

ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0141 – Wickersham Rezone

DISTRICT: 3

ZONING FROM: GR-MU-CO

ZONING TO: CS-1-CO

ADDRESS: 4544 East Oltorf Street and 2440 Wickersham Lane

SITE AREA: 0.043 acres
(1,875 sq. ft.)

PROPERTY OWNER: Wickersham Enterprises, LLC

AGENT: Land Answers Inc. (Tamara Mitchell)

CASE MANAGER: Cynthia Hadri 512-974-7620, Cynthia.hadri@austintexas.gov

STAFF RECOMMENDATION:

The staff recommendation is to grant commercial-liquor sales – conditional overlay (CS-1-CO) combining district zoning. The conditional overlay will prohibit the following uses:

**Adult-Oriented Business
Automotive Repair Services
Automotive Sales
Cocktail Lounge
Commercial off-street parking
Community recreation (public)
Congregate Living
Drop-Off Recycling Collection Facility
Exterminating Services
Hospital services-general
Hotel/Motel**

**Indoor sports and recreation
Off-site accessory parking
Outdoor entertainment
Pawn shop services
Private secondary educational services
Private primary educational services
Residential treatment
Service station
Theater**

PLANNING COMMISSION ACTION / RECOMMENDATION:

November 19, 2024: APPROVED THE APPLICANT'S REQUEST FOR CS-1-CO.
*[A. AZHAR; F. MAXWELL - 2ND] (9-0) G. ANDERSON, N. BARRERRA RAMIREZ,
D. SKIDMORE, A. PHILLIPS – ABSENT*

CITY COUNCIL ACTION:

January 30, 2024:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is approximately 0.04 acres (1,875 sq. ft.), undeveloped, has access to East Oltorf Street (level 3) and Wickersham Lane (level 3), and is currently zoned community commercial – mixed use – conditional overlay (GR-MU-CO) combining district. The overall property is zoned GR-MU-CO and has an approved site plan (SP-2021-0091C) which provides for 88,709.77 square feet of commercial uses, along with associated parking and drainage facilities. The site is surrounded by residential (MF-2-NP, MF-2, ERC, SF-6-NP) uses and can benefit from the addition of the commercial uses in the area. ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

Staff is recommending the commercial-liquor sales – conditional overlay – neighborhood plan (CS-1-CO) combined district zoning for a 1,875 square foot zoning. The applicant will be keeping the current prohibited uses and agreed to add cocktail lounge and adult oriented business to the prohibited uses.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The commercial-liquor sales district is intended predominately for commercial and industrial activities of a service nature which typically have operating characteristics or traffic service requirements generally incompatible with residential environments, and specifically includes liquor sales as a permitted use.

The conditional overlay combining district may be applied in combination with any base district. the district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

2. *Zoning should allow for reasonable use of the property.*

Staff recommends the applicant’s request because the lot meets the intent of the CS-1 district as it is accessible on major traffic ways. A rezoning would allow for the use in a square footage of a building in the approved site plan.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-MU-CO	Undeveloped
<i>North</i>	MF-2-NP, MF-2 and ERC	Residential
<i>South</i>	MF-2-NP, MF-2 and SF-6-NP	Residential
<i>East</i>	MF-2-NP and MF-2	Residential
<i>West</i>	MF-2-NP and MF-2	Residential

NEIGHBORHOOD PLANNING AREA: East Riverside/Oltorf Combined (Pleasant Valley)
WATERSHED: Country Club West Watershed (Suburban)

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Del Valle Independent School District

Smith Elementary School

Ojeda Middle School

Del Valle High School

COMMUNITY REGISTRY LIST:

1847

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

Austin Regional Group

Crossing Gardenhome Owners Assn. (The)

Del Valle Community Coalition

Del Valle Independent School District

East Riverside/Oltorf Neighborhood Plan

Contact Team

Friends of Austin Neighborhoods

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

Overton Family Committee

Pleasant Valley

Preservation Austin

SELTexas

Save Our Springs Alliance

Sierra Club

Southeast Austin Neighborhood Alliance

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2012-0111 - East Riverside Corridor Regulating Plan	To rezone various parcels to East Riverside Corridor (ERC) zoning district	Approved ERC Zoning staff recommended.	Approved ERC zoning with conditions. (05/09/13)

RELATED CASES:

C14-05-0113: East Riverside/Oltorf Combined Neighborhood Plan – Based on the ordinance for this neighborhood plan, this tract is one of the parcels withdrawn for future consideration and does not have the “-NP” combining district zoning associated with the tract.

C14-2020-0056: Wickersham Retail Center – The applicant is requesting to rezone to GR-MU-CO to remove Part 2 (A) of the existing ordinance to allow for drive-in service as an accessory use to commercial uses. Staff recommended GR-MU-CO combining district zoning. The case was withdrawn before receiving a recommendation from Planning Commission.

C14-2012-0114: Monaco II - This property was rezoned from MF-2 to GR-MU-CO (Ordinance No. 20130214-066) in 2013. This rezoning case prohibited the following:

- Drive-in service use is prohibited as an accessory use to commercial uses;
- Development of the Property may not exceed 36 residential units per acre; and

- A list of prohibited uses on the Property, see Exhibit D.

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

Project Name and Proposed Use: 4544 E OLTORF STREET. C14-2024-0141. Project: Wickersham Rezone 2024. 0.0430 (1,875.00 SF) acres from GR-MU to CS-1. Existing: Retail. Proposed: Liquor Store. Demolition is not proposed.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures *	
Y	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Names of Activity Centers/Activity Corridors/Job Centers *: <ul style="list-style-type: none"> • 0.20 miles to Pleasant Valley Activity Corridor
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> • Adjacent to bus stop on Wickersham Ln
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> • Bike lane and sidewalk present along E Oltorf St and Wickersham Lane
	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education *: Located within 0.50 miles from a public school or university.
	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	Connectivity and Health *: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor’s office, drugstore clinic, and/or specialized outpatient care.)
	Housing Choice *: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use *: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular

	area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
4	Number of “Yes’s”

Drainage:

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City’s Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental:

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Country Club West Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Fire:

There are no comments.

PARD – Planning & Design Review:

Parkland dedication fees may apply to any future site or subdivision applications resulting from this rezoning. As of January 1, 2024, new commercial non-residential uses are not subject to parkland dedication requirements at the time of site plan and subdivision.

Site Plan:

Site plans will be required for any new development other than single-family or duplex residential.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

FYI this tract is within the Pleasant Valley Neighborhood Planning area.

There is a site plan approved for this property SP-2021-0091C which provides for 88,709.77 square feet of Commercial uses, along with associated parking and drainage facilities.

Austin Transportation Department – Engineering Review:

The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for E. Oltorf St. It is recommended that 58 feet of right-of-way from the existing centerline should be dedicated for E. Oltorf St. according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 80 feet of right-of-way for Wickersham Ln. It is recommended that 40 feet of right-of-way from the existing centerline should be dedicated for Wickersham Ln. according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

Existing Street Characteristics:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
E. Oltorf St.	Level 3	116'	85'	60'	Yes	Yes	Yes
Wickersham Ln.	Level 3	80'	74'	42'	Yes	Yes	Yes

Austin Water Utility:

No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
 - B. Aerial Map
 - C. Applicant's Summary Letter
 - D. Ordinance No. 20130214-066
- Correspondence from Interested Parties

MF-3-CO
C14-93-0120
RR
3-0-40

APARTMENTS
ERC
NPA-2011-0021.02
C14-2012-0111
NPA-2012-0021.02
CP73-06

LR
C14-72-239

MF-2-NP

MF-2
APTS.

P85-017

P84-65

C14-05-0113

CP-79-19
APTS.

MF-2-NP

P85-017 C14-2012-0114

GR-MU-CO

SP07-0005C

CONDOS

P84-044

MF-2-NP

P84-65

MF-2

E OLTORF ST

C14-96-0056

WICKERSHAM LN

LINDER CT

MF-2-NP

69-235

96-0056

C14-05-0111.05

SF-6-NP

96-0056

MF-2-NP

05-0111.05

82-203

ZONING

ZONING CASE#: C14-2024-0141



 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

Exhibit A

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



MF-3-CO
C14-93-0120

RR
3-0-40

LR
C14-72-239

ERC

NPA-2011-002102
C14-2012-0111
NPA-2011-002102

CP73-06

MF-2-NP

MF-2

MF-2-NP

P84-65

MF-2

MF-2

MF-2

GR-MU-CO

C14-2024-0141

MF-2-NP

MF-2-NP

MF-2

WICKERSHAM LN

OLTORF ST

LINDER CT

MF-2-NP

SF-6-NP

96-0056





1 inch equals 200'

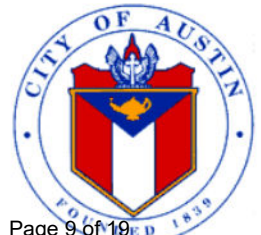
MF-2-NP

Wickersham Rezone 2024

ZONING CASE#: C14-2024-0141
LOCATION: 4544 E. Oltorf St.
SUBJECT AREA: 0.043 Acres
MANAGER: Cynthia Hadri



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER



Land ANSWERS, Inc.

Development Planning Consultants

5311 Bull Run
Austin, Texas 78727
(512) 228-6022

landanswersinc@gmail.com

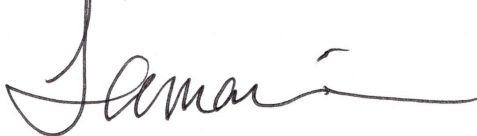
October 17, 2024

City of Austin
Development Services Dept
P.O. Box 1088
Austin, TX 78767

Re: 2440 Wickersham Rezone/4544 E. Oltorf

The property owner wishes to rezone a 1,875 square foot footprint as shown on the attached exhibit to CS1-CO, for the purpose of putting in a liquor store. The adjacent Monaco Condominiums are in support of this rezoning because it will result in decreased traffic, shorter open hours, and will be closed on Sundays. The property owner already owns several liquor stores around town and maintains them in compliance with TABC requirements.

Sincerely,



Tamara Mitchell

Land Answers, Inc.

5311 Bull Run

Austin, TX 78727

(512) 920-7791

ORDINANCE NO. 20130214-066

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2440 WICKERSHAM LANE FROM MULTI FAMILY RESIDENCE LOW DENSITY (MF-2) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from multi family residence low density (MF-2) district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-2012-0114, on file at the Planning and Development Review Department, as follows:

A 1.960 acre tract of land, more or less, out of the Santiago Del Valle Grant the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 2440 Wickersham Lane in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. Drive-in service use is prohibited as an accessory use to commercial uses.
- B. Development of the Property may not exceed 36 residential units per acre.



Landesign Services, Inc.

555 Round Rock West Drive
Bldg. D, Suite 170
Round Rock, Texas 78681
512-238-7901 office
512-238-7902 fax

EXHIBIT " "

METES AND BOUNDS DESCRIPTION

BEING 1.960 OF AN ACRE OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF LOT 4 CHEVY CHASE SOUTH PHASE SIX RECORDED IN BOOK 85, PAGE 127B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), A PORTION OF LOT 1, BLOCK A, MONACO SUBDIVISION OF RECORD IN DOCUMENT NUMBER 200200348 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.) AND BEING A PORTION OF A 2.04 ACRE TRACT DESCRIBED IN VOLUME 12345, PAGE 718 OF THE REAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found at the southeast corner of said Lot 1, the southeast corner of Lot 2, Chevy Chase South, Phase 2 a subdivision of record in Cabinet 78, Slide 138 of the P.R.T.C.T. and in the west right-of-way line of Wickersham Lane (70' R.O.W.)

THENCE South 70°28'35" West with the east line of said Lot 1 and the existing west right-of-way line of said Wickersham Lane a distance of 34.90 feet to an iron rod found;

THENCE continuing along with the east line of said Lot 1 and the existing west right-of-way line of said Wickersham Lane along a curve to the left, having a radius of 841.63 feet, a delta angle of 22°04'49", a length of 324.34 feet and a chord which bears South 59°16'54" West a distance of 322.34 feet to an iron rod found;

THENCE continuing along with the east line of said Lot 1 and the existing west right-of-way line of said Wickersham Lane along a curve to the right, having a radius of 15.00 feet, a delta angle of 86°40'52", a length of 22.69 feet and a chord which bears North 88°25'05" West a distance of 20.59 feet to an 1/2" iron rod with cap marked "LANDESIGN" found;

THENCE along with the south line of said Lot 1 and the existing north right-of-way line of East Oltorf Street (90' R.O.W.) along a curve to the left, having a radius of 2036.28.00 feet, a delta angle of 05°48'49", a length of 206.61 feet and a chord which bears North 47°59'03" West a distance of 206.52 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;

THENCE North 39°56'04" East crossing through said Remainder Lot 4 a distance of 33.78 feet to a 1/2" iron rod with cap marked "LANDESIGN" set in the south line of said Lot 1;

THENCE North 25°37'48" West with the south line of said Lot 1 a distance of 27.06 feet to a 1/2" iron rod with cap marked "LANDESIGN" set in the west line of said 2.04 acre tract;

THENCE North 38°29'26" East with the west line of said 2.04 acre tract and crossing through said Lot 1 a distance of 90.62 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;

THENCE with the west line of said Lot 1 and the east line of said Remainder of Lot 4 the following two (2) courses:

1. South 79°12'56" East a distance of 1.29 feet to a iron rod found;
2. North 42°18'22" East a distance of 66.49 feet to 1/2" iron rod with cap marked "LANDESIGN" set;

THENCE crossing through said Lot 1 the following two (2) courses:

1. South 53°29'40" East a distance of 74.09 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
2. North 84°20'44" East a distance of 39.13 feet to a 1/2" iron rod with cap marked "LANDESIGN" set in the west line of said Lot 1 and the east line of said Remainder of Lot 4 and the west line of said 2.04 acre tract;

THENCE with the west line of said 2.04 acre tract and crossing through said Lot 1 the following two(2) courses:


1. South 67°24'08" East a distance of 46.23 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
2. North 59°57'23" East a distance of 52.99 feet to a 1/2" iron rod with cap marked "LANDESIGN" set in the west line of said Lot 1 and the east line of said Remainder of Lot 4;

THENCE along the west line of said Lot 1 and the east line of said Remainder of Lot 4 the following three (3) courses:

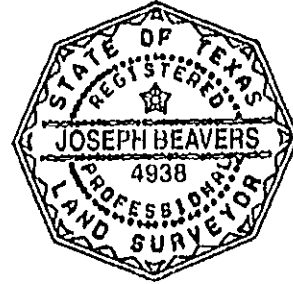
1. North 84°20'44" East a distance of 11.49 feet to an iron rod found;
2. South 86°27'46" East a distance of 8.26 feet to an iron rod found;
3. North 63°07'55" East a distance of 91.86 feet to an iron rod found in the north line of said Lot 1 and the south line of said Lot 2;

THENCE South 30°03'52" East with the north line of said Lot 1 and the south line of said Lot 2 a distance of 165.60 feet to the POINT OF BEGINNING.

This parcel contains 1.960 of an acre of land, out of the Santiago Del Valle Grant, in Travis County, Texas. Description prepared from an on-the-ground survey made during September, 2012. All bearings are based on the north right-of-way line of Wickersham Lane as shown on the Monaco subdivision of record in Doc. No. 200200348 of the Official Public Records of Travis County, Texas.

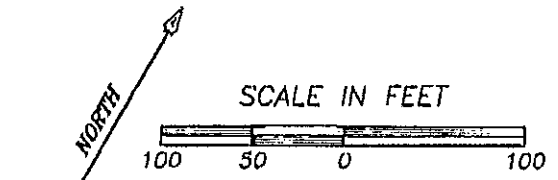
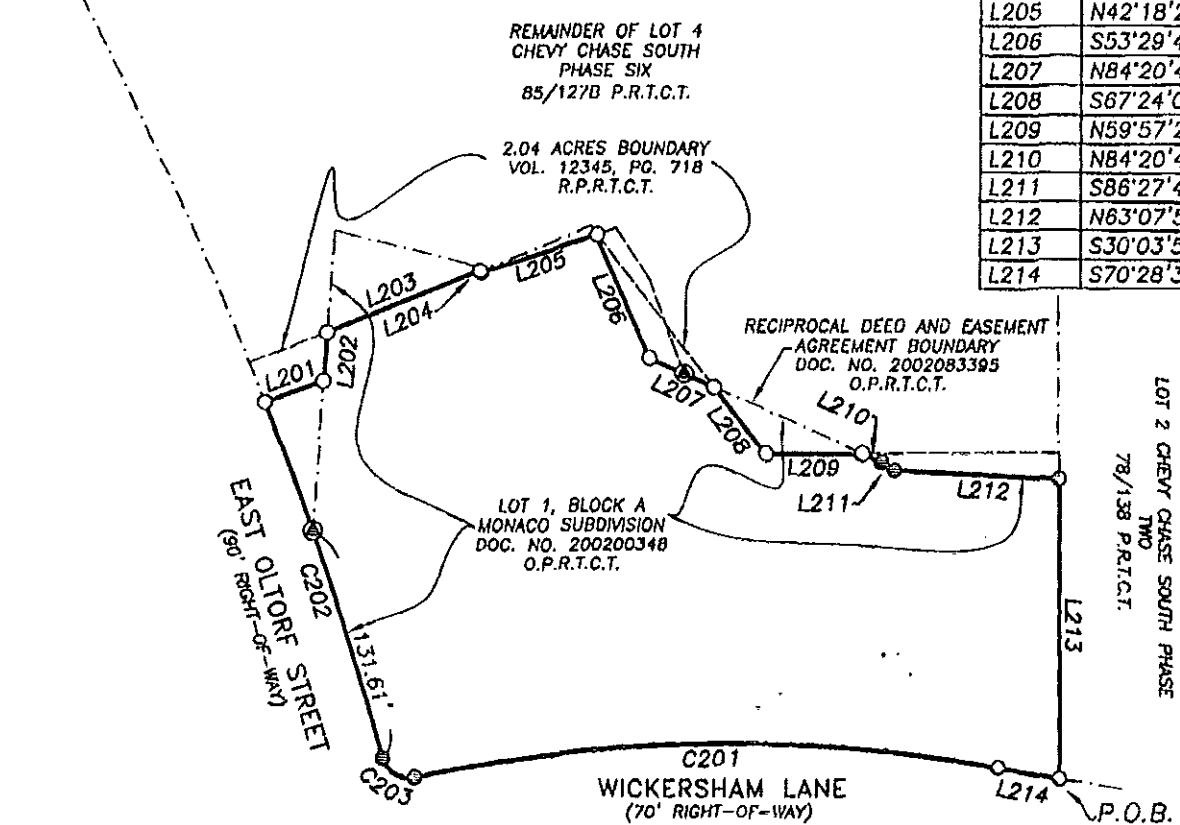
 15 Nov 12

Joseph Beavers Date
Registered Professional Land Surveyor
State of Texas No. 4938



NO.	Radius	Delta Angle	Length	Chord Bearing	Chord Length
C201	841.63	22°04'49"	324.34	S59°16'54"W	322.34
C202	2036.28	05°48'49"	206.61	N47°59'03"W	206.52
C203	15.00	86°40'52"	22.69	N88°25'05"W	20.59

NUMBER	DIRECTION	DISTANCE
L201	N39°56'04"E	33.78'
L202	N25°37'48"W	27.06'
L203	N38°29'26"E	90.62'
L204	S79°12'56"E	1.29'
L205	N42°18'22"E	66.49'
L206	S53°29'40"E	74.09'
L207	N84°20'44"E	39.13'
L208	S67°24'08"E	46.23'
L209	N59°57'23"E	52.99'
L210	N84°20'44"E	11.49'
L211	S86°27'48"E	8.26'
L212	N63°07'55"E	91.86'
L213	S30°03'52"E	165.60'
L214	S70°28'35"W	34.90'



- LEGEND**
- 1/2" IRON REBAR FOUND (unless noted otherwise)
 - ⊙ ALUMINUM CAP FOUND
 - ⊠ PUNCH/DRILL/"X" FOUND
 - 1/2" IRON REBAR W/ORANGE PLASTIC CAP STAMPED "LANDESIGN" SET
- P.O.C POINT OF COMMENCEMENT
P.O.B POINT OF BEGINNING

SR
15 Nov 12



JOB NUMBER: 220-08-02		DATE: 09/10/2012	
PROJECT NAME: 2440 WICKERSHAM			
DRAWING NAME: 2200903 ZONNING			
DRAWING FILE PATH: L:\2240 WICKERSHAM\DWG\2200202METES_SWAP			
FIELDNOTE FILE PATH:			
RPLS: JB	TECH: JCA	PARTYCHIEF: PC	CHK BY: JB
SHEET 1 of 1		FIELDBOOKS:	
		SCALE: 1" = 100'	



LANDESIGN SERVICES, INC.
612-298-7001
555 ROUND ROCK WEST DR.
BUILDING D, SUITE 170
ROUND ROCK, TEXAS 78081

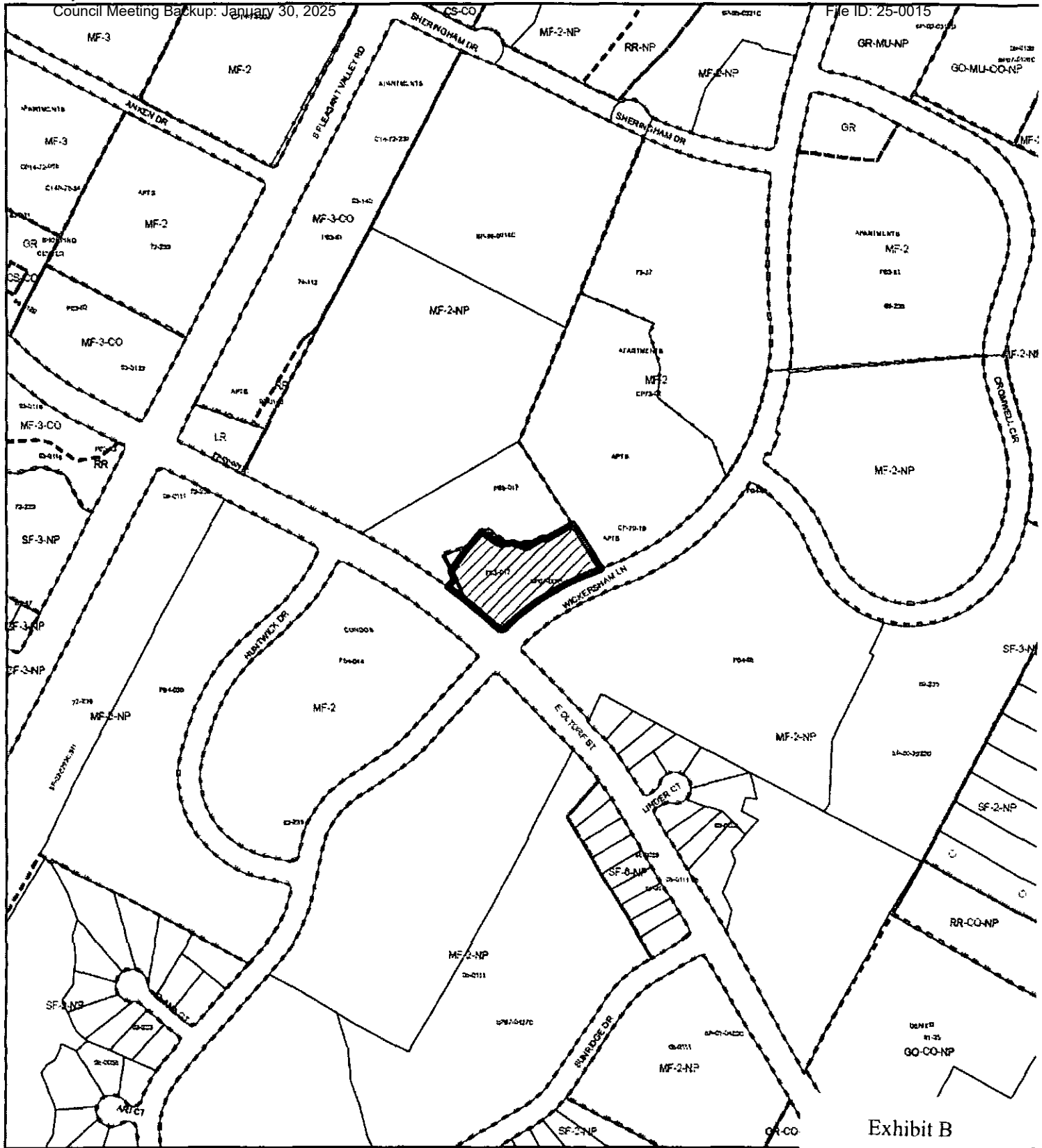






Exhibit B

ZONING

ZONING CASE#: C14-2012-0114


 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

1" = 400'

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- Outlook

Fwd: Monaco Support for Liquor License Application

From Land Answers <landanswersinc@gmail.com>
Date Thu 12/5/2024 4:16 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

External Email - Exercise Caution

Hi Cynthia,

Please see below letter of support from the neighboring Monaco Condominiums.

Kind regards,

Tamara Mitchell
Project Manager
Land Answers, Inc.
3809 S Congress Ave
Suite 123
Austin, TX 78704
(512) 920-7791

****Please make note of our new email address and update us in your contacts. Landanswersinc@gmail.com is now our main/only company email address.****

----- Forwarded message -----

From: **Abdul Patel**
Date: Thu, Dec 5, 2024 at 3:58 PM
Subject: Fwd: Monaco Support for Liquor License Application
To: Land Answers <landanswersinc@gmail.com>

----- Forwarded message -----

From: **Allen Stephens**
Date: Thu, Dec 5, 2024 at 1:57 PM
Subject: Monaco Support for Liquor License Application
To: Abdul Patel
CC: Connie Heyer , Ira Strange
, Jennifer Martinez, Amanda Davis

To Whom It May Concern,

The Monaco Board of Directors has approved the construction of a liquor store and is in favor of Mr. Abdul Patel's application for a liquor license for the property located at Wickersham and Oltorf.

Thank you for your attention to this matter.

Sincerely,
Monaco Board of Directors
Allen Stephens, President
Ira Strange, Treasurer
Jennifer Martinez, Secretary

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