

04 C14-2025-0094 - 2117 W 49th St. and 4709 Rosedale Ave. Multifamily; District 7

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MEMORANDUM

To: Kelly Rees, P.E. (Kimley-Horn)

From: Austin Jones, P.E.

Date: January 14th, 2026

Subject: **2117 W. 49th, and 4709 Rosedale Ave Multifamily NTA | C14-2025-0094**

The purpose of this memorandum is to provide an overview of the proposed development and present the findings of the Neighborhood Traffic Analysis (NTA) conducted by the Austin Transportation and Public Works (ATPW). The proposed development includes 435 Multifamily Housing (Mid-Rise) units. The site is a 4.62-acre tract located at 2117 W. 49th St, and 4709 Rosedale Ave, as shown in Figure 1 below. The site is currently zoned SF-3 and the proposed zoning is Multifamily Highest Density – Conditional Overlay (MF-6-CO). The site proposes access to Ramsey Ave and 49th St, which are both level 1 streets. ATPW has reviewed the development and offers the following comments.

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