

23 Exhibit A
Applicant and Neighborhood
Agreed Conditions

March 27, 2023

Mr. David Gray
Planning Department
City of Austin
1000 E 11th Street
Austin, TX 78702

Via Electronic Delivery

Re: 707 W 10th Street – Rezoning application package for the approximately 0.232-acre portion of the property located at 707 W 10th Street in Austin, Travis County, Texas (the “Property”)

Dear Mr. Gray:

As representatives of the owner of the Property, we respectfully submit this letter to amend the application currently under review assigned zoning case number C14-2022-0177 submitted to the City of Austin on December 2, 2022.

The current rezoning request is from GO (General Office) to DMU-CO (Downtown Mixed Use – Conditional Overlay). The conditional overlay is proposed to limit the maximum height to 60 feet on the Property.

Currently, the Property is developed with a single-family structure that has been occupied with professional office uses and has an associated surface parking lot. The purpose of the rezoning is to allow an adaptive reuse of the existing structure for a mix of uses.

The property owner and I have participated in several conversations with the Old Austin Neighborhood Association regarding the adaptive reuse and potential uses for the Property. As a result of these conversations, the property owner agrees to prohibit and limit the size of certain uses.

Therefore, we are amending the requested rezoning to include additional restrictions within the proposed conditional overlay. The owner proposes the following conditions be included in the conditional overlay:

1. The following uses shall be prohibited uses on the Property:
 - Bail bond services
 - Pawn shop
 - Liquor sales
 - Outdoor entertainment
 - Off-site accessory parking
2. Limit Cocktail Lounge use to a maximum of 1,000 square feet.
3. The maximum height for the Property shall be 60 feet.

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Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very Truly Yours,

A handwritten signature in blue ink that reads "Amanda Swor". The signature is written in a cursive, flowing style.

Amanda Swor

cc: Joi Harden, Planning Department (*via electronic delivery*)
Sherri Sirwaitis, Planning Department (*via electronic delivery*)