

## MC INTOSH HOLDINGS, L.L.C.

Thursday, June 13, 2019

Chelsea Irby  
Development Services  
City of Georgetown  
406 West 8<sup>th</sup> Street  
Georgetown Texas 78626

Re: Letter of Intent  
Rezoning 400 W. 11th

Dear Chelsea,

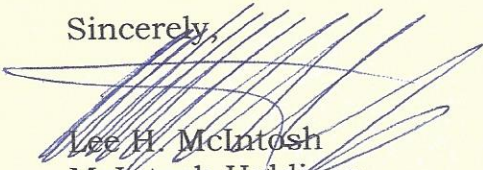
Attached please find the pertinent data for our Rezoning Application of 400 W. 11<sup>th</sup> Street. As you are aware, this application is being made in conjunction with our property at 401 West University. Our plans are to expand the offices at 401 and convert this property to a parking lot.

The property is currently zoned RS and is .218 acres in size. We are seeking DTMU for this lot. Approximately two years ago, this property was taken in to the downtown overlay with the anticipation that it be rezoned DTMU and developed as a commercial lot. We come at this time seeking that zoning.

Because the lot is only seventy feet wide and we have buffer yard requirements, we will need to use angle parking to achieve two rows of spaces on this lot. We have looked at applying for other zoning but the buffer yards are 15 feet instead of ten and it makes the parking lot too narrow and unusable. With DTMU we can meet the planning requirements and achieve our parking objective.

This zoning is consistent with the neighboring properties and comprehensive plan. It requires no utilities and will reduce parking pressure on the neighborhood by expanding the parking of an existing development instead of construction a new building which will potentially increase that pressure.

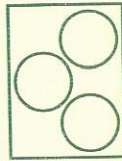
Sincerely,



Lee H. McIntosh  
McIntosh Holdings

— Established 1940 —

P.O. Box 2567, Georgetown, Texas 78627 | Phone: (512) 763-8411 | [lhmc@mcintoshholdings.com](mailto:lhmc@mcintoshholdings.com)



## MC INTOSH HOLDINGS, L.L.C.

Wednesday, July 24, 2019

Chelsea Irby  
Development Services  
City of Georgetown  
406 West 8<sup>th</sup> Street  
Georgetown Texas 78626

Re: Letter of Intent  
Rezoning 401 West University

Dear Chelsea,

Attached please find the pertinent data for our Rezoning Application of 401 W. University Street. This property is a legal lot of .432 acres and is currently zoned as a PUD. This PUD designation was adopted back in 2000 and is no longer used for this type of application. As we are rezoning the adjacent lot to DTMU, it seemed the appropriate time to clean up the antiquated zoning on this property. By rezoning to DTMU, the property would be made consistent with the 2030 land use designation.

This property has been in the downtown overlay since the designation was created and the City's long term plans have always had this property targeted for DTMU or its equivalent. Our plans are to expand the existing office to the north, losing three spaces, and create additional parking on 400 W. 11<sup>th</sup>. This zoning is administrative and in no way affect our ability to develop this property in the method we intend.

This is the appropriate zoning for this lot and the appropriate time to correct this inconsistency in our downtown zoning map.

Sincerely,



Lee H. McIntosh  
McIntosh Holdings

401 LOI

- Established 1940 -

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