

## ALICE GLASCO CONSULTING

June 10, 2022

Rosie Truelove, Director  
Housing and Planning Department  
1000 E. 11<sup>th</sup> Street, Suite 200  
Austin, Texas 78702

RE: 1601 N. IH 35 SVRD NB – Denny's Condos

Dear Ms. Truelove:

I represent Ledgestone Development Group, the prospective buyer and developer of the above referenced property in the rezoning of the property. The current rezoning is CH-CO-NP, and the request is for CH-V-PDA-NP.

### **Background:**

The subject site is currently developed with a restaurant (Denny's). In 1995, the property (Tract 2) was rezoned to CH-CO, under case number C14-95-0113 (Ordinance # 951214-F).

### **Remove the following conditions from Ordinance # 951214-F**

1. General Retail Services (convenience) – remove from CO
2. Cocktail lounge – remove from CO (will remain as a conditional use per code)
3. Residential development of the Property shall not exceed a density of 170 units per acre - remove from CO

### **The proposed PDA standards for the subject property would be as follows**

- a. Except as provided below, all permitted and conditional uses under CH zoning are permitted and conditional uses for the subject property.

### **The following uses shall be prohibited on the Property**

(1) Agricultural Sales and Services, (2) Automotive Rentals, (3) Automotive Repair Services, (4) Automotive Sales, (5) Automotive Washing (All types) (6) Campground, ((7) Commercial Blood Plasma Center, (8) Pawn Shop, (9) Commercial Off-Street Parking, (10) Construction Sales and Services, (11) Convenience Storage, (12) Drop-Off Recycling Collection Facility, (13) Electronic Prototype Assembly, (14) Equipment Repair Services, (15) Equipment Sales, (6) Exterminating Services, (17) Funeral Services, (18) Communication Services, (19) Off-Site Accessory Parking, (20) Safety

Services, , (21) Kennels, (22) Liquor Sales, (23) Laundry Services, (24) Monument Retail Sales, (25) Outdoor Entertainment, (conditional), (26) Transportation Terminal, (27) Vehicle Storage, (28) Limited Warehousing and Distribution, (29) Pet Services, (30) Restaurant (Drive-in, Fast Food) (32) Service Station, (33) Custom Manufacturing, (34) Hospital Services (general), (35) Local Utility Services, and (36) Maintenance and Service Facilities

**The following site development standards shall apply to the property:**

1. The minimum **lot size is 20,000 square feet** (this is a modification to section 25-2-582 (C1)).
2. The maximum **floor-to-area ratio is 8 to 1**(this is a modification to section 25-2-582 (C 2)).
3. The maximum **height is 200 feet** (this is consistent with section 25-2-582 (C 3)).
4. The minimum **front yard setback is 0-50 feet** (this is a modification to section 25-2-582 (C 4)).
5. The minimum **street side yard setback is 0-50 feet** (this is a modification to section 25-2-582 (C 5)).
6. The minimum **interior side yard setback is 0 feet** (this is a modification to section 25-2-582 (C 6)).
7. The minimum **rear yard setback is 0 feet** (this is a modification to section 25-2-492).
8. The maximum **building coverage is 95%** (this is a modification to section 25-2-582 (C 7)).
9. The maximum **impervious cover is 95%** (this is a modification to section 25-2-582 (C 8)).

To assist in the review of the proposed rezoning and plan amendment, **ordinance number 951214-F** is attached for your information. Please let me know if you have any questions or need additional information.

Sincerely,



Alice Glasco, President  
AG Consulting

Cc: Cass Brewer, Ledgestone development Group  
Paul Shepherd, Ledgestone Development Group  
Joi Harden, Housing and Planning Department – Zoning Davison Manager  
Heather Chaffin, Zoning Planner