From: mary ramirez

Sent: Tuesday, March 7, 2023 4:03 PM

To: Chaffin, Heather < Heather. Chaffin@austintexas.gov > **Subject:** woodcliff homeowner comment: case c14-2022-0133

*** External Email - Exercise Caution ***

Hello City of Austin Zoning and Planning Commission,

We object to the rezoning of the property at 10701 Dessau Road to become high-density apartments. We are okay with development of homes, or medium density neighborhoods, or even mixed uses districts, but not large apartments looming over our houses. If the apartments must be built, please consider some sort of large natural buffer zone between our houses and the development. When considering current housing capacity, there are dozens of large apartment developments nearby being built right now which should also be counted towards the total capacity.

Regards,
Mary and Marcus Ramirez
11000 Wandering Way

From: Matthew Grabner

Sent: Tuesday, March 7, 2023 5:21 PM

To: Chaffin, Heather < Heather. Chaffin@austintexas.gov>

Subject: Case #: C14-2022-0133

*** External Email - Exercise Caution ***

Hello,

I live at 10804 Wandering Way, Austin, TX 78754. I <u>object</u> to rezoning that would allow apartments to be built next to the Woodcliff neighborhood (Case #: C14-2022-0133).

Dessau Road is already congested and dangerous. The lanes are too narrow, and there's not enough dedicated (and appropriately sized) turn lanes or traffic lights that allow vehicles to safely (let alone efficiently) enter and exit other apartment complexes currently located on Dessau. It seems like we see car accidents (which are often very severe) on a daily or weekly basis.

I believe adding 600 more residences (and the corresponding vehicle traffic) at this location will only exacerbate the current traffic safety issues and make it more dangerous for my family to get to and from our home.

Thank you for your time and consideration.

Matt Grabner

From: Dustin Venhaus

Sent: Monday, March 13, 2023 11:25 AM

To: Tomko, Jonathan < Jonathan. Tomko@austintexas.gov>

Cc: Chaffin, Heather < Heather. Chaffin@austintexas.gov>; Abby Venhaus <>; Dustin Venhaus

Subject: Re-zoing of 10701 Dessau Road C14-2022-0133

*** External Email - Exercise Caution ***

Hello Jonathan,

I am writing to express my strong opposition to C14-2022-0133, the proposed rezoning at the 10701 Dessau Road. While the local community may be unable to prevent development, that in itself will be detrimental to the area, nearly all residents in our neighborhood (Woodcliff) are completely opposed to the addition of multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, and potentially lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic jams on Braker getting onto I-35 (the path these residents will likely take) already span the distance between the proceeding stop light. Often it takes 2 to 3 stoplights to get on the interstate. Additionally, the deceleration lanes going left at the intersection of Dessau and Braker is routinely blocked by traffic turning left onto Braker during rush hour. Additional residents at a high-density population will only make traffic worse, and further back up Dessau during rush hour traffic. In other words, the local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing residents. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to school in the mornings. Finally, the proposed property is on a dangerous turn, and wrecks are already commonplace from cars going northbound on Dessau.

Wildlife is routinely observed in the property, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat.

Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multi family dwellings are inconsistent with the neighborhoods developed in this area, and president was set with the property south of the property in question, which was denied re-zoning to multifamily.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails. There was a petition going around, and I'm certain that the minimum of 20% of the residents have signed this petition.

Thank you for your continued service and support of our communities.

Please confirm receipt of this message for formal objection to re-zoning this property case C14-2022-0133. If this message must be sent to Heather, please double check that the email I have is correct and forward on. I am under the understanding that you are now our case manager.

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code: https://bit.ly/ATXZoningComment.



During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

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.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public

Case Number: C14-2022-0133 Contact: Heather Chaffin, 512-974-2122 Public Hearing: March 7, 2023, Zoning and Plate	ting Commission
Dustin Venhaus	☐ I am in favor
Your Name (please print) 11008 Wandering Way, Austin TX 78754	X I object
Your address(es) affected by this application (optional)
Dath	3/13/2023
Signature 314-517-6220 Oaytime Telephone (Optional):	Date
Daytime Telephone (Optional): 314-517-6220	

If you use this form to comment, it may be returned to: City of Austin, Housing & Planning Department **Heather Chaffin**

P. O. Box 1088, Austin, TX 78767

Or email to:

Heather.chaffin@austintexas.gov

Best regards,

Dustin Venhaus

Owner located at 11008 Wandering Way, Austin TX 78754 (Within 200 ft of property line)

Direct: 314-517-6220

From: Catherine Parsoneault

Sent: Tuesday, March 7, 2023 5:33 PM

To: Chaffin, Heather < Heather. Chaffin@austintexas.gov>

Subject: Urgent: Time Sensitive Zoning Objection

*** External Email - Exercise Caution ***

To: heather.chaffin@austintexas.gov

Subject: Case #: C14-2022-0133 TIME SENSITIVE -- OBJECTION

I Object.

Dear Ms. Chaffin,

As a resident and homeowner in the Woodcliff subdivision, 78754, I am writing to state my strong objection to the proposed zoning and development per Case # C14-2022-0133.

This area has already experienced adverse effects from over-densification, in the form of diminished safety, traffic delays and accidents, noise and light pollution, and presumably watershed and greenbelt impacts. Please add my voice to the many other nearby homeowners who do not wish to see this advance on the erosion of the quality of life in this neighborhood which we love.

I have tried and failed to locate traffic pattern studies, environmental impact studies, or any other information regarding this case. Decisions made in an information vacuum are generally not supported, and this particular case seems to have significant opposition.

Thank you for your time and consideration.

Sincerely,

Catherine Parsoneault
Woodcliff Homeowner and Resident

From: MIKE GRANGER

Sent: Tuesday, March 7, 2023 5:58 PM

To: Chaffin, Heather < Heather. Chaffin@austintexas.gov>

Subject: C14-2022-0133

*** External Email - Exercise Caution ***

Michael Granger & Lan Chu

11001 Wandering Way, Austin, TX 78754

I object.

From: Matthew Comerford

Sent: Wednesday, March 8, 2023 5:31 PM

To: Chaffin, Heather < Heather. Chaffin@austintexas.gov>

Subject: I object to rezoning that allows apartments to be built next to Woodcliff neighborhood Case:

C14-2022-0133

*** External Email - Exercise Caution ***

Hi there,

Please do not make this change to our section of Austin. The infrastructure here is not set up to absorb this density. Traffic northbound already waits for several cycles at Dassau and Braker. This will create the same problem southbound negatively impacting the quality of life here.

Best

Matthew

Matthew Comerford

11105 Bluff Canyon Drive Austin, TX 78754

From: Bobby Franzetti <

Sent: Tuesday, March 7, 2023 9:13 AM

To: Chaffin, Heather < Heather. Chaffin@austintexas.gov >

Subject: Case Number: C14-2022-0133

*** External Email - Exercise Caution ***

Case Number: C14-2022-0133

Contact: Heather Chaffin, 512-974-2122

Public Hearing: March 7, 2023

I object to the zoning change for the very large apartment complex that is being proposed in our quiet single family home neighborhood.

Bobby Franzetti 1505 Misty Cove