

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  
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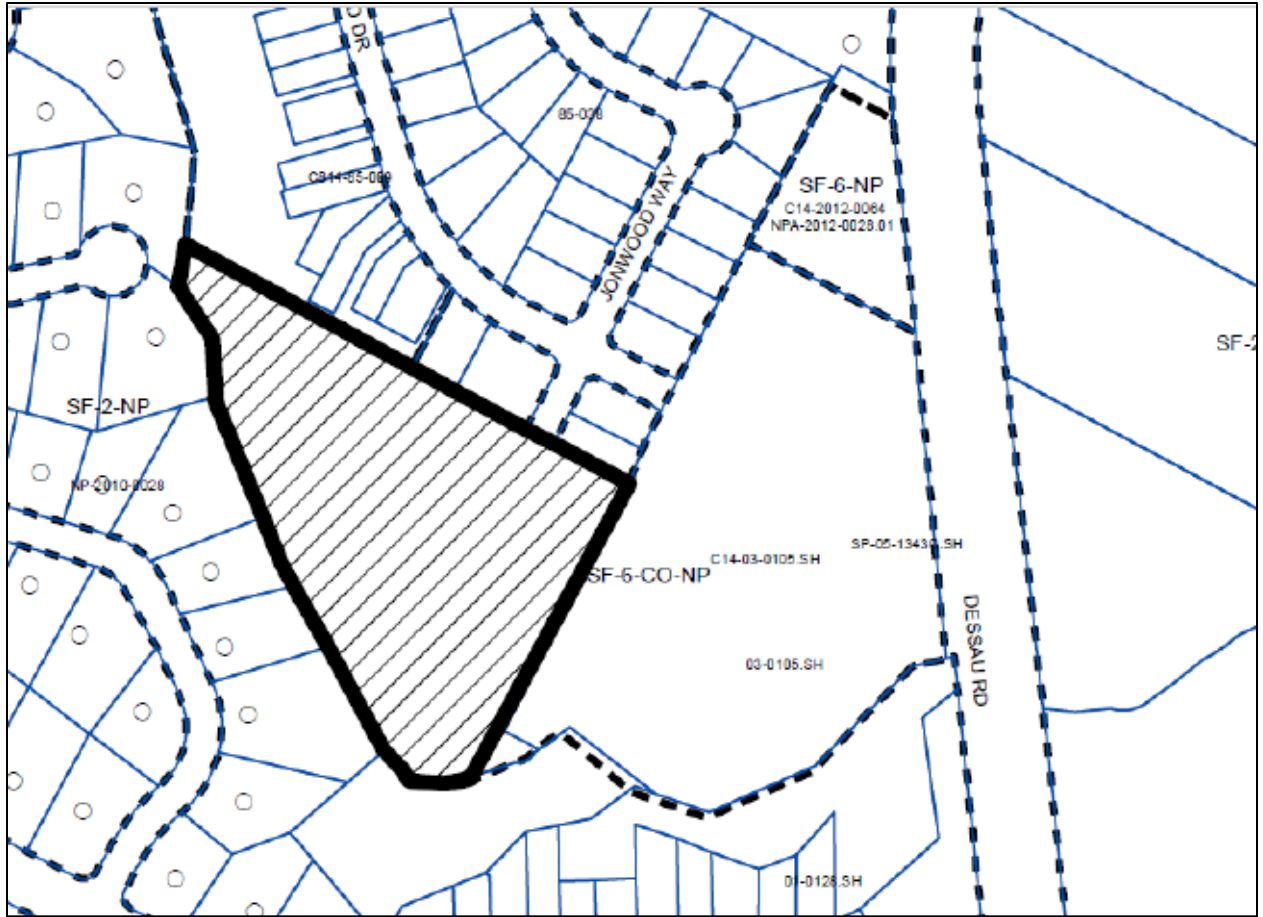


Figure 1: Adjacent Parcel



Figure 2: Adjacent Parcel Parkland Request