

MC INTOSH HOLDINGS, L.L.C.

Wednesday, July 24, 2019

Chelsea Irby
Development Services
City of Georgetown
406 West 8th Street
Georgetown Texas 78626

Re: Letter of Intent
Rezoning 408 West University
RS to C1

Dear Chelsea,

Attached please find the pertinent data for our Rezoning Application of 408 W. University Street. This property is a legal lot of .44 acres with a historic structure located on it.

This property is currently zoned RS and has been occupied as a residence since its construction in the early part of the century. The property is in the downtown overlay and the property has had commercial zoning as the target since the inception of the 2030 plan.

Our initial thought was to rezone this property DTMU. However, after reviewing all the facts, the zoning that appears to be most applicable is C-1. This zoning will provide an appropriate buffer to the neighborhood and is more consistent with the other uses and zoning to the west. In addition, in looking at our proposed site plan and parking requirements, we do not need the 95% impervious coverage provided for in the DTMU designation. We can adequately redevelop this lot with the lesser zoning of C-1. The main reason for this is that we are restoring the existing historic structure, and its placement on the lot allows for an efficient use of the land.

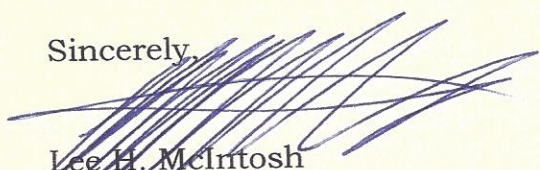
The proposed zoning meets all the criteria laid out in the City of Georgetown's long term planning and will allow for the restoration of a

– Established 1940 –

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historic structure on a major thoroughfare and permit a new business to be placed in an appropriate location.

Sincerely,



Lee H. McIntosh
McIntosh Holdings

408 LOI