



METCALFE WOLFF
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July 3, 2024

Mrs. Lauren Middleton-Pratt, Director of Planning
City of Austin Planning Department
1000 East 11th Street
Austin, Texas 78702

Via Online Submittal

Re: Application for Rezoning; 0.908 acres, located at NE Intersection of Decker Lake Rd and N FM 973 (the "Property")

Dear Mrs. Pratt:

As representatives of the owner of the above stated Property we respectfully submit the attached Application for Rezoning. The Property consists of 0.908 acres of existing undeveloped land and a telecommunication tower (see Aerial and Zoning Exhibit attached) that is currently zoned Limited Industrial Services Conditional Overlay (LI-CO) and Multifamily—Medium Density (MF-3). The Application for Rezoning requests to rezone the Property to General Commercial Services - Mixed Use Combining District - Conditional Overlay (GR-MU-CO) to allow for a shared driveway between proposed multifamily, commercial and industrial uses per City Staff's direction. The CO is intended to prohibit the following CS uses and includes uses that were previously prohibited on the Property:

Alternative Financial Services	Exterminating Services
Automotive Rentals	Funeral Services
Automotive Repair Services	Pawn Shop Services
Automotive Sales	Vehicle Storage
Drop-Off Recycling Collection Facility	

If you have any questions about this Application for Rezoning or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Very truly yours,

Michele Rogerson Lynch



AERIAL EXHIBIT



ZONING EXHIBIT



