



Allandale Neighborhood Association • P.O. Box 10886 • Austin, Texas 78766

June 15, 2019

Re: Allandale Neighborhood Association (ANA) Resolution Supporting Medical Clinic at New Rosedale School without Commercial Zoning

Mayor Adler and members of the City of Austin City Council:

On June 20, 2109, the City Council Meeting Agenda will include a zoning case to change the zoning of the Lucy Read Campus from Single Family (SF2) to General Office with Conditional Overlay (GO-CO) to support the co-location of a medical clinic with the new Rosedale School that will serve medically fragile students and patients with similar medical conditions from the Central Texas area. There is great support from ANA's Board of Directors and the neighbor's adjacent to the Lucy Read School for the co-location of the medical clinic and school. However, we are still concerned with the City of Austin (City) staff and the Zoning and Planning (ZAP) Commissions' recommendation to rezone the entire school property to a commercial zoning category. On June 5, 2019, ANA's Board of Directors approved the attached resolution (the resolution) which details both the support for the Rosedale School and concerns with the commercial zoning.

The resolution urges City Council to postpone the Lucy Reed Zoning Case until August 8, 2019, or until the City and AISD have executed restrictive covenants to address the uncertainties associated with AISD co-locating with a medical service provider on the Lucy Reed Campus. In addition, the requested delay will allow for AISD to address follow-up questions from AISD's June 10, 2019, informational meeting.

ANA's Board of Directors understands the City and AISD are working on language for the public restrictive covenants between the City and AISD. ANA's Board of Directors will consider retracting our formal request to postpone the zoning case, if prior to the June 20, 2019, Council Meeting, AISD provides a letter of intent to execute public restrictive covenants with the City of Austin as requested by the ANA's Board of Directors.

Sincerely,

Kevin Smith, President
Allandale Neighborhood Association

Attachment (3) CC: AISD Board of Trustee President Geronimo M. Rodriguez Jr, AISD Trustee Kristin Ashy, AISD Trustee Ann Teich.



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Whereas the Allandale Neighborhood Association (ANA) is the voice of the residents located within the neighborhood and actively seeks to promote the quality of life of the area; and

Whereas the ANA supports public-education opportunities for all students and realizes that quality schools provide for a more vibrant neighborhood; and

Whereas the ANA believes that all AISD students deserve the benefits of public education and supports magnet campuses at Lamar Middle School and McCallum High School for access to those resources from students residing outside our neighborhood zones; and

Whereas the ANA supports the Austin Independent School District (AISD) maximizing the efficient use of the District resources; and

Whereas the ANA realizes the current Lucy Reed campus is a valuable asset of the District and should be utilized for its highest and best use to serve students; and

Whereas AISD has determined the Rosedale school campus cannot serve the needs of the current student population without significant reconfiguration and redevelopment; and

Whereas AISD would like to relocate the current Rosedale School to the Lucy Reed campus and voters approved bond funds for a new Rosedale School at the Lucy Reed site; and

Whereas AISD has determined the Lucy Reed campus will need significant reconfiguration and redevelopment to serve the education and medical needs of the Rosedale students; and

Whereas the ANA and neighborhood residents support the current use of the Lucy Reed campus as a temporary home to Doss elementary students while AISD redevelops the Doss campus to serve the needs of its growing population; and

Whereas the current zoning district (SF2) for the Lucy Reed Campus supports a public school but will not allow a medical facility to be co-located at the site to serve the needs of the students from the Rosedale school; and

Whereas AISD has determined that the Rosedale students would be better served by co-locating a medical office at the school; and



Now be it therefore resolved, the Allandale Neighborhood Association supports the use of the Lucy Reed campus as a school designed for current and future student populations located at the facility; and

Be it further resolved, the ANA believes AISD would benefit from the co-location of a medical facility at the Lucy Reed campus to serve medically fragile and intensive-behavioral-needs students of the Rosedale School and other AISD students; and

Be it also resolved, the ANA finds the proposed rezoning of the current 'SF2 zoning district' to a 'GO zoning district' to be incompatible with the neighborhood and detrimental to the quality of life of Allandale residents; and

Be it further resolved, the ANA understands the co-location of a medical facility at the Lucy Reed Campus can be achieved through other permitted use zoning districts which are more compatible with the neighborhood setting; and

Be it also resolved, the ANA considers the re-zoning to "P" with conditional use for medical office and limited hospital services or an inter-local agreement (ILA) between the City of Austin and AISD or a variance of current zoning codes as allowed by chapter 25.2 of the city zoning code to be the preferred methods of approving a co-located medical facility at the campus; and

Be it finally resolved, the ANA urges the City Council to delay the rezoning of the Lucy Reed Campus from 'SF2 zoning district' until AISD has provided additional information to the City, ANA, and neighborhood residents about the additional options available that would allow the co-location of a medical facility at the campus while still restricting the construction of a general office complex within the confines of a neighborhood setting.

ANA urges the City to postpone rezoning of Lucy Reed Campus until the City and AISD have completed a public restrictive covenant that:

A) re-zone the school back to SF2 (or other equivalent zoning within any revised land code) if any of the following occur: 1) AISD is not successful in reaching an agreement with medical services provider for pediatric care services required by Rosedale student population, 2) after school and medical clinic are in service, AISD cannot reach agreement with existing or new medical service provider for these same pediatric services, 3) AISD decides to lease the facility to an outside entity that uses the facility differently than what is currently planned, or 4) AISD decides to sell the Lucy Reed property in whole or in part, and;



B) mirror the conditional overlays approved by ZAP Commission in the zoning case, i.e. the list of prohibited uses and the 20,000 square foot limit on the medical clinic?

The Allandale Neighborhood Association pledges our commitment to work with the City Staff, AISD, and neighborhood residents to develop plans to fulfill the goal of meeting the unique needs of the Rosedale School students while addressing the concerns of the nearby residents in maintaining the character and safety within their neighborhood.