

Original Austin Neighborhood Association (OANA)
Board of Directors meeting 11 January 2010 at the Regency Apartments.

Board members in attendance were Ted Siff, JuanPablo Wright, Albert Stowell, Mark Hozbach, John Horton, Kevin Williamson, Richard Hardin, Perry Lorenz and Blake Tollett.

Ted brought us to order at 4:05 PM.

On motion by Al seconded by John, the minutes from our 14 December 2009 board meeting, as revised, were approved. Mark was instructed to place them on the web site.

We then discussed some board meeting structural matters. It was decided that at the beginning of each meeting, we would first approve minutes (done), get a membership count (104 paid members), and a treasury report (approximately \$1600). At that point we would hear from the various committee chairs, and if board action was going to be called for, Ted asked that the chairs submit those requests in a timely manner so they could be noticed in our published agenda.

In order to open the board's committees to as many members as possible, Ted suggested that each committee chair send a statement of his committee's goals and purpose, a charter, to him in a timely manner so it could be posted on our web site and further presented at our general member meeting on 20 January 2010. At the general meeting, a signup sheet for each committee will be available.

We then moved on to committee reports:

Planning & Zoning Blake first suggested that OANA get a mailbox for these notices rather than having them sent to an individual's home address. The board endorsed this idea and Al was instructed to rent a mailbox at the neighborhood UPS Store. Once the mailbox is rented, Ted will inform the City Registry of OANA's new mailing address. For now, Ted and Al will have keys to the box.

We then had a general discussion of a noticed application for rezoning:

C14-2009-0151

835 West 6th Street

Owner: Schlosser Development Corporation, David Vitanza 472-7774

Applicant: Alice Glasco Consulting, Alice Glasco 231-8110

Proposed Zoning Change:

From: DMU-Down Town Mixed use zoning is intended for areas on the periphery of CBD (Central Business District) 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.

To: DMU-CURE-The base DMU zoning district (defined above) combined with CURE-Central Urban Redevelopment Combining District is intended for combination with all base districts within specific central urban areas, in order to modify base district provisions as necessary to allow for appropriate uses.

Rick and Perry talked to us about the uses of DMU-CURE, and basically the upzoning to CURE is normally used for small changes in a property's base zoning district entitlements. In this instance, DMU allows for a structure's height of 120 feet with a Floor to Area Ratio of 5 to 1. After extended discussion, on motion by Al and second by John, the OANA board will unanimously support the request for additional entitlements on the subject property, but on two conditions. First, any increase in entitlements, be it in allowed FAR or height, must be done for a residential use, with the residential use being defined as either condominiums or apartments and specifically not a hotel or other short-term residential use. The idea here is that we want true residents to occupy any expansion of the property's base entitlements. Ted told us that in conversations with the owner, the commercial use in the project is geared towards an expansion of the Whole Foods corporate office and their cooking school. The second condition of our support for the rezoning request is for the applicant in some way to commit to benefiting the health and beauty of Shoal Creek. Although the City will not be a party to such a commitment per se in that Shoal Creek itself is not a part of the project, the commitment should be mutually beneficial to both the City and the applicant.

We discussed at this point the concepts of "supporting" requested changes in the Land Development Code (LDC) or "not opposing" changes. We agreed that if the neighborhood association was requesting conditions from the applicant requesting a rezoning under the LDC or a modification or variance from the provisions of the LDC, "support" of the request might be the appropriate position. We need to be careful though when there is a request for a variance from or modification to the LDC on a property. If in those instances we are not opposed and are not requiring conditions from the applicant, then we will look at "not opposed" as the neighborhood association's position.

NOTE: At this point, due to the meeting starting to run long, some posted agenda items are deferred until the next board meeting.

Government Relations Chair John Horton gave us a brief update on the proposed bicycle boulevard scheduled to come through our neighborhood. The City's initial plan was to have Nueces Street so designated, but there has been some pressure from property owners to have Rio Grande Street designated. The first City sponsored meeting on 9 December 2009 was well attended by affected property owners and bicycle enthusiasts. An upshot from that meeting is that the City is moving away from the use of "pinch points" to control traffic at intersections and looking at installing roundabouts at each intersection. This would slow all traffic, bike and vehicular, and not take away valuable parking spaces. Subsequent to that meeting, Al has met with the Pease Elementary folks about any concerns they might have about shifting the boulevard from Nueces Street to Rio Grande Street and their PTA is going to visit the matter at their next meeting. It was reported that ACC appears to be on board with the shift from Nueces Street to Rio Grande Street. The next City sponsored meeting will be on Wednesday 13 January 2010 at Pease Elementary, and the last scheduled City sponsored meeting will be held on 24

February (rather than the previously noticed 27 January) in order for the City to gather transportation related data that they will review and analyze. John pointed out to us that this bike boulevard is basically a done deal in that it is already a funded City priority, the only question being which street it will be located on. The board deferred further discussion and potential endorsement action until after the 13 January City meeting.

Historic Preservation Al spoke to us briefly about the ongoing controversy that has brewed up from the proposed expansion plans at the Mansion. Ted reported that the owner of the Sampson House at 10th and Rio Grande Street has plans to restore the entire compound. This kind of project requiring a large commitment of time and resources is to be noted and applauded, and the board did so. NOTE: See also the restoration work being performed at the corner of 15th Street and Rio Grande Street.

Parks and Open Space Mark talked to us about the ongoing restoration project at Woodridge Square Park. Historically this park was a focus of civic activity such as declaration/political rallies but has always been a fairly minimally improved facility. Currently the park has an established Friends Group and is recognized by the Downtown Austin Association (DAA). Mark said he had visited on site with downtown resident Charles Peveto and amongst other ideas they discussed the possibility of securing grants to do some restoration work to the gazebo in conjunction with the City. The board discussed the March 6th "It's My Park Day" event and how we might be able to leverage the volunteer opportunity into work programs at either Woodridge Square Park or along the Shoal Creek Greenbelt. Mark is going to continuing reaching out to the various "friends" organizations.

Quality of Life/Social Order Kevin talked with us about his proposed 5,000 sf expansion plans for the building located between the two establishments he owns, the Star Bar and Ranch 616. He envisions an upscale country swing themed venue. He was questioned about parking-he plans to use valet parking although it was conceded that the current patrons of this entertainment area do park up in the neighborhood-and noise. On the noise issue, it was noted that the bar and music scene along this stretch of West 6th Street is a fairly recent phenomena which was really not there just 5 years back. We discussed reported violations of the City's noise nuisance ordinance from long time residents in the area, but the board did not have in front of it any confirmed violations. Kevin and Al did state that they could hear the music from their front porches (both live in the Regency Apartment area). We discussed whether the neighborhood association is comfortable with the trend of West 6th Street becoming a new focus of entertainment. The recent American Statesman article showing a cluster of bars classified as the "last call" bar of those subsequently arrested for DWI, including the top listed such location, was noted. We discussed the West 6th Street district limited size and that future development in the area would probably preclude stand-alone entertainment structures. It was noted that money generation wise, bars top pure restaurants. The idea of a informal commitment by the current predominate property owners along this portion of West 6th Street limiting the development of the area into a liquor sales entertainment destination was discussed. We discussed the neighborhood noise issue in general, and touched briefly on the upcoming variance request for outdoor entertainments at the Allen House located at 11th Street and San Antonio Street.

At this point Blake had to leave the meeting to attend the Board of Adjustment on behalf of West Austin Neighborhood Group and Mark continued the recording of the minutes.

Blake Tollett, Secretary

Bar discussion -

There was some concern because of the number of bars proliferating on west 6th street, that it may become increasingly similar to east 6th. Others thought that with the current and expected-to-increase density of residential dwelling currently around west 6th, it will be unlikely for west 6th to have the kind and degree of problem issues found on east 6th. Ted asked Kevin Williamson to think about how to best articulate the charter for his "Quality of Life / Social Order" committee to address concerns like this.

There was some conversation regarding sound variances. According to Al, businesses (such as the Allen House) are allowed to apply to the city for sound variances on an annual basis, and Al said there is no structured process to seek community input for these variances.

Future OANA Meeting schedule: The consensus was to hold the OANA board meetings on the second Tuesday or every month from 4 PM to 5:30 PM at the Regency Community Room.

1/20/10 General Membership Meeting Agenda discussion: the group thought it would be best to keep the agenda items down to approval of the by-laws consistency corrections, and to the potentially controversial question of whether or not to keep the current OANA borders or to reduce the border to the portion of the current OANA area north the east-west line midway between 6th and 7th street. There was no support among those present to add to the agenda the potentially controversial question of changing the OANA by-laws to eliminate proxy voting.

The meeting came to a close around 6:10 PM.

Mark Hozbach