

Old Austin Neighborhood Association (OANA)
13 October 2015

The Board of Directors (BoD) of OANA came together on Tuesday 13 October at the Mitte Carriage House, 1008 West Avenue. We began the meeting at 3:30 PM in order to wrap up by 5 PM to accommodate the business hours of the facility. Members in attendance were Ted Siff, Bill Schnell, Michael Portman, Charles Peveto, Perry Lorenz, John Horton, Albert Stowell, Diana Zuniga and Blake Tollett.

Guests in the audience were Alice Glasco, a professional planning consultant, and Kim LaPierre of the Texas Association of Counties (TAC).

We reviewed the September 2015 minutes, and upon motion by Charles with Albert seconding, they were unanimously approved as submitted and Bill will post them online.

We then moved to the formal presentation by the TAC concerning their rezoning request for 1204 San Antonio Street and 1205 Nueces Street:

C14-2015-0133

1204 San Antonio Street & 1205 Nueces Street

Owner: Texas Association of Counties, Gene Terry, 512-476-8753

Applicant: Alice Glasco Consulting, Alice Glasco, 512-231-8110

Proposed Zoning Change:

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

TO: CBD-Central Business District is intended for the commercial core of Austin, permitting a wide variety of office, commercial, residential, and civic activities commensurate with the regional and statewide significance of downtown Austin and the adjacent State Capitol.

The discussion began with a presentation of who and what the TAC is and does. From the literature presented to the OANA BoD:

“With the formation of the Texas Association of Counties in 1969, Texas counties joined together to improve and promote the value of county government on a statewide basis. TAC is the representative voice for all Texas counties and county officials and, through TAC, counties communicate the county perspective to state officials and the general public. Understanding the way county government works and the value of county services helps state leaders preserve counties’ ability to serve their residents effectively. This cooperative effort is managed by a board of county officials and every county office is represented on the board.”

Under the Downtown Austin Plan (DAP)/Northwest District (NWD), this property is slated to be rezoned to DMU-60, the Downtown Mixed Use district limited to 60 feet in height. Normally under the DMU zoning district the maximum development floor-to-area ratio (FAR) is 5-to-1 but

under the proposed DAP/NWD the maximum development FAR is currently pegged at 1-to-1, a restriction originally intended to encourage a diversity or mix of uses while discouraging the teardown of the historic fabric of the neighborhood. In the DAP/NWD proposed plan it is not contemplated that the CBD zoning district is an appropriate land use. The CBD zoning district allows development of buildings on an 8-to-1 FAR basis (IE-for every 1,000 s.f. of underlying land you can potentially develop 8,000 s.f. of building). The TAC site has no height restriction due to the Capitol View Corridor (CVC) so in theory, under the CBD zoning district parameters, there is no height limitation on future development. In addition, the CBD zoning district does not require on-site parking.

The TAC envisions taking down the buildings at 1204 San Antonio Street and 1205 Nueces Street and replacing the structures with one 165 foot building of approximately 144,000 s.f. of office space. This will be a pure office project and they do at this time contemplate having over 500 parking spaces on site. The TAC did state that their current headquarters at 1210 San Antonio Street does currently meet their office needs (they actually rent a small portion of 1210 to third parties), so they were hoping to secure these entitlements with an eye to the future.

After discussion Albert was tasked with continuing to keep an eye on the proposal.

Under Old Business, Current News and Action Items, we discussed the ongoing transformation of the southern part of our neighborhood-the majority of the private sector developments ongoing are residential. Truly amazing.

The Shoal Creek Gap project, the closing of the gap in the Shoal Creek Trail between West Avenue and West 5th Street continues. From an email Ted sent out:

“Dear SCC and OANA boards,

Below is the most recent update on the city’s progress in closing the 34-year-old gap in the Shoal Creek Trail between West Ave and West 5th Street. This \$4 million project wouldn’t be happening without the donation of an easement providing land for the trail next to the new 311 Bowie condo building. Big thanks to Constructive Ventures (board member Perry Lorenz & Larry Warshaw) for making this donation.

These updates are sent every few weeks as there is progress to report. To get on this UPDATE Mailing List simply email Courtney Black at courtney.black@austintexas.gov. She’ll happy to add you.

Best, Ted

Ted Siff, Board President

Shoal Creek Conservancy

512-657-5414

[Shoal Creek Conservancy](#)

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From: Black, Courtney [mailto:Courtney.Black@austintexas.gov] **Sent:** Tuesday, October 06, 2015 3:05 PM **Cc:** Haba, Darryl **Subject:** Update: Shoal Creek Greenbelt Trail Improvements Project, Oct. 6, 2015

Hi All,

Over the next three weeks, crews will continue efforts to finish the bridge foundation work. This includes completion of the abutments on both sides of the creek and drilling of the two remaining piers on the south bank. Additional excavation work and stabilization of the area is necessary prior to drilling due to the existing material on the south bank.

Upon completion of this phase, Austin Energy will make modifications to an existing duct bank crossing Shoal Creek that carries a high voltage conduit. This duct bank was once buried below Shoal Creek many years ago and is no longer below the creek bottom. Repair/modification efforts are planned for late October with no power outages scheduled.

Towards the end of October, crews will begin creek restoration by removing sediment deposits and invasive woody vegetation, stabilizing the bank using large limestone rock (similar to what is behind 404 Rio Grande) and removing the wastewater line that is exposed in Shoal Creek and placing it on the north bank, out of the creek. We will place a new wastewater service line and remove the old one.

The next phase of work will involve dismantling the existing limestone block wall and mechanically stabilized earth behind 404 Rio Grande. Due to safety reasons, this area will be fenced off for approximately three months while the work is completed. We realize this may inconvenience area residents, so we are working to finish this portion of the project as quickly and efficiently as possible. Once this work is slated to begin, we will give you advance notice. We would also like to note that once we begin drilling the remaining two piers, the equipment, due to its height, will be close to the level of second floor windows. During this time, crews will respect your privacy while being as quiet as possible.

If you have any questions or concerns, please project manager, Darryl Haba (copied) at Office: 512-974-7205 or Cell: 512-293-8052 (emergencies only, please).

Courtney Black

Public Information Specialist, Senior

Public Works Department | City of Austin

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Cell 512-619-8851

Email courtney.black@austintexas.gov”

We then discussed the Bowie Street Underpass project. It can and is debated whether this project is the best use of the funding opportunities generated by the Seaholm Tax Increment Financing (TIF), but the project is going forward. Michael will continue working with City Staff to facilitate a meeting involving both OANA and Shoal Creek Conservancy (SCC).

As for the upcoming bond vote on the Travis County Civil Courthouse, there is nothing new to report.

Ted reports that OANA BoD member Ray Canfield has been appointed to the Shoal Creek Flood Mitigation Task Force. He also reported that the Mayor has brought on a hydrological engineer.

Under Committee Reports and Action Items, Albert tells us there is no change in our finances.

We then turned to the Gilfillan House request to change their zoning district classification from GO-H to DMU-H. The zoning district of General Office does not allow the property's current owner to hold entertainment/social events and apparently their business plan calls for the property to be an event setting incorporating outdoor amplified sound. There is push back from close by neighbors and OANA on the outdoor amplified sound issue, and there had been ongoing negotiations to try and come to some accord. Unfortunately, at this time the negotiations have ended with no mutually acceptable compromise in sight. The neighbors are going to pursue a petition against the requested zoning change.

Under Marketing and Membership, Michael reports that membership in OANA continues to be highlighted at the 360 condominiums through mentions in their tenant newsletter. Ted has also been invited to speak at their annual meeting on November 19th.

Under Parks, Trails and Open Spaces, Charles began by updating us on Wooldridge Square. In collaboration with the Parks & Recreation Department (PARC), the DWG landscape design firm has been engaged to formalize the stakeholders' long-term vision for the park. The close by Aspen Heights project has spun off \$174,000 in Park Land Dedication (PLD) funds and their dedication to Wooldridge Square should make the implementation of much if not all of the design work doable. It was noted that when Wooldridge Park underwent its latest makeover, a reclaimed water system ("purple pipes") was incorporated.

For Duncan Park's envisioned master plan, there are not only PLD funds available but also bond money. It's thought that work on project will begin after the first of the new year.

Diana reports that the Spring Condominium is hosting a meeting on 21 October to familiarize tenants with Republic Square Park. She will wrangle invitations for the OANA BoD.

At this point the BoD continued our ongoing discussion of OANA's membership in the Friends of Austin Neighborhood (FAN) organization. Because the circulated agenda did not speak to this matter, a final vote was deferred until our November meeting. [NOTE: subsequent to this meeting Ted informed the BoD that he would like to postpone the decision to join FAN until sometime next year]

Our time having run out, we adjourned. Our next meeting will be on November 11th at the Regency Apartments beginning at 4 PM.

Blake Tollett-Secretary
OANA