

June 3, 2022

Ms. Wendy Rhoades
City of Austin
Housing & Planning Department
VIA ELECTRONIC MAIL Wendy.Rhoades@austintexas.gov

Re: 7400 South Congress - Zoning Application City File Number C14-2021-0193

Dear Ms. Rhoades:

The South Boggy Creek Neighborhood Association (Neighborhood) supports the following requests:

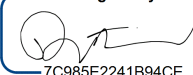
7400 South Congress: Rezoning to GR-MU-CO

The Neighborhood had multiple meetings with the Applicant's representatives since July 2021 and appreciated the engagement, willingness to provide feedback and the Applicant's offer to include Conditional Overlays to address concerns. The following are the Conditional Overlays the Applicant is proposing and we agree to:

1. Prohibit access to Blackberry Drive.
2. 125' building setback from the west property line.
3. 65' vegetative buffer located along the west property line from the south property line to the southern edge of the Blackberry Drive right-of-way.
4. Restrict the maximum height of the residential building closest to the west property line to four stories.

We believe prohibiting access to Blackberry Drive and the 125' building setback will maintain that level of quality of life desired by residents. In addition, the proposed drainage will be redirected east of the identified 65' vegetative buffer next to Ed Miller's eastern property line. Also, the Applicant agreed to include a fence along the west property line starting at the southern edge of Blackberry Drive to the north property line, and agreed to work with the Neighborhood on the type of fencing during the site plan stage of the City of Austin development process.

Thank you for your attention to this letter.

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Dot Aikman, President
South Boggy Creek Neighborhood Association

CC: Michele Haussmann, Land Use Solutions, Michele@landusesolutionstx.com
Kayla Simon, Land Use Solutions, Kayla@landusesolutionstx.com