

Original Austin Neighborhood Association (OANA)

Board members in attendance were John Horton, Richard Hardin, Blake Tollett, Ted Siff, Perry Lorenz and Bill Schnell. Mark Holzbach was adventuring in a foreign land, Albert was taking care of personal matters and Jocelyn Dabeau was called to work.

Our first order of business was to review and on motion approve the **minutes** from our 8 February 2011 board meeting. With the understanding that Ted will append the Shoal Creek subcommittee meeting notes to them, upon motion by John with Perry seconding, the minutes were unanimously accepted.

Perry then gave us an update on the Emerald Press lawsuit. Basically, there is nothing new to report beyond the fact that the suit has not been withdrawn.

On the **Consent Agenda for Committee Reports**, there was only one report:

**Government Relations Committee**, John Horton, Chair

Extended Parking Meter hours: On 3/3/2011 the City Council voted 6-1 (Morrison opposing) to approve the extended parking meter hours for downtown. The parking meter hours for downtown will now be from 8:00 am to 6:00 pm M-Sat. The “core” downtown area (defined by I-35, Lady Bird Lake, Lamar, and 10th Street) will have “extended” meter hours that will charge for parking from 8:00 am until Midnight M-Sat. On Sunday all meters will remain free. The hourly charge for parking will remain the same at \$1 per hour. There is still discussion about being able to “buy” additional hours the next morning for those wishing to leave their cars on the street overnight and not have to move their car by 8:00 am the next morning to avoid a parking ticket.

The report was accepted as submitted and we had a general discussion. There is still some flexibility in this matter, and there are kinks to work out, but there is time to do so before it goes back to Council in August.

Blake then gave an update on the two zoning matters that have gone to the Planning Commission (PC) since our last meeting:

**C14-2010-0197**

**600 W. 13th Street**

Owner/Applicant: The William B and Celia G Mange Company, LLC 451-5885

Proposed Zoning Change:

From: GO-General Office district is intended for offices and selected commercial uses predominately serving community and city-wide needs.

To: DMU-Downtown Mixed Use district is intended for areas on the periphery of CBD classifications in the central core area, permitting a variety of uses compatible with downtown Austin and allowing intermediate densities as a transition from the commercial core to surrounding districts. Site development regulations are intended to permit combinations of office, retail, commercial and residential uses within a single development.

At the PC hearing the applicant accepted City Staff's (and OANA's) recommendation of DMU with a building height restriction of 60 feet, or DMU-60. This reflects the Downtown Austin Plan (DAP) recommendation for the Northwest (NW) District of a blanket zoning district of DMU-60. In addition, the applicant very graciously accepted further restrictions on his development rights by agreeing to prohibit uses of the property such as bail bonds, pawn shop, cocktail lounge, outdoor entertainment and liquor/package store. The applicant was also willing to accept a prohibition of outdoor amplified music at the site, but at the hearing City Staff said prohibiting that use through a conditioned zoning district was not the correct way to accomplish the objective. Under these agreed to conditions, the new zoning district was recommended to City Council.

**C14-2010-0207**

**510 West 8th Street**

Owner: Darnell Robinson Family LLC

Agent: Alice Glasco, Alice Glasco

From: MF-4 (Moderate-High Density Residential) to DMU (Downtown Mixed Use)

There was confusion at the PC hearing as to how this property was going to be treated under the DAP (always provided the DAP is implemented as currently written). The property is located just over the southeast border of the NW District, and as such, OANA was operating under the assumption when we made our recommendation to the Planning Commission that there was no envisioned height restriction on a rezoning to a DMU zoning district under the DAP [NOTE: Under normal circumstances a structure in a DMU zoning district can go up to 120 feet in building height]. In our letter of recommendation to the PC we asked that in exchange for the DMU zoning district that the applicant accept the following restrictions:

- 1) The maximum height of a building or structure is not more than 90 feet from ground level.

2) By agreement between OANA and the applicant, and recognizing that the referenced property lies within the Criminal Justice Overlay, the following Uses are accepted as Prohibited rather than Conditional: bail bond services, a stand alone cocktail lounge use, pawn shop use and liquor/package store. In addition, an outdoor entertainment/amplified music use of the site is prohibited. A food service use and a cocktail lounge use would be a permissible Conditional Use if associated with an onsite club, hotel or bed & breakfast establishment.

3) By agreement between OANA and the applicant, if the proposed structure exceeds 60 feet in height then a minimum of 15% of the structure will be residential in use.

By agreement between the City of Austin and the applicant, vehicle trips per day are limited to less than 2,000.

The applicant was in agreement with these conditions, but at the PC hearing the City Staff stated that the property, under the DAP, was actually in the Waterfront Sub-District and as such, under the plan, would have a building height limitation of 60 feet. After discussion in open hearing, the matter was postponed so that OANA could revisit the matter in light of the City's position that the property is within the restricted Waterfront Sub-District. Subsequent to the PC hearing, the applicant's representative asked for and was granted an indefinite postponement of the matter.

The **Outdoor Music Venue (OMV)** permit process is still a work in progress and Albert will keep us updated as needed.

We have received notice of two applications for rezoning:

**C14-2011-0006**

**701 & 711 West 7th Street**

Owner: Daryl Kunik, LOWA, Ltd; 415-0313

Applicant: Ron Thrower; 476-4453

The applicant is seeking a rezoning from GO-GR (General Office-General Retail) to CBD (Central Business District). Ted has been in contact with the applicant and they are envisioning a 200-foot tower, mostly residential. As of now, the owners have no identified end user but are seeking to increase their entitlements before marketing. A general discussion was held with the upshot being that Ted would continue talks.

**C14-2011-0010**

**821 West 11th Street**

Owner: Dwight Monteith; 415-6979

Applicant: Kari Blachly 289-0010

The applicant is seeking a rezoning from MF-3 (Medium Density Residential) to DMU (Downtown Mixed Use). Blake volunteered to contact the applicant and report back to the Board.

Bill then gave us an update on the **Cirrus Logic** project going in at West Avenue and West 6th Street. It seems that all goes along smoothly with an end of summer 20102 projected completion date. He did report that Habitat For Humanity came by and salvaged some of the older house that was subsequently removed from the property.

Our discussion then turned to the master planned expansion of the **Austin Community College (ACC) Rio Grande Campus**. Those folks have some big plans. Albert and Ted have been working with them to contain the expansion effort to the existing campus, more or less, and to minimize the loss of historic fabric in the neighborhood. Two of the interesting comments for discussion that came up were:

- 1) Why exactly is this campus slated to expand so much? Granted it is just down the hill from the University and is used as a springboard into (and also for reentry into) that institution, but this ACC campus truly is constrained by the neighborhood it sits within.
  
- 2) Right now ACC is seeing the Rio Grande campus as some sort of magnet liberal arts school, but why couldn't it be viewed as a center for continuing education for governmental and private professionals?

Our discussion then turned to other action items brought to the board.

We have received notification from the City that they are going to do **renovations on West 8th Street** from Guadalupe Street to West Avenue. Rick and John as nearby property owners will keep an eye on the project.

We discussed the ongoing use of **Wooldridge Park** as a de facto transient day center. There is a fine line to walk here. We are not without compassion for our fellow man, and recognize that it is important for our homeless neighbors to have a safe place to regroup during the day. The question

is whether Wooldridge Park is that place. Wooldridge is a park for all of Austin where all visitors can feel safe and comfortable, and it is not really working out that way. There is no easy answer here, but we need to work on it.

Having run out of time, and with our **next meeting** set for Tuesday 12 April 2011 at the Regency Apartment's common room from 4 to 5:30 pm, we adjourned.

Blake Tollett, Secretary, OANA

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Shoal Creek Committee  
Meeting Minutes  
March 8, 2011

The Shoal Creek Committee met on Tuesday, March 8, 2011 from noon to 1 pm at 808 West Avenue, Kevin O'Hanlon's law office.

Committee members in attendance were Ted Siff, Kevin O'Hanlon, Ben Turner, Bill Schell. The meeting focused on Ben Turner's report of the status of the gap in the Trail between West 5th and West Avenue. Ben displayed engineering drawing received from the Parks Department describing the project. It was agreed to invite the Parks Department project manager to the next Shoal Creek Committee meeting to discuss the project.

The next committee meeting will be on April 12, 2011, Noon – 1pm at 315 Bowie Street, Ben Turner's office.