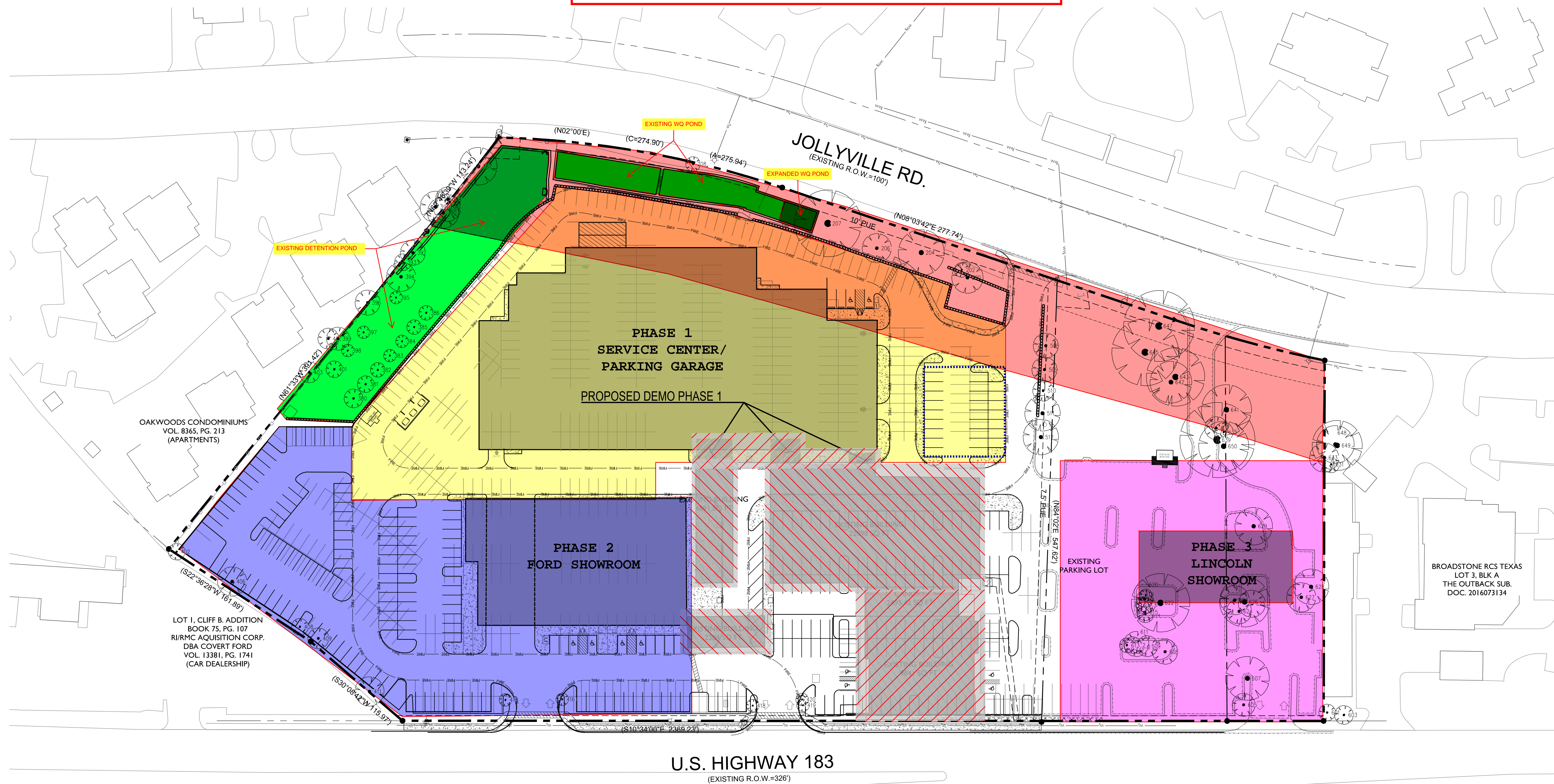
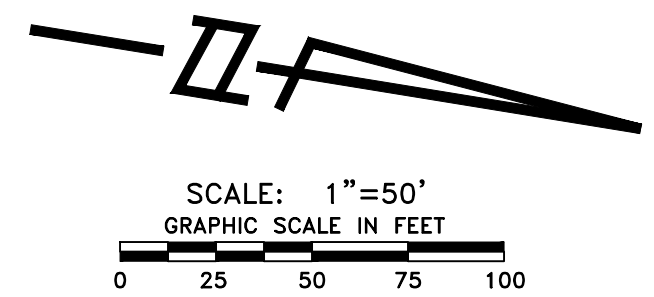


CONSTRUCTION LOGISTICS EXHIBIT
COVERT FORD-LINCOLN



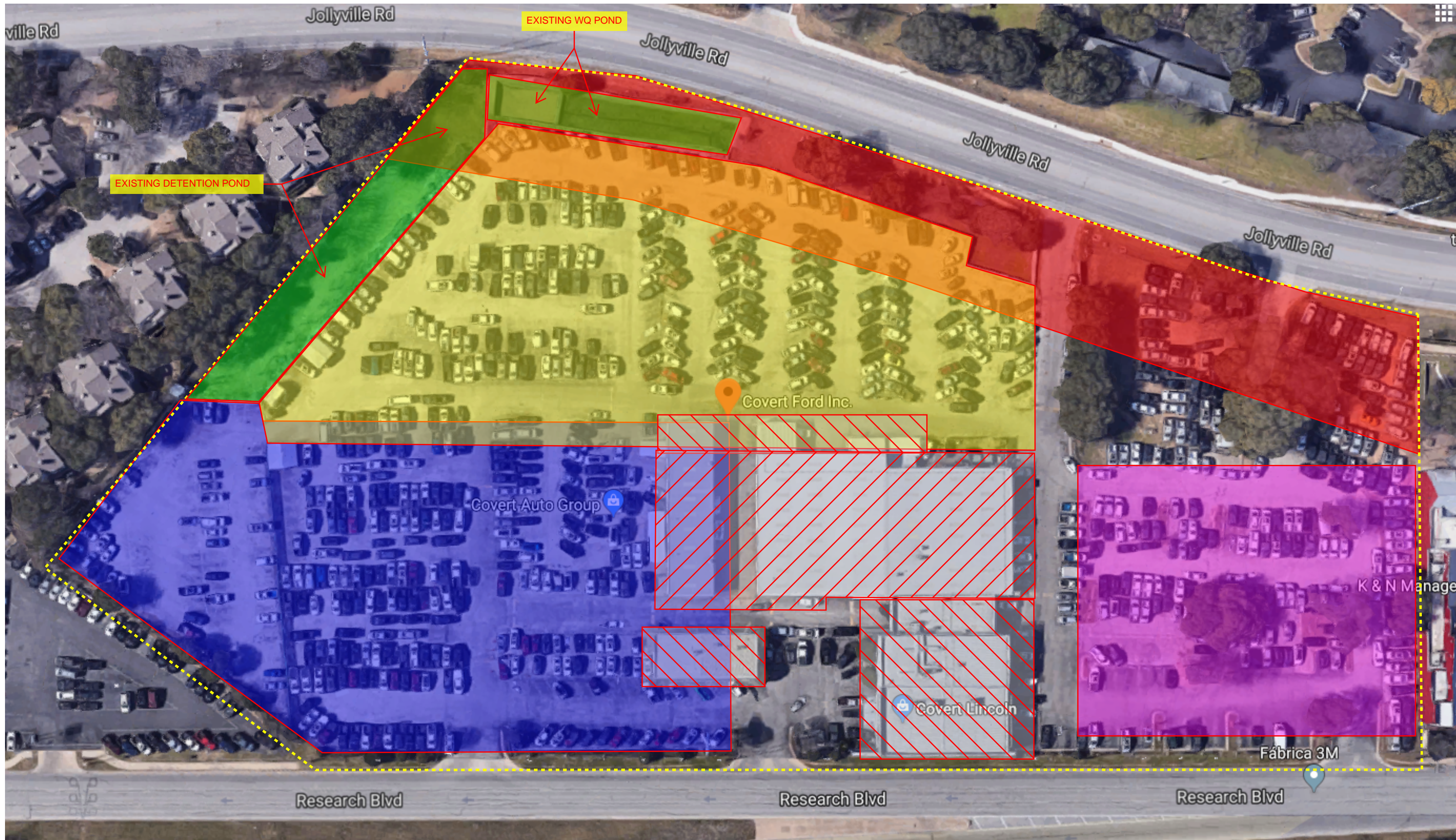
LEGEND

- DEMOLITION
- PHASE 1 (SERVICE/PARKING)
- PHASE 2 (FORD SHOWROOM)
- PHASE 3 (LINCOLN SHOWROOM)
- "LO" ZONED STRIP



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ALICE GLASCO CONSULTING

September 25, 2019

Updated on October 27, 2019

Mr. Jerry Rusthoven, Assistant Director
Planning and Zoning Department
505 Barton Springs Road, Suite 500
Austin, Texas 78704

RE: 11514 Research Blvd. SVRD SB Rezoning

Dear Jerry:

As discussed at our meeting of October 25th, in order to minimize concerns about rezoning the LO strip along Jollyville Road, on behalf of my client, I would like to offer limiting GR uses to automotive sales, automotive repair services and automotive washing, in addition to all uses allowed under LO zoning.

I represent Matthews-Barnes Brothers Investments, LP, the owners of 11514 Research Blvd. SVRD SB (Covert Ford, Inc. and Lincoln) in a request to rezone a 1.974 - acre tract from LO, Limited Office District, to GR, Community Commercial District.

The subject tract is part of a larger site (comprising 10.563 acres) – zoned GR and CS - with a site plan currently under review (**SP-2019-0043C**). The site is currently used for automotive sales (Covert Ford and Lincoln). The owners of the property want to build a new parking garage and service area and, new, freestanding showrooms/offices, which will replace the current buildings in order to protect vehicles from the elements.

As shown on the attached site plan, a portion of the proposed garage and service area (approximately 7,682 square feet) for Covert Ford encroaches into the area that is zoned LO. One of the site plan case manager's comments is that the area currently zoned LO needs to be rezoned to GR to allow the encroachment of the parking garage and service area since LO zoning does not allow automotive sales and related services. Additionally, GR zoning will also allow automotive sales and related accessory services for the existing Lincoln automotive sales tract.

Please let me know if you have any questions or need additional information.

Sincerely,



Alice Glasco, President
Alice Glasco Consulting

Cc: Sherri Sirwaitis, Zoning Planner
Joi Harden, Zoning Division Manager