

**ZONING CHANGE REVIEW SHEET**CASE: C14-2022-0155DISTRICT: 3ADDRESS: 3601 S. Congress AvenueZONING FROM: LI-CO-NPTO: CS-MU-V-NPSITE AREA: approximately 3.022 acres (131,638 sq. ft.)PROPERTY OWNER: CIM Urban REIT Properties IX LPAGENT: Richard Suttle - Armbrust & Brown, PLLCCASE MANAGER: Jonathan Tomko (512) 974-1057, [jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov))STAFF RECOMMENDATION:

The Staff recommendation is to grant the applicant's request to change the zoning from LI-CO-NP to CS-MU-V-CO-NP zoning. The conditional overlay would be retained to prohibit the following uses: Basic industry, Resource extraction, Recycling center, and Scrap and Salvage.

*For a summary of the Staff's recommendation, see pages 2-3.*

PLANNING COMMISSION or ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

Case scheduled to be heard by Planning Commission on June 13, 2023

CITY COUNCIL ACTION:

TBD

ORDINANCE NUMBER: N/A

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is a portion of the 11 building Penn Field office campus. To the north of Penn Field is a small pocket of single family and multi-family housing. To the east more single family and multi-family housing. There is a small light industrial use immediately to the east, but a majority of that use is to the south along Woodbury Drive which connects Alpine Road East to E Ben White Boulevard about 1,500 feet to the south. (Note: Ben White is not a boulevard, it is SH 71/US 290, a 6-lane freeway). The amount of LI zoning in the northwest quadrant of the interchange of Ben White I-35 is very limited when compared to the amount southwest or southeast.

There have been some historical concerns raised about this case. Historic Preservation has reviewed historic aerial photographs to confirm this rezoning case stops short of the Penn Field Hanger. (*See Exhibit E*) According to TCAD the oldest three buildings in Penn Field were built in 1923 and two in 1940. All three of these buildings have “effective year built” dates of 1985.

BASIS OF RECOMMENDATION:

**6. Zoning should allow for reasonable use of the property.**

The remainder of the Penn Field development is zoned CS-MU-V-NP. This rezoning case attempts to standardize the development entitlements throughout the development. This rezoning would allow for reasonable use of this parcel. If this is a reasonable use for the remainder of the development, why not for this portion?

**20. Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.**

The Greater South River City Future Land Use Map, last modified on April 19, 2023, indicates the subject parcel as “mixed use.” This rezoning request attempts to bring the parcel in line with that community desired future land use state.

This vertical mixed-use designation may result in supporting additional community goals such as incentivizing the development of income-restricted affordable housing, supporting a mix of uses, and additional housing density within a short distance (about 500 feet) of South Congress Ave, an Imagine Austin Corridor and ASMP level 3 street.

**2. Zoning should not constitute a grant of special privilege to an individual owner; Granting of the request should result in an equal treatment of similarly situated properties.**

This rezoning does not constitute a grant of special privilege. It is reasonable to expect that a similar situated property, surrounded on two sides by the same zoning sought, roads on the other two sides separating more intense industrial uses, and proximity to a major corridor would result in a recommendation supporting similar rezoning.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LI-CO-NP	3 office buildings of varying sizes and ages buildings H, I and J of Penn Field. These are one story office buildings.
<i>North</i>	CS-MU-V-CO-NP	3 office buildings of varying sizes and ages buildings B, C, G of Penn Field. These are one story office buildings.
<i>South</i>	LI-CO-NP (across E. Alpine Road)	An approximately 76,000 sq ft 1 story AISD warehouse built in 1982/2010. An approximately 48,000 sq ft 1 story warehouse built in 1954/1975.
<i>East</i>	LI-CO-NP (across Willow Springs Road)	An approximately 16,000 sq ft 1 story warehouse built in 1971/1980.
<i>West</i>	CS-MU-V-CO-NP	5 office buildings of varying sizes and ages buildings A, F, D, E, and K. These are predominantly one-story office buildings. One of these buildings, building E was built in 2020 and is two stories.

NEIGHBORHOOD PLANNING AREA: St. Edwards (Greater South River City)

TIA: Deferred to the time of Site Plan if the expected number of NET NEW trips generated by the project exceeds 2,000 vehicle trips per day.

WATERSHED: Blunn Creek Watershed

SCHOOLS: A.I.S.D.

Elementary School: Galindo Elementary

Middle School: Lively Middle

High School: Travis High

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhood Council, Friends of Austin Neighborhoods, Greater South River City Combined Neighborhood Plan Contact Team, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Preservation Austin, SELTexas, Sierra Club, Austin Regional Group, South Austin Commercial Alliance, South Central Coalition, South River City Citizens Assn., Zoning Committee of South River City Citizens

AREA CASE HISTORIES:

<b>Number</b>	<b>Request</b>	<b>Commission</b>	<b>City Council</b>
C14-05-0138	Greater South River City Combined Neighborhood Plan (St. Edward's neighborhood) – Note: Established the conditional overlay impacting the subject tract which is recommended to be carried over.	09/13/05 PC: Approved 6-0 Vote.	09/29/05: Approved Ord. 20050929-Z002 6-0 vote
C14-2007-0224	The applicant is proposing to add Vertical Mixed Use (VMU) Zoning to selected tracts	12/11/07: (part) Tr 32: APVD staff rec by consent (7-0)	12/13/07: Apvd Ord. 20071213-089 to apply V to Tr 302-322, 324-326, 328 (6-0); 2nd/3rd rdgs; Tr 323 was PP to 1-10-08 (staff) 01/10/08: (part) Tr 323: Apvd Ord. 20080110-094 for VMU, excluding Tr 323; and apvd GR-V-CO-NP & CS-V-CO-NP for Tr 327 (7-0); all 3 rdgs 08/07/08: Apvd Ord. 20080807-017 to change incorrect zoning identified by mapping error; all 3 rdgs

RELATED CASES:

None

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Alpine Road	2	84'	82'	36'	Yes	N/A	Yes
Willow Springs Road	1	58'	73'	38'	Yes	N/A	Yes

OTHER STAFF COMMENTS:Comprehensive Planning

**Project Name and Proposed Use:** 3601 S CONGRESS AVE and 203 E Alpine RD, C14-2022-0155. Project: Penn Field. 3.022 acres from LI-CO-NP to CS-MU-V-NP from Office Building to Offices/Multifamily/Mixed Use. This property would be combined with adjoining 9.463 acres property to make a cohesive mixed-use project. Greater South River City NP. FLUM: Mixed Use

Yes	Imagine Austin Decision Guidelines
	<b>Complete Community Measures</b>
Y	<b>Imagine Austin Growth Concept Map:</b> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. <b>Name(s) of Activity Center/Activity Corridor/Job Center:</b> Located along S. Congress Activity Corridor and with the St Edward Neighborhood Center
Y	<b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station. (including along Metro Rapid)
Y	<b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane.
Y	<b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.
	<b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.
Y	<b>Connectivity and Education:</b> Located within 0.50 miles from a public school or university.
	<b>Connectivity and Healthy Living:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	<b>Connectivity and Health:</b> Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
Y	<b>Housing Affordability:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Y	<b>Housing Choice:</b> Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
Y	<b>Mixed use:</b> Provides a mix of residential and non-industrial uses.
	<b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.
	<b>Creative Economy:</b> Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
Y	<b>Workforce Development, the Economy and Education:</b> Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	<b>Industrial Land:</b> Preserves or enhances industrial land.
9	<b>Total Number of "Yes's"</b>

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Blunn Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

#### Parks and Recreation

Parkland dedication will be required for the new applicable uses proposed by this development, midrise multifamily with CS-MU-V-NP zoning, at the time of subdivision or site plan, per City Code § 25-1- 601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: [thomas.rowlinson@austintexas.gov](mailto:thomas.rowlinson@austintexas.gov). At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

#### Site Plan

##### **General**

A site plan will be required for any new development other than single-family, two-family or duplex residential.

Any new development is subject to the design standards in Subchapter E of the Land Development Code. Additional comments will be made when the site plan is submitted.

This site will be subject to the multifamily density provisions in Subchapter E 4.2.1.D.6.c.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 ft. or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

#### **Compatibility Standards**

The site is subject to compatibility standards due to the presence of SF-3 zoning within 540 ft. to the north. the following standards apply:

- No structure in excess of two stories and 30 feet in height may be constructed within 50 feet of the property line of the compatibility-triggering property.
- No structure in excess of three stories and 40 feet in height may be constructed within 100 feet of the property line of the compatibility-triggering property.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-3, the height is limited to 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-3.
- For a structure more than 300 feet but not more than 540 feet from property zoned SF-3, the height is limited to 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-3.
- Additional design regulations will be enforced at the time a site plan is submitted.

**Demolition**

The applicant is responsible for requesting demolition permits at the appropriate stage of the development process. The City Historic Preservation Office will review all proposed building demolitions. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

**Neighborhood Planning Area**

This site is located in the Greater South River City Neighborhood Plan. Please see the City's [Neighborhood Plans and Resources webpage](#) for a copy of the recommended design guidelines.

**ATD Engineering Review**

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. Transportation assessment/traffic impact analysis and transportation demand management plan shall be required at the time of site plan if triggered per LDC 25-6 and TCM 10.2.1.

The Austin Strategic Mobility Plan (ASMP) calls for 84 feet of right-of-way for East Alpine Road. It is recommended that 2 feet of right-of-way from the existing centerline should be dedicated for East Alpine Road according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55]

**Austin Water Utility**

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at [ser@austintexas.gov](mailto:ser@austintexas.gov).

The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter
- D. Correspondence from Interested Parties
- E. Correspondence from Historic Preservation

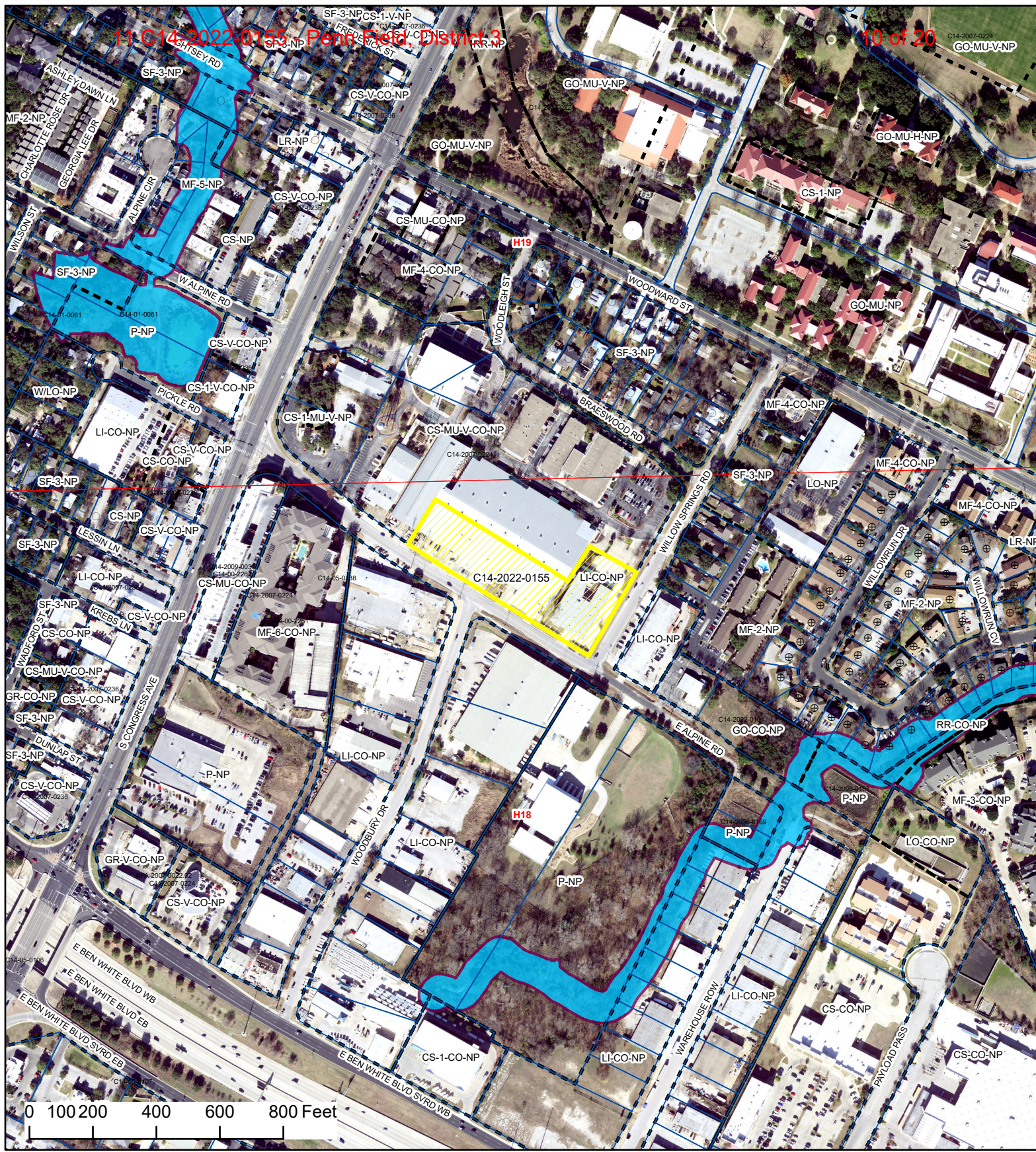




**Created: 11/8/2022**

$$1'' = 400'$$





## Penn Field



- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

ZONING CASE#: C14-2022-0155  
LOCATION: 3601 S Congress Ave and  
230 East Alpine Rd  
SUBJECT AREA: 3.022 Acres  
GRID: H18  
MANAGER: Sophia Benner



This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created: 2/21/2023



## ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300  
AUSTIN, TEXAS 78701-2744  
512-435-2300

FACSIMILE 512-435-2360

Richard T. Suttle, Jr.  
(512) 435-2310  
*rsuttle@abaustin.com*

October 26, 2022

Rosie Truelove  
Director, Housing & Planning Department  
City of Austin  
1100 E. 11<sup>th</sup> Street, Suite 200  
Austin, Texas 78702

Re: Zoning Application for property located at 3601 S. Congress Avenue and 230 E. Alpine Road, Austin, Texas 78704, also known as TCAD Parcel No. 0409020101 (the “Application”)

Dear Ms. Truelove:

This letter is submitted on behalf of the owner in the above referenced Application. The area to be rezoned is comprised of a ±3.022 acre tract of land located at 3601 S. Congress Avenue and 230 E. Alpine Road, Austin, Travis County, Texas (the “Property”).

The Property is zoned Limited Industrial Service – Conditional Overlay - Neighborhood Plan Combining District (LI-CO-NP) and is currently developed with office buildings with surface parking. Currently the proposed redevelopment is for the construction of a mixed-use development to be located on the Property (the “Project”).

This Application seeks to rezone the Property from LI-CO-NP to General Commercial Services – Mixed Use – Vertical Mixed Use Building – Neighborhood Plan Combining District (“CS-MU-V-NP”) to allow for a mixed-use development which will consist of multi-family and office uses. The owner of the Property owns the surrounding ±9.463 acre tract which is currently zoned CS-MU-V-CO-NP and would like the ability to redevelopment the properties as a single mixed-use project with the same development entitlements.

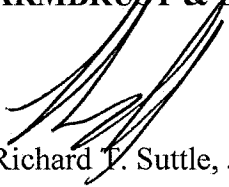
Thank you in advance for your time and consideration of this matter. If you have any questions or need additional information, please do not hesitate to contact me or Kelly Wright at (512) 435-2364.

ARMBRUST & BROWN, PLLC

Page 2

Very truly yours,

**ARMBRUST & BROWN, PLLC**



Richard T. Suttle, Jr.

cc: Jerry Rusthoven, City of Austin

Email from Sarah E. Campbell  
4/15/2023 4:06p

All,

Apologies for the length!

SRCC, the neighborhood in which Penn Field is situated, is reviewing an application to rezone part of Penn Field to be the same as the remainder. As part of our investigation, we have found some disturbing information. In the following, I am trying to lay out the issues in hopes that we can resolve them quickly. By mentioning specific people, I am not trying to shame anyone, I am just trying to clarify roles in hopes that the issues can and will be resolved.

On September 2, 2022, the applicant (Ms. Wright) submitted Figure 1 to the City's Historic Preservation Office. That office replied (Ms. Allen) to the applicant on September 14, 2022, the following: "After looking at this property, our staff as (*sic*) concluded that historic review is not required." Relieved to notice that most of the historic buildings were not slated for demolition, I noticed that the area delineated in red to be demolished includes the historic hangar from when Penn Field was used as a national training airfield during World War I. It is my hope that there are two mistakes here: (1) the applicants inadvertently included the hangar and in fact do not intend to demo it, and (2) the historic reviewer (who has since left the City and is not Amber) did not catch the fact that the hangar is included in the area to be demolished. Figure 3 is a closeup of the area to be demolished, clearly showing that the hangar on the western edge of the area is a separate building.

SRCC is pleased that most of the historic buildings on the property are not proposed for demolition. However, we are completely opposed to having the hangar demolished and will request that the Landmark Commission (Mr. Heimsath) review this proposed demolition area if the "mistakes" discussed above were in fact not mistakes.

I've included Figure 2 to help clarify some confusing information that I received from Ms. Allen, who apparently did not have full access to the file of the former staff member who reviewed the submittal. I hope this is another mistake (3): Ms. Allen texted me the following without providing or referring to the aerial and before the aerial was made available to me by Ms. Wright: "Historic Review is not required for the property at 3601 S. Congress Avenue. We quickly reviewed this last September at Kelly's (*Ms. Wright*) request, and we stand by our resolution that historic review is not required. This only pertains to the lot that 3601 S. Congress Avenue sits on."

Unfortunately, 3601 S. Congress Avenue is the address of the entire property outlined in black on Figure 2. The area denoted in red to be demolished is not a discreet or separate

lot within the property. Almost half of the entire parcel has historic WWI buildings on it, so to say that all of 3601 S. Congress does not need historic review was quite shocking, as well as incorrect.

I've been informed by Mr. Tomke that the applicants have requested a May date to take the rezoning to the Planning Commission. Of course, I and others would like to have this cleared up before then.

If the PDF is not responding to opening, please let me know ASAP so I can get the critical Figures to you.



South River City Citizens Inc.  
P O Box 40632  
Austin TX 78704  
www.srccatx.org

Wendy Price Todd, President  
Noah Balch, Vice President  
Ken Burnett, Co-Vice President  
Will Andrews, Treasurer  
Dan Fredine, Secretary  
Mary Friedman, Membership

April 19, 2023

Mr. Jonathan Tomko  
Case Manager  
via email to Jonathan.Tomko@austintexas.gov

RE: Neighborhood Association Vote on C14-2022-0155, Penn Field located at 3601 S. Congress Avenue

Mr. Tomko,

On the evening of April 18, 2023, during the regularly scheduled meeting of the South River City Citizens Neighborhood Association (SRCC), the membership voted by a large majority to approve the following motion:

***Approve City of Austin Case No. C14-2022-0155, the requested rezoning of a 3.022-acre piece of the property located at 3601 S. Congress Avenue, known informally as Penn Field, to CS-MU-V-NP in order to be the same as the remaining 9.5 acres, with the following conditions:***

- 1. That all of Penn Field be reviewed by the Landmark Commission prior to any demolition or new construction; and***
- 2. With any new significant construction, provide any exit onto Willow Springs Road as right-turn only; and***

***3 Prior to any new construction, existing rainwater detention facilities be reviewed, as heavy rains currently flood sections of Braeswood; and***

***4. That the following CS permitted uses be disallowed: Auto Repair Services***

***Auto Sales  
Convenience Storage  
Drop Off Recycling Collection Facility Kennels***

The applicants said the prohibited uses in the existing Conditional Overlay may be added to our list, which is fine with us.

For further information, please contact Sarah Campbell (secampbell1949@gmail.com) or Anita Tschurr (anitatschurr@gmail.com).

Sincerely,

DocuSigned by:

*Mary Janecek-Friedman*

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Mary Janecek-Friedman  
Membership Chair



## RE: Part of Penn Field to be Demolished - Historic Review

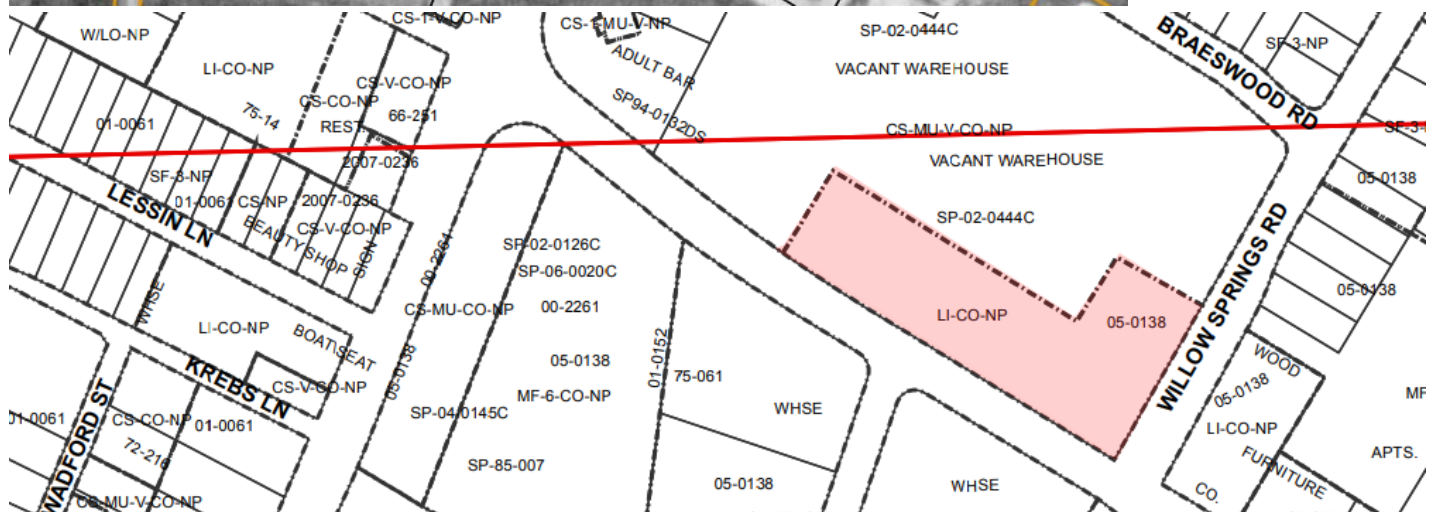
Contreras, Kalan

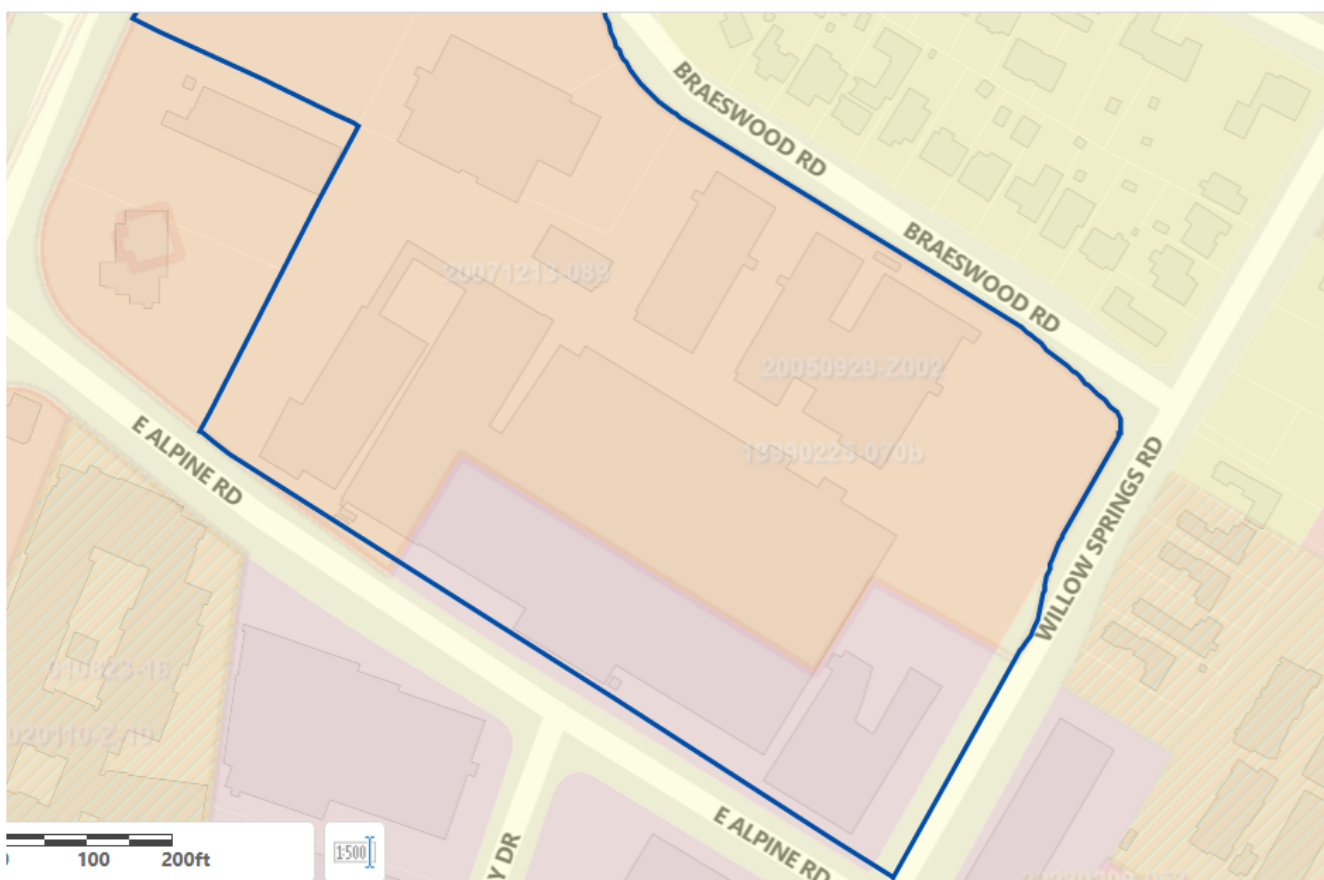
Wed 4/26/2023 5:11 PM

To: Tomko, Jonathan &lt;Jonathan.Tomko@austintexas.gov&gt;

Hi Jonathan,

Just took a look at the Property Profile image from Kelly below to compare with the map uploaded to the ZC folder. They are only rezoning the L-shaped part in the bottom right, correct? Just want to make sure I'm reading the ZC part right and not missing another map set. If there are no other components to the zoning case other than this, the case stops just short of the historic building.





Kalan Contreras  
Historic Preservation Officer  
Principal Planner | City of Austin Planning Department  
512.974.2727 | [kalan.contreras@austintexas.gov](mailto:kalan.contreras@austintexas.gov)

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**PER CITY ORDINANCE:** All individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions at the following link: <https://bit.ly/HPDLobbyingForm>

Please note that all information provided is subject to public disclosure. For more information please visit: [City of Austin Ordinance 2016-0922-005](#) | [City Clerk's website](#) | [City Clerk's FAQs](#)

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**From:** Harden, Joi <[Joi.Harden@austintexas.gov](mailto:Joi.Harden@austintexas.gov)>  
**Sent:** Wednesday, April 26, 2023 4:39 PM  
**To:** Contreras, Kalan <[Kalan.Contreras@austintexas.gov](mailto:Kalan.Contreras@austintexas.gov)>; Tomko, Jonathan <[Jonathan.Tomko@austintexas.gov](mailto:Jonathan.Tomko@austintexas.gov)>  
**Subject:** FW: Part of Penn Field to be Demolished - Historic Review

Hi Kalan and Jonathan,

Please see email below. Will you two please confirm that the Penn Field Hanger is outside the rezoning requested area?

Best,  
**Joi Harden, AICP**

Interim Zoning Officer | Zoning and Urban Design  
City of Austin, Planning Department  
O: (512) 974-1617

*Please note: E-mail correspondence to and from the City of Austin is subject to required disclosure under the Texas Public Information Act.*

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**From:** Kelly Wright <[KWright@abaustin.com](mailto:KWright@abaustin.com)>  
**Sent:** Wednesday, April 26, 2023 4:26 PM  
**To:** Harden, Joi <[Joi.Harden@austintexas.gov](mailto:Joi.Harden@austintexas.gov)>  
**Subject:** FW: Part of Penn Field to be Demolished - Historic Review

\*\*\* External Email - Exercise Caution \*\*\*

Please see below. Thank you!!



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**From:** Kelly Wright  
**Sent:** Monday, April 17, 2023 8:19 PM  
**To:** Richard Suttle, Jr. <[RSuttle@abaustin.com](mailto:RSuttle@abaustin.com)>; Sarah E Campbell <[secampbell1949@gmail.com](mailto:secampbell1949@gmail.com)>  
**Subject:** RE: Part of Penn Field to be Demolished - Historic Review

Hi Sarah,

I have confirmed that the building you are concerned about being historic is in fact located outside of the zoning request. Please see the images below. Thank you!



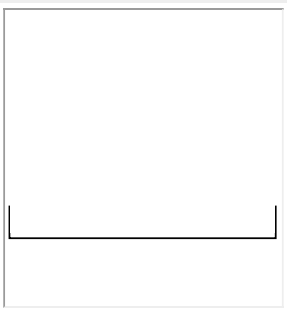
(Image that shows the location of the existing zoning boundaries and the building of concern outlined in red)



(Image sent by SRCC that shows the area previously reviewed for historic review outlined in red and the building of concern to the west of the dashed line)

**Kelly Wright**

Land Development Consultant  
Armbrust & Brown, PLLC  
100 Congress Avenue, Suite 1300  
Austin, Texas 78701-2744  
(512) 435-2364 - Direct  
(512) 435-2360 - Facsimile  
[kwright@abaustin.com](mailto:kwright@abaustin.com)  
[www.abaustin.com](http://www.abaustin.com)



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