

October 1, 2021

From: Alice R. Duerr



To: Emily Draughon

City of Pflugerville Planner

planning@pflugervilletx.gov

Subject: ORD-0589

My name is Alice Rose Duerr, residing at 1904 Steeds Xing, Pflugerville, Texas. I have written letters and emails to the Planning Commission on several occasions on the proposed rezoning outlined in ORD-589. A letter stating my position was also submitted to Ricca Keepers. Due to nightshift work commitments, I am not able to attend the meetings. Please include this letter as one of the attachments under the ORD-0589, October 4, 2021, agenda.

The Planning Commission's vote on ORD-0589 will influence future rezoning request as larger parcels of land in older developments become available. Please consider adding verbiage regarding traffic and safety in your discussions and decisions.

When I purchased my home Steeds Xing was a dead-end-street. There was no mention, nor did I comprehend, that it would be a major thoroughfare for several large subdivisions. Vehicles are required because the area does not have access to public transportation or sidewalks, to safely access HEB, Golds Gym, and other business establishments. Understanding that a vehicle is a requirement is one thing; the effects of the traffic on the quality of life is another.

Example, if 50 homes are built, at 2 cars per home, that is 100 cars more per day on Steeds Crossing. Older neighborhoods were built on a grid system vs the loops and col de sacs of newer developments. Homes in new developments typically do not face out to the main thoroughfare.

The posted speed limit on Steeds Crossing is 30 mph. The normal speed driven on the lower section of the street is more than 40 mph. Drivers seldom slow down for homeowners to safely exit or enter their driveways. On three occasions I approached Pflugerville Police Department Officers as to why they do not ticket speeders on the lower section. The response has been they are not authorized to ticket speeders on the lower section.

The number of vehicles speeding through has diminished the once family friendly neighborhood. Kids used to ride their bikes up and down the street. Folks would walk down to fish in the retention pond. Walking in the neighborhood was a great way to meet people. The sense of neighborhood community all but ended when the traffic tripled. It would be a shame to see this happen in other communities.

In summary, I'm not saying don't build new homes. I am asking you to include in your discussion's questions about how the increase in vehicles will affect well-established neighborhoods. It may not always be possible to save an older neighborhood, but at least ask the Planning Department, the land developers, and other agencies how to bring balance.

Sincerely,

Alice Rose Duerr