

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

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Hello,

I live at 10804 Wandering Way, Austin, TX 78754. I object 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-zoning 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 precedent 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.

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

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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

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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