

DATE: January 09, 2023

TO: City of Austin Planning Commission

FROM: South Congress Combined Neighborhood Plan Contact Team – SCCNPCT

CC: District 2 Council Member, Vanessa Fuentes: Vanessa.fuentes@austintexas.gov
Case Manager, Wendy Rhodes: Wendy.Rhoades@austintexas.gov

RE: **Letter of Support from SCCNPCT** Case File: C-14-2022-0116 - 5604 S. Congress Ave
Zoning change request – from CS-MU-CO-NP, to CS-1-MU-CO-NP.

Applicant - Thomas Bailey

Dear City of Austin Planning Commission Members

To inform and add to the case file, please, the current status between the applicant and the SCCNPCT re: this zoning change request on the agenda before the Planning Commission January 10, 2023.

Following the applicant's work with the South Congress Combined Neighborhood Plan Contact team (SCCNPCT) for rezoning the above-mentioned property, **the SCCNPCT is pleased to support the owner's request.**

Two of our concerns - (1) the potential for loud, live music is being addressed by keeping that to a strict minimum, and (2) patron parking overflowing into the neighborhood once the project is completed, and the possibility of more impervious cover that could be required for any overflow parking. This remains a concern due to the close proximity to South Congress Ave and the area's surrounding watersheds. Flooding within District-2 is always a concern, thus increasing impervious cover would not be favored.

Please ensure this letter is added to the above case file to serve as **the SCCNPCT's support for the re-zoning** of this property: Zoning Case No: C-14-2021-0116 5604 S. Congress Ave.

We greatly appreciate the time made available by Mr. Bailey and his team to engage and partner with the SCCNPCT thus far throughout the planning & zoning process for this development.

Please contact us if there are any questions. Thank you.

Respectfully,

Mario Cantu Chair

South Congress Combined Neighborhood Plan Contact Team (SCCNPCT).