

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

Email from Marilyn McCauley
05/13/23 3:31pm

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

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Comments:

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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

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 attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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 or at a 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.

Case Number: C14-2022-0133

Contact: Jonathan Tomko, 512-974-1057

Public Hearing: May 18, 2023, City Council

KURT WESTVELD

Your Name (please print)

☐ I am in favor
☒ I object

10902 WANDERING WAY AUSTIN TX 78754

Your address(es) affected by this application

Kurt Westveld

Signature

5/17/2023

Date

Daytime Telephone: 512-745-1931

Comments:

- Rezoning is not appropriate for this area. It will destroy my back yard with direct watershed from the complex right down the middle of my land. Will change the entire look and feel of my neighborhood from quiet and cozy to an urban eyesore. I did not purchase my house to look out at an apartment complex nor live in a neighborhood with one.
- The rezoning will devalue every home in my neighborhood and result in a total loss of equity into the millions. I would expect the city to reimburse each homeowner for this loss as the value of our homes is part of our retirement savings.

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

City of Austin
Planning & Zoning Department
Jonathan Tomko
P. O. Box 1088
Austin, TX 78767-8810

Email from Susan Westveld
5/17/23 8:38pm

Jonathan,

Please find attached my objection to the proposed rezoning of project location 10701 Dessau Road.

I appreciate you taking the time to hear our neighborhood's concerns.

Thank you!

Susan Westveld

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 attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a 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.

Case Number: C14-2022-0133
Contact: Jonathan Tomko, 512-974-1057
Public Hearing: May 18, 2023, City Council

Susan Westveld
Your Name (please print)

☐ I am in favor
☒ I object

10902 Wandering Way
Your address(es) affected by this application

Susan Westveld
Signature

5/16/23
Date

Daytime Telephone: (512) 517-2945

Comments: Our property is directly behind the proposed development. We are on a dry creek bed that will be where run off from the project and parking lot will collect. This will litter our property. This will decrease our value and reduce our retirement. Not only a decrease in asset but the quiet, peaceful surrounding we bought will be gone, not to mention the eyesore of looking at an apartment complex in our backyard. This would also give another entry into our neighborhood for unwanted foot traffic. Loss of security. Please reconsider.

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

City of Austin
Planning & Zoning Department
Jonathan Tomko
P. O. Box 1088
Austin, TX 78767-8810

Email from Mike and Marilyn McCauley

As noted in my earlier email, I am still strongly opposed to the rezoning of 10701 Dessau Rd to MF4. I am unable to attend the council meetings due to my health. I am a 78 year old veteran and currently in a physical rehabilitation facility.

In the event that the rezoning is slated for approval, I have attached a demand letter for 8' fencing along the boundary between our property at 10601 Dessau Rd and 10701 Dessau Rd. I feel my demand is reasonable as it follows the Texas Code of Ordinances for safety purposes and should be a permanent consideration for any builder wishing to develop the property located at 10701 Dessau Rd.

Should you have any questions, you may contact me at 512-568-6645.

Thank you for your consideration of my request.

R. Michael McCauley

Case Number: C14-2022-0133
Property Location: 10701 Dessau Rd

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

Subject: Fencing between 10701 Dessau Rd and 10601 Dessau Rd, Austin, TX

This letter is to serve as formal notice to all concerned that we are demanding an 8' fence between 10701 Dessau Rd and 10601 Dessau Rd, Austin, TX as a requirement of rezoning for the builder at 10701 Dessau Rd. This demand meets the requirements outlined below in the Texas Code of Ordinances. There is a change in grade of at least two feet within 50 feet of the boundary between the two properties. There are currently trees and poles along the boundary line and there is a swimming pool located at the 10601 Dessau Rd residence. A car, bin, or proposed structure along the fencing would enable access between the properties with a 6' fence. The current fencing at 10601 Dessau Rd running along Dessau is 8'. An 8' fence between the two properties would address continuity as well as limit access to the swimming pool.

An agreement under these circumstances should be reasonable and achievable for the safety and privacy of all concerned.

§ 25-2-899 FENCES AS ACCESSORY USES.

- A) Except as otherwise provided in this chapter, a fence:
 - 1) is permitted as an accessory use in any zoning district; and
 - 2) must comply with the requirements of this section.
- B) In this section:
 - 1) an ornamental fence is a fence with an open design that has a ratio of solid material to open space of not more than one to four; and
 - 2) a solid fence is a fence other than an ornamental fence.
- C) The height restrictions of this section do not apply to an ornamental fence.
- D) Except as otherwise provided in this section, a solid fence constructed along a property line may not exceed an average height of six feet or a maximum height of seven feet.
- E) A solid fence along a property line may be constructed to a maximum height of eight feet if each owner of property that adjoins a section of the fence that exceeds a height of six feet files a written consent to the construction of the fence with the building official, and:

- 1) there is a change in grade of at least two feet within 50 feet of the boundary between adjoining properties; or
- 2) a structure, including a telephone junction box, exists that is reasonably likely to enable a child to climb over a six foot fence and gain access to a hazardous situation, including a swimming pool.

F) A solid fence may be constructed to a maximum of eight feet in height if the fence is located on or within the building setback lines.

G) a solid fence may be constructed to a height of eight feet if the fence is located between a residential use and:

- 1) property zoned as a commercial or industrial base district;
- 2) property used for a commercial or industrial use; or
- 3) an alley that separates a residential use and:
 - i) property zoned as a commercial or industrial base district; or
 - ii) property used for a commercial or industrial use.

Source: Section 13-2-308; Ord. 990225-70; Ord. 031211-11; Ord. 05012

Email from Dustin Venhaus

5/31/23 12:22pm

Hello Jonathan,

I'm registered to speak remotely tomorrow regarding the proposed re-zoning of Dessau (Item 057/068)

Is there any way to present slides during speaking? See attached.

Thank you,
Dustin Venhaus

Voicemail from Amy Hayes

6/2/23 11:24am

Hi, Johnathan. This is Amy Hayes. We had a couple of years ago at an event that I put on with Bo frail and Jennifer Jensen on missing middle. Housing so anyway, we've met before I'm calling about the re zoning case at 10701 decibel Road. I live in nearby neighborhood and have just kind of gotten involved in and become aware of the rezoning case and I'd love to talk to you about it a little bit and just kind of try to understand the reasoning behind their request for and that's for zoning versus M S three, it sounds like the developer is only intending to put about 330 units on the site anyway, which is far below even the threshold for M S three maximums. So it seems that really the height is the only thing that we're kind of in disagreement about not so much the density of the site. So I just wanted to try to understand that before I was there at the

city council meeting yesterday and plan to go on Thursday next week. When there is supposed to be the boat. So if you could give me a call back my number is 512-569-1143. Thank you so much bye bye.

Email from Amy Hayes

6/2/23 6:13pm

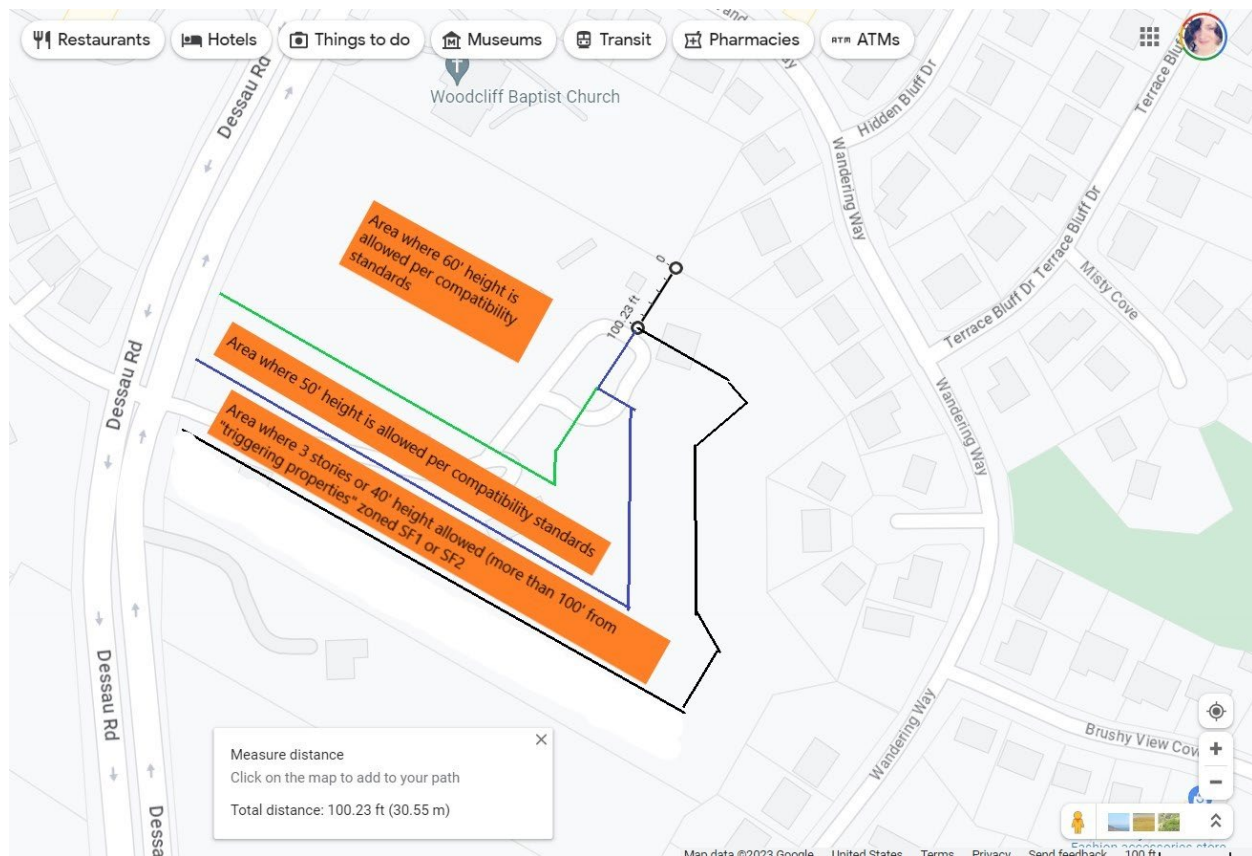
Hi Jonathan!

I left you a voicemail earlier today, but thought I'd send an email with my questions so I don't forget anything. I am trying to get some details straight before I write to Council members ahead of next week's meeting/vote on this re-zoning. I appreciate any information you can provide. :)

-My main question is, based on my review of the case: why is the developer requesting MF4 instead of MF3? In conversations with the developer's representative, they have stated that they only intend to build 330 units on the site anyway, which is almost 25% below the maximum units allowed by MF3. The difference of impervious/building cover is a negligible 5% and am I correct that the watershed regulations are more restrictive than MF3 anyway at 60%? Based on my interpretation of compatibility standards, about half of the site cannot be built above 40' and about two-thirds cannot be built taller than 50'. They would only be able to take advantage of the 60' height allowance on 1/3 of the site, so I'm having a tough time understanding why they are insisting on MF4. A compromise of MF3 seems very, very reasonable to me all things considered.

-Could you confirm what other properties in a 1.5-2 mile radius of this site are zoned MF4? From what I can find, there is only one (Paloma, 9911 Dessau) and they only built to 40'/three stories and are directly adjacent to a historically very commercial/industrial area. I am having a difficult time understanding why MF4 is necessary or appropriate for this particular site since there is no 60' structure within miles of this site (maybe the Samsung plant is the closest/only?). It would be unprecedented for the developer to build a residential project that tall anywhere near this area, but the 60' height allowance on 1/3 of the site seems to be the only advantageous reason to zone for MF4 based. Even the area case histories don't support any change similar to SF-2 to MF-3.

-Could you also confirm whether the (apologetically very rudimentary) map below is roughly correct based on my interpretation of the compatibility standards from the Rezoning Review Sheet posted online for this case?



--My understanding is that one of the reasons for the developer landing on 330 units is because that doesn't require a traffic analysis? Is that correct? As I'm sure you're aware, this site is on a basically blind curve on the road, with curvature AND topography changes contributing.

Thank you in advance for your help!

Amy Hayes

Email from Susan Morgan

6/3/23 10:15am

Dear Mr. Tomko,

I have attached a letter to the council regarding my opposition to Rezoning this property to MF-4. Please include it in the record. If you look at a topographic map, the property is on a high point above our neighborhood, the Woodcliff subdivision sloping downhill from it. The 60 foot apartments would add another 25-55 feet in height in appearance. It truly would overshadow us and is not compatible.

Topographic map:

<https://en-us.topographic-map.com/map-5wcz/Austin/?zoom=15&er=30.36965%2C-97.66775&lock=16%2C168%2C234>

Thank you.

Susan Morgan

Email from Ross Robertson
6/5/23 1:44pm

Dear Council Member Harper-Madison,
I am writing to respond to your invitation to dialog, issued at last Thursday June 1, 2023 City Council meeting, transcribed as follows:

"So to the last speakers point, I just want to have the opportunity to open the dialog. I think there are some considerations and some concerns. Where do people go? So where are they going to go? I would like very much to open the dialog. I want you to contact my office and let's talk about where people will eventually go. We are running out of space where do they go? And that's a real question. And I'd like very much to have a candid conversation with members of the community just like you, about where people go, please, please, please contact my office. Let's sit down. I will buy you a meal. Let's talk about it. This is a real conversation that we need to have as a community."

I wish to thank you for this generous invitation for input, and would like to gratefully accept.

The issue is in regard to the rezoning of the property 10701 Dessau Rd. I am a longtime resident in the Woodcliff subdivision, and cherish the quality and character of our way of life here in District 1.

I welcome the opportunity to share my thoughts, and to seek creative and constructive answers to your most essential question. Let me know what is the best opportunity to have this conversation.

Sincere Best,

Ross Robertson

Email from Mike and Marilyn McCauley

6/6/23 4:20pm

Jonathan

Attached please find two items related to the June 8 meeting for case number C14-2022-0133. I am unable to attend the meetings due to health reasons. However, I do want my voice to be heard. Please include my 2nd objection to the rezoning to the committee. You have already received my previous objection. Also included is the demand letter for an 8' fence between our property at 10601 Dessau Rd and 10701 Dessau Rd. The demand letter was given to David Hartman on May 30, 2023 at a meeting at the Woodcliff Baptist Church.

Please let me know if you have any questions.

Case#: C14-2022-0133

Address: 10701 Dessau Rd, Austin, TX

From: R. Michael McCauley

10601 Dessau Rd, Austin, TX

512-538-6645

Subject: Objection to Rezoning from SF2 to MF4

The City Council has taken a of stance of build, build, build with the mantra of “Affordable housing” and “Where are the people to go?” if more apartments are not built. You brandish this as a defense for overbuilding or building in a neighborhood that is not compatible with multifamily housing, No one talks about the fact that the luxury apartments being built are not affordable even for moderate incomes. It will be 25-40 years before the proposed apartments are considered affordable. The people who need a place to “go” will be routed to lower income areas to take the leftovers vacated by those moving into higher bracket housing. The landlords will not reduce the rent in the vacated areas. It just means that the areas vacated begin to decay and the areas already blighted will decay even more. The proposed new luxury apartments will in 25-40 years begin to decay the surrounding single-family neighborhood as people move out of those apartments to the newer, more luxurious, more costly apartments elsewhere.

Overbuilding has a profound impact on people and the planet. People are jammed together in their living area, in their traffic spaces, in the schools and in the services that are designed to keep them safe. As we gobble up the green spaces around us, we cannot support climate change initiatives while we concrete over the green, living things that give us life on this planet. For the earth itself, there is no justice – only the churning wheels of decay over decades as we erode the environment around us.

Taking this green space and adding concrete and asphalt, large roofs, sidewalks and running vehicles will increase the temperature as much as 22°F making it an urban heat island and boosting the heat wave in an already intense heat sensitive area.

“Where are the people to go?” Rehabilitating, preserving and operating rental housing for extremely low-income people can be achieved without destroying the very few and precious open green spaces in our area and destroying our neighborhood culture. There are trust funds, grants, bonds, coalitions, charities and philanthropists who can be contacted for assistance in working toward true affordable housing. Building 330 garden luxury apartments at 10701 Dessau Rd does not fit the definition of providing low-income housing, is not compatible with the neighborhood and over-taxes the infrastructure and services to the community.

I respectfully submit my opposition to the rezoning of the property from SF2 to MF4.

Date: May 30, 2023

Case Number: C14-2022-0133

Contact: David Hartman

Name: Robert Michael McCauley

Address: 10601 Dessau Rd, Austin, TX 78754

Mail: PO Box 144904, Austin, TX 78714

Telephone: 512-568-6645

Subject: Fencing between 10701 Dessau Rd and 10601 Dessau Rd, Austin, TX

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An agreement under these circumstances should be reasonable and achievable for the safety and privacy of all concerned. As a retired trial attorney I feel fairly safe in saying that under a number of conceivable circumstances failure to take this reasonable step will lead to various litigation over the coming years when the cost difference between a 6' and 8' fence is de minimis.

Email from Mike and Barb Kuplicki

6/6/23 7:20pm

Dear Council Member Harper-Madison:

This letter is in response to the meeting on June 1 at City Hall regarding rezoning of the property at 10701 Dessau Road. You were absent during that meeting, but between presentations from members of the neighborhood who are affected by this development (and rezoning from SF1 to MF4), you phoned in. It's an understatement to say we were all stunned and taken off guard by your interruption and your outburst. What you may have thought impassioned, instead came across as petulant, off-putting, and overwrought.

In the outburst, part of which was:

Where do people go? So where are they going to go? I would like very much to open the dialog. I want you to contact my office and let's talk about where people will eventually go. We are running out of space where do they go?

After our presentations, we gathered in the lobby of City Hall. John Lawler came out to join us and in his apology, acknowledged that all through this process, "you have all been nothing but very respectful".

All of us that will be affected by this multi-unit apartment complex recognize the need for housing in Austin. We're not unaware of the needs: do you think we don't see our property taxes rise every year? We all have known for years that one day we'll share our area with family homes. We are NOT a "NIMBY" neighborhood. I believe you think we are. If so, you are incorrect. We have simply and consistently asked for recognition on your part, and that of the rest of Council Members, that this area in particular needs to be developed with the congruent suitability it deserves. *We do not feel like you are listening to us.*

Council Member Harper-Madison, every single one of us has been nothing but cordial and respectful. Our concerns have always been extremely well-researched, articulate, serious, and realistic. Your interruption of our presentations showed us that once you make your decision about this property, you will move on to your next project. We'll be left with the effects of this rezoned project, and forever impacted. Most of us are retired seniors and our home values will be decimated. You ask "Where do people go?" posits that it's our problem to solve. It isn't. We'll be affected forever, but the growth of Austin is not ours to solve, by sacrificing our neighborhood for your cause.

We all felt, and feel, rebuffed by your outburst. At the very least, we hope you are feeling contrite.

Thank you for reading this.

Mike and Barb Kuplicki

Wandering Way, Austin 78754

Email from Dustin Venhaus

6/6/23 9:33pm

Hello Jonathan,

I will be speaking again this week (remotely). Please can you have ready my slides to present during the city council meeting.

Email from Mary Jane Blommel

6/6/23 9:57pm

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. This is not a good fit for an apartment complex. 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 and around a blind corner. 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
4. CRIS Crash Data for all of Travis County for the year of 2021 shows there were 16,584 crashes with the largest 'emphasis area' being intersection related. Putting two and two together, changing this zoning will allow these apartments to go up and allow a dangerous intersection to be made. This will lead to an increase in the number of auto accidents and people dying.
5. How would you like it if someone came to build an apartment complex right smack dab against the back of your yard?

Thank you,

Mary Jane Blommel

Email from Susan Morgan

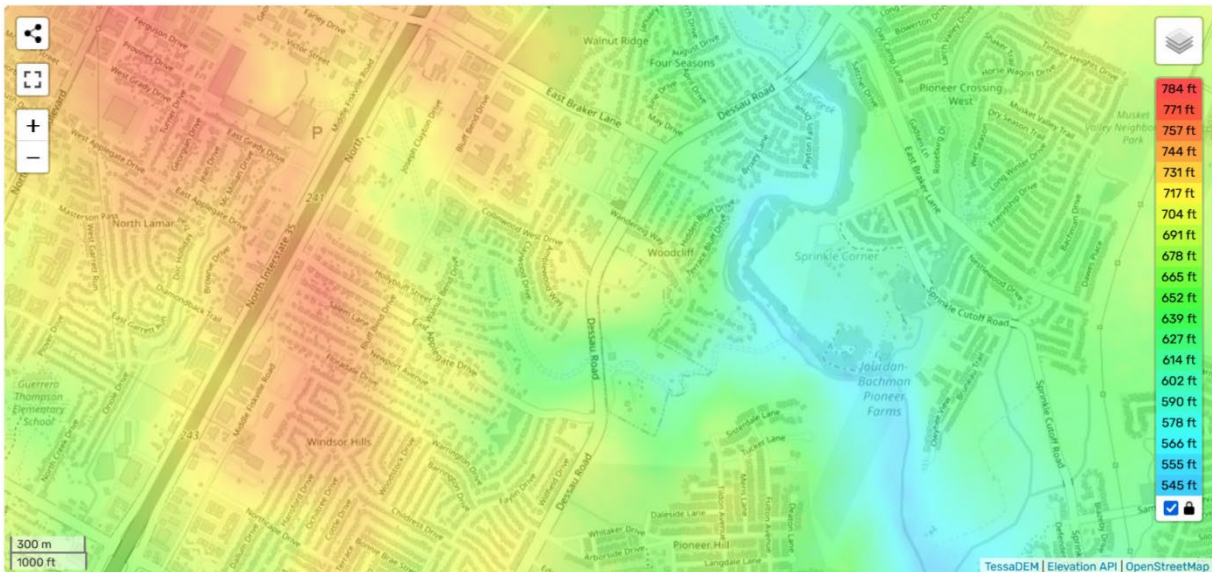
6/7/23 12:42pm

Please have these available at the council meeting, 2 pm June 8th so I may reference them when I speak. Please let me know if I need to do something else to make them available.
Thank you.

Susan Morgan

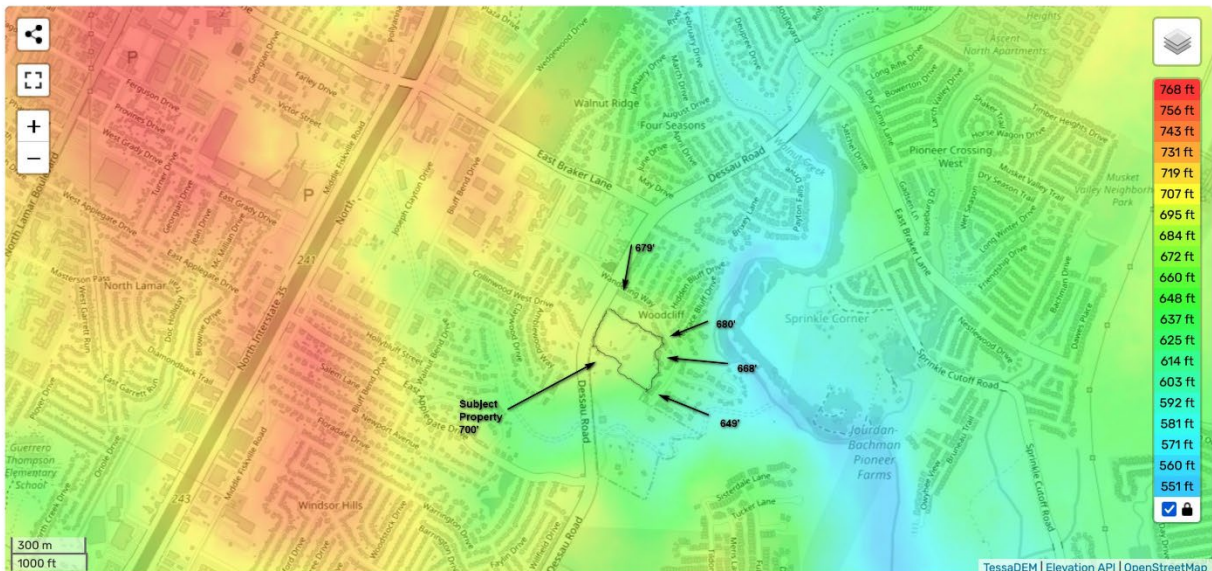
Austin topographic map

Click on the map to display elevation.



Austin topographic map

Click on the map to display elevation.



Email from Katie Parsoneault

6/7/23 6:05pm

Dear Mr. Tomko, Mr. Lawler, and Ms. Harper-Madison,

I write today as a follow-up, having watched last week's City Council hearing regarding the proposed zoning change for 10701 Dessau Rd., Austin TX. While I have been grateful for your patience with my messages, I want to emphasize again my vigorous opposition to this zoning change. The reasons presented during the hearing were solid, but the consistent disregard for constituent voices, reasonable expressions of concern, and sensible alternative suggestions are beyond disappointing.

Surely Ms. Harper-Madison, who appeared to me to interrupt a constituent who was presenting remarks, crying "Where will they go? WHERE WILL THEY GO???" understands that a single zoning change and one gigantic looming apartment complex won't solve the affordable housing crisis in Austin. I hope she understands that responsible city planning should and must take into account transition zones and provide for a variety of housing options.

I also hope that her startling and (to my mind) inappropriate interjection didn't shorten the time the constituent who was at the podium had to present their concerns. I hope Ms. Harper-Madison attends these meetings with an objective and unbiased attitude, ready to truly listen to and learn from those who make the effort to either speak or send in comments. Affordable housing is a vital concern to us all in Austin, as it is across the nation and the world. But this particular change is a very bad idea from every perspective — environmental concerns, traffic issues, density corridors, infrastructure insufficiencies, disregard for established neighborhoods, as well as previously adopted city planning — blatant disregard for the values the City of Austin has affirmed in theory, if not always in practice.

Finally, this proposal, which the developer has described NOT as "affordable housing" but as a luxury development, will do absolutely nothing to address the concerns Ms. Harper-Madison has campaigned upon, and seems antithetical to all the values she emphasized in her re-election campaign.

I will be watching the meeting tomorrow, and will most sincerely hope that the Council will deny this inappropriate re-zoning request. Thank you for your consideration of my concerns.

Kindly,
Catherine Parsoneault
Woodcliff Resident since 2003