

Zoning Change opposition statement from Kristina & Jeff (Thanks to Kristina for summarizing the below statement):

As an individual home-owner in the affected area, I am opposed to allowing a rezoning of the property in question, to MF-4.

Based on all of the provided information, I do not feel this level of rezoning request is a good match for our surrounding SF neighborhood. It would not compliment, nor enhance the immediate area, & would inevitably produce more strain, on existing issues/concerns.

I certainly do not want to ruin the potential chances of my fellow neighbors securing a promise, & solution to their privacy concerns, or current flooding issues caused by this property. However, I do not agree that a moderate to high density, 4-story structure (much less three, 4-story buildings, in addition to 2 & 3-story units) is the right fit, for our single family, 1-2 story neighborhood.

I understand the purpose of building housing on main arteries. Currently the main artery, this proposed property feeds on to (S.1st), is already inundated, often making it extremely difficult to turn left. The required streetlight for the development serves only to benefit itself, & Great Britain, not the closest neighborhood surrounding the proposed area. The lesser, east/west connecting streets (Dittmar & Ralph Ablanedo), are both just 2 lanes, & not sufficient for the added traffic burden this development would bring. Additionally, Ralph Ablanedo has 2 EMS stations, & Dittmar already has a choke point on the bridge over the Boggy Creek watershed. Neither street would benefit from traffic backing up.

Without improvement to the city's infrastructure, concerns remain regarding stress added to the area's already inadequate drainage. While potential on-site solutions may be addressed by the developer, regarding the directional flow of sheeting (to alleviate current, direct neighbor flooding), the overall estimated volume would only potentially be decreased by 10%. Output is still fully being directed to the cul-de-sac on Orr. We have already seen flooding in this area, as well as over Mario, without the additional impervious cover of the new development.

Personally, I intentionally opted to purchase a home in a neighborhood zoned for single family, with mostly homeowners. Even rental homes are still single-family dwellings. I greatly value the personal & financial investment my fellow neighbors have made, in our neighborhood.

An apartment complex, with 100% rental units, will only provide our neighborhood with an eternal ebb & flow of transient residents, moving in & out. This type of development does not cultivate the same sense of personal accountability, nor courtesy, to its' fellow neighbors.

Quality of life will inevitably be compromised, by all who neighbor this development. I have valid concerns over the inevitable sound pollution involved, as well as the strain on our neighborhood infrastructure, streets, crime, traffic, viewpoints, & privacy. Noise pollution would not be confined to just the actual construction, with its estimated 2 year timeline of noise/dust/closures, but also with its 500+ new persons in the immediate vicinity. There is no amount of building, or vegetative buffer, that will drown out the sounds or sights, associated with such a large complex, & number of residents.

As a resident, homeowner, & taxpayer, I kindly ask you to reconsider allowing such an excessive rezoning change, for our SF neighborhood.

Thank you for your time & consideration.

Sincerely,
Jeff & Kristina Miller
8311 Beaver Brook Lane, Austin Texas 78748
512-689-6265