

C13

Pat Sefton, Director  
Karen Wiley, Board President  
All Austin Cooperative Nursery School  
2301 Hancock Blvd.  
Austin, TX 78756

October 19, 2010

Case # SPC-2010-0122A -- All Austin Cooperative Nursery School

Dear Madam Chairperson and Members of the Commission:

We are including the following support material for your convenience. Since the online case file is over 100 pages long, this packet highlights a few letters and signatures of support of particular interest to our case.

1. A letter of support from our immediate neighbors to the south at 5010 Shoalwood Avenue
2. Signature of support on a paper petition from our immediate neighbors to the west at 5005 Woodview Avenue. (Highlighted in your packets)
3. Four additional letters of support that reflect a range of perspectives. These files are included in the online support file; therefore support file pages numbers have been noted in the upper right corner of each page.
4. In total we received 190 unique signatures including 34 self-described current Rosedale resident signatures.

Thank you for your time and consideration,

Pat Sefton  
Director, AACNS

Karen Wiley  
Board President, AACNS

20

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Handwritten text below the top right section.

Handwritten text in the middle of the page, possibly a section header.

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Amar Rama & Kim Rama  
5010 Shoalwood Avenue  
Austin, TX 78756

October 7, 2010

Karen Wiley, Board President  
Pat Sefton, Director  
All Austin Cooperative Nursery School  
2301 Hancock Drive  
Austin, TX 78756

Re: Conditional Use Permit Application (Case #SPC-2010-0122A)

Dear Karen and Pat:

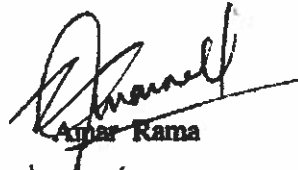
In connection with the above-referenced Conditional Use Permit Application that All Austin Cooperative Nursery School is presenting to the City of Austin, we wish to provide you with this letter in support of your application in the form it has been submitted.

Our home is adjacent and just to the south of the lot (5012 Shoalwood Avenue) that is the subject of your application.

We understand the purpose of your application, and we appreciate the care with which you have prepared your plans and discussed them with us, taking into account that our home is located right next to the property you will be using to expand the school's play area. Thank you for meeting with us to address our concerns in your plans and showing us the consideration you have. We think that your planned use of the back yard next door will be beneficial to the children you are caring for and beneficial to our neighborhood.

We are providing you with this letter so that you can submit it to the City staff to show that we are in support of your application.

Very truly yours,

  
Amar Rama

10/11/2010



10/11/2010

Kim Rama



**Rosedale Neighborhood Support for the All Austin Co-operative Nursery School's Conditional Use Permit Application**

I live in the Rosedale neighborhood and support the All Austin Co-operative Nursery School's application for a Conditional Use Permit and Compatibility Standards Waiver(s) as necessary that will allow them to include a portion of the backyard of 5012 Shoalwood Avenue for school grounds while maintaining the front portion of this SF-3 zoned property as a single-family residence.

Duplicate online

	Printed Name	Signature	Address
✓	Emily Vorsepa	Emily Vorsepa	4513 Sinclair Ave.
	MARIANNE MALINA	Marianne	4304 RAMSEY Ave
	JOE MALINA	[Signature]	4504 RAMSEY AVE
✓	M. Hollis Howell	M. Hollis Howell	4305 Ramsey Ave.
	<del>KEEFE BOERGER, MONICA (HOL)</del>	<del>[Signature]</del>	<del>5005 WOODCREW AVE.</del>
	Stacy Thrush	Stacy Thrush	4614 Shoalwood Ave

Submitted +  
 Scanned 10-14-2010  
 AACNS paper petition #2.jpeg  
2010 AACNS Rosedalepetition#2.jpeg



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P18

Welch, Sue

**From:** [REDACTED]  
**Sent:** Monday, October 11, 2010 10:14 PM  
**To:** bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com; trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com  
**Cc:** Welch, Sue; director@allaustincoop.org; [REDACTED]  
**Subject:** Case # SPC-2010-0122A - All Austin Cooperative Nursery School

October 11, 2010

Ms. Betty Baker, Chair Zoning and Platting Commission  
 Ms. Sandra Baldrige, Commissioner  
 Mr. Gregory Bourgeois, Commissioner  
 Ms. Teresa Rabago, Commissioner  
 Ms. Patricia Seeger, Commissioner  
 Ms. Cynthia Banks, Commissioner  
 Ms. Donna Tiemann, Commissioner

Dear Chair and Members of the Commission,

I am writing regarding Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op").

As a Co-op Alumnus with four children attending from 1994-2003, I encourage you to support AACNS' request for a conditional use permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor play space for AACNS students.

The All Austin Cooperative Nursery School is a great school which is a valuable component of the neighborhood and serves to strengthen the community here in Austin. I believe that a vibrant playground marks a vital part of a great school. *Play Ignites* and *Nature Inspires* are two of AACNS' core values; the school devotes careful thought to the design of its outdoor spaces and also brings the "outside" into the classroom in the form of stories and materials collected on the playground every day.

By using the backyard of 5012 Shoalwood to enlarge AACNS' small outdoor play space, we can make a great school an even more valuable element of the neighborhood and community. The playground expansion would:

- Help facilitate the cognitive and physical development of Co-op children through development of children's gross motor skills and sensory integration capabilities
- Provide AACNS children with more quality outside time, which has become an increasingly valuable offering at a time when the average child spends more and more time in front of television and computer screens.

As a Pediatric Nurse Practitioner, and mother of four, I can attest both professionally and personally to the importance of quality, supervised outdoor play. I see the effects of inactivity

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in children on a daily basis in my practice in the form of childhood obesity and the subsequent health problems, such as diabetes and hyperlipidemia that are becoming all too common in our society.

I have also served in the capacity of President of the Board of the AACNS when my children were students there, and know first hand how dedicated, knowledgeable and committed this group of parents are to working with their neighbors and the community to not only meet, but exceed the communities expectations. While I no longer have students at the Co-op, I firmly believe in their principles and values and strongly encourage you to allow them to use this outdoor space for their students. They have been providing a great start for students throughout Austin since 1953 and can certainly be trusted to listen to, cooperate with and enrich the surrounding community.

I appreciate your time in considering this matter.

Best Regards,

Susan M. Hershey, RN, MSN, CPNP

10/12/2010



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p. 20

**Welch, Sue**

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**From:** [REDACTED]  
**Sent:** Monday, October 11, 2010 10:35 PM  
**To:** bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com; trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com  
**Cc:** Welch, Sue; director@allaustincoop.org  
**Subject:** Re. Case # SPC-2010-0122A -- All Austin Cooperative Nursery School

Dear Chair and Members of the Planning Commission,

For a number of years, my family was lucky enough to be a part of the All Austin Cooperative community. During that term, my trust and respect for the the school, its director and its teachers doubled and redoubled. I feel committed, then, in supporting the Co-op's request for a conditional use permit (CUP) to extend their outdoor play space into the backyard of 5012 Shoatwood Avenue.

Since 1953, the Co-op has preached and practiced being 'good neighbors' at many levels. The school is predicated on the belief that deep respect for one another -- manifested through open, conscious communication and collaboration -- is the way we learn, live and work best and most happily together. This applies to preschoolers, parents and the global community. Indeed, two of the school's core values are: "Community Matters" and "Cooperation Works".

A case in point: When I was serving on the Co-op's board, we carefully and consciously re-designed and re-built the school's current play space. We aimed to include areas in which to be active and hiding spots from which to dream; opportunities to explore nature and room to play with toys; ways to integrate the senses and ways to stimulate motor skills.

And also under consideration? The effect on our neighbors. Much discussion and planning was devoted to ensuring that children could feel free but neighbors would not be unduly affected by noise, bamboo tee-pees with climbing beans, bubbles or balls.

It is that sort of consideration that the Co-op brings to the neighborhood and all its relationships. It is in good faith that the school has asked its neighbors to accept their request for a CUP -- with the understanding that they will continue to work with them to reach consensus and address concerns.

Likewise, it is my belief that good, vibrant, thoughtful Austin neighborhoods ought to support our schools and young families as *their* commitment to community and cooperation. This is a way to do that -- a way to say that Austin believes in children, children in nature, and children growing and learning in concert with their parents, teachers, friends and neighbors. Those are values I certainly hope our city espouses.

Thank you in advance for your time and consideration.

Best,

Liz Garton Scanlon  
604 Jessie Street  
Austin, TX 78704

[REDACTED]  
[REDACTED]

10/12/2010



**Welch, Sue**

**From:** [REDACTED]  
**Sent:** Wednesday, October 13, 2010 11:49 AM  
**To:** bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com; trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com  
**Cc:** Jane Ross; Welch, Sue; director@allaustincoop.org  
**Subject:** Zoning and Planning Case # SPC-2010-0122A - Letter in support of All Austin Cooperative Nursery School

From Margaret J (Jane) Ross  
5802 Wynona Avenue,  
Austin TX 78756

12 October, 2010

Ms. Betty Baker, Chair Zoning and Platting Commission Ms. Sandra Baldrige, Commissioner  
Mr. Gregory Bourgeois, Commissioner Ms. Teresa Rabago, Commissioner Ms. Patricia Seeger,  
Commissioner Ms. Cynthia Banks, Commissioner Ms. Donna Tiemann, Commissioner

Dear Chair and Members of the Commission,

I am writing regarding Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op").

As a Co-op alum parent who has lived within one mile of AACNS's Shoalwood property for 18 years, I ask you to support AACNS' request for a Conditional Use Permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor play space for AACNS students.

The Co-op Board has worked closely with its immediate neighbors over the 7+ years it has occupied the Shoalwood property to make sure their concerns are met. Co-op parents have created a strong and responsive alliance with these neighbors. The Co-op is an historic and exemplary organization, which serves as a model preschool environment that's studied by a new generation of preschool teachers, as well a new model of community-oriented co-operative education that instills community values in children and parents alike. The Co-op's close neighbors recognize the Co-op as a valuable addition to the neighborhood.

It is surprising and disappointing that the Board of the Rosedale Neighborhood Association has chosen to oppose the Co-op's CUP request over the heads of those neighbors who are actually directly affected by and in support of the CUP request.

We are all aware that Austin's inner-city residential neighborhoods face a risk of being degraded by expanding commercial use on their periphery. I believe the Rosedale Board sees this case in those terms.

Having been involved in presenting to the Commission on behalf of Allandale neighborhood in just such a case, where a Conditional Use Permit in a shopping center on Burnet Road threatened property values in our neighborhood, I know this is a valid concern.

However, in the case of the Co-op's request for a CUP, I strongly believe that the benefits to the community vastly outweigh any effects the proposed playground might have on the neighborhood as a whole. The precedent created by the granting of this CUP, in my view, in no way diminishes the ability of the neighborhood association to hold the line in other more significant CUP cases that could truly degrade the neighborhood and where their energetic opposition is indeed needed.

The Co-op Board has worked very hard to accommodate the concerns of the Board of the Rosedale Neighborhood Association but ultimately was unable to reach a compromise with the Board. We therefore ask that the Commissioners consider the positive support of many in the neighborhood and the benefits offered by the Co-op's CUP request, which will allow for expanded playground space at the preschool and the enhancement of a unique and wonderful preschool environment, as you make your decision.



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Thank you for the opportunity to put the case in favor of the Co-op's request and for your time and attention to this case.

Best Regards,

Your Name





**Welch, Sue**

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**From:** [REDACTED]  
**Sent:** Wednesday, October 13, 2010 11:44 AM  
**To:** bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com; trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com  
**Cc:** Welch, Sue; director@allaustincoop.org  
**Subject:** Letter of Support for Conditional Use Permit for All Austin Cooperative Nursery School

Rachel and Kevin Dietz  
5303 Woodview Ave.  
Austin, Texas 78756

October 13, 2010

Re.: Case # SPC-2010-0122A - All Austin Cooperative  
Nursery School

Ms. Betty Baker, Chair Zoning and Platting Commission  
Ms. Sandra Baldrige, Commissioner  
Mr. Gregory Bourgeois, Commissioner  
Ms. Teresa Rabago, Commissioner  
Ms. Patricia Seeger, Commissioner  
Ms. Cynthia Banks, Commissioner  
Ms. Donna Tiemann, Commissioner

Dear Madam Chairperson and Members of the Commission,

We are writing to respectfully ask you to approve the conditional use permit that the All Austin Cooperative Nursery school is requesting (Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op"). This CUP would allow students to use the backyard of 5012 Shoalwood Avenue as an outdoor play space. As both a neighbor and a member of the co-op, we strongly support their application.

We live one block north of the All Austin Cooperative Nursery School. Our children currently attend the school and have had a wonderful education there. When we walk to school everyday, we can't believe how lucky we are to have such a phenomenal school in our neighborhood.

Research has shown that physical exercise and time to play and explore outdoors is critical in early childhood. Because of society's increasing emphasis on screen time (computer games, the internet, television), children are getting less and less physical activity and time outdoors.

With that in mind, the teachers at the co-op have done everything they can to make the current outdoor space engaging and full of opportunities to learn, explore, and move. However, the space is very limited

10/13/2010



and does not allow for the children to engage in certain critical gross motor activities, such as riding wheel toys and running for a sustained period of time. Expanding the outdoor play area would offer the children space to engage in these gross motor activities that are critical to healthy development. It would also provide more space for children to plant and maintain gardens. Overall, it would further enhance the already stellar early childhood education that the school offers.

The beauty of this conditional use permit is that it asks for conditional, specific use of a part of land that is in the back of the property. Because it is in the back, the street frontage would remain residential. Moreover, the conditions on the permit specify that the yard be used for, and only for, children to play during specified hours and days of the week. Should the conditions not be met in future (should the property be sold, for example), the permit would be null and void.

In my opinion, this is a win-win-win situation: the school improves, Rosedale gets an even better school, and Austin gets even better to live in. One of the reasons Rosedale is one of Austin's most highly desirable neighborhoods is its location: it has so many wonderful resources within walking distance, such as the library, the coffee shops, the parks. For families with young children, the All Austin Cooperative Nursery School is one of those resources. Neighborhoods like Rosedale make Austin the great city that it is.

By using the backyard of 5012 Shoalwood to enlarge AACNS' small outdoor play space, we can make a great school an even more valuable element of the neighborhood and community.

Thank you very much for your time and consideration of this matter. We appreciate your work on behalf of the residents of Austin.

Sincerely,  
Rachel and Kevin Dietz



C13

Welch, Sue

From: Mark & Joyce Brown [redacted]  
Sent: Tuesday, October 19, 2010 8:44 AM  
To: Welch, Sue  
Subject: Case SPC-2010-0122A on the agenda for Tuesday, Oct. 19, 2010

Dear Chair and Members of the Zoning and Platting Commission:

We are writing in regard to case number SPC-2010-0122A.

The Rosedale Neighborhood Association Steering Committee has considered the effects of the Conditional Use Permit for which the All Austin Coop Nursery School has applied. Under the permit, the school would use the backyard of the property they own at 5012 Shoalwood for an extended playground area for the nursery school while maintaining the house located on the property as a rental single-family residence. The school has kept us informed of their plans throughout the process and, after considering the plans and the proposed permit, our Steering Committee has these concerns about the negative effects the permit would have on the residential integrity of that edge of the neighborhood.

• The proposed use will adversely affect the adjacent and nearby properties much more than the use for which the property is currently zoned. A use that allows for many nursery school children to play in a yard for several hours a day on every weekday is different from use of the yard by a single family. One of the primary purposes of the current compatibility standards is to enable intense uses of property, such as a school or playground, to exist at the edges of neighborhoods while maintaining a reasonable separation (a 50-foot separation) from the nearby residential uses. The separation envisioned by the compatibility standards is a fair and reasonable way for intense uses and non-intense to co-existence in a harmonious way. It is crucial that the city maintain the compatibility standards that are in place so that the homes located near a non-residential use will have the protections that make those homes attractive as owner-occupied or rental residences.

• We understand that at least one current adjacent neighbor supports changing the setback from 50 feet to 5 feet. It is fair for you to consider the opinion of the neighbors. However, maintaining residential integrity is a long term process and it is important to recognize that the adjacent residential property may, at some point in the future, have other owners or renters. We believe that the future pool of potential home buyers or renters who would choose to live on property that is within 5 feet of a regularly used school playground will be very small. If future buyers or renters are not found, the property will lose its residential character and become attractive only to non-residential users. This causes a threat that the residential edge will recede further into the neighborhood.

• You often hear about the "domino effect" in zoning, but this case is an actual example. In 2002, the school was granted a variance from setback requirements. We were opposed to the variance at that time because of our concerns that the school was located on too small of a lot and would eventually want to expand to other property. Our concerns were ignored and now we find that the school has purchased additional residential property to expand its play area. It's worth pointing out that when we expressed our concerns in 2002, the school promised that it would never expand beyond the original site. We are now dealing with exactly what we predicted would happen. Some of our concerns at this time are that, if the conditional use permit is granted, the school will eventually want to take the home located on the property in question and use it for non-residential purposes. We believe our concerns are justified and, therefore, the conditional use permit should be denied.

• With regard to the petition signed by persons supporting the playground at 5012 Shoalwood, we know it's easy to sign a petition of this sort when a person is not directly affected by the issue. How many of those persons would have signed the petition if the question were "Do you support having a nursery school playground in the backyard next to your home?"

We do support the school's mission, but not to the extent that we can support changing residential property to a non-residential use that allows a school playground to be created within 5 feet of residential uses.

Sincerely,  
Joyce and Mark Brown  
Co-Presidents Rosedale Neighborhood Association

SECRET



SECRET

1. The first part of the document discusses the general situation of the country and the role of the government. It mentions the need for a strong and stable government to ensure the country's future.

2. The second part of the document discusses the economic situation and the need for reform. It mentions the need for a strong and stable government to ensure the country's future.

3. The third part of the document discusses the social situation and the need for reform. It mentions the need for a strong and stable government to ensure the country's future.

4. The fourth part of the document discusses the political situation and the need for reform. It mentions the need for a strong and stable government to ensure the country's future.

5. The fifth part of the document discusses the international situation and the need for reform. It mentions the need for a strong and stable government to ensure the country's future.



## PUBLIC HEARING INFORMATION

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 a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. 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.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered in the contact listed on a notice); or
- appearing and speaking for the record at the public hearing; and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

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 name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SPC-2010-0122A

Contact: Sue Welch, 512-974-3294 or Yolanda Parada, 512-974-2784

Public Hearing: Zoning and Platting Commission, Oct 19, 2010

Mark + Monica Wells

Your Name (please print)

I am in favor  
 I object

5005 STORAC CREEK BND

Your address(es) affected by this application

10/10

Date

Daytime Telephone: 512 458-323

Signature

Comments: We are

concerned about the

increase in outdoor noise

in such close proximity

to our property

Thank you.

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

City of Austin

Planning and Development Review

Sue Welch

P. O. Box 1088

Austin, TX 78767-8810

## PUBLIC HEARING INFORMATION

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Case Number: SPC-2010-0122A

Contact: Sue Welch, 512-974-3294 or Yolanda Parada, 512-974-2784

Public Hearing: Zoning and Platting Commission, Oct 19, 2010

MRS. MAY ELLIOTT MACNAMARA

Your Name (please print)



509 Shoalwood Ave. - Austin TX 78756

Your address(es) affected by this application

Min May Elliott MacNamara 10/12/2010

Signature Date

Daytime Telephone: (512) 452-5216

Comments: Let people on this section of Blausack

and Shoalwood have so much traffic

of parking on our street - I am the 3rd

home on the left side of Shoalwood road &

less friends who stop here at 5010 but no

much border of the kids screaming, blocking

the driveway, front sidewalk. That school

about 15th when they have some entertainment

which takes up the driveway - up to 1st

street who pay for paving & upkeep that work

could get the street cleaned as cars where

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

City of Austin

Planning and Development Review

Sue Welch

P. O. Box 1088

Austin, TX 78767-8810

They park in front of sign 25 limits

unloading kids - I have put up for a year for property in front of my front sidewalk. Complaint are say chue way to turn area. I



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- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

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Case Number: SPC-2010-0122A

Contact: Sue Welch, 512-974-3294 or Yolanda Parada, 512-974-2784

Public Hearing: Zoning and Platting Commission, Oct 19, 2010

RON AND KWEE LAN YAM

Your Name (please print)

2304 Hancock Drive, Austin, TX 78756

Your address(es) affected by this application

*[Signature]*

Signature

10/19/10  
Date

Daytime Telephone: 512 468 0778

Comments:

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

City of Austin  
Planning and Development Review  
Sue Welch  
P. O. Box 1088  
Austin, TX 78767-8810



## PUBLIC HEARING INFORMATION

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 a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. 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.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
- appearing and speaking for the record at the public hearing;

- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
  - is the record owner of property within 500 feet of the subject property or proposed development; or
  - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

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 name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SPC-2010-0122A

Contact: Sue Welch, 512-974-3294 or Yolanda Parada, 512-974-2784

Public Hearing: Zoning and Platting Commission, Oct 19, 2010

Tracie Monroe  
Your Name (please print)

I am in favor  
 I object

5003 Woodview, Austin TX 78756  
Your address(es) affected by this application

Maui K. Young  
Signature 10/14/10  
Date

Daytime Telephone: 512-205-7697

Comments:

The Nursery school are GREAT  
Neighbors. They deserve their  
expansion and provide a  
wonderful service to Rosedale  
children. The expansion will  
back up to part of my fence and I  
HAVE NO PROBLEM WITH IT AT ALL.

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

City of Austin  
Planning and Development Review  
Sue Welch  
P. O. Box 1088  
Austin, TX 78767-8810

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Case Number: SPC-2010-0122A  
Contact: Sue Welch, 512-974-3294 or Yolanda Parada, 512-974-2784  
Public Hearing: Zoning and Platting Commission, Oct 19, 2010

I am in favor  
 I object

Your Name (please print) James and ~~Andy~~ Laune Allen

500 Shoal Creek Blvd

Your address(es) affected by this application

Sue Allen

Signature

Daytime Telephone: 512 825-8900

Date

10-10-10

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
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City of Austin  
Planning and Development Review  
Sue Welch  
P. O. Box 1088  
Austin, TX 78767-8810

AMB

**Welch, Sue**

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**From:** Sara Braun [REDACTED]  
**Sent:** Monday, October 18, 2010 5:38 PM  
**To:** bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com; trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com  
**Cc:** Welch, Sue; director@allaustincoop.org  
**Subject:** AACNS Conditional Use Permit

Sara Braun  
5904 Down Valley Court  
Austin, Texas 78731

October 18, 2010

Ms. Betty Baker, Chair Zoning and Platting Commission  
Ms. Sandra Baldrige, Commissioner  
Mr. Gregory Bourgeois, Commissioner  
Ms. Teresa Rabago, Commissioner  
Ms. Patricia Seeger, Commissioner  
Ms. Cynthia Banks, Commissioner  
Ms. Donna Tiemann, Commissioner

Dear Chair and Members of the Commission,

I am writing regarding Case # SPC-2010-0122A - All Austin Cooperative Nursery School (AACNS or "Co-op").

As a Co-op Member, I encourage you to support AACNS' request for a conditional use permit (CUP) to use the backyard of 5012 Shoalwood Avenue as an outdoor play space for AACNS students.

I believe that great schools represent a valuable component of the vibrant neighborhoods and strong communities so many of us strive to nurture in Austin. I also believe that a vibrant playground marks a vital part of a great school. *Play Ignites* and *Nature Inspires* are two of AACNS' core values; the school devotes careful thought to the design of its outdoor spaces and also brings the "outside" into the classroom in the form of stories and materials collected on the playground every day.

By using the backyard of 5012 Shoalwood to enlarge AACNS' small outdoor play space, we can make a great school an even more valuable element of the neighborhood and community. The playground expansion would:

- Significantly enhance the quality of the student experience at AACNS;
- Help facilitate the cognitive and physical development of AACNS children (outdoor activities help to develop children's gross motor skills and sensory integration capabilities); and
- Ultimately provide AACNS children with more outside time, which has become an increasingly valuable offering at a time when the average child spends more and more time in front of television and computer screens.

AACNS continues to work closely with its adjacent neighbors to listen to their concerns and meet their needs. This commitment reflects two other AACNS core values, *Community Matters* and *Cooperation Works*, that the school has lived by since its inception in 1953.

I appreciate the time and expertise you invest in considering this matter:

Best Regards,

Sara Braun

Dr. Phyllis Richards

4100 Jackson Ave. # 411

Austin, TX 78731

October 9, 2010

Ms. Betty Baker, Chair, Zoning and Planning Commission

Ms. Sandra Beland, Commissioner

Ms. Gregory Bourgeois, Commissioner

Ms. Terese Rehn, Commissioner

Ms. Patricia Seepers, Commissioner

Ms. Cynthia Berk, Commissioner

Ms. Donna Tiemann, Commissioner

Dear Chair and Members of the Commission

I am writing regarding Case # SA-2010-0122A -  
all Austin Corporate Nursery School (AACNS of Co. 54")

As a Child Development Specialist, I encourage you to support AACNS's request for a conditional use permit (CUP) to utilize the back yard of 5012 Shroveton Avenue (which AACNS owns) as an outdoor play area for AACNS students.

As an Austin Corporate Nursery School meets the minimum requirements for

outdoor space set by the Star (SO 27) for  
child): but it lacks adequate open space  
for developing large motor skills such as  
running, stopping, or rolling bicycles.

Current national concern and children's  
lack of physical activity, often results  
in the major health concern of obesity.  
Emphasizes the need to provide adequate  
space for children to participate daily in  
large motor skills activities.

As a Professor in Child Development  
and Family Sciences at The University of Texas  
at Austin for 39 years (1948-1987) I worked  
with Children Center through out the city and  
with AACNS to promote and permit the best  
possible learning environment for children  
and their families. AACNS has an out-  
standing reputation for being innovative  
and upholding highest standards during  
its over 60 year existence. I strongly  
encourage your support of their request  
for a CUP.

Phyllis Richards, Ph.D.  
My Personal Email: Ober  
Phyllis@u.texas.edu

