

August 28, 2024

Subject: Support for C14-2024-0027 (East Cesar Chavez – 2300 Block) – DB90 Zoning

Dear Mayor and City Council,

I am reaching out to ask you to please vote for our requested rezoning of CS-MU-V-DB90-NP for the properties on the 2300 block of East Cesar Chavez Street (Case No. C14-2024-0027).

My wife and I have operated our restaurant, Juan in a Million, on this block since 1980. Last year, our neighbor reached out to see if we would want to join them in a group rezoning case covering several properties on the block. We believe that the rezoning will benefit the neighborhood, our restaurant, and the surrounding businesses.

We appreciate their effort to include us and the neighboring community in this process and respectfully request that you support this rezoning case.

Sincerely,

A handwritten signature in black ink, appearing to read 'Juan Meza', with a stylized flourish at the end.

Juan Meza
Juan in a Million

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

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September 5, 2024

City of Austin
301 W 2nd St.
Austin, TX 78701

Re: Rezoning request for Case No. C14-2024-0027, for 2300, 2302, 2304, 2306, 2308, 2320, 2324, 2326, & 2328 E. Cesar Chavez St., 109, 111, & 113 Mildred St., and 2305, 2307, 2309, 2311, & 2317 E. 2nd St. (collectively, the "Property")

To Whom It May Concern:

On behalf of 2324 ECC-Arc LLC, 2400 ECC-Arc LLC, 2317 E 2nd-Arc LLC, Patrica Ann Pope, Emily Kolb Isdale, Isdale Investments, LLC, and LaFayette 2109, LLC (the "Owners"), I ask for your support for CS-MU-V-DB90-NP zoning for the Property.

Last year, 2324 ECC-Arc LLC, 2400 ECC-Arc LLC, and 2317 E 2nd-Arc LLC (with Quincy Allen of Arc Capital Partners as the managing member) decided to seek a rezoning for a midblock parcel on the 2300 block of East Cesar Chavez Street.

Prior to filing for rezoning, they reached out to their neighbors on the block to see if any of them would be interested in joining the case. For reference, Arc Capital Partners has no plans to purchase any of these properties – and instead thought it would be worthwhile to build consensus for a common rezoning case among interested neighbors, especially considering the barriers these owners might otherwise face if they wanted to seek rezoning separately in the future.

Based on that outreach, Patrica Ann Pope, Emily Kolb Isdale, Alice and Steven Duffy (Isdale Investments, LLC), and Juan Meza (LaFayette 2109, LLC) all decided to join the rezoning case. Their properties are included in the rezoning currently pending before Council.

Respectfully,



Michael J. Whellan