

March 26, 2019

Mr. Greg Guernsey
Planning and Zoning Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

Via Hand Delivery

Re: Rosedale School – Zoning application for the 9.31 acre piece of property located at 2608 Richcreek Rd., in Austin, Travis County, Texas (the “Property”)

Dear Mr. Guernsey:

As representatives of the owner of the Property, we respectfully submit the enclosed zoning application package. The project is titled Rosedale School, consists of 9.31 acres of land, and is currently developed with public primary educational facilities and a neighborhood park. The Property is currently zoned SF-2, Single-Family Residence Standard Lot.

The requested rezoning is from SF-2 to GR-CO, Community Commercial-Conditional Overlay. The purpose of this rezoning is to allow for the redevelopment of the school co-located with a medical clinic that would primarily serve the needs of the students of Rosedale. The conditional overlay will prohibit uses other than those needed for the school district to co-locate the clinic on the site. Rosedale Elementary is a school that serves students with significant disabilities, including children who are medically fragile or who need intensive behavioral support. Having these medical services on site will create efficiencies that will allow students more learning time in the classroom. According to City Code Section §25-2-98, Community Commercial (GR) district is appropriate for an office or other commercial use that serves neighborhood and community needs. While AISD is submitting this application for a rezoning, nothing in this submittal shall be deemed a waiver of AISD's rights to maintain that a health clinic co-located with the school population that is to serve both the needs of the students and the surrounding community is permitted by right on the Property. By virtue of this submission, AISD is not conceding that the City of Austin location based zoning laws apply to AISD owned properties but is instead proceeding in order to meet the strict timelines of the school district.

The Property is located in City Council District 7, in the Full Purpose Jurisdiction of the City of Austin, and currently receives utilities from the City of Austin. The Property is located within the Shoal Creek urban watershed and is not located within the boundaries of a neighborhood planning area. Per the Traffic Impact Analysis (TIA) Determination Worksheet dated February 1, 2019, the proposed development is exempt from providing a TIA analysis per the terms of the interlocal agreement between the City of Austin and Austin Independent School District.

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Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,



Leah M. Bojo

cc: Jerry Rusthoven, Planning and Zoning Review Department *(via electronic delivery)*
Joi Harden, Planning and Zoning Review Department *(via electronic delivery)*