



September 4, 2025

City Council Meeting Agenda Item 63 - September 11, 2025

Case: C814-2024-0001
Project: 500 South Congress PUD
Address: 400, 500, 510 S Congress Ave., 407 1/2 Haywood Ave., 105 W. Riverside Dr.
Applicant Request: To rezone commercial-liquor sales-neighborhood plan (CS-1-NP) combining district zoning and commercial-liquor sales-vertical mixed use building-neighborhood plan (CS-1-V-NP) combining district zoning to planned unit development-neighborhood plan (PUD-NP) combining district zoning.

Dear Ms. Sirwaitis,

The Bouldin Creek Neighborhood Association Zoning Committee does not oppose this zoning change.

The members of the BCNA zoning committee have had comprehensive discussions with the applicant and his legal team regarding this case.

Because of our neighborhood process, there was not sufficient time for the Steering Committee and the General Membership of the Bouldin Creek Neighborhood to provide their feedback on this matter. The neighborhood association is particularly concerned with the details of the proposed site plan, which will be addressed in the future.

Best regards,

Two handwritten signatures are shown. The first signature is "Jody Zemel" in a cursive script. The second signature is "Thom Parker" in a cursive script, positioned below the first.

Jody Zemel, Thom Parker, Co-Chairs, Zoning Committee
Bouldin Creek Neighborhood Association

CC: [Sherri Sirwaitis](#), [Joi Harden](#), [Melissa Beeler](#), [Richard Suttle](#), [Amanda Hendrix](#), [Michael Iannacone](#)

Bouldin Creek Neighborhood Association, P. O. Box 3683, Austin, Texas 78764