

July 14, 2023

City of Austin
Development Services Department
6310 Wilhelmina Delco Drive
Austin, TX 78752

RE: Site Plan Exemption – Change of Use
2027 s Lamar Boulevard
Austin, Texas

Please accept this letter and attached plan in conjunction with our request for a site plan exemption. This site plan exemption proposes the following:

- Change of use for a portion of the first floor of Building 1 to Retail and Storage
- Removal of compact spaces of parking behind gate, convert remaining to employee parking only
- Proposed area of Lawn Games
- Proposed back patio for use on weekends and holidays
- Proposed dumpster

The back patio will only be open to the public on weekends and holidays. Although the site as a whole is slightly under current city code required parking when the back patio is open, there is a public garage located adjacent to the site (Bouldin Creek Garage). Signs will be added directing overflow parking to this garage. For safety and security reasons, we are proposing to keep the general public from parking behind our interior gate.

There is no proposed increase in impervious cover as all work occurs on existing asphalt. No trees are proposed to be removed or impacted.

Thank you, and please feel free to contact me.

Sincerely,



Matthew Davis
Bouldin Acres