

To whom it may concern:

Thank you for your time today. I am writing to you regarding the proposed rezoning at 10701 Dessau Road, Austin TX 78754.

Permit/Case: 2022-139766 ZC

Reference File Name: C14-2022-0133

Address: 10701 Dessau Road (11.909 acres)

Current Zoning: SF-2, single family residence - standard lot

Proposed Rezoning: MF-4, multifamily residence - moderate-high density

This rezoning request would shift almost 12 acres of property that has been a single-family homestead from its original zoning of SF-2, single family residence - standard lot to MF-4, multifamily residence - moderate-high density. In practical terms, it means greenlighting the building of more than 600 multi-family residences on property that was zoned for less than 100 families.

We recognize that there is always a need for affordable housing in Austin, but there are challenging issues with this proposed change. There is also a need to balance out the safety and supports provided to residents while utilizing zoning to help mindfully plan for the future.

We are concerned about this potential rezoning for several reason:

- Continues to exacerbate concerns with Cameron Road/Dessau Road's capacity and safety.
 - o Over the last few years, new housing and apartments have been added to the area without significant improvements to Dessau Road. This includes eight neighborhood intersections within a 1.5 mile stretch between E. Rundberg and Wandering Way that are without lights or support for those turning against traffic. The amount of explosive growth with-in the Pioneer Hill neighborhood (10101 Dessau) without plan to address safety for vehicles, pedestrians, and safe biking.
 - o In the past month alone, there have been more than 40 crashes requiring assistance along Dessau Road. This doesn't take into consideration the number of accidents along Cameron (Dessau Road, south of Rundberg) or along other intersecting streets such as Braker, Parmer, or Collinwood.
 - o While Fire Station 23 is close to this property, it is already one of the busiest stations in the city and with a significant coverage area. With the increase in population as well as vehicle traffic, the capacity and response times needed will be significantly impacted. The closest police station is over five miles from this location.
- Increases the need for suitable infrastructure such as utilities, emergency response, education, transportation without plans in place to address
 - o With the additional number of apartments and compact neighborhoods being added to the area, reliable infrastructure is needed but has not been planned

for. For example, Manor ISD's closest elementary school is over three miles away and travel is along a designated hazardous roadway. No new additional schools are planned in the area closest to this property although there is significant growth due to the expansion of Pioneer Hill at 10101 Dessau.

- Changes to property value, use, and character
 - o 10701 Dessau Road plays an important role in helping define the character and use of the homes within the Woodcliff neighborhood. More than 22 homes will be directly impacted by any changes to this zoning with a wider impact to the overall community. Loss of natural barriers, tree habitat, and environment will significantly change the real or perceived value to homes that adjoin this property.
 - o The impact to property taxes and property value is a large concern to home owners as any increase to property taxes may price-out residents who will no longer be able to afford their homes. Alternatively, any impact that decreases property value will mean a materialized loss to home owners.
 - o The current zoning helps support the neighborhood plans from [Heritage Hills/Windsor Hills](#) that recognizes the need to preserve stable single family neighborhoods, including the natural beauty, utility, and environmental health of the area. This property either in its current state or, if built as currently zoned, allows a transition between the mixture of civic, commercial, and industrial land uses south of 10701 Dessau Road.
- Sets an undesirable precedent for other properties in the neighborhood or within other areas of the city
 - o The property at 10701 Dessau Road, in conjunction with the properties of 10601 Dessau Road, and 10800 Wandering Way all share joined property lines to multiple homes in the Woodcliff neighborhood. Any zoning change to 10701 Dessau then sets precedent to rezone 10601 Dessau, especially because of the narrow design to this property, and also to 10800 Wandering Way since it would then be isolated by major development.
 - 10701 Dessau Road adjoins 13 homes and a church.
 - 10601 Dessau Road adjoins two homes.
 - 10800 Wandering Way has its entrance within the Woodcliff neighborhood and adjoins seven homes within the neighborhood.
- Negative ramifications to environment such as destruction of heritage trees, wildlife habitat, and loss of watershed/increases to impervious cover
 - o 10701 Dessau Road plays a role in the creek and wildland system that feeds into Walnut Creek. The loss of trees, further erosion of habitat for wildlife, and any impact on water quality will have devastating impact on the health of not only Woodcliff, but also on other locations dependent on a healthy ecosystem, such as Jourdan-Bachman Pioneer Farms.
 - o This piece of property has a significant number of heritage trees that both support the overall health and environment of the watershed to Walnut Creek. This property also serves as a major visual contributor to other neighborhoods

and historic properties such as Jourdan-Bachman Pioneer Farms. Any rezoning to the property will be devastating.

- 10701 Dessau Road also serves as a major thoroughfare for wildlife through the creek system between Dessau Road, east through the Woodcliff neighborhood between the streets of Creek Hollow and Brushy View Cove, out toward Walnut Creek and Jourdan-Bachman Pioneer Farms. This includes fox, deer, bats, raccoons, possums, skunks, and coyotes that help keep in balance other wildlife such as ticks, rodents, and wild hogs. A change to the environment will further push wildlife into already developed areas and exacerbate the natural rodent and vector control that this area has been able to naturally develop and support along Walnut Creek.
- By setting a precedence in rezoning, it further isolates the critical properties of 10601 Dessau Road and 10800 Wandering Way in the distinct ecosystem present in the area. Both 10601 Dessau Road and 10800 Wandering Way include a zoning overlay of wildland urban interface – proximity class within 150 feet of a wildland area and as a critical water quality zone.

It cannot be overstated how much this property helps establish the character of the community and the vital role it plays as an environmental buffer for the area. Recognizing the need for housing that is both affordable and in proximate location to major centers of work within the Austin area, we are realistic that this property will likely no longer remain a single homestead for a family. However, the request for rezoning from SF-2, single family residence - standard lot to MF-4, multifamily residence - moderate-high density will have detrimental impact to the individual home owners that adjoin 10701 Dessau, to the larger neighborhood of Woodcliff, to the unique historical site of Jourdan-Bachman Pioneer Farms, and to Walnut Creek and its critical ecosystem.

I respectfully ask that you deny this rezoning request. Should you have any questions or would like to set a meeting, please let me know.

Thanks,

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