

October 13, 2022

Mrs. Wendy Rhoades
City of Austin
Planning and Zoning Department
505 Barton Springs Rd
Austin, TX 78704

Via Electronic Submittal

Re: Amended zoning request for rezoning application C14-2022-0077

Dear Mrs. Rhoades:

As representatives of the developer of the property, we respectfully propose to amend the zoning designation request for application C14-2022-0077. The previous request was to maintain the existing zoning of Limited Industrial-Conditional Overlay (LI-CO) and General Commercial Services- Conditional Overlay (CS-CO), but to remove Part 2. 1 associated with zoning ordinance 20050623-Z009. We are amending the request to CS-CO for the both zoning tracts. To ensure that the future development is compatible with the adjacent residential uses, we have agreed to prohibit the following uses:

- Automotive repair services
- Construction sales and services
- Equipment repair services
- Equipment sales
- Funeral services
- Monument retail sales
- Outdoor sports and rec
- Vehicle storage
- Custom Manufacturing
- Agriculture sales and services
- Automotive rentals
- Automotive sales
- Automotive washing (of any type)
- Bail bond services
- Campground
- Club or lodge
- Commercial blood plasma center
- Drop-off recycling collection facility
- Exterminating services
- Hospital services (general)
- Hospital services (limited)
- Hotel-motel
- Kennels
- Laundry services
- Limited warehouse and distribution
- Maintenance and service facilities
- Outdoor entertainment
- Pawn shop services
- Pedicab storage and dispatch
- Safety services
- Service station
- Transportation terminal
- Drive-thru Facilities

Additionally, we are proposing the following Conditional Overlays:

1. Limit the maximum height of any structure on Tract One to 50-feet.
2. Provide a 30' landscape buffer along the eastern & Western boundary of the property.

The rezoning request still includes the removal of Part 2.,1 of zoning ordinance 20050623-Z009. Part 2. #3, limiting the height to 35' for Tract Two shall remain in place.

If you have any questions regarding this request or need additional information, please do not hesitate to contact me at your convenience.

Very truly yours,

A handwritten signature in blue ink that reads "Amanda C. Brown". The signature is written in a cursive style with a large initial 'A'.

Amanda Couch Brown