

Original Austin Neighborhood Association (OANA)  
12 April 2011

The Board of Directors of OANA came together at 4 pm for their regularly scheduled meeting on the second Tuesday of the month at the common room of the Regency Apartments. In attendance were Ted Siff, Albert Stowell, Bill Schnell, Richard Hardin, Perry Lorenz, Mark Holzbach and Blake Tollett. Jocelyn Dabeau and John Horton sent their regrets.

The 8 March 2011 minutes, inclusive of and subject to the addition of the March 8th 2011 minutes of the Shoal Creek subcommittee, were, on motion from Richard with Perry seconding, unanimously approved. Blake and Mark were going to coordinate so that the full minutes were posted on Citicite and on our website.

Perry gave us an update on the ongoing **Emerald Press** lawsuit, and it is doing just that, ongoing.

There were no formal, previously submitted, committee reports available for our **consent agenda**.

**Planning & Zoning Committee**, Albert Stowell, Chair

**8th Street Reconstruction Project**-This is a planned reconstruction of 8th Street between Congress Avenue and West Avenue. Planned improvements include: 1) full depth reconstruction of the roadway; 2) new curbs, gutters and driveways as necessary; 3) improvements to pedestrian mobility including wider sidewalks with a reduction of vehicular lanes along some areas of the project; 4) new trees, street lights, benches and trash bins; 5) traffic signal improvements; and 6) upgrades to water, wastewater, and storm drain systems. Construction is estimated to begin in late summer/early fall of 2011 and should be complete in 18 months.

Albert asked to board to endorse the plan with a paragraph stating that OANA wants the street to become/remain a two way street. Richard offered an amendment, accepted by Albert, to ask the City to retain the Residential Parking Permit (RPP) program in the blocks between San Antonio Street and West Avenue. During discussion of the motion, Blake asked that the motion be tabled temporarily to allow two property owners who are in opposition to parts of the plan and who were unable to come and address the board an opportunity to submit written comments to the board. This request was granted with the proviso that the objections are submitted electronically in a very timely manner and that a subsequent electronic vote on the motion to endorse would be taken.

We next had a report on and general discussion of the **Rio Grande Bike Boulevard**. The reconstruction will begin at the intersection of W. 10th Street and the boulevard. There will be a meeting at Pease Elementary School Gymnasium on Wednesday 20 April from 6:30 to 7:30 pm to discuss, among other things, landscaping and how the traffic circles will look as well as a discussion on gateway/placemaking treatment and naming the boulevard. Albert sought and received permission to support xeriscape in general for any plantings but we bogged down on an

appropriate name for the bikeway. The City would like to see some combination of Rio (Spanish for river) and Bike adopted.

In his capacity as **Treasurer**, Albert reported we have approximately \$2,548 in the bank account.

We then had a general discussion of **historic residential and commercial tax breaks** in the neighborhood as well as the City in general. Rick shared some insight into the reformation process so far with us and Albert will bring us an impact statement to the next board meeting. The focus of the reformation efforts seems to be high-end residential properties and not commercial properties.

Under **zoning requests/action items**, we discussed:

**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 gave us a report of his talks with the applicant. She stated that the owner very much wanted to preserve the structures on site and had at one time contemplated seeking historic zoning on the property. Going to the Planning Commission (hearing date 04-12-11) the City Staff has recommended in favor of the request with the condition that the building height be limited to 60 feet, that the front yard setback requirement be 15 feet, and that vehicle trips be limited to 2,000 per day. **OANA voted to support** the rezoning request with the proviso that the owner be asked to accept further conditional restrictions such as no bail bond service, no retail liquor sales, no pawn shop services and no outdoor entertainment uses. We did discuss the front yard setback condition as being somewhat at odds with our stated goal of increasing density in our neighborhood, but came to no consensus resolution especially as the owner had already accepted the condition. Preserving the historic fabric of the neighborhood in some instances would necessitate retention of the front yard setback, but the DMU zoning district allows building up to the property line with no front yard setback.

**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 gave us a report on his further meetings with the applicant and owners. Unfortunately, what we thought might become firm conditional commitments from the property's owners

became somewhat less definable. We discussed how there is no development plan for the property and that the owners were upfront in stating that they were seeking the maximum entitlements available so as not to limit their options. We decided to table this discussion until we are officially notified that the property is going before the Planning Commission for recommendation on the rezoning request and what the City Staff's recommendation is.

Ted then talked of his conversations with Robert Ehrlich, owner of **807, 809 and 811 Nueces**. Mr. Ehrlich wants to rezone his property DMU-CO with a condition being that development height is limited to 60 feet.

Bill talked with us about **Cirrus Logic's** building, and all seems to be progressing along nicely. They still anticipate a project completion date of late summer 2012.

**Shoal Creek Subcommittee**-Ted reports that his group has met with Robert Brennes from the City's Park & Recreation Department (PARD) concerning the trail gap at West 5th Street and West Avenue. Public hearings begin in four weeks or so. Watershed Protection & Development Review (WP&DR) may need to facilitate some utility lines and that may down the road delay the project. Concerning the West 4th Street bridge project, there needs to be better coordination between the City and commercial tenants in that area, but the project is moving along and construction is scheduled for September of this year.

Running out of time, we set our **next meeting for Tuesday 10 May from 4 to 5:30 pm at the common room of the Regency Apartments, and adjourned.**

Blake Tollett, Secretary