

## **ZONING CHANGE REVIEW SHEET**

CASE: C14-2018-0075 – Dessau Homes

DISTRICT: 1

ZONING FROM: SF-3-NP

TO: SF-6-NP

ADDRESS: 10300 Dessau Road

SITE AREA: 1.942 Acres

PROPERTY OWNERS/APPLICANT:

Central Texas Group, LLC  
(Preya Sundaram)

CASE MANAGER: Heather Chaffin (512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov))

STAFF RECOMMENDATION:

**Staff supports the Applicant's request for rezoning from SF-3-NP to SF-6-NP. For a summary of the basis of staff's recommendation, see case manager comments on page 2.**

PLANNING COMMISSION ACTION / RECOMMENDATION:

September 25, 2018: *TO GRANT SF-6-CO-NP, WITH THE CONDITION OF A MAXIMUM NUMBER OF 18 DWELLING UNITS. (8-2) [J.Schissler- 1<sup>st</sup>, F. Kazi- 2<sup>nd</sup>; K. McGraw, T. Witte- Nay; C. Kenny, P. Seeger- Absent]*

CITY COUNCIL ACTION:

November 1, 2018:

October 18, 2018: TO GRANT POSTPONEMENT TO NOVEMBER 1, 2018 AS REQUESTED BY STAFF, ON CONSENT. (11-0) [D. Garza- 1<sup>st</sup>, O. Houston- 2<sup>nd</sup>]

ORDINANCE NUMBER:

ORDINANCE NUMBER:

ISSUES:

The Applicant has agreed to add a conditional overlay limiting the property to a maximum of 18 dwelling units at the request of the Neighborhood. Staff supports this request, and the limit was included in the Planning Commission recommendation. This would make the request SF-6-CO-NP.

CASE MANAGER COMMENTS:

The subject property is located at the southwest corner of the intersection of East Applegate Drive and Dessau Road. The site is zoned SF-3-NP and is currently developed with one single family residence. The Applicant is proposing to develop the site with 16-18 dwelling units. Properties to the immediate west and south are also zoned SF-3-NP and are developed with single family residences. To the north, across Applegate Drive is property zoned SF-2-NP. There is one lot that is currently developed with a single family residence, and the remaining lots are undeveloped but currently being subdivided for single family residences. To the east, across Dessau Road, is land zoned SF-2, SF-6-CO, and MF-3-CO. The SF-2 property is developed with one single family residence; the SF-6-CO and MF-3-CO tracts are currently undeveloped. *Please see Exhibits A and B—Zoning Map and Aerial Exhibit.*

Staff supports the rezoning request. The property is at the corner of a major arterial and a residential collector street. The location and the configuration of the lot make it not ideal for single family residential redevelopment. Since each residential lot would require street frontage, single family redevelopment would either require flag lots, construction of a small street, or very few units. SF-6 allows clustering of units which will allow more units to be constructed and utilize a shared driveway. The SF-6 will also provide a buffer or transition between the single family neighborhood to the west and Dessau Road to the east.

Staff has received correspondence in opposition and support of the rezoning request. The Applicant has agreed to add a conditional overlay limiting the property to a maximum of 18 dwelling units at the request of the Neighborhood. Staff supports this request, and the limit was included in the Planning Commission recommendation. This would make the request SF-6-CO-NP. *Please see Exhibit C—Correspondence.*

BASIS OF RECOMMENDATION:

Staff supports the Planning Commission's recommendation of SF-6-CO-NP.

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Townhouse and condominium residence (SF-6) district is the designation for a moderate density single family, duplex, two-family, townhouse, and condominium use that is not subject to the spacing and location requirements for townhouse and condominium use in an SF-5 district. An SF-6 district designation may be applied to a use in an area with large lots that have access to streets other than minor residential streets. An SF-6 district may be used as a transition between a single family and multifamily residential use.

2. *Zoning should allow for reasonable use of the property.*

This location and the configuration of the lot make single family residential redevelopment unlikely. Since each residential lot would require street frontage, single family redevelopment would either require flag lots, construction of a small street, or very few units.

SF-6 allows clustering of units which will allow more units to be constructed and utilize a shared driveway.

3. *The proposed zoning should be consistent with the goals and objectives of the City Council.*

City Council has a goal of increasing housing stock in the city, as well as a variety of housing types.

4. *Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.*

SF-6 will provide a buffer or transition between the single family neighborhood to the west and Dessau Road to the east. It will also provide a transition between the MF-3-CO-NP across Dessau road and this neighborhood.

EXISTING ZONING AND LAND USES:

|       | ZONING                 | LAND USES                            |
|-------|------------------------|--------------------------------------|
| Site  | SF-3-NP                | Single family residence              |
| North | SF-2-NP                | Undeveloped, Single family residence |
| South | SF-3-NP                | Single family residences             |
| East  | SF-2, SF-6-NP, MF-3-NP | Single family residence, Undeveloped |
| West  | SF-3-NP                | Single family residences             |

NEIGHBORHOOD PLANNING AREA: Heritage Hills/Windsor Hills

TIA: N/A

WATERSHED: Walnut Creek (Suburban)

OVERLAYS: N/A

NEIGHBORHOOD ORGANIZATIONS:

|                                                             |             |
|-------------------------------------------------------------|-------------|
| Homeless Neighborhood Association                           | Bike Austin |
| Windsor Hills Neighborhood Association                      | SELTexas    |
| Neighborhood Empowerment Foundation                         | AISSD       |
| Harris Branch Master Association, Inc.                      | Sierra Club |
| North Growth Corridor Alliance                              |             |
| Austin Neighborhoods Council                                |             |
| Friends of Austin Neighborhoods                             |             |
| Heritage Hills/Windsor Hills Neighborhood Plan Contact Team |             |

AREA CASE HISTORIES:

| NUMBER                                                                                              | REQUEST                    | COMMISSION                                                  | CITY COUNCIL                                                            |
|-----------------------------------------------------------------------------------------------------|----------------------------|-------------------------------------------------------------|-------------------------------------------------------------------------|
| <b>C14-2010-0161</b><br><b>Windsor Hill</b><br><b>Neighborhood Plan</b><br><b>10300 Dessau Road</b> | <b>RR to SF-3-NP</b>       | <b>12/14/2010: To grant SF-3-NP as recommended by Staff</b> | <b>01/13/2011: To grant SF-3-NP as rec., Ord. No. 20110113-061</b>      |
| C14-2011-0049<br>Pioneer Hill                                                                       | TND to MF-3-CO and SF-6-CO | 06/21/2011: To grant MF-3-CO and SF-6-CO as rec.            | 12/15/2011: To grant MF-3-CO and SF-6-CO as rec., Ord. No. 20111215-075 |

EXISTING STREET CHARACTERISTICS:

| Name            | ROW      | Pavement | Classification | Sidewalks | Bicycle Route | Capital Metro (within ¼ mile) |
|-----------------|----------|----------|----------------|-----------|---------------|-------------------------------|
| Applegate Drive | 70'      | 22'      | Collector      | No        | No            | No                            |
| Dessau Road     | 105-115' | 90'      | Arterial       | Yes       | Yes           | No                            |

OTHER STAFF COMMENTS:ENVIRONMENTAL

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.
2. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits if more restrictive than allowed by zoning. Note: SF-6 impervious cover limit of 55% is lower than watershed limits; therefore the 55% limit would apply.

| Development Classification                       | % of Gross Site Area | % of Gross Site Area with Transfers |
|--------------------------------------------------|----------------------|-------------------------------------|
| Single-Family<br>(minimum lot size 5750 sq. ft.) | 50%                  | 60%                                 |
| Other Single-Family or Duplex                    | 55%                  | 60%                                 |
| Multifamily                                      | 60%                  | 70%                                 |
| Commercial                                       | 80%                  | 90%                                 |

3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. Several trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this

time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

6. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

#### SITE PLAN

SP 1. Site plans will be required for any new development other than single-family or duplex residential.

SP 2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

SP 3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

#### Compatibility Standards

SP 4. The site is subject to compatibility standards. Along the all property lines excepting the east (Dessau) frontage. The following standards apply:

- ☐ No structure may be built within 25 feet of the property line.
- ☐ No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- ☐ No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- ☐ No parking or driveways are allowed within 25 feet of the property line.
- ☐ A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- ☐ For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- ☐ An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- ☐ A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

Additional design regulations will be enforced at the time a site plan is submitted.

#### TRANSPORTATION

TR1. Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.

TR2. A Neighborhood Traffic Analysis shall be required at the time of site plan if triggered per LDC 25-6-114. LDC. 25-6-114.

TR3. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day.

TR4. Additional right-of-way maybe required at the time of subdivision and/or site plan.

TR5. Janae Spence, Urban Trails, Public Works Department, Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

TR6. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane for all ages and abilities is recommended for Dessau Road. Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments and requirements for right-of-way dedication and bicycle facility construction in accordance with LDC 25-6-55 and LDC 25-6-101. Please review the Bicycle Master Plan for more information.

TR7. FYI – An active transportation project is proposed along Dessau Road adjacent to this property. The proposed improvements may affect lane widths and/or number of lanes. Access to Dessau Road may be limited and/or restricted due to safety concerns at the time of the site plan application.

TR8. FYI – the existing driveways and sidewalks along Dessau Road do not appear to comply with City of Austin standards. The driveway and sidewalks shall be removed and reconstructed at the time of the site plan application in accordance with the Land Development Code and Transportation Criteria Manual.

TR9. FYI – sidewalks are required to be constructed according to City of Austin standards along Applegate Drive at the time of the site plan application.

TR10. FYI – It is recommended that gates be prohibited on all driveways to this site in order to allow for connectivity between the proposed property and the existing neighborhood.

TR11. FYI – It is recommended that sidewalks be provided along both sides of the private drives, streets, and internal circulation routes connecting to the public right-of-way to improve walkability and connectivity. The sidewalk dimensions shall comply with the TCM and shall be constructed in accordance with the latest ADA standards.

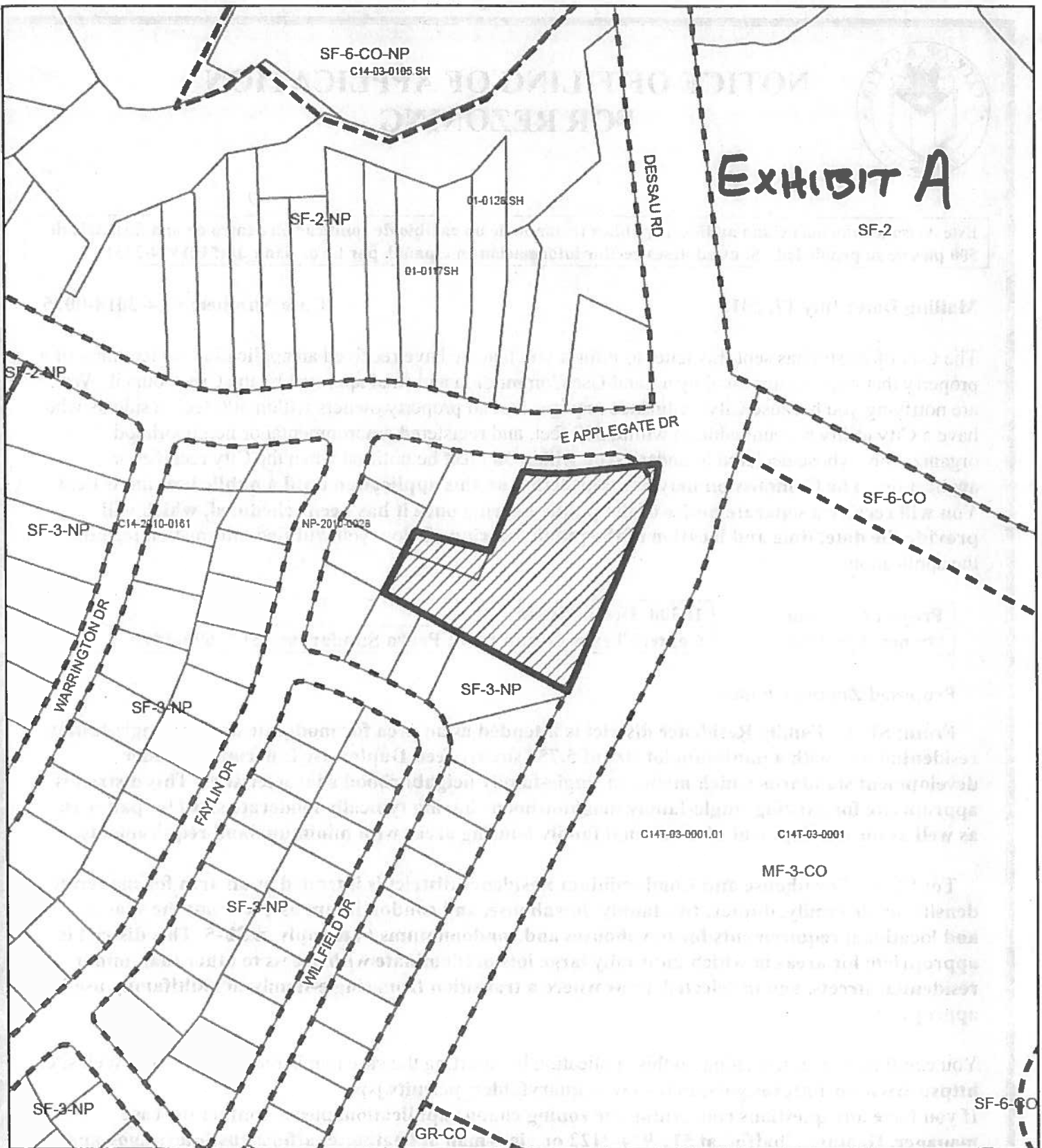
| Name            | ROW      | Pavement | Classification | Sidewalks | Bicycle Route | Capital Metro (within ¼ mile) |
|-----------------|----------|----------|----------------|-----------|---------------|-------------------------------|
| Applegate Drive | 70'      | 22'      | Collector      | No        | No            | No                            |
| Dessau Road     | 105-115' | 90'      | Arterial       | Yes       | Yes           | No                            |

#### WATER UTILITY

1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

#### INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Exhibit
- C. Correspondence



# Exhibit A

SF-2

SF-6-CO

MF-3-CO

SF-6-CO

## Zoning Case C14-2018-0075



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

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





# DESSAU HOMES

ZONING CASE#: C14-2018-0075  
 LOCATION: 10300 DESSAU RD.  
 SUBJECT AREA: 1.942 ACRES  
 GRID: M30  
 MANAGER: HEATHER CHAFFIN



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

# EXHIBIT C

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 Meadowmear 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

## **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 (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
- 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, 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)

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: HHWHCNP)

- 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: HHWHCNP)
  - 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: HHWHCNPA, 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: HHWHCNPA)

- 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 Meadowmear 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.

## Chaffin, Heather

---

**From:** Tamera Allen  
**Sent:** Saturday, August 11, 2018 10:10 AM  
**To:** Chaffin, Heather  
**Subject:** Fwd: 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

## Chaffin, Heather

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**From:**  
**Sent:** Saturday, August 11, 2018 11:39 AM  
**To:** Chaffin, Heather  
**Subject:** RE: re Zoning change of 10300 Dessau Road from SF-3-NP to SF-6-NP

Hello 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.

Thank you  
Gil Moll  
1101 Newport Ave, 78753

## Chaffin, Heather

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**From:** k c  
**Sent:** Saturday, August 11, 2018 10:54 PM  
**To:** Meredith, Maureen; Chaffin, Heather  
**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.**

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 Meadowmear 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.

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, 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.

**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: HHWHCNP, Non-Governmental Agencies)

- Along E. Applegate and Meadowmead
- 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
- 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, 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)

**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: HHWHCNP)

- 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: HHWHCNP)
  - 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 Meadowmear 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.

## Chaffin, Heather

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**From:** Benjamin Howard  
**Sent:** Tuesday, August 21, 2018 6:49 PM  
**To:** Meredith, Maureen; Chaffin, Heather  
**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.

## Chaffin, Heather

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**From:** Eric Moya  
**Sent:** Tuesday, August 14, 2018 10:28 PM  
**To:** Chaffin, Heather  
**Subject:** Fwd: zoning change of 10300 Dessau Road

Begin forwarded message:

**From:** Eric Moya <  
**Date:** August 14, 2018 at 10:26:10 PM CDT  
**To:** [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov), [heather.chaffin@ustintexas.gov](mailto: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.

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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)

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.

## Chaffin, Heather

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**From:** Sharon Bennett ·  
**Sent:** Monday, August 13, 2018 7:53 PM  
**To:** Meredith, Maureen; Chaffin, Heather  
**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 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*

## Chaffin, Heather

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**From:** Bob Tyler <[bob@tylercasteel.com](mailto:bob@tylercasteel.com)>  
**Sent:** Saturday, August 11, 2018 1:42 PM  
**To:** Chaffin, Heather  
**Subject:** Fwd: Dessau and Applegate

Bob Tyler  
(512)-201-1500  
Fax (512)-201-1505

Begin forwarded message:

**From:** Bob Tyler <[bob@tylercasteel.com](mailto:bob@tylercasteel.com)>  
**Date:** August 11, 2018 at 10:49:00 AM CDT  
**To:** [heather.chaffin@ustintexas.gov](mailto:heather.chaffin@ustintexas.gov)  
**Cc:** [maureen.meredith@austintexas.gov](mailto: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

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However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

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Case Number: C14-2018-0075

Contact: Heather Chaffin, 512-974-2122

Public Hearing: September 25, 2018, Planning Commission  
October 18, 2018, City Council

MARILEE ANDERDA JR.  
Your Name (please print)

1348 WARPINGTON DR.  
Your address(es) affected by this application

Marilee Andarda  
Signature

9-18-18  
Date

Daytime Telephone: (512) 836-5478

Comments: \_\_\_\_\_

|                                              |
|----------------------------------------------|
| <input type="checkbox"/> I am in favor       |
| <input checked="" type="checkbox"/> I object |

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

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Case Number: C14-2018-0075

Contact: Heather Chaffin, 512-974-2122

Public Hearing: September 25, 2018, Planning Commission  
October 18, 2018, City Council

Susan Anderson  
Your Name (please print)

☐ I am in favor  
☒ I object

1328 W. Main St. P.O.  
Your address(es) affected by this application

Susan Anderson 9-17-18  
Signature Date

Daytime Telephone: 512 836 5478

Comments: \_\_\_\_\_

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City of Austin

Planning & Zoning Department

Heather Chaffin

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2018-0075

Contact: Heather Chaffin, 512-974-2122

Public Hearing: September 25, 2018, Planning Commission  
October 18, 2018, City Council

Janey Strickland

Your Name (please print)

10217 Willfield Dr

Your address(es) affected by this application

Janey Strickland

Signature

09/24/18

Date

Daytime Telephone: \_\_\_\_\_

Comments:

I object to having a  
multi family look. I grew up in a  
back yard and I'd hate to have  
people coming and going at all  
hours of the day and night. My  
Dogs will be bothered by all the  
cars to strangers on the road.

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

☐ I am in favor  
☒ I object

## PUBLIC HEARING INFORMATION

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Case Number: C14-2018-0075

Contact: Heather Chaffin, 512-974-2122

Public Hearing: September 25, 2018, Planning Commission  
October 18, 2018, City Council

*MIKE SAPP*

Your Name (please print)

*10217 WILFELD DR.*

Your address(es) affected by this application

*MIKE SAPP*

Signature

*9-21-18*

Date

Daytime Telephone: *512-461-5135*

Comments: *THIS IS NOT GOOD FOR OUR*

*NEIGHBORHOOD!*

*NOAS I HAVE TO STAY AVAILABLE*

*AT NIGHT WONDERING WHAT'S GOING*

*AND IT'S NOT GOOD!!!*

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

## Chaffin, Heather

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**From:** Preya Sundaram  
**Sent:** Tuesday, September 25, 2018 1:34 PM  
**To:** Chaffin, Heather  
**Cc:** Meredith, Maureen; Rivera, Andrew  
**Subject:** Re: 10300 Dessau Road, C14-2018-0075

Hi Heather,  
Yes, I'm ok with that.

Thanks,  
Preya

Sent from my iPhone

On Sep 25, 2018, at 1:24 PM, Chaffin, Heather <[Heather.Chaffin@austintexas.gov](mailto:Heather.Chaffin@austintexas.gov)> wrote:

Preya,

Please let me know as soon as possible if you are okay with adding a conditional overlay limiting the site to 18 units. If you are okay with that, we can try for consent approval tonight.

Thanks,  
Heather

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**From:** Stephen Kreger  
**Sent:** Monday, September 24, 2018 5:09 PM  
**To:** Meredith, Maureen; Chaffin, Heather  
**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

## Chaffin, Heather

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**From:** Stephen Kreger  
**Sent:** Tuesday, September 25, 2018 2:09 PM  
**To:** Chaffin, Heather; Meredith, Maureen  
**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 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