

ZONING CHANGE REVIEW SHEET

CASE: C14-2023-0015 (200 S Congress Avenue)

DISTRICT: 9

ADDRESS: 200, 208, 210, and 220 ½ S Congress Avenue

ZONING FROM: LI-PDA-NP

TO: LI-PDA-NP**

* The applicant is requesting to amend the PDA to allow Automotive Sales use, for “indoors only” (*please see Applicant’s Request Letter – Exhibit C*).

**On August 2, 2023, the applicant submitted a letter to amend their rezoning request to add a condition to the PDA overlay to limit the Automotive Sales (indoors only) use to a maximum of 550 square feet on the property (*please see Applicant's Amendment Request Letter - Exhibit D*).

SITE AREA: 0.573 acres

PROPERTY OWNER: Rivian Lone Star Holdings, LLC

AGENT: Drenner Group, PC (Leah M. Bojo)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends LI-PDA-NP, Limited Industrial-Planned Development Area-Neighborhood Plan Combining District, zoning to add Automotive Sales as a permitted use on the property for indoor use only.

PLANNING COMMISSION ACTION / RECOMMENDATION:

July 25, 2023: Postponed by the Planning Commission to August 8, 2023 on consent (10-0, J. Mushtaler-absent); A. Woods-1st. J. Connolly-2nd.

August 8, 2023: Approved staff’s recommendation of LI-PDA-NP zoning, to add Automotive Sales as a permitted use, limit this use to a maximum of 550 sq. ft. and maintain the prohibition on Automotive Rentals, Automotive Repair and Automotive Washing uses on the property (8-0, G. Cox and A. Haynes-abstain, J. Mushtaler and T. Shaw-absent); J. Conolly-1st, F. Maxwell-2nd.

CITY COUNCIL ACTION:

September 14, 2023

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is 0.573 acre site that is currently developed with retail and office uses (Hossley Lighting Associates, Sherry Matthews Advocacy Marketing) that front onto South Congress Avenue. The land to the north is zoned PUD-NP and LI-NP and is developed with surface parking and a delivery area for the Hyatt Regency Austin hotel. Directly to the south, there is CS-1-V-NP zoning that contains a retail store (Yeti All-Weather Food & Supplies) and a hotel use (Embassy Suites) across Barton Spring Road. On the eastern side of S. Congress Avenue, the lots contain the former Austin American Stateman Newspaper site that is zoned PUD-NP. To the west, there is PUD-NP and CS-1-V-NP zoning that is developed with a hotel/restaurant and a parking garage (Hyatt Regency Austin, Southwest Bistro), an office use (210 Barton Springs) and a multifamily use (The Catherine Luxury Apartments).

The applicant is requesting a rezoning of this property located at the northwest corner of South Congress Avenue and Barton Springs Road to amend the PDA to permit the Automotive Sales use, for indoors only. The purpose of the PDA amendment is to allow the property to be redeveloped as a community hub for an electric vehicle manufacturer (*please see Applicant's Request Letter – Exhibit C*).

BASIS OF RECOMMENDATION:

1. The proposed zoning is consistent with the purpose statement of the district sought.

Limited Industrial Service district is intended as an area primarily for commercial services and limited manufacturing uses, generally on moderately sized sites.

Planned Development Area combining district is intended for combination with selected commercial and industrial base districts, in order to modify base district provisions as necessary to allow for appropriate industrial and commercial uses or to reflect the terms of a Planned Development Area agreement following annexation of properties subject to such an agreement.

Neighborhood Plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. The proposed zoning promotes consistency and orderly planning.

LI-PDA zoning is consistent with land use patterns in the area as there are commercial, industrial and mixed-use zoning designations (PUD-NP, CS-1-V-NP and LI-NP) and commercial, office, multifamily residential and civic uses surrounding the site under consideration to the north, south, east and west.

3. *The proposed zoning should allow for a reasonable use of the property.*

The proposed PDA amendment will allow for more services in this central area of the city at the northwest intersection of two arterial/Level 3 roadways, South Congress Avenue and Barton Springs Road. The property is within walking distance of public transportation options as there are Capital Metro rapid bus routes along S. 1st Street and Riverside Drive to the west and an Urban Trail network (Ann and Roy Butler Hike and Bike Trail) along Lady Bird Lake to the north.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LI-PDA-NP	Retail/Office (Hossley Lighting Associates, Sherry Matthews Advocacy Marketing)
<i>North</i>	L-NP	Surface Parking, Delivery Area for the Hyatt Regency Austin, Ann W. Richards Congress Avenue Bridge, Colorado River
<i>South</i>	CS-1-V-NP	Retail (Yeti All-Weather Food & Supplies), Hotel (Embassy Suites)
<i>East</i>	PUD-NP	Old Austin American Statesman Site, Statesman Bat Observation Center
<i>West</i>	PUD-NP, CS-1-V-NP	Alley, Hotel/Restaurant/Parking Garage (Hyatt Regency Austin, Southwest Bistro), Office (210 Barton Springs), Multifamily (The Catherine Luxury Apartments)

NEIGHBORHOOD PLANNING AREA: Bouldin Creek Neighborhood Planning Area

TIA: N/A

WATERSHED: Lady Bird Lake

SCHOOLS: Austin I.S.D.

Travis Heights Elementary School

Lively Middle School

Travis High Schools

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

Bouldin Creek Neighborhood Association

Bouldin Creek Neighborhood Plan Contact Team

Bouldin Creek Zoning Committee

Downtown Austin Alliance

Friends of Austin Neighborhoods

Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Preservation Austin
 SELTexas
 Sierra Club, Austin Regional Group
 South Central Coalition
 South Central Waterfront Advisory Board

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2017-0026 (Bouldin Creek Neighborhood Plan Garage Placement Zoning)	Area wide plan: To add Garage Placement provisions to Bouldin Creek Neighborhood Area Plan	6/13/2017: Recommended adding placement too planning area	8/03/2017: Case was indefinitely postponed by staff; City Council did not act.
C814-2017-0001 (425 W. Riverside Drive PUD)	CS-1-V-NP to PUDNP for Mixed Uses with associated improvements	9/11/2012: Recommended staff recommendation with additional direction provided by 1) the Environmental Commission, 2) the Small Area Planning Joint Committee, and 3) the South Central Waterfront Advisory Board Working Group	5/10/2018: Approved PUD-NP zoning, with additional direction to staff and revisions to the ordinance
C814-2012-0071 (422 W. Riverside)	LI-NP to PUD- NP	9/11/2012: Recommended PUD- NP zoning	10/18/2012: Approved PUD-NP
C814-2008-0165 (222 E. Riverside Drive PUD)	L-V-NP and L-NP to PUD-NP	Recommended PUD-NP zoning	10/16/2008: Approved PUD-NP
C14-2007-0224, C14-2007-0220 Vertical Mixed Use (VMU) Zoning Cases	Area wide plans: To add VMU to various tracts in the Greater South River City and the Bouldin NP Areas	12/11/2007: Recommended adding V to zoning districts	1/10/2008: Approved adding VMU to tracts
C814-06-0106, C814-06-0106.01, C814-06-0106.02 (Fairfield/Hyatt PUD - 208 Barton Springs)	CS-1-NP and L- NP to PUD-NP Amendments were to add additional permitted uses within PUD	11/28/2006: Recommended PUDNP with conditions Recommended both amendments	2/15/2007: Approved PUD-NP 9/26/2013 and 8/7/2014: Approved both amendments

C14-99-0069 (200 S. Congress)	LI to LI-PDA	Recommended LI-PDA zoning	10/26/2000: Approved LI-PDA zoning
C814-89-0003.02 (305 S. Congress PUD)	PUD-NP to PUD-NP zoning	2/08/22: Approved an amendment to the PUD as Staff recommended, with conditions and amendments Vote: 12-0. [Commissioner Azhar; Vice-Chair Hempel – 2nd] Commissioner Praxis was absent	4/07/22: Approved an amendment to the PUD as the Planning Commission recommended, with additional amendments from Council Member Tovo, on First Reading. Vote: 10-0, Council Member Harper-Madison was off the dais. 6/16/22:

RELATED CASES:

C14-99-0069 - Previous Rezoning Case

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
S. Congress Avenue	3	116'	110'	60'	Yes	Yes	Yes
Barton Springs Road	3	116'	119'+	100'+	Yes	Yes	Yes

OTHER STAFF COMMENTS:Comprehensive Planning**200 S Congress Avenue. C14-2023-0015.**

The proposed use is not identified as a pedestrian-oriented use and is not allowed under § 25-2-691 WATERFRONT OVERLAY (WO) DISTRICT USES (C). The larger concern is not related to the use, but rather the design of the building and the back of curb streetscape elements and how it relates to South Congress Avenue and adjacent properties and the extent that the proposed project meets the intent of the South Shore Central Vision Framework Plan. The project description gives no indication as to the steps that the redevelopment will make to address these issues.

The comment is cleared. The applicant has provided the Long-Range Planning staff with a copy of the current approved SPE that shows the addition of the planted bed along the sidewalk on S Congress to accentuate and activate that entrance.

Environmental

No comments.

Fire

No comments.

Parks and Recreation

Parkland dedication fees may apply to any future site or subdivision applications resulting from this rezoning. As of January 1, 2023, new commercial uses are subject to parkland dedication requirements at the time of site plan and subdivision. PARD may consider the dedication of the Lady Bird Lake frontage included in the site, along with any remaining fees in-lieu.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

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

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Transportation

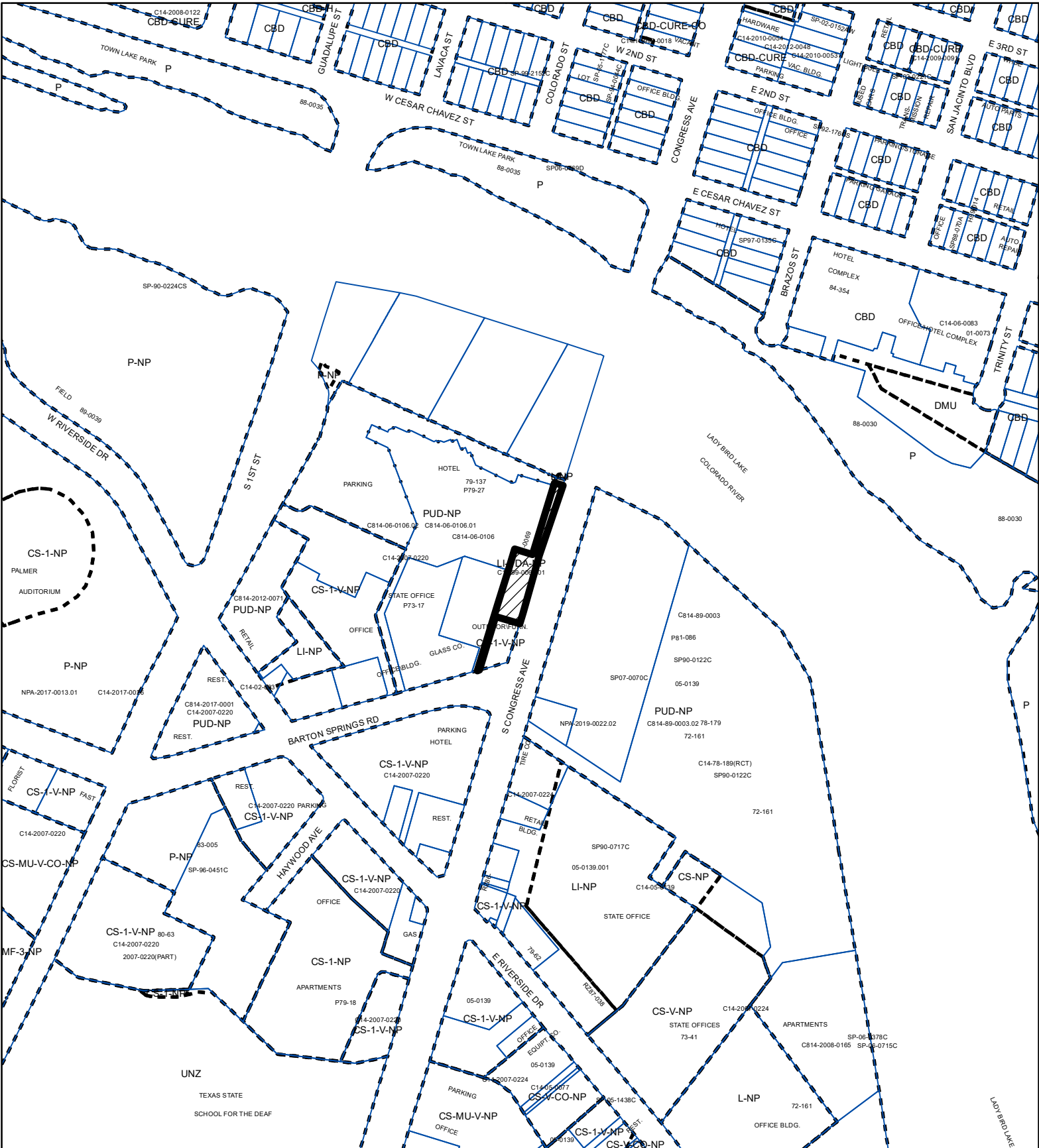
ATD has no objection to the proposed land use changes.

Water Utility

No review required.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter
- D. Applicant's Amendment Request Letter






ZONING

EXHIBIT A

ZONING CASE#: C14-2023-0015



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

$$1'' = 400'$$

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





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



Created: 2/13/2023

EXHIBIT B



-  SUBJECT TRACT
 ZONING BOUNDARY
 PENDING CASE
 CREEK BUFFER

ZONING CASE#: C14-2023-0015
LOCATION: 200, 208, 210
& 220 1/2 S Congress Ave
SUBJECT AREA: .58 Acres
GRID: J21
MANAGER: Michael Watson



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: 3/14/2023

January 12, 2023

Ms. Rosie Truelove
Housing and Planning Department
City of Austin
1000 E 11th Street
Austin, TX 78702

Via Electronic Delivery

Re: 200 S Congress Avenue – Planned Development Area Amendment application for the approximately 0.57-acre property known as 200, 208, 210, and 220 ½ S Congress Avenue in Austin, Travis County, Texas (the “Property”)

Dear Ms. Truelove:

As representatives of the owner of the Property, we respectfully submit the enclosed Planned Development Area (PDA) Amendment application. The project is titled 200 S Congress Avenue and is approximately 0.57 acres of land, located at the northwest corner of S Congress Avenue and Barton Springs Road. The Property is in the Full Purpose Jurisdiction of the City of Austin.

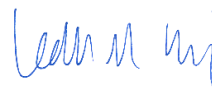
The Property is currently zoned LI-PDA-NP (Limited Industrial Services – Planned Development Area – Neighborhood Plan). The original Planned Development Agreement (Zoning Case C14-99-0069; Ordinance No. 20001026-060) was amended on July 16, 2022 via Ordinance No. 20220616-073 to allow Indoor Entertainment and Restaurant (General and Limited) as permitted uses, to amend access restrictions, and to remove minimum parking requirements for the Property.

As part of this application, we are requesting to amend the PDA to allow Automotive Sales use, indoors only. The purpose of the PDA amendment is to allow the Property to be redeveloped as a community hub for an electric vehicle manufacturer.

The Property is located in the Bouldin Creek Neighborhood Planning Area (NPA), adopted May 23, 2002. The Bouldin Creek Neighborhood Plan Future Land Use Map (FLUM) designation is mixed-use. The attached email from Mark Walters states that a NPA amendment is not required with this PDA amendment request.

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.

Sincerely,



Leah M. Bojo

cc: Joi Harden, Housing and Planning Department (*via electronic delivery*)

ORDINANCE NO. 001026-60

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:

A 5.575 ACRE TRACT OF LAND OUT OF THE ISAAC DECKER LEAGUE, FROM LIMITED INDUSTRIAL SERVICES (LI) DISTRICT TO LIMITED INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA (LI-PDA) COMBINING DISTRICT, LOCALLY KNOWN AS 200-210 SOUTH CONGRESS AVENUE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Zoning Map established by Section 25-2-191 of the City Code is amended to change the base zoning district from limited industrial services (LI) district to limited industrial services-planned development area (LI-PDA) combining district on the property described in file C14-99-0069, as follows:

A 5.575 acre tract of land out of the Isaac Decker League in Austin, Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 200-210 South Congress Avenue, in the City of Austin, Travis County, Texas, and more particularly identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the Planned Development Area combining district established by this ordinance shall conform to the site development standards as set forth in the "Site Development Standards" attached as Exhibit "C" to this ordinance. Except as specifically modified under this ordinance, the Property may be developed and used in accordance with the regulations established for the Limited Industrial Services (LI) base district and other applicable requirements of the City Code.

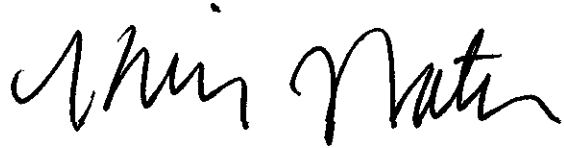
PART 3. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on November 6, 2000.

PASSED AND APPROVED

October 26, 2000

§
§
§



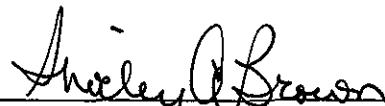
Kirk Watson
Mayor

APPROVED:



Andrew Martin
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

FIELD NOTE DESCRIPTION
OF 0.575 OF AN ACRE OF LAND
OUT OF THE ISAAC DECKER LEAGUE
IN TRAVIS COUNTY, TEXAS

Redline Copy

BEING DESCRIBED AS THREE TRACTS OF LAND RECORDED IN VOLUME 1316, PAGE 108 OF THE D.R.T.C.T., AND BEING OUT OF LOT 1, BLOCK "F" OF THE SWISHERS ADDITION TO THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THERE OF, RECORDED IN VOLUME 1, PAGE 2, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACTS OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND ON THE NORTH RIGHT OF WAY OF BARTON SPRINGS ROAD, FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF, T.L. SUBDIVISION 3-A, RECORDED IN PLAT BOOK 82, PAGE 380, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, N 19°00'00"E, A DISTANCE OF 400.10 FT., WITH THE EAST LINE OF T.L. SUBDIVISION, TO A HOLE PLACED IN A CONCRETE SLAB, FOR THE NORTHWEST CORNER OF TRACT 1;

THENCE, S 71°06'00"E, A DISTANCE OF 58.35 FT., CONTINUING WITH THE LINE OF THE T.L. SUBDIVISION TO A STEEL PIN FOUND FOR THE SOUTHWEST CORNER OF THE FORESAID TRACT 2;

THENCE N 19°00'00"E, A DISTANCE OF 235.16 FT., CONTINUING WITH AN EAST LINE OF T.L. SUBDIVISION, (PASSING A STEEL PIN ON LINE AT 209.36 FT.,) TO A POINT SUBMERGED IN THE COLORADO RIVER, FOR THE NORTHEAST CORNER OF THE T.L. SUBDIVISION 3, AND THE NORTHWEST CORNER OF TRACT 2, AND THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, S 71°00'00"E, A DISTANCE OF 25.00 FT., DOWN THE COLORADO RIVER TO A SUBMERGED POINT FOR THE NORTHEAST CORNER OF TRACT 2, AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 19°00'00"W, WITH THE WEST LINE OF SOUTH CONGRESS AVE., PASSING A STEEL PIN SET ON A LINE AT 25.91', PASSING THE NORTHEAST CORNER OF TRACT 1, AT 235.27', AND IN ALL 454.11 FT., TO A STEEL PIN SET AT THE SOUTHEAST CORNER OF THE TRACT 1, FOR A CORNER OF THIS TRACT;

THENCE, N 71°05'00"W, A DISTANCE OF 78.35 FT., WITH THE SOUTH LINE OF TRACT 1, WITH THE NORTH LINE OF WILLARD FINKELSTEIN TRACT RECORDED IN VOLUME 829, PAGE 498, OF THE FORESAID DEED RECORDS TO A CROSS CUT IN CONCRETE, FOR THE NORTHEAST CORNER OF FORESAID TRACT 3;

THENCE, S 19°00'00"W, A DISTANCE OF 177.94 FT., WITH THE EAST LINE OF TRACT 3, AND THE WEST LINE OF THE FINKELSTEIN TRACT, TO AN IRON PIPE FOUND IN THE NORTH RIGHT OF WAY OF BARTON SPRINGS ROAD FOR A CORNER OF THIS TRACT;

THENCE, S 76°20'00"W, A DISTANCE OF 5.94 FT., WITH THE NORTH LINE OF BARTON SPRINGS ROAD, TO A PLACE OF BEGINNING AND CONTAINING 0.575 OF AN ACRE OF LAND.

SURVEYED: OCTOBER 12, 1993

BY:

L.G. Friar
L.G. FRIAR, REG. PROFESSIONAL LAND SURVEYOR NO. 1505
FOR FRIAR SURVEYING AND MAPPING
AUSTIN, TEXAS

UPDATED: JULY 15, 1996
UPDATED: AUGUST 5, 1996
REVISED: SEPTEMBER 25, 1996
UPDATED: FEBRUARY 2, 1999

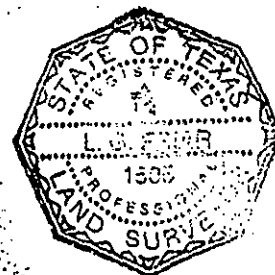
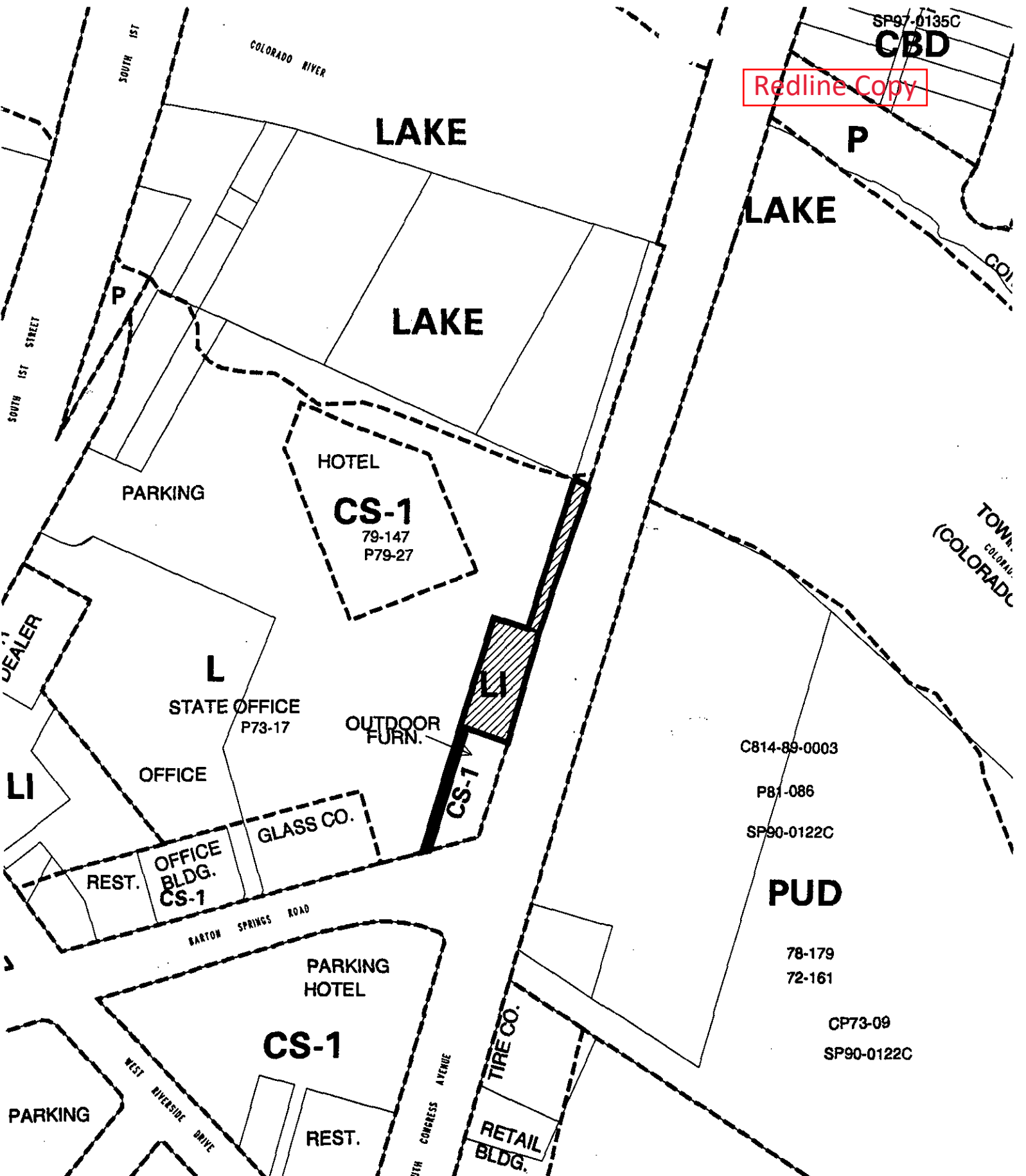


EXHIBIT A







 1" = 200'	SUBJECT TRACT		ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER J21
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-99-0069 ADDRESS: 200-210 S. CONGRESS AVE. SUBJECT AREA (acres): 0.575	DATE: 99-04 INTLS: TRC	
	CASE MGR: C.WILLIAMS				

EXHIBIT "C"
SITE DEVELOPMENT STANDARDS

Section 1. Applicable Site Development Regulations

Development of the Property shall comply with applicable City of Austin regulations as of March 14, 1999, except as modified herein. Development on the Property will occur within three years of the release of an approved site plan for this project.

Section 2. Uses

A. Authorized Uses

1. All limited industrial services uses, except as set forth in Subsection B of this section.
2. Residential uses, as permitted in Section 25-2-691 (B) (*Waterfront Overlay District Uses*) of the City Code.
3. Automotive Sales use is permitted, indoors only.

B. Prohibited Uses

Automotive sales (Outdoors)	Transitional housing
Campground	Automotive rentals
Club or lodge	Automotive repair services
Congregate living	Automotive washing (of any type)
Exterminating services	Drop-off recycling collection facility
Indoor entertainment	Laundry services
Outdoor entertainment	Local utility services
Railroad facilities	Maintenance and service facilities
Residential treatment	Recycling center
Restaurant (drive-in, fast food)	Scrap and salvage
Service station	Transportation terminal
Theater	Vehicular storage
Convenience storage	

C. Planning Commission-Approved Site Plan

The requirements of Article 3 of Chapter 25-5 of the City Code concerning conditional use site plans apply to development of the Property.

Section 3. Site Development Regulations**A. Performance Standards**

Development of the Property shall comply with Section 25-2-648 (*Planned Development Area Performance Standards*) of the City Code.

B. Development Regulations

1. Development of the Property shall comply with the following site development regulations:

Impervious Cover	96.2%
Building Coverage	80%
Floor to Area Ratio	4.12:1
Interior Side Yard Setbacks	0
Rear Yard Setbacks	0

2. Calculations for zoning impervious cover, building coverage, and floor-to-area ratios shall be based on the gross site area of the entire Property.

C. Waterfront Overlay District Regulation

Regulations for the waterfront overlay district and the South Shore Central District and provisions for allowances and variances set forth in the City Code as of March 14, 1999, shall apply to development of the Property.

D. Access

Primary vehicular access to the Property is from the adjacent tract (Hyatt Hotel, Lot A, TL Subdivision 3-A). A site plan may not be approved until the joint use access agreement with the adjacent tract is recorded.

The existing site access point to Barton Springs Road shall be for emergency access only.

E. Primary and Secondary Setbacks

Primary and secondary setbacks shall be comply with Section 25-2-742 (B) and (C) (*South Shore Central Subdistrict Regulations*) of the City Code.

F. Base Wall Height

The maximum height of the base wall may not exceed 45 feet as measured from the average grade of the Congress Avenue sidewalk adjacent to the tract.

G. Building Height

Building height may not exceed 60 feet as measured from the average grade of the Congress Avenue sidewalk.

H. Residential Use.

Minimum site area for a condominium residential use is 440 square feet of gross site area per unit.

Section 4. Landscaping

Landscaping on the Property shall comply with the City Code and City of Austin regulations.

Section 5. Transportation

Development of the Property is limited to 56 condominium units. A Transportation Impact Analysis ("TIA") waiver was obtained when this zoning case was filed. The development of the Property shall be subject to all parking requirements specified in the City Code as adopted March 14, 1999.

Section 6. Water Quality

- A. Payment-in-lieu or water quality control shall be requested for this project.
- B. Sedimentation/filtration basins designed in accordance with the City of Austin Environmental Criteria Manual to treat the contaminated storm water runoff from the site shall be provided on-site if the payment-in-lieu option for water quality control is not allowed.

Section 7. Critical Environmental Features

There are no known critical environmental features on the Property.

August 2, 2023

Ms. Lauren Middleton-Pratt
Planning Department
City of Austin
1000 E 11th Street
Austin, TX 78702

Via Electronic Delivery

Re: 200 S Congress Avenue – Planned Development Area Amendment application for the approximately 0.57-acre property known as 200, 208, 210, and 220 ½ S Congress Avenue in Austin, Travis County, Texas (the “Property”)

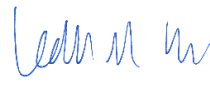
Dear Ms. Middleton-Pratt:

As representatives of the owner of the Property, we respectfully submit this letter to amend the zoning application currently under review and assigned case number C14-2023-0015, submitted on January 13, 2023.

With this amendment, we request to limit Auto Sales (Indoors Only) use to a maximum of 550 square feet. No other amendments are proposed at this time.

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.

Sincerely,



Leah M. Bojo

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