

Amanda Swor  
direct dial: (512) 807-2904  
aswor@drennergroupp.com

December 21, 2020

Ms. Rosie Truelove  
Housing and Planning Department  
City of Austin  
6310 Wilhelmina Drive  
Austin, TX 78752

*Via Electronic Delivery*

Re: 1725 Toomey – Rezoning application for the 0.9014-acre piece of property located at 1725 Toomey Road in Austin, Travis County, Texas (the “Property”)

Dear Ms. Truelove:

As representatives of the owner of the Property, we respectfully submit the enclosed rezoning application package. The project is titled 1725 Toomey, consists of 0.9014 acres, and is located at 1725 Toomey Road at the southeast corner of Toomey Road and Sterzing Street intersection. The current use of the Property is multifamily residential with approximately 40 existing units.

The Property is currently zoned CS, General Commercial Services. The requested rezoning is from CS to MF-6, Multifamily Residence – Highest Density, zoning. This rezoning is requested to allow a residential development with up to 215 multifamily units. This request is consistent with surrounding uses.

The Property is located in the South Lamar Combined Neighborhood Planning Area and specifically in the Zilker Neighborhood. This neighborhood plan has not yet been formally adopted by the City of Austin, and planning has been suspended indefinitely. Therefore, the Property also does not have a Future Land Use Map (“FLUM”) designation. Per a memorandum prepared by Maureen Meredith on December 10, 2020, a neighborhood plan amendment application will not be required.

A Traffic Impact Analysis (“TIA”) has been waived via a TIA waiver from Amber Hitchens dated December 11, 2020, with the note that a TIA determination is deferred until review of a site plan application when land use and intensity will be finalized.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,

A handwritten signature in blue ink that reads "Amanda Swor". The signature is written in a cursive, flowing style.

Amanda Swor

cc: Joi Harden, Housing and Planning Department (*via electronic delivery*)  
Kate Clark, Housing and Planning Department (*via electronic delivery*)