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October 13, 2025

Ms. Lauren Middleton-Pratt  
Planning Department  
City of Austin  
6310 Wilhelmina Delco Dr.  
Austin, TX 78752

*Via Electronic Delivery*

Re: 1712 Rio Grande – Rezoning of a 0.3064-acre piece of property located at 1712 Rio Grande Street, Austin, Texas 78701 (the "Property")

Dear Ms. Middleton-Pratt:

As representatives of the owner of the Property, we respectfully submit the enclosed rezoning application package. The project is titled *1712 Rio Grande* and is approximately 0.3064 acres in size, located at 1712 Rio Grande Street. The Property is in the full purpose jurisdiction of the City of Austin.

The Property is currently zoned GO-ETOD-DBETOD (General Office-Equitable Transit-Oriented Development Overlay-Density Bonus Equitable Transit Oriented Development Overlay) district, and is more specifically located in the Judges Hill subdistrict of the Downtown Austin Plan (DAP). The requested rezoning is from GO-ETOD-DBETOD to DMU-H-ETOD-DBETOD-CO (Downtown Mixed Use-Historic Combining District-Equitable Transit-Oriented Development Overlay-Density Bonus Equitable Transit Oriented Development Overlay-Conditional Overlay) district.

Because the request includes a Historic Combining District, this application includes all documentation and materials necessary for Historic Landmark Commission review.

The Property is known as the Malcolm H. and Margaret Badger Reed House. The Reed House was constructed as a single-family home in 1909. Between 1929 and 1940, the house was occupied by fraternal organizations. Around 1980, the building was converted to office use.

The Reed House will continue to be used as an office. The purpose of the rezoning is to allow for a residential use in the walk-up basement while preserving the historic charm and character of the existing office building above. This request is consistent with proposed uses in the area.

The Property is not located within a Neighborhood Planning Area. The Property is located in the Judges Hill subdistrict of the Downtown Austin Plan (DAP).

The TIA Determination was processed and Kaylie Coleman of Transportation Department staff confirmed on July 21, 2025 that no Traffic Impact Analysis is required.

In coordination with the Board representative of the Judges Hill Neighborhood Group, we have come to agreement on the prohibited uses to include as part of the conditional overlay (“-CO”) within the rezoning request. The proposed list of prohibited uses is as follows:

- Alternative Financial Services
- Automotive Rentals
- Automotive Repair Services
- Automotive Sales
- Automotive Washing (of any type)
- Bail Bond Services
- Commercial Off-Street Parking
- Exterminating Services
- Funeral Services
- Indoor Entertainment
- Indoor Sports and Recreation
- Off-Site Accessory Parking
- Outdoor Entertainment
- Outdoor Sports and Recreation
- Pawn Shop Services
- Pedicab Storage and Dispatch
- Service Station
- Theater
- Vehicle Storage
- Limited Warehousing and Distribution
- Community Recreation (Private)
- Community Recreation (Public)
- Transportation Terminal

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,



Dave Anderson

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