

Email Mon. 05/08/2023 7:08pm
To: Tomko, Jonathan
From: Bonin, Paul

I write to register my opposition to the rezoning of the land next to the Woodcliff neighborhood, which I live in 78754, to Multi-Family 4. Such changes would allow the construction of 330+ apartment units in buildings four stories tall or higher.

It should be clear that I am also opposed to 600+ apartment units in buildings as high as 60 feet, another idea that has been proposed by developers.

The particular area in question, off Dessau Road, is already population dense, with limited egress. The intersection of Dessau and Braker, in particular, fills to overflowing regularly and frequently sees auto collisions. Braker backs up at rush hour for those trying to get on I-35, as well as those crossing Braker to the West (and East).

The area proposed for building part of the old Chisolm trail, is home to wildlife and critical to drainage.

The increase in density will only create problems.

Admittedly, folks want to live in Austin, but placing more people in this particular area will only contribute to miserable living, for those arriving and those who have been here a long time.

With best wishes,
Paul Bonin
11208 Bluff Canyon Dr.
Austin, TX 78754

Email Thurs. 05/11/2023 1:28pm

To: Tomko, Jonathan

From: Evans, Rhonda

Dear Jonathan,

I'm writing to oppose this rezoning application for all of the grounds set forth by my neighbor Kate Horton, who will present against it. Yes, we need more housing in Austin, but jamming a massive apartment complex into an environmentally sensitive area, on a very dangerous road, and right next to a single-family neighborhood without extensive environmental, traffic, and geological surveys is inconceivable. This would not even be proposed in West Austin, and it should not be approved here. IF this land has to be developed, it should be with townhomes and condos to promote home ownership and remain consistent with our neighborhood.

Best,

Rhonda Evans

11105 Bluff Canyon Drive

Austin, TX 78754

Email Thurs. 05/11/2023 11:09pm

To: Tomko, Jonathan; Lawler, John; Harper-Madison, Natasha

From: Johnson, Natalie

Hello Jonathan,

I'd like to notify you again on my opposition to the rezoning of land at 10701 Dessau Rd.

It will negatively affect property value and does not fit with the current characteristics of the neighborhood. I cannot stress enough how damaging this project would be to the quality of life of the neighbors, and to many peoples property value (retirement for some!).

Natalie Johnson

Resident @ 1502 Echo Bluff Cove

Email Sat. 05/13/2023 3:31pm

To: Tomko, Jonathan

From: McCauley, Marilyn

Case Number: C14-2022-0133
Contract: Jonathan Tomko
Public Hearing: May 18, 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.

This property should not be rezoned or considered for rezoning until a geotechnical study has been completed for the land use. Without a geotechnical study, there is no way to discern if the soil can handle any change in the water run off or if expansive soil clay predominates the site.

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

Email Fri. 05/12/2023 12:12pm

To: Tomko, Jonathan

From: Venhaus, Dustin

To Whom It May Concern:

I am writing to voice my strong opposition to the proposed rezoning of 10701 Dessau Road, Case Number: c-14-2022-0133.

Cameron and Dessau Roads have already been flagged by the city's Transportation Department as in need of changes in order to make them less dangerous, but changing the zoning for this property would have the opposite effect. It is already difficult to exit the Woodcliff neighborhood via Wandering Way, the street on which my house is located. A hill obstructs the view of oncoming traffic from the left, and this proposed development is even closer to that hill, essentially creating a blind entrance/exit for those coming and going from the proposed housing units. That oversight could lead to even more accidents and deaths on a road where numerous traffic signs already warn that it is a "high crash area."

Additionally, the development will be part of a trend decimating tree cover and adding acres of asphalt in the area, exacerbating the causes that create urban heat sinks. The Environmental Protection Agency warns that creating these heat sinks increases energy costs and usage, air-pollution levels, as well as heat-related illnesses and potential deaths. This phenomenon has already been experienced on either end of our part of Dessau, with all the developments on Parmer to the North and on Cameron to the South.

Considering issues within both ERCOT and Austin Energy relative to sky-high demand putting a strain on the electrical system both locally and statewide, putting more demand on our local transmission lines due to additional cooling costs created by the heat sink, and more units, could have dire consequences for both new and current residents alike.

The apartments would also fundamentally change our portion of Dessau and our neighborhood. Most of the homes for a mile or so around us are single family homes built in the 1970s or 1990s. For more than three decades they have remained, creating a sense of community. We love our neighborhood, we love our neighbors, and we understand why people would want to move here. But that sense of community will erode if more of these extra-large, extra-dense developments creep up to our property lines.

This corner of Austin has been a hotbed of construction for apartments like this, with the city sequestering more and more to this area. Parts of Parmer, Cameron and Dessau are now essentially parking lots dotted by five-story buildings and traffic crashes. It's hard to think of other areas of town where so much multi-family development has been approved and built in such a short period of time.

That begs the question – why aren't these types of developments being approved for West Lake? For Tarrytown? For areas where residents have more means, more money to give for campaign contributions, more ability to fight against rezoning proposals and developers with deep pockets?

Finally, I bought this home about a year and a half ago. When I purchased the home I knew that there was a field behind it. My due diligence included checking the zoning for this field, and confirming that the zoning was fsingle family. I would have never bought this home if I knew that I would be looking at a multifamily being built in this beautiful green space just a short time later. There are so many beautiful heritage live oaks on this property that could be woven into a community if this were developed into single family homes. I would strongly encourage the city vote against this rezoning.

Dustin Venhaus

11008 Wandering Way, Austin, TX 78754