

Case Number: C14-2022-0133
Contract: Heather Chaffin
Public Hearing: March 21, 2023, Zoning and Platting Committee

Name: Robert Michael McCauley
Address: 10601 Dessau Rd, Austin, TX 78754
Mail: PO Box 144904, Austin, TX 78714
Telephone: 512-568-6645

I object to the rezoning of 10701 Dessau Rd, Austin, TX

Comments:

I strongly object to the rezoning of the above property.

"Zoning should be consistent with the Future Land Use Map (FLUM) or adopted neighborhood plan." "Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character." MF-4 moderate high-density housing is not in compliance with the single-family housing and churches surrounding this property to the North, East and West. The properties to the south of the property are zoned ETJ and SF-2 with rural residences.

The property is on the edge of a major water shed and definitely requires an EPA study. **Our property is lower than this property and run off would be a serious issue for us and Walnut Creek.** Erosion, pollution and wastewater runoff are all concerns.

The property has many heritage trees which should be preserved as much as possible.

Congestion, noise and pollution are also high concerns. Dessau has been designated a high crash roadway. The intersection of Dessau and Braker already exceeds the traffic flow it can reasonably handle. There is a combined curve and steep grade south of the property and a blind curve to the north of the property on Dessau. The likelihood of traffic accidents are inevitable when traffic flow increases at that site. The strain on public schools and city/emergency services with the influx of 300 families cannot be overlooked.

We are extremely concerned about our privacy with a large MF unit being built beside our rural residence.



Robert Michael McCauley
3/9/2023

PUBLIC HEARING INFORMATION

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

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Case Number: C14-2022-0076

Contact: Nancy Estrada, 512-974-7617

Public Hearing: March 23, 2022, City Council

Teresa Clark

Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application (optional)

608 West 31st 1/2 Street

Signature

Teresa Clark

Date

3/10/2023

Daytime Telephone (Optional): *(512) 577-6500*

Comments:

NO CS1 ZONING

✓

OPPOSED

If you use this form to comment, it may be returned to:

City of Austin, Housing & Planning Department

Nancy Estrada

P. O. Box 1088, Austin, TX 78767

Or email to:

nancy.estrada@austintexas.gov

PUBLIC HEARING INFORMATION

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Case Number: C14-2022-0122.SH

Contact: Heather Chaffin, 512-974-2122

Public Hearing: March 23, 2023 City Council

Your Name (please print) Marc

☐ I am in favor
☒ I object

Your address(es) affected by this application (optional)
1716 Hillcrest

Signature Marc

Date 3/10/23

Daytime Telephone (Optional): _____

Comments: Increased traffic & COA work allow owners the discretion needed to protect the neighborhood.

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

Case Comments emailed to Heather

C14-2022-0133 – case postponed to 3/21 ZAP agenda

Hello, My name is Mary Jane Blommel, 11105 Terrace Bluff, within the Woodcliff neighborhood. I am writing to object to Case Number: C14-2022-0133:Proposed Zone change from SF-2 to MF-4.

I object because:

1. There is already a tremendous buildup of traffic on Dessau because Austin has been growing at an exponential rate. Several 'High Crash Area' traffic signs have been placed along Dessau so adding more traffic to the road is detrimental. Signs on the road (1.7 miles away) proclaim it as a 'HIGH CRASH' road.
2. We are also in a sensitive greenbelt area, and adding more traffic and parking spaces are very detrimental to greenbelt areas.
3. The proposed site is at the top of a hill. It is going to be difficult for people entering and exiting the apartments to see traffic coming. This will contribute to automobile crashes and human injuries.

Thank you,

Mary Jane Blommel

[REDACTED]

Attached please find our comments related to Case # C14-2022-0133 for property located at 10701 Dessau Rd. Your consideration of our concerns related to this development would be appreciated.

My wife and I live at the property directly south at 10601 Dessau Rd and this proposed zoning and construction project would have a profound impact on our property, our lives and our privacy.

I am 78 years-old, a veteran and I am handicapped. I will not be able to attend the meeting on March 7. We attempted to call your office to find out how to attend the meeting online, but there was no answer and the recording did not allow us to leave a message. Please provide a link for us to join the meeting from our home.

You may call us at [REDACTED] if you have any questions.

Thank you

R. Michael McCauley

[REDACTED]

[Attachment]

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Case Number: C14-2022-0133

Contact: Heather Chaffin, 512-974-2122

Public Hearing: March 7, 2023, Zoning and Platting Commission

Robert Michael McCauley
Your Name (please print)

☐ I am in favor
☒ I object

10601 Dessau Rd, Austin, TX 78754
Your address(es) affected by this application (optional)

R. Michael McCauley 3/6/23
Signature Date

Daytime Telephone (Optional): 512-568-6645

Comments: I strongly object to the rezoning of this property. Among other reasons, the intersection at Dessau & Braker already exceeds the traffic flow it can reasonably handle. Dessau is a high crash roadway and already has many accidents north & south of this location. It is also on the edge of a major watershed and definitely requires an EPA study. Our property is lower than this property; runoff would be a serious issue. Also, congestion noise & pollution existing housing in the area around the property. Single-family residential. If you use this form to comment, it may be returned to: Family, another way City of Austin, Housing & Planning Department. Additionally, another way Heather Chaffin multi-family unit property is planned near Braker & Dessau. If the objective is to degrade N. Huston, this project will do it. Heather.chaffin@austintexas.gov P. O. Box 1088, Austin, TX 78767

Hi, I **object** to rezoning that allows apartments to be built next to my woodcliff neighborhood.

Case # : C14-2022-0133

Hearing : 3/7/2023

Thanks

Salvador Rodriguez

11002 Wandering Way, Austin, TX 78754

[REDACTED]

[REDACTED]

Ms. Chaffin,

I live in Woodcliff (1504 Misty Cove, 78754), and am sending this email to formally state that we object to rezoning that allows apartments to be built next to our neighborhood.

C#: C14-2022-0133

Take care,

(Homeowners) Danielle Zigon & Carter Linville

[REDACTED]

I object to rezoning that allows apartments to be built next to Woodcliff Neighborhood.

(Case # C14-2022-0133)

thanks,

David Meyers

[REDACTED]

[Attachment]

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Case Number: C14-2022-0133
Contact: Heather Chaffin, 512-974-2122
Public Hearing: March 7, 2023, Zoning and Platting Commission

David Meyers

Your Name (please print)

1500 CREEK HOLW, AUSTIN TX, 78754

☐ I am in favor
☒ I object

Your address(es) affected by this application (optional)

3-6-23

Date

Signature

Daytime Telephone (Optional):

Comments:

If you use this form to comment, it may be returned to:
Heather Chaffin
 City of Austin, Housing & Planning Department
 P. O. Box 1088, Austin, TX 78767
 Or email to:
Heather.chaffin@austintexas.gov

C14-2022-0133

Public Hearing : March 7 , 2023

Zoning an Platting Commission

Heather Chaffin

I object to the change in zoning because of the traffic , and concern of how the residents will be able to access the property. I have seen to many near misses for accidents up and down Dessau Rd. from Runberg to Parmer. They do not put in enough left turn lanes or stop lights to allow for safe and easy exit and entrance to these properties. There is also an excessive amount of speeding on this road and plenty of blind spots. The City also does a very poor job of maintaining the sidewalks and overgrown brush along this road which makes it very dangerous for people who walk.

Thank You

Michael Strano

1503 Creek Hollow

Austin Texas 78754



Hello Heather,

I have sign this once before, but am unclear if it was ever received. So I signed another to email you directly.

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Case Number: C14-2022-0133
 Contact: Heather Chaffin, 512-974-2122
 Public Hearing: March 7, 2023, Zoning and Planning Commission

Aaron Dahl
 Your Name (please print)

☐ I am in favor
☒ I object

1505 Greets Hollow Austin
 Your address(es) affected by this application (optional)

Aaron Dahl
 Signature Date 6 Mar '23

Daytime Telephone (Optional): 512 934 2186

Comments:

If you use this form to comment, it may be returned to:

Heather Chaffin
 City of Austin, Housing & Planning Department
 P. O. Box 1088, Austin, TX 78767
 Or email to: Heather.chaffin@austintexas.gov

Thank you
 Aaron Dahl

[REDACTED]

Hello Heather Chaffin,

I am writing you in response to rezoning case # C14-2022-0133. I live in the neighborhood just north of this site off of Wondering Way. I drive Dessau rd daily. The proposed rezoning lot is in a particularly bad spot on Dessau rd. Traveling northbound on Dessau rd, traffic flows at a very high rate of speed as speed limit is 50 but many drivers go over that. The lot sits at the top of a hill over a creek crossing at this stretch of Dessau. This forms a natural blind spot for drivers going northbound as they go up the hill & around a curve in the road.

With drivers going at high rates of speed, going uphill & around a blind spot curve there will be traffic accidents at this site. Very bad traffic accidents if this lot is rezoned for multi-dwellings. Drivers pulling out of that lot will not be able to see all northbound traffic and may only have dozens of meters of visibility to Dessau rd instead of the hundreds of meters of visibility needed for safe travel.

Please DO NOT rezone this lot. If you do and there is a fatal accident, that death will be on the rezoning commission hands. And that death could be my own as like I said I travel that stretch of Dessau daily and it is dangerous enough as is. This is not a suitable site for such a development and will cause more harm than good.

There are plenty of other locations that have better visibility and are better suited for mutli-dwelling buildings here in Austin. This particular lot is among the worst spots on Dessau rd. and should NOT be rezoned. I do insist that you take these comments into consideration when making your decision as the lives you save may very well be my own.

Thank you for your time,

Paul Clontz

Concerned Homeowner

[REDACTED]

I OBJECT

Case #: C14-2022-0133

Contact: Heather Chaffin, 512-974-2122

Public Hearing: March 7, 202

Roxanne Davis

1507 Misty Cove

Austin, TX 78754

I OBJECT to REZONING that allows apartments to be built next to Woodcliff neighborhood.

[REDACTED]

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.

Keri Knobloch

1505 Misty Cove

Austin, TX 78754

Thank you

[REDACTED]

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

[REDACTED]

So, the house I bought years ago and put over 100K in improvements into, once they build a gigantor apartment complex right behind my fence, will INSTANTLY lose OVER 100K in value because it backs up the multifamily. SO I may as well have taken my retirement money and set it on fire.

All of the privacy and serenity I treasured will instantly be lost.

I've been a realtor in Austin for 40 years. DO YOU KNOW HOW HARD IT IS TO SELL A HOUSE THAT BACKS TO MULTIFAMILY???? NO ONE WANTS TO LIVE THERE!!!!!!!!!!!!!! It has to be substantially cheaper than the houses right across the street from them before anyone will consider it.

But SOMEONE will make 500 times more than the 100K of value they rob me and all the other nearby property owners of.

OH WELL there goes my retirement. GREAT.

Maybe that developer should compensate the property owners whose values they devastate out of the MILLIONS they will profit by.

Maybe they could be required to leave a substantial greenbelt between their development and our properties?

Or maybe they could build an area of single family houses between our houses and their apartments as a buffer? OH WAIT they wouldnt do that because NO ONE WOULD WANT TO BUY THOSE HOMES adjacent to their apartments. Right.

NO WONDER there is an exodus of old time Austinites abandoning the city where they have lived all their lives. And these people they are building all this multifamily to accommodate? They will move away in 2 years to the NEXT boom town for a pay raise, because they do not have roots here and they don't care.

When there are so many alternative building sites available that ARE NOT adjacent to established neighborhoods , where they can build to their hearts content WITHOUT disrupting entire neighborhoods, WHY THIS PIECE OF LAND????????? Build out along 130 and Parmer! And the City- handing out rezoning like candy - do you simply have NO RESPECT for the people who have owned their homes for decades?

I stand here in anger and disgust.

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 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 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.

<p align="center">PUBLIC HEARING INFORMATION</p> <p>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.</p> <p>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.</p>  <p>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.</p> <p>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.</p> <p>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.</p> <p>For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.</p>	<p>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 Information Act (Chapter 552) and will be published online.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Case Number: C14-2022-0133 Contact: Heather Chaffin, 512-974-2122 Public Hearing: March 7, 2023, Zoning and Platting Commission</p> </div> <p>Dustin Venhaus</p> <p>Your Name (please print) _____</p> <p>11008 Wandering Way, Austin TX 78754</p> <p>Your address(es) affected by this application (optional) _____</p> <p><i>[Signature]</i> 3/13/2023</p> <p>Signature _____ Date _____</p> <p>Daytime Telephone (Optional): 314-517-6220</p> <p>Comments: Please refer to email comments.</p> <p>_____ _____ _____ _____ _____ _____</p> <p>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</p>
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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 Parsonneault

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