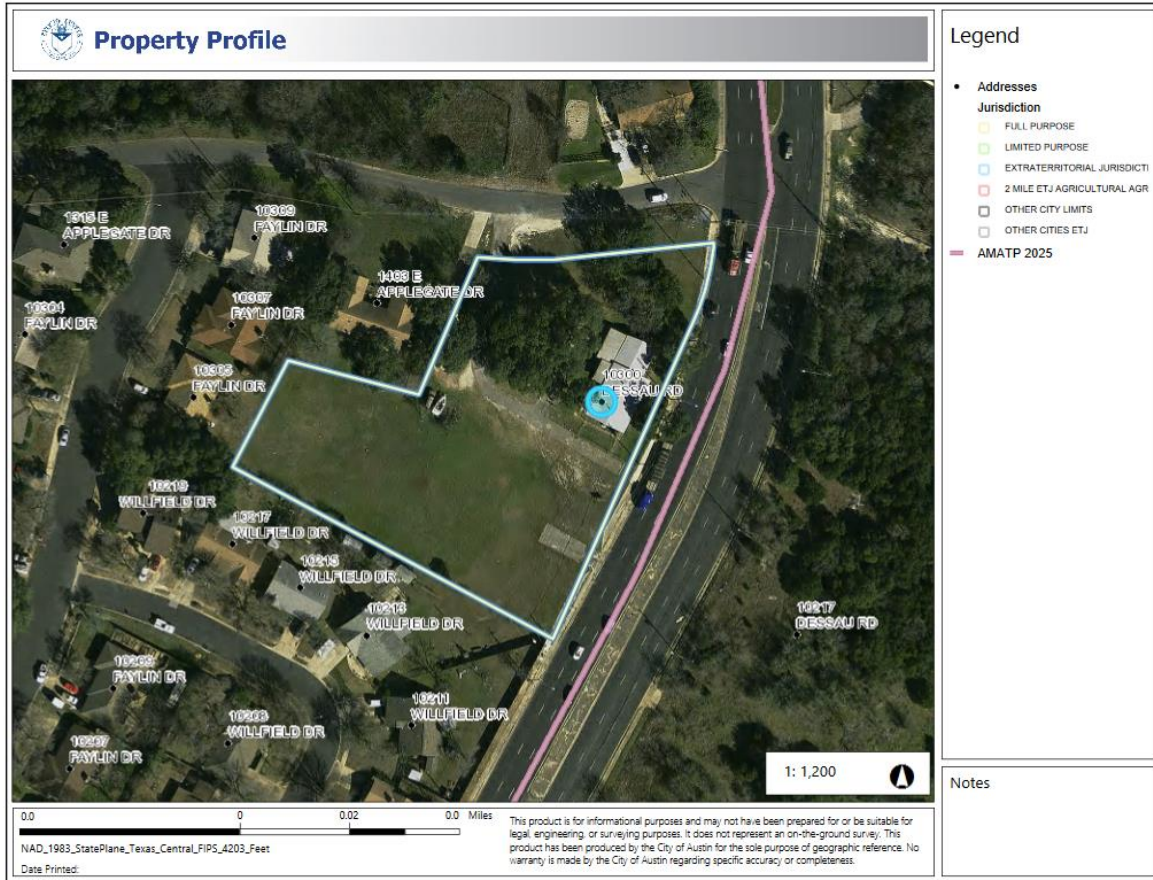
1" = 200'

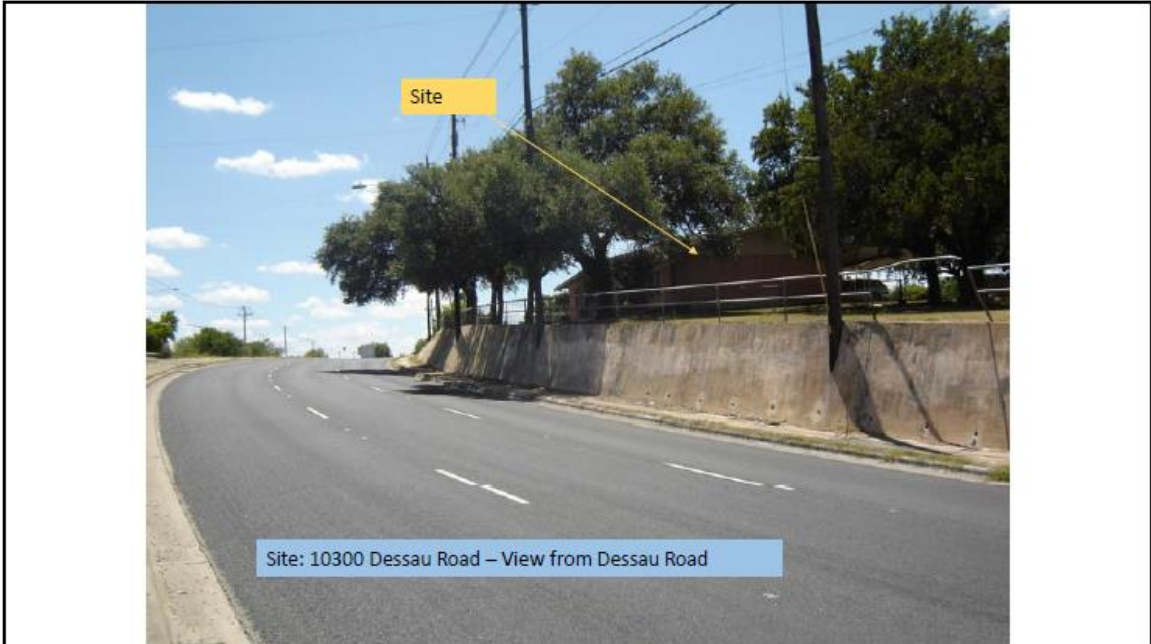
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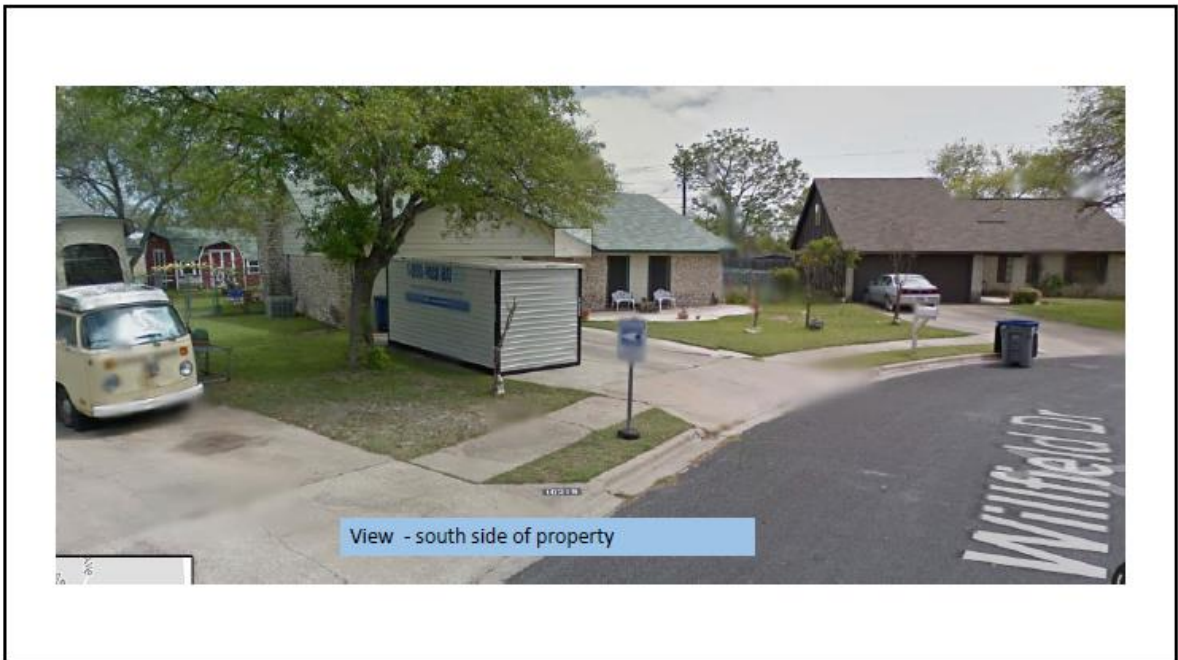
This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



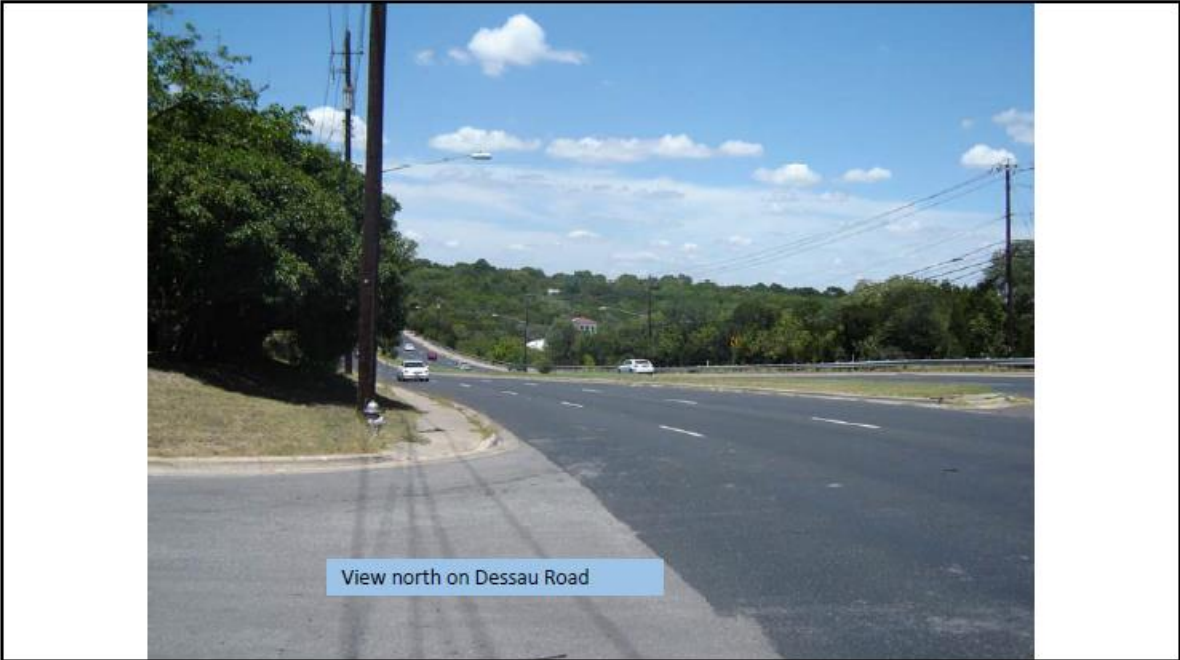














Hand-Out Applicant Distributed at Aug. 9, 2018 Cmty Mtg



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



SITE SUMMARY
 (1) 2 UNIT MULTI-FAMILY UNIT
 (2) 3 UNIT MULTI-FAMILY UNITS
 (1) 4 UNIT MULTI-FAMILY UNIT
 16,504SF TOTAL BUILDING FOOTPRINT

GATED ENTRANCE
 FOR EMERGENCY ACCESS ONLY

Dessau Project
 Preliminary
 Multi-Family Conceptual Plan
 10300 Dessau Austin, Texas

Catalyst Engineering Group
 100 South 2nd Street Office: (512) 944-0877
 Pflugerville, Texas 78660 Mobile: (512) 944-4877
 (978) 1000 Fax: (512) 944-4877

DATE: 08/09/18	BY: [Signature]	REVISION: 1	DESCRIPTION: PRELIMINARY CONCEPTUAL PLAN
DATE: 08/09/18	BY: [Signature]	REVISION: 2	DESCRIPTION: [Blank]
DATE: 08/09/18	BY: [Signature]	REVISION: 3	DESCRIPTION: [Blank]
DATE: 08/09/18	BY: [Signature]	REVISION: 4	DESCRIPTION: [Blank]
DATE: 08/09/18	BY: [Signature]	REVISION: 5	DESCRIPTION: [Blank]
DATE: 08/09/18	BY: [Signature]	REVISION: 6	DESCRIPTION: [Blank]
DATE: 08/09/18	BY: [Signature]	REVISION: 7	DESCRIPTION: [Blank]
DATE: 08/09/18	BY: [Signature]	REVISION: 8	DESCRIPTION: [Blank]
DATE: 08/09/18	BY: [Signature]	REVISION: 9	DESCRIPTION: [Blank]
DATE: 08/09/18	BY: [Signature]	REVISION: 10	DESCRIPTION: [Blank]

1 1 1

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 s 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 s 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.**

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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)

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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.
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- **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.

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- 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.

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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.

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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, 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 Meadownear 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, 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.

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: AGAINIST 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 an 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,

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, 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.

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.

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 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 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?nodeld=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.