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November 27, 2023

Lauren Middleton-Pratt, Director
Planning Department
c/o Jonathan Tomko, Case Manager
Street-Jones Building
1000 E. 11th Street, Suite 200
Austin, Texas 78702

Re: Amendment to the Rezoning Request for Hyde Park High Street, LLC (the “Owner”) of Property Located 4209, 4213, and 4215 Avenue H (a/k/a 4221 Avenue H) (the “Property”); Case C14-2023-0072 (the “Rezoning Application”)

Dear Lauren:

Please accept this letter as the Owner’s request to amend the Rezoning Application for the above-referenced Property. We are making these amendments pursuant to a compromise agreement by the Hyde Park Neighborhood Plan Contact Team (the “Contact Team”), which voted to support the rezoning request with certain amendments. As such, our amendments are as follows:

1. Total maximum square footage for a building or buildings combined is 12,500 sq. ft. (excluding the structure with the existing “Food Preparation” use);
2. A restaurant use is limited to a single restaurant with a maximum of 1,500 sq. ft.
3. A commercial building shall front on E. 43rd Street and no primary entrance for a commercial use is allowed to front on Avenue H unless otherwise required.
4. We withdraw our request to eliminate the minimum setback on E. 43rd Street and change the standard setbacks on Avenue H.

Thank you for your assistance, and please do not hesitate to contact me should you require anything further.

Sincerely,

Micah King

CC: Joi Harden and Jonathan Tomko (via email)