CITY COUNCIL REVIEW SHEET
APPEAL OF PLANNING COMMISSION APPROVAL OF A CONDITIONAL USE PERMIT

CASE NUMBER: SPC-2026-0052A **PC DATE:** April 28, 2026

PROJECT NAME: Girls' School of Austin Conditional Use Permit

ADDRESS: 2007 McCall Road **COUNCIL DISTRICT:** 10

NEIGBORHOOD PLAN: West Austin NP

APPLICANT/OWNER: Girls' School of Austin

AGENT: Thrower Design (A. Ron Thrower)

APPELLANTS: Rusty and Mary Tally
1710 McCall Road
Austin, Texas 78703

PROPOSED DEVELOPMENT:
The applicant is requesting a conditional use permit to allow/expand Private Primary Educational Facilities and Private Secondary Educational Facilities, increasing from 150 to 200 students on the property. No improvements are proposed with this application.

PLANNING COMMISSION ACTION:
On April 28, 2026: Planning Commission voted (12-0) to approve the Applicant's request for a Conditional Use Permit as recommended by Staff. [Chaney- 1st; Bedrosian-2nd; 1 vacancy on the dais]. Conditions included, per Staff Recommendation, were:

1. Any future site development application for the property be required to comply with the NTA Memorandum prepared by Staff, dated April 7, 2026. ***(Please see Exhibit E – NTA Memorandum)***.
    1. Dumpster pick up times to be from 6am to 9pm.
    2. Maintenance work will occur from 7am to 9am (except for emergencies).
    3. Drop off and pick up times are to be staggered as much as possible.
    4. Attendance is limited to 200 students.
    5. Use is limited to Private Primary and Private Secondary Educational Use (K-8).

PLANNING COMMISSION APPEAL:
An appeal of the Planning Commission's decision to approve the CUP was filed by eligible property owners Rusty and Mary Talley on March 11, 2026. The Talley's appeal form and related documents are attached. ***(Please see Exhibit G – CUP Site Plan Appeal)***.

STAFF RECOMMENDATION:
Staff recommends approval of the conditional use permit (CUP), with the condition that any future site development application be required to comply with the NTA Memorandum prepared by Staff, dated April 7, 2026. ***(Please see Exhibit E – NTA Memorandum)***. Staff also recommends the following conditions be approved as part of the CUP:

1. Dumpster pick up times to be from 6am to 9pm.
2. Maintenance work will occur from 7am to 9am (except for emergencies).
3. Drop off and pick up times are to be staggered as much as possible.
4. Attendance is limited to 200 students.

5. Use is limited to Private Primary and Private Secondary Educational Use (K-8).

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The subject property is located on the south side of Windsor Road and the east side of McCall Road. The property is zoned SF-3-NP, and the majority of the site is currently developed with the Girls' School of Austin ("the School"), which includes Private Primary Educational Facilities and Private Secondary Educational Facilities land uses. The remainder of the property is a former single family lot at 1913 McCall Road that was acquired by the School. Properties to the north, south, west and east of the property are also zoned SF-3-NP and are developed with single family residential land uses. ***(Please see Exhibits A and B – Site Location Map and Aerial Exhibit)***.

Environmental: The site is located in the Johnson Creek Watershed and subject to current watershed regulations.

Transportation: Data was submitted by the applicant for a Neighborhood Traffic Analysis (NTA) to determine transportation/traffic impact of the proposed CUP. A memorandum summarizing staff's analysis and recommendations is attached as ***Exhibit E***. Staff recommends that the conditions outlined in the memorandum be required as conditions to any future site improvements. Those conditions include:

1. During the site plan review, it is recommended the developer restripe the crosswalk at the intersection of McCall and Windsor Roads.
2. During the site plan review, it is recommended the developer restripe the crosswalk at the intersection of McCall and Horn Ln.
3. As per the ASMP, the required ROW for Windsor Rd is 72 feet.
4. As per the ASMP, the required ROW for McCall Rd is 58/64 feet.
5. If the number of units proposed in Table 1 is exceeded, the TDS division may be required to reassess the NTA.
6. This site will be subject to Street Impact Fee (SIF), which will help fund roadway capacity projects identified in RCP necessitated by new developments. The SIF collection amount will be calculated and collected at the time of building permit application.
7. This assessment is based on the proposed uses. Any changes in these assumptions may require an updated NTA.
8. This NTA does not grant nor guarantee approval of proposed driveway types or locations. Driveway types and locations will be reviewed with the site plan application.

PROJECT INFORMATION:

The subject property was previously owned by AISD and operated as a public school, Dill Elementary, until the early 2000s. AISD sold the property in 2002-2003, when it became a private elementary school. A CUP was approved at that time to allow Private Primary Educational Facilities on the site. In 2009, an additional property was incorporated into the campus, and a new CUP was issued to add Private Secondary Educational Facilities use to the site, with the following conditions:

1) Use is limited to Private Primary and Secondary Educational Facilities and is limited to Pre-K through 8th grade. No more than 50% of students will be in grades 5-8.
2) Screening for solid waste collection and loading areas shall be the same as, or of equal quality to, principal building materials.

The CUPs approved for the property in 2003 and 2009 were for the change of use only; no site improvements were proposed with those applications. In 2012, a CUP was submitted in conjunction with a site development plan that included site improvements. The CUP was approved with the following conditions:

1) Dumpster pick up times to be from 6am to 9pm.
2) Maintenance workers from 7am to 9pm (except for emergencies).

3) Neighborhood notification of major events.
4) No unattended public recycling.
5) Drop off and pick up times to be staggered as much as possible.
6) Existing driveways on McCall Road and Windsor Road are to remain.
7) Parking spaces to have concrete curbs.
8) Attendance shall be limited to 150 students.
9) Use is limited to Private Primary and Secondary Educational Facilities (K-8).
10) No more than 50% of students will be in grades 5-8.

The CUP proposed with this 2026 application seeks to incorporate the property at 1913 McCall Road into the School campus, extending the Private Primary Educational Facilities and Private Secondary Educational Facilities land uses to the entire 2.31 acre property, as well as increase enrollment from 150 to 200 students on the property. The applicant also proposes incorporating the following conditions to the CUP:

1. Dumpster pick up times to be from 6am to 9pm.
2. Maintenance work will occur from 7am to 9am (except for emergencies).
3. Drop off and pick up times are to be staggered as much as possible.
4. Attendance is limited to 200 students.
5. Use is limited to Private Primary and Private Secondary Educational Use (K-8).

No site improvements are proposed with this CUP request, but the applicant has provided a site plan exhibit showing future site improvements that may be proposed under a separate permit if the CUP is approved. ***(Please see Exhibits C and D – Applicant Summary Letter and Site Plan)***.

Correspondence in support and in opposition to the proposed CUP is attached. ***(Please see Exhibit F – Correspondence)***

PROPERTY INFORMATION:

AREA: 2.31 Acres
WATERSHED: Johnson Creek (Urban)
WATERSHED ORDINANCE: Comprehensive Watershed Ordinance
T.I.A.: A Neighborhood Traffic Analysis (NTA) has been submitted with this application.
CAPITOL VIEW: N/A

SURROUNDING CONDITIONS:

Zoning/ Land Use

Site: Primary Educational Facilities and Private Secondary Educational Facilities
North: SF-3-NP, Single family residential
East: SF-3-NP, Single family residential
South: SF-3-NP, Single family residential
West: SF-3-NP, Single family residential

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Austin Neighborhoods Council
Friends of Austin Neighborhoods
Save Barton Creek Assn.
West Austin Neighborhood Group
Austin Independent School District
Central West Austin Neighborhood Plan Contact Team
Preservation Austin
TNR BCP - Travis County Natural Resources

CONDITIONAL USE PERMIT

D. *25-5-145.* A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.

§ 25-5-146 CONDITIONS OF APPROVAL.

(A) To make a determination required for approval under Section 25-5-145 (Evaluation of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

(1) a special yard, open space, buffer, fence, wall, or screen;
(2) landscaping or erosion;
(3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
(4) signs;
(5) characteristics of operation, including hours;
(6) a development schedule; or
(7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.

CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA

A. The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Planning Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section. A conditional use site plan must:

B.

1. **Comply with the requirements of this title;**
   Staff Response: This site plan complies with all regulations and requirements of the Land Development Code.

2. **Comply with the objectives and purposes of the zoning district;**
   Staff Response: The proposed Primary Educational Facilities and Private Secondary Educational Facilities land uses are conditional uses in the SF-3-NP zoning district.

3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;**
   Staff Response: The site plan complies with all requirements of the Land Development Code.

4. **Provide adequate and convenient off-street loading facilities; and**
   Staff Response: Adequate loading facilities are provided on-site.

5. **Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.**
   Staff Response: The site plan will comply with all requirements of the Land Development Code and reasonably protects the health, safety, and welfare of persons and property.

6. **For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed.** Staff response: Not applicable.

C. In addition, a conditional use site plan may not:

7. More adversely affect an adjoining site than would a permitted use;
Staff Response: Primary Educational Facilities and Private Secondary Educational Facilities land use would not more adversely affect an adjoining use than would a permitted use.

8. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or
Staff Response: The conditional use permit does not adversely affect the safety and convenience of vehicular and pedestrian circulation.

9. Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign. Staff Response: All signs and lighting will comply with the Land Development Code.

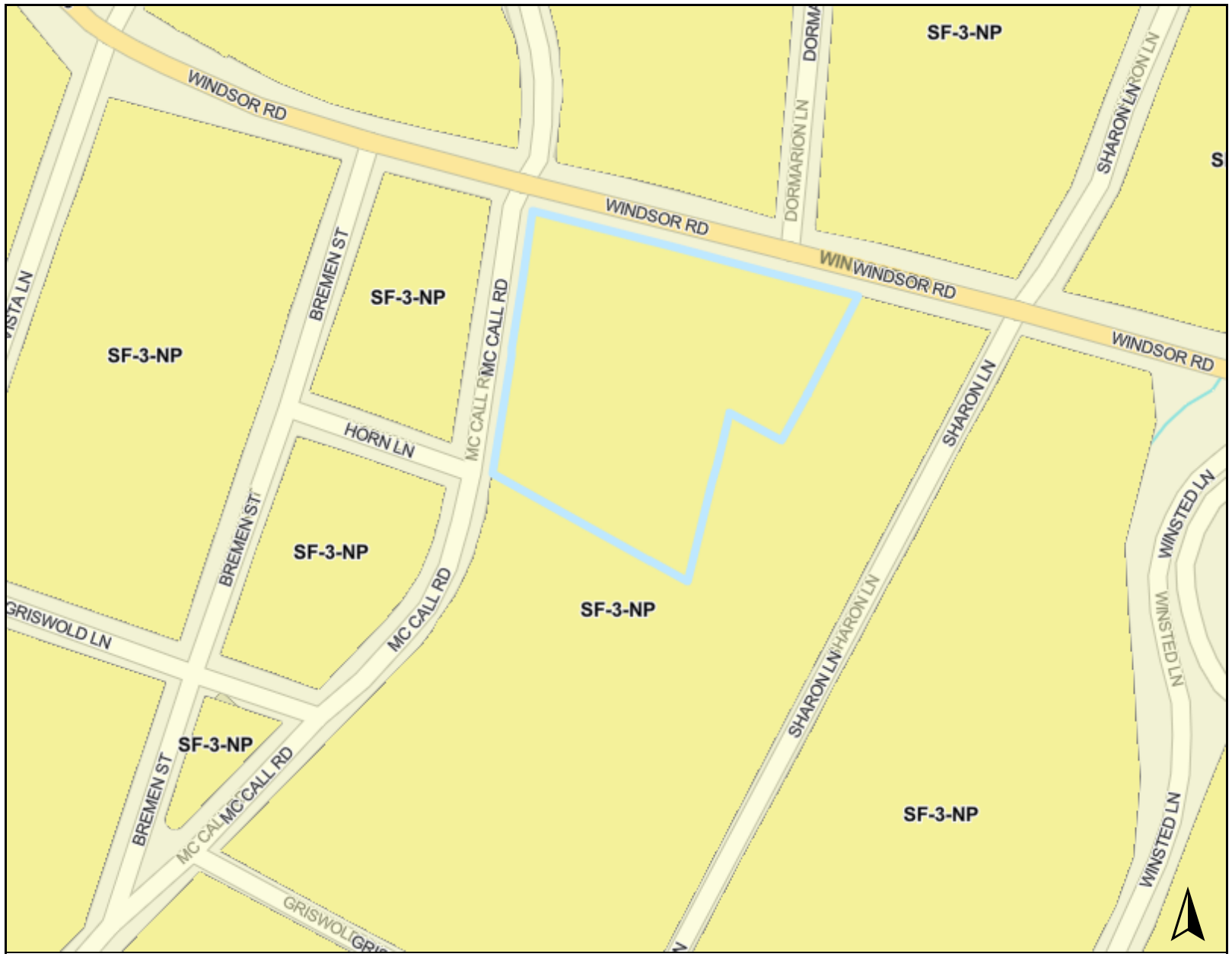
EXHIBITS

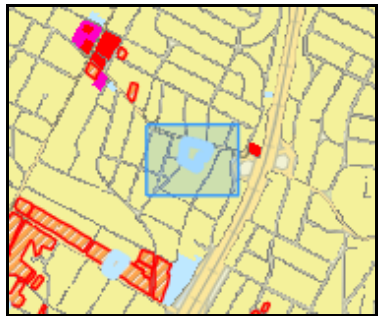
A – Site Location Map
B – Aerial Exhibit
C – Applicant Summary Letter
D – Site Plan
E – Neighborhood Traffic Analysis Memorandum
F – Correspondence
G – CUP Site Plan Appeal

Property Profile

The Girls' School Zoning Map

EXHIBIT A





Legend

Property

Street Labels

Review Cases

Site Plan Review Cases- IN REVIEW

Zoning

Zoning

- AG
- AV
- CBD
- CH
- CR
- CS
- DMU
- DR
- ERC
- GO
- GR
- IP
- L
- LA

Notes

0 300 600 ft

4/20/2026

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Property Profile

The Girls' School of Austin

EXHIBIT B





Legend

Property

Street Labels

Review Cases

Site Plan Review Cases- IN REVIEW

Jurisdiction Fill

Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- EXTRATERRITORIAL JURISDICTION
- EXTRATERRITORIAL JURISDICTION
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGREEMENT
- OTHER CITY LIMITS
- OTHER CITY LIMITS
- OTHER CITIES ETJ

Notes

0 200 400 ft

4/19/2026

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Thrower Design LLC
LAND PLANNERS

EXHIBIT C

April 1, 2026

Mr. Keith Mars, Director
Austin Development Services
City of Austin
P.O. Box 1088
Austin, Texas 78767-1088

RE: Girls' School of Austin Conditional Use Permit – 2007 McCall Road

Dear Mr. Mars,

On behalf of our client, Girls' School of Austin, we respectfully submit this Conditional Use Permit Site Plan to the City of Austin. The existing use of the property is Private Primary Education Facility and Private Secondary Education Facility, and this application herein proposes the same uses and includes modifications of conditions of the existing CUP approved in 2012, including expansion of the area to which the CUP applies. For context, it is important to understand the past pursuits and outcomes that have led to this present pursuit and anticipated outcome.

2003 Conditional Use Permit

The property located at 2007 McCall Road was owned by Austin Independent School District and was the former Dill Elementary School which was a Public Primary Education Facility use operating as a Permitted Use of the SF-3 zoning district. In the early 2000's, AISD determined the school should close and the property be sold. In 2003, a Conditional Use Permit was filed by AISD for Girls' School of Austin and that CUP was approved by Planning Commission on February 11, 2003. The 2003 CUP retained the original school buildings constructed for AISD decades prior and changed the use from **Public** Primary Education to **Private** Primary Education Facility.

2009 Conditional Use Permit

Girls' School of Austin acquired an additional, adjacent lot fronting Windsor Road, requiring a subsequent CUP to incorporate the new land area, allowing for Girls' School of Austin to operate the school within the existing house on the newly acquired property. The CUP sought a change of use from Single-Family to Private Primary Education Facility and Private Secondary Education Facility and was approved by Planning Commission on September 22, 2009, with the following conditions:

1) Use is limited to Private Primary and Secondary Educational Facilities and is limited to Pre-K through 8th grade. No more than 50% of students will be in grades 5-8.
2) Screening for solid waste collection and loading areas shall be the same as, or of equal quality to, principal building materials.

2012 Conditional Use Permit

This CUP application involved demolition of the original school buildings and construction of new school facilities sought to provide a modern and improved school environment for the students, teachers and faculty. The existing single-family house fronting Windsor Road was retained.

The CUP was approved by the Planning Commission on December 11, 2012, with the following conditions:

1) Dumpster pick up times to be from 6am to 9pm.
2) Maintenance workers from 7am to 9pm (except for emergencies).
3) Neighborhood notification of major events.
4) No unattended public recycling.
5) Drop off and pick up times to be staggered as much as possible.
6) Existing driveways on McCall Road and Windsor Road are to remain.
7) Parking spaces to have concrete curbs.
8) Attendance shall be limited to 150 students.
9) Use is limited to Private Primary and Secondary Educational Facilities (K-8).
10) No more than 50% of students will be in grades 5-8.

2026 Conditional Use Permit

Girls' School of Austin has purchased an adjacent lot fronting on McCall Road to the south of the existing school property. The CUP requested herein incorporates this newly acquired property into the school campus and proposes construction of an additional building, modifications to a portion of an existing school building, as well as modifying conditions of the prior CUP. The proposed conditions with this application are as follows:

1. Dumpster pick up times to be from 6am to 9pm.
2. Maintenance work will occur from 7am to 9am (except for emergencies).
3. Drop off and pick up times are to be staggered as much as possible.
4. ~~Existing driveways on McCall Road and Windsor Road are to remain.~~
5. ~~Parking spaces are to have concrete curbs.~~
6. Attendance is limited to 200 students.
7. Use is limited to Private Primary and Private Secondary Educational Use (K-8).

Most of the existing improvements remain intact with exception of removal of a classroom building and adjacent multifunction building at the center of the existing campus, to be replaced with a single, moderately sized Multi-Activity Center. A new 2-story classroom building and 5-space parking lot is proposed on the newly incorporated land area and includes a covered walkway connecting to the existing school facilities. Other internal modifications or improvements include walking trails connecting various areas of the campus, additional outdoor play equipment and a dedicated vehicular by-pass, drop-off zone at the front of the school to improve the efficiency of traffic flow onto and through the site during drop-off and pick-up operations, as well as trails and playground areas.

All development proposed herein complies with the site development regulations of the SF-3 zoning district.

Trees

In 2025, during the pursuit to purchase the adjacent lot at 1913 McCall Road, Girls' School of Austin identified many trees on the residential lot that were in very poor health and condition. The existing, mature canopy had been severely damaged by ice and windstorms in the last 5 years

with no maintenance of trees or property in general. GSA requested of the seller trim, maintain, and remove broken limbs and failing trees prior to finalizing the sale of the property. The seller could not accommodate the request. After the sale was finalized, GSA hired a Certified Arborist of Good Guys Tree Service to visit the site and evaluate the trees. The Arborist recognized many trees in a dead, diseased or dying condition as well as trees that were determined to be of imminent destruction of property warranting removal, permitted by the City of Austin Land Development Code. The trees were photographed documenting the poor health and condition and a permit for one qualifying tree was issued, followed by trimming of and removal of trees in December 2025. Through a request by the City of Austin, the Arborist filed for an additional, retroactive tree permit for another qualifying tree. The City of Austin allows removal of trees under these circumstances and conditions without requiring prior authorization or permits. Therefore, the removal of trees was justified and legal. Because the trees removed were dead, diseased, dying or with high potential of harm, the City of Austin will not and cannot require mitigation of the landowner for removal.

Traffic

A TIA Determination Worksheet for the proposed CUP was submitted to the City of Austin and staff determined that neither a Transportation Impact Analysis (TIA) nor a Neighborhood Traffic Analysis (NTA) was required. However, after communicating with City Staff re: concerns about traffic flow and function of the general area, Staff agreed that an NTA is necessary and required specified traffic counts to be collected at three (3) locations, across (3) three consecutive days. To ensure a broader view of traffic conditions, GSA chose to expand the traffic counts to a total of 8 locations, across four consecutive days to capture traffic conditions (quantity, direction, speeds) of vehicles around a wider area than just the perimeter of the school. The data collected has been provided to Austin Transportation Department for them to perform their analysis associated with the CUP request. Additionally, GSA hired DKS Associates, a traffic engineering firm, to analyze the existing school conditions, understand the proposed school conditions and provide alternatives to address issues associated with traffic. Their report and findings are included as supporting documentation of the CUP application.

Environmental Resource Inventory

An Environmental Resource Inventory has been completed which finds the site suitable for development as proposed and no environmental limitations impeding development. That ERI is attached.

Please contact me or my office should you have questions regarding the request or the documentation submitted.

Sincerely,

A. Ron Thrower

A. Ron Thrower

GIRLS' SCHOOL OF AUSTIN

CONDITIONAL USE PERMIT

NO CONSTRUCTION IS ASSOCIATED WITH THIS PART A LAND USE PERMIT.
A SUBSEQUENT PART B SITE PLAN WILL BE FILED FOR PROPOSED IMPROVEMENTS.

OWNER/DEVELOPER

GIRLS' SCHOOL OF AUSTIN, INC.
2007 McCALL ROAD
AUSTIN, TEXAS 78703

OWNER'S REP FOR PLAN ALTERATIONS

LAND PLANNER	THROWER DESIGN P.O. BOX 41957 AUSTIN, TEXAS 78704 512-476-4456
CIVIL ENGINEER	AMC DESIGN GROUP INC. P.O. BOX 303086 AUSTIN, TEXAS 78703 512-385-2911
SURVEYOR	EARLY LAND SURVEYING, LLC P.O. BOX 92588 AUSTIN, TEXAS 78709 512-202-8631
LANDSCAPE ARCHITECT	COLEMAN & ASSOCIATES 9890 SILVER MOUNTAIN DRIVE AUSTIN, TEXAS 78737 512-476-2090
ARCHITECT	MCKINNEY YORK ARCHITECTS 1301 EAST 7TH STREET AUSTIN, TEXAS 78702 512-476-0201

LEGAL DESCRIPTION

2.306 ACRES
ALL OF LOTS 1, 2, 3 AND 4, BLOCK 12, RESUBDIVISION OF PART OF LOT 8, BLOCK 12, WESTFIELD "A", A SUBDIVISION OF RECORD IN VOLUME 6, PAGE 129 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO THE GIRLS' SCHOOL OF AUSTIN, INC. IN A DEED DATED MAY 31, 2004 AND RECORDED IN DOCUMENT NO. 2004104722 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A 0.35 ACRE PORTION OF LOTS 6 AND 7, BLOCK 12, WESTFIELD "A", A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 107 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO THE GIRLS' SCHOOL OF AUSTIN IN A GENERAL WARRANTY DEED DATED MARCH 28, 2007 AND RECORDED IN DOCUMENT NO. 2007058469 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF LOT 1, RESUBDIVISION OF A PORTION OF LOTS 8 AND 9, BLOCK 12, WESTFIELD "A", A SUBDIVISION OF RECORD IN VOLUME 89, PAGE 244 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO ROBERT M. WARD AND MARY WARD IN A WARRANTY DEED DATED APRIL 6, 1991, RECORDED IN VOLUME 11504, PAGE 454 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

RELATED CASE NO.

LAND STATUS	C8I-2009-0109
ZONING	C14-2010-0052
SUBDIVISION	C8-90-0151.0A C8-1953-2161
SITE PLAN	SPC-03-0002A SPC-2009-0052C SPC-2012-0027C

LOCATION INFO

GRID #: H24
MAPSCO #: 584C

WATERSHED STATUS

THIS SITE IS LOCATED IN THE JOHNSON CREEK WATERSHED, WHICH IS CLASSIFIED AS URBAN.

THIS SITE IS LOCATED OVER THE EDWARDS AQUIFER CENTRAL RECHARGE ZONE ACCORDING TO CITY OF AUSTIN GIS DATA. THE SITE IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE BASED ON TCEQ OFFICIAL MAPS OF THE EDWARDS AQUIFER, AUSTIN WEST QUADRANGLE.

FLOODPLAIN INFORMATION

NO PORTION OF THIS SITE IS WITHIN THE 100 YEAR FLOODPLAIN AS PER FEMA FIRM PANEL 48453C0445K DATED JANUARY 22, 2020, FOR TRAVIS COUNTY, TEXAS.

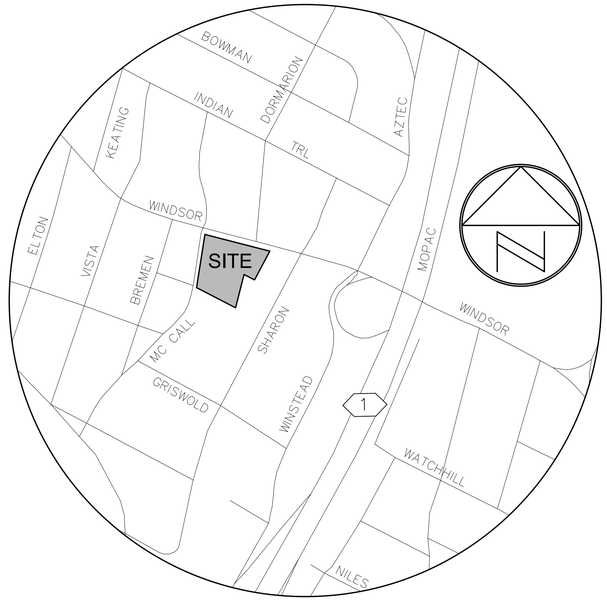
CONDITIONS OF CUP APPROVAL

1. DUMPSTER PICK UP TIMES TO BE FROM 7AM TO 9PM.
2. MAINTENANCE WORK WILL OCCUR FROM 7AM TO 9PM (EXCEPT FOR EMERGENCIES).
3. DROP OFF AND PICK UP TIMES ARE TO BE STAGGERED AS MUCH AS POSSIBLE.
4. ATTENDANCE IS LIMITED TO 200 STUDENTS.
5. USE IS LIMITED TO PRIVATE PRIMARY AND PRIVATE SECONDARY EDUCATIONAL USE (K-8).

NOTES

1. THE SCHOOL WILL REASSESS TRAFFIC FLOW AND TIMING BI-ANNUALLY AND WILL ADJUST RELEASE SCHEDULES AS NECESSARY.
2. AN 8' PRIVACY FENCE WILL BE PURSUED WHERE ADJACENT TO SINGLE-FAMILY USE AND WITH SUPPORT OF ADJACENT LANDOWNER.
3. NEIGHBORS WHO MAKE A REQUEST WITH THE SCHOOL FOR ONGOING COMMUNICATION WILL BE NOTIFIED OF MAJOR EVENTS AT THE SCHOOL AT LEAST A WEEK PRIOR TO THE EVENT DATE.
4. DUMPSTERS WILL BE LOCATED AT THE NORTH-EAST CORNER OF THE PROPERTY, NEAR THE WINDSOR ROAD FRONTAGE AND WILL BE VISUALLY SCREENED.
5. NEW TREES MAY BE PLANTED ALONG THE SOUTHERN AND EASTERN PROPERTY LINES WHERE THERE ARE NO CONFLICTS WITH UTILITIES OR PROPOSED SCHOOL IMPROVEMENTS.

2007 MCCALL ROAD



LOCATION MAP
N.T.S.

CITY OF AUSTIN REVISIONS/CORRECTIONS TABLE

Correction/ Revision No.	Description	Revise (R) Replacement (RP) Add (A) Void (V) Sheet No.'s	Total # Sheets in Plan Set	Net Change Imp. Cover (SF)	Total Site Imp. Cover (SF and %)	City of Austin Signature	City of Austin Approval Date

Know what's below.
Call before you dig.
811

SUBMITTAL DATE: 2/24/26 **EXHIBIT D**
SUBMITTED FOR APPROVAL BY:

CHRIS MCCOMB, P.E.

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR THE CODE COMPLIANCE BY CITY ENGINEERS.

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	SITE PLAN
SHEET 3	CONCEPT STORM & UTILITY PLAN
SHEET 4	OVERALL LANDSCAPE PLAN
SHEET 5	LANDSCAPE DETAILS AND TREE LIST
SHEET 6	BUILDING ELEVATIONS SHEET 1 OF 2
SHEET 7	BUILDING ELEVATIONS SHEET 2 OF 2

APPROVALS

AUSTIN DEVELOPMENT SERVICES (DATE)

THIS DRAWING SHALL BE USED FOR REGULATORY REVIEW PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES. THE SEAL AND SIGNATURE SHOWN ARE AUTHORIZED BY CHRIS McCOMB, P.E. #80442.

SITE PLAN APPROVAL

CASE NUMBER: SPC-2026-0052A APPLICATION DATE: 2/24/26
APPROVED ON _____ ☐ADMINISTRATIVELY ☐BY COMMISSION
UNDER SECTION ☐112 ☐142 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER H. CHAFFIN

DEVELOPMENT SERVICES DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: SF-3-NP
APPROVAL STAMPS:

AMC DESIGN GROUP
ENGINEERING AND CONSTRUCTION CONSULTANTS
P.O. BOX 303086
AUSTIN, TEXAS 78703
512-385-2911
TEXAS REGISTERED ENGINEERING FIRM F-1708

STATE OF TEXAS
CHRIS McCOMB
80442
LICENSED PROFESSIONAL ENGINEER
4/14/26

Thrower Design
LAND PLANNERS
P.O. BOX 41957 AUSTIN, TEXAS 78704 (512) 476-4456

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NO	DATE	DESCRIPTION

GIRLS' SCHOOL OF AUSTIN
CONDITIONAL USE PERMIT
2007 MC CALL ROAD
AUSTIN, TX 78703

COVER SHEET

SPC-2026-0052A

SF-3-NP
SINGLE-FAMILY
RESIDENTIAL

SF-3-NP
SINGLE-FAMILY
RESIDENTIAL

MCCALL ROAD
(50' R.O.W. WIDTH)
(6/129)
(COA SECTION MAP 155)

DORMARION LANE
(50' R.O.W. WIDTH)
(3/248)

WINDSOR ROAD
(60' R.O.W. WIDTH)
(6/129)
(COA SECTION MAP 155)

HORN LANE
(50' R.O.W. WIDTH)
(3/248)

COA INT# 2439

COA INT# 2440

ELS #1

EX. 24" STORM SEWER

EX. M.H. GIS #37575

EX. M.H. GIS #311902

EX. F.H. GIS #137570

EX. 8" CONC WW COA #B1295

EX. 12" CI W.L. NO COA JOB#

EX. F.H. GIS #942664

EX. F.H. GIS #137560

EX. 8" PVC WW COA #2023-0022

EX. M.H. GIS #31793

EX. M.H. GIS #98018

EX. M.H. GIS #98011

EX. 8" C900 W.L. COA # 2023-0022 (TO BE ABANDONED)

EX. 8" PVC WW COA #2023-0022

EX. 2" Cu DOMESTIC W.L. (PRIVATE)

EX. 3/4" DOMESTIC W.L. (PRIVATE)

EXIST RAINWATER COLLECTION TANK

EX. M.H. GIS #311911

EX. M.H. GIS #311929

EX. 4" PVC WW (PRIVATE)

EX. 6" CONC WW GIS #81331

5' EXIST. SIDEWALK

4' EXIST. SIDEWALK

N14°25'02"E 60.28'

100.23'

171.65'

S75°21'20"E 60.00'
(S72°53'00"E 59.86')

S62°39'25"E 149.90' (S66°46'18"E)

N81°00'52"W 50.00'

S08°59'08"W 12.34'

FL=564.21

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11

R43.36' R1.78' R11.43' R3.01' R7.75' R11.14' R7.5' R5' R3'

23.36' 28.22' 20.38' 25'

LOT 3 BLOCK 12 RESUBDIVISION OF PART OF LOT 8, BLOCK 12, WESTFIELD "A" (6/129)

LOT 2 BLOCK 12 RESUBDIVISION OF PART OF LOT 8, BLOCK 12, WESTFIELD "A" (6/129)

LOT 4 BLOCK 12 RESUBDIVISION OF PART OF LOT 8, BLOCK 12, WESTFIELD "A" (6/129)

LOT 1 BLOCK 12 RESUBDIVISION OF PART OF LOT 8, BLOCK 12, WESTFIELD "A" (6/129)

LOT 1 RESUBDIVISION OF A PORTION OF LOTS 8 AND 9, BLOCK 12, WESTFIELD "A" (89/244)

8 BICYCLE SPACES 2 PER RACK

DROPOFF ZONE

DUMPSTER

GATE

COVERED ENTRANCE

EXISTING PLAYGROUND CANOPY

NEW PLAYGROUND CANOPY

BUILDING 1A
OFFICE/CLASSROOMS

SF-3-NP
PRIVATE PRIMARY AND SECONDARY EDUCATIONAL FACILITIES

CLASSROOMS (BLDG 1B)

CLASSROOMS (BLDG 1C)

MULTI-ACTIVITY CENTER (BLDG 1D)

CLASSROOMS (BLDG 2)

BUILDING 2
OFFICE/CLASSROOMS

BUILDING 3
FINE ARTS CENTER

PLAYGROUND

COVERED WALKWAY

OUTDOOR SEATING

RAINWATER COLLECTION TANK

LAYDOWN CURB

CONCRETE WALK

GRAVEL

ROCK BERM

INACCESSIBLE CORNER

PROPOSED 8' WOOD PRIVACY FENCE ALONG PROPERTY LINE WHERE POSSIBLE WITH ADJACENT OWNER SUPPORT

6' ORNAMENTAL SECURITY FENCING AROUND PARKING

PROPOSED 8' WOOD PRIVACY FENCE ALONG PROPERTY LINE WHERE POSSIBLE WITH ADJACENT OWNER SUPPORT

PROPOSED 8' WOOD PRIVACY FENCE ALONG PROPERTY LINE WHERE POSSIBLE WITH ADJACENT OWNER SUPPORT

END OF 5' S.S.E. PER (629/22) EASEMENT IS SHOWN RUNNING THE ENTIRE LENGTH OF THIS LINE ON (89/244)

PORTION OF LOT 7 BLOCK 12 WESTFIELD "A" (3/107)
ARTURO MONSIVAIS AND MARY JANE MONSIVAIS
4,650 SQ. FT.
(12557/1229)
SF-3-NP
SINGLE-FAMILY RESIDENTIAL

PORTION OF LOT 7 BLOCK 12 WESTFIELD "A" (3/107)
ALLEN BERTIN AND KARA BATEY
(2018137967)
SF-3-NP
SINGLE-FAMILY RESIDENTIAL

THE GIRLS SCHOOL OF AUSTIN
0.35 ACRES
(2007058469)
PORTION OF LOTS 6 AND 7 BLOCK 12 WESTFIELD "A" (3/107)

PORTION OF LOTS 6 AND 7 BLOCK 12 WESTFIELD "A" (3/107)
KYLE LOEFFELHOLZ AND MADELINE LOEFFELHOLZ
S 49.5' OF THE E 150' OF LOT 7 & N 10.5' OF THE E 150' OF LOT 6
(2020165301)
SF-3-NP
SINGLE-FAMILY RESIDENTIAL

PORTION OF LOT 6 BLOCK 12 WESTFIELD "A" (3/107)
ALLEN BERTIN AND KARA BATEY
0.289 ACRES
(2020062292)
SF-3-NP
SINGLE-FAMILY RESIDENTIAL

PORTION OF LOT 6 BLOCK 12 WESTFIELD "A" (3/107)
JAMES SCOTT GILBREATH AND SARAH JEAN GILBREATH
11,690 SQ. FT.
(2020062292)
SF-3-NP
SINGLE-FAMILY RESIDENTIAL

PORTION OF LOTS 5 & 6 BLOCK 12 WESTFIELD "A" (3/107)
KEVIN PALMS AND YUE CHEN
(2021081618)
SF-3-NP
SINGLE-FAMILY RESIDENTIAL

PORTION OF LOT 9 BLOCK 12 WESTFIELD "A" (3/107)
VIVIAN MAHLAB AND JAMES R. YOUNG
(11707/1050)

SCALE: 1" = 20'
SCALE IN FEET
20 10 0 20

THIS DRAWING SHALL BE USED FOR REGULATORY REVIEW PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES. THE SEAL AND SIGNATURE SHOWN ARE AUTHORIZED BY CHRIS McCOMB, P.E. #80442.

LEGEND

- PROPERTY LINE
- ACCESSIBLE ROUTE
- FIRELANE
- DUMPSTER
- EXISTING BUILDING
- EXISTING BUILDING CANOPY
- PROPOSED BUILDING
- PROPOSED BUILDING CANOPY
- PROPOSED CONCRETE
- PROPOSED MULCH PATH
- NUMBER OF PARKING SPACES
- PUBLIC FIRE HYDRANT

NOTES

COMPATIBILITY STANDARD NOTES

1. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY.
2. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE.
3. THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED.
4. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.

TREE INDEX

TAG NO. TYPE INDICATES MULTI TRUNK — e.g. 514 LO 17 14 11 / 29.5
514 = INDIVIDUAL TRUNK DIA. (IN INCHES); 29.5 = TOTAL (ROOT ZONE)

BO = BURR OAK
CE = CEDAR ELM
CHIN = CHINQUAPIN OAK
CHTW = CHINESE TALLOW
CYP = CYPRESS
HB = HACKBERRY
LO = LIVE OAK
RO = RED OAK
LIG = LIGUSTRUM

TREE LIST

6443 BO 7	6757 CE 15	6902 CE 23 STUMP
6733 LO 10	6758 CE 24	6903 CE 9 STUMP
6734 LO 12	6759 CE 20	6904 CE 17 STUMP
6735 CE 19 17 (27.5)	6760 CHTW 9	6905 CE 16 STUMP
6736 LO 8	6761 HB 10 7	6906 CE 19 STUMP
6737 LO 8	6762 HB 14	6907 CE 14 STUMP
6738 LO 23	6763 HB 9	6908 CE 17
6739 CE 18	6764 HB 12	6909 CE 23 STUMP
6740 CE 25	6765 HB 12	6910 CE 18 STUMP
6741 CE 17	6766 HB 8	6911 CE 8 STUMP
6742 CE 15	6767 CE 19	6912 CE 17 STUMP
6743 CE 14	6768 CE 18	6913 CE 14 STUMP
6744 CE 16	6769 CE 22	6914 CE 16
6745 CE 31	6770 CE 11	6915 CE 14 STUMP
6746 CE 23	6771 CE 10 8 (14)	6916 CE 15
6747 CHIN 8	6772 CE 15 6 (18)	6917 CE 20
6748 CE 24	6773 CE 16	6918 CE 19
6749 CE 19 18 17(36.5)	6774 CE 21	6919 CE 24
6750 CE 14	6775 CE 19	6920 CE 14 14 (21)STMP
6751 CHIN 9	6776 CE 15	6921 CE 17 STUMP
6752 HB 13	6777 CE 20	6922 LO 17 STUMP
6753 HB 12	6778 CE 20	6923 HB 8 STUMP
6754 CE 10	6779 CYP 14	6924 LIG 9 STUMP
6755 RO 9	6780 CHTW 23	6925 LIG 9 STUMP
6756 CE 19	6781 CE 26	

SITE CALCS

SITE AREA	2.306 ACRES =	100,447 S.F.	
IMPERVIOUS COVER SUMMARY			
ALLOWABLE IMPERVIOUS COVER			
ZONING (SF-3-NP)	1.038 ACRES =	45,201 S.F.	45.00%
EXISTING IMPERVIOUS COVER		TOTAL	
EXISTING BUILDINGS		20,391 S.F.	
SHEDS		608 S.F.	
DECKING AT 50%		40 S.F.	
PARKING, DRIVES & WALKS		22,289 S.F.	
TOTAL		43,329 S.F.	43.14%
PROPOSED IMPERVIOUS COVER		TOTAL	
BUILDINGS		23,516.52 S.F.	
PARKING, DRIVES & WALKS		21,674.05 S.F.	
TOTAL		45,190.57 S.F.	44.99%
USE:			
PRIVATE PRIMARY & SECONDARY EDUCATIONAL FACILITIES		22,018 S.F.	
BUILDING SUMMARY			
EXISTING BUILDINGS TOTAL		13,784 S.F.	
PROPOSED BUILDINGS TOTAL		22,018 S.F.	
PARKING SUMMARY			
PROVIDED PARKING			
STANDARD SPACES		24	
HANDICAP SPACES		2	
TOTAL		26 SPACES	
BICYCLE SPACES - TYPE III			
REQUIRED @ 5% OR 5 MIN.		5 SPACES	
PROVIDED		8 SPACES	

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TEXAS REGISTERED ENGINEERING FIRM F-1706

STATE OF TEXAS
CHRIS McCOMB
80442
LICENSED PROFESSIONAL ENGINEER
4/14/26

Thrower Design
LAND PLANNERS
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NO	DATE	DESCRIPTION

GIRLS' SCHOOL OF AUSTIN CONDITIONAL USE PERMIT

2007 MC CALL ROAD
AUSTIN, TX 78703

SITE PLAN

SPC-2026-0052A

±35 L.F. OF 18" RCP STORM SEWER TIE IN FOR NEW IMPROVEMENTS

4' STORM MANHOLE PUBLIC/PRIVATE INTERFACE

EXISTING WATER METER TO REMAIN

LOCATION OF NEW WW SERVICE PER #2023-0022

LOCATION OF NEW WATER METER PER #2023-0022; WILL NEED TO BE ABANDONED AND RELOCATED DUE TO PROPOSED DRIVEWAY LOCATION.

DETENTION VIA RAINWATER COLLECTION TANKS, (2) 10'Ø, WITH 10' OVERFLOW

±357 L.F. OF 12" STORM SEWER (PRIVATE)

(4) 3' GRATE INLETS (PRIVATE)

EXISTING WASTEWATER SERVICE TO REMAIN PER #2023-0022

SCALE: 1" = 20'
SCALE IN FEET
20 10 0 20

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LEGEND

- PROPERTY BOUNDARY
- PROPOSED EASEMENT
- LOC — LIMITS OF CONSTRUCTION
- SF — SILT FENCE
- MB — ORGANIC FILTER BERM (MULCH SOCK)
- X — TREE PROTECTION FENCING
- TFD — TRI FILTER DIKE
- INLET PROTECTION
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER
- PROPOSED WATER
- EXISTING WASTEWATER
- PROPOSED WASTEWATER
- PROPOSED WASTEWATER CLEANOUT
- FO — EXISTING FIBER OPTIC
- UT — EXISTING UNDERGROUND TELECOM
- UE — EXISTING UNDERGROUND ELECTRIC
- GAS — EXISTING UNDERGROUND GAS
- EXISTING OVERHEAD ELECTRIC
- EXISTING CONTOUR
- FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" IRON PIPE FOUND (OR AS NOTED)
- MAG NAIL FOUND
- COTTON SPINDLE FOUND
- "X" IN CONCRETE FOUND
- CALCULATED POINT
- CONTROL POINT/BENCHMARK LOCATION
- W — WATER METER
- WATER VALVE
- PVC STUBOUT
- UTILITY POLE
- E — ELECTRIC UTILITY
- E — ELECTRIC MANHOLE
- T — TELEPHONE RISER
- G — GAS METER
- CO — CLEANOUT
- SSMH — STORM SEWER MANHOLE
- WWMH — WASTEWATER MANHOLE
- SIGN
- V — UTILITY VAULT
- OU — OVERHEAD UTILITIES
- EDGE OF ASPHALT PAVEMENT
- WOOD FENCE
- FL — FLOWLINE
- PVC — POLYVINYL CHLORIDE PIPE
- RCP — REINFORCED CONCRETE PIPE
- ( ) — RECORD INFORMATION

NOTES

CONCEPT STORM AND UTILITY NOTES:

1. THIS PLAN IS FOR INFORMATION PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.
2. THE EXISTING WATER AND WASTEWATER LINES ARE IN THE PROCESS OF BEING REPLACED PER #2023-0022. UNTIL THAT PROJECT IS CLOSED OUT, PROPOSED LOCATIONS AND ABANDONMENTS ARE SUBJECT TO CHANGE.
3. AUSTIN FIRE DEPARTMENT WILL NOT CONDUCT A FLOW TEST ON THE WATER MAIN UNTIL THE CURRENT CIP PROJECT IS CLOSED OUT AND THE LINES ARE SHOWN AS ACTIVE.
4. FINAL DESIGN FOR PRIVATE AND PUBLIC UTILITY LINES WILL BE SHOWN ON A SUBSEQUENT PART B SITE PLAN.
5. LOCATION OF PRIVATE UTILITIES IS APPROXIMATE AND BASED ON RECORD DRAWINGS. FIELD VERIFY.

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STATE OF TEXAS — CHRIS McCOMB — 80442 — LICENSED PROFESSIONAL ENGINEER
4/14/26

Thrower Design
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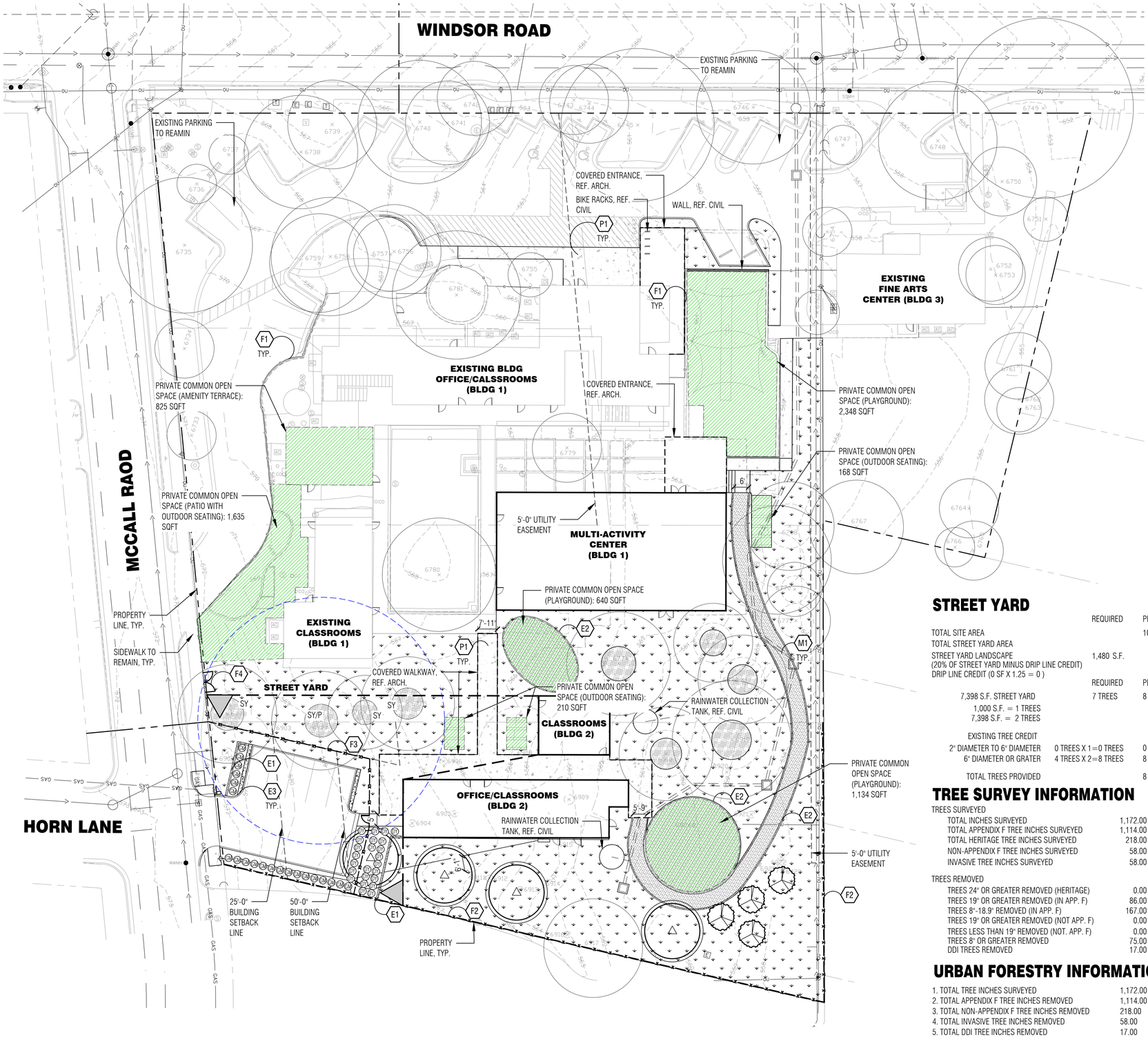
NO	DATE	DESCRIPTION

GIRLS' SCHOOL OF AUSTIN CONDITIONAL USE PERMIT

2007 MC CALL ROAD
AUSTIN, TX 78703

CONCEPT STORM & UTILITY PLAN

SPC-2026-0052A



CONSTRUCTION KEY

KEY NOTE	SYM	DESCRIPTION	DETAIL
P1		CONCRETE PAVEMENT, FINISH:LIGHT BROOM, REF. CIVIL FOR DEPTH AND REINFORCEMENT	REF. CIVIL
E1		9" CONCRETE MOW BAND	4/L101
E2		6" CONCRETE MOW BAND	4/L101
E3		18" CONCRETE STEPOUT	2/L101
F1		EXISTING FENCE TO REMAIN	
F2		PROPOSED WOOD PRIVACY FENCE	
F3		PROPOSED ORNAMENTAL SECURITY FENCE	
F4		4'-0" MAINTENANCE GATE	
M1		HARDWOOD MULCH AT 3" DEPTH	REF. CIVIL

LANDSCAPE LEGEND

SYMBOL	DESCRIPTION
	EXISTING TREE TO BE SAVED
	EXISTING TREE TO BE REMOVED
	50' RADIUS FROM CENTER OF TREE TO PARKING SPOT (P) PARKING LOT TREE
SY	STREET YARD TREE
P	PARKING LOT TREE

PRIVATE COMMON OPEN SPACE

TOTAL SITE AREA	100,449 SQFT (2.3 ACRES)
PRIVATE COMMON OPEN SPACE REQUIRED (5%)	5,023 SQFT
PRIVATE COMMON OPEN SPACE PROVIDED	6,960 SQFT

STREET YARD

	REQUIRED	PROVIDED
TOTAL SITE AREA		100,449 S.F.
TOTAL STREET YARD AREA		7,398 S.F.
STREET YARD LANDSCAPE (20% OF STREET YARD MINUS DRIP LINE CREDIT) DRIP LINE CREDIT (0 SF X 1.25 = 0)	1,480 S.F.	4,015 S.F.
	REQUIRED	PROVIDED
7,398 S.F. STREET YARD 1,000 S.F. = 1 TREES 7,398 S.F. = 2 TREES	7 TREES	8 TREES
EXISTING TREE CREDIT		
2" DIAMETER TO 6" DIAMETER	0 TREES X 1=0 TREES	0 TREES
6" DIAMETER OR GRATER	4 TREES X 2=8 TREES	8 TREES
TOTAL TREES PROVIDED		8 TREES

TREE SURVEY INFORMATION

TREES SURVEYED		
TOTAL INCHES SURVEYED	1,172.00	INCHES
TOTAL APPENDIX F TREE INCHES SURVEYED	1,114.00	INCHES
TOTAL HERITAGE TREE INCHES SURVEYED	218.00	INCHES
NON-APPENDIX F TREE INCHES SURVEYED	58.00	INCHES
INVASIVE TREE INCHES SURVEYED	58.00	INCHES
TREES REMOVED		
TREES 24" OR GREATER REMOVED (HERITAGE)	0.00	INCHES
TREES 19" OR GREATER REMOVED (IN APP. F)	86.00	INCHES
TREES 8"-18.9" REMOVED (IN APP. F)	167.00	INCHES
TREES 19" OR GREATER REMOVED (NOT APP. F)	0.00	INCHES
TREES LESS THAN 19" REMOVED (NOT. APP. F)	0.00	INCHES
TREES 8" OR GREATER REMOVED	75.00	INCHES
DDI TREES REMOVED	17.00	INCHES

URBAN FORESTRY INFORMATION

1. TOTAL TREE INCHES SURVEYED	1,172.00	INCHES
2. TOTAL APPENDIX F TREE INCHES REMOVED	1,114.00	INCHES
3. TOTAL NON-APPENDIX F TREE INCHES REMOVED	218.00	INCHES
4. TOTAL INVASIVE TREE INCHES REMOVED	58.00	INCHES
5. TOTAL DDI TREE INCHES REMOVED	17.00	INCHES
6. TOTAL REPLACEMENT INCHES REQUIRED		SEE NOTE
7. TOTAL MITIGATION INCHES PLANTED ON SITE		SEE NOTE
8. TOTAL REMAINING MITIGATION INCHES		SEE NOTE

NOTE: ALL TREES NOTED TO BE REMOVED WERE REMOVED UNDER A SEPARATE CITY OF AUSTIN RESIDENTIAL TREE PERMIT

PLANT SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT	HEIGHT
	4	SOUTHERN LIVE OAK QUERCUS VIRGINIANA	100 GAL	12'-14' HT.
	4	YAUPON HOLLY ILEX VOMITORIA	65 GAL	7'-8' HT.
SHRUBS				
GM	21	GULF MUHLY MUHLENBERGIA CAPILLARIS 'REGAL MIST'	5 GAL	36" o.c.
DY	24	DWARF WAXMYRTLE MYRICA CERIFERA	5 GAL	36" o.c.
SYMBOL	QTY	COMMON / BOTANICAL NAME		CONT
SEED/SOD				
	PER PLANS	BERMUDA SOD 'TIF 419' CYNODON DACTYLON 'TIF 419'		SOD

LANDSCAPE CERTIFICATION

I, MARISSA MCKINNEY, DO HEREBY CERTIFY THAT THE PLANS FOR THE DEVELOPMENT PROJECT LOCATED AT 2007 MCCALL RD, AUSTIN, TEXAS 78703, SATISFY THE REQUIREMENTS OF THE LDC-25-2 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND ALL AMENDMENTS.

MARISSA MCKINNEY DATE 02/18/2026

COLEMAN & ASSOCIATES

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE LANDSCAPE ARCHITECT WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE LANDSCAPE ARCHITECT.

COLEMAN ASSOCIATES
Landscape Architecture
Environmental Design
9890 Silver Mountain Drive
Austin, Texas 78737
Ph: 512-476-2090
F: 512-476-2099

REGISTERED LANDSCAPE ARCHITECT
MARISSA A. MCKINNEY
3223
STATE OF TEXAS
02/18/2026

FOR PERMIT USE ONLY

OVERALL LANDSCAPE PLAN
CONDITIONAL USE PERMIT

GIRLS' SCHOOL OF AUSTIN
CONDITIONAL USE PERMIT
2007 MC CALL ROAD
AUSTIN, TEXAS 78703

REVISION HISTORY

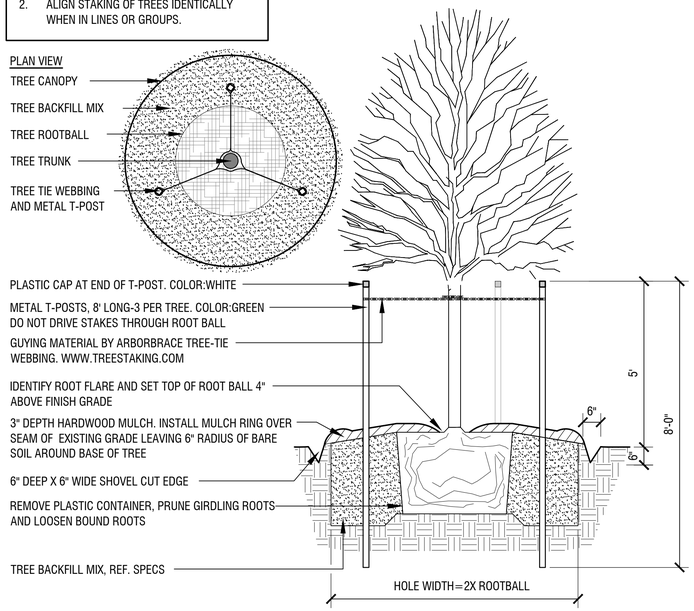
REV.	DESC.	DATE

SCALE: AS SHOWN
DRAWN BY: KLC
CHECKED BY: OPP
APP. BY: MAM
PROJECT NO. 118-25-C-02KLC
DATE: 01/16/2026

SHEET: 4 OF 7

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NOTE(S):
1. PRUNE DEAD OR BROKEN BRANCHES ONLY BRANCHES TO BE 80"AFF AT ACCESSIBLE AREAS.
2. ALIGN STAKING OF TREES IDENTICALLY WHEN IN LINES OR GROUPS.



1 SHADE TREE
SECTION N.T.S.

TREE LIST

REMOVE (R)	TREE #	SPECIES	CALIPER	APPENDIX F SURVEYED	HERITAGE SURVEYED	NON APPENDIX F SURVEYED	INVASIVES REMOVED	DEAD TREES	APPENDIX F 8 - 18.9 (50%)	APPENDIX F > 19 (100%)	HERITAGE > 24" (300%)	NON APPENDIX F 8 - 18.9 (25%)	NON APPENDIX F >19" (50%)
	6733	Live Oak	10	10.00									
	6734	Live Oak	12	12.00									
	6735	Cedar Elm	27.5	27.50	27.50								
	6736	Live Oak	8	8.00									
	6737	Live Oak	8	8.00									
	6738	Live Oak	23	23.00									
	6739	Cedar Elm	18	18.00									
	6740	Cedar Elm	25	25.00	25.00								
	6741	Cedar Elm	17	17.00									
	6742	Cedar Elm	15	15.00									
	6743	Cedar Elm	14	14.00									
	6744	Cedar Elm	16	16.00									
	6745	Cedar Elm	31	31.00	31.00								
	6746	Cedar Elm	23	23.00									
R	6747	Chinaberry	8				8.00						
	6748	Cedar Elm	24	24.00	24.00								
	6749	Cedar Elm	36.5	36.50	36.50								
	6750	Cedar Elm	14	14.00									
R	6751	Chinaberry	9				9.00						
	6752	Hackberry	13	13.00									
	6753	Hackberry	12	12.00									
	6754	Cedar Elm	10	10.00									
	6755	Red Oak	9	9.00									
	6756	Cedar Elm	19	19.00									
	6757	Cedar Elm	15	15.00									
	6758	Cedar Elm	24	24.00	24.00								
	6759	Cedar Elm	20	20.00									
R	6760	Chinese Tallow	9				9.00						
	6761	Hackberry	12	12.00									
	6762	Hackberry	14	14.00									
	6763	Hackberry	9	9.00									
	6764	Hackberry	12	12.00									
	6765	Hackberry	12	12.00									
	6766	Hackberry	8	8.00									
	6767	Cedar Elm	19	19.00									
	6768	Cedar Elm	18	18.00									
	6769	Cedar Elm	22	22.00									
	6770	Cedar Elm	11	11.00									
	6771	Cedar Elm	14	14.00									
	6772	Cedar Elm	18	18.00									
	6773	Cedar Elm	16	16.00									
	6774	Cedar Elm	21	21.00									
	6775	Cedar Elm	19	19.00									
	6776	Cedar Elm	15	15.00									
	6777	Cedar Elm	20	20.00									
	6778	Cedar Elm	20	20.00									
	6779	Cypress	14	14.00									
R	6780	Chinese Tallow	23				23.00						
	6781	Cedar Elm	26	26.00	26.00								
R	6902	Cedar Elm	23	23.00						23.00			
R	6903	Cedar Elm	9	9.00					9.00				
R	6904	Cedar Elm	17	17.00				17.00					
R	6905	Cedar Elm	16	16.00					16.00				
R	6906	Cedar Elm	19	19.00						19.00			
R	6907	Cedar Elm	14	14.00					14.00				
	6908	Cedar Elm	17	17.00									
R	6909	Cedar Elm	23	23.00						23.00			
R	6910	Cedar Elm	18	18.00					18.00				
R	6911	Cedar Elm	8	8.00					8.00				
R	6912	Cedar Elm	17	17.00					17.00				
R	6913	Cedar Elm	14	14.00					14.00				
R	6915	Cedar Elm	14	14.00					14.00				
R	6916	Cedar Elm	15	15.00					15.00				
	6917	Cedar Elm	20	20.00									
	6918	Cedar Elm	19	19.00									
	6919	Cedar Elm	24	24.00	24.00								
R	6920	Cedar Elm	21	21.00						21.00			
R	6921	Cedar Elm	17	17.00					17.00				
R	6922	Live Oak	17	17.00					17.00				
R	6923	Hackberry	8	8.00					8.00				
R	6924	Ligustrum	9				9.00						

APPENDIX O COA IRRIGATION NOTES:

AUTOMATIC IRRIGATION SYSTEMS SHALL COMPLY WITH TCEQ CHAPTER 344 AS WELL AS THE FOLLOWING REQUIREMENTS:

1. THESE REQUIREMENTS SHALL BE NOTED ON THE SITE DEVELOPMENT PERMIT AND SHALL BE IMPLEMENTED AS PART OF THE LANDSCAPE INSPECTION:
   - A. THE SYSTEM MUST PROVIDE A MOISTURE LEVEL ADEQUATE TO SUSTAIN GROWTH OF THE PLANT MATERIALS.
   - B. THE SYSTEM DOES NOT INCLUDE SPAY IRRIGATION ON AREAS LESS THAN (10) FEET WIDE (SUCH AS MEDIANS, BUFFER STRIPS, AND PARKING LOT ISLANDS).
   - C. CIRCUIT REMOTE CONTROL VALVES HAVE ADJUSTABLE FLOW CONTROLS.
   - D. SERVICEABLE IN-HEAD CHECK VALVES AREA ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HEAD DRAINAGE.
   - E. A MASTER VALVE INSTALLED ON THE DISCHARGE SIDE OF THE BACKFLOW PREVENTER.
   - F. ABOVE-GROUND IRRIGATION EMISSION DEVICES ARE SET BACK AT LEAST SIX (6) INCHES FROM IMPERVIOUS SURFACES.
   - G. AN AUTOMATIC RAIN SHUT-OFF DEVICE SHUTS OFF THE IRRIGATION SYSTEM AUTOMATICALLY AFTER MORE THAN A ONE-HALF INCH (1/2") RAINFALL.
   - H. NEWLY PLANTED TREES SHALL HAVE PERMANENT IRRIGATION CONSISTING OF DRIP OR BUBBLERS.
2. THE IRRIGATION INSTALLER SHALL DEVELOP AND PROVIDE AN AS-BUILT DESIGN PLAN TO THE CITY AT THE TIME THE FINAL IRRIGATION INSPECTION IS PERFORMED.
   - A. UNLESS FISCAL SECURITY IS PROVIDED TO THE CITY FOR THE INSTALLATION OF THE SYSTEM, IT MUST BE OPERATIONAL AT THE TIME OF THE FINAL LANDSCAPE INSPECTION.
3. THE IRRIGATION INSTALLER SHALL ALSO PROVIDE EXHIBITS TO BE PERMANENTLY INSTALLED INSIDE OR ATTACHED TO THE IRRIGATION CONTROLLER, INCLUDING:
   - A. A LAMINATED COPY OF THE WATER BUDGET CONTAINING ZONE NUMBERS, PRECIPITATION RATE, GALLONS PER MINUTE AND THE LOCATION OF THE ISOLATION VALVE, AND AN AS BUILT PLAN.
4. THE IRRIGATION INSTALLER SHALL PROVIDE A REPORT TO THE CITY ON A FORM PROVIDED BY THE AUSTIN WATER UTILITY DEPARTMENT CERTIFYING COMPLIANCE WITH SUBSECTION 1 WHEN THE FINAL PLUMBING INSPECTION IS PERFORMED BY THE CITY.

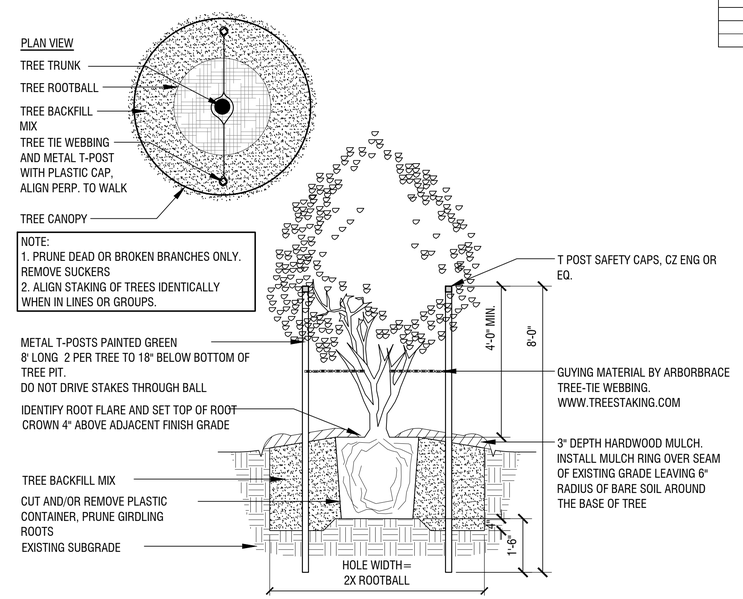
LANDSCAPE NOTES:

1. THE REQUIRED LANDSCAPING ON AISD-OWNED FACILITIES MUST BE COMPLETED WITHIN EIGHTEEN MONTHS OF OBTAINING A CERTIFICATE OF OCCUPANCY. IF THE SCHOOL DISTRICT DOES NOT COMPLETE THE REQUIRED LANDSCAPING WITHIN THIS TIMEFRAME, A WRITTEN NOTICE OF FAILURE-TO-COMPLY MUST BE PROVIDED TO THE CITY LIAISON WITHIN 30 CALENDAR DAYS OF SUCH OCCURRENCE.

SITE DEVELOPMENT PERMIT LANDSCAPE NOTES:

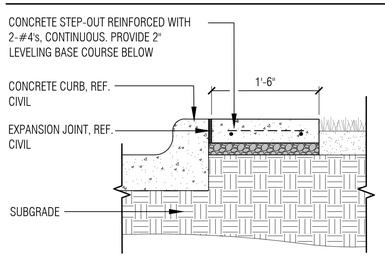
1. ALL LANDSCAPED AREAS TO BE PROTECTED BY 6 INCH CURBS, WHEEL-STOPS OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7(A).
2. THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH LDC 25-2-984.
3. EXISTING TREES TO BE SAVED SHALL BE PROTECTED BY FENCING BEFORE CONSTRUCTION BEGINS. NO EQUIPMENT OR MATERIALS SHALL BE STORED OR OPERATED WITHIN THE FENCED-IN AREAS. FENCES SHALL BE AT THE DRIP LINE AND COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES. NO BURNING OF DEBRIS, CLEANING FLUIDS, CONCRETE SPILLS, ETC. WILL BE ALLOWED WITHIN THESE AREAS.
4. BUFFERING OF THE STREET YARD WILL BE ACCOMPLISHED THROUGH THE COMBINATION OF TREES, SHRUBS, GRADE CHANGES, AND FENCES.
5. GRADE CHANGES THAT DO NOT APPEAR ON THE SITE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
6. TRENCHING SHALL NOT OCCUR WITHIN THE FENCED DRIP LINE AREAS OF EXISTING TREES.
7. SHRUB MATERIAL NOT TO EXCEED 36" O.C. UNLESS OTHERWISE SPECIFIED. GROUNDCOVERS NOT TO EXCEED 18" O.C. DURING THE TIME OF MARCH 15-OCTOBER 15 INSTALLATION OF HYDROMULCH SHALL BE COMMON BERMUDA OR SAHARA BERMUDA FOR OCTOBER 16 -MARCH 14 INSTALLATION OF HYDROMULCH SHALL BE ANNUAL OR PERENNIAL RYE WITH A SPRING APPLICATION OF COMMON BERMUDA OR SAHARA BERMUDA.
8. EDGING SHALL BE PLACED AT ALL GROUNDCOVER BEDS THAT ARE ADJACENT TO LAWNS.
9. ALL LAWN AREAS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE RE-VEGETATED WITH BERMUDA SOD OR RYE UNLESS NATIVE RESTORATION MIX IS SPECIFIED.
10. NOT MORE THAN 50% OF THE TREES AND 50% OF SHRUBS PROPOSED WILL BE OF THE SAME SPECIES.
11. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED, UNLESS TEMPORARY IRRIGATION IS SPECIFIED. SEE IRRIGATION NOTES IN THESE DRAWINGS FOR REQUIREMENT.
12. IF ESTABLISHING VEGETATION DURING ANY STAGE OF DROUGHT, SECTION 6-4-30 MAY REQUIRE A VARIANCE. CONTACT AUSTIN WATER CONSERVATION STAFF AT (512-974-2199 OR AT WATERUSECOMPVAR@AUSTINTEXAS.GOV.
13. SPECIAL CONSTRUCTION TECHNIQUES ECM 3.5.4(D)
    PRIOR TO EXCAVATION WITHIN TREE DRIPLINES OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.
    IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH A MINIMUM OF 12 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. IN AREAS WITH HIGH SOIL PLASTICITY GEOTEXTILE FABRIC, PER STANDARD SPECIFICATION 620S, SHOULD BE PLACED UNDER THE MULCH TO PREVENT EXCESSIVE MIXING OF THE SOIL AND MULCH. ADDITIONALLY, MATERIAL SUCH AS PLYWOOD AND METAL SHEETS, COULD BE REQUIRED BY THE CITY ARBORIST TO MINIMIZE ROOT IMPACTS FROM HEAVY EQUIPMENT. ONCE THE PROJECT IS COMPLETED, ALL MATERIALS SHOULD BE REMOVED, AND THE MULCH SHOULD BE REDUCED TO A DEPTH OF 3 INCHES.
    PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
    WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
14. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
15. IF ESTABLISHING VEGETATION DURING ANY STAGE OF A DROUGHT, SECTION 6-4-30 MAY REQUIRE A VARIANCE. CONTACT AUSTIN WATER CONSERVATION STAFF AT WATERUSECOMPVAR@AUSTINTEXAS.GOV OR CALL (512) 974-2199.
16. THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH LDC 25-2-984.
17. FINISHED ELEVATIONS FOR PARKING LOT ISLANDS, MEDIANS, PENINSULAS, AND SIMILAR LANDSCAPE AREAS MUST BE AT LEAST SIX (6) INCHES BELOW THE FINISHED PARKING LOT ELEVATION TO ALLOW FOR PLACEMENT OF SIX (6) INCHES OF TOPSOIL (LDC 25-2-1007(F)(4)).
18. ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY 6" WHEEL CURBS, WHEELSTOPS, OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7.

NOTE:
1. PRUNE DEAD OR BROKEN BRANCHES ONLY. REMOVE SUCKERS
2. ALIGN STAKING OF TREES IDENTICALLY WHEN IN LINES OR GROUPS.



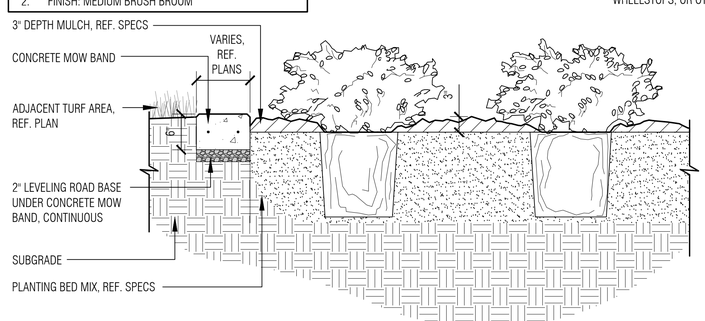
2 ORNAMENTAL TREE
SECTION N.T.S.

NOTES:
1. CONCRETE STEP-OUT SHALL BE 3500 PSI. SLOPE TOP OF CONCRETE TOWARD ADJACENT GRAVEL/LANDSCAPE AREA | " PER FOOT MAX. MEDIUM BROOM FINISH.
2. PROVIDE CONTROL JOINTS 5' O.C. AND EXPANSION JOINTS 25' O.C.
3. CONCRETE STEP-OUT SHALL BE FLUSH WHERE IT MEETS ADJACENT PAVING/ CURB.
4. TOP OF MULCH ADJACENT TO CONCRETE STEP-OUT TO BE 1/2" BELOW TOP OF STEP-OUT.



3 18" CONCRETE STEP OUT
SECTION N.T.S.

NOTE(S):
1. PROVIDE CONTRACTION JOINTS IN CONCRETE MOW BAND EVERY 5' O.C. PROVIDE EXPANSION JOINTS EVERY 25' O.C.
2. FINISH: MEDIUM BRUSH BROOM



4 CONCRETE MOW BAND
SECTION N.T.S.

COLEMAN ASSOCIATES
Landscape Architecture
Environmental Design
9890 Silver Mountain Drive
Austin, Texas 78737
Ph: 512-476-2090
F: 512-476-2099

REGISTERED LANDSCAPE ARCHITECT 3223 STATE OF TEXAS
02/16/2026
FOR PERMIT USE ONLY

LANDSCAPE DETAILS AND TREE LIST
CONDITIONAL USE PERMIT

GIRLS' SCHOOL OF AUSTIN
CONDITIONAL USE PERMIT
2007 MC CALL ROAD
AUSTIN, TEXAS 78703

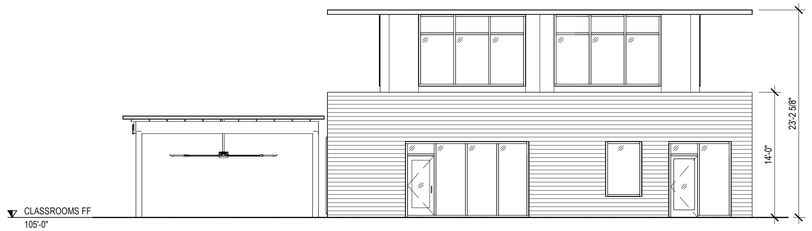
REVISION HISTORY

REV.	DESC.	DATE

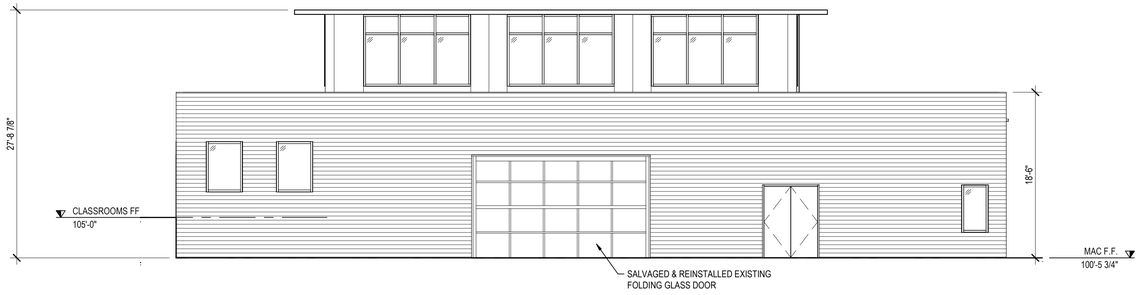
SCALE:	AS SHOWN
DRAWN BY:	KLC
CHECKED BY:	OPP
APP. BY:	MAM
PROJECT NO.	18-25-C-02KLC
DATE:	01/16/2026

SHEET: 5
OF 7

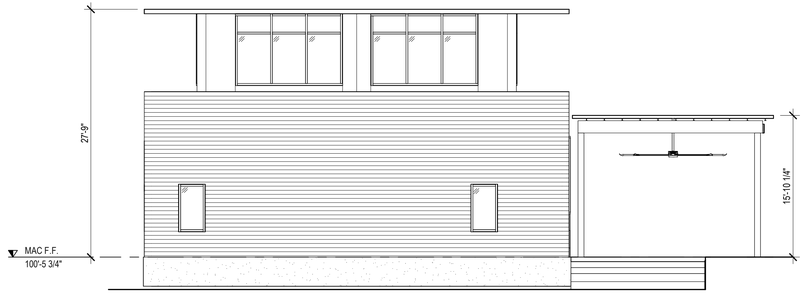
© 2026 COLEMAN + ASSOCIATES



ELEV - MAC - WEST 08
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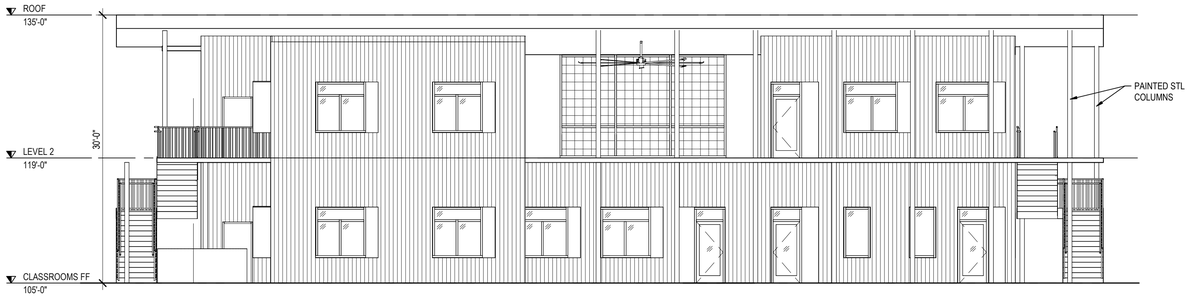
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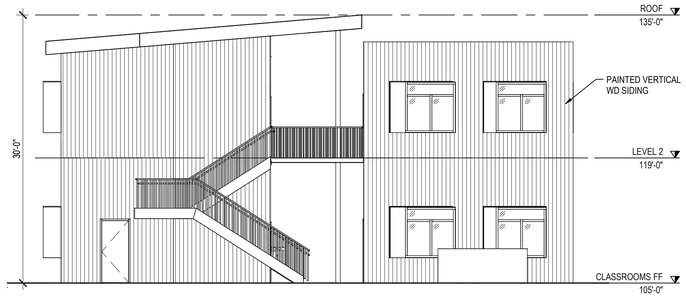
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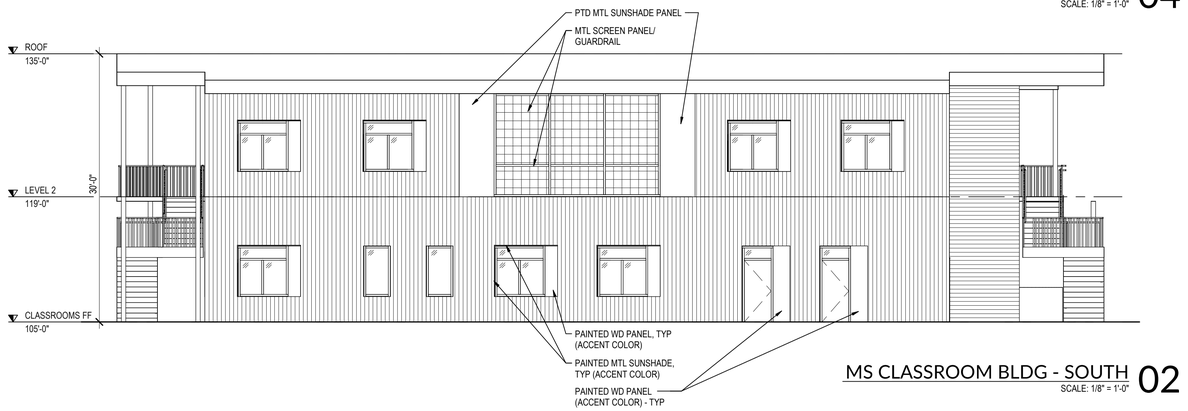
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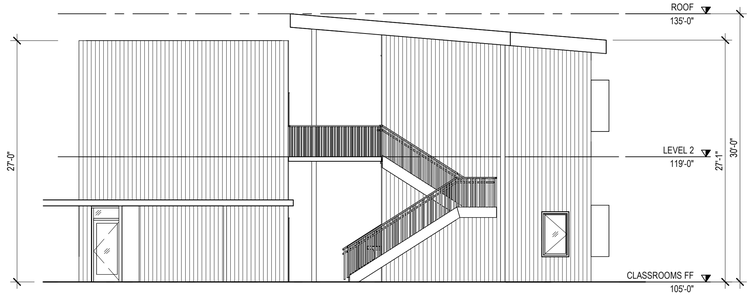
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MS CLASSROOM BLDG - EAST 03
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MS CLASSROOM BLDG - SOUTH 02
SCALE: 1/8" = 1'-0"



MS CLASSROOM BLDG - WEST 01
SCALE: 1/8" = 1'-0"

McKINNEY YORK architects
1301 E. 7th Street
Austin, TX 78702
ph: 512 476 0201
fx: 512 476 0216
www.mckinneyyork.com

CONTACT:
NAVVAB TAYLOR

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

MICHELLE ROSSOMANDO
02/24/26

THE GIRLS' SCHOOL OF AUSTIN
CONDITIONAL USE PERMIT
2007 MCCALL RD, AUSTIN, TX 78703

PLEASE RECYCLE

REVISION	DATE

CONDITIONAL USE PERMIT

DATE 02/24/26

PROJECT NUMBERS
OWNER: N/A
MYA: 2507

BUILDING ELEVATIONS

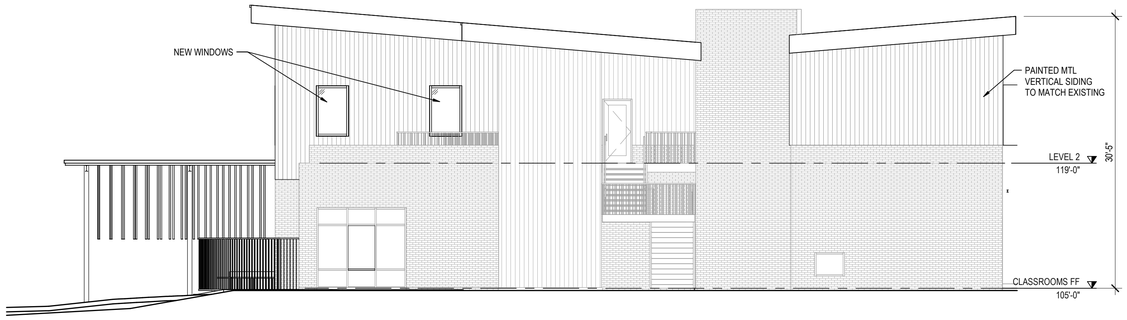
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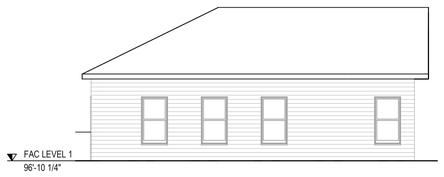
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FINE ARTS CENTER - SOUTH 7
SCALE: 1/8" = 1'-0"



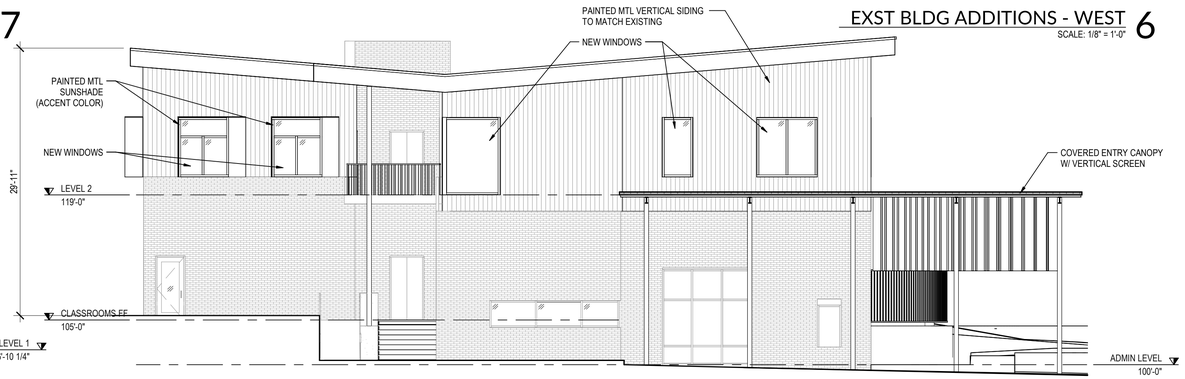
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FINE ARTS CENTER - EAST 5
SCALE: NTS



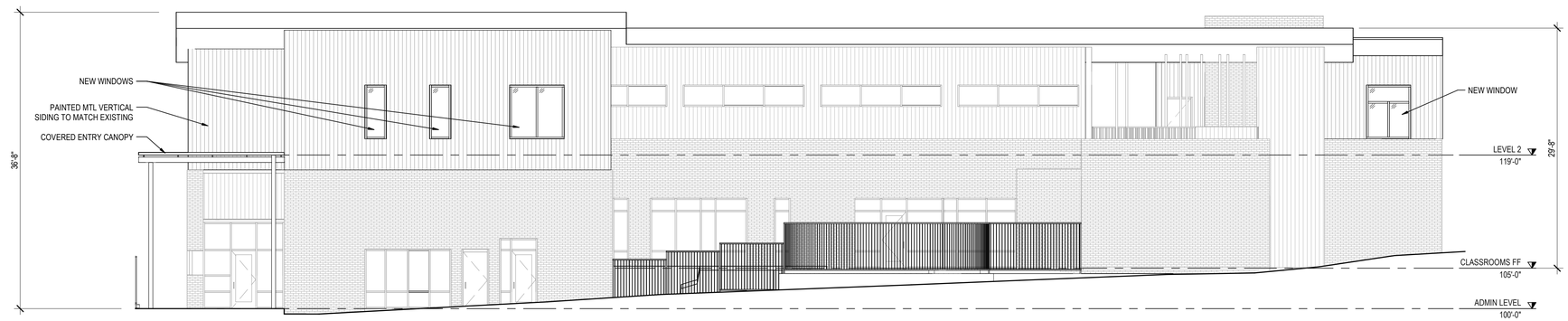
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EXST BLDG ADDITIONS - EAST 3
SCALE: 1/8" = 1'-0"



EXIST BLDG ADDITIONS - SOUTH 2
SCALE: 1/8" = 1'-0"



EXIST BLDG ADDITIONS - NORTH 1
SCALE: 1/8" = 1'-0"

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1301 E. 7th Street
Austin, TX 78702
ph: 512 476 0201
fx: 512 476 0216
www.mckinneyyork.com

CONTACT:
NAVVAB TAYLOR

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

MICHELLE ROSSOMANDO
02/24/26

THE GIRLS' SCHOOL OF AUSTIN
CONDITIONAL USE PERMIT

2007 MCCALL RD, AUSTIN, TX 78703

PLEASE RECYCLE

REVISION	DATE

CONDITIONAL USE PERMIT

DATE 02/24/26

PROJECT NUMBERS
OWNER: N/A
MYA: 2507

BUILDING ELEVATIONS

7 of 7

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EXHIBIT E

Austin

MEMORANDUM

To:	Ben Wallach, P.E. (DKS Associates)
From:	Austin Jones, P.E.
Date:	April 7th, 2026
Subject:	**2007, 1913 McCall Road, and 2807 Windsor Rd School NTA | SPC-2026-0052A**

The purpose of this memorandum is to provide an overview of the proposed development and present the findings of the Neighborhood Traffic Analysis (NTA) conducted by the Austin Transportation and Public Works (ATPW). The proposed development includes an increase in the number of students from 150 to 200. The site is a 2.3-acre tract located at 2007, 1913 McCall Road and 2807 Windsor Road as shown in Figure 1 below. The site proposes access to McCall Rd and Windsor Rd, which are level 1 and Level 2 streets respectively. ATPW has reviewed the development and offers the following comments.



Figure 1: Site location

Roadways

McCall Rd: The ASMP designates McCall Rd as a Level 1 road. The pavement width of McCall Rd along the site frontage is approximately 27 feet. There are two unstriped travel lanes with curb and gutter along the site frontage of McCall Rd. There is an existing sidewalk along the site frontage on the east side of McCall Rd. It functions as a 25-mph street. According to the Austin Strategic Mobility Plan (ASMP), the required right-of-way of McCall Rd in the vicinity of the site is 58/64 feet.

Windsor Rd: The ASMP designates Windsor Rd as a Level 2 road. The pavement width of Windsor Rd along the site frontage is approximately 40 feet. There are two striped travel lanes with curb and gutter along the site frontage of Windsor Rd. There are striped bike lanes in the vicinity of the site on Windsor Rd. There is an existing sidewalk along the site frontage on the south side of Windsor Rd. It functions as a 30-mph street. ATPW has identified Windsor Rd for traffic calming improvements, as part of the 2020 Mobility Bond program, including the installation of speed cushions on the segment adjacent to the site frontage. Construction is expected to start in March 2026. According to the Austin Strategic Mobility Plan (ASMP), the required right-of-way of Windsor Rd in the vicinity of the site is 72 feet.

Trip Generation and Traffic Analysis

Based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition, the proposed development will generate 190 vehicle trips per day. See Table 1 for a detailed breakdown of the existing and proposed land uses and trip generation.

Table 1. Net Daily Trip Generation

Land Use Type	ITE Code	Units	Daily Trip Generation
Existing			
Private School (K-8)	530	150 Students	617
Single-Family Housing	210	1	15
Proposed			
Private School (K-8)	530	200 Students	822
		Net Trips	**190**

24-hour traffic volumes were collected at eight points, see Figure 2 below, on McCall Rd, Windsor Rd, Vista Ln, Bremen St, Sharon Ln, Griswold Ln and Forest Trl on January 6th, 7th, 8th, and 9th, 2026.

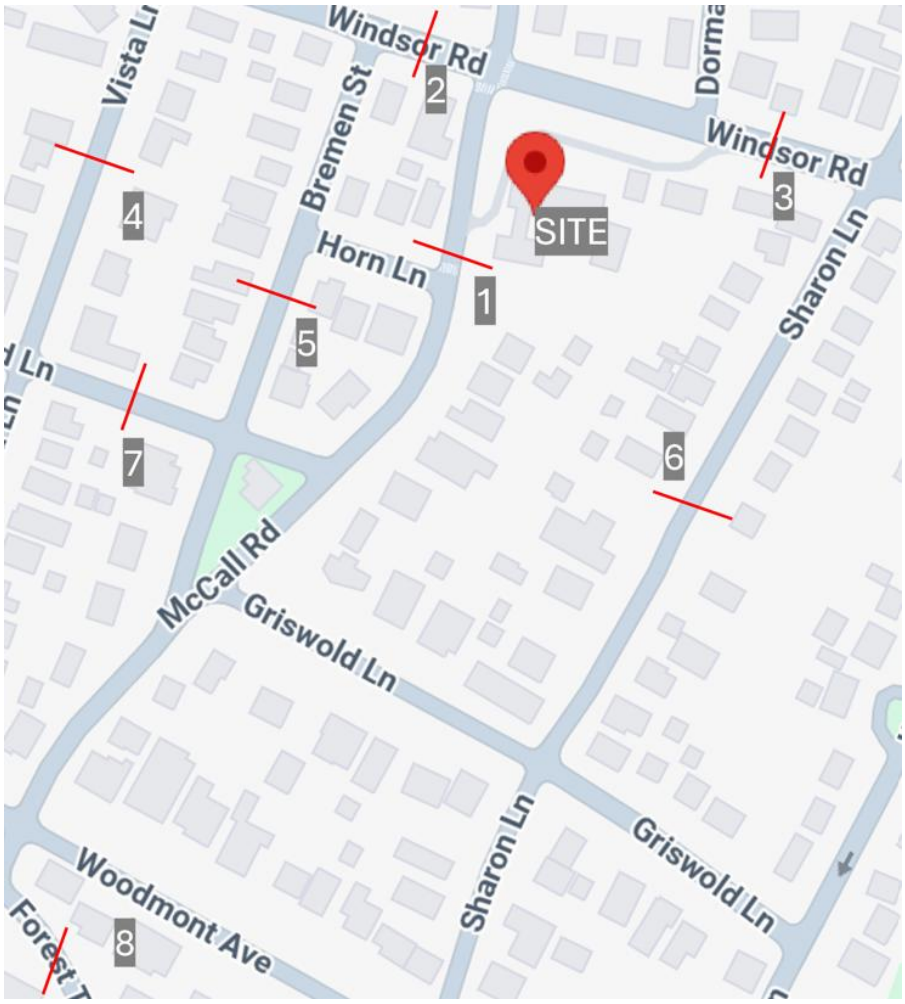


Figure 2: Tube count locations

Table 2 provides the expected trip distribution for the proposed land use. The site will take access via McCall Rd and Windsor Rd. The trip distribution reflects pick-up and drop-off operations and follows the recommended routing shown in the parent-distributed flyer (Appendix A).

Table 2. Trip Distribution

Street	Expected Site Trip Distribution (%)
McCall Rd (Location 1)	**75%**
Windsor Rd, West of McCall Rd (Location 2)	**25%**
Windsor Rd, East of McCall Rd (Location 3)	**50%**
Vista Ln (Location 4)	**25%**
Bremen St (Location 5)	**50%**
Griswold Ln (Location 7)	**25%**
Forest Trl (Location 8)	**25%**

Table 3 represents a breakdown of traffic on McCall Rd, Windsor Rd, Vista Ln, Bremen St, Griswold Ln, Forest Trl, and Sharon Ln: existing traffic, proposed site traffic, and total traffic after development measured in vehicles per day (vpd).

Table 3. Trip Summary

Street	Width	Existing (vpd)	Site Traffic added to Roadway (vpd)	Total Future Traffic (vpd)
McCall Rd	27’	406	143	549
Windsor Rd, West of McCall Rd	40’	7,504	48	7,552
Windsor Rd, East of McCall Rd	40’	8,199	95	8,294
Vista Ln	24’	268	48	316
Bremen St	27’	248	95	343
Griswold Ln	27’	108	48	156
Forest Trl	28’	1,069	48	1,117
Sharon Ln	22’	450	0	450

According to Section 25-6-116 of the Land Development Code (LDC), residential local or collector streets with a pavement width under 30 feet are considered to operate at a desirable level if their average daily traffic (ADT) does not exceed 1,200 vehicles per day. Based on this criterion, McCall Rd, Vista Ln, Bremen St, Griswold Ln, Forest Trl, and Sharon Ln are currently operating within the desirable range and are expected to continue doing so with the addition of traffic generated by the proposed development.

According to Section 25-6-116 of the Land Development Code (LDC), residential local or collector streets that have 40 feet or wider pavement width are operating at a desirable level if the average daily traffic volume for such a roadway does not exceed 4,000 vehicles per day. Based on the LDC criteria, existing traffic volume(s) exceed(s) the LDC’s desirable volume thresholds for Windsor Rd, and the addition of traffic generated by the proposed development is expected to exceed the LDC’s desirable volume thresholds for Windsor Rd.

However, the combined traffic from the proposed development and existing vehicles will not exceed the Windsor roadway's capacity. This capacity is determined by standard transportation engineering principles and the residential street capacity levels outlined in the nationally recognized Highway Capacity Manual (HCM).

Recommendations and Conclusions

Based on the results of the NTA, ATPW has the following recommendations and conclusions:

1. During the site plan review, it is recommended the developer restripe the crosswalk at the intersection of McCall and Windsor Roads.

2. During the site plan review, it is recommended the developer restripe the crosswalk at the intersection of McCall and Horn Ln.

3. As per the ASMP, the required ROW for Windsor Rd is 72 feet.

4. As per the ASMP, the required ROW for McCall Rd is 58/64 feet.

5. If the number of units proposed in Table 1 is exceeded, the TDS division may be required to reassess the NTA.

6. This site will be subject to Street Impact Fee (SIF), which will help fund roadway capacity projects identified in RCP necessitated by new developments. The SIF collection amount will be calculated and collected at the time of building permit application. For more information on Street Impact Fees, please visit the City's SIF website (https://www.austintexas.gov/department/street-impact-fee).

7. This assessment is based on the proposed uses. Any changes in these assumptions may require an updated NTA.

8. This NTA does not grant nor guarantee approval of proposed driveway types or locations. Driveway types and locations will be reviewed with the site plan application.

Should you have any questions or concerns, please contact Austin Jones, Supervising Engineer of ATPW at austin.jones2@austintexas.gov or (512)-978-1671.

cc: Renee Johns, Program Manager
Mustafa Wali, P.E., Development Review Engineer
Cynthia Hadri, Zoning Case Manager

Appendix A



Flyer distributed to parents

EXHIBIT F

4/17/2026

Planning Commission
City of Austin
P.O. Box 1088
Austin, TX 78767

Dear Planning Commission,

Please accept this letter of opposition to the Conditional Use Permit (Case #: SPC-2026-0052A) to allow for an expansion of the Girls' School of Austin (GSA). The expansion includes an additional building and an increase in students from 150 to 200 at 2007 McCall Road, located in the fabric of our residential community.

At the outset, I want to be clear: I value the Girls' School of Austin and the important educational mission it serves. My concerns below are not opposition to education or to the school's programs. They are focused narrowly on the scale of the proposed expansion and why the application does not address the traffic and safety impacts on the surrounding residential neighborhood and our resident's quality of life.

Safety during drop-off/ pick-up time is an ongoing issue in our neighborhood. Importantly, this neighborhood has no sidewalks--the streets themselves serve as our sidewalks. Families with children, students of AISD Casis & O'Henry, dog walkers, joggers, and cyclists all share the road with moving vehicles. When there are no sidewalks to retreat to, every additional vehicle into this network increases risk to pedestrians and cyclists, of which there are many.

Our neighborhood's quality of life is greatly impacted daily. GSA parents begin lining up over half an hour before Middle School dismissal, creating a queuing line which extends well beyond what is identified in the traffic study provided by the applicant (Exhibit A). GSA parents block resident's driveways (Exhibit B), park in no-parking zones (Exhibit C), use private driveways to turn around, block the roadway completely creating gridlock (Exhibit D), and generally do not appear to follow a standardized traffic pattern.

Under the current enrollment, the safety issues and quality of life for our neighborhood are strained on a daily basis. Additionally, GSA has failed to develop and enforce an effective transportation management program that mitigates these concerns as they currently exist. An increase in enrollment without a comprehensive, enforceable and legally binding traffic solution will worsen these conditions and further erode the safety and quality of life of the adjacent residential community.

For these reasons, **I request that the Planning Commission deny** the request for a CUP to increase the student enrollment to 200 students. Thank you for your consideration and attention to this matter.

Best,

Sarah Coleman
2200 Griswold Lane (corner of McCall)

CC:
Heather Chafin, Case Manager

Exhibit A:

Normal extent of queuing during pick-up and drop-off times

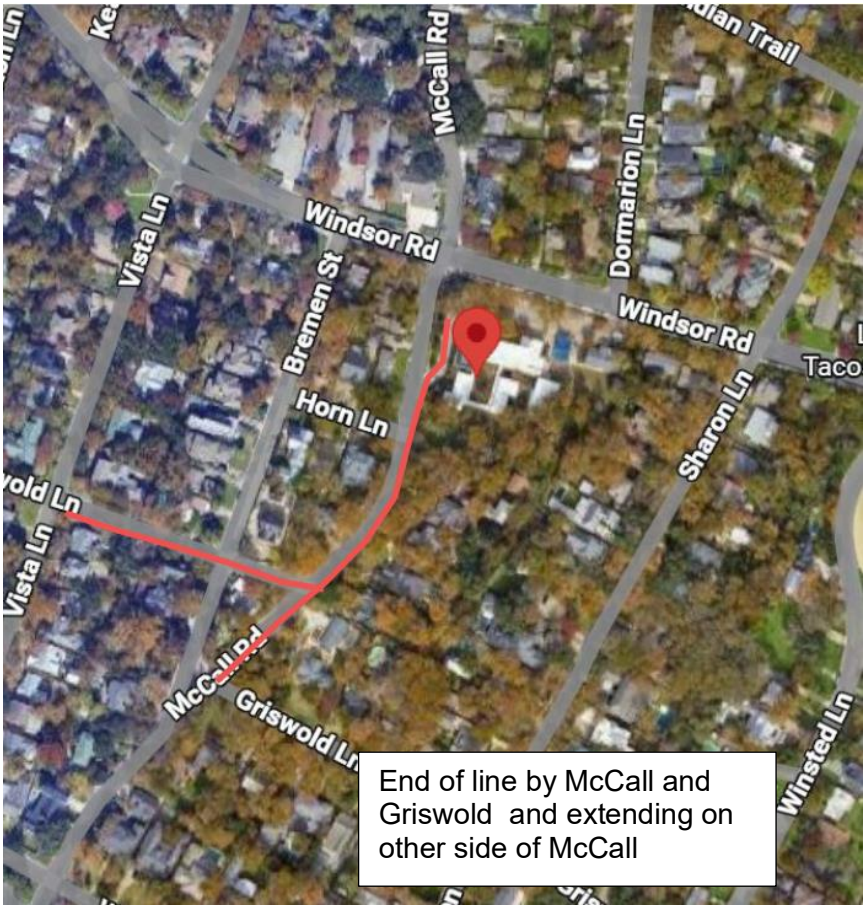


Exhibit B:

Vehicles parked across private driveways, blocking residential access



Example 1: Vehicles parked across private driveways, blocking residential access



Example 2: Vehicles parked across private driveways, blocking residential access

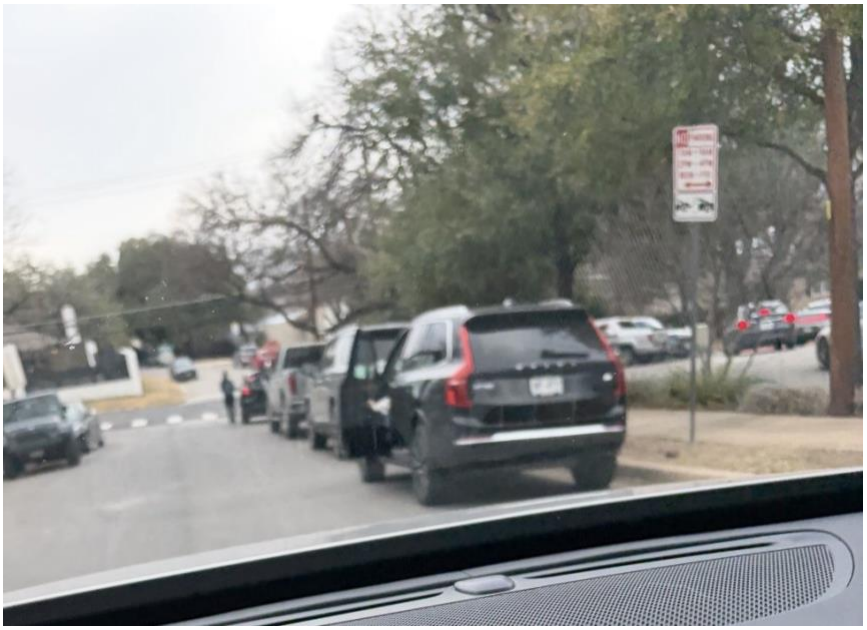
Exhibit C:

Vehicles are routinely parked in clearly posted No Parking zones



Feb 13, 7:59 AM — Parent Vehicles parked in No Parking zone during posted AM restriction hours

.

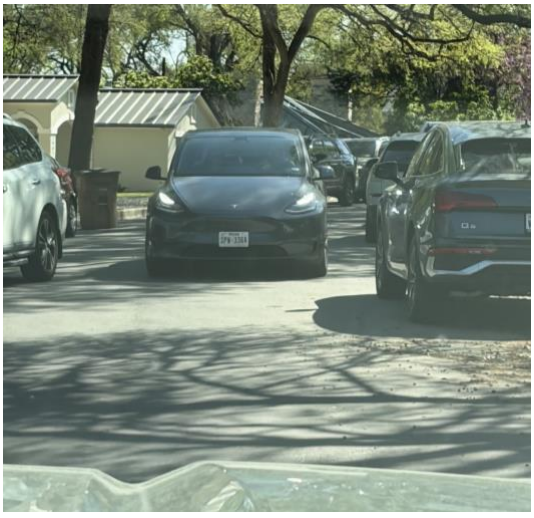


Feb 10, 4:00 PM — Parent Vehicles parked illegally during posted PM restriction hours

Exhibit D:

GSA school Vehicle blocking the roadway from southbound traffic during school dismissal







April 14, 2026

Ms. Heather Chaffin
Mr. Erik Holden
Planning Commissioners
City of Austin
P.O. Box 1088
Austin, Texas 78767

RE: Support for The Girls' School of Austin Conditional Use Permit – SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holder, and Members of Planning Commission,

We reside at 1902 Sharon Lane in Austin since 2007 at a time when The Girls' School of Austin was located in the old Dill Elementary School. Through the years we have watched the school expand to the current improvements on their property and are aware of the quality of the school and the students that learn in this established environment.

Our understanding is that The Girls' School of Austin has purchased additional land and the proposal is to expand the school from 150 students to 200 students. **We STRONGLY SUPPORT the request associated with the permits to allow for this expansion**. Schools within the community are part of the vibrancy of the community. The plans we have seen appear well thought out and mindful of the neighborhood and traffic concerns.

Respectfully submitted,



Scott Sams and Sha McBurney
1902 Sharon Lane
Austin, Texas 78703

LAURA S. MARTIN
2004 SHARON LANE
AUSTIN, TX 78703

April 20, 2026

City of Austin Planning Commission
301 West 2nd Street
Austin, TX. 78701
Re: Case Number: SPC-2026-0052A/ Site Plan Conditional Use Permit Application
The Girls School of Austin
2007 McCall Road
Austin, TX. 78703
c/o Heather Chaffin, case manager (heather.chaffin@austintexas.gov)

Dear Planning Commission Members:

I am the owner and occupant of the home located at 2004 Sharon Lane, Austin, 78703 where I have lived for over 40 years. Sharon Lane is the first street east of McCall, and my backyard is basically two lots (south) of The Girls School of Austin (School) proposed redevelopment. This letter is sent to state my opposition to the School's Conditional Use Site Plan (Plan) that is currently scheduled to be heard and considered by the Planning Commission (Commission) at a Public Hearing set on April 28, 2026 at 6:00pm in City Hall Council Chambers. The reasons I am against the Plan are set out below.

I think it is important to note that the School is a business operating in a long-established residential neighborhood. While SF-3 zoning allows the School's site to be used for educational purposes as it has been for many years -- first by the Austin Independent School District in the 1950s (initially a primary public school Dill Elementary, then Dill Alternative Learning Center) and then later as a private primary school (Lycee Fancais D'Austin)— changes to the site are not supposed to negatively affect the (adjoining) neighborhood area. The School's proposed Plan will, however, do just that.

Under SF-3 zoning requirements an educational facility operation within a residential neighborhood area must be compatible by not adversely impacting the safety or convenience of vehicular or pedestrian use of the surrounding areas. Already the School generates significant traffic throughout the day, particularly at the times of student pick-ups and drop-offs. The lines of cars queuing along the narrow neighborhood streets adjacent and close to 2007 McCall Road make it difficult, if not impossible at times, to easily and safely drive a car or ride a bicycle on the streets. Already traffic generated by the School poses safety hazards for pedestrians walking on McCall and on adjoining streets, including on Sharon Lane where I live, and increased traffic will only worsen problems that exist.

While the School has been permitted by the City to have 150 students, I have been told by a School representative that it intends to add 50 new secondary students, which, if my math is

correct, will be a 25% increase its student population (to 200 students). Added students -- if allowed by the Commission -- will only exacerbate, as stated, the difficult and potentially dangerous traffic problems. Parking on the neighborhood streets is already an issue -- our neighborhood streets are narrow, not wide -- and new parking demands generated by the addition of more School students, will only worsen existing problems.

A School representative has tried to "sell" me on the idea of the School's Plan -- including the addition of 50 more students -- claiming the proposed changes planned are only intended "to enhance the educational experience of its middle school girl students." I instead believe the Plan is intended primarily to increase the School's yearly income by well over $1.2 million dollars if the published tuition charged for secondary students (over $24,000 per student x 50) is correct. And, from the School's perspective, adverse impacts caused by the proposed Plan to the neighborhood are inconsequential when weighed against the financial benefit (windfall).

Although the School's Plan may meet most permit requirements allowed under SF-3 zoning, changes to a site through a proposed conditional use application must still meet compatibility requirements. While approval of the School's expansion proposal may be a "given" as School representatives have stated to some, the student population should not be allowed to increase – the School's student number should be kept to the already approved 150 and no more. In addition, the traffic problems, including circulation and parking, must be corrected, with the neighborhood's reasonable concerns addressed. Please do not approve the School's proposed Site Plan at the April 28th meeting and do not allow an increase in the School's student numbers. Instead, please postpone the Commission's decision until the School and its neighbors can reach acceptable solutions to address traffic and parking problems caused in our neighborhood.

Sincerely,

Laura S. Martin

April 21, 2026

City of Austin Planning Commission
301 West 2nd Street
Austin, TX. 78701
Re: Case Number: SPC-2026-0052A/ Site Plan Conditional Use Permit Application
The Girls School of Austin
2007 McCall Road
Austin, TX 78703
c/o Laura Martin
(for forwarding to Heather Chaffin, case manager/ heather.chaffin@austintexas.gov)

Laura,
I agree with your concerns in the letter.
Please feel free to send this letter to whoever in the process you are communicating with.
Everybody knows to avoid the Girls School area in the morning and afternoon due to school traffic.
Windsor is riskier that Mopac during school dropoff and pickup hours.
My experience says the City will not do anything until someone is killed or seriously injured by a car or in a car wreck.
When I was in high school in the 60s,I was seriously injured in a car wreck leaving my school on an outing, as well as another student slightly injured.
A little while later, the City of Fort Worth added stop lights to the intersection I was almost killed at. Good solution, just a little late. That's government work for you!
Another issue is the noise level. During much of weekdays, the outside of our houses is noisy with student noise. Adding a lot more students will only make it worse.
I would like to see the neighborhood stay as is, not expand risk or noise.
Best wiishes,
Mike Matetich

Address: 2006 Sharon Lane
Austin, TX 78703

April 21, 2026

Planning Commission
City of Austin
P.O. Box 1088
Austin, TX 78767

Dear Members of Planning Commission,

I am writing as a neighbor of The Girls' School of Austin to express my grave concern about the current traffic situation and to state my opposition of The Girls' School continued use of a conditional use permit for their property (Case #: SPC-2026-0052A) and their plan to expand the school's student body size.

Let me begin with **the traffic problem**. The Girls School sits at the intersection of Windsor Road and multiple neighborhood residential streets. These residential streets do not have sidewalks. Many neighborhood families – including our own with children age 10 and 8 – have kids who walk or ride bikes in the streets and often commute to their schools at the same time that Girls' School parents are racing to drop off and pickup at The Girls' School. The Girls' School Administration has proven inept at traffic management. They route all cars onto multiple neighborhood streets (McCall, Horn, Bremen, Griswold, and others) to take laps and then enter their property near McCall and Windsor. In addition, parents and staff park all over the neighborhood throughout the day given The Girls' School does not have adequate on-campus parking. As a result, most streets adjacent to The Girls' School only have one way access at times and significant traffic. The situation is now unsafe for pedestrians, bikers or cars wishing to access their own homes thru school traffic. To make matters worse, unlike every public school in the neighborhood, the Girls' School does not deploy a traffic guard at any nearby crossing – neither on the Windsor Road or on McCall or other streets. How does the City allow this when Casis, Bryker Woods, Matthews and all other nearby public schools have crossing guards morning and evening? Exhibit A contains a photo just from today of the line blocking local driveways.

In terms of their **property use**, The Girls School bought an adjacent property on McCall (just a few doors down from us). They hired a contractor to chop down all the trees, several of which were large enough to require a permit to remove, in the dark of night. In Exhibit B, you can see a photo of the property, taken in mid-April – trees left half chopped down, no maintenance, and an abandoned structure in the rear of the property. Part of me wonders if The Girls School is also in violation of their existing conditional use permit in terms of numbers of students allowed on property. I suppose it's easier to ask this City and the Planning Commission for forgiveness than for permission.

Finally, the neighbors proactively approached The Girls' School leadership with ideas to enhance safety and reimagine how vehicles move through their property. We've seen no substantive proposal to address concerns, and the school persists with plans to expand its student body size when we already know it can't handle the student size as it exists today in a safe manner.

In summary, while I would like to be a great neighborhood partner with the Girls School, their actions with regards to safety, property management, and neighborhood coordination leave much to be desired. I strongly oppose any extension of their conditional use permit which expands their student body size without significant physical site improvements. I have copied my City Council Member on this letter and will consult my real estate attorney. Unfortunately, we're one accident away from the City being complicit in a personal injury claim when simple actions to ensure neighborhood safety are within reach.

I appreciate the Planning Commission's consideration of my perspective and its help in rectifying the safety and property use violations in our neighborhood.

Sincerely,

Nick Barnard
2200 Griswold Lane
Austin, TX 78703

cc: Marc Duchen

EXHIBIT A. Pictures Representing Traffic Issues

Carpool pickup – 5 PM, 4.21.2026 – blocking a neighbor's driveway



EXHIBIT B. Picture of New Girl School Property – trees half chopped down and derelict conditions



From: Carol Hawkins
Sent: Wednesday, April 22, 2026 4:56 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: Girls' School's Desired Expansion/ Close neighbor case number SPC-2026-0052A

To Whom it May Concern:

I am blessed to have belonged to this neighborhood my whole life, my parents having bought the house and property where I currently live 78 yrs. ago! Which means my 3 siblings and I went to Casis, Dill, O.Henry, and Austin High. I have a warm place in my heart for the Girls' School just because we all just loved going to the old Minnie G. Dill School, only half a block from home!

So I've been intimately acquainted with traffic problems at Windsor Rd. and Dormarion Lane my whole life long – and I'm now 80 yrs. old. Heavy, speeding traffic going both east and west on Windsor has been a problem my whole life but it's gotten far, FAR worse with each passing year since the Girls' School has been in operation. Getting off of and onto Dormarion has always been problematic at rush hours but now it's a challenge most of the day.

In the early to mid-2000s the City of Austin allowed renovation of existing construction and building a 2nd, much LARGER DUPLEX at that corner with insufficient or non-existent off-street parking. Then the houses nextdoor to the north of the duplex at 2404 was allowed to be expanded with little or no off-street parking. A new McMansion was allowed to be built at 2406 Dormarion, similarly, with insufficient off-road parking. Then an extremely large McMansion was built at 2405 and folks opened a construction business out of the “new” duplex at the corner with numerous large trucks parking there, coming in and out all day long. This is to say that there's been a HORRIBLE bottleneck down at the corner of Windsor and Dormarion for almost 30 yrs.

It is common to have 2 or 3 vehicles lined up, parked on both east and west sides of Dormarion at the corner of right up to the Windsor curb – bumpers PAST the STOP sign from the curb (parked illegally close to the flow of traffic). These seem to be parents, or maybe teachers? who dash across the street to the school, sometimes staying at the school for hours. Needless to say, pulling off of Dormarion into westbound traffic is a particular challenge. This happened any time during the day and is particularly bad during evening school activities.

Then there's the challenge of turning ONTO Dormarion. our own street, without a wreck... If you live north off of Windsor as we do, and you are in the right lane at the Winsted Lane light as you were taught to be in Driver's Ed, a car in the left (center) lane will often try to cut you off even if you got to the intersection first, risking a head-on collision with eastbound traffic. If, instead, you get in the center lane at that intersection, regularly a driver will still try to cut you off on the right-hand side - where there's no space! Defensive driving is imperative if you live off of Windsor near the very busy Girl's School!

When we try to turn off of OUR OWN street onto Windsor, we're faced with drivers in a hurry to escape the just-mentioned competetion down at Windsor and Winsted. Often they turn the corner onto Dormarion at WAY too fast a clip. I've not yet been head-oned by such drivers but *almost am every week*. Plus, you have neighbors speeding through the stop sign a block to the North at Dormarion and Indian Trail almost knocking off neighbors trying to back out of our own driveways and speeding down to the Windsor stop sign unprepared for the speeders coming off of Windsor ready to hit them head-on.

Reverse problems present themselves if you try pulling off of Dormarion onto Windsor, no matter which way you want to turn because a line of speeding traffic approaches you from both the East and the West, some of it assuming they'll have 2 lanes to pull into when there's only one due to vehicles parked on both sides of Dormarion, often (illegally) right up to the curb at Windsor. Watch out for a head-on collision!

As much as I loved my old Dill alma mater and love that it's still a school full of happy girls, in my day we pretty much all walked to school - and there were maybe 165 students. Today students come from all over town with the majority in private cars – delivering students in the morning, picking up in the afternoon, attending activities in the evening and sometimes on weekends. Traffic has for YEARS been FAR WORSE than it was 70 yrs. ago. I cannot imagine how they could improve the situation at our corner, which is already *awful*... since the City allowed housing to be built there without enough parking for homeowners AND parents park there regularly creating a constant bottleneck during school hours NOW. I can't imagine a way to cut down the number of trips - except maybe make the school BUS the girls. They already have filed a lot online in their building permit application.

1)The current queuing on McCall creates a traffic flow and safety issue in our neighborhood, as does the exit lane just across the street from Dormarion.

2) Expansion of the school will make far worse an already TERRIBLE traffic problem. We oppose the expansion of the school to 200 students.
3)I am open to working with the school in finding solutions, but we've been down this “road” with the Girls' School before and they have proven to not be faithful negotiators.

Sincerely,
Carol Hawkins
2412 Dormarion Lane
Austin, 78703

From: Ashley Whitmore
Sent: Wednesday, April 22, 2026 3:33 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik

<Erik.Holden@austintexas.gov>
Cc: Andrew Dorsey
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.
Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood.
Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.
Thank you for your consideration.
Sincerely,
Ashley Whitmore & Andrew Dorsey
(Very proud parents of a GSA Kindergartener)

From: Monica Santos
Sent: Wednesday, April 22, 2026 2:50 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Cc: Rachel Nguyen Rebecca E. Yacono ; Robyn Burchfiel
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Greetings Members of the Planning Commission,
Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I'd like to add my voice in favor of the Girls' School of Austin's Conditional Use Permit application, including the modest increase of 50 students.
The GSA offers a unique educational environment that fosters resilience, empathy, and leadership alongside intellectual growth. These girls go on to become engaged, thoughtful members of the Austin community. Together we take our presence in the community seriously and strive to be great neighbors in everything we do.
I ask for your support in this expansion.

Dedicated partner to the Austin community,
Monica
--
Monica J. Santos, M. Ed., CALT, Bil. Ed. Diag.
Student Support Coordinator and Placement Director
The Girls' School of Austin
512.478.7827



From: Natalia Chappelow
Sent: Wednesday, April 22, 2026 2:23 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A

I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.

The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.

Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood.
Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity.

I urge you to support this request.
Thank you for your consideration.

Sincerely,

Natalia Chappelow
(Current GSA parent)

From: Julie Glasser
Sent: Wednesday, April 22, 2026 1:40 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.
Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood.
Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.
Thank you for your consideration.
Sincerely,
Julie Glasser
GSA Parent

From: Malia Wagner
Sent: Wednesday, April 22, 2026 1:39 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,
Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
I have worked at the Girls School since 2022 and have been truly impressed by the program. Our students truly grow into exceptional young women with sharp minds, empathy, and resilience. They impress me every day - it has been the honor of my career to work with them. Expanding GSA's capacity from 150 students to 200 students and moderately increasing the size of the campus would be an enormous benefit to our existing community. It would also allow us to offer our programming to new families in the city. I urge you to support this request.
Thank you for your consideration.
Sincerely,
Malia Wagner, LCSW
School Counselor
Pronouns: *she/her/ella*

The Girls' School of Austin
512.478.7827
www.thegirlsschool.org

From: Mary Riggs
Sent: Wednesday, April 22, 2026 10:44 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,
Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
My daughter is a current 4th grader at the Girls' School of Austin and it truly offers a unique experience for young women in our community. Not only does it offer a rigorous academic environment, it equally prioritizes social and emotional learning. This is critical not only to building the next generation of resilient, empathic leaders for Austin but also to combat the mental health crisis girls are facing in our community.

With over 40% of Austin girls reporting feeling persistent sadness and hopelessness, the Girls' School of Austin is a place where girls feel connected, heard, and valued. Increasing capacity of the school provides the opportunity for 50 additional young women in Austin to be a part of this incredible community and have the chance to thrive.
My daughter has flourished at the Girls' School of Austin and found a community where she can be her authentic self, be bold, and excel academically. Expanding enrollment extends the Girls' School of Austin's proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.
Thank you for your consideration.
Sincerely,
Mary Riggs

From: Lucy Enniss
Sent: Wednesday, April 22, 2026 10:36 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,
Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity.
Most neighborhoods in Austin have schools nestled within them. Schools act as the "hubs and hearts" of these neighborhoods, serving as anchor institutions that foster community identity, social cohesion, and economic growth. Examples in our immediate area are Casis, Matthews, Brykerwoods, Hyde Park, and O'Henry. Hyde Park Schools elementary and middle school is located directly within a historic residential neighborhood and is currently undergoing a significant expansion. Hyde Park residents celebrate this expansion.
The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. Expanding classroom capacity is essential to meeting student needs. This project also includes critical infrastructure improvements to ensure safe and efficient traffic flow for student drop-off, pickup, and parking.
I'm incredibly proud that my neighborhood is home to a Girls' School. Girls' schools are extraordinary places to learn and lead.
Thank you for your consideration.
Sincerely,
Lucy Enniss
3302 Gilbert Street (Tarrytown)
Austin, Texas 78703

From: Bri Tristan
Sent: Wednesday, April 22, 2026 10:22 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,
Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I am writing to express strong support for the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in enrollment from 150 to 200 students.
The Girls' School of Austin offers an intentionally designed educational model that integrates academic rigor with social and emotional development. Its focus on resilience, empathy, and leadership development is central to preparing students to thrive as engaged and responsible members of society.
This proposal reflects a modest and reasonable expansion. An increase of 50 students is a measured adjustment for a school that has demonstrated a consistent commitment to operating thoughtfully within its surrounding community.
Approving this request would expand access to a high-quality educational environment for additional Austin families, while preserving the school's mission and established standards.
I strongly encourage approval of this application and appreciate your consideration.
Sincerely,
Bri Tristan
UT Austin Dell Medical School

From: Belle
Sent: Wednesday, April 22, 2026 10:15 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support of Girls'School of Austin Conditional Use Permit Application

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A

We write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200. I have a particular attachment to the Girls' School because my 8 year old granddaughter has been a student there for 3 years. I also have lived in the neighborhood, just down the street from the school, for over 30 years so have seen the school as part of ASID as an elementary school and a school for at-risk children. There is no question that the continued presence of a grade school is an asset to the community. The expansion, adding 2 middle school classrooms and a gym plus reconfiguring current space for a library will add to the educational experience. The objections from some in the neighborhood revolve around traffic. All schools in Austin inconvenience the neighborhood streets in some ways. I would suggest you look at the neighborhoods around Casis and Mathews where traffic is exponentially worse than The Girls' School yet local neighborhood organizations are not looking to move them out or block their expansion. This last Friday was the annual talent show at the school. There was extra noise, a food truck, laughter and dancing in the side yard and cars parked on the street for a couple of hours. The doors were open for anyone in the neighborhood to come and see the joy and camaraderie that the students bring.
The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.
Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood.
Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.
Thank you for your consideration.
Sincerely,
Isabel and Russ Hoverman
512-431-9803

From: Will Krause
Sent: Wednesday, April 22, 2026 8:34 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A

I write in full support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.
Frankly, these values are more important to our community than any imagined property disruptions. We take all feedback from our neighbors and communities seriously, and want to be good neighbors and a positive force in our community.
We are talking about 50 additional students, in a school that already operates responsibly within this neighborhood.
Expanding enrollment offers this invaluable education to more Austin families without compromising the school's mission or integrity. I urge you to support this request.
Thank you for your consideration.
Sincerely,
Will Krause
Fine Arts Teacher at GSA

From: Guillaume VINGTIER
Sent: Wednesday, April 22, 2026 8:26 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A

I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.

To be honest, I had my doubts about the GSA when we first started kindergarten; however, now that my daughter is in first grade, those doubts have dissipated, and I have become a strong advocate for the school. I have watched my daughter and her peers at the GSA flourish into remarkably independent young women who are unafraid to speak up for themselves and who truly understand their own worth. I believe this type of experience is unique to this school and rare for the country. We have a hidden gem right here in Austin, and we should be proud of it and let it shine.

The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.

Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood.

Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.

Thank you for your consideration.

Sincerely,

Guillaume Vingtier

GSA First Grade Parent

From: solana Mazzucco
Sent: Wednesday, April 22, 2026 8:21 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
The Girls' School of Austin offers something rare: a rigorous academic environment that prioritizes social and emotional learning. GSA graduates demonstrate resilience, empathy, and leadership alongside intellectual growth. This foundation supports future generations of thoughtful, engaged citizens and Austinites.
The school's central location in Tarrytown provides access to students from every district in the city. It has been a part of the neighborhood for over 20 years. The school has submitted a plan to the city, developed by professionals who have thoughtfully considered neighborhood impact,

and the school stands by the designs that were created by architects, land use experts, civil engineers, and traffic engineers in compliance with city regulations and backed by data.
I urge you to support this request. A modest and responsible expansion of 50 students will allow the school to deliver on its mission and continue to be a vibrant member of a thriving community in the heart of our city.
Thank you for your consideration.
Sincerely,

Solana Mazzucco
GSA Alumna
The Girls' School of Austin is a great school that provides a unique experience. I fully support the need to expand the middle school classes, as middle school is a really hard time for many. Having GSA as an option for more middle schoolers will allow them to get the education and school setting they need to be successful in life. GSA is a special place.

From: Jess Workman
Sent: Wednesday, April 22, 2026 8:13 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.
Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood.
Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.
Thank you for your consideration.
Sincerely,
Jess

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Jessica Workman
Operations and Events Assistant
7th Grade Advisor
Campus Sub
she/her/ella

From: Taylor C
Sent: Wednesday, April 22, 2026 8:00 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,
Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write to express my strong support for the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
The Girls' School of Austin provides a rigorous academic program while also supporting the emotional and social well-being of its students. The school is committed to developing capable, well-rounded, and resilient young leaders. Its parents, staff, and faculty demonstrate a consistent and meaningful commitment to the growth and education of its students. Approval of the proposed expansion will allow the school to serve additional Austin families while continuing to uphold its high standards.
The Girls' School of Austin has demonstrated a clear commitment to operating responsibly within the surrounding neighborhood. It has been responsive to community concerns and has taken steps to address them in good faith. The school has proven itself to be a positive and valued presence in the community, and the proposed increase in enrollment is unlikely to change that trajectory.
For these reasons, I respectfully urge approval of this request.
Thank you for your time and consideration.

Sincerely,
Taylor Cook
Parent

From: M.J. Hawes
Sent: Tuesday, April 21, 2026 10:52 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik

<Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A

I write to support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
My daughter attended both elementary and middle school at GSA and we are local Central Austin residents. When we were looking for a private, secular education for our daughter in Central Austin in the mid-2000s the options were extremely limited. And while that has changed somewhat in the intervening years, the Girls School offers Austin area parents and their daughters something unique - a rigorous academic environment, an emphasis not just on academics but also fine arts and community engagement. Moreover, many of these talented students who graduate from GSA then go on to the wonderful Austin public high schools in our area.
The ability to expand student capacity allows for more families to enroll at the school and that can also benefit our local public high schools by keeping families and students in Austin.
Throughout our time at GSA, we found the administration to be sensitive and responsive to their neighbors and would expect the same as they navigate this next step in their evolution.
I hope you will support this request.
Thank you for your consideration.
Sincerely,
M.J. Hawes
Former GSA parent

From: Claire Hoverman
Sent: Tuesday, April 21, 2026 9:18 PM
To: Holden, Erik <Erik.Holden@austintexas.gov>; Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
As a parent to a GSA student and resident of the neighborhood in which the GSA is located, I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership

alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.
Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood.
Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.
I have truly valued this community of kind and generous individuals that make up the student body, staff and parents of the school. I am fortunate to have them in my neighborhood, as a school for my child, but also a trusted neighbor. I am lucky enough to live in this neighborhood because someone invested in my education and well being growing up in Austin, just as I am sure you can think of numerous people that lifted you up along your life trajectory to get you to where you are today. I sincerely hope that you have similar interests in the future of these educational institutions and subsequently wish to maintain and support them as they grow and accommodate the growing population of Austin.
Thank you for your consideration.
Sincerely,

Claire Hoverman
GSA parent/Tarrytown resident/longtime Austinite

From: Brian Pitre
Sent: Tuesday, April 21, 2026 8:36 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Cc: Rebecca Yacono;; Robyn Burchfiel ; Sara Pitre
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission;

I'm a resident of Tarrytown in Austin and am writing in support of the Girls' School Conditional Use Permit, SPC-2026-0052A.

I have lived in Tarrytown for approximately 10 years and my daughter attends The Girls School of Austin ("GSA") for middle school (after having attended Casis Elementary K-5th grade). As a Tarrytown resident, the GSA is an incredible asset for our community. My daughter can attend an absolutely incredible school, with amazing teachers and a loving community. And, as we live in the neighborhood, she can even walk to school!

I can also tell you - as a long time resident of the neighborhood - that before my daughter attended the GSA, I never once even noticed any traffic around the school. Pick up and drop times are not during the afternoon rush hour and the school is located about 600 feet from Mopac on a major road.

What I HAVE noticed in the neighborhood are flyers from a neighborhood group that protests virtually any change as if they want to keep West Austin encased in amber. I also have friends in the neighborhood who have a child with learning disabilities. Their daughter is able to walk to Rawson Saunders, and I was told this neighborhood group has also protested this school - to the point where the school may leave its current location!

Please support this wonderful neighborhood asset.

Brian Pitre
2904 Clearview Drive.
Austin, Texas 78703

From: Bonnie Grant
Sent: Tuesday, April 21, 2026 7:46 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,
I write in support of the Girls' School of Austin's ("GSA") Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
As a former Tarrytown resident who lived approximately four blocks from GSA, I offer a perspective grounded in firsthand experience. I understand that neighbors have raised concerns about increased traffic. With respect, I believe those concerns are overstated. My former home sat a block from the Tarrytown "triangle park" and a few blocks from Littlefield's Tacos — two neighborhood fixtures that together generate consistent traffic. But you know what? The traffic is entirely manageable. You can still safely drive and park right across from the park, and just a few steps from Littlefield's. If a beloved park and a popular taco spot are simply part of Tarrytown life, I would suggest that a school serving 200 students can be as well.
GSA offers something genuinely rare: a dedicated environment where young girls learn together from Kindergarten through 8th grade. Those formative years benefit enormously from a critical mass of peers. The proposed increase of 50 students — not a stadium, not a large-scale

development — is a modest expansion for an institution that already operates responsibly within this community.
I respectfully urge the Board to approve this application.
Thank you for your consideration.
Bonnie Grant
Mother of a student at GSA

--
Bonnie Grant
(415) 601-3416

From: Katie Heiselberg
Sent: Tuesday, April 21, 2026 7:31 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Cond Use Permit App, SPC-2026-0052A, The Girls' School, 2007 McCall Road

Ms. Chaffin, Mr. Holden, and Planning Commission,

I'm writing to express my wholehearted support for the Girls' School of Austin's Conditional Use Permit application for 2007 McCall Rd, including the proposed enrollment increase (from 150 to 200 students).

The GSA is special, and my husband and I sensed it from our first visit to the campus back in 2018. We were drawn to its unique blend of academic rigor with social and emotional development, and, as a bonus, we'd heard it had a "nice community".

Our girl is now in 6th grade, and this promise has been borne out every single year. And the community? We couldn't have dreamed of a more grounded, vibrant, caring community. My daughter may not even experience much of the new plans, but this school is so special to us that I still made time to write to you.

GSA graduates enter our high schools (mine will go to McCallum), universities (she wants to go to UT for paleontology), and eventually our city, bringing with them the resilience, empathy, leadership, curiosity, and intellectual fortitude that was first nurtured at 2007 McCall.

This isn't a large-scale development or a major infrastructure project. It's fifty children and a school that has over 20 years of demonstrating that it can be a responsible neighbor.

Up to this point, much of this letter has followed a flow that may sound familiar, as I'm sure you've received other letters. But here's my frank perspective: The world is on fire. *We need more women like the GSA turns out.*
I hope you'll vote in favor of this request—thanks for your effort and consideration.

Best,
Katie Heiselberg
Parent
281-787-9179

From: Rebecca Paricio
Sent: Tuesday, April 21, 2026 3:33 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A

I am writing to express my strong support for the Girls' School of Austin's Conditional Use Permit application, specifically the proposal to increase student capacity from 150 to 200.

As a member of the school community since 2018, I have seen firsthand how my children have thrived within this environment. The school provides a rigorous academic curriculum that effectively balances social and emotional learning, fostering resilience and leadership in its students.

The requested increase of 50 students is a modest adjustment for an institution that already operates responsibly within the neighborhood. Expanding enrollment will allow more local families to access this educational model without compromising the school's mission or the surrounding area.

I urge the Commission to approve this request. Thank you for your time and consideration.

Sincerely,

Dr. Todd and Rebecca Paricio

From: Adam Falla
Sent: Tuesday, April 21, 2026 3:12 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.

The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.

Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood.

Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.

Thank you for your consideration.
Sincerely,

Adam Falla,
GSA Parent,
Founder of Lonestar Field Hockey Club

From: Emma Bowmer
Sent: Tuesday, April 21, 2026 2:29 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,
Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.
Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood.

Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.
Thank you for your consideration.
Sincerely,
Emma Bowmer
GSA MS Math Department, Educator, and Community Member

Stay Thinking!
Emma Bowmer (she/her)
Middle School Math

From: Lorna Torrado
Sent: Tuesday, April 21, 2026 1:54 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,
Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.
Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood.
Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.
Thank you for your consideration.
Sincerely,
Lorna Torrado, PhD
she/ella
Director of Future Thinking and 21st Century Skills
The Girls' School of Austin
www.thegirlsschool.org
512.478.7827



From: Catalina Limongelli
Sent: Tuesday, April 21, 2026 1:51 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,
Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.
Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood.
Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.
Thank you for your consideration.
Sincerely,
Catalina Limongelli

From: Crystal C. Wu
Sent: Tuesday, April 21, 2026 1:25 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
We learned of the GSA through our friends and were convinced to apply because of their passion for the school. When we started our daughter in kindergarten at the GSA, we noticed how easily she absorbed the values for which the GSA stands. She is thriving at the school, and we are so proud of the child that she is now and already proud of the woman we know she will become. The school has taught her strength, collaboration, independence, and smart decision-making (and she is only in first grade)! It is such a gift to know that such a school and organization exists and such an honor to be a part of that community.
The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens. Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood.
Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.
Thank you for your consideration.
Sincerely,
Crystal Wu (parent of a GSA first grader)

From: Eileen Smith
Sent: Tuesday, April 21, 2026 1:17 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Cc: Rebecca Yacono ; Robyn Burchfiel
Subject: In Support: Girls' School of Austin - Conditional Use Permit

Dear Heather, Erik and members of the Planning Commission,
Our daughter has attended GSA since kindergarten and is now in sixth grade. During that time, the school has provided an excellent academic, cultural and social environment where girls truly thrive under strong leadership and guidance of amazing teachers.
We are writing today to express our support of GSA's conditional use permit application to increase enrollment by 50 additional students.
We believe this thoughtful expansion will strengthen the school's impact for years to come, allowing more girls to benefit from this empowering educational experience.
The Girls' School has consistently demonstrated care and respect for surrounding neighborhoods and families. We are confident it will continue to do so as it grows.
We respectfully urge you to approve this permit and expand access to this incredible school.
Thank you,
Eileen Smith and Freddy Marichal

From: Anne Baker
Sent: Tuesday, April 21, 2026 1:09 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A

I write in **strong support** of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.

The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become **thoughtful, engaged citizens**.

Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood.

Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.

Thank you for your consideration.

Sincerely,

Anne Baker
Director of Instructional Technology
The Girls' School of Austin

From: Robbie Reed
Sent: Tuesday, April 21, 2026 1:03 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,
Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.
Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood. As a parent of 2 girls who attend the school, I have seen firsthand how conscientious the school is about being a good neighbor and these values are further instilled in the students.
Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.
Thank you for your consideration.
Sincerely,
Robbie Reed

From: Soraiya Nagree
Sent: Tuesday, April 21, 2026 12:00 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Cc: Robyn Burchfiel ; Rebecca Yacono ;
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.
Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood.
Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.

Thank you for your consideration.
Sincerely,
Soraiya Nagree (4th grade GSA Mom)

From: Stephanie Scherzer
Sent: Tuesday, April 21, 2026 11:52 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Members of the Review Committee,
I am writing to express my strong support for the Girls' School of Austin Conditional Use Permit application, including the proposed increase in enrollment from 150 to 200 students.
The Girls' School of Austin provides something truly valuable in our community: an academically challenging environment that also places equal emphasis on social and emotional development. The school helps students build confidence, resilience, empathy, and leadership skills alongside strong academic foundations. Those qualities are essential in preparing young people to thrive and contribute meaningfully to the world around them.
It is also important to recognize the scale of this request. This is an increase of 50 students—not a large commercial project or disruptive development, but an opportunity for 50 more children to benefit from a school that has already demonstrated it can operate thoughtfully and responsibly within the neighborhood.
Approving this request would allow more Austin families access to an outstanding educational option while preserving the school's mission, character, and positive community presence.
I respectfully urge you to support this application.
Thank you for your time and consideration.
Sincerely,
Stephanie Scherzer
Parent of a Student at Girls' School of Austin

From: Brittany Johansen
Sent: Tuesday, April 21, 2026 11:47 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.
Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood.
Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.
Thank you for your consideration.
Sincerely,
Brittany Johansen
Brittany Johansen
Proud parent to a GSA student

From: Sydney McQuade
Sent: Tuesday, April 21, 2026 11:33 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Cc: Robyn Burchfiel ; Rebecca Yacono ; rnguyen
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.
Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood.
Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request. We love our school and believe in their small expansion mission.
Thank you so much for your time and consideration.

Sincerely,
Jonathan and Sydney McQuade
Boyce Wealth Associate / Counterbalance Counseling & Psychiatry
Supportive GSA Parents



From: Adrienne Domas Goldsberry
Sent: Tuesday, April 21, 2026 11:28 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission:
Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.
Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood. The school works continuously with the surrounding neighborhood to mitigate any impacts of its activities on the area, and it will continue to do so in the future. I am

confident the school administration and parents will carefully follow conditions and guidelines for continuing to mitigate impacts so that the Conditional Use Permit can be approved.
Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.
Thank you for your consideration.
Sincerely,
Adrienne Goldsberry
Parent of 3rd Grade student

From: Jana Rundle
Sent: Tuesday, April 21, 2026 11:25 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,
Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I'm writing in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
We chose The Girls' School of Austin for our girls because it truly is a unique gem in the community. It prioritizes academics, free play for social development, and creates an environment where girls can be themselves, try new things, build confidence, and develop leadership. It's the only school of this nature in the Austin area.
I understand that neighbors have raised concerns, particularly around traffic. From our experience, the school has been thoughtful in how it manages drop-off and pick-up, and it's clear they care about being a good neighbor. This proposed increase feels measured and consistent with how the school already operates within the community.
The school is seeking to expand enrollment so that more families can access this kind of unique and supportive environment, allowing more girls to grow into confident, capable leaders.
I hope you will consider supporting this request.

--
Jana Rundle, Psy.D.
Licensed Clinical Psychologist

From: Lindsey Heddleston
Sent: Tuesday, April 21, 2026 11:24 AM

To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Cc: Robyn Burchfiel
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.
Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood.
Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.
Thank you for your consideration.

Sincerely,
Lindsey Heddleston, LCSW

-----Original Message-----
From: Joshua Gleich
Sent: Tuesday, April 21, 2026 11:13 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A

I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.

The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.

Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood.

Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.

Thank you for your consideration.

Sincerely,

Dr. Joshua Gleich

From: Brad Heffern <brad.heffern@gmail.com>
Sent: Monday, April 20, 2026 9:56 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden and Members of the Planning Commission,

I am writing to express my support for the Girls School of Austin's application for a conditional use permit, which includes increasing the student capacity from 150 to 200. I am the proud parent of two girls (first and third grades) who attend GSA. I can state unequivocally that the school is a magical place. My girls are not only getting an amazing education, but are being shaped into confident future leaders. My only regret about the school is its small size and the limited number of girls who can access it. The upsized permit and middle school expansion would help solve that issue.

I respect some of the concerns that neighbors have about traffic. I live across from a school myself (Rosedale School), and while traffic can be annoying, every school in the city deals with that. It is a small sacrifice for the greater good, and of the schools that my girls have attended or where I regularly observe traffic, GSA has the least disruptive carpool line. The site has also been a school since well before the GSA was located there. When it was Dill Elementary School from the 1950s to early 2000s, there were roughly 150 students, but there was no parking for teachers or staff. This pushed traffic onto the local streets. With the GSA having added staff

parking and an interior drop-off lane, I suspect that it can operate with 200 students at the same level of traffic that Dill had with 150 students. I also want to emphasize that the GSA parents care deeply about minimizing the impact on the surrounding community to the extent possible.

I encourage you to support the new CUP. Thank you for your consideration.

Brad Heffern

From: Michelle Nguyen
Sent: Monday, April 20, 2026 8:22 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200. As a former resident neighbor of the school, I appreciated the joy and positive impact the school has on the neighborhood.
The Girls' School of Austin offers something rare: a rigorous academic environment that prioritizes social and emotional learning. GSA graduates demonstrate resilience, empathy, and leadership alongside intellectual growth. This foundation supports future generations of thoughtful, engaged citizens and Austinites.
The school's central location in Tarrytown provides access to students from every district in the city. It has been a part of the neighborhood for over 20 years. The school has submitted a plan to the city developed by professionals who have thoughtfully considered neighborhood impact and the school stands by the designs that were created by architects, land use experts, civil engineers, and traffic engineers in compliance with city regulations and backed by data.
I urge you to support this request. A modest and responsible expansion of 50 students will allow the school to deliver on its mission and continue to be a vibrant member of a thriving community in the heart of our city.
Thank you for your consideration.
Sincerely,
Michelle Nguyen
Michelle Nguyen
Former resident of Bremen Street near the GSA and aunt to 2 former students.

From: Liana Rao
Sent: Monday, April 20, 2026 9:09 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A

I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.

I am a proud parent of a sixth grader who attends The Girls' School of Austin. My husband and I have experienced firsthand the thoughtful educational experience our daughter has been fortunate to receive from the dedicated teachers and leadership at the GSA. We are grateful for both the academic rigor as well as the focus on fostering our daughter's growth as a whole person, as she moves from being a young girl to a confident young lady who is curious and committed to helping the world around her. She loves her teachers, who make learning fun, rigorous, and interesting all at the same time. She loves the rich arts programs offered, including the experience of learning viola from a young age. She loves that the school is Kinder through 8th grade, with opportunities such as "sister groups" that span grades. When she was young, her "big sisters" were people she looked up to. Now, as a "big girl" herself, she gets opportunities to mentor and support young girls.

I strongly support the addition of 50 students to allow more girls to benefit from the educational experience at The Girls' School of Austin while still keeping the school small. I strongly believe that 50 more students will also be manageable for us to continue to operate responsibly in the neighborhood.

I urge you to support this request.

Thank you for your consideration.

Sincerely,

Liana Rao

From: Reagan Ward
Sent: Monday, April 20, 2026 8:26 AM

To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A

I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.

The Girls' School of Austin plays a unique and important role in supporting the education and empowerment of young women. Through a blend of rigorous academics and a deep commitment to social and emotional learning, students are encouraged to develop confidence, resilience, empathy, and leadership. Spaces like this matter, and we need them to help girls grow into capable, engaged members of their communities. It is places like this that help make Austin such a special city and a great place for families raising children.

For perspective, this expansion represents about 50 additional students, a relatively small increase for a school that has long been a responsible member of the neighborhood.

Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.

Thank you for your consideration.

Sincerely,

Reagan Ward

she/her/hers
(916) 303-3464

From: Drew Carman
Sent: Saturday, April 18, 2026 1:41 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A

I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
As a licensed landscape architect and urban planner, I understand how critical it is to have context-sensitive use in our urban neighborhoods. The increase from 150 to 200 students is a modest intensification that aligns with the City of Austin's goals of efficient land use and supporting community-serving facilities. By leveraging existing infrastructure and consolidating growth within the adjacent and current campus footprint the project avoids the need for a wholly separate off-site facility that could introduce greater impacts elsewhere. Additionally, I understand that traffic and circulation impacts are expected to remain manageable, particularly with the measures of staggered pick-up/drop-off times, carpooling, and the local routing plan for the school community's vehicles.
Importantly, as a community-serving educational institution, the Girls School of Austin provides the very meaningful public benefit of educating young women of the next generation. This proposal allows the school to expand its reach while maintaining compatibility with the local context and advancing broader planning objectives related to sustainability, and access to education.
For these reasons, the requested Conditional Use Permit should be viewed as an appropriate and supportable action, not only from an urban planning standpoint but from a cultural perspective; as an institution where young women can learn to become confident, engaged citizens and live intellectually vibrant and fulfilling lives.
Thank you for your consideration.
Sincerely,
Drew Carman
—

design cohort

Drew Carman, PLA
principal
ph: 859.338.0885

From: Robyn Burchfiel
Sent: Thursday, April 16, 2026 8:57 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood.
The opposition to this modest expansion deserves scrutiny. Austin prides itself on being a city that invests in people; in equity, in education, in the next generation. Blocking 50 additional seats at a school that teaches girls to think critically, lead courageously, and build something larger than themselves sends the wrong message about whose future this city is willing to prioritize.
These are not abstract values. The return on 50 additional seats is immeasurable—fifty more young women prepared to shape the communities they'll one day lead, to show up for their neighbors, and to carry this city forward. Austin needs more of them, not fewer.
This Commission has an opportunity to make a decision that is both reasonable today and meaningful for decades to come. I hope you will seize it.
Thank you for your consideration.
Sincerely,
Robyn Burchfiel
GSA Parent (Class of 2022) & District 10 Constituent

From: Blake
Sent: Thursday, April 16, 2026 5:07 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Cc: WANG ExCom
Subject: Re: CORRECTION! RE: The Girls' School Conditional Use Permit (CUP) - Public hearing update
Dear City of Austin,

As an interested party, thank you for the hearing notice.

I have represented West Austin Neighborhood Group before city boards and commissions for over 20 years. In all that time, I have yet to see a controversial hearing pushed forward in this manner. Basically, if interested neighbors did not have edresses on file with you, they would still be unaware of the hearing that will occur in 12 days, the evening of the seventh business day from this electronic notification.

And folks that depend on regular mail, if formal notice is placed in the mail tomorrow, Friday the 17th, they will not receive notice no earlier than Monday the 20th. And folks have lives and obligations outside this issue.

Optically, that is ridiculous. Optically, it would appear you are following a timeline dictated by the applicant and their representatives. In my opinion, through the perception of unnecessary haste, you have engendered a distrust of the process. And that is unfortunate.

I cannot send my regards,

Blake Tollett, Secretary
Land Matters
West Austin Neighborhood Group

From: Michael Said
Sent: Thursday, April 16, 2026 1:56 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Cc: Andrea Said
Subject: Girls School of Austin Expansion Concerns

Hi Heather,

My wife, Andrea, and I live at 2302 Griswold Ln along with our two daughters. We are less than 500 ft from the school and experience constant traffic from the school. Parents are driving up and down our street everyday for dropoff and pickup as well as sitting outside our house waiting for school to end. This expansion is only going to make things worse. WE oppose the expansion of the school to 200 students. WE are open to working with the school but have been unsuccessful so we are now reaching out to the city for assistance.

Best regards,

Michael and Andrea Said

From: Kirsten L Matetich
Sent: Thursday, April 9, 2026 6:10 PM
To: Holden, Erik <Erik.Holden@austintexas.gov>; Joe Matetich <
Cc: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: Re: IP NOTICE: SPC-2026-0052A Girls' School of Austin Conditional Use Permit

External Email - Exercise Caution

Hi Erik and Heather,

Thanks for this. We just had a short but intense rainstorm. We are already very concerned about Drainage because we live in Tarrytown and it's unexpectedly hilly in certain places. We are now extra concerned about it due to the potential of a large building going right behind part of our house and yard.

Two of our neighbors - including the property that the Girls' School has purchased - already have a significant water that flows directly into our backyard. Their lots are several feet higher than us in elevation even though eyeballing it you wouldn't be able to tell or realize how significant of an impact it has during a rain storm.

We've already had flooding to our property from water that comes from our neighbors and have had to spend significant money to put in Drainage systems to mitigate it. We're now going to have to do more we believe because of this potential new building.

So something very specific we'd like to understand is if that large building is approved, what are the drainage requirements and what happens if their water flows onto our property even more significantly than it does today?

Thanks, Kirsten Matetich

From: Louis Granger
Sent: Friday, April 3, 2026 4:08 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: Opposition to the Girls' School of Austin Expansion

Hello Ms. Chaffin,

My name is Louis Granger and I recently purchased a property on McCall Street between Windsor Road and Griswold Lane. I plan to start construction on the property this summer and the new neighbors have informed me of that the traffic from pick up line for the Girls' School of Austin is already and issue and the school recently announced plans to expand. I was shown a picture earlier this week of cars parked all down the east side (my side) of McCall Street including blocking my driveway. I have two young children and I have concerns of the safety impact all of the cars on a daily basis could create in addition to the potential accessibility problems of my new property that could arise. Admittedly, I am new to the neighborhood and need to be brought up to speed, but as things stand, I am vehemently opposed to anything that will cause the current issue to worsen. I would be very happy to visit with you to gain some insight and perspective on the school's plans and potential neighborhood impact.

Thank you very much & Happy Easter
Louis Granger
512-423-2794

From: Kirsten L Matetich
Sent: Thursday, April 2, 2026 11:19 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Cc: Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Re: FW: INTERESTED PARTY FOR THE GIRLS SCHOOL AUSTIN

Hi Heather,

Thanks that's interesting. I didn't realize it was broken into two parts.

To me, this amplifies the issue of where they're going to fit those additional people in a reasonable way, including accommodating parking and traffic, to both be reasonable comfortable and safe in their school and to not further impact the neighborhood.

It's a really sweet school but as it is today with the smaller number of students, they have nowhere to eat lunch so they have to sit outside, they have to store library books and instruments outside in lockers because there's no room for them. They simply don't have the space for what they want it to be.

And because it's in the middle of a residential neighborhood, even the new land which is maybe a quarter acre is not going do much to alleviate the crowding in their space, plus cars and traffic in the neighborhood.

If I were them and I got approval to increase enrollment, I would do that as soon as it's approved to help fund the expansion! We have to expect that if they get approval, they will increase enrollment asap prior to any extra facilities, parking, etc.

I'm new to this so there is probably some additional context I don't have. I just don't want to see further issues introduced into our neighborhood without fully considering the impact.

Thanks, Kirsten Matetich

On Thu, Apr 2, 2026 at 10:36 AM Chaffin, Heather <Heather.Chaffin@austintexas.gov> wrote:
Good morning, Kirsten,

Erik passed your email along to me to help answer your question.

The site plan that is currently under review is to allow the school to expand the campus for private primary and secondary school facilities. They also propose changing the maximum number of students from 150 to 200. This is a Conditional Use Permit (CUP) site plan only and doesn't include any proposed construction.

The applicant is requesting the CUP first, with future site development plans to be reviewed under a separate site plan. We call this a "Part A site plan" for the CUP and a "Part B site plan"

for the construction element. This way, the applicant can verify that the use is permitted before investing the significant engineering, architectural, etc. costs involved in a construction set of plans. The plans that have been submitted for the CUP site plan do show building additions to the site that would be reviewed as part of a Part B site plan if the Part A is approved.

If you would like to view the plans, please contact Erik Holden (above), or if you have other questions, please let me know.

Heather

Heather Chaffin
Planning Officer, Land Use Review
Austin Development Services
512-974-2140
heather.chaffin@austintexas.gov

From: Taylor Logan
Sent: Wednesday, April 1, 2026 10:54 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: Re: The Girls School Traffic Pattern

Hi Heather,

My name is Taylor Logan and I live at 2201 Griswold Lane, Austin TX 78703 which is at the intersection of McCall and Griswold. As I am sure you are aware, The Girls School has purchased a lot next door to their existing campus. This is of specific interest to me as the traffic pattern the school CURRENTLY has, is not working and I am not sure how they expect to add more students and staff while keeping their existing parking/pick up strategies. We have had MUCH more traffic along our street, that does not seem to understand how stop signs or neighborhood speed limits work. I have 2 young sons and we are very careful about being in our front yard/street outside our house for this exact reason.

- The current queueing on McCall creates a traffic flow and safety issue in our neighborhood.
- Expansion of the school will exacerbate the already problematic concern. We oppose the expansion of the school to 200 students.
- We are open to working with the school in finding solutions, but they do not have a very good track record or rapport in addressing these issues with the neighborhood based on past experience.

Thank you for time and attention to this matter.

Taylor Logan
(512)921-8227

From: Elena McGinnis
Sent: Tuesday, March 31, 2026 12:48 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Cc: Davin McGinnis
Subject: Girls School Expansion

Dear Ms Chaffin-
Thank you for the notification mailing about 2006-022693 SP. My name is Elena McGinnis , and I own 2812 Windsor, which is directly across the street from the Girls School of Austin. I am writing to share my concerns regarding the proposed expansion of GSA to 200 students, and to ask that the City carefully consider the traffic and safety impacts on our neighborhood before approving this project.
I want to be clear from the outset: our neighborhood values education and we genuinely want to work collaboratively with both the school and the City toward solutions that work for everyone. However, we have real, lived concerns that we believe deserve a serious response.

Existing Traffic and Safety Concerns

The current drop-off and pick-up operations along Windsor and McCall already create significant traffic congestion and safety hazards for our neighborhood. On a typical school day, the queuing of parent vehicles and school vehicles backs up well beyond the school entrance, blocking driveways, reducing visibility at intersections, and creating dangerous conditions for pedestrians — including children walking to and from school.These are not occasional inconveniences — they are a daily reality for residents on this block, and they raise genuine public safety concerns.

Opposition to the Proposed Expansion

We are opposed to the expansion of GSA to 200 students in its current form. More students will mean more vehicles, more queuing, and more strain on a traffic pattern that is already failing. Without a credible, enforceable plan to address these impacts, approving this expansion would be irresponsible to the surrounding community.
We are hopeful that with the City's involvement, we can arrive at a solution that allows the school to use their newly acquired property to enhance the current student experience while protecting the safety and quality of life of the families who live here.
Thank you for your time and consideration. Please ensure this letter is included in the official hearing file.
Respectfully,
Elena and Davin McGinnis
2812 Windsor Road

From: Maria McGivney Arrellaga
Sent: Tuesday, March 31, 2026 11:42 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Cc: GSANeighbors ; Maria Arrellaga
Subject: Comments about Girls School Expansion

Dear Heather (with cc to Erik):

Thank you for your prompt responses to my questions regarding the requested expansion plans of the Girls' School of Austin (GSA) (CUP-SPC-2026-0052A). As an interested party and also a homeowner within 500 feet of the school, I share here my comments and concerns about the expansion and I appreciate the Planning Commission taking these comments into serious consideration in review of the GSA CUP.

I would first like to state that I fully support the mission of GSA and am happy to live close to an educational institution focused on empowering girls for their future. With that said, there should be limits to the impact the school has on the neighborhood regarding traffic flow, idling cars and parking. Bigger is not always better for all involved.

I have lived in my home at 2002 Bremen St. for 35 years and watched the transitions of the property from Dill Elementary School to GSA. Dill Elementary was created as a neighborhood school to which students would mostly walk and bike to. In contrast, GSA boasts an enrollment that draws from almost every zip code in the greater Austin area — meaning everyone is driving to campus. When GSA opened 24 years ago there were traffic flow issues. It took several years for the school to work out challenges and kept the neighbors informed. Over the years, enrollment has steadily grown and the school has increased the number of grades it serves. GSA has not efficiently addressed the increasing traffic flow issues that happen at peak times of drop off and pick up.

The current state of traffic on Bremen St. in front of my home is clogged with cars turning south off Windsor on to Bremen to circle around either at Horn Lane or Griswold to access the drop off line between 7:20 am and 8:10 am or so. It is very challenging for my husband and I to get out of our driveway to go to work at that time. This current situation will only get worse once GSA fulfills its expansion plans of adding 50 more students to enrollment. The afternoon pick up flow is also challenging between 2:30 pm and 4:15 pm. Bremen St. is not wide. Many Bremen St. residents park their cars against the curb on both sides of the street which makes it impossible for more than one car to pass in between the parked cars. Then add to that pedestrians who are out walking their dogs and GSA parents who park on Bremen and walk to the school to pick up their kids. It's chaos at peak times.

It is important to note that in the GSA expansion plans there has been no mention of how to address the traffic issues. The school leadership has not shared any strategies with the neighborhood to alleviate the current traffic issues and the additional traffic that will be caused

by the enrollment expansion. One neighbor even offered an alternative plan but there was no comment about that. It is our impression that while GSA pays lip service to the issues, there have been no impactful efforts to address the neighborhood's concerns. As one example, other private schools in Austin utilize buses to transport their students to campus to offload traffic issues. Where are GSA's real solutions?

I appreciate the opportunity to share my concerns and frustrations. I am happy to answer any questions. Thank you for your attention to this matter.

Sincerely,

Maria Arrellaga
2002 Bremen St.

From: Pamela Uglietta
Sent: Monday, March 30, 2026 5:27 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: The Girls School Traffic

Dear Ms. Heather,
My husband and I have lived at 1904 Bremen Street for the past 13 years where we have not had issues with the Girls School traffic until this school year. This problem is serious at 7:45 AM when turning west from Bremen to Windsor and at 3:40/4:00 PM. and in the PM when McCall street is backed up and impassable.
Addressing the morning issue: the GS traffic cuts the corner as they fly thru to Bremen and the up Horn Lane which then backs up Bremen.
Addressing the afternoon issue: travel on McCall is impossible which requires a detour to the adjacent streets plus blocking the residents driveways on McCall for hours.
Please consider our suggestions to restrict the traffic flow of the Girls School to Windsor only and putting a traffic signal at Windsor and Bremen Street.
Sincerely,
Pamela Uglietta

From: K Mason
Sent: Monday, March 30, 2026 10:21 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: Girls' School Expansion

Hi Heather,
My name is Kirsten Mason, and I live at 1908 Bremen Street. I'm reaching out about the proposed expansion of the Girls' School of Austin. I want to start by saying that I know several families with daughters there, and I'm not opposed to the school growing. That said, I do have some concerns about safety and how this has been handled with the neighborhood.

I have three young kids—10 months, 3, and 6—and we're often outside in front of our house. It's pretty common to see cars speeding during school drop-off, sometimes going 50 mph or more. Just this past week, I stood outside during drop-off and saw several cars well over the speed limit. I even left a message with the school, but didn't hear back.

A few things that are especially concerning to me:

- The current traffic on Bremen, Sharon, and the queue on McCall already creates congestion and safety issues.
- Expanding to 200 students will only add to this problem, and it's hard to imagine how the streets will safely handle the increased traffic from both additional families and staff.
- We would absolutely be open to working with the school on solutions, but based on past experience, there hasn't been much communication or follow-through with neighbors.

This situation is disappointing given the school's role in caring for children. It is difficult to reconcile that mission with what appears to be a lack of concern to the safety of children living in the surrounding community.

Thank you for taking the time to read this. I really appreciate you listening, and I'm happy to provide more detail or talk further if helpful.

Sincerely,
Kirsten

Kirsten Roberts Mason, PharmD, BCPS

865.776.2610

From: Avva Bassiri
Sent: Sunday, March 29, 2026 12:42 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Cc: Jason Azar
Subject: The Girls School Expansion - Concerned Neighbor

Dear Ms. Chaffin,

I hope you are doing well. I am writing as a resident of the neighborhood where The Girls School is located, regarding the proposed expansion currently under review.

First, I want to emphasize that I genuinely value The Girls School and the role it plays in our community. It is a special and well-loved institution, and I support its continued success and growth. At the same time, I hope to share some concerns about how the expansion may impact the surrounding neighborhood, particularly in terms of traffic and safety.

As it stands, our area already experiences significant congestion during school drop-off and pick-up times. The proposed site plan does not appear to include additional parking or clear accommodations for the increased traffic that would likely accompany a larger student body. This raises concerns about how the surrounding residential streets will absorb that additional volume.

On a personal note, I often walk in the neighborhood with my stroller, and I have found it especially difficult to safely cross the street during peak school hours. There have been multiple occasions when traffic has been so heavy and continuous that I've had to wait several minutes just to find a safe moment to cross. With an increase in traffic, I worry that these conditions could become even more challenging, and potentially unsafe, for families, pedestrians, and residents.

I would respectfully ask that, as part of the approval process, the school be encouraged to address these concerns. Thoughtful solutions, such as improved traffic flow planning, designated drop-off areas, or other mitigation measures, could go a long way toward ensuring that both the school and the neighborhood can continue to thrive together.

Thank you very much for your time and consideration. I appreciate the work you are doing to balance the needs of the community, and I hope these concerns can be taken into account as the process moves forward.

Warm regards,
Avva Bassiri & Jason Azar
2810 Windsor Road

From: Jill Jaimes
Sent: Friday, March 27, 2026 4:47 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: Concerns regarding expansion of the Girls School

Dear Ms. Chaffin -

I am writing to express my concern regarding the current traffic and safety conditions associated with school queueing on McCall. The existing pickup and drop-off pattern already creates significant traffic flow problems and poses a safety issue for residents, pedestrians, and drivers in our neighborhood. We have also experienced cars zooming down our street, as well as discourteous driving behaviors such as not taking turns properly and not allowing residents to turn into or out of the neighborhood safely.

We are also concerned that expanding the school to 200 students will only worsen an already problematic situation. For this reason, we oppose the proposed expansion. Increasing enrollment without first resolving the existing traffic and safety issues would place an even greater burden on the neighborhood.

While we are open to working with the school to find practical solutions, past experience has made it difficult to have confidence in that process. Unfortunately, the school has not established a strong track record or rapport with the neighborhood in addressing these concerns.

We ask that these issues be taken seriously and that no expansion move forward unless and until meaningful, effective solutions are in place.

Sincerely,

Jill Jaimes

2110 Griswold Ln
Austin, TX 78703

From: Kirsten L Matetich
Sent: Thursday, March 26, 2026 4:47 PM
To: Holden, Erik <Erik.Holden@austintexas.gov>
Cc:
Subject: Re: INTERESTED PARTY FOR THE GIRLS SCHOOL AUSTIN

Thank you, Erik. I've already seen the site plan and had a call with the firm that is managing their permit request.

Out of everything that I laid out, I have a really basic question of where they're going to fit all those people - not just the 50 extra students - but the extra staff associated with increasing enrollment by 50 kids. I don't recall the exact amount, but I think it was 15 to 20 additional adults for the 50 additional students.

Thanks, Kirsten Matetich

From: Kristin Herndon
Sent: Friday, April 24, 2026 12:05 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,
Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit (SPC-2026-0052)
I strongly support the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
As a new parent to the school, I have been incredibly impressed by both the warmth of the GSA community and the caliber of its students and staff. From the start, our family has felt genuinely welcomed and supported. What stands out most is the culture—one rooted in kindness, thoughtfulness, and a shared commitment not only to each child's education but to the broader Austin community. The Girls' School of Austin provides strong academics while encouraging students to think beyond themselves. Through community involvement and service learning, the Girls' School of Austin helps cultivate respectful, mindful, and capable young women who grow into responsible leaders.
This is a truly distinctive educational experience that is difficult to find elsewhere in Austin.
The proposed increase is a modest and responsible expansion. Approving this request simply extends this exceptional community and model to more Austin families without compromising the school's mission or integrity. I strongly urge you to support it.
Sincerely,
Kristin Herndon

From: Kimberly Davis
Sent: Friday, April 24, 2026 10:19 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Cc: Rebecca Yacono; Robyn Burchfiel; Ryan Davis
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,
Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
I am a resident of the Tarrytown neighborhood, and I live around the corner from The Girls' School of Austin at 1605 Forest Trail. Our daughter has attended the GSA from first grade to

eighth grade, and we have been so grateful that this school has been in our neighborhood. We have walked her to school every morning for the past 8 years, and it has been a wholesome and meaningful ritual in our family. Now that she is an eighth grader, we have allowed her to walk home from school, or sometimes to the nearby Juiceland with friends after class. These opportunities to move around in our neighborhood with autonomy and independence have contributed meaningfully to her maturity. Every day we thank goodness GSA is right down the street from us.

As someone who has lived near the GSA for the past 10 years, any reports of dangerous driving or unmanageable crowds is greatly exaggerated. I walk and drive down McCall multiple times a day, every day, and have never experienced anything dangerous or even frustrating. Sometimes the GSA does host events for the girls (like the recent talent show and strings concert), and there are cars lining the street. Similarly, our neighbors host many parties, fundraisers and other events that fill the streets with the cars and the sound of music. We take this as part of living in a thriving and bustling community. If we wanted quiet, empty streets, we would live in the suburbs. (And if you should ever be so lucky to be invited to the talent show or strings concert, you would get the pleasure of seeing adolescent girls summoning their courage to perform in front of a loving community with the support of a gaggle of girlfriends rooting them on. GSA is a magical place, and we are lucky it was a part of our lives.)

The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.

Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood.

Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.

Thank you for your consideration.

Sincerely,

Kimberly Davis

From: Sean McMillan
Sent: Friday, April 24, 2026 8:08 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A

Dear Council Members,

I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
As the parent of a current student, I have witnessed firsthand the transformation this school makes possible. My daughter has grown into a young woman who speaks up for herself, reasons beyond her years, and carries a confidence that I believe will shape the rest of her life. Watching that unfold has been one of the great joys of parenthood and it is directly tied to the environment the Girls' School of Austin has created.
The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning which leads to cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.
Let's put this in perspective: we are talking about 50 additional girls. Not a burden. Not a risk. An opportunity to send 50 more emotionally intelligent, empathetic young women into a society that needs exactly that. This school doesn't just educate; it shapes the kind of people who make our communities better. Expanding enrollment extends this proven model to more Austin families, giving more girls the opportunity to find their voice, build their confidence, and become the women leaders our community needs.
I urge you to support this request and thank you for your consideration.
Sincerely,
Sean & Cat McMillan

From: Jenny Sparks
Sent: Friday, April 24, 2026 7:26 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.
Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood.

Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.
I have been teaching there for 20 years and love this school and the neighborhood we are a part of!
Thank you for your consideration.
Sincerely,
Jenny Sparks

From: Meredith Hayden
Sent: Friday, April 24, 2026 7:25 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.
Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood. I have worked at this school for 20 years now .Every day, I make the commute from Dripping Springs because I believe in the transformative work we do here. It is a rare and beautiful thing to see students who are genuinely excited to arrive each morning, ready to put in the hard work necessary to succeed.
We have the heart and the capacity to do more. By allowing us to open our doors to these 50 girls, you are helping us expand a proven model of academic joy and civic responsibility. We are mindful of our surroundings and are confident that we can integrate these new students while maintaining the harmony of our neighborhood. We respectfully ask for your support in granting this enrollment increase so we can continue to grow our mission, one student at a time.
Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.
Thank you for your consideration.
Sincerely,
Meredith Hayden

From: JULIE WALKER
Sent: Friday, April 24, 2026 12:11 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Girls School of Austin

Dear Planning Commission:
I have read all the previous letters you received regarding the Girls School of Austin.
The areas of agreement seem to be:
- Everyone values GSA for 21 hours/day.
- No one wants their space disrespected and driveway blocked.

I have worked in the yard at the corner of Bremen and Griswold for almost 50 years and had no idea that my neighbors a block away were so ticked at GSA.

By getting together a few brains from the neighborhood and a few brains from the school, I think a solution can be reached. Just look up the street at Casis where Mr. Tinnon is out everyday with a bullhorn directing precision pick up for 3 times as many kids as GSA is hoping for. I'm pretty sure there is some text equivalent of a bullhorn. I am also pretty sure humans can be trained not to block driveways.

GSA impacts me not in the least. I like that girls from the neighborhood can walk there. I think they do a good job of maintaining their property.

Thank you for your kind attention,
Julie Walker
1900 Vista

From: Christine N.
Sent: Thursday, April 23, 2026 9:18 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,
Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.

This is our families first year at the Girls' School of Austin and since last August we have watched our daughter flourish. Not once during this time has she ever not wanted to attend school. This speaks volumes to the type of environment that she is exposed to on a daily basis. It is clear that our daughter feels safe and connected to the GSA community. This includes students across every grade as well as the teachers and staff. She has formed bonds with girls all the way through 8th grade. Recently, we spotted a group of GSA fifth graders out in the community after school. Without hesitation, they took our daughter under their wing and welcomed her into their group to play. That is not something you can teach from a curriculum. It is the culture this school has built and we have seen it first hand on numerous occasions.
The girls here are confident, well spoken and have a self assurance about them that we rarely see elsewhere. This is absolutely the product of a school that takes girls seriously and gives them the tools to succeed. We can't wait to see what these girls do.
As a former teacher, I'm excited that this expansion will allow additional Austin families the opportunity to send their child to the Girls' School for an education like the one our daughter is getting.
I urge you to support this request.
Thank you for your consideration.
Sincerely,
Christine and Bryan Newton
Kindergarten Parents

From: Elizabeth Rizzo
Sent: Thursday, April 23, 2026 5:51 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
The Girls' School of Austin (GSA) offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.
Our family has been part of the GSA community since 2019. Both our daughters attend the school. The moment we stepped onto the GSA campus, we could feel it was a special place. We knew we wanted our girls to have the opportunity to receive an education that we find to be unparalleled in the Austin area. We love the academics and the student experience that takes place each day on our campus. But we also are proud of the work our girls are doing that extends beyond the walls of our school. Our amazing teachers organize opportunities to teach

our girls about service and community through active participation. Whether it's our 6th grader growing hydroponic vegetables to provide fresh, healthy food to those with food insecurity to the ATX Free Fridge Project, or our 3rd grader caring for rescue animals at Safe in Austin, our daughters are learning how to put their education into action by serving the larger community. Combined with rigorous academics and our tight-knit community, I can't imagine a more well-rounded curriculum to educate our daughters and to prepare them to be active and engaged citizens in tomorrow's world.

Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood.

There's a good chance my children will graduate from the GSA by the time this expansion occurs. To me, it is important enough to share our experience with the planning commission with the hope that even more girls in Austin benefit from a GSA education in the years to come.

Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.

Thank you for your consideration.

Sincerely,

Elizabeth Rizzo

From: Abianne Falla
Sent: Thursday, April 23, 2026 5:37 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Hi Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

I hope you're doing well.

I'm writing in strong support of the Girls' School of Austin's Conditional Use Permit application for 2007 McCall Road (SPC-2026-0052A), including the proposed increase in student capacity from 150 to 200.

The Girls' School of Austin offers something that's honestly rare: a rigorous academic environment that also deeply values social and emotional learning. They're not just educating students—they're helping shape thoughtful, resilient, and empathetic young people. That balance matters, especially right now.

And in a time when so much seems to rush kids toward growing up faster, GSA does something really important—it extends childhood. It protects space for curiosity, for confidence-building, for innocence in the best sense of the word. That kind of environment is not easy to create, and it's worth supporting.

It's also important to keep this in perspective. We're talking about 50 additional students—not a large-scale development or a major infrastructure change. Just 50 more children gaining access to a school that's already operating responsibly within this neighborhood.
Expanding enrollment simply allows more Austin families to benefit from a model that is clearly working, without compromising the school's mission or integrity.
I'd strongly encourage you to support this request.
Thank you so much for your time and consideration—I really appreciate the work you do for our community.
With gratitude,
Abianne Falla
Parent
713-907-8790

From: Ted Hughes
Sent: Thursday, April 23, 2026 4:27 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

The Girls School of Austin is an absolutely magical school, fostering strong, confident girls. They are proposing to add 50 new students, and the idea that this would have a dramatic impact to the surrounding neighborhood is simply impossible. The impact it will have on these 50 girls is IMMENSE. I have seen it with my own eyes.

I understand that a few vocal neighbors wish to stop this. Please know that they are not the majority. Also note that their complaints have been heard, the school has taken actions to remedy any measurable impact, but that has not satisfied them. Please see that this small conditional use application will have a major positive impact in 50 young women's lives every year, and the confidence and strength they gain will last a lifetime. The inconvenience to the neighborhood will be negligible.

Proud parent,
Ted Hughes

From: Jamie Stevens
Sent: Thursday, April 23, 2026 3:14 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,
Good afternoon. I am writing to communicate my strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
The Girls' School of Austin has a very long foundation in Austin, with 24 years of teaching our next generation of female leaders. The school has been at its current location almost that entire time. It is something the community is proud of and represents a unique learning opportunity in Austin – which only has 2 all girls schools (The Anne Richards school and The Girls' School of Austin).
Our daughter has attended the Girls' School of Austin for the last 6 years. She is thriving and is a confident and well spoken 12 year old. Every day I think how fortunate we are to have such an amazing, supportive, and beautiful school. We think of the school as our community, not only does it provide learning to our child, it provides a rich community for our entire family.
We also do not represent a high income family; we receive a scholarship for her to attend. The Girls' School of Austin ensures that a wide range of families from a diverse background can attend from all across Austin. We live in the Brentwood neighborhood.
By expanding enrollment this extends this unique learning opportunity to more families in Austin.
I urge you to support this request.
Thank you for your consideration.
Sincerely,
Jamie Stevens
1904 Vallejo Street, Austin 78757
206-799-2744

From: Kim Beal
Sent: Thursday, April 23, 2026 1:21 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
This school offers something rare and sorely needed in Austin, the educational community, and our world - strong, confident female leaders with a well-rounded academic and social experience. The faculty and parents care about the community they have built, and the neighborhood in which they have built it.

The school is operating where a school has historically been, and is doing so responsibly. The addition of 50 students is a minor request in the overall scheme of things. Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.
Thank you for your consideration.
Sincerely,

Kim Beal
Parent of a student and ardent supporter of the mission of The Girl's School

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From: Ana Rie
Sent: Thursday, April 23, 2026 12:29 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Cc: Robyn Burchfiel <rburchfiel@thegirlsschool.org>; Rebecca E. Yacono <ryacono@thegirlsschool.org>; Rachel Nguyen <rnguyen@thegirlsschool.org>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.
Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood.
Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.
Thank you for your consideration.
Sincerely,

Ana Lucia Rie

--

Ana Lucia Rie
Sra. Rie
Spanish Teacher for Middle School
7th Grade Advisor

From: Rachel Lee
Sent: Thursday, April 23, 2026 11:13 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,
My name is Rachel Lee and I am the fourth grade teacher at The Girls' School of Austin. This is my seventeenth year as an educator in this school. I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.
Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood.
Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.
Thank you for your consideration.
Sincerely,
Rachel Lee
Fourth Grade Teacher
The Girls' School of Austin

From: Kelsey Bannister
Sent: Thursday, April 23, 2026 10:36 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A

I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.
Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood.
Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.
Thank you for your consideration.
Sincerely,

Kelsey Bannister
GSA Staff

From: Chandler Yanke
Sent: Thursday, April 23, 2026 10:30 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,
I strongly support the Girls' School of Austin's request to increase student capacity from 150 to 200. As a retired teacher now working the school's front desk, I see daily how vital this institution is.
As the only independent all-girls school in Austin, GSA provides an essential environment for young women to develop leadership and resilience—skills more critical now than ever.
In my role, I personally field the concerns and emails from our neighbors. I want to assure you that we listen and we care**.** Our traffic impact occurs during less than 1% of the year's total hours and is managed with extreme care. This modest increase of 50 students allows us to serve more families while remaining a responsible, long-term member of the Tarrytown community.
I respectfully urge you to approve this permit and invest in the future of Austin's girls.
Thank you for your consideration.
Sincerely,
Chandler Yanke
she/her/hers
Administrative Assistant
The Girls' School of Austin
512.478.7827

From: Melinda Madurai
Sent: Thursday, April 23, 2026 10:21 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permiat Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: The Girls' School of Austin - 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A

As the Director of Finance for The Girls' School of Austin (GSA:) I am writing to express my strong support for our Conditional Use Permit application, which includes a proposed increase in student capacity from 150 to 200 students.

For years, GSA has provided a unique, high-quality education focused on the empowerment of young women, combining challenging academics with deep social and emotional learning. As stewards of the school's long-term sustainability, we recognize that expanding our enrollment is essential to continue providing this exceptional environment while maintaining financial stewardship.

For perspective, this expansion represents a modest increase of approximately 50 students, which our campus can accommodate without compromising the intimate educational setting that defines us. We have long been a responsible, low-impact member of the surrounding neighborhood, and we are committed to maintaining that partnership. This proposed growth allows us to extend this proven, valuable model to more Austin families, contributing to the diversity and quality of education in our community.

I urge you to support this request and help us continue our mission. Thank you for your consideration

Sincerely,

Melinda Madurai
Director of Finance
The Girls' School of Austin
512.478.7827
http://www.thegirlsschool.org/

From: Rachel Nguyen
Sent: Thursday, April 23, 2026 9:22 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
As a current Trustee, parent to two GSA alumni, and Tarrytown resident, I have much history with the school and understand its desire to improve while also recognizing the complexities of the neighborhood. Both the school and the surrounding community mean a great deal to me and my family.
The GSA has been at its current location for over 20 years, and prior to that, there was an active school on the same property. For the people that live near the school, school traffic is nothing new. I do understand concerns that more traffic will come with more students, but this is a modest addition and the school has worked tirelessly with traffic and civil engineers and land use consultants to develop a site plan to mitigate potential changes. In addition, the school has also agreed to many conditions within the permit request that will require us to continue to be a good neighbor and steward of the land.
As a Tarrytown resident, I am often disheartened that WANG misrepresents itself as "speaking for the neighborhood." They represent certain factions of the neighborhood that oppose growth and feel that the neighborhood is exempt from the thoughtful regulation the city has been implementing to manage Austin's growth. I can guarantee that the majority of Tarrytown does not know that the GSA is asking for a modest expansion and that WANG is contesting the request. And I feel that most residents would consider excellent schools an asset to the neighborhood.
I urge you to support this request. A modest and responsible expansion of 50 students will allow the school to deliver on its mission and continue to be a vibrant member of a thriving community in the heart of our city.
Thank you for your consideration.
Sincerely,
Rachel Nguyen, Board of Trustees and Tarrytown Resident

From: Brandon Ward
Sent: Wednesday, April 22, 2026 9:33 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>

Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,
Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.
Having taught at the GIrls' School for nearly ten years now, the teachers and staff are incredibly kind, supportive, and already doing so much to work with the neighbors. I get the neighbors' concerns for any type of expansion, but increasing the program by an additional fifty students is a very small change in the grand scheme of things. And I know we would continue to operate responsibly within the neighborhood.
Overall, expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.
Thank you for your consideration.
Sincerely,

Brandon Ward
he/him/his
5th Grade Advisor & 5th/6th Humanities
The Girls' School of Austin
512.478.7827
www.thegirlsschool.org

From: Ann Tucker
Sent: Wednesday, April 22, 2026 8:48 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,
Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I am writing in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.

The proposed conditional use permit is for a school. A school for girls to allow for fifty additional young children to have the opportunity to attend school that already operates responsibly within this neighborhood.
The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.
Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.
Thank you for your consideration.
Sincerely,
Ann Tucker

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STUDIO A
STUDIO A GROUP, L.L.C.
Ann Tucker
3801 Speedway Suite B
Austin, TX 78751
p 512.215.9959
c 512.470.6720
www.studioAgroup.com

From: Julia Salo
Sent: Wednesday, April 22, 2026 6:22 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I am writing in enthusiastic support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
As a teacher here, I have the privilege of walking onto this campus every morning, and I can tell you: it is a place full of magic. It is incredibly refreshing to work somewhere where the kids are truly curious and encouraged to be messy learners. The atmosphere on campus is a perfect mix of loud giggles and silent deep focus. It's a rare, vibrant environment where learning is allowed to be full of mistakes, and where we don't have to choose between high academic standards

and the social-emotional well-being of our students. This balance is exactly why our girls grow into such resilient and empathetic leaders.
Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates as a quiet and responsible neighbor with a deep respect for our surrounding community. Adding a few more voices to our campus and a few more thinkers to our classrooms allows us to share our model without losing the close-knit identity that makes GSA what it is.
Every day, I see firsthand how this school transforms lives. Allowing 50 more girls to experience this magic won't just benefit those families—it will enrich our city with 50 more thoughtful, engaged citizens. I wholeheartedly urge you to support this request and help us continue to grow this wonderful community.
Thank you for your time and for considering the heart of our school!
Sincerely,

Julia Salo
Second Grade Teacher
The Girls' School of Austin

--
Julia Salo
she/her/hers
Second Grade Teacher

The Girls' School of Austin
512.478.7827

From: Stephanie Scherzer
Sent: Tuesday, April 21, 2026 11:52 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Members of the Review Committee,
I am writing to express my strong support for the Girls' School of Austin Conditional Use Permit application, including the proposed increase in enrollment from 150 to 200 students.
The Girls' School of Austin provides something truly valuable in our community: an academically challenging environment that also places equal emphasis on social and emotional development. The school helps students build confidence, resilience, empathy, and leadership skills alongside strong academic foundations. Those qualities are essential in preparing young people to thrive and contribute meaningfully to the world around them.

It is also important to recognize the scale of this request. This is an increase of 50 students—not a large commercial project or disruptive development, but an opportunity for 50 more children to benefit from a school that has already demonstrated it can operate thoughtfully and responsibly within the neighborhood.
Approving this request would allow more Austin families access to an outstanding educational option while preserving the school's mission, character, and positive community presence.
I respectfully urge you to support this application.
Thank you for your time and consideration.
Sincerely,
Stephanie Scherzer
Parent of a Student at Girls' School of Austin

From: Anne Baker
Sent: Tuesday, April 21, 2026 1:09 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A

I write in **strong support** of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.

The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become **thoughtful, engaged citizens**.

Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood.

Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.

Thank you for your consideration.

Sincerely,

Anne Baker
Director of Instructional Technology
The Girls' School of Austin

From: Nicole Parisier
Sent: Tuesday, April 7, 2026 9:04 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: Girls School of Austin/ McCall Road
Dear Ms. Chaffin,

My family owns a home just a few doors down from the Girls School of Austin. Our address is 1903 McCall Road.

I'm writing today out of concern for the peace of our neighborhood, and with the hope of preserving the safety of our streets. For quite some time, the traffic entering the Girls School has created congestion that makes it impossible to drive down McCall Road at certain times of the day. It can also be difficult to exit my driveway during pick up or drop off. School events are typically on Fridays, and create havoc with garbage pick up and recycling. My husband and I are concerned that expanding the size of the school will make the situation worse, if the current traffic pattern remains the same.

A neighbor had proposed a plan for traffic flow that created a circular drive on the grounds of the Girls School, thereby containing the traffic rather than funneling it through the neighborhood. This plan seemed to take into consideration the living world that surrounds the school, and all of the homes and their inhabitants -- human and animal alike. The Girls School has rejected this idea, but from my perspective, this plan is worth revisiting.

I hope you are able to help us preserve the safety of our streets, and of our home.

Yours,
Niki and Ethan Benardete

From: Kim Famighetti
Sent: Tuesday, April 21, 2026 12:02 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A

I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.

I have been a parent at the GSA for 7 years now and am so thankful that this place exists, and with the expanded capacity will be able to serve more girls in our city. I wish they could expand by more than 50 - it's a meaningful - but low - number. I understand there are community members in opposition, but would hope that this expansion is allowed. There will always be people who complain, but I know we have a respectful group of families already at the school who will continue to be cognizant of the needs of our Tarrytown neighbors.

Thanks so much for your consideration.

Sincerely,

Kimberly Famighetti
615 W Live Oak St
Austin TX 78704

Good evening Commissioners,

My name is Sue Shieh, and I and my family live near the proposed school expansion, next door at 2901 Windsor Road.

I want to be clear—this is not opposition to a school use. This is about whether the proposed traffic mitigation is reliable and enforceable within a single-family neighborhood.

The applicant's own traffic analysis indicates that the site only functions with active traffic management. That is a critical point. It means the site is not inherently capable of handling the intensity being proposed.

We already have real-world evidence of what happens under this model: Our driveway is on McCall, and we have experienced difficulty leaving our house for work and school, when our driveway is blocked by Girls' School traffic in the queue. We have seen confrontations between school parents, but also between parents and residents. We have been witness to students exiting their cars and trying to cross the street, with near misses with cross traffic. In fact, a few years ago, our son was riding his bike near our driveway, and was knocked over by a Girls' School parent's car entering the school driveway.

The current proposal relies heavily on informal, active management—parents directing traffic and voluntary compliance. That approach has already failed in practice, and it is not enforceable in a consistent way.

If this Commission is inclined to recommend approval, we respectfully ask that it be conditioned with objective, enforceable standards:

- A hard cap on student enrollment tied to peak-hour vehicle trips
- Independent, third-party traffic monitoring—not self-reporting
- A City-approved traffic management plan with defined staffing and hours
- A prohibition on queue spillback and blocked driveways
- Complaint tracking with required response times
- And most importantly, clear escalation triggers and potential revocation if conditions are not met

Without these, the burden of enforcement shifts from the applicant to the neighborhood.

At its core, this is a land use compatibility issue. If a use only works when every driver behaves perfectly every day, it is not compatible as proposed.

Thank you for your time and consideration,

Sue Shieh

(512) 296-7959, sushay71@gmail.com

2901 Windsor Road

From: Maria McGivney Arrellaga
Sent: Tuesday, April 28, 2026 2:21 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Cc: Maria McGivney Arrellaga ;; Sarah Coleman
Subject: Comments for April 28 Hearing - CUP SPC-2026-0052A (Girls School)

Heather,

Please include the following statement presented by myself and James Sheih, representing neighbors adjacent to the Girls' School - in reference to CUP - SPC-2026-0052A

Dear Commissioners:
There is an important clarification that needs to be part of the record regarding the above-mentioned CUP request. Much of what is being presented—both in terms of current operations on the ground and in the traffic analysis you are reviewing—reflects conditions where "active traffic management" is occurring. In other words, it assumes a level of coordination, staffing, and behavioral compliance that is not actually required or enforceable under the existing CUP.
The neighborhood has also experienced what operations look like without that active management—when the site functions solely under what the CUP actually requires. And in those conditions, the impacts have not just been inconvenient; they have raised real safety concerns. There have been repeated conflicts, including arguments and yelling between parents and between parents and neighbors, as people try to navigate congestion and unclear right-of-way in a residential setting.
That contrast is critical.
Because it shows that the baseline conditions being relied upon are, at least in part, dependent on measures that are outside the scope of the current CUP and not enforceable by the City.
If you want more detail regarding this issue, please contact James Shieh, james@realinternational.com, who lives directly across from the Girls' School on Windsor.
Sincerely,
Maria Arrellaga, 2002 Bremen St.
James Shieh, 2901 Windsor Rd.

-----Original Message-----
From: Mary Alice Lucas
Sent: Tuesday, April 28, 2026 2:16 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: Resident opposition to permit request (the Girls School of Austin)

RE: CUP CASE SPC-2026-0052A

Dear Ms. Chaffin and Members of the Review Board,

I am writing to formally oppose the request to increase student enrollment at The Girls School of Austin, located within 500 feet of our home.

The streets surrounding the school—Bremen, Sharon, Horn, Griswold, and McCall—are already experiencing significant strain during daily drop-off and pick-up times. Traffic congestion is not only routine, but disruptive to the point that residents are, at times, unable to access or park in front of our own homes due to the volume of non-resident vehicles.

Beyond inconvenience, this situation raises ongoing safety concerns.
Increased traffic, limited visibility, and frequent street congestion create risks for pedestrians, cyclists, and children in the area.
These conditions already exist under the current enrollment cap.

Approving an increase of 50 additional students—raising enrollment from 150 to 200—would predictably intensify these issues. There is no indication that the surrounding infrastructure or traffic management measures have been improved to support additional capacity.

The City has a clear obligation to ensure that permit approvals do not compromise public safety or disproportionately burden residential neighborhoods. Based on current conditions, those standards are already under strain. Expanding enrollment without a demonstrated, enforceable plan to address traffic flow, parking overflow, and pedestrian safety would further exacerbate an existing problem.

Additionally, there is a history of limited engagement and insufficient follow-through in addressing neighborhood concerns related to the school's operations. This makes it difficult to have confidence that the impacts of increased enrollment would be effectively managed.

While we recognize the value of educational institutions in our community, growth must be aligned with infrastructure, safety, and accountability. This request, as presented, does not meet those standards.

For these reasons, I respectfully urge the Board to deny the permit request.

Thank you for your time and consideration.

Sincerely,

Mary Alice Lucas
2000 Bremen Street
(512) 470-4060

From: Shawna Hills
Sent: Tuesday, April 28, 2026 1:38 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Cc: Eric Hills
Subject: GSA

Dear Heather,

We are 20yr homeowners at 2806 Windsor Road, and 2804 Windsor Road, and are very concerned about the current expansion project happening at the GSA, including:

1) The traffic and parking on surrounding streets like Domarian, as well as current queuing on McCall creates a traffic flow and safety issue in our neighborhood. For example:

We consistently have near collisions with the vehicles because parents park too close to the corner of Dormarion and Windsor.

We have on one occasion been in an automobile collision with a parent hastily pulling out of the GSA driveway rushing after drop off.

We constantly have to park our second vehicle
elsewhere due to parents blocking access to the premium space that is in front of our home.

2) Expansion of the school will exacerbate the already problematic concern mentioned above. Until GSA offers up new alternatives for how they will address our concerns, we oppose the expansion of the school to 200 students.

3) We are open to working with the school in finding solutions, but so far they do not have a very good track record or rapport in addressing these issues with the neighborhood based on past experience and we are looking for the city to help.

We very much appreciate your support and feedback.

Shawna & Eric Hills

Shawna Mari Hills, RID TBAE #9655
MARIMOTO DESIGN LLC
512 578 6088

2806B Windsor Road
Austin Texas 78703

USA

From: Rusty Tally
Sent: Tuesday, April 28, 2026 1:29 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Cc: Mary Tally
Subject: Re: Traffic and Safety Concerns, McCall Road - Opposition to School Expansion

April 28, 2026

City of Austin Planning Commission
Austin, Texas

Re: Traffic and Safety Concerns, McCall Road - Opposition to School Expansion

Dear Planning Commission,

My wife and I reside at 1710 McCall Road at the corner of McCall Road and Griswold and walk these streets every day with our dog, sometimes several times a day.

Our neighborhood has no sidewalks — none
- the street is literally our sidewalk.

Like many of my neighbors, we rely on being able to safely walk through these streets as part of our daily routine. Walking and biking is an important social activity and charm of our historic neighborhood; we see young couples with baby strollers, children walking dogs or biking with friends, and small groups of senior citizens getting their exercise by walking in the streets because that is the only place for us.

Currently our streets feel increasingly unsafe, and the proposed school expansion will only make it worse.

1. Our Streets Are Already Unsafe

As someone who walks McCall, Breman, Horn, and Griswold regularly, I see the chaos firsthand during daily school drop-off and pickup. Cars queue deep into the neighborhood, parking spills unsafely onto residential streets, sometimes even double-parked, and pedestrians like me are left sharing the road with frustrated, distracted drivers who are looking for any gap in traffic.
In a neighborhood with no sidewalks, this isn't just an inconvenience — it's a genuine safety hazard. Physical site improvements are needed now to address the queuing and congestion before someone gets hurt.

2. A 33% Increase in Students Will Make It Worse

We oppose the expansion to 200 students with no meaningful site traffic improvements. This translates to a 33% increase in enrollment without first solving the existing problems and to approve this motion would be irresponsible and dangerous to Tarrytown neighbors.

The City should require that meaningful traffic and site improvements are adopted beyond what is currently in their proposed site plan before ANY expansion is allowed to move forward.

3. The School Must Work With the Neighborhood

We need the school to genuinely collaborate with residents to develop a plan that addresses the 33% traffic increase proposed in their the expansion.

As a regular walker in this neighborhood, I'd specifically like to see:

• Physical site improvements beyond the small 3 car bump out which they irresponsibly project will manage queuing and congestion on McCall and surrounding streets;

• A traffic and parking plan developed with neighborhood input; and

• City oversight to ensure the school follows through.

When our streets are the only place to walk, they must be safe. I urge the Commission to take our concerns seriously before approving any expansion.

Thank you,

Rusty Tally

From: Mary Herr Tally
Sent: Tuesday, April 28, 2026 12:37 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Mary Herr Tally
Subject: McCall Road - Opposition to School Expansion

April 28, 2026

City of Austin Planning Commission
Austin, Texas

Re: Traffic and Safety Concerns, McCall Road — Opposition to School Expansion

Dear Planning Commission,

I live at 1710 McCall Road at the corner of McCall Road and Griswold and walk these streets every day with my dog and husband.
Our neighborhood has no sidewalks — none— the street is literally our sidewalk.

Like many of my neighbors, I rely on being able to safely walk and bike through these streets as part of my daily routine. Our neighborhood magazine is even called the Tarrytown Stroller because that activity is an important part of the charm of our historic neighborhood; we see young couples with baby strollers, children walking dogs or biking with friends, and small groups of senior citizens getting their exercise by walking daily.

Currently our streets feel increasingly unsafe, and the proposed school expansion will only make it worse.

1. Our Streets Are Already Unsafe

As someone who walks McCall, Breman, Horn, and Griswold regularly, I see the chaos firsthand during daily school drop-off and pickup. Cars queue deep into the neighborhood, parking spills unsafely onto residential streets, sometimes even double-parked, and pedestrians like me are left sharing the road with frustrated, distracted drivers who are looking for any gap in traffic.

In a neighborhood with no sidewalks, this isn't just an inconvenience — it's a genuine safety hazard. Physical site improvements are needed now to address the queuing and congestion before someone gets hurt.

2. A 33% Increase in Students Will Make It Worse

We oppose the expansion to 200 students with no meaningful site improvements. This translates to a 33% increase in enrollment without first solving the existing problems and to approve this motion would be irresponsible and dangerous to Tarrytown neighbors.

The City should require that meaningful traffic and site improvements are adopted beyond what is currently in their proposed site plan before ANY expansion is allowed to move forward.

3. The School Must Work With the Neighborhood

We need the school to genuinely collaborate with residents to develop a plan that addresses the 33% traffic increase proposed in their the expansion.

As a regular walker in this neighborhood, I'd specifically like to see:

• Physical site improvements beyond the small 3 car bump out which they irresponsibly project will manage queuing and congestion on McCall and surrounding streets;

• A traffic and parking plan developed with neighborhood input; and

• City oversight to ensure the school follows through.

When our streets are the ONLY place to walk, they must be safe. I urge the Commission to take our concerns seriously before approving any expansion.

Thank you for your time.

Sincerely,
Mary H. Tally

Dear Heather,

We are writing to express our concern regarding the conditional use permit request associated with the Girls School of Austin's proposed expansion at 2007 McCall Rd.

We live at 1802 McCall Rd, about a block away, and we experience the existing traffic impacts in our neighborhood firsthand. Daily pickup and drop-off already create significant congestion and safety issues on McCall. We regularly see cars speeding, making U-turns in the middle of the road, and idling in front of driveways. We have also had situations where cars associated with pickup activity have prevented visitors to our home from parking outside our house.

This is not a theoretical concern for us. We are regularly outside with our young boy during these times, and the current traffic conditions already make us uneasy. Our lot slopes downward toward the street, with no fence to separate the yard from the street. Because this is our growing family's primary play area, fast-moving and poorly managed traffic on nearby streets presents a real safety risk. Even as our children get older, the existing conditions would make us very hesitant to let them play freely outside.

This neighborhood is full of children, so this is not just an issue for our household. It affects many families living near the school. For that reason, we believe the current plan would worsen an already problematic traffic and safety situation.

We respect the school's mission and understand its desire to grow. At the same time, we urge the City to carefully consider the impact that additional traffic volume would have on the surrounding neighborhood, particularly on the safety of children and families who live here.

Sincerely,



Dawson & Louise Lewis
1802 McCall Rd
Austin, TX

----- Forwarded Message -----
From: Darcy Gardiner
To: Heather Chaffin <heather.chaffin@austintexas.gov>
Sent: Monday, April 27, 2026 at 09:07:23 AM CDT
Subject: City File No.: SPC-2026-0052A

Heather,

The Girls School of Austin and its neighbors have long been part of the same vibrant West Austin community. WANG supports the Girls School of Austin and its neighbors finding a collaborative resolution, however, the current CUP as submitted does not sufficiently address the traffic queuing issues that neighboring residents are experiencing and we do not support the increase.

The school's current through-traffic and pickup line queuing have created documented safety concerns. These concerns will be compounded by any enrollment increase beyond their existing 150 student CUP cap. A CUP is meant to be a collaborative effort, and we strongly support the school's representatives working together with neighboring residents and WANG to develop a workable, viable solution that addresses the concerns of all parties.

WANG does not support the CUP submission as it does not outline a viable operational and site plan solution to address the requested enrollment increase of 50 students, from 150 to 200. The school must demonstrate that it can expedite traffic queuing and safely manage the current load, and further demonstrate that a 30% increase in student body can be absorbed without negatively impacting neighboring residents.

Darcy Gardiner
(On behalf of W.A.N.G)

c. +1 (512) 415 5912
e.

---------- Forwarded message ---------
From: Dawson Lewis <
Date: Fri, Mar 27, 2026 at 3:56 PM
Subject: Letter of Concern (SPC-2026-0052A)
To: <heather.chaffin@austintexas.gov>
Cc: Louise Hearn <

Hi Heather,

We would like to submit the attached letter regarding case SPC-2026-0052A for your consideration. If we can provide any additional detail around our concerns, we'd be happy to discuss them with you.

Thank you,
Dawson & Louise Lewis

Dawson Lewis
(512) 695-8441

From: Sarah Gilbreath
Sent: Tuesday, April 28, 2026 12:09 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: Planning commission hearing file submission

I'm sending the below for the planning commission hearing file submission related to the CUP hearing for the Girls School of Austin hearing today. Please let me know if you need any additional information from me. Thank you so much!

I live at 2102 Sharon Lane and my property abuts the current back south west corner of the GSA property and also abuts the lot that will now be GSA property. As such, I am going from 1/2 of my backyard backing GSA to GSA backing my entire property.

I do not support any increase to the GSA student body, specifically such a large increase to 200.

The traffic pattern created by GSA carpool routes significant traffic/parking into the neighborhood, specifically on Sharon Lane. We have noticed a significant uptick in speeding on our narrow residential street at times carpool is occurring. We've attempted to communicate these concerns and suggested possible solutions with GSA but they weren't terribly receptive to making any changes. GSA indicated that the expansion of the physical space is necessary to accommodate an increase to their enrollment. A significant expansion to 200 students from their current headcount is a 25%+ increase and we can expect that to significantly increase traffic and staff that park on the surrounding streets. GSA touts kids coming in from 31 zip codes so it's reasonable to assume that most (realistically all) will be driving.

GSA shared their initial site plan with us and it does not include any expansion of the driveway utilized for carpool and it provided only a handful of additional parking spots for staff.

This is all in addition to the disruption the construction will cause and the decrease in property value I can expect for the removal of trees on the lot behind mine as well as my lot now fully backing a commercial structure versus a residential structure.

Sarah Gilbreath
Chief Executive Officer
Walters Gilbreath, PLLC
(512) 750-3025

www.WaltersGilbreath.com
(512) 320-9160 | 316 West 12th Street, Ste. 110, Austin, TX 78701
(469) 250-0447 | 3811 Turtle Creek Boulevard, Ste. 1000, Dallas, TX 75219
(713) 275-7830 | 440 Louisiana Street, Ste. 2450, Houston, TX 77002
(726) 202-1527 | San Antonio, TX: by appointment only

Begin forwarded message:

From: Sarah Gilbreath
Subject: Re: The Girls' School of Austin - Weekly Update
Date: March 26, 2026 at 12:59:03 PM CDT
To: "Holden, Erik" <Erik.Holden@austintexas.gov>

Hi Erik,
I would love to be added to the list as an interested party. I live at 2012 Sharon and my back yard abuts the current footprint of GSA as well as the lot the purchased for their expansion.

Sarah Gilbreath
2102 Sharon Lane, Austin, TX 78703
(512) 750-3025

Concerns - traffic pattern created by carpool routes significant traffic/parking into the neighborhood, specifically carpool traffic on Sharon Lane. We have noticed a significant uptick in speeding on our narrow residential street at times carpool is occurring. We've attempted to communicate these concerns and suggested possible solutions with GSA but they weren't terribly receptive to making any changes. GSA indicated that the expansion of the physical space is necessary to accommodate an increase to their enrollment. A significant expansion to 200 students from their current headcount is a 25%+ increase and we can expect that to significantly increase traffic and staff that park on the surrounding streets. GSA touts kids coming in from 31 zip codes so it's reasonable to assume that most (realistically all) will be driving.

GSA shared their initial site plan with us and it does not include any expansion of the driveway utilized for carpool and it provided only a handful of additional parking spots for staff.

Thank you for your assistance, let me know if you need additional information from me.

Sarah Gilbreath
Chief Executive Officer
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(713) 275-7830 | 440 Louisiana Street, Ste. 2450, Houston, TX 77002
(726) 202-1527 | San Antonio, TX: by appointment only

From: Jennifer Garcia
Sent: Monday, April 27, 2026 1:28 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>; Garcia, Ella <Ella.Garcia@austintexas.gov>
Cc: Jennifer Garcia
Subject: Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,
I am writing to express my strong support for the Girls School of Austin's Conditional Use Permit application.
The Girls' School of Austin (GSA) has established itself as a valuable educational institution in the city of Austin. It provides an environment where girls are encouraged to be curious, confident, and engaged learners. The faculty and staff are deeply committed not only to academic growth, but also to nurturing each student's voice and sense of self. It is a unique and important asset to families in our growing city as it is the only single sex educational opportunity for elementary-aged girls and one of only three options for middle school-aged girls.
The proposed expansion represents a natural and necessary step in carrying out the school's mission. As the city of Austin grows and demand for high-quality, mission-driven education continues to increase, expanding the campus will allow the GSA to serve more girls at a critical

stage of their lives - middle school. This growth will not only benefit current and future students but also contribute positively to the broader community by strengthening educational opportunities and supporting local families.
I understand that development projects require careful consideration of their impact. But many communities across the city will have to contend with school closures this fall and, thus, increased enrollment and activity in their neighborhoods. This is a part of living in a growing city and one that requires us to adapt and collaborate to create a city that thrives and serves its people well. I am confident that the GSA will continue to be a responsible neighbor and steward of its environment. It will carry out any changes with attention to community compatibility, safety, and sustainability.
For these reasons, I respectfully urge you to approve the Conditional Use Permit. Supporting this application is an investment in education, community development, and the future of the girls in our city.
Thank you for your time and consideration.
Jennifer R. Garcia
(Parent of current 4th and 7th graders and)

-----Original Message-----
From: Darcy Gardiner
Sent: Monday, April 27, 2026 9:07 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: City File No.: SPC-2026-0052A

Heather,

The Girls School of Austin and its neighbors have long been part of the same vibrant West Austin community. WANG supports the Girls School of Austin and its neighbors finding a collaborative resolution, however, the current CUP as submitted does not sufficiently address the traffic queuing issues that neighboring residents are experiencing and we do not support the increase.

The school's current through-traffic and pickup line queuing have created documented safety concerns. These concerns will be compounded by any enrollment increase beyond their existing 150 student CUP cap. A CUP is meant to be a collaborative effort, and we strongly support the school's representatives working together with neighboring residents and WANG to develop a workable, viable solution that addresses the concerns of all parties.

WANG does not support the CUP submission as it does not outline a viable operational and site plan solution to address the requested enrollment increase of 50 students, from 150 to 200. The school must demonstrate that it can expedite traffic queuing and safely manage the current load, and further demonstrate that a 30% increase in student body can be absorbed without negatively impacting neighboring residents.

Darcy Gardiner
(On behalf of W.A.N.G)

c. +1 (512) 415 5912

From: Luwen Huang
Sent: Sunday, April 26, 2026 11:40 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: OPPOSITION to 2026-022693 SP

Dear Officer Chaffin and Members of the Planning Commission,

As a resident of Bremen Street in the Tarrytown neighborhood, I am writing to formally express my strong opposition to the Girls' School of Austin's application (2026-022693 SP), which seeks to increase student capacity from 150 to 200.

While I respect the educational mission of the school, the proposed expansion represents a 33% increase in enrollment on a campus that is deeply embedded in a quiet residential neighborhood. This is not a modest adjustment; it is a significant intensification of use that will degrade the safety, accessibility, and character of our surrounding streets. My opposition is rooted in the following logical concerns regarding traffic, neighborhood infrastructure, and the underlying necessity of this expansion.

1. Unsustainable Traffic Congestion and Active Traffic Management Failures Adding 50 students to the campus translates to dozens of additional daily vehicle trips during peak morning and afternoon hours. The school's own previous strategic plans explicitly noted that 150 students is the "maximum accommodated by our Tarrytown campus." The campus simply does not have the capability to handle a 33% increase in traffic. Even at the current cap of 150 students, the queueing process frequently spills over, causing bottlenecking on McCall Road and surrounding streets.

2. Illegal Parking and Neighborhood Disruption Because the site is not capable of absorbing the parking and queueing demands of a larger student body, the overflow directly impacts neighbors. We already experience issues with parents utilizing residential streets, such as Bremen Street, for overflow parking, idling, and illegal turnarounds using private driveways. Increasing the student population by a third will worsen illegal parking blocking neighborhood driveways, creating blind spots for pedestrians, and restricting access for emergency vehicles on our narrow streets.

3. Questioning the Necessity of Expansion We must critically question why this expansion is necessary when the school is already thriving at its current size. At 150 students, the school successfully maintains an intimate 8:1 student-to-teacher ratio and an average class size of 18. Pushing the enrollment to 200 threatens not only the residential integrity of Tarrytown but potentially the very small-community dynamic that makes the school desirable in the first place.

If the current enrollment of 150 represents the physical maximum the McCall Road campus can naturally support, then maintaining this cap is the most logical path forward. It allows the school to continue delivering a high-quality education to its current student body while remaining a respectful, manageable neighbor.
I urge the Planning Commission to prioritize the safety and daily infrastructure of the Tarrytown neighborhood by denying the request to increase the enrollment cap. Thank you for your time, service, and consideration of our neighborhood's well-being.
Sincerely,
Luwen Huang
Your Tarrytown Neighbor at 2004 Bremen St

From: Lauren Kanne
Sent: Saturday, April 25, 2026 9:46 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: Re: Girls School of Austin Rezoning Case

Hi Heather,

Thank you for the prompt reply! I am requesting the postponement to the June 9th date.

Thank you,

Lauren Kanne
512-954-1554

Sent from my iPhone

From: Sara Pitre
Sent: Friday, April 24, 2026 8:51 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Cc: Rebecca Yacono <>;; Robyn Burchfiel >; brian pitre <
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission;

I am a resident of Tarrytown in Austin and am writing in support of the Girls' School Conditional Use Permit, SPC-2026-0052A.

I live less than a mile from the Girls' School of Austin ("GSA") and have lived in Tarrytown for approximately 10 years. My daughter attends the GSA for middle school (after attending Casis for elementary) and she frequently walks home from school. As a Tarrytown resident, I know that the GSA is an incredible asset for our community.

We also have two teenage boys and have had lots of experience with various schools in Austin. With this perspective, we feel that the GSA offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras that are addressed in one off period a week; they are the foundation of the school, helping to develop students who become thoughtful, engaged citizens. We feel incredibly lucky that our daughter is able to attend such a gem of a school and truly wish that it was available to more students. Offering this unique education to an additional 50 students is exactly what the GSA hopes to expand with the use permit they are seeking.

When we started at the GSA we were struck by how much the school emphasized the importance of being considerate of GSAs neighbors, particularly during school pick-up and drop-off. This is the type of place that the GSA is: considerate, conscientious, neighborly, and intentional in everything they do. Expanding enrollment to these few additional families will be no different.

Please support this wonderful neighborhood asset and allow more children to experience this life changing education.

Thank you,

Sara Braun
2904 Clearview Drive
Austin, TX 78703

From: Heather Golm
Sent: Friday, April 24, 2026 6:25 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I'm writing to share my strong support for the Girls' School of Austin's (GSA) Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
As the parent of a 2nd grader at the GSA, I see every day how vital this environment is for my daughter's growth. There is something incredibly special about an all-girls environment—it's a place where girls feel truly free to take risks, speak up, and lead without the social pressures that often hold them back in co-ed settings. I see my daughter building a foundation of confidence and resilience at the GSA that she simply wouldn't get anywhere else.
To me, this permit isn't just about a number—it's a chance for 50 more girls to have the opportunity to be at this great school. We are asking for 50 more spots for Austin girls to grow into thoughtful, capable leaders. And to put it in perspective, we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood.
I know some neighbors have raised concerns about traffic during drop-off and pick-up. While I understand that living near a school brings a certain amount of activity, the GSA is a small, responsible community. We have already made positive changes to help with traffic flow and I know the school is always looking for ways to be even better members of the broader neighborhood community. As parents, we are committed to being as respectful and efficient as possible to minimize the impact on our neighbors.
I urge you to support the GSA's request to grow and open 50 more spots for the daughters of Austin families.
Thank you for your time and consideration.
Sincerely,

Heather Golm
Parent, 2nd grader

From: Dixie Kimble
Sent: Friday, April 24, 2026 4:53 PM
To: Holden, Erik <Erik.Holden@austintexas.gov>; Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,
Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
While this note may be arriving later in the process, I still felt it was important to share my strong support for the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in enrollment from 150 to 200 students.
The Girls' School of Austin provides a truly distinctive educational experience, one that balances academic excellence with a deep commitment to social and emotional development. The school

is intentionally shaping confident, compassionate, and capable young leaders, which is something our broader community benefits from.
At its core, this request is simply about making space for 50 additional students. It is not a large-scale expansion or disruptive change, but a thoughtful opportunity to extend an already well-functioning and respected program to more families in Austin.
Approving this increase would allow the school to continue its important work while maintaining the character and responsibility it has consistently demonstrated within the neighborhood. I respectfully encourage your support.
Thank you for your consideration.

All the best,
Dixie Kimble

Dixie Kimble
E:
M: 469.995.1121

From: Samia Broadaway
Sent: Friday, April 24, 2026 4:01 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Cc: Andrew Broadaway
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,
We write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity by 50 students.
The Girls' School of Austin is a treasure. It offers something increasingly rare–a school that challenges girls to develop both classroom skills and the social and emotional skills that create thoughtful, engaged, and empathetic members of the Austin, and greater, community. The proposed increase in student enrollment will allow this school to reach, and teach, more children of Austin families without compromising either the school's mission or its responsible operation in this neighborhood.
We urge you to support this request and grant the Conditional Use Permit application.
Very truly yours,
Samia & Andrew Broadaway

From: Tara Miko
Sent: Friday, April 24, 2026 3:45 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood.
We first learned about The Girls' School of Austin when we were looking for an environment that prioritized both academic rigor and the emotional confidence of young women. Now that our daughter is in the **5th grade**, we have seen firsthand how the school's mission translates into her daily life.
What I appreciate most about GSA is the **intentionality of the community**. It is a place where girls are encouraged to take risks, and lead without hesitation. The faculty doesn't just teach subjects; they mentor students to be empathetic global citizens.
From our daughter's perspective, her favorite part of GSA is that **community and the bond she has with her classmates.** Seeing her come home excited to share what she learned or telling us about a breakthrough she had during a group activity is a testament to the school's unique atmosphere.
Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.

Thank you for your consideration.
Sincerely,
Tara & Jason Ballentine
5th Grade Parents

From: Neely Michaelis
Sent: Friday, April 24, 2026 3:16 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,
Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I am writing to you all today in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
As a member of the GSA parent community for 10 years, and the Director of Admissions for 6 years, I have personally witnessed the true magic that takes place on this campus. Both of our daughters have attended the Girls' School of Austin since their Kindergarten year; our oldest is now a High School freshman and our youngest is a current GSA student in 7th Grade. While the rigorous academic setting is just the foundation of what is provided, the real value is what happens in addition to their core coursework. GSA also cultivates students' growth through social and emotional learning, future thinking, advocacy, community engagement, and leadership. Our students become thoughtful and engaged citizens who are change makers. Adding 50 students would allow GSA to provide this education to more girls in the Austin area, which will positively impact our community as a whole without compromising our school mission or integrity. Having a campus that is centrally located makes GSA a possibility for families from all over our city, and we love being a part of the west Austin neighborhood with many supportive neighbors.
Thank you for your consideration.
Sincerely,
Neely Michaelis
GSA Parent, and current Director of Admissions at the Girls' School of Austin

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From: Camille Osborne
Sent: Friday, April 24, 2026 3:05 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Members of the Planning Commission,
I am writing in strong support of the Girls' School of Austin's (GSA) Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
As someone who first moved to Austin 30 years ago, I have witnessed tremendous change across our city. While growth is inevitable. I have recently been especially disheartened to see a lack of community-mindedness—and, at times, a sense of entitlement—from a small but vocal group of nearby residents opposing this modest and meaningful expansion. This is something I would not expect of Austinites, a community that has long prided itself on being a place that values inclusivity, opportunity, and forward-thinking community investment. Supporting GSA's proposal is aligned with those values.
The Girls' School of Austin offers something truly rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership

alongside intellectual growth. These are not secondary qualities; they are foundational to developing thoughtful, engaged citizens and future leaders.

For my family, the school has been far more than an educational institution. As survivors of domestic violence, my daughter and I have benefited more than you can imagine from GSA. From the tuition assistance they've provided us when dealing with financial abuse, to the safety, and sense of belonging the school provides. It has been a place of healing, stability, and genuine happiness for my daughter—something that cannot be overstated. Expanding enrollment means extending that same opportunity to other young women and families who may need it just as much.

It is also important to keep this request in perspective. We are talking about 50 additional students—not a large-scale development, but simply more children gaining access to a supportive educational environment. It is difficult to reasonably argue that such an increase would materially diminish the peaceful enjoyment of nearby properties, particularly in a dense, urban neighborhood where residents (who have many options) have chosen to live.

As a side note, I feel it important to mention that I have also been personally troubled by some of the tactics employed by those opposing the expansion. On multiple occasions, individuals opposed to the expansion are hiding behind cars, trash bins or standing in the middle of the road to video record me and others while peacefully sitting in my car during school pickup. When I politely asked them to stop, I was told they were within their rights because it was a public street. While that may be technically true, the behavior itself feels intentionally intimidating and deeply unsettling. It reflects a lack of reasonableness and civility, and it has made me feel unsafe in a space that should be welcoming and community oriented.

As someone with over 25 years of experience in public service, I believe strongly in fair, consistent decision-making that reflects broader community priorities—not the influence of a small, well-resourced group. The Girls' School of Austin aligns with the city's vision, values, and commitment to education, equity, and community well-being. The school represents kind, diversity and community focused individuals that just want to create a better future for young, strong women.

We should be celebrating and supporting these young girls and the institution that uplifts them—not standing in their way.

I respectfully urge you to approve this request and allow the school to expand its impact for the benefit of more Austin families.

Thank you for your time and thoughtful consideration.

Sincerely,

Camille Osborne

From: Daniel Willard
Sent: Friday, April 24, 2026 2:20 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>

Subject: My support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,
I write to ask you to support the Girls School of Austin's application for a conditional use permit - SPC-2026-0052A.

The permit would increase GSA student capacity by only 50 students. This will expand a wonderful school's enrollment to more Austin families with minimal impact on the community. Please support this request.

Thank you,
Daniel Willard
Austin, Texas

From: Jennifer M
Sent: Friday, April 24, 2026 2:01 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

I am writing this email to support the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.

The Girls' School of Austin offers a community that not only prioritizes education but also social and emotional learning. The GSA students are smart, kind, and civically aware. They give back to their communities. And most importantly, they are actively building the qualities we want to see in future adults, empathy, resilience, integrity, and leadership.

50 additional students in a school that already operates responsibly allows us to bring opportunity, joy, and learning with a proven model to more Austin families. It sends 50 more young women into the world better prepared to lead it. I urge you to support this request.

Thank you for your consideration.
Jennifer Mollo

From: Carol Hawkins
Sent: Wednesday, April 22, 2026 4:56 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: Girls' School's Desired Expansion/ Close neighbor case number SPC-2026-0052A

To Whom it May Concern:

I am blessed to have belonged to this neighborhood my whole life, my parents having bought the house and property where I currently live 78 yrs. ago! Which means my 3 siblings and I went to Casis, Dill, O.Henry, and Austin High. I have a warm place in my heart for the Girls' School just because we all just loved going to the old Minnie G. Dill School, only half a block from home!

So I've been intimately acquainted with traffic problems at Windsor Rd. and Dormarion Lane my whole life long – and I'm now 80 yrs. old. Heavy, speeding traffic going both east and west on Windsor has been a problem my whole life but it's gotten far, FAR worse with each passing year since the Girls' School has been in operation. Getting off of and onto Dormarion has always been problematic at rush hours but now it's a challenge most of the day.

In the early to mid-2000s the City of Austin allowed renovation of existing construction and building a 2nd, much LARGER DUPLEX at that corner with insufficient or non-existent off-street parking. Then the houses nextdoor to the north of the duplex at 2404 was allowed to be expanded with little or no off-street parking. A new McMansion was allowed to be built at 2406 Dormarion, similarly, with insufficient off-road parking. Then an extremely large McMansion was built at 2405 and folks opened a construction business out of the “new” duplex at the corner with numerous large trucks parking there, coming in and out all day long. This is to say that there's been a HORRIBLE bottleneck down at the corner of Windsor and Dormarion for almost 30 yrs.

It is common to have 2 or 3 vehicles lined up, parked on both east and west sides of Dormarion at the corner of right up to the Windsor curb – bumpers PAST the STOP sign from the curb (parked illegally close to the flow of traffic). These seem to be parents, or maybe teachers? who dash across the street to the school, sometimes staying at the school for hours. Needless to say, pulling off of Dormarion into westbound traffic is a particular challenge. This happened any time during the day and is particularly bad during evening school activities.

Then there's the challenge of turning ONTO Dormarion. our own street, without a wreck... If you live north off of Windsor as we do, and you are in the right lane at the Winsted Lane light as you were taught to be in Driver's Ed, a car in the left (center) lane will often try to cut you off even if you got to the intersection first, risking a head-on collision with eastbound traffic. If, instead, you get in the center lane at that intersection, regularly a driver will still try to cut you off on the right-hand side - where there's no space! Defensive driving is imperative if you live off of Windsor near the very busy Girl's School!

When we try to turn off of OUR OWN street onto Windsor, we're faced with drivers in a hurry to escape the just-mentioned competetion down at Windsor and Winsted. Often they turn the corner onto Dormarion at WAY too fast a clip. I've not yet been head-oned by such drivers but *almost am every week*. Plus, you have neighbors speeding through the stop sign a block to the North at Dormarion and Indian Trail almost knocking off neighbors trying to back out of our own driveways and speeding down to the Windsor stop sign unprepared for the speeders coming off of Windsor ready to hit them head-on.

Reverse problems present themselves if you try pulling off of Dormarion onto Windsor, no matter which way you want to turn because a line of speeding traffic approaches you from both the East and the West, some of it assuming they'll have 2 lanes to pull into when there's only one due to vehicles parked on both sides of Dormarion, often (illegally) right up to the curb at Windsor. Watch out for a head-on collision!

As much as I loved my old Dill alma mater and love that it's still a school full of happy girls, in my day we pretty much all walked to school - and there were maybe 165 students. Today students come from all over town with the majority in private cars – delivering students in the morning, picking up in the afternoon, attending activities in the evening and sometimes on weekends. Traffic has for YEARS been FAR WORSE than it was 70 yrs. ago. I cannot imagine how they could improve the situation at our corner, which is already *awful*... since the City allowed housing to be built there without enough parking for homeowners AND parents park there regularly creating a constant bottleneck during school hours NOW. I can't imagine a way to cut down the number of trips - except maybe make the school BUS the girls. They already have filed a lot online in their building permit application.

1)The current queuing on McCall creates a traffic flow and safety issue in our neighborhood, as does the exit lane just across the street from Dormarion.

2) Expansion of the school will make far worse an already TERRIBLE traffic problem. We oppose the expansion of the school to 200 students.
3)I am open to working with the school in finding solutions, but we've been down this “road” with the Girls' School before and they have proven to not be faithful negotiators.

Sincerely,
Carol Hawkins
2412 Dormarion Lane
Austin, 78703

From: Ashley Whitmore
Sent: Wednesday, April 22, 2026 3:33 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik

<Erik.Holden@austintexas.gov>
Cc: Andrew Dorsey
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.
Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood.
Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.
Thank you for your consideration.
Sincerely,
Ashley Whitmore & Andrew Dorsey
(Very proud parents of a GSA Kindergartener)

From: Monica Santos
Sent: Wednesday, April 22, 2026 2:50 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Cc: Rachel Nguyen Rebecca E. Yacono ; Robyn Burchfiel
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Greetings Members of the Planning Commission,
Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I'd like to add my voice in favor of the Girls' School of Austin's Conditional Use Permit application, including the modest increase of 50 students.
The GSA offers a unique educational environment that fosters resilience, empathy, and leadership alongside intellectual growth. These girls go on to become engaged, thoughtful members of the Austin community. Together we take our presence in the community seriously and strive to be great neighbors in everything we do.
I ask for your support in this expansion.

Dedicated partner to the Austin community,
Monica
--
Monica J. Santos, M. Ed., CALT, Bil. Ed. Diag.
Student Support Coordinator and Placement Director
The Girls' School of Austin
512.478.7827



From: Natalia Chappelow
Sent: Wednesday, April 22, 2026 2:23 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A

I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.

The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.

Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood.
Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity.

I urge you to support this request.
Thank you for your consideration.

Sincerely,

Natalia Chappelow
(Current GSA parent)

From: Julie Glasser
Sent: Wednesday, April 22, 2026 1:40 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.
Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood.
Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.
Thank you for your consideration.
Sincerely,
Julie Glasser
GSA Parent

From: Malia Wagner
Sent: Wednesday, April 22, 2026 1:39 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,
Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
I have worked at the Girls School since 2022 and have been truly impressed by the program. Our students truly grow into exceptional young women with sharp minds, empathy, and resilience. They impress me every day - it has been the honor of my career to work with them. Expanding GSA's capacity from 150 students to 200 students and moderately increasing the size of the campus would be an enormous benefit to our existing community. It would also allow us to offer our programming to new families in the city. I urge you to support this request.
Thank you for your consideration.
Sincerely,
Malia Wagner, LCSW
School Counselor
Pronouns: *she/her/ella*

The Girls' School of Austin
512.478.7827
www.thegirlsschool.org

From: Mary Riggs
Sent: Wednesday, April 22, 2026 10:44 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,
Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
My daughter is a current 4th grader at the Girls' School of Austin and it truly offers a unique experience for young women in our community. Not only does it offer a rigorous academic environment, it equally prioritizes social and emotional learning. This is critical not only to building the next generation of resilient, empathic leaders for Austin but also to combat the mental health crisis girls are facing in our community.

With over 40% of Austin girls reporting feeling persistent sadness and hopelessness, the Girls' School of Austin is a place where girls feel connected, heard, and valued. Increasing capacity of the school provides the opportunity for 50 additional young women in Austin to be a part of this incredible community and have the chance to thrive.
My daughter has flourished at the Girls' School of Austin and found a community where she can be her authentic self, be bold, and excel academically. Expanding enrollment extends the Girls' School of Austin's proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.
Thank you for your consideration.
Sincerely,
Mary Riggs

From: Lucy Enniss
Sent: Wednesday, April 22, 2026 10:36 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,
Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity.
Most neighborhoods in Austin have schools nestled within them. Schools act as the "hubs and hearts" of these neighborhoods, serving as anchor institutions that foster community identity, social cohesion, and economic growth. Examples in our immediate area are Casis, Matthews, Brykerwoods, Hyde Park, and O'Henry. Hyde Park Schools elementary and middle school is located directly within a historic residential neighborhood and is currently undergoing a significant expansion. Hyde Park residents celebrate this expansion.
The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. Expanding classroom capacity is essential to meeting student needs. This project also includes critical infrastructure improvements to ensure safe and efficient traffic flow for student drop-off, pickup, and parking.
I'm incredibly proud that my neighborhood is home to a Girls' School. Girls' schools are extraordinary places to learn and lead.
Thank you for your consideration.
Sincerely,
Lucy Enniss
3302 Gilbert Street (Tarrytown)
Austin, Texas 78703

From: Bri Tristan
Sent: Wednesday, April 22, 2026 10:22 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,
Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I am writing to express strong support for the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in enrollment from 150 to 200 students.
The Girls' School of Austin offers an intentionally designed educational model that integrates academic rigor with social and emotional development. Its focus on resilience, empathy, and leadership development is central to preparing students to thrive as engaged and responsible members of society.
This proposal reflects a modest and reasonable expansion. An increase of 50 students is a measured adjustment for a school that has demonstrated a consistent commitment to operating thoughtfully within its surrounding community.
Approving this request would expand access to a high-quality educational environment for additional Austin families, while preserving the school's mission and established standards.
I strongly encourage approval of this application and appreciate your consideration.
Sincerely,
Bri Tristan
UT Austin Dell Medical School

From: Belle
Sent: Wednesday, April 22, 2026 10:15 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support of Girls'School of Austin Conditional Use Permit Application

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A

We write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200. I have a particular attachment to the Girls' School because my 8 year old granddaughter has been a student there for 3 years. I also have lived in the neighborhood, just down the street from the school, for over 30 years so have seen the school as part of ASID as an elementary school and a school for at-risk children. There is no question that the continued presence of a grade school is an asset to the community. The expansion, adding 2 middle school classrooms and a gym plus reconfiguring current space for a library will add to the educational experience. The objections from some in the neighborhood revolve around traffic. All schools in Austin inconvenience the neighborhood streets in some ways. I would suggest you look at the neighborhoods around Casis and Mathews where traffic is exponentially worse than The Girls' School yet local neighborhood organizations are not looking to move them out or block their expansion. This last Friday was the annual talent show at the school. There was extra noise, a food truck, laughter and dancing in the side yard and cars parked on the street for a couple of hours. The doors were open for anyone in the neighborhood to come and see the joy and camaraderie that the students bring.
The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.
Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood.
Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.
Thank you for your consideration.
Sincerely,
Isabel and Russ Hoverman
512-431-9803

From: Will Krause
Sent: Wednesday, April 22, 2026 8:34 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A

I write in full support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.
Frankly, these values are more important to our community than any imagined property disruptions. We take all feedback from our neighbors and communities seriously, and want to be good neighbors and a positive force in our community.
We are talking about 50 additional students, in a school that already operates responsibly within this neighborhood.
Expanding enrollment offers this invaluable education to more Austin families without compromising the school's mission or integrity. I urge you to support this request.
Thank you for your consideration.
Sincerely,
Will Krause
Fine Arts Teacher at GSA

From: Guillaume VINGTIER
Sent: Wednesday, April 22, 2026 8:26 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A

I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.

To be honest, I had my doubts about the GSA when we first started kindergarten; however, now that my daughter is in first grade, those doubts have dissipated, and I have become a strong advocate for the school. I have watched my daughter and her peers at the GSA flourish into remarkably independent young women who are unafraid to speak up for themselves and who truly understand their own worth. I believe this type of experience is unique to this school and rare for the country. We have a hidden gem right here in Austin, and we should be proud of it and let it shine.

The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.

Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood.

Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.

Thank you for your consideration.

Sincerely,

Guillaume Vingtier

GSA First Grade Parent

From: solana Mazzucco
Sent: Wednesday, April 22, 2026 8:21 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
The Girls' School of Austin offers something rare: a rigorous academic environment that prioritizes social and emotional learning. GSA graduates demonstrate resilience, empathy, and leadership alongside intellectual growth. This foundation supports future generations of thoughtful, engaged citizens and Austinites.
The school's central location in Tarrytown provides access to students from every district in the city. It has been a part of the neighborhood for over 20 years. The school has submitted a plan to the city, developed by professionals who have thoughtfully considered neighborhood impact,

and the school stands by the designs that were created by architects, land use experts, civil engineers, and traffic engineers in compliance with city regulations and backed by data.
I urge you to support this request. A modest and responsible expansion of 50 students will allow the school to deliver on its mission and continue to be a vibrant member of a thriving community in the heart of our city.
Thank you for your consideration.
Sincerely,

Solana Mazzucco
GSA Alumna
The Girls' School of Austin is a great school that provides a unique experience. I fully support the need to expand the middle school classes, as middle school is a really hard time for many. Having GSA as an option for more middle schoolers will allow them to get the education and school setting they need to be successful in life. GSA is a special place.

From: Jess Workman
Sent: Wednesday, April 22, 2026 8:13 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.
Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood.
Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.
Thank you for your consideration.
Sincerely,
Jess

--

Jessica Workman
Operations and Events Assistant
7th Grade Advisor
Campus Sub
she/her/ella

From: Taylor C
Sent: Wednesday, April 22, 2026 8:00 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,
Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
I write to express my strong support for the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
The Girls' School of Austin provides a rigorous academic program while also supporting the emotional and social well-being of its students. The school is committed to developing capable, well-rounded, and resilient young leaders. Its parents, staff, and faculty demonstrate a consistent and meaningful commitment to the growth and education of its students. Approval of the proposed expansion will allow the school to serve additional Austin families while continuing to uphold its high standards.
The Girls' School of Austin has demonstrated a clear commitment to operating responsibly within the surrounding neighborhood. It has been responsive to community concerns and has taken steps to address them in good faith. The school has proven itself to be a positive and valued presence in the community, and the proposed increase in enrollment is unlikely to change that trajectory.
For these reasons, I respectfully urge approval of this request.
Thank you for your time and consideration.

Sincerely,
Taylor Cook
Parent

From: M.J. Hawes
Sent: Tuesday, April 21, 2026 10:52 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik

<Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A

I write to support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
My daughter attended both elementary and middle school at GSA and we are local Central Austin residents. When we were looking for a private, secular education for our daughter in Central Austin in the mid-2000s the options were extremely limited. And while that has changed somewhat in the intervening years, the Girls School offers Austin area parents and their daughters something unique - a rigorous academic environment, an emphasis not just on academics but also fine arts and community engagement. Moreover, many of these talented students who graduate from GSA then go on to the wonderful Austin public high schools in our area.
The ability to expand student capacity allows for more families to enroll at the school and that can also benefit our local public high schools by keeping families and students in Austin.
Throughout our time at GSA, we found the administration to be sensitive and responsive to their neighbors and would expect the same as they navigate this next step in their evolution.
I hope you will support this request.
Thank you for your consideration.
Sincerely,
M.J. Hawes
Former GSA parent

From: Claire Hoverman
Sent: Tuesday, April 21, 2026 9:18 PM
To: Holden, Erik <Erik.Holden@austintexas.gov>; Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
As a parent to a GSA student and resident of the neighborhood in which the GSA is located, I write in strong support of the Girls' School of Austin's Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
The Girls' School of Austin offers something rare: a rigorous academic environment that equally prioritizes social and emotional learning—cultivating resilience, empathy, and leadership

alongside intellectual growth. These are not extras; they are the foundation of students who become thoughtful, engaged citizens.
Let's put this in perspective: we are talking about 50 additional students. Not a stadium. Not a development. Not a highway. Fifty children, in a school that already operates responsibly within this neighborhood.
Expanding enrollment extends this proven model to more Austin families without compromising the school's mission or integrity. I urge you to support this request.
I have truly valued this community of kind and generous individuals that make up the student body, staff and parents of the school. I am fortunate to have them in my neighborhood, as a school for my child, but also a trusted neighbor. I am lucky enough to live in this neighborhood because someone invested in my education and well being growing up in Austin, just as I am sure you can think of numerous people that lifted you up along your life trajectory to get you to where you are today. I sincerely hope that you have similar interests in the future of these educational institutions and subsequently wish to maintain and support them as they grow and accommodate the growing population of Austin.
Thank you for your consideration.
Sincerely,

Claire Hoverman
GSA parent/Tarrytown resident/longtime Austinite

From: Brian Pitre
Sent: Tuesday, April 21, 2026 8:36 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Cc: Rebecca Yacono;; Robyn Burchfiel ; Sara Pitre
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission;

I'm a resident of Tarrytown in Austin and am writing in support of the Girls' School Conditional Use Permit, SPC-2026-0052A.

I have lived in Tarrytown for approximately 10 years and my daughter attends The Girls School of Austin ("GSA") for middle school (after having attended Casis Elementary K-5th grade). As a Tarrytown resident, the GSA is an incredible asset for our community. My daughter can attend an absolutely incredible school, with amazing teachers and a loving community. And, as we live in the neighborhood, she can even walk to school!

I can also tell you - as a long time resident of the neighborhood - that before my daughter attended the GSA, I never once even noticed any traffic around the school. Pick up and drop times are not during the afternoon rush hour and the school is located about 600 feet from Mopac on a major road.

What I HAVE noticed in the neighborhood are flyers from a neighborhood group that protests virtually any change as if they want to keep West Austin encased in amber. I also have friends in the neighborhood who have a child with learning disabilities. Their daughter is able to walk to Rawson Saunders, and I was told this neighborhood group has also protested this school - to the point where the school may leave its current location!

Please support this wonderful neighborhood asset.

Brian Pitre
2904 Clearview Drive.
Austin, Texas 78703

From: Bonnie Grant
Sent: Tuesday, April 21, 2026 7:46 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Girls' School of Austin - Conditional Use Permit Application, SPC-2026-0052A

Re: Girls' School of Austin – 2007 McCall Road, Conditional Use Permit, SPC-2026-0052A
Dear Ms. Chaffin, Mr. Holden, and Members of the Planning Commission,
I write in support of the Girls' School of Austin's ("GSA") Conditional Use Permit application, including the proposed increase in student capacity from 150 to 200.
As a former Tarrytown resident who lived approximately four blocks from GSA, I offer a perspective grounded in firsthand experience. I understand that neighbors have raised concerns about increased traffic. With respect, I believe those concerns are overstated. My former home sat a block from the Tarrytown "triangle park" and a few blocks from Littlefield's Tacos — two neighborhood fixtures that together generate consistent traffic. But you know what? The traffic is entirely manageable. You can still safely drive and park right across from the park, and just a few steps from Littlefield's. If a beloved park and a popular taco spot are simply part of Tarrytown life, I would suggest that a school serving 200 students can be as well.
GSA offers something genuinely rare: a dedicated environment where young girls learn together from Kindergarten through 8th grade. Those formative years benefit enormously from a critical mass of peers. The proposed increase of 50 students — not a stadium, not a large-scale

development — is a modest expansion for an institution that already operates responsibly within this community.
I respectfully urge the Board to approve this application.
Thank you for your consideration.
Bonnie Grant
Mother of a student at GSA

--
Bonnie Grant
(415) 601-3416

From: Katie Heiselberg
Sent: Tuesday, April 21, 2026 7:31 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Holden, Erik <Erik.Holden@austintexas.gov>
Subject: Support for Cond Use Permit App, SPC-2026-0052A, The Girls' School, 2007 McCall Road

Ms. Chaffin, Mr. Holden, and Planning Commission,

I'm writing to express my wholehearted support for the Girls' School of Austin's Conditional Use Permit application for 2007 McCall Rd, including the proposed enrollment increase (from 150 to 200 students).

The GSA is special, and my husband and I sensed it from our first visit to the campus back in 2018. We were drawn to its unique blend of academic rigor with social and emotional development, and, as a bonus, we'd heard it had a "nice community".

Our girl is now in 6th grade, and this promise has been borne out every single year. And the community? We couldn't have dreamed of a more grounded, vibrant, caring community. My daughter may not even experience much of the new plans, but this school is so special to us that I still made time to write to you.

GSA graduates enter our high schools (mine will go to McCallum), universities (she wants to go to UT for paleontology), and eventually our city, bringing with them the resilience, empathy, leadership, curiosity, and intellectual fortitude that was first nurtured at 2007 McCall.

This isn't a large-scale development or a major infrastructure project. It's fifty children and a school that has over 20 years of demonstrating that it can be a responsible neighbor.

Up to this point, much of this letter has followed a flow that may sound familiar, as I'm sure you've received other letters. But here's my frank perspective: The world is on fire. *We need more women like the GSA turns out.*
I hope you'll vote in favor of this request—thanks for your effort and consideration.

Best,
Katie Heiselberg
Parent
281-787-9179

From: Mary K
Sent: Tuesday, April 28, 2026 3:03 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Mary K
Subject: Girl's School of Austin

2000 McCall Rd
Austin, TX 78703

April 28, 2026

Heather Chaffin
heather.chaffin@austintexas.gov
City of Austin case manager

Dear Heather,

My name is Mary Kung and I live directly opposite the Girl's School. I apologize for my late submission on this letter. Nevertheless, I'd like to write to communicate that I do not support the current proposed expansion plan as-is. My concerns revolve mainly around parking and traffic in the neighborhood. Increasing enrollment by 50 students is not a small number when we are speaking about a small neighborhood in Tarrytown. From what I understand the current proposed plan relies on active traffic mitigation to solve this concern.

I would love to see more overall total parking spaces to accommodate the increase of 50 students and on-site school activities. The increase in enrollment could bring anywhere from 50 or more than 50 cars in the neighborhood! I'm not sure how McCall will be able to accommodate all of these cars for a queue line or parking.

As-is, McCall is at best a 3 lane road. With most of this being public parking, cars can park on both sides and the road turns into a 1-lane road. I have personally seen this road completely blocked with no cars being able to pass through. What happens if emergency vehicles need to pass through? I myself have been blocked from exiting my driveway on several occasions.

I do understand that active traffic mitigation can help alleviate this concern. However, please keep in mind that I have lived through both periods of active traffic mitigation and zero traffic mitigation. Zero traffic mitigation should never have happened because it was already agreed upon by the school and the neighborhood years ago. It's my experience that if the administration changes at the school and the active traffic mitigation agreement is not followed, it will be very difficult for the neighborhood to enforce it. Meanwhile, the enrollment will still remain at the higher number and the neighborhood is left to deal with dangerous traffic issues.

It is not only about traffic and access to emergency vehicles. Neighborhood kids have been hit. I have seen students and their parents crossing at all points on the road despite the crosswalk. It has become a dangerous, unusable stretch of road.

It is also my understanding that a CUP was not designed to enforce things like traffic mitigation that might happen outside of the property. Instead, I would love to see this taken into consideration with the design itself thereby eliminating the need for active traffic mitigation. This would be easier on both the school and the neighborhood. If there is an increase in parking spaces and a much longer queue line within the property itself, we will be avoiding this issue in the neighborhood altogether.

Sincerely,
Mary Kung

From: Hunter Norris <
Sent: Tuesday, April 28, 2026 2:51 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: Re: Opposition to School Expansion — Traffic and Safety Concerns, McCall Road & Indian Trail

Re: Opposition to School Expansion — Traffic and Safety Concerns, McCall Road & Indian Trail
Dear Planning Commission ,
I live at the corner of McCall Road and Indian Trail and am writing to raise concerns about the proposed school expansion and the traffic problems that already affect our neighborhood daily.
1. We Already Have a Traffic and Safety Problem
The streets around the school — McCall, Windsor and Domarian —are a mess. During drop-off and pickup, queuing on McCall backs up through the neighborhood, parking spills onto residential streets unsafely, and basic traffic flow breaks down. Physical site improvements are needed now to address the queuing and congestion before the situation gets worse.
2. A 33% Increase in Students with no meaningful site improvement will make it worse.
We oppose the expansion to 200 students. That's a 33% increase in enrollment. Approving this expansion without first solving the existing problems would be putting the cart before the horse. We're asking the City to require that meaningful traffic solutions be in place before any expansion moves forward.
3. The School Needs to Work With the Neighborhood
We're open to solutions, but the school has not had a good track record of engaging with neighbors on these issues. We need the school to genuinely collaborate with residents to develop a plan that addresses the 33% traffic increase the expansion would bring. Specifically, we'd like to see:
- Physical site improvements to manage queuing and congestion on McCall and surrounding streets;
- A traffic and parking plan developed with neighborhood input; and
- City oversight to ensure the school follows through.

Thank you for considering our concerns.

Sincerely,
Hunter Norris,
2300 Indian Trail (Corner of McCall Road & Indian Trail)

EXHIBIT G

City of Austin Development Services Department
6310 Wilhelmina Delco Drive / P.O. Box 1088 / Austin, Texas 78767-8835

SITE PLAN APPEAL

If you are an applicant and/or property owner or interested party, and you wish to appeal a decision on a site plan application, the following form must be completed and filed with the Director of Development Services Department, City of Austin, at the address shown above. The deadline to file an appeal is 14 days after the decision of the Land Use Commission (ZAP or PC), or 20 days after an administrative decision by the Director. If you need assistance, please contact the assigned City contact at (512) 974-2000.

CASE NO. SPC-2026-0052A

PROJECT NAME Girls School of Austin Conditional Use Permit

PROJECT ADDRESS 2007 McCall Rd.

APPLICANT'S NAME Girls School of Austin / THROWER DESIGN

CITY CONTACT Heather Chaffin

DATE APPEAL FILED MAY 11, 2026

YOUR NAME Rusty + Mary Tally

SIGNATURE Mary Tally + Rusty Tally

YOUR ADDRESS 1710 McCall Rd 78703

YOUR PHONE NO. (512) 917-9939 ~~WORK~~ HE

(512) 422-4940 ~~HOME~~ HIS

INTERESTED PARTY STATUS: Indicate how you qualify as an interested party who may file an appeal by the following criteria: (Check one)

- ☐ I am the record property owner of the subject property
- ☐ I am the applicant or agent representing the applicant
- ☐ I communicated my interest by speaking at the Land Use Commission public hearing on (date) _____.
- ☑ I communicated my interest in writing to the Director or Land Use Commission prior to the decision (attach copy of dated correspondence).

In addition to the above criteria, I qualify as an interested party by one of the following criteria: (Check one)

- ☑ I occupy as my primary residence a dwelling located within 500 feet of the subject site.
- ☐ I am the record owner of property within 500 feet of the subject site.
- ☐ I am an officer of a neighborhood or environmental organization whose declared boundaries are within 500 feet of the subject site.

DECISION TO BE APPEALED*: (Check one)

- ☑ Administrative Disapproval/Interpretation of a Site Plan — Date of Decision: Apr. 28, 2026
- ☐ Replacement site plan — Date of Decision: _____
- ☐ Land Use Commission Approval/Disapproval of a Site Plan — Date of Decision: _____
- ☐ Waiver or Extension — Date of Decision: _____
- ☐ Planned Unit Development (PUD) Revision — Date of Decision: _____
- ☐ Other: _____ — Date of Decision: _____

*Administrative Approval/Disapproval of a Site Plan may only be appealed by the Applicant.

STATEMENT: Please provide a statement specifying the reason(s) you believe the decision under appeal does not comply with applicable requirements of the Land Development Code:

See Attached Document

(Attach additional page if necessary.)

Applicable Code Section: _____

May 11, 2026

City of Austin Planning Commission
c/o Development Services Department, Land Use Review
One Texas Center, 505 Barton Springs Road
Austin, Texas 78704

Re:
Appeal of Planning Commission Approval of Conditional Use Permit and Site Plan
City File No. SPC-2026-0052A
Project: Girls' School of Austin | 2007 McCall Road, Austin, Texas 78703
Commission Approval Date: April 28, 2026

Dear Chair and Members of the Planning Commission:

I. INTRODUCTION AND STANDING

Rusty and Marry Tally ("Appellants"), a resident and property owner within 500 feet of 2007 McCall Road, Austin, Texas, hereby files this timely appeal of the Planning Commission's approval on **April 28, 2026** of the Conditional Use Permit ("CUP") and site plan in City File No. SPC-2026-0052A (the "Project"). This appeal is submitted pursuant to Austin Land Development Code ("LDC") §§ 25-5-145, 25-5-146, and 25-1-171, and is timely filed within 14 days of the Commission's April 28, 2026 decision. Appellant communicated her interest and concerns in writing to the Commission prior to the decision, and occupies as her primary residence a dwelling within 500 feet of the subject site.

Appellant does not oppose educational uses in the neighborhood. However, the Commission's approval was not supported by substantial evidence on the critical issue of traffic operations, specifically, vehicle queuing that spills onto and blocks public streets, obstruction of neighboring driveways during arrival and dismissal periods, and unmanaged on-street staff parking that further congests residential streets. These conditions directly implicate the mandatory public health, safety, and welfare findings the LDC requires before a CUP may be lawfully granted.

II. FACTUAL BACKGROUND

The Girls' School of Austin seeks a CUP to increase enrollment from 150 to 200 students at its campus at 2007 McCall Road, located within a residential neighborhood in Council District 10. The site is accessed via local residential streets not designed to accommodate the concentrated arrival and departure traffic generated by an institutional school use at peak demand. The approved site plan proposes no physical improvements to address traffic circulation.

A Neighborhood Traffic Analysis ("NTA") was submitted with this application. The NTA addressed only the question of whether the Project's trip generation exceeded the threshold for a mandatory Traffic Impact Analysis ("TIA") under LDC § 25-6-113. It did not analyze or address the following conditions that directly affect neighboring residents on a daily basis:

- During morning drop-off and afternoon pick-up, parent and carpool vehicles queue beyond the school's driveway and onto the adjacent public street, blocking through traffic for several minutes at a time;

• Queued vehicles routinely obstruct the driveway aprons of neighboring residential properties, trapping residents in their driveways and preventing them from entering or leaving their homes during peak periods;

• School staff park on adjacent residential streets on a regular basis, further reducing available on-street parking for residents and compounding congestion near the site; and
• The proposed 33% enrollment increase, from 150 to 200 students, will foreseeably worsen each of these existing conditions.

These conditions were documented and raised by neighboring residents in written correspondence submitted prior to the hearing and in oral testimony at the April 28, 2026 public hearing. The Commission approved the Project without making any findings responsive to this testimony and without substantial on-site conditions to mitigate the identified traffic and queuing impacts.

III. LEGAL STANDARDS GOVERNING THIS APPEAL

Under LDC § 25-5-145, before approving a conditional use site plan, the Planning Commission must affirmatively find that the proposed development:

• Has traffic circulation compatible with the use of abutting sites (LDC § 25-5-145(B)(3));
• Provides a solution for staff parking that does not congest or adversely impact the movement of queuing or neighborhood traffic.
• Does not more adversely affect an adjoining site than would a permitted use (LDC § 25-5-145(C)(7)); and
• Does not adversely affect an adjacent property or traffic control through the location or type of use (LDC § 25-5-145(C)(9)).

In addition, LDC § 25-5-145(D) prohibits approval of any site plan that adversely affects the public health, safety, or welfare, or materially injures property. This is a substantive, independent standard, not merely a code-compliance checklist.

The absence of a TIA requirement does not relieve the Commission of these obligations. **The TIA threshold under LDC § 25-6-113 is a trip-generation trigger set at 2,000 vehicle trips per day, designed to assess regional roadway capacity.** It does not evaluate on-site queuing, driveway obstruction, or the localized operational impacts on residential streets. The Commission's duty to make affirmative findings under § 25-5-145 exists independently of, and is not displaced by, the TIA threshold determination.

IV. GROUNDS FOR APPEAL

A. The Traffic Circulation Finding Is Conclusory and Unsupported by Substantial Evidence

Staff's sole response to the CUP traffic circulation criterion was a statement that "all Transportation requirements are met." This is a code-compliance conclusion, not a finding on traffic compatibility with abutting residential uses under LDC § 25-5-145(B)(3). It does not address whether vehicle queuing at the school driveway spills into the public right-of-way, or whether that queuing is compatible with adjacent residential use.

The NTA submitted by the applicant was scoped solely to the TIA threshold question. It did not model or assess:

• On-site stacking capacity, how many vehicles can be accommodated before queuing extends onto the public street;
• The duration and frequency of public street blockage during peak arrival and dismissal windows;
• Whether the existing driveway configuration can serve 200 students without spillback onto the right-of-way; or
• The incremental impact of 50 additional students on existing queue lengths and driveway obstruction durations.

Without any such analysis in the record, there is no evidentiary basis for the Commission's finding that traffic circulation is compatible with abutting residential properties. The approval on this ground was arbitrary and unsupported by substantial evidence.

B. The Approval Does Not Satisfy the No-Adverse-Effect Standard

Multiple neighboring residents provided consistent, uncontroverted testimony that vehicles queuing for student drop-off and pick-up routinely block access to their driveways for material periods of time. Being physically unable to enter or exit one's own driveway is a concrete, documented adverse effect on an adjoining property, not a speculative or de minimis concern.

This is precisely the harm LDC §§ 25-5-145(C)(7) and (C)(9) are designed to prevent. The applicant presented no evidence to rebut this testimony, to demonstrate that the driveway obstruction is not occurring, or to show how a 33% enrollment increase would not worsen the condition. The Commission's approval without any finding on this issue, or any condition to address it, cannot stand.

C. On-Street Staff Parking Was Not Analyzed, Addressed, or Conditioned

Neighbors also presented testimony that school staff regularly park on adjacent residential streets, contributing to congestion and reducing parking availability for residents. The site plan review confirmed only that the minimum code-required number of on-site parking spaces is provided. It did not evaluate whether that supply is operationally sufficient to prevent staff from parking on surrounding residential streets.

The adequacy of parking under LDC § 25-5-145(B)(4) requires more than a space count. It requires a finding that parking is actually adequate to serve the use as operated. Where neighbors have documented that staff regularly park on public streets, the on-site supply is not adequate. The Commission made no finding on this issue and imposed no condition requiring staff to park on-site.

D. The Commission Failed to Exercise Its Conditioning Authority

LDC § 25-5-145 expressly authorizes the Commission to require a conditional use site plan to comply with conditions of approval. Where, as here, neighbors presented documented and uncontroverted evidence of specific operational traffic harms, the Commission was obligated either to deny the CUP or to impose conditions sufficient to address those harms before granting approval.

Conditions appropriate for imposition on remand include:
• A Pickup and Drop-Off Management Plan, subject to Transportation Department approval, demonstrating sufficient on-site stacking capacity to prevent vehicle queuing from extending onto the public right-of-way;
• Prohibition on school-related vehicles queuing in or blocking the public right-of-way or neighboring driveway aprons during school arrival and dismissal periods, enforceable as a condition of the CUP.

• Annual review of traffic conditions as a condition of the CUP, with authority to impose additional mitigation if problems persist.

The Commission's failure to consider or impose any such conditions, in the face of unrebutted evidence of ongoing neighborhood harm, constitutes an abuse of discretion.

V. RELIEF REQUESTED

For the foregoing reasons, Appellants Rusty and Mary Tally respectfully requests that the Planning Commission:

• Reverse the April 28, 2026 approval of the CUP and site plan in City File No. SPC-2026-0052A; or in the alternative,

• Remand the matter with direction to require the applicant to submit a queuing and stacking analysis and an operational traffic management plan addressing drop-off, pick-up, and staff parking, prior to any re-hearing; and

• Upon remand or rehearing, impose conditions of approval that affirmatively prevent vehicle queuing from spilling onto public streets, prohibit obstruction of neighboring driveway aprons, and require all staff to park on-site.

The neighbors of 2007 McCall Road are not asking this Commission to prevent a school from operating. They are asking the Commission to do what the Land Development Code requires: make findings supported by evidence, and impose conditions that protect the health, safety, and welfare of the residents who live next door.

Respectfully submitted,

Rusty and Mary Tally
Appellants
1710 McCall Road
Austin, Texas 78703
mary.herr.tally@gmail.com

Filed pursuant to LDC § 25-1-171. Filing deadline: May 12, 2026 (14 days from April 28, 2026 approval).

From: Rusty Tally
Sent: Tuesday, April 28, 2026 1:29 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Cc: Mary Tally
Subject: Re: Traffic and Safety Concerns, McCall Road - Opposition to School Expansion

April 28, 2026

City of Austin Planning Commission
Austin, Texas

Re: Traffic and Safety Concerns, McCall Road - Opposition to School Expansion

Dear Planning Commission,

My wife and I reside at 1710 McCall Road at the corner of McCall Road and Griswold and walk these streets every day with our dog, sometimes several times a day.

Our neighborhood has no sidewalks — none
- the street is literally our sidewalk.

Like many of my neighbors, we rely on being able to safely walk through these streets as part of our daily routine. Walking and biking is an important social activity and charm of our historic neighborhood; we see young couples with baby strollers, children walking dogs or biking with friends, and small groups of senior citizens getting their exercise by walking in the streets because that is the only place for us.

Currently our streets feel increasingly unsafe, and the proposed school expansion will only make it worse.

1. Our Streets Are Already Unsafe

As someone who walks McCall, Breman, Horn, and Griswold regularly, I see the chaos firsthand during daily school drop-off and pickup. Cars queue deep into the neighborhood, parking spills unsafely onto residential streets, sometimes even double-parked, and pedestrians like me are left sharing the road with frustrated, distracted drivers who are looking for any gap in traffic. In a neighborhood with no sidewalks, this isn't just an inconvenience — it's a genuine safety hazard. Physical site improvements are needed now to address the queuing and congestion before someone gets hurt.

2. A 33% Increase in Students Will Make It Worse

We oppose the expansion to 200 students with no meaningful site traffic improvements. This translates to a 33% increase in enrollment without first solving the existing problems and to approve this motion would be irresponsible and dangerous to Tarrytown neighbors.

The City should require that meaningful traffic and site improvements are adopted beyond what is currently in their proposed site plan before ANY expansion is allowed to move forward.

3. The School Must Work With the Neighborhood

We need the school to genuinely collaborate with residents to develop a plan that addresses the 33% traffic increase proposed in their the expansion.

As a regular walker in this neighborhood, I'd specifically like to see:

- Physical site improvements beyond the small 3 car bump out which they irresponsibly project will manage queuing and congestion on McCall and surrounding streets;
- A traffic and parking plan developed with neighborhood input; and
- City oversight to ensure the school follows through.

When our streets are the only place to walk, they must be safe. I urge the Commission to take our concerns seriously before approving any expansion.

Thank you,

Rusty Tally

From: Mary Herr Tally
Sent: Tuesday, April 28, 2026 12:37 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Mary Herr Tally
Subject: McCall Road - Opposition to School Expansion

April 28, 2026

City of Austin Planning Commission
Austin, Texas

Re: Traffic and Safety Concerns, McCall Road — Opposition to School Expansion

Dear Planning Commission,

I live at 1710 McCall Road at the corner of McCall Road and Griswold and walk these streets every day with my dog and husband.
Our neighborhood has no sidewalks — none— the street is literally our sidewalk.

Like many of my neighbors, I rely on being able to safely walk and bike through these streets as part of my daily routine. Our neighborhood magazine is even called the Tarrytown Stroller because that activity is an important part of the charm of our historic neighborhood; we see young couples with baby strollers, children walking dogs or biking with friends, and small groups of senior citizens getting their exercise by walking daily.

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• City oversight to ensure the school follows through.

When our streets are the ONLY place to walk, they must be safe. I urge the Commission to take our concerns seriously before approving any expansion.

Thank you for your time.

Sincerely,
Mary H. Tally