

DRENNER GROUP

January 3, 2020

Ms. Denise Lucas
Planning and Zoning Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

Via Hand Delivery

Re: 9100 US-290 East – Rezoning application for the 7.267 acres piece of property located at 9100 US-290 East, in Austin, Travis County, Texas (the “Property”)

Dear Ms. Lucas:

As representatives and the Authorized Agent for Gladstone Commercial Corporation, the owner of the above-referenced Property, we respectfully submit the enclosed rezoning application package.

The project is titled 9100 US-290 East and consists of 7.267 acres of previously developed property located within the full purpose jurisdiction of the City of Austin. The Property is currently zoned LI-CO (Limited Industrial Services – Conditional Overlay) and was previously home to a trade school use, but the existing building is currently unoccupied.

The requested rezoning is from LI-CO to CS-CO (General Commercial Services – Conditional Overlay) zoning district to allow for the use of the property as a private charter school. The proposed CS zoning subdistrict would include a new Conditional Overlay prohibiting the following uses:

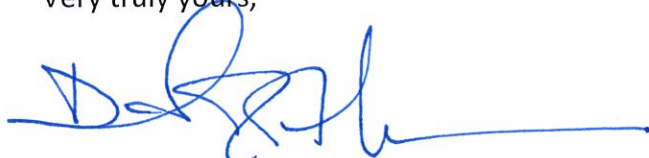
- Bed & Breakfast (Group 1)
- Bed & Breakfast (Group 2)
- Short Term Rental
- Alternate Financial Services
- Automotive Repair Services
- Automotive Sales
- Automotive Washing
- Campground
- Commercial Off-Street Parking
- Drop-Off Recycling Collection Facility
- Funeral Services
- Hotel-Motel

- Kennels
- Laundry Services
- Monument Retail Services
- Off-Site Accessory Parking
- Outdoor Sports and Recreation
- Outdoor Entertainment
- Pawn Shop Services
- Pedicab Storage and Dispatch
- Plant Nursery
- Service Station
- Theater
- Vehicle Storage
- Veterinary Services
- Congregate Living
- Residential Treatment
- Transitional Housing
- Transportation Terminal
- Automotive rentals
- Bail Bond Services
- Equipment Sales
- General Retail Stores (Convenience)
- General Retail Sales (General)
- Indoor Entertainment
- Personal improvement Services
- Personal Services
- Community Events
- Maintenance and Service Facilities

Further, in consultation with the Walnut Place Neighborhood Association, we want to reiterate that no access for vehicles will be taken from either Springdale Road or Sansom Road per the Restrictive Covenant recorded as part of Zoning Case No. C14-00-2120 and recorded in the Official Public Records of Travis County, Texas Document No. 2001020322.

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 matter.

Very truly yours,



David J. Anderson
Director of Land Use
Drenner Group, P.C.

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