

June 9, 2017

City of Austin
Board of Adjustment
Austin City Hall
301 W. 2nd Street
Austin, Texas 78701

Re: Support for Conditional Use Permit

Board Members:

My name is James Howard. I am the Vice President of the North Loop (formerly Northfield) Neighborhood Association and a member of the North Loop Neighborhood Plan Contact Team.

I write today in support of Mike Osborne's and Meggie Chou's request for a Conditional Use Permit for 5111 Eilers Avenue.

Mike diligently presented his Conditional Use Site Plan to both the North Loop Neighborhood Association and the North Loop Neighborhood Plan Contact Team and answered a number of questions about his and Meggie's planned use for the property at 5111 Eilers Avenue. After these presentations, I am unaware of any vocalized opposition to the Conditional Use Site Plan.

Moreover, Mike gave us a detailed overview of his and Meggie's current "Chinese with Meggie" and "Little Tiger Chinese" language programs at Ridgeway Baptist Church and explained the benefits 5111 Eilers Avenue would bring to the combined program. North Loop tends to appreciate language programs like Mike's and Meggie's. For example, Ridgeway Elementary School (across the street) has housed a widely acclaimed English/Spanish dual language program for many years. Mike's and Meggie's program is a welcome addition to this tapestry, and with your support, I believe that their program will grow and flourish.

I look forward to Mike's and Meggie's continued involvement in our neighborhood and sincerely hope that you will approve their request for a Conditional Use Permit.

Sincerely,



James Howard

From: [REDACTED]
To: [Heldenfels, Leane](#); [ka](#) [REDACTED]
Subject: FW: Letter of Support from Sebastian Wren, Chair of Northloop Neighborhood Plan Contact Team
Date: Sunday, June 11, 2017 11:52:41 AM

Leane, again FYI for Little tiger

[REDACTED]
Sent: Saturday, June 10, 2017 7:13 PM

[REDACTED]
Subject: Letter of Support from Sebastian Wren, Chair of Northloop Neighborhood Plan Contact Team

----- Forwarded message -----

From: **Sebastian Wren** [REDACTED]
Date: Thu, Jun 8, 2017 at 8:55 PM
Subject: Re: Chinese with Meggie / Little Tiger Chinese CUP
To: Mike [REDACTED]

I forwarded this to our mailing lists -- hopefully you'll get some letters of support from people who attended the NA meeting and the NLCT meeting.

I can also speak for myself in supporting your plans. I think this is a perfectly reasonable use of this property. I'm also a member of the City of Austin Early Childhood Council, and I can tell you that data from United Way indicates that there is a severe shortage of quality early-childcare and learning centers in central Austin. We desperately need more daycare options in this neighborhood.

I wish you the best,

Sebastian Wren

5409 Chesterfield Ave.

From: [REDACTED]
To: [Heldenfels, Leane](#)
Cc: [REDACTED]
Subject: FW: Letter of Support from Cindy Black, architect and member of Northloop Neighborhood Association
Date: Sunday, June 11, 2017 11:52:17 AM

FYI – Little Tiger

From: Mike Osborne [REDACTED]
Sent: Saturday, June 10, 2017 7:15 PM

[REDACTED]
[REDACTED]
Association

----- Forwarded message -----

From: **Cindy Black** [REDACTED]
Date: Thu, May 18, 2017 at 8:05 PM
Subject: Re: 51st St
To: Mike Osborne [REDACTED]
[REDACTED]

Hi Mike,

Nice to hear from you. We walk past the little white house every day on the way to school, and it's looking great! I am optimistic that the neighborhood association will approve the change of use. I think what would be helpful is for your presentation to include photos of the school in it's current use - seeing the kids in action or the tidy classrooms that Meggie runs. People are mostly concerned with parking in these situations, so they may want to know if you'll be adding to your school population and what that means during peak driving hours.

I'd be happy to meet with you or look at your presentation before you go the NNA. They meet the first Mondays of each month, so you'll need to write our current president, Toti Larson, to get on the schedule. His email is [REDACTED].

I know we'd love to see the house converted for that use. It's been great to have the school at the church... such a welcome change and we hope to see it grow even more.

Thanks for writing and keep me updated once you get your schedule and presentation together!

Cindy



AUSTIN FIRE DEPARTMENT - PREVENTION DIVISION ENGINEERING SECTION

505 Barton Springs Road - Austin, Texas 78707
OFFICE : (512) 974-0160 - FAX: 512-974-0162

City of Austin



STATEMENT of COMPLIANCE

Date of Review: 6/9/2017
Reviewer: Tom Migl, PE AFD Engineer
Project Name: Little Tiger Chinese Immersion School - SPC-2017-0011A
Project Address: 5111 Eilers Avenue, Austin, Texas
Occupancy Type: Education
Applicant: Vincent Gerard & Assoc. Inc
Purpose: Documentation for BOA Variance Request for Street Width Requirements
Review Status: Complies with Fire Code

Based on the attached land use site plan SPC-2017-0011A with the front curb marked and signed "fire zone - tow away zone," the proposed development complies with the fire code by providing the minimum 25 feet pavement width for fire access. With the applicants subsequent update of the land use site plan, AFD anticipates to provide an approved status for the submittal and request the applicant to provide a record copy of the land use site plan for AFD formal sign-off.

CONDITIONAL USE SITE PLAN

SITE INFORMATION

JURISDICTION: CITY OF AUSTIN, TEXAS 78751
TRAVIS COUNTY

USE: COMMERCIAL DAYCARE /
PRIVATE PRIMARY EDUCATION FACILITY

OWNER

GREEN OSA LLC
MICHAEL OSBORNE
708 EAST 51ST, AUSTIN, TEXAS 78751

ZONING

SF-3-NP

PROJECT TYPE

COMMERCIAL DAYCARE /
PRIVATE PRIMARY EDUCATION FACILITY

DATE

FEBRUARY 23, 2017
SEPTEMBER 19, 2016

SITE ADDRESS

5111 EILERS AVENUE
AUSTIN, TX. 78751

SITE NAME:

LITTLE TIGER CHINESE IMMERSION SCHOOL /
CHINESE WITH MEGGIE

CONSULTANTS

VINCENT GERARD & ASSOCIATES
1715 S. CAPITAL OF TEXAS HWY
SUITE 207
AUSTIN, TEXAS 78746
PHONE: (512) 328-2693

VINCE HUEBINGER

LEGAL DESCRIPTION

LOT 10 & 11, BLOCK 11 THE HIGHLANDS
VOLUME 9, PAGE 55, PLAT RECORDS
TRAVIS COUNTY, TEXAS

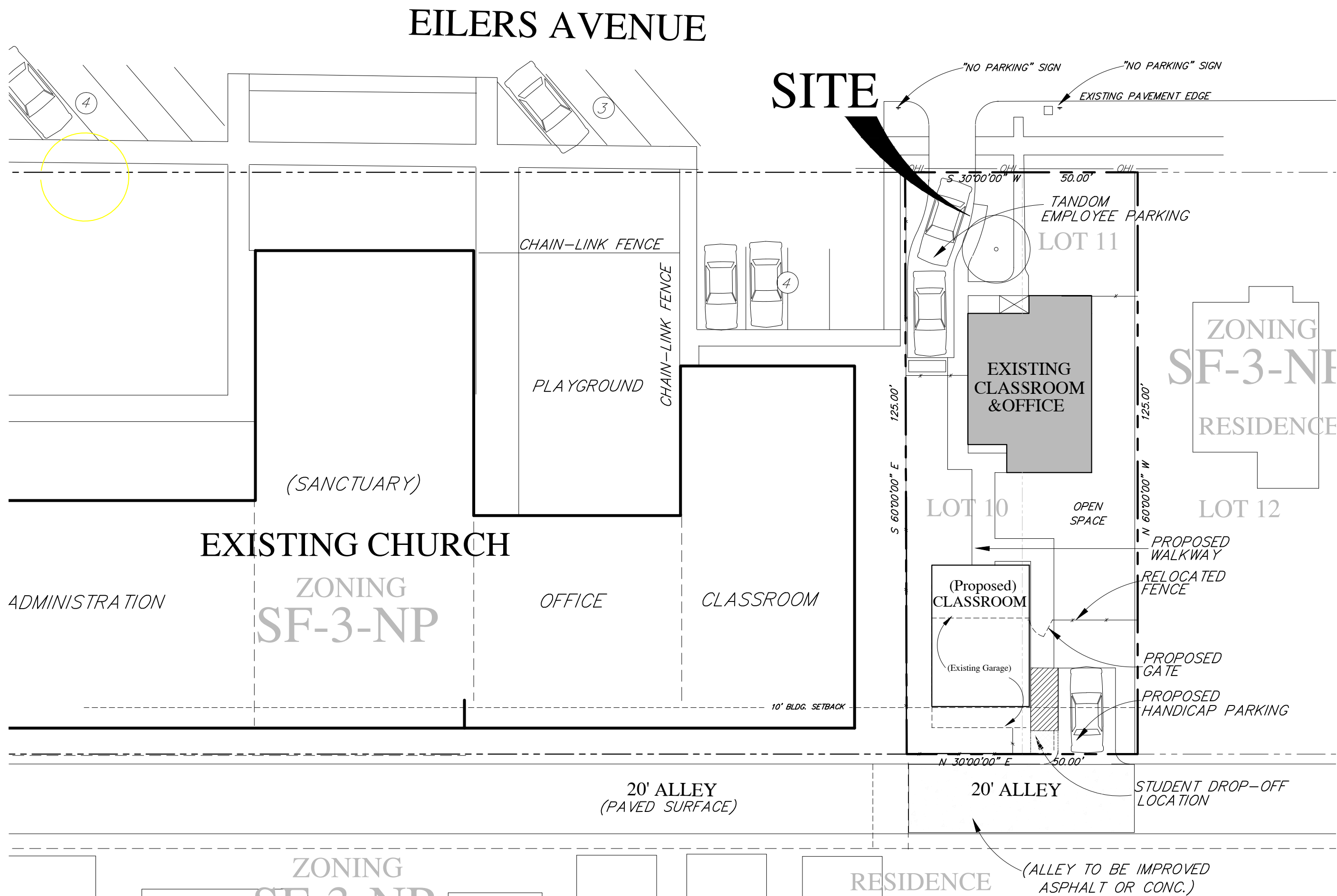
(NOT FOR CONSTRUCTION)
ZONING SITE PLAN

AERIAL IMAGERY



NOT TO SCALE

*(CITY GARAGE CURBSIDE
PICK-UP HAS BEEN REQUESTED)



Proposed Impervious Cover	
Driveway (realignment and reconstruction)	0 sf
Bldg. / House	0 sf
NEW Classroom (new construction)	147 sf (one story)
Access / sidewalks (new construction)	523 sf
Access / parking (new construction)	180 sf
Total	850 sf

Existing Impervious Cover (existing land uses)	
Driveway	375 sf
Bldg. / House	935 sf (15%)
Garage	504 sf (8%)
Access / sidewalks	101 sf
Total	1915 sf

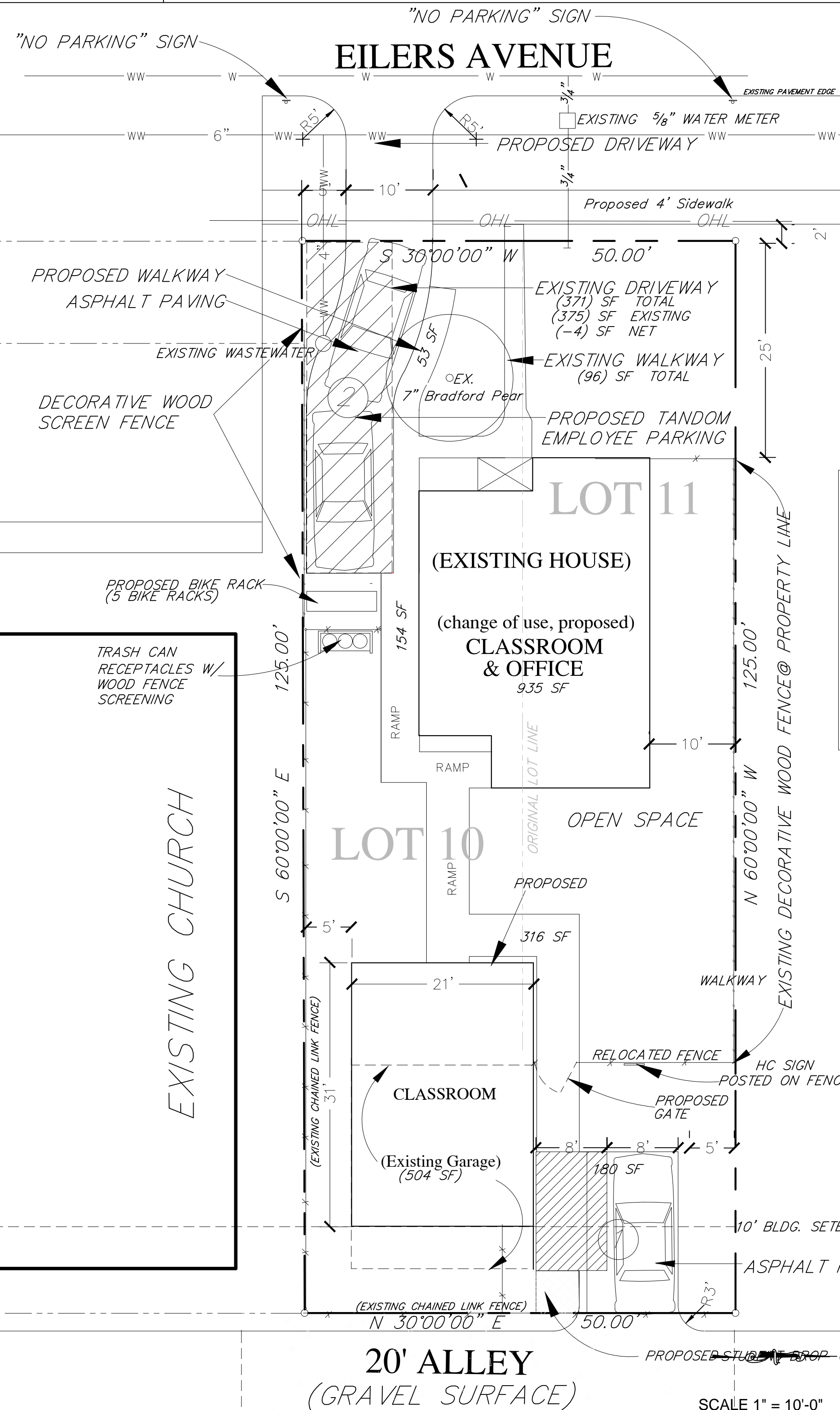
Building Height (35')

NOTE:

- THE SITE IS COMPOSED OF 2 LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOT/TRACT ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED. ONCE RECORDED ADD THE OCUMENT NUMBER FOR THE UDA TO THE NOTE.
- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
- ACCESSIBILITY PARKING MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE "RESERVED" OR EQUIVALENT LANGUAGE. CHARACTERS NO SYMBOLS ON SUCH SIGN MUST BE LOCATED 60" MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

* Classroom:(proposed classroom (651 sf) - existing garage (504 sf) = 147 sf

SCALE 1" = 30'-0"



SCALE 1" = 10'-0"

COMPATIBILITY NOTES:

- Exterior lighting must be hooded or shielded so that the light source is not directly visible from adjacent property.
- A highly reflective surface, including reflective glass and a reflective metal roof with a pitch that exceeds a run of seven to a rise of 12, may not be used, unless the reflective surface is a solar panel or copper or painted metal roof.
- The noise level of mechanical equipment may not exceed 70 db at the property line.
- A permanently placed refuse receptacle, including a dumpster, may not be located 20 feet or less from property:
(A) in an SF-5 or more restrictive zoning district; or
(B) on which a use permitted in an SF-5 or more restrictive zoning district is located.

CONDITIONAL USE LAND USE SITE PLAN
LITTLE TIGER CHINESE IMMERSION SCHOOL
CHINESE WITH MEGGIE
5111 EILERS AVENUE
AUSTIN, TEXAS 78751



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