

November 1, 2022

Park Ridge Gardens HOA  
Parkridge HOA  
Peaceful Hill Preservation Association

RE: Zoning Case C14-2022-0077: Rezoning at 220 Ralph Ablanedo

Dear Neighbors,

The subject property is an approximately 3.99 acre tract located at 220 Ralph Ablanedo. The existing zoning on the tract is LI-CO and CS-CO. The existing conditional overlays are outlined in the original zoning ordinance for the property (Attachment 2).

The purpose of the above referenced request is to remove the conditional overlay that limits the site to development that will generate no more than 300 trips per day as calculated by the Institute of Transportation Engineer's Trip Generation Manual (ITE) and to downzone the Light Industrial portion of the property to General Commercial Services to be more compatible with the surrounding zoning.

Through coordination with the nearby residents (Park Ridge Gardens, Parkridge, and the Peaceful Hill Preservation Associations) several concerns regarding development on the property have been brought to our attention. With City of Austin staff approval, many of these concerns will be addressed through the Conditional Overlay (CO) process associated with the zoning. The proposed CO's are as follows:

1. Limit the maximum height of any structure on the property to 50-feet.
2. Provide a 30' landscape buffer along the eastern and western boundary of the property.
3. Prohibit the following uses:
  - Automotive repair services
  - Construction sales and services
  - Equipment repair services
  - Equipment sales
  - Funeral services
  - Monument retail sales
  - Outdoor sports and rec
  - Vehicle storage
  - Custom manufacturing
  - Agriculture sales and services
  - Automotive rentals
  - Automotive sales
  - Automotive washing (of any type)
  - Bail bond services
  - Campground
  - Club or lodge
  - Commercial blood plasma center
  - Drop-off recycling collection facility
  - Exterminating services
  - Hospital services (general)
  - Hospital services (limited)
  - Hotel-motel
  - Kennels
  - Laundry services
  - Limited warehouse and distribution

- Maintenance and service facilities
- Outdoor entertainment
- Pawn shop services
- Pedicab storage and dispatch
- Safety services
- Service station
- Transportation terminal
- Drive-thru Facilities

However, there are several concerns which cannot be incorporated into the CO process. Therefor we would like to commit to the following restrictions and community benefits with this letter of intent. These provisions will be incorporated into a Private Restrictive Covenant with the Park Ridge Gardens neighborhood. The restrictions are as follows:

1. Prohibit the use of an Outdoor Event Permit on the property
2. No windows shall be installed on a façade facing east, toward the Park Ridge Gardens neighborhood, above the first story of the building.
3. Provide shade trees at an average of 40' spacing within the 30' landscape buffer on the eastern and western property line. Existing trees may be used to meet this commitment.
4. The owner shall coordinate with the Park Ridge Gardens neighborhood to provide improvements to the pocket park located at 8329 Shallot Way (Lot 28, Block A Parkridge Gardens Subdivision). Improvements will include requested improvements by Park Ridge Gardens in an amount not to exceed \$5,000, 1 (one) bench and 5 (five) trees.
5. Free meeting space for Parkridge, Park Ridge Gardens and Peaceful Hill Preservation Association neighborhood meetings.
6. 10% discount for a standard membership for all residents of Parkridge, Park Ridge Gardens, and Peaceful Hill Preservation Association.
7. Early access open house event for all residents of Parkridge, Park Ridge Gardens, and Peaceful Hill Preservation Association.
8. Free climbing event for all children under the age of 17 of Parkridge, Park Ridge Gardens, and Peaceful Hill Preservation Association twice a year.

We look forward to being a part of the community. Please do not hesitate to reach out with any comments.

Sincerely,



Amanda Brown