

From: Teresa de Figueiredo **Sent:** Saturday,
December 2, 2023 9:03 AM
To: Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>
Subject: Citizen concern on rezoning request

Hi Cynthia,

Hope you are doing well! My name is Teresa & I'm a resident at 1717 Toomey Rd, Austin, TX 78704. I recently got the notice for the rezoning request of C14-2023-0114 and wanted to express my concerns on the rezoning request right next to me to go from 40 units to 203units & remove the height restriction.

One major concern is the potential impact on traffic in our neighborhood. With a significant increase in the number of units, the additional residents and their vehicles could lead to congestion and safety issues on our streets. Toomey is already quite congested and I can only imagine this would hurt well-being of our community.

Moreover, the heightened density of the proposed development raises worries about the potential blockage of sunlight to my apartment building and surrounding areas. This not only affects the aesthetics of our neighborhood but may also impact the well-being of existing residents.

Lastly, considering the proximity to Barton Springs and the trail, I am also concerned about the potential environmental impact. Increased development in this area could jeopardize the delicate balance of ecosystems, posing a threat to the biodiversity around Barton Springs and the trail. Additionally the lack of light with increased building height could impact the direct ecosystem in the immediate area.

I would greatly appreciate more information about the the long-term environmental consequences and traffic management strategies associated with this rezoning proposal. While I assume that rezoning would create more income for the applicant, I worry the risks are too high to approve the request.

I appreciate your attention to these matters and trust that you will consider the broader implications of this rezoning application.

Thank you for your time and understanding!!

Teresa

From: Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>
Sent: Tuesday, December 5, 2023 10:20 AM
To: Teresa de Figueiredo
Cc: Soutter, Ryan <Ryan.Soutter@austintexas.gov>; Kontsevoy, Daniil <Daniil.Kontsevoy@austintexas.gov>
Subject: C14-2023-0114 - Re: Citizen concern on rezoning request

Hi Ms. Teresa,

Thank you for your concerns and comments, I will include them in the materials given to the Commissioners.

Regarding your concerns for traffic and environmental impacts, below is the information for the reviewers for this case. They can help answer your questions for these items. Please reach out if you have any additional questions.

Environmental Reviewer:
Ryan Soutter
ryan.soutter@austintexas.gov

Transportation Reviewer:
Daniil Kontsevoy
daniil.kontsevoy@austintexas.gov

Cynthia Hadri
Planner III | Current Planning
City of Austin, Planning Department
O: 512-974-7620

RE: C14-2023-0114 - Re: Citizen concern on rezoning request

Kontsevoy, Daniil <Daniil.Kontsevoy@austintexas.gov>

Tue 12/5/2023 2:40 PM

To: Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>; Teresa de Figueiredo
Cc: Soutter, Ryan <Ryan.Soutter@austintexas.gov>

Hello,

In accordance with the approved TIA determination worksheet, the Traffic Impact Analysis (TIA) or Zoning Traffic Analysis (ZTA) is not required for this zoning case as the number of generated trips does not surpass the specified threshold. Please refer to Section 10.2.1 of the Transportation Criteria Manual for the relevant thresholds. Matters related to traffic management and other transportation-related items will undergo review during the site development permit process.

Sincerely,



Daniil Kontsevoy
Project Coordinator: [Central Area](#)
Austin Transportation and Public Works Department
Direct 512-978-1561 | Main 512-974-1150

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