

## Clark, Kate

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**From:** James Kracht  
**Sent:** Friday, July 9, 2021 9:00 AM  
**To:** Clark, Kate  
**Subject:** Comments On Case #C14-2021-0009

\*\*\* External Email - Exercise Caution \*\*\*

Hello Kate,

I'm a resident at 1725 Toomey Road. As you know it is currently up to be rezoned to an MF-6 lot. I would like to submit my objection to this measure.

A few comments I'd like to leave on my objection:

Disregarding the history of this building that has stood since the 1960's; this apartment complex is one of the only affordable buildings along Barton Springs road. The price points of whatever planned development will happen after rezoning certainly haven't been released yet; but it will be safe to assume someone making the median income of this city won't be able to afford it. This is my most unemotional objection to the measure. That destroying the economic diversity of this neighborhood is not just morally wrong but statistically not great for the neighborhood as a social ecosystem.

I'm not inherently against changing the capacity of inhabitants on this lot. Austin faces a housing shortage, especially after the pandemic. But it's an **affordable** housing shortage. Building more tall "radiant garden cities" as Jane Jacobs would call them- facing inward and barring the street entry- will only serve to ruin this neighborhood. Zilker and Barton Springs belong to Austin and it's people. Not just it's rich people, and certainly not just tourists. An economically diverse neighborhood is a safer neighborhood afterall.

I would like to put forward that if the city decides to change the zoning of this lot, that it also passes with it a stipulation. That whatever development be spawned here (once we destroy a beautiful testament to what this neighborhood looked like in Austin's "Good ol' days") be forced into a contract demanding a large percentage of it's units be affordable housing. Or perhaps even a cap on the rent allowed to be charged if I were to lean further left.

Please don't let Zilker- and for that matter central south Austin- be walled off to the vast majority of people who live in this city. And please don't let Barton Springs road become like South Congress, a desert of a tourist trap.

Thanks for your time and consideration,  
James

**James T. Kracht**  
Video Editor  
512.786.3069 | Mobile  
[Jameskracht.com](http://Jameskracht.com)

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Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the 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: C14-2021-0009**

**Contact: Kate Clark, 512-974-1237**

**Public Hearing: July 13, 2021, Planning Commission**

Sarah H. Parks

Your Name (please print)

1717 Toomey, # 511, Austin 78704

Your address(es) affected by this application (optional)

Sarah H. Parks

Signature

☐ I am in favor  
☒ I object

7/11/21  
Date

Daytime Telephone (Optional): 713-501-5230

Comments: \_\_\_\_\_

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

City of Austin, Housing & Planning Department

**Kate Clark**

P. O. Box 1088, Austin, TX 78767

Or email to:

**Kate.Clark@austintexas.gov**



## Clark, Kate

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**From:** J Petru  
**Sent:** Monday, July 12, 2021 6:59 AM  
**To:** Clark, Kate  
**Subject:** 1725 Toomey Road, Case Number: C14-2021-0009

\*\*\* External Email - Exercise Caution \*\*\*

Hi Kate. I'm not sure exactly whom to send my input to, but I received your contact information in the mail. May I ask that you share this email with the rest of the Planning Commission? (I'm sure they have lots of input from the community already).

My name is Jeff Petru. I'm a current property resident at Zilkr on the Park (next the 1725 Toomey Rd). I hope the Commission fully rejects the proposed changes requested by the developers of 1725 Toomey. Obviously the rules are in place to maintain the integrity of the neighborhood. The slippery slope of moving from a mid-rise community to a high-rise (high-density) community comes in small changes/exceptions to the rules. The vibrant, openness of the Zilkr neighborhood is under threat. Please ensure the existing rules are respected. We can keep the Zilkr neighborhood spirit intact with the Commission's support.

Thank you in advance of tomorrow meeting.

-Jeff

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**Case Number: C14-2021-0009**

**Contact: Kate Clark, 512-974-1237**

**Public Hearing: July 13, 2021, Planning Commission**

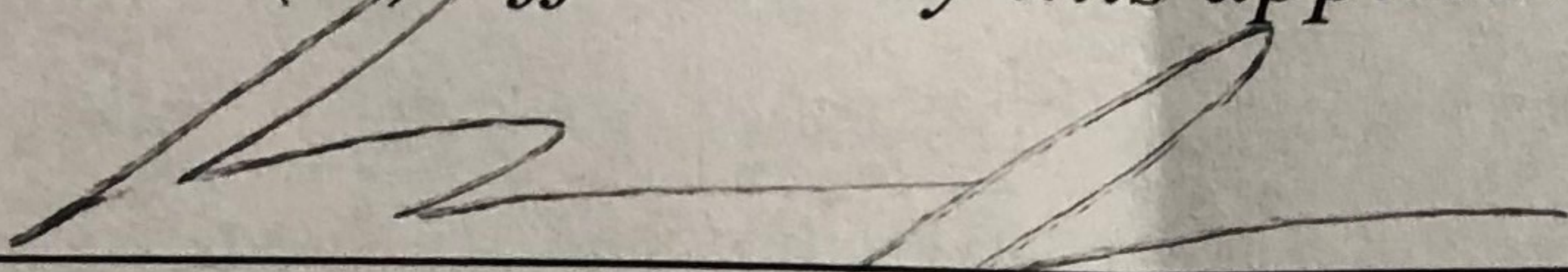
ROBERT PALM

Your Name (please print)

☐ I am in favor  
☒ I object

1717 Toomey # 533

Your address(es) affected by this application (optional)



Signature

7/12/2021

Date

Daytime Telephone (Optional): 512 921 4943

Comments: THE APPLICANT IS ASKING FOR

A ZONING DENSITY APPROPRIATE FOR

DOWNTOWN, BUT THIS AREA IS A

NEIGHBORHOOD - WITH BASEBALL FIELDS

ACROSS THE STREET AND JUST A

SHORT WALK TO ZILKER PARK. THE

HEIGHT WOULD BE DISRUPTIVE TO THE

CITY SKYLINE, THE TRAFFIC ON A SMALL

ROAD WOULD BE TOO MUCH. THIS IS A TERRIBLE

IDEA.

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

City of Austin, Housing & Planning Department

Kate Clark

P. O. Box 1088, Austin, TX 78767

Or email to:

Kate.Clark@austintexas.gov



## Clark, Kate

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**From:** Andie Haddad  
**Sent:** Monday, July 12, 2021 2:42 PM  
**To:** Clark, Kate  
**Subject:** Rezoning Request of 1725 Toomey Road

\*\*\* External Email - Exercise Caution \*\*\*

Hello,

I was notified of a request for rezoning of 1725 Toomey Road.

I am against the re-zoning of this property.

It is my understanding that this re-zoning will lead to new construction. Among other concerns, this brings noise pollution to a tranquil area.

Toomey is a narrow street that already houses multiple high rise buildings. An additional high rise building would overwhelm our small street with additional traffic and add further pollution to the nearby parks and trails.

This area is not in need of overprice generic corporate housing. We need to keep the historic apartments that currently reside on this land as they are.

This rezoning reeks of greed and is the antithesis of what I know Austin to be. The apartments on the land in question should be left alone. They provide an option to regular families who want to lease in this area; families who make Austin a wonderful community. New construction will only price median income families out of this area. There are plenty of apartments and condos in this area for the overpaid and overinflated tech transplants, the Barton Springs apartments add character and flexibility. We cannot bend to those that would seek to tear down our history.

The street of Toomey is also much narrower than other streets that would be better suited to large high-rise apartments. The larger building would be a blight on this street and would overcrowd the narrow street with too much traffic.

I am against this re-zoning.

My comments are available to be published as it relates to this issue.

Thank you,  
Andie

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## Clark, Kate

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**From:** Amanda Autry  
**Sent:** Monday, July 12, 2021 3:12 PM  
**To:** Clark, Kate  
**Subject:** C14-2021-0009

\*\*\* External Email - Exercise Caution \*\*\*

Hi Kate,

This is the contact email that I was given about 1725 Toomey rd.

We just purchased a condo in this community this year. The reason that we purchased THIS home was because of the morning sun and our city view. Building a higher building would eliminate both for me causing actual damage to the value of our home but most importantly the quality of my life.

I sit on my porch every morning and watch the sun rise and in the evenings we sit out and look at our city view. An exemption to build a larger building would negatively impact our investment. This is my favorite thing about our home.

We aren't retired folks with an indispensable amount of money to just up and move to a new place. We methodically chose this place, spent our life savings on a down payment and I am inclined to do what I need to do to protect that.

If you have any questions for me please let me know.

Thanks.

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**Amanda Autry**  
*Empowerment Experience Facilitator*  
Retreats | Meditation | Coaching  
P. 410-841-9370

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**Clark, Kate**

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**From:** dfdubois  
**Sent:** Monday, July 12, 2021 4:08 PM  
**To:** Clark, Kate  
**Subject:** 1725 Toomey Road Exemption

\*\*\* External Email - Exercise Caution \*\*\*

Hello Kate,

My understanding is that the developers at 1725 Toomey are seeking an exemption for a larger, high density development. Sending this note to voice my objection to this. The rules related to this were put in place to help maintain the spirit of the neighborhood. The shift to a high density neighborhood would not be beneficial to the neighborhood or to Austin as a whole.

Thanks,  
Doug DuBois  
1900 Barton Springs Road  
Austin, TX 78704

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## Clark, Kate

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**From:** casey jones  
**Sent:** Monday, July 12, 2021 12:01 PM  
**To:** Clark, Kate  
**Subject:** Case Number C14-2021-0009

\*\*\* External Email - Exercise Caution \*\*\*

Hi Kate

My name is Casey Jones, I live in the 1900 Barton Springs road building and was wondering if you had some time to talk through the proposed building at 1725 Toomey?

I had some questions about this process, reasons to vote no or yes on a site like this. It stands to eliminate some/all of the city view I have so I'm wondering how to go about voicing that concern and learning what type of impact one view actually would have.

Let me know your thoughts and if you've got some time to chat.

Thanks,  
Casey  
--

Casey Jones  
443.839.6507  
[REDACTED]

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## Clark, Kate

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**From:** Dale Fuller  
**Sent:** Monday, July 12, 2021 5:48 PM  
**To:** Clark, Kate  
**Subject:** Case C14-2021-0009 related to 1725 Toomey Road

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark,

I am an owner of unit #3045 located at 1900 Barton Springs Road, Austin, Texas. The building is known as Zilkr on The Park. My unit faces the building located at 1725 Toomey Road. It is my understanding a potential developer of 1725 Toomey Road is requesting a zoning variance to exceed the current five floor zoning code.

I am opposed to this variance request as the code was developed for a reason, which should not be disregarded at this point. The Zilkr neighborhood is just that, a neighborhood- not a concrete jungle as you have in downtown Austin. Additional building height would block views, and subsequent additional residential units would increase traffic in an already congested area. Parking on Sterzing Road and Toomey road is already at capacity, and this variance would increase the number of vehicles looking for parking.

Respectfully,

Dale W. Fuller

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Dale W. Fuller  
3845-5 Lander Road  
Chagrin Falls, Ohio 44022-1361  
216.789.9821

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## Clark, Kate

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**From:** Laura  
**Sent:** Monday, July 12, 2021 7:34 PM  
**To:** Clark, Kate  
**Subject:** High rise on toomey

\*\*\* External Email - Exercise Caution \*\*\*

The reason for hi rise is to bring more people in meeting more congestion. The area is congested enough the beauty will be destroyed if you allow this.

Sent from my iPhone

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## Clark, Kate

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**From:** Julie Johnson  
**Sent:** Monday, July 12, 2021 6:26 PM  
**To:** Clark, Kate  
**Subject:** C14-2021-0009

\*\*\* External Email - Exercise Caution \*\*\*

Hello Ms. Clark,

I am writing about the proposed high density complex at 1725 Toomey Rd. My husband and I own a condo at 1900 Barton Springs Rd. directly across Sterzing from the proposed complex. This area is already extremely hard to navigate with all the scooters, bikes, pedestrians, and cars. Adding a large increase of vehicles to that area will make it excessively dangerous. Also, the height restrictions on the buildings are in effect to keep with the feel of the neighborhood. The Planning and Zoning Commission has already allowed a complex to be in excess of the height restrictions on South Lamar. We believe this is the reason we are being bombarded with zoning request changes. Once the floodgates are opened there is no stopping the flow.

We are against this proposal. Thank you for your consideration.

Sincerely,  
Julie and Bill Johnson  
1900 Barton Springs Rd. #4030  
Austin, TX 78704  
512-589-6682

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## Clark, Kate

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**From:** Suzanne DuBois  
**Sent:** Tuesday, July 13, 2021 9:55 AM  
**To:** Clark, Kate  
**Subject:** Regarding 1725 Toomey Development Request

\*\*\* External Email - Exercise Caution \*\*\*

Hello Kate,

It has come to my attention that the developers at 1725 Toomey are seeking an exemption for a large, high density development. I am sending this note to voice my objection. The rules related to housing in our neighborhood were put in place to help maintain a certain "spirit" for the neighborhood. A high density development would not be beneficial to the neighborhood or to Austin as a whole.

Sincerely,  
Suzanne DuBois  
[1900 Barton Springs Road](#)  
[Austin, TX 78704](#)

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