

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Heritage Hills/Windsor Hills Combined

CASE#: NPA-2022-0028.02

DATE FILED: June 7, 2022 (Out-of-Cycle)

PROJECT NAME: Jonwood Way – 33 Degrees

PC DATE: October 25, 2022

ADDRESS/ES: 10600 Jonwood Way

DISTRICT AREA: District 1

SITE AREA: 5.48 acres

OWNER/APPLICANT: 33D Dessau Road, Austin LLC (Wayne McDonald)

AGENT: H.D. Brown Consulting, LLC (Amanda Brown)

CASE MANAGER: Maureen Meredith

PHONE: (512) 974-2695

STAFF EMAIL: Maureen.Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single Family

To: Higher Density Single Family

Base District Zoning Change

Related Zoning Case: C14-2022-0085

From: SF-2-NP

To: SF-6-NP

NEIGHBORHOOD PLAN ADOPTION DATE: January 13, 2011

CITY COUNCIL DATE:

December 1, 2022

December 8, 2022

ACTION: Staff postponement request to December 8, 2022 due to notification error of NPA case.

ACTION: (The wrong draft ordinance was posted so the case was re-notified for January 26, 2023)

January 26, 2023

ACTION:

PLANNING COMMISSION RECOMMENDATION:

October 25, 2022 – After discussion, approved staff’s recommendation for Higher Density Single Family land use. [J. Shieh – 1st; G. Cox – 2nd] Vote: 9-0 [C. Llanes Pulido abstained. T. Shaw and C. Hempel absent. One vacancy on the Commission.

STAFF RECOMMENDATION: Staff supports the applicant’s request for Higher Density Single Family.

BASIS FOR STAFF’S RECOMMENDATION: Staff supports the applicant’s request to change the future land use map from Single Family to Higher Density Single Family land use because the proposed development will increase the housing choices in the neighborhood and the city. The applicant proposes to build approximately nine townhomes. Much of the property will be preserved in the natural state due to development constraints. The plan supports diversity of housing choices in the planning area.

Below are sections of the neighborhood plan that supports the applicant’s request.

LAND USE

Goal: Transform the Planning Area 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.

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

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

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



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

Objective L6: Support aesthetically appealing redevelopment that improves the appearance of the HHWHCNPA.

REC 25: Support, throughout the HHWHCNPA, high quality, aesthetically appealing businesses, housing developments, and industrial areas, which strongly emphasize appealing building and landscape design. (RP: HHWHCNPA, COA)

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

A HHWHCNPA single family home

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

REC 5: Preserve and expand the tree canopy in the single family neighborhoods. (RP: HHWHCNPA, COA)

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

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

Purpose

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

Application

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

PROPOSED LAND USE ON THE PROPERTY

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

Purpose

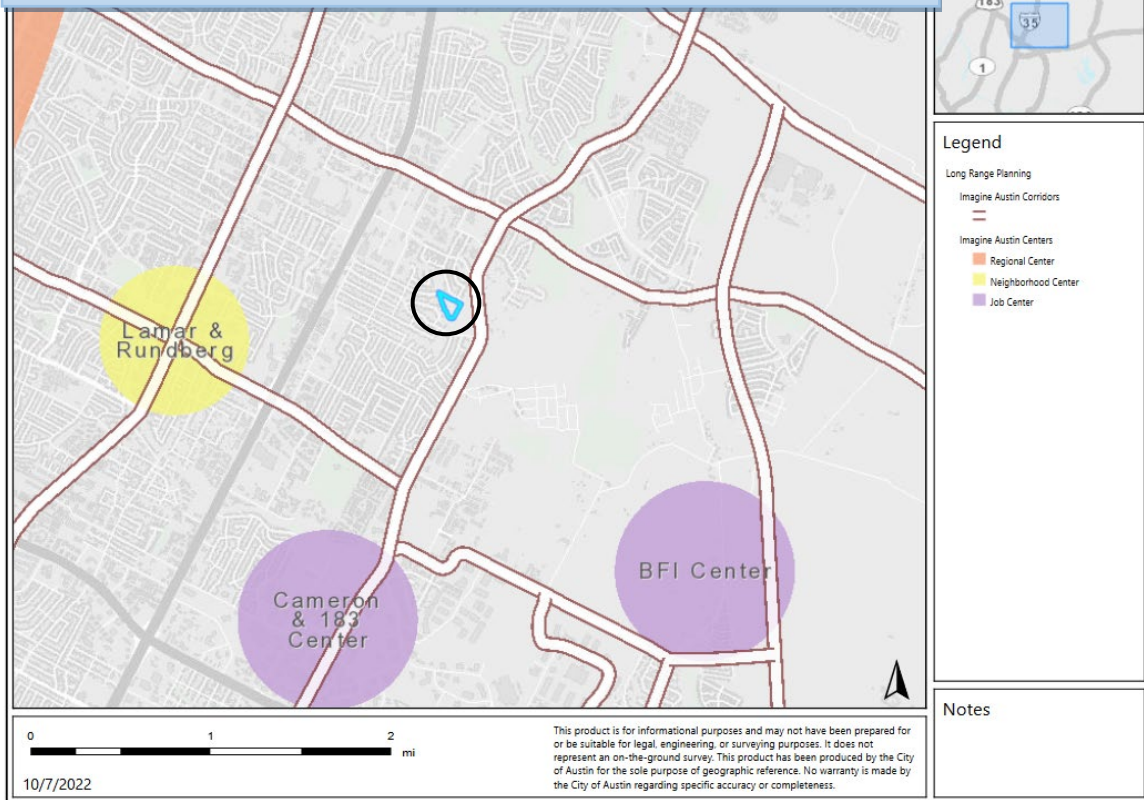
1. Provide options for the development of higher-density, owner-occupied housing in urban areas; and
2. Encourage a mixture of moderate intensity residential on residential corridors.

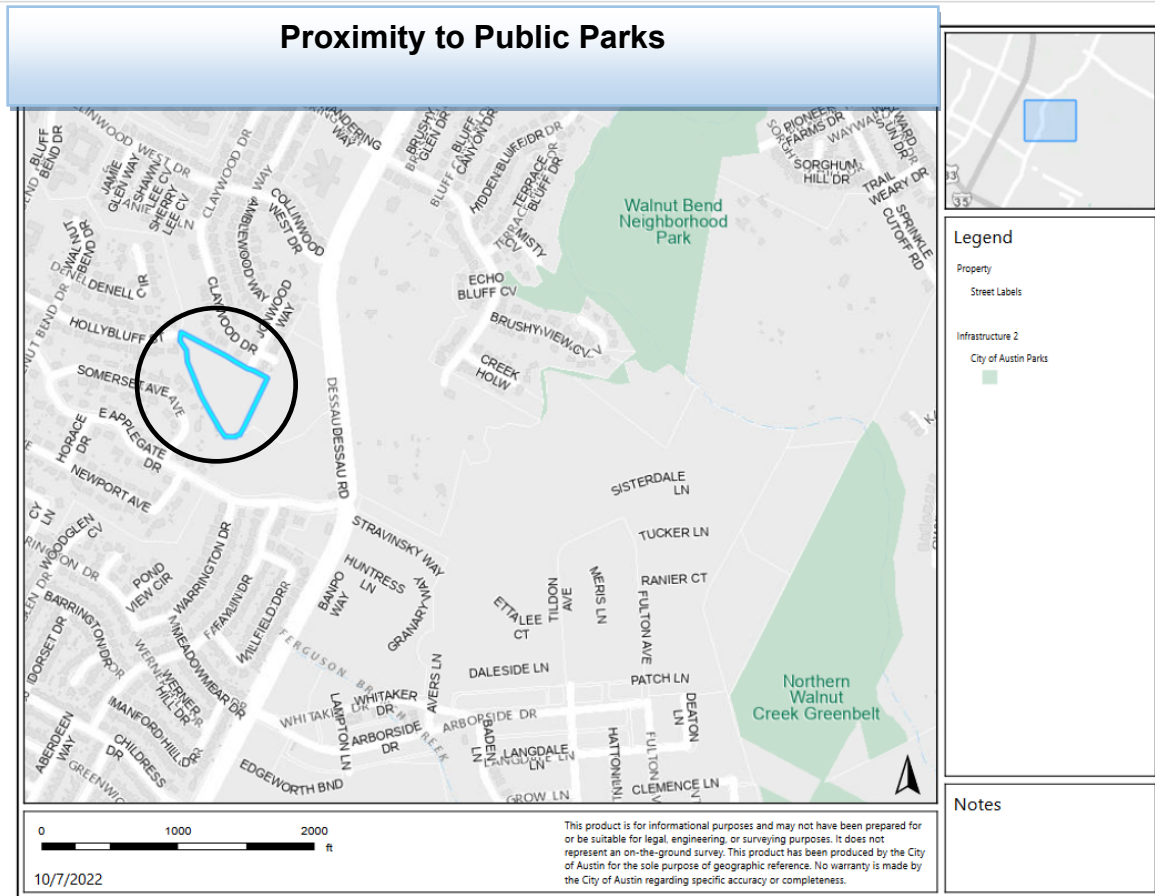
Application

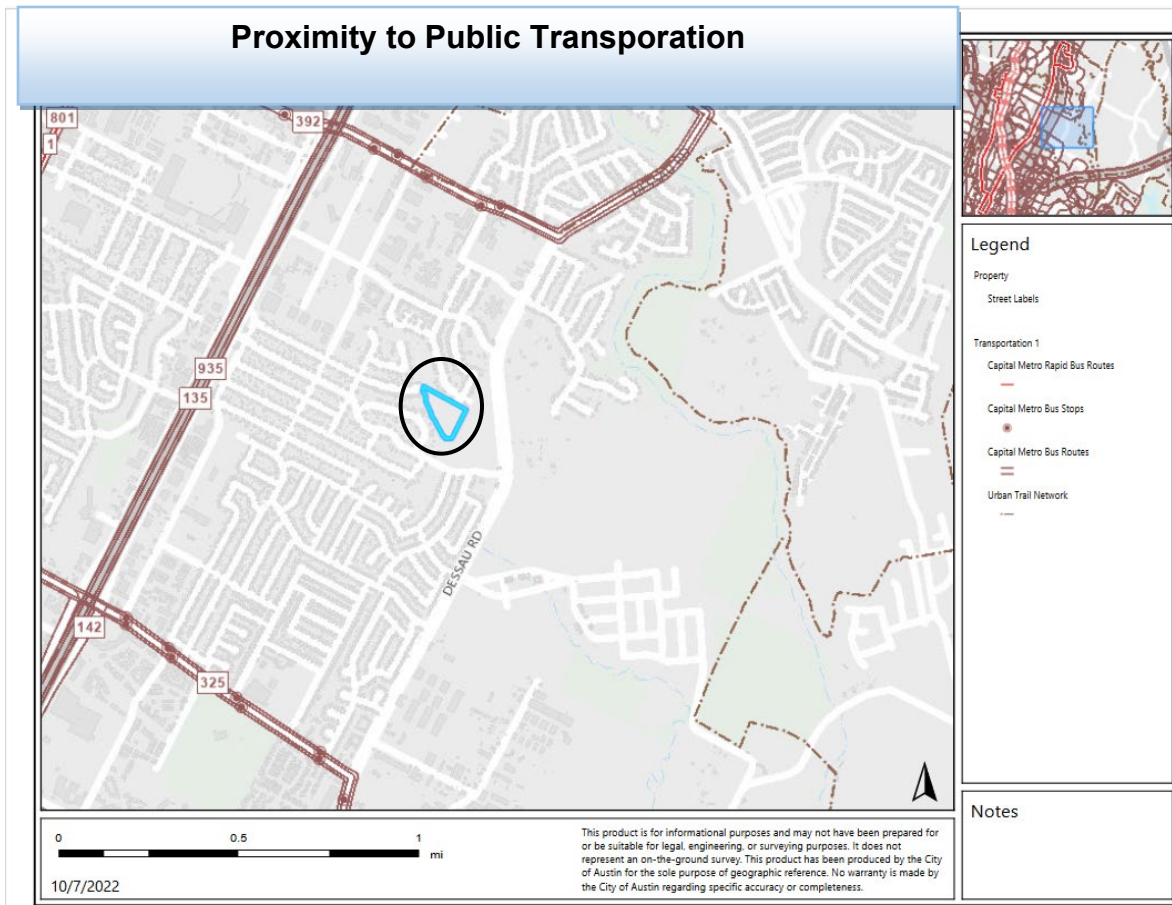
1. Appropriate to manage development on major corridors that are primarily residential in nature, and
2. Can be used to provide a buffer between high-density commercial and low-density residential areas.
3. Applied to existing or proposed mobile home parks.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures	
Yes	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Name(s) of Activity Center/Activity Corridor/Job Center: <ul style="list-style-type: none"> Approximately 500 feet west of Dessau Road, which is an activity corridor.
	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> Nearest bus route are approximately 0.56 miles to the west along the IH-35 frontage Road
	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.
	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education: Located within 0.50 miles from a public school or university.
Yes	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> The residential development is proposed to include land for Parkland Dedication
	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Yes	Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint. <ul style="list-style-type: none"> Proposed are nine to ten townhomes.
	Mixed use: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
3	Number of "Yes's"
Imagine Austin Priority Program PUD Specific Bonus Features	
	Public Space Features and Public Art: Incorporates public space features and/or public art into project (Ex: plazas, streetscapes, gardens, and other people-friendly spaces where different ages can socially interact).
Yes	Integrates and/or Expands Green Infrastructure: Preserves or expands Austin's green infrastructure (ex: parkland, community gardens, green streets, creeks, stormwater features that mimic natural hydrology) into the urban environment and transportation network.
	Protects the Environment: Reduces greenhouse gas emissions, water, energy usage, and/or increases waste diversion.
	Protects Environmentally Sensitive Lands: Protects Austin's natural resources and environmental systems by limiting land use and transportation development over or near environmentally sensitive areas, preserves open space, and protects natural resources more than ordinance requirements.
	Water/Wastewater Infrastructure: Sustainably manages Austin's water resources and stream corridors through on-site use of storm water, effective landscaping, flood mitigation, and other low-impact development techniques more than ordinance requirements.
1	Total Number of "Yes's"

Proximity to Imagine Austin Activity Centers and Corridors







IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

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

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

Regional Centers - Regional centers are the most urban places in the region. These centers are and will become the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Housing in regional centers will mostly consist of low to high-rise apartments, mixed use buildings, row houses, and townhouses. However, other housing types, such as single-family units, may be included depending on the location and character of the center. The densities, buildings heights, and overall character of a center will depend on its location.

Activity Centers for Redevelopment in Sensitive Environmental Areas - Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context.

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

Corridors - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment

opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

BACKGROUND: The plan amendment application was filed on June 7, 2022, which is out-of-cycle for neighborhood planning areas located on the west side of IH-35. The Heritage Hills/Windsor Hills Neighborhood Plan Contact Team submitted a letter allowing the plan amendment and zoning change applications to be filed outside of the July open filing period.

The applicant proposes to change the future land use map from Single Family to Higher Density single family.

The applicant proposes to change the zoning on the property from SF-2-NP (Single Family Residence Standard Lot district – Neighborhood Plan) to SF-6-NP (Townhouse and Condominium district – Neighborhood Plan) for nine condominiums. The applicant also owns the adjacent tract of land to east that is currently zoned SF-6-NP which will be developed with this 5.48 tract of land. For more information on the zoning request, see case report for C14-2022-0085.



PUBLIC MEETINGS: The ordinance-required community meeting was virtually held on August 4, 2022. Approximately 182 meeting notices were mailed to people who rent or own property within 500 feet of the subject tract, in addition to neighborhood and environmental groups who requested notification for the area. Two city staff members attended the meeting, Maureen Meredith and Mark Walters from the Housing and Planning Department. Two people from Kimley-Horn were present, Amanda Brown and Jonathan Sosebee attended representing the owner/applicant. Twenty-two people from the neighborhood were also in attendance.

Jonathan Sosebee from Kimley-Horn made a presentation describing the proposed development. Below are highlights from his presentation. His complete PowerPoint presentation is in the report.

- Proposing rezoning from SF-2-NP to SF-6-NP
- FLUM change request is from Single Family to Higher Density Single Family
- Compatibility Standards will apply
- The maximum impervious cover is 55%
- The maximum height is 35 feet.
- Creek buffer zoning is from centerline of the waterway
- All these things will limit the density that is allowed on the property.
- The creek buffer limits the developable so only about ten townhomes would be allowed on the site.
- For any trigger property, we cannot go above a certain height. For 25 feet, there will be no structures, and no higher than two-stories.

Q: When was this area zoned for Single Family? We were told when we purchased our home that it was a green belt.

A: The creek is private property, however, there is substantial critical water quality zone that does not allow for development. We have had meetings with neighbors and there was an interest in this as park space. We are working with the Parks Department to hopefully get this dedicated as parkland.

Q: SF-6 to the east, is that also owned by your client?

A: The property to the east currently limited to 35 units and we expect it to be cohesive townhome development with the proposed nine to ten units on this tract.

Q: How many units could be built under the current zoning?

A: As currently zoned, we would subdivide the lot and get six single family homes.

Q: Will the houses be for rent or for sale?

A: It will be a for rent project. Market price is too early to know at this time. We expect to be more attainable than purchasing a home.

Q: Did I see on one of the slides there would be 50 residents on property?

A: No, we expect to have ten total.

Q: Are there plans for a playground?

A: Developments are required to provide park land. It was our understanding that the neighbors wanted more raw, open space, but we are open to ideas.

Q: How will address flooding in the area?

A: Any buildings to the site, we have to detain and clean all the water before it leaves the site. We cannot increase flooding in the area.

Q: Can you include sound barrier because this will be higher density?

A: No, there are no plans for a sound barrier. Most of the area will be completely untouched. This lot will be less dense than our neighbors.

Q: Will there Short-term rentals?

A: These will be long-term rentals.

Q: Will traffic come through Jonwood Way?

A: It will come through Dessau Road through the adjacent property. There will be an emergency access of Jonwood Way, but this needs to be approved by staff.

Q: How will you address habitat loss on the area? How close will you develop to the existing homes?

A: The majority of the property will be natural, so that will remain a habitat. The setback requirements for single family zoning will be met and the compatibility requirements are higher for SF-6. Our setbacks will be 25 feet.

Q: The driveway entrances off Dessau are not safe.

A: We haven't engineered the site yet, but we will work closely with ATD and will have the entrances at the most ideal and safe location. There are traffic mitigation and impact fees to make sure developments are safe. This will happen during the site planning stage.

Q: Can parkland dedication happened before all three readings at City Council?

A: The Parks Department does not put parkland dedication on zoning ordinances. They are legally bound by either site plan or subdivision process. An Early Parkland Determination Letter can be submitted, and we expect to have that before Council.

Q: Is there a parkland dedication requirement for the ten units?

A: Parkland dedication is calculated by number of units and with certain density but this will be calculated at site plan.

Q: Will there be a vegetative buffer between new units and the neighborhood?

A: Yes, there is already a 25-foot buffer. If there are any gaps, we can plant trees.

Q: We don't want to lose the Heritage Trees.

A: We don't want to remove Heritage Trees; they are an amenity to our development. You cannot remove them; the City of Austin prohibits that.

Q: Will there be a barrier from the southside of the property to prohibit people from wandering into the creek?

A: We don't intend to fence it. The neighborhood desire was to keep it open to the public.

Q: There are hazards left behind by homeless camps.

A: We are aware of the homeless issues in the area. The owner cleared four truckloads of stuff from the area.

Q: Why did you settle on this parcel of land with all the restrictions?

A: There is an on-going housing crisis in Austin and nationally. There is a need for homes in the central area and near amenities. We view the property as beautiful just as you do and we wanted to build a community here.

Q: How long will it take if you get the zoning?

A: If we get the zoning, I expect people would move into the development in about two years.

Comments:

- This plan makes me sick. You are turning one of the most beautiful peaceful cities in into a nightmare, like Los Angeles. I first came here and appreciated this city as a UT student back in 1967 and how we are ruining this city by overdevelopment is absolutely shocking. It's based on the greed of people who want to get rich who are destroying our beautiful city. Urban forests improve the air quality by reducing atmospheric carbon dioxide levels and absorbing air pollutants. Trees add beauty and improve personal health. Trees reduce noise pollution. Trees create wildlife and plant diversity so I and many others stand firmly opposed to cutting down this forest to put in housing. There's plenty of open land available for this purpose. Do not, I repeat, do not cut down our neighborhoods, trees.
- I am concerned about the construction noise during the development / building process. We already have had a lot of noise (pollution) from the building on E. Applegate near Dessau. This sort of noise pollution is very difficult for humans and wildlife to live with.

Applicant Summary Letter from Application

January 26, 2023

10814 Jollyville Road, Avallon IV, Suite 200 Austin, TX 78759

May 2, 2022

Re: Application for Rezoning; approximately 5.49 acres located at the south end of Jonwood Way, TCAD 460488 (the "Property")

Dear Heritage Hills/Windsor Hills Neighborhood Plan Contact Team,

On behalf of the Property owner, we respectfully ask to be considered for an out-of-cycle Neighborhood Plan Amendment. The purpose of the Neighborhood Plan Amendment to redesignate the Property on the Future Land Use Map. The request is to change the designation from Single Family land use to Higher Density Single Family land use.

The reason for the request is to accommodate a rezoning from Single-Family Residence Standard Lot (SF-2-NP) to Townhome and Condominium Residence (SF-6). The purpose of the rezoning is to allow for a low-density residential development, which is compatible with the area. The proposed development would have only 9 new condominium homes on the property. Due to the site constraints and buffers, no more units would reasonably be accommodated on the site.

If you have any questions about this Neighborhood Plan Amendment or application for rezoning, please do not hesitate to contact me at your convenience.

Sincerely,

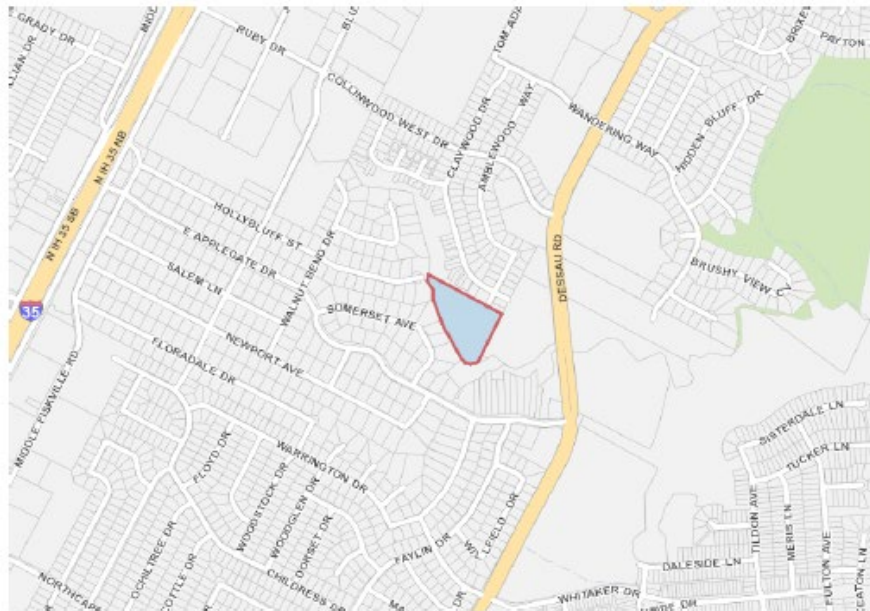


Amanda Brown
737-787-7705
Amanda.Brown@Kimley-Horn.com

Kimley»Horn

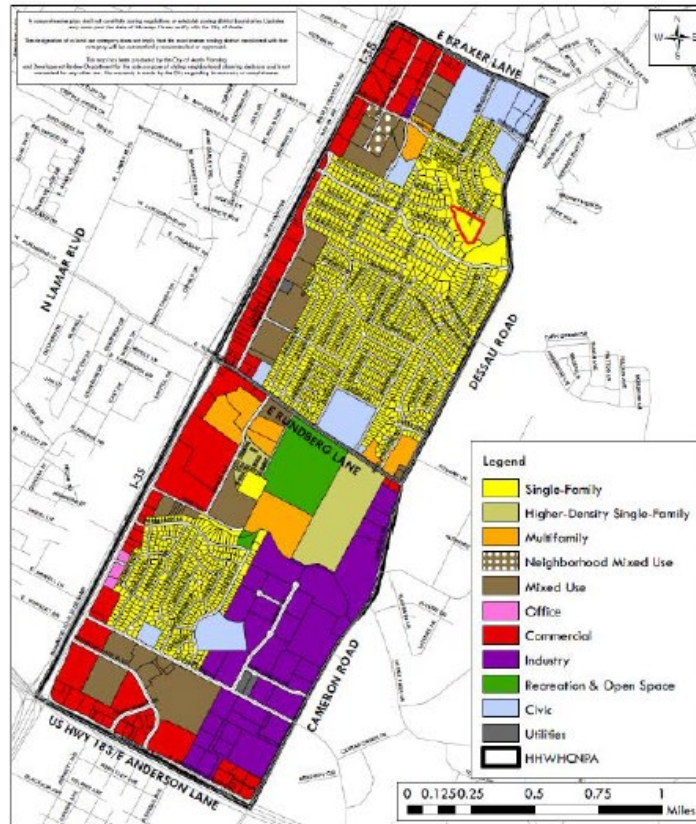


Location Map



10814 Jollyville Road, Avallon IV, Suite 200 Austin, TX 78759

Future Land Use Map
(Site outlined in red, adjacent to Higher-Density Single-Family)



Kimley»Horn



**Out-of-Cycle Letter Authorization from
Neighborhood Plan Contact Team (NPCT)**

Heritage Hills/Windsor Hills Neighborhood Plan Contact Team
Austin, Texas 78753
April 24, 2022

To whom it may concern:

This is a letter of approval to submit a Neighborhood Plan Amendment for the property located on Jonwood Way (TCAD Property: 0243231109) to be reviewed by the City of Austin and the Planning Commission.

Of note, the HHWH contact team no longer meets regularly and there are no active officers. I continue to relay information as a resident of North Acres, which is in the planning area. The request and related information was posted to nearby neighborhoods in the area via NextDoor. There were a few responses to have a meeting and one comment to not allow the out of cycle filing. Even so, as I understand, no one contacted Jonathan directly to discuss the project.

Due to the nature of the City of Austin zoning deadlines and the time schedule of this request, we support this request to be submitted out of cycle. If you have any questions or concerns, please feel free to contact us.

Jonathan will schedule a meeting with interested parties to further discuss the request for proposed changes to the neighborhood plan. This can be independent of the out of cycle filing.

Thank you,

Linda Powers
HHWH Contact Team member
1000 Salem Lane
512.815.4100

Letter of Recommendation from the Neighborhood Plan Contact Team (NPCT)

Heritage Hills/Windsor Hills Neighborhood Plan Contact Team
Austin, Texas 78753
October 20, 2022

Hi Maureen,

This is a letter concerning NPA and zoning case (NPA-2022-0028.02 and C14-2022-008) and the property on Jonwood Way. There are two neighborhoods that will be directly impacted. From meetings I attended, there are concerns about the rezoning.

- **Both neighborhoods would prefer to see fewer houses in the current greenspace.** Currently this greenspace hosts an abundance of wildlife, many resettled from the developments on the east side of Dessau.
- **Parkland dedication.** Everyone appreciates the parkland dedication of this parcel prior to zoning approval. However, we the neighbors would like this land kept as a wild place, with no park improvements.
- **There is a lack of visibility for the *entire* development.** (Figure 1) This zoning request is being made so that this lot can be included in the 30-unit build planned for the adjacent lot.

We have not been presented with an overall plan, and have several related requests/concerns:

- Can we have confirmation that construction will not cause future flooding to neighbors adjacent to the property?
- The developers promised a vegetative barrier will be installed between the properties on Jonwood and the new housing development. We would like commitment on that.
- The developers promised to build the primary entrance to the site on Dessau, particularly during the construction phase. We would like commitment on that.
- Could the parkland dedication be extended to the adjacent property as well to protect the entire creek (Figure 2).

We appreciate that the developers worked hard to meet with the neighborhood leaders. However, it would be good to understand how the entire planned development will impact the neighborhood.

Please feel free to reach out to me if you have any questions.

Thank you,

Gina Rosenthal
HHWH Contact Team Member
9405 Dallum Drive
512.850.9769

Attachment to Gina Rosenthal's Letter

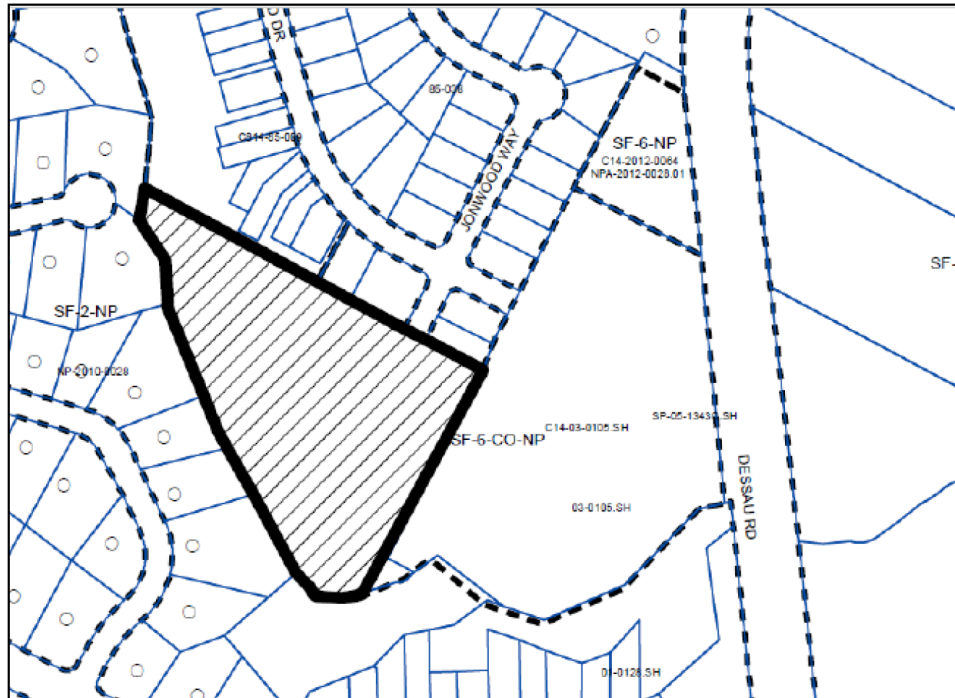
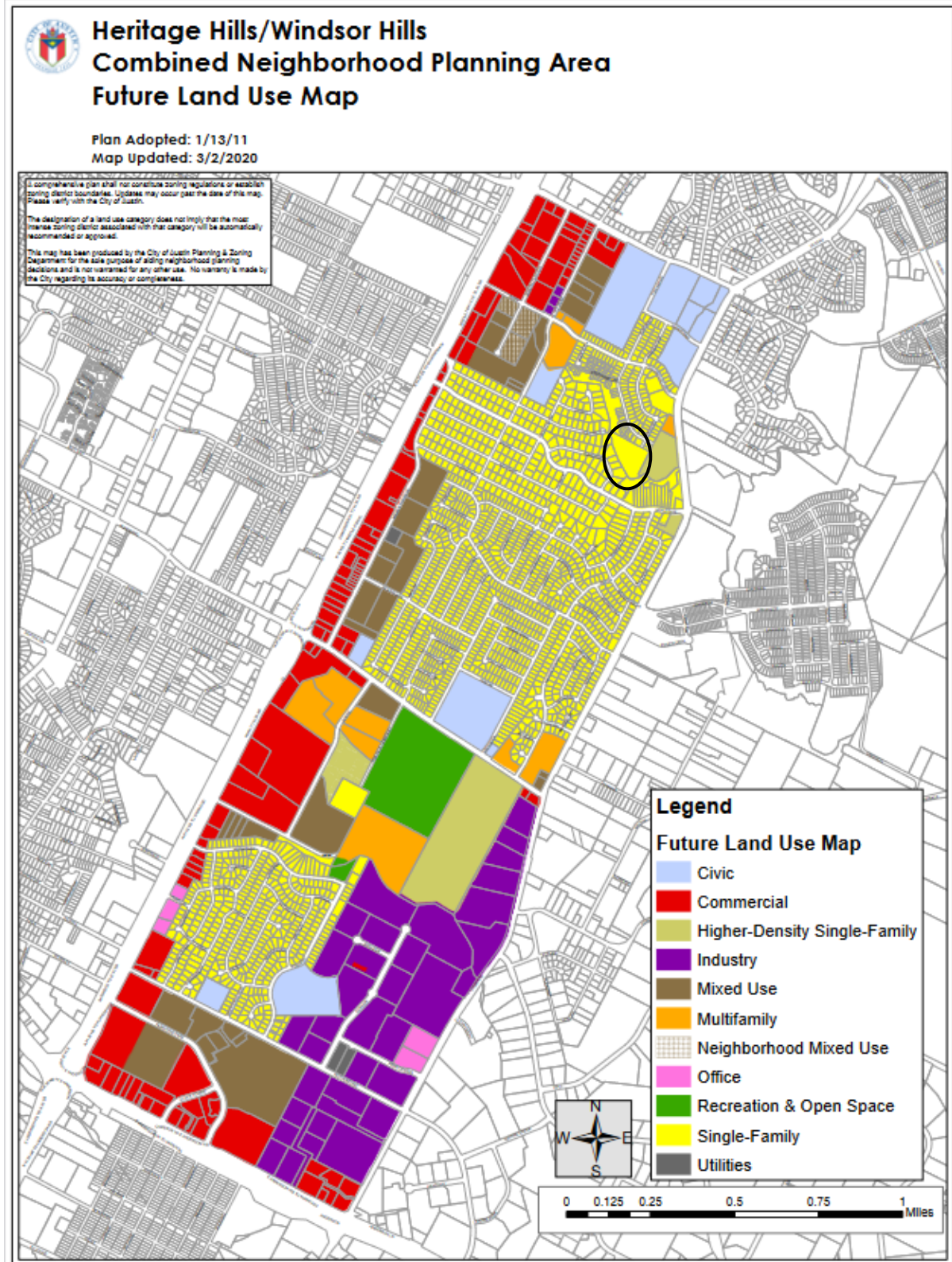


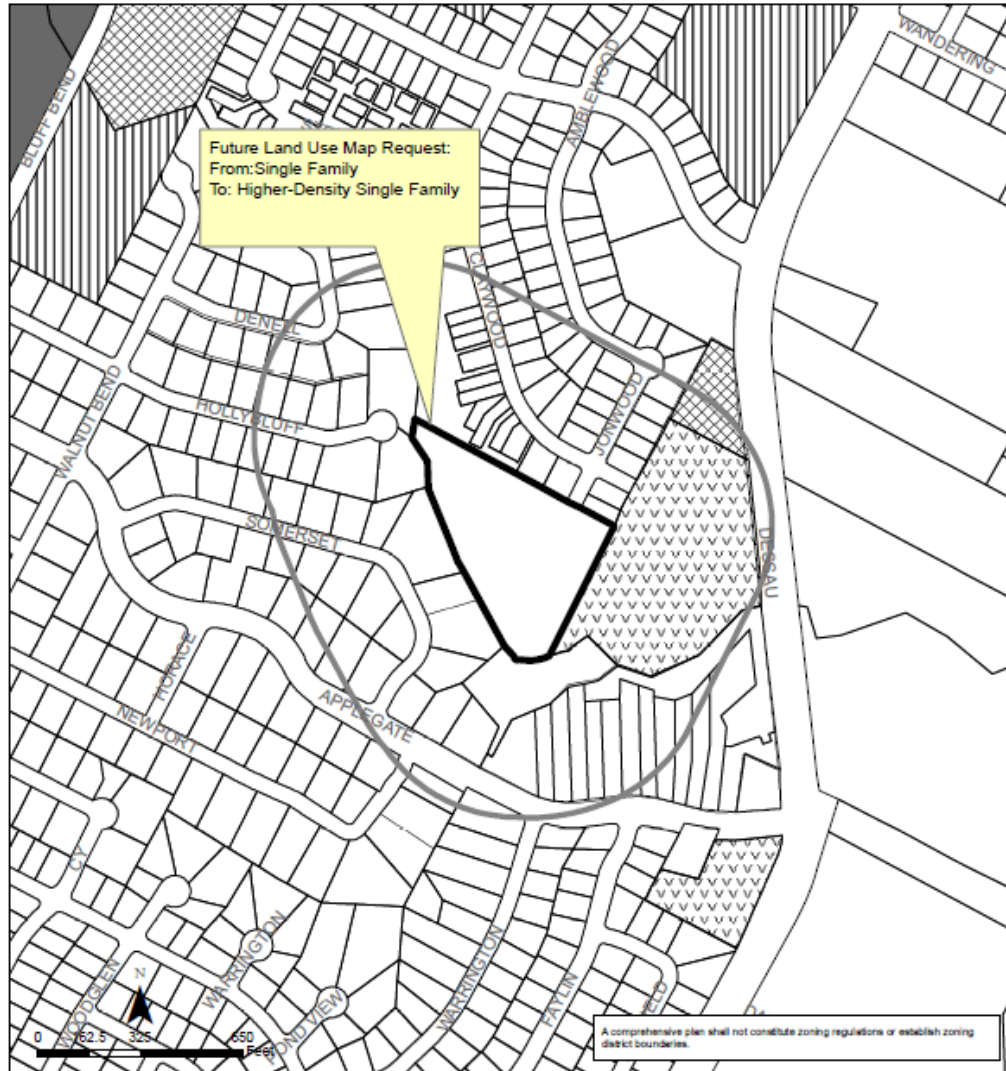
Figure 1: Adjacent Parcel

Attachment to Gina Rosenthal's Letter



Figure 2: Adjacent Parcel Parkland Request





Heritage Hills/ Windsor Hills Combined (Windsor Hills) Neighborhood Planning Area NPA-2022-0028.02

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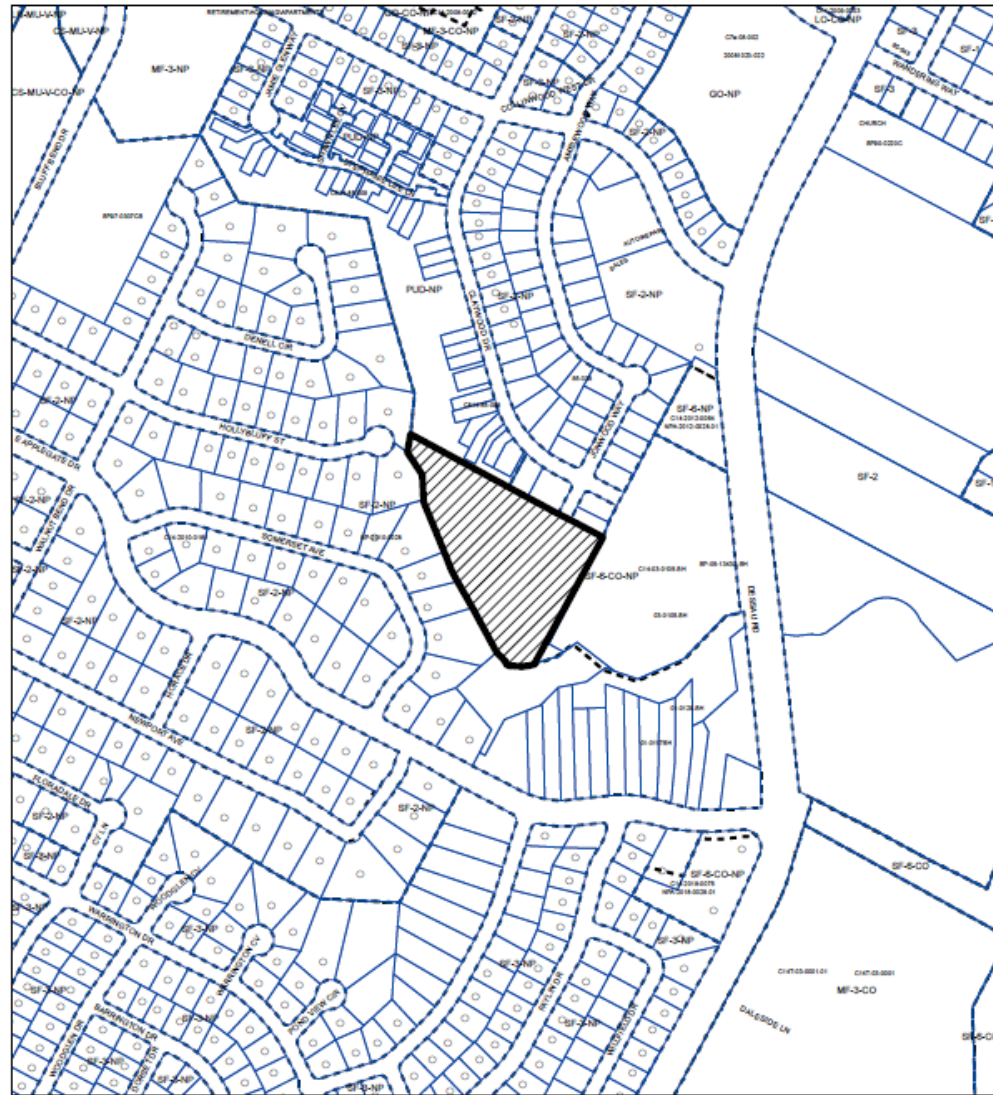
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



City of Austin
Housing and Planning Department
Created on 7/7/2022, by: MeeksS

Future Land Use

	Subject Tract		Mixed Use
	500 ft. notifi. boundary		Multi-Family
	Civic		Single-Family
	Higher-Density Single-Family		


$$1'' = 400'$$

 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING

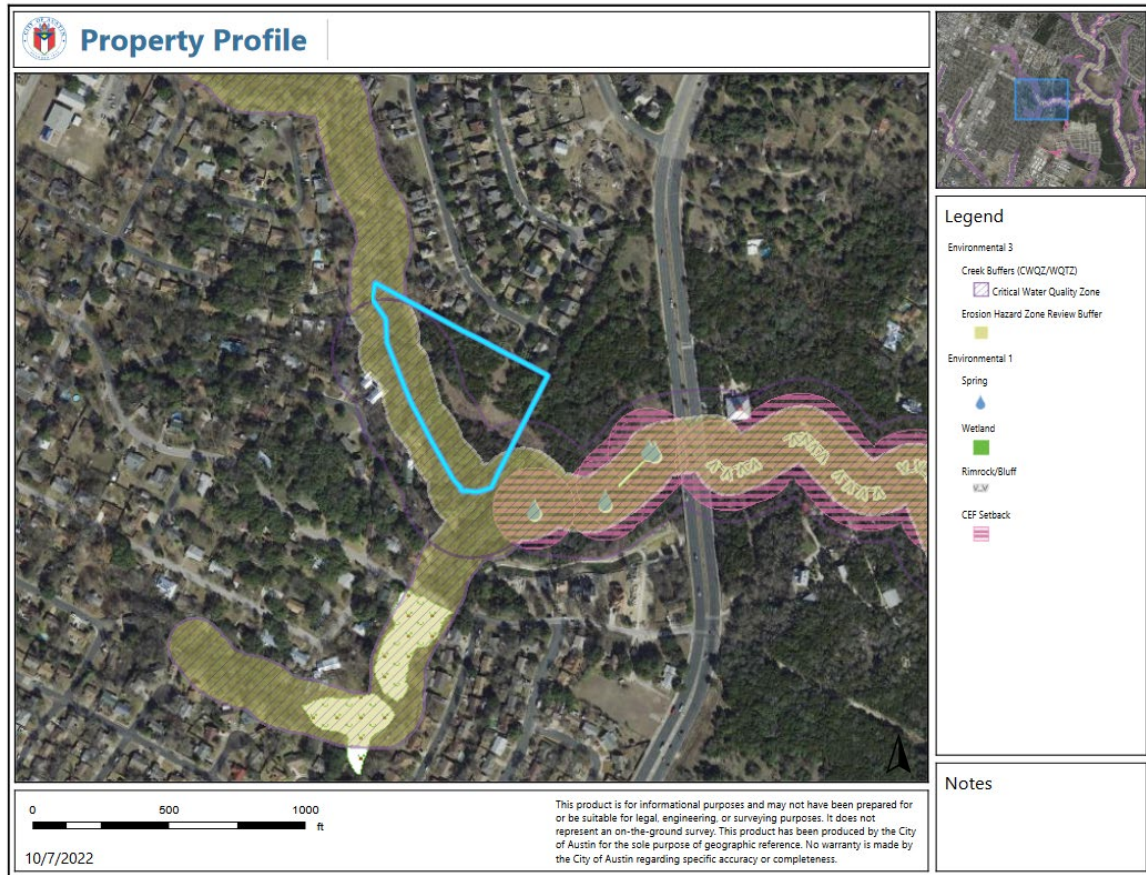
ZONING CASE#: C14-2022-0085

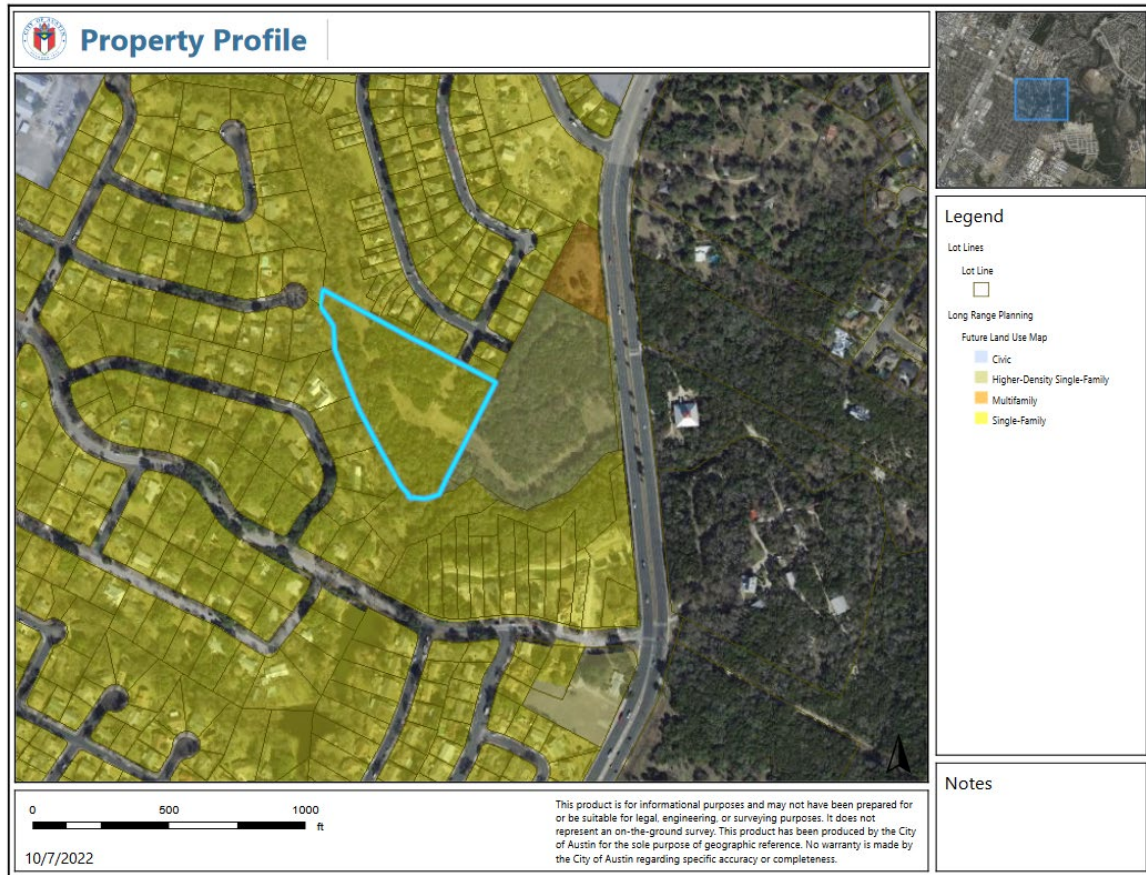
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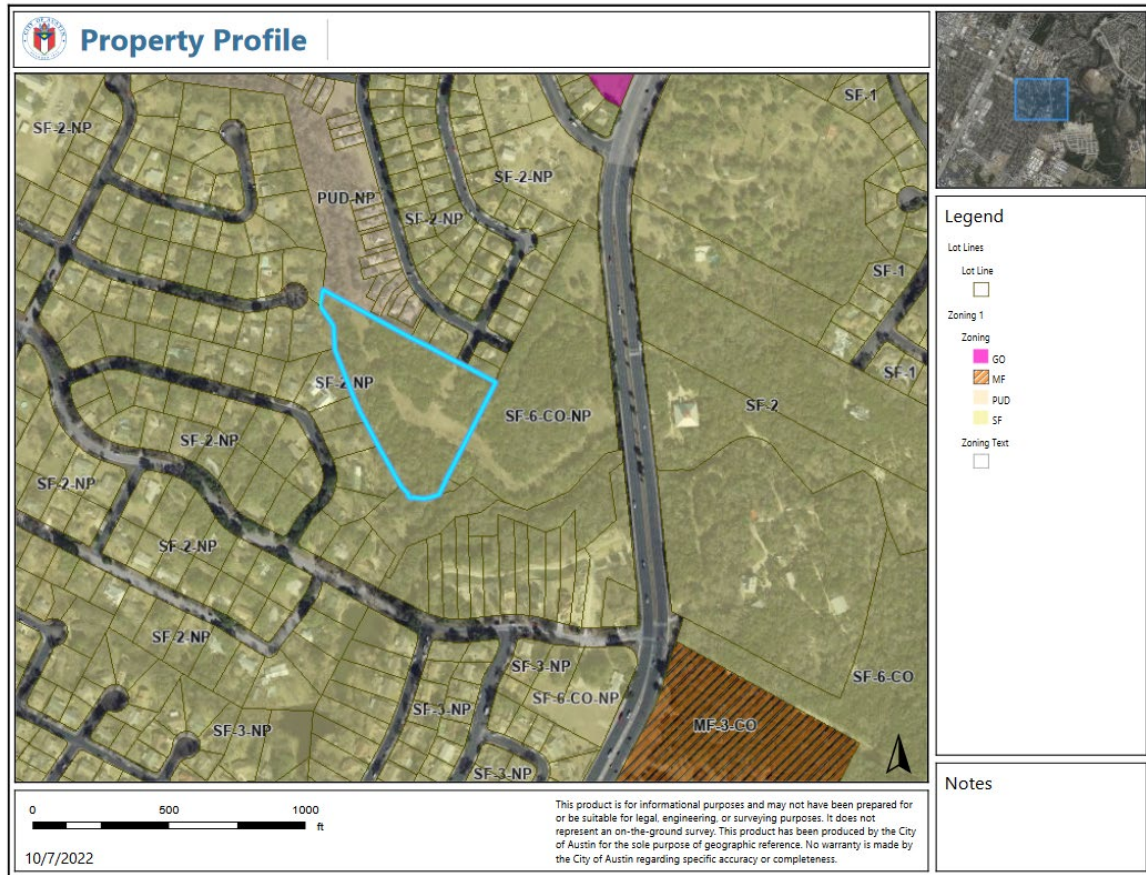
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Created: 6/28/2022

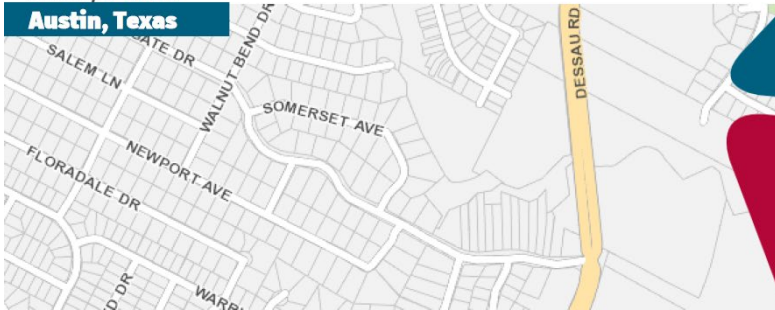






10600 Jonwood Way NPA & Rezoning

Kimley»Horn
Austin, Texas



**Location
Map**





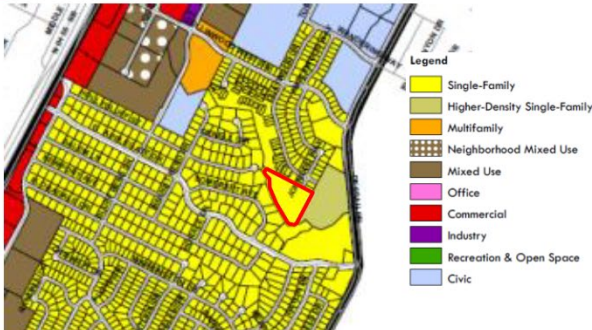
Zoning and Neighborhood Plan Amendment

The Heritage Hills/ Windsor Hills Combined
Neighborhood Plan adopted Jan. 2011

- Establishes a Future Land Use Map
- Requires an NPA for certain changes to zoning



Zoning and Neighborhood Plan Amendment



Current Future Land Use:
Single-Family

Proposed:
***Higher-Density
Single-Family***



Zoning Map

Current Zoning:

SF-2-NP
Single Family
Residence
Standard Lot

Proposed:

SF-6-NP
Townhome/
Condominium



We are here →

Process

- Neighborhood Meeting
- Staff review of Applications
- Planning Commission
- City Council
- Site Plan



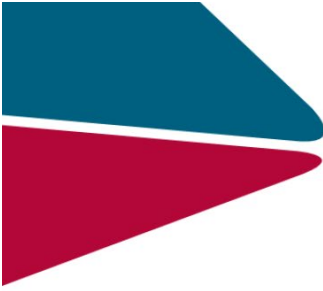
Process

- Parkland dedication, Traffic Impact Analysis, to be determined after final unit count

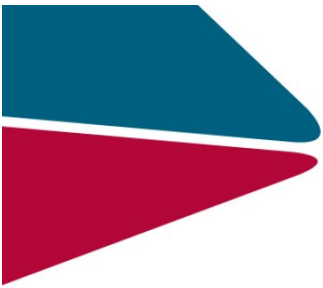
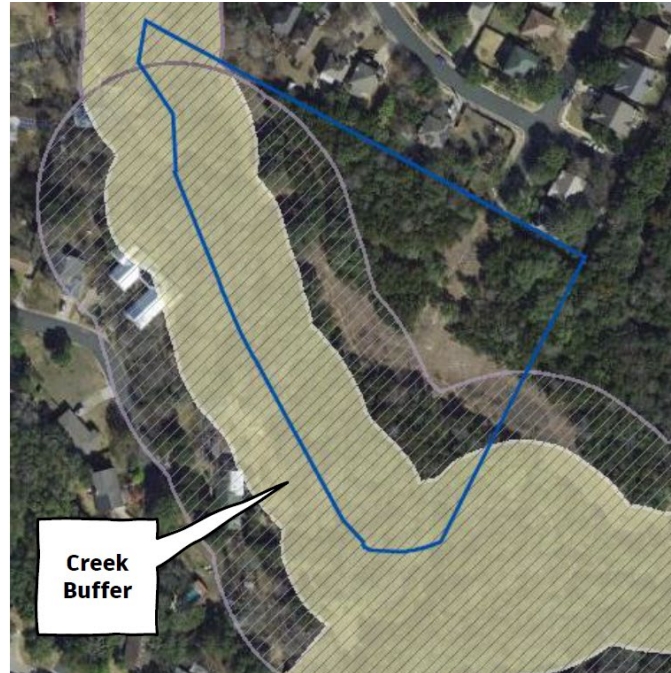


Site Development Standards

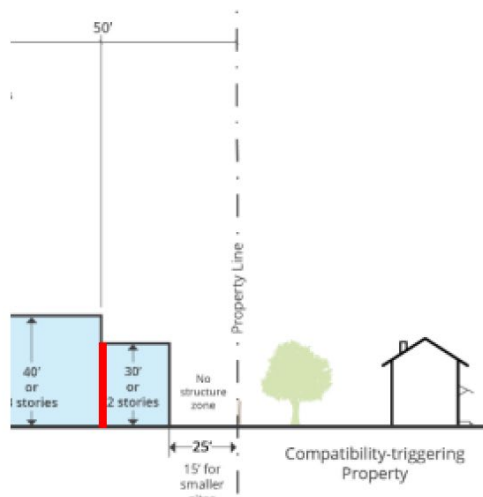
- Compatibility required
- Impervious Cover – 55%
- Height – 35 ft.
- Creek Buffer Zone
 - Buffer from centerline of the waterway



Constraints



Compatibility



Concepts



Correspondence Received

From: Marie Matisans
Sent: Tuesday, October 18, 2022 9:25 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Case: NPA-2022-0028.02

*** External Email - Exercise Caution ***

Hello,

Based on neighborhood discussion I would like to repeat the comments from Angele Davidson regarding 10600 Jonwood Way Rezoning Case: NPA-2022-0028.02.

I oppose the project should the following conditions NOT be met:

- the developer works with the city to fund barrier or fence around the edge of the north side of Pole Cat Creek. The edges are unsafe and littered with sharp and dangerous debris from past homeless camps that dot the area.
- a clear entrance and exit to the park area is marked and information about where those locations are shared with the local community as the exclusive ways in and out of the park.
- signs posted on the north side of the creek informing folks in the designated park area that all the property on the south side of the creek is private and not to be crossed over onto. We have frequent issues with trespassing and gun use in this area behind our properties on E Applegate Dr

If these are met I am happy for the change to take place, but I want assurance that it won't cause more trespassing from folks trying to get into the park as there will be no public access from our side of the creek.

Best,

--

Marie Matisans

From: Angèle Davidson
Sent: Sunday, October 16, 2022 10:14 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Case: NPA-2022-0028.02

Hello,

I'm writing because I received the notice for public hearing for 10600 Jonwood Way. I will be unable to attend the hearing in person on October, 25th, but I would like to send my comments. I'm in favor of the project under the condition that that the developer works with the city to fund barrier or fence around the edge of the north side of Pole Cat Creek. The edges are unsafe and littered with sharp and dangerous debris from past homeless camps that dot the area. I'd suggest that a clear entrance and exit to the park area is marked and information about where those locations are shared with the local community as the exclusive ways in and out of the park. Additionally, it would be appreciated if there are signs posted on the north side of the creek informing folks in the designated park area that all the property on the south side of the creek is private and not to be crossed over onto. We have frequent issues with trespassing and gun use in this area behind our properties on E Applegate Dr, so I'm happy for this development to take place, but I want assurance that it won't cause more trespassing from folks trying to get into the park as there will be no public access from our side of the creek.

Thank you,
Angèle Davidson
1400 E Applegate Dr
Austin, TX 78753

.....

PUBLIC HEARING COMMENT FORM

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

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

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

Case Number: NPA-2022-0028.02

Contact: Maureen Meredith, 512-974-2695 or

Maureen.Meredith@austintexas.gov

Public Hearing: Oct 25, 2022 - Planning Commission

Your Name (please print) Danielle & Danyline Webb

Your address(es) affected by this application 10628 Claywood Dr. Austin Tx 78753

Signature Danielle & Danyline Webb Date 10-16-22

Comments: Neighborhood has already

gone downhill since the people
from eastside have been forced
to move north. DO NOT want
want to live anywhere near
housing.

☐ I am in favor
☒ I object

PUBLIC HEARING COMMENT FORM	
If you use this form to comment, it may be submitted to: City of Austin Housing and Planning Department Maureen Meredith P. O. Box 1088 Austin, TX 78767-8810	
If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.	
Case Number: NPA-2022-0028.02 Contact: Maureen Meredith, 512-974-2695 or Maureen.Meredith@austintexas.gov Public Hearing: Oct 25, 2022 - Planning Commission	
<div><div><input type="checkbox"/> I am in favor</div><div><input checked="" type="checkbox"/> I object</div></div>	
Shalonda Horton Your Name (please print)	
10705 Claywood Drive, Austin 78753 Your address(es) affected by this application	
Shalonda Horton Signature	10-24-2022 Date
Comments: Why are we building in a Flood zone? To help improve affordable housing crisis, shouldn't we allow families to purchase homes and not just rent? I'm concerned about traffic flow.	

Meredith, Maureen

To: Barbara Mink
Subject: RE: Case Number: NPA-2022-0028.02

From: Barbara Mink
Sent: Monday, October 24, 2022 4:54 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Fw: Case Number: NPA-2022-0028.02

*** External Email - Exercise Caution ***

Case Number: NPA-2022-0028.02
Contact: Maureen Meredith
Public Hearing: October 25, 2022 Planning Commission

My name: Barbara P. Mink
Address affected: 1208 Somerset Ave. Austin 78753
Daytime phone number: 512-415-4090
Date: October 24, 2022
Comments:

I object to this amendment

My property is directly across the creek from the proposed project. We had the developers out recently to our neighborhood association meeting. They did not present information on any details of this project. They just want the re-zoning and then then they said they would tell the neighbors any details about what they intend to build there. The presentation was basically a "trust us, it will be lovely" approach. We have gotten differing information as to the number of units, whether they will be for purchase, for long term rental or short-term rental, etc. "They will be lovely" is all the developers say. LOTS more details are needed.

Legally they cannot build within a certain distance from the center of the creek. But they provided no information about how they intend to protect the creek and not have contamination of the creek. That creek and the areas around the creek have a stand of huge trees and has been the natural habitat for generations for owls, hawks, possums, armadillos, coyotes, foxes and many song birds. The developers say that the area along the creek will be 'parkland' without any details of how they intend to leave this natural area as the wildlife refuge it has been for generations. They seem to be using a loophole... they have to designate a certain portion of their land as 'parkland', so they are just saying that their 'parkland' will just be the area where they cannot build anyway.

Neighbors on this side of the creek have dealt with folks walking through our property to get to the wooded area and the creek. We have had to watch our children in our own backyards because of others trying to get to the property across the creek. If the area across the creek now becomes 'parkland', the amount of folks from outside the immediate neighborhood seeking access to this area will only increase.

The developers need to be much more forthcoming with detailed plans.

Thank you,

Barbara

Dr. Barbara P. Mink
Dean | School of Leadership Studies
Fielding Graduate University

| fielding.edu

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

PUBLIC HEARING COMMENT FORM

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

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Case Number: NPA-2022-0028.02
Contact: Maureen Meredith, 512-974-2695 or Maureen.Meredith@austintexas.gov
Public Hearing: Oct 25, 2022 - Planning Commission

☒ I am in favor
☐ I object

Steve Hopson
 Your Name (please print)

1114 Hollybluff Austin TX 78753
 Your address(es) affected by this application

[Signature] Oct 24, 2022
 Signature Date

Comments: I support the proposed
Parkland dedication.

PUBLIC HEARING COMMENT FORM

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

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Case Number: NPA-2022-0028.02
Contact: Maureen Meredith, 512-974-2695 or Maureen.Meredith@austintexas.gov
Public Hearing: Oct 25, 2022 - Planning Commission

☐ I am in favor
☒ I object

Cristina Valdivia
 Your Name (please print)

10720 Claywood Dr
 Your address(es) affected by this application

[Signature] 10-24-22
 Signature Date

Comments: I don't think I'd even gotten
previous notice of an intent to
change the neighborhood plan. There
have been multiple hearings/info sessions
but I do not recall one for this
specific purpose. I am opposed to the
re-zoning of 10100 Toward way and if this
case # C14-2022-0085 is related, I am
opposed.

From: Angela Alarcon
Sent: Sunday, October 30, 2022 11:14 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Fwd: NPA-2022-0028.02

External Email - Exercise Caution **

Good Morning,
I only found out about the public hearing that was held on October 25th 2022 regarding the development at 10600 Jonwood Way today. I am a resident in the area and hoping that my comment may still be taken into consideration. I am very disappointed at the possibility of losing the remaining pedestrian accessible natural green space in my neighborhood. I understand that development is inevitable, however I do not see how increasing density in such an ecologically sensitive part of our neighborhood when there are many vacant and underutilized industrial lots in this area is in the best interests of our residents. I am aware that this comment likely cannot be taken into account as it is after the hearing date. Is there a way to be on a notification list for any future hearings? A place online that they are listed or a mailing list? Unfortunately right now the only way I have been able to find out about any city plans are through social media sites.

Best regards,
Angela Alarcon

.....

PUBLIC HEARING COMMENT FORM

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

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Case Number: NPA-2022-0028.02
Contact: Maureen Meredith, 512-974-2695 or
Maureen.Meredith@austintexas.gov
Public Hearing: Oct 25, 2022 - Planning Commission

☐ I am in favor
☒ I object

Andrew Fedlock

Your Name (please print)

10801 Claywood Dr, Austin, TX 78753

Your address(es) affected by this application

Andrew Fedlock

Signature

Date

Comments:

July 11, 2022

City of Austin
Austin City Hall
P.O. Box 1088
Austin, TX 78767-8810

To Whom it May Concern,

Please accept this letter expressing my support for the requested zoning and Future Land Use Map Revision of the property located at 10600 Jonwood Way to SF-6-NP/Single-Family Higher Density (2022-081987 NP & 2022-081950 ZC).

Thank you for your consideration of this matter,

A handwritten signature in black ink, appearing to read "Robert L. Rock". The signature is stylized with a large, looped "R" and a cursive "Rock".

Robert L. Rock
1300 E. Applegate Dr
Austin, Texas 78753

Letter of Support.docx

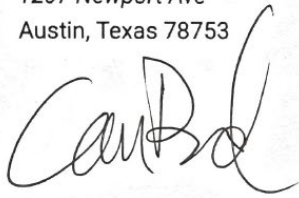
November 9, 2022

City of Austin
Mayor, City Council, and Planning Commission
Austin City Hall
301 W 2nd Street
Austin, TX 78701

Please accept this letter expressing my support for the requested zoning and Future Land Use Map Revision of the property located at 10600 Jonwood Way to SF-6-NP/Single-Family Higher Density. I see the great need for affordable housing in our city and understand that the path there is paved through zoning and development. I would rather others to have a place to live than an empty field in this place.

Thank you for your consideration of this matter,

Cam Rodriguez
1207 Newport Ave
Austin, Texas 78753

A handwritten signature in black ink, appearing to read 'Cam Rodriguez', with a stylized, flowing script.

July 11, 2022

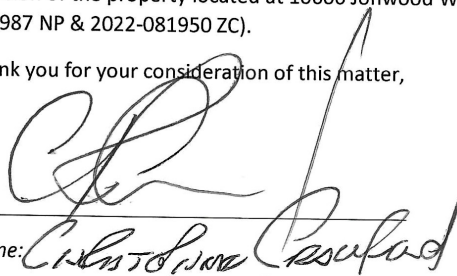
City of Austin
Austin City Hall
P.O. Box 1088
Austin, TX 78767-8810

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Thank you for your consideration of this matter,

Name:



Address:

1302 E. APPLECOTE DR.
AUSTIN TX 78753

PUBLIC HEARING COMMENT FORM

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

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

Case Number: NPA-2022-0028.02

Contact: Maureen Meredith, 512-974-2695 or

Maureen.Meredith@austintexas.gov

Public Hearing: Dec 08, 2022 - City Council

☐ I am in favor
☒ I object

Andrew Fedock

Your Name (please print)

10801 Claywood Dr Austin, TX 78753

Your address(es) affected by this application

Ashley Ethel

Signature

Date

11/22/22

Comments:

M