

ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0067 – Lucy Read
Pre-Kindergarten School

DISTRICT: 7

ZONING FROM: SF-2

TO: GO-CO, as amended by applicant

ADDRESS: 2608 Richcreek Road

SITE AREA: 9.31 acres

PROPERTY OWNER:
Austin Independent School District
& City of Austin (1/4 interest)

AGENT:
Drenner Group (Leah Bojo)

CASE MANAGER: Kate Clark (512-974-1237, kate.clark@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends General Office-Conditional Overlay (GO-CO) Combining District zoning. The conditional overlay will prohibit a set of uses and maximum allowable square footage described on page 2. For a summary of the basis of staff's recommendation, see page 3.

ZONING AND PLATTING COMMISSION ACTION/RECOMMENDATION:

May 21, 2019 Approved applicant's request for GO-CO; [H. Smith, B. Evans^{2nd}];
Vote 7-1, J. Kiolbassa voted nay, J. Duncan abstained, N. Barrerra-Ramirez was absent.

CITY COUNCIL ACTION:

June 20, 2019 Scheduled for City Council

ORDINANCE NUMBER:

ISSUES

The current zoning for this site is single family residence-standard lot (SF-2), and the land use is educational facilities. The Rosedale School is planned to be built at the former location of the Lucy Read Pre-Kindergarten School site. "The new school will be a state-of-the-art facility designed to meet the new Austin ISD Educational Specifications and purposefully built to serve the district's most medically-fragile students." (AISD 2017 Bond Program Website).

The current Rosedale School does not have a medical facility onsite that can care for the students' medical needs. Many of the students that attend the school need regular medical care and/or

require a level of attention that requires them to be taken offsite to receive the necessary treatment. The applicant is requesting a zoning change in order to build a medical facility that would fulfill the needs of their students.

The applicant's original request was to rezone to community commercial-conditional overlay (GR-CO), with a conditional overlay to prohibit a set of land uses. The applicant has since amended their request to general office-conditional overlay (GO-CO), see *Exhibit C: Applicant Request to Amend Zoning District*. The applicant's conditional overlay would include removing all permitted uses within the GO zoning district except for both Medical Offices, Hospital Services (Limited), Public Primary and Secondary Facilities, and those required by law. They have also agreed to limit the square footage of the medical facility to 20,000 square feet on the site as a part of their CO.

CASE MANAGER COMMENTS:

This property is located on a 9.31-acre site. It is bordered by three streets: Silvercrest Drive to the west, Richcreek Road to the south and Pineleaf Place to the east. The property's northern boundary abuts a parcel zoned limited office (LO) which is occupied by a U.S. Postal Office; and its northeastern boundary borders one single family-standard lot (SF-2) parcel. On the northside of the U.S. Postal Office parcel is Northcross Drive and Northcross Mall. The Lucy Read Pre-Kindergarten School is located on the property and contains one main one-story building with multiple smaller temporary buildings and the Lucy Read School Park.

There is no floodplain within or adjacent to the project location. However, City of Austin GIS shows a Critical Water Quality Zone (CWQZ) at the northeast portion of the site. The immediate surrounding land uses are primarily single family one- and two-story residential buildings, with the exception of the U.S. Postal Office. Two blocks east of the property is Burnet Road and a mix of commercial uses.

The applicant is requesting GO-CO for the sole purpose of providing a medical facility for its students. They are proposing to remove all the land uses permitted within the GO zoning district not related to a school or medical facility. Staff recommends retaining some of these permitted land uses and is providing the following list of land uses that should be prohibited under the conditional overlay:

Administrative and Business Offices
Art Gallery
Art Workshop
Bed & Breakfast (Group 1)
Bed & Breakfast (Group 2)
Business or Trade School
Business Support Services
College and University Facilities
Communication Service Facilities
Communications Services

Congregate Living
Convalescent Services
Cultural Services
Off-Site Accessory Parking
Personal Services
Printing and Publishing
Professional Office
Safety Services
Software Development
Urban Farm

The applicant has had two meetings with neighborhood participants. The first meeting was at the Allendale Neighborhood Association meeting held on March 6, 2019, the second was an informal meeting held at the school with neighbors from the immediate vicinity on April 8, 2019.

Staff supports the applicant's request to rezone the parcel to GO-CO with a CO that includes the square footage cap and a modified list of prohibited uses. The proposed rezoning would allow for the development of the medical facilities required by the school's students and retain the uses within GO that relate to schools and school activities.

Staff has received correspondence in both support and opposition to the rezoning request, see *Exhibit D: Correspondence Received*.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

GO-CO zoning would allow the applicant to construct the necessary medical facilities required for the care of the school's students. General Office (GO) district is the designation for offices and selected commercial uses predominately serving community or citywide needs, such as medical or professional offices. The Conditional Overlay (CO) would restrict land uses that are not compatible with the property's adjacent land uses and location within a predominately single-family neighborhood.

2. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

The current land use for this property is civic and is occupied by the former Lucy Read Pre-Kindergarten School. The Rosedale school, a school that serves children with severe special needs is planned to be built on this site. The intent of this rezoning is to permit the continued use of a school and allow for the added use of a medical clinic that will primarily serve the needs of the school's students. By including a conditional overlay to the base zoning district, land uses that would normally be permitted within general office that are not compatible with the exiting neighborhood character and surround land uses would be prohibited.

3. *The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.*

Per Resolution No. 20180510-049, City Council directed the City Manager to work directly in partnership with AISD to implement the 2017 Bond. The school to be located at this site is one of the programs listed within this Bond to help modernize the facility and meet the needs of the students.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-2	Public Elementary School
North	LO	U.S. Postal Office
South	SF-2	Single-Family Residential Neighborhood
East	SF-2	Single-Family Residential Neighborhood
West	SF-2	Single-Family Residential Neighborhood

NEIGHBORHOOD PLANNING AREA: Allandale (no Neighborhood Plan process started or adopted)

TIA: Shall be determined if required at site plan application.

WATERSHED: Shoal Creek (Urban)

OVERLAYS: Residential Design Standards

SCHOOLS: Gullett Elementary, Lamar Middle, McCallum High

NEIGHBORHOOD ORGANIZATIONS

5702 Wynona Neighbors	Neighborhood Empowerment Foundation
Allandale Neighborhood Association	North Austin Neighborhood Alliance
Austin Independent School District	NW Austin Neighbors
Austin Neighborhoods Council	Seltexas
Bike Austin	Shoal Creek Conservancy
Friends of Austin Neighborhoods	Sierra Club, Austin Regional Group
Homeless Neighborhood Association	UCP Austin Housing Inc
Lower District 7 Green	

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2008-0088 Allandale Neighborhood Planning Area Vertical Mixed Use Building (V) Zoning Opt-in/Opt-Out Process	Add –V to zoning string	05/13/08: Approved V regulations on selected tracts	08/21/08: Approved V regulations for selected tracts
C14-07-0020 North Park Suites/ Wood Fin Suite 7685 Northcross Drive	From GR and CS-1 to GR-MU	05/01/07: Approved GR-MU-CO	06/07/07: Approved GR-MU-CO, CO for maximum 2,000 trips per day

RELATED CASES:

There have been no related cases for this property.

EXISTING STREET CHARACTERISTICS:

Street	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Pineleaf Place	46 feet	30 feet	Local	No	No	Yes
Rickcreek Road	60 feet	40 feet	Collector	Yes, partially	No	Yes
Silvercrest Drive	50 feet	30 feet	Local	Yes	No	Yes
Silverway Drive	55 feet	40 feet	Local	No	No	No

OTHER STAFF COMMENTS:COMPREHENSIVE PLANNING**Connectivity**

Public sidewalks are located along Richcreek Road, Silvercrest Drive and the majority of Northcross Drive, they are not present along Pineleaf Place. There are no public transit stops or bike lanes within a quarter of a mile of this site. The Walkscore for this site is **59/100, Somewhat Walkable**, meaning some errands can be accomplished on foot.

Imagine Austin

The property is not located along an Activity Corridor or near an Activity Center. The following IACP policies are applicable to this project:

- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.
- **HP P13.** Strengthen Austin's neighborhoods by connecting to other neighborhoods, quality schools, parks, environmental features, and other community-serving uses that are accessible by transit, walking, and bicycling.

Based on the Imagine Austin policies above, which support quality schools and community serving uses, such as a clinic, this project appears to support the policies of the Imagine Austin Comprehensive Plan.

ENVIRONMENTAL

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is no floodplain within or adjacent to the project location. However, City of Austin GIS shows a Critical Water Quality Zone at the north east portion of the site.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 square feet cumulative is exceeded, and on-site control for the two-year storm.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

SITE PLAN

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

The site is subject to compatibility standards. Along the northwest, north and northeast property lines (that are adjacent to SF-2 zoned properties), the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of property zoned SF-5 or more restrictive.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.

- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.

Along the south, east and west and northeast property lines (that are across the street from), the following standards apply:

- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of property zoned SF-5 or more restrictive.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.

TRANSPORTATION

This proposed clinic development may not be subject to the Interlocal Agreement at the time of the site plan application. Therefore, traffic mitigations may be required at the time of the site plan application. Staff will review the traffic impact analysis and neighborhood traffic analysis requirements at the time of the site plan application.

Additional right-of-way shall be required at the time of subdivision and/or site plan in accordance with the Transportation Criteria Manual and Land Development Code.

The Urban Trails Master Plan recommends a tier II urban trail along the northern property line connecting Silverway Drive and Northcross Drive. Please review the Urban Trails Master Plan for more information. Right-of-way/easement dedication and trail construction shall be required at the time of the site plan application in accordance with LDC 25-6-55 and LDC 25-6-101.

FYI – the existing driveways and sidewalks along Silvercrest Drive and Rickcreek Road may be required to be removed and/or reconstructed at the time of the site plan application in accordance with the Land Development Code and Transportation Criteria Manual.

FYI – sidewalks shall be constructed along all public right-of-way fronting the property at the time of the site plan application.

AUSTIN WATER UTILITY

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and

approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

Exhibit A: Zoning Map

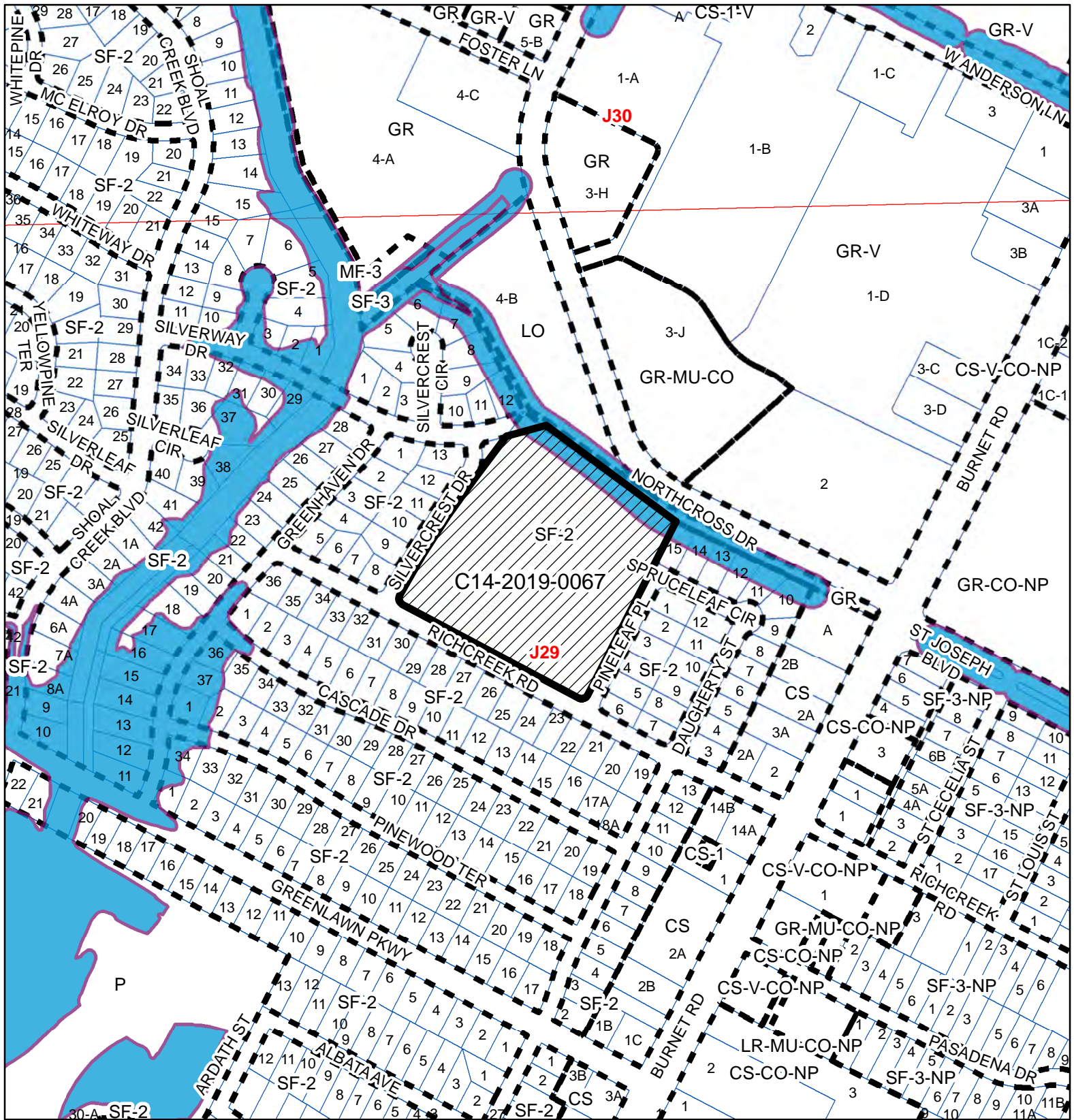
Exhibit B: Aerial Map

Exhibit C: Applicant Request to Amend Zoning District

Exhibit D: Correspondence Received

Exhibit E: Applicant Summary Letter

Exhibit A


$$1'' = 400'$$

LUCY READ PRE-KINDERGARTEN SCHOOL REZONING

ZONING CASE#: C14-2019-0067

LOCATION: 2608 RICHCREEK RD

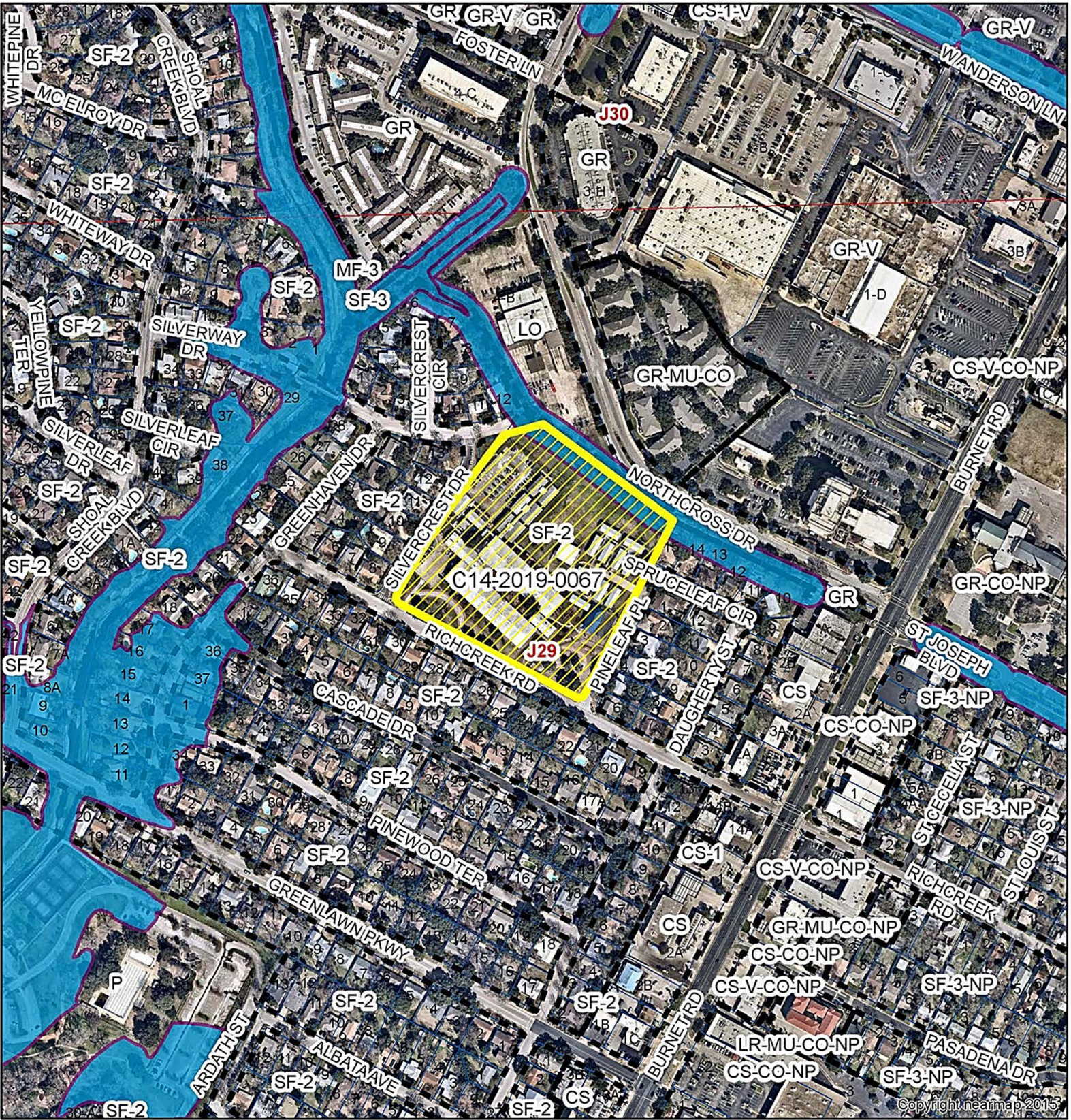
SUBJECT AREA: 9.31 ACRES


GRID: J29

MANAGER: KATE CLARK




This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.







N




SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

1" = 400'

LUCY READ PRE-KINDERGARTEN SCHOOL REZONING

ZONING CASE#: C14-2019-0067
LOCATION: 2608 RICHCREEK RD
SUBJECT AREA: 9.31 ACRES
GRID: J29
MANAGER: KATE CLARK



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Leah Bojo

512-807-2918

DRENNER GROUP

Exhibit C

May 15, 2019

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

Via Electronic Delivery

Re: Lucy Read Pre-Kindergarten School Rezoning – Zoning application for the 9.31 acre property located at 2608 Richcreek Road, in Austin, Travis County, Texas (the “Property”)

Dear Mr. Guernsey:

As representatives of the owner of the Property, we are hereby amending zoning application number C14-2019-0067 submitted on March 26, 2019 to rezone the Property from SF-2, Single Family Standard Lot, to GO-CO, General Office – Conditional Overlay. The purpose of this rezoning has not changed – it 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.

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*)
Kate Clark, Planning and Zoning Review Department (*via electronic delivery*)

Brinsmade, Louisa

From: Kevin Smith
Sent: Tuesday, May 21, 2019 5:04 PM
To: Brinsmade, Louisa
Subject: Allandale Neighborhood Association Support

Louisa,

Below is the text of the resolution that the Allandale Board of Director's passed in support of the rezoning of Lucy Reed School.

We support the rezoning of Lucy Reed School (2608 Richcreek Rd) to allow a special needs medical clinic co-located with the proposed Rosedale School that is limited to 20,000 square feet and provides pediatric specialty services that serves the unique needs of these children. Office hours would be limited to 7:30 am to 5:00 pm during weekdays.

Please let me know if you have any questions.

Kevin Smith

President, Allandale Neighborhood Association

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2019-0067

Contact: Kate Clark, 512-974-1237

Public Hearing: May 21, 2019, Zoning and Platting Commission
June 20, 2019, City Council

MAC MUMM

Your Name (please print)

☐ I am in favor
☒ I object

2502 Escalante Dr.

Your address(es) affected by this application

Mac Mumm

Signature

5-14-2019

Date

Daytime Telephone: 512 453-5217

Comments: This would add more congestion to
an area that is already very congested.
This location is better suited to
residential building like the surrounding
area.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Kate Clark

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2019-0067

Contact: Kate Clark, 512-974-1237

**Public Hearing: May 21, 2019, Zoning and Platting Commission
June 20, 2019, City Council**

Edgar Alan Morris III & Karen Morris
Your Name (please print)

☐ I am in favor
☒ I object

7408 Greenhaven Drive

Your address(es) affected by this application

Edgar Alan Morris III Karen Morris

Signature

5/15/2019
Date

Daytime Telephone: 512-458-8479

Comments: We don't oppose the School Clinic but do oppose the rezoning of the land from single family to commercial district. By rezoning, it opens the door for future major development and retail in this neighborhood should AISD decide to sell this land.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Kate Clark
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2019-0067

Contact: Kate Clark, 512-974-1237

Public Hearing: May 21, 2019, Zoning and Platting Commission
June 20, 2019, City Council

Teri Hall-Speed

Your Name (please print)

☐ I am in favor
☒ I object

2601 Richcreek Rd. - 78757

Your address(es) affected by this application

Teri Hall-Speed

Signature

5/21/19

Date

Daytime Telephone: 512-657-9936

Comments: I oppose the change of zoning to Commercial. The proposed clinic will serve more than just the students of the Rosedale school. We were told by the Drenner Group rep that the clinic could be up to 10% the size of the Rosedale School (approx 7500 SF) & not need a zoning change. It will destroy our lovely Allendale Community.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Kate Clark

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2019-0067

Contact: Kate Clark, 512-974-1237

Public Hearing: May 21, 2019, Zoning and Platting Commission
June 20, 2019, City Council

Carolyn Dallmeyer
Your Name (please print)

☐ I am in favor
☒ I object

7307 Daugherty St.
Your address(es) affected by this application

Carol Dallmeyer 5/17/19
Signature Date

Daytime Telephone: 512-467-8606

Comments: The Austin ISD has the best interest in
mind for the Rosedale campus and families -
to better their lives, but I object to the
rezoning petition.

There is no guarantee this property
will remain in the District's possession. Future
development is unknown.

I respect my living space. I
respect the life in my neighborhood. The
zoning change will change the integrity of the
If you use this form to comment, it may be returned to: neighborhood

City of Austin
Planning & Zoning Department
Kate Clark
P. O. Box 1088
Austin, TX 78767-8810

Exhibit E

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.

March 13, 2019

Page 2

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*)