



June 3, 2020

Council Member Jimmy Flannigan
Austin City Council Member, District 6
301 W. 2nd Street
Austin, TX 78701

Re: Plaza Volente Residential Zoning Case C14-2020-0012 – 11405, 11409 & 11411 N. FM 620

Dear Council Member Flannigan,

As the developer of the proposed Plaza Volente multifamily project located at 11405, 11409 and 11411 N. FM 620, I am providing this letter in preparation for the June 4th City Council meeting when our zoning and annexation cases for a 9.4 acre tract are scheduled to be heard on all three readings. As discussed previously, our goal is to unify the 9.4 acre subject tract with a 25 acre property adjacent to the south located in the City of Austin ETJ. CWS Apartment Homes, LLC plans to own and operate the future apartment community for a minimum of 10 years and is willing to request annexation of the 25 acre tract once the project is built. We are also committed to exploring the potential for annexation to occur after all necessary approvals are obtained but prior to completion of the project under a mutually agreed upon development agreement.

As long-term multifamily owner/operators in the City of Austin, with a city-wide portfolio of 23 communities totaling over 5,600 apartment units, CWS Apartment Homes, LLC is committed to delivering another apartment community within the City of Austin full-purpose jurisdiction. It should also be noted that as part of this future development, CWS will be privately funding and constructing substantial improvements to off-site public wastewater infrastructure for this proposed apartment project that may also enhance the City's system for others.

I look forward to working together after our zoning case is processed and appreciate your engagement in this process.

Best Regards,

Jarrett Sullivan
Vice President, Development
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