

Old Austin Neighborhood Association (OANA)  
11 July 2017

The OANA Board of Directors (BoD) came together shortly after 4 PM on Tuesday 11 July 2017 for our monthly scheduled meeting at the Shoal Creek Saloon. BoD members in attendance were Charles Peveto, Bill Schnell, Michael Portman, Ted Siff, Ray Canfield, Katie Jackson, Perry Horton, Austin Stowell and Blake Tollett. Diana Zuniga and Perry Lorenz both sent their regrets. Advisory council members present were Kathy Marcus from the Spring and Roger Cauvin from Plaza Lofts. We welcomed a guest, Paul Byers.

Our first order of business was the adoption of the minutes from June, and on motion from Charles with Perry seconding they were unanimously adopted.

On a procedural note, Michael inquired about the historical association between OANA and the Downtown Austin Neighborhood Association (DANA) and we discussed the relationship. Basically, OANA is an independent association wholly within the boundaries of DANA. The Downtown Neighborhood Association (now DANA) formed in the 1990s with a primary impetus being the then proposal of locating and building the Travis County Criminal Justice Complex in the neighborhood. OANA's antecedents go back several decades prior to the DANA formation and our organization was re-envisioned in 2008. The current focus of the organizations remains distinct but we tend to complement the other's actions in a mutually beneficial manner.

We then turned to **Committee Reports** with Michael telling us our membership numbers and bank account both continue to slowly increase. Bill related to us that his professional and familial obligations (AKA "real life") have kept him from putting together the electronic newsletter but that we should look for a new edition in the early fall. On another social media note, apparently our likes on Facebook have doubled in the last few months so the page is generating interest. Charles reported that he has been loading the page with neighborhood specific information and that this may be a factor in the attention. Charles and Katie discussed ways to increase traffic to the site and they will become co-administrators along with Bill.

Under **Parks**:

- The proposed **Duncan Park Master Plan** has apparently gone from proposed status to being implemented. Charles has again talked with the Parks & Recreation Department (PARD) folks about the irrigation of the envisioned landscape, specifically the use of the reclaimed water system that has already been brought to the park through the purple pipe system. This issue has been an ongoing discussion for the BoD. It is understood that the southern portion of the park is within the flood plain of Shoal Creek and that it is preferable that water that is still rich in nutrients should remain out of Ladybird Lake. This non-potable irrigation water scheme, however, if done correctly can provide lasting benefit to the landscape with no detriment to our water system. Michael and the neighbors at the Nokonah are also monitoring the discussion.
- Ted spoke to us briefly about what is going on with the **Shoal Creek Conservancy** (SCC) and again encouraged everyone to follow along on the SCC website.

- At **Wooldridge Square Park**, Charles told us the giant chess program on Saturday has resumed and folks are showing up to observe and participate. He also met on site with Kimberley McNeely, acting Director of PARD, to discuss the preliminary master plan. On an aside, everyone agreed that the square is looking excellent due in part to the reclaimed water/purple pipe irrigation system.

Under **New Discussion**, Ted spoke to us about **Parking Benefits Districts (PBDs)**, an avenue for a neighborhood to negotiate with the Transportation Department to receive a share of the metered parking funds collected in the neighborhood. This program has generated substantial funds for the West Campus District for the street improvements along Rio Grande Street between W. 15th and W. 29th Streets and we also could put these funds to good use. Ted will liaison with DANA on this.

Kathy Marcus then spoke with us about the proposed City chilled water plant that is going up just to the east of the Gables. Originally this land was going to be the site of a small parking garage but will now be utilized as a redundant chilling system for the nearby buildings that use this type of system to condition their interiors. Kathy has been following the noise trespass issue associated with these facilities since 2013 and here she reports that the City has gone to precedent setting measures for state-of-the-art baffling. She continues to work with the City to redirect the noise generated during operations. [NOTE: Noise generated at ground level can expand in volume as it rises in our concrete canyons.]

Under **Old Business, Status Reports and Updates**:

- W. 12th Street Esplanade-deferred until September.
- 405 W. 14th Street-Austin reported that the property would change hands in August.
- 603 W. 8th Street-Ted reported that the Restrictive Covenant (RC) sought by OANA as a condition for our support of the zoning change from General Office-Historic (GO-H) to Downtown Mixed Use-Historic (DMU-H) has been formalized and signed by the property owners. The RC focuses on potential sound trespass from entertainments at the property, prohibited uses, and how sidewalks are established along Nueces and W. 8th Streets. The applicant has agreed to set up a real time sound monitoring system accessible by neighbors to the property, a Beta version of which is currently being used in the Red River District by the City.
- 1108 Nueces Street-the change of zoning district on this property from GO to DMU-60-CO has been approved by City Council. The preliminary plan for the redevelopment of the property is for a 22,000 s.f. office building.
- 1202 San Antonio Street-the change of zoning district on this property from GO to DMU-60-CO will be heard by City Council on 3 August 2017.
- Charles related that he has spoken with Teri Meyers concerning the proposed historic survey of the neighborhood. He will continue discussions with her and report back to us.
- Blake noted that the initial rezoning maps generated under the CodeNext project for our neighborhood do not align with the rezoning of our neighborhood under the Downtown Austin Plan/Northwest District (DAP/NWD). On motion from Blake with Charles seconding, with unanimous BoD approval, Blake will write a letter for Ted's signature

asking City Council and the Staff to align the proposed rezoning of the district under CodeNext with the zoning districts outlined in the DAP/NMD.

Under **New Business**:

- The owners of 1105 Rio Grande Street are asking for a zoning change on their property from the GO to the DMU zoning district. Ted has spoken with them and they are amenable to DMU-60 with the condition of prohibited uses that we normally request in these situations. This matter goes to the Planning Commission on 27 June and the City Council on 3 August.
- The issue of all-night concrete pours in the construction of the Independent and other buildings in our neighborhood continues to be monitored by Katie. She has been working with Assistant City Manager Jason Alexander to review the current City ordinance that comes up for renewal later this year. The constructors of the Independent are working with the affected downtown residents to somewhat mitigate the light and sound trespass their project is generating, but their responses are more in reaction to complaints rather than their being proactive on this, at least in Katie's experience. Residents are encouraged to make complaints as necessary through the 311 system. The Proper and the 3rd & Shoal projects are also under construction in this area and they too are being encouraged to be a good neighbor if at all possible. As for the current ordinance allowing restricted all-night pouring of concrete, Austin is the only major metropolitan area in the nation that even allows this practice beyond the pouring of the ground map floor. The current ordinance also monitors the sound at ground level from a distance of 75 feet, problematic as noted in that sound travels and the volume can expand. Katy Marcus volunteered to share her research on this issue as she has been monitoring sound trespass for her residence, the Spring, for many years. When the ordinance is reviewed later this year it is possible that a real time sound monitoring system could be required.
- Katie told us a friend of hers in the W, Buddy Patton, may be interested in serving on the Advisory Council. That is excellent news as we would like to have a meeting there sometime in the future.
- Outdoor Music Venue (OMV) permits for the bars and restaurants in the W. 6th Street district are continually coming up for yearly renewal and right now extended hours are being granted fairly consistently by the City under the premise that there are no close by residential zoning districts. That premise has overlooked a multi-family zoning district in the 600 block of West Avenue, and a close-by residential zoning district complicates the granting of extended hours for OMV permits. [NOTE: There are many residential properties in this area of our neighborhood, but they are in commercial zoning districts such as Central Business District (CBD) or DMU]. How this proximity of a residential zoning district will play out is unknown at this time, but it is worth noting. Ted will continue looking into the matter and will be meeting with the businesses' association.

Having reached 5:30, we voted to adjourn until Tuesday 8 August here at the Shoal Creek Saloon.

Blake Tollett, Secretary  
OANA