

Original Austin Neighborhood Association (OANA)
8 November 2011

The Board of Directors (BoD) of OANA came together for their regularly scheduled second Tuesday of the month meeting at 4 PM in the Common Room of the Regency Apartments. Those Board members present included Ted Siff, Albert Stowell, Bill Schnell, Perry Lorenz, John Horton and Blake Tollett. Ted led the discussions. There were no guests.

The first order of business was the review of the previous month's minutes, and with minor corrections, they were approved unanimously with Blake calling for the vote and Bill adding a second.

Ted reports that his search for new Board members has focused on two names, one an owner of property within our boundaries whose home neighborhood association (NA) is Old West Austin NA and the other a restaurant owner from the Lamar corridor. In informal discussion amongst the Board members, either or both are seen as valuable contributors to the organization. Ted will proceed with that understanding.

Our Treasurer Albert reports no change in our bank account.

Government Relations/Social Order Committee, John Horton, Chair

John reports that he and Ted met with Council Member Sheryl Cole's staff assistants in reference to Waterloo Park. As reported last month, there is no easy solution here. To be blunt, the humanitarian services provided at the park are not only skewering the use of the park away from the general public, but also have basically overwhelmed the facility. The comings and goings of the many folks to the park, coupled with the ongoing drought, has left a bare dirt square. There are ongoing discussions on how to rehabilitate the facility while not unduly displacing or interrupting the various humanitarian efforts in that part of the City. This situation needs to be addressed head on and mutually agreeable compromises found.

Membership/Marketing & Camaraderie Committee, Bill Schell, Chair

OANA now has a Facebook page with Bill and Ted as co-administrators. We all need to go to it and "like" it. Once on the page, this site can be linked to other web sites OANA has an interest in promoting such as the Shoal Creek site. Bill reminds us that we have an OANA twitter site and for us to use the social media vehicle. The Board appears shy or at least reluctant to do so at this point, but that needs to be overcome.

Planning & Zoning Committee, Albert Stowell, Chair

C14-2011-0124; 702 San Antonio Street

The rezoning request is to go from GO-H (general office, historic) to DMU-H (downtown mixed use, historic). We talked briefly about this request last month, and VIA electronic

communications amongst Rick, Ted and Blake, the following letter was generated and sent into City staff:

Clark Patterson, Case Manager
Planning & Development Review Department
City of Austin

RE: 702 San Antonio Street: C14-2011-0124: GO-H to DMU-H

Dear Mr. Patterson:

The Board of Directors (BoD) of the Original Austin Neighborhood Association (OANA) at its regularly scheduled monthly meeting on October 11, 2011, upon notice to interested parties, discussed the above referenced rezoning request from GO-H to DMU-H.

The OANA BoD supports the vision in the Downtown Austin Plan (DAP) to change the zoning of properties in our neighborhood (the "Northwest District" of the DAP) from 'single use' to 'mixed use' and we view this application as consistent with the DAP.

Following our approach in other DMU rezoning applications, we propose that a conditional overlay (CO) be attached to this zoning change that would include the following conditions:

1. The current building façade shall be maintained and included in any redevelopment of the property;
2. The following potential uses of the property shall be prohibited:
 - Automotive Repair Services-Automotive Sales-Automotive Washing-Bail Bond Services
 - Counseling Services -Drop-Off Recycling-Collection Facility-Exterminating Services
 - Funeral Services-Financial Services - Guidance Services - Local Utility Services
 - Outdoor Entertainment-Pawn Shop Services- Residential Treatment -Telecommunications Tower
 - Restaurant (Drive-in, Fast Food)-Service Station
3. Once approved, the authorized uses of the property shall not generate more than 2,000 vehicle trips per day;
4. The maximum height of the building shall not be higher than its present height or 60' above ground level, whichever is higher;
5. No on-street parking shall be removed nor designated for "valet" parking on San Antonio Street as a part of any site plan or building permit, or development or use of the Property; and,
6. All the conditions above are in anticipation of the applicant pursuing a boutique hotel use for this property. If a different use is pursued, then the building shall include no less than 50% residential use.

Thank you in help in this case, and please contact me if you have any questions.

Sincerely;



Ted Stib, President

Board of Directors

Albert Stowell, Treasurer

Rick Hardin

Perry Lorenz

Blake Tollett, Secretary

John Horton

Bill Schnell

We wanted OANA's position on these rezoning requests to be laid out in a consistent manner and we felt like this letter captured our often discussed guidelines. Of course, there is always the flexibility to tweak these precedents for our non-opposition, but as the neighborhood changes, especially in anticipation of the passage of the Downtown Austin Plan (DAP), the fewer surprises for both applicants and neighborhood association the better.

C14H-2011-0001; Shoal Creek Houses; 623 & 702 Wood Street

The requested rezoning here is from MF-3 (multi-family medium density) to MF-3-H (historic). This matter went before the Historic Landmark Commission last spring and was unanimously passed along to the Planning Commission for their input prior to going to Council. The City Staff recommendation was for historic zoning with an option for relocation of the houses to the same general area of the city to preserve the history of the African- and Hispanic-American community that once existed on the banks of Shoal Creek. [NOTE-In review of the Historic Landmark Commission's (HLC) minutes on this matter, the case originated before them as a demolition permit request. What is interesting is that their minutes reflect that no one spoke before the HLC in favor or opposition to the Staff's recommendation of historic rezoning and denial of the demolition permit.] After discussion, the OANA Board decided to table the matter until our next meeting in December.

Downtown Austin Plan (DAP)

The plan passed last Thursday the 3rd on first reading. Two areas of concern to the Northwest District (OANA's district designation under the DAP) are the continuation of the CURE (Central Urban Redevelopment) combining district and the requirement that new cocktail lounges in the West 6th Street area go through the Conditional Use Permit (CUP) process.

As for the Central Urban Redevelopment Combining District purpose:

The purpose of a central urban redevelopment (CURE) combining district is to promote the stability of neighborhoods in the central urban area. A CURE combining district may be used (1) for sustainable redevelopment of homes, multifamily housing, and small businesses; (2) to accommodate high priority projects that enhance the stability of urban neighborhoods including the development of affordable housing and small businesses along principal transportation routes that serve a neighborhood; (3) to improve the natural environment; and (4) to encourage high quality development with architectural design and proportion compatible with the neighborhood.

Apparently the original intent of the CURE Combining District was to overcome small site plan deficiencies in projects embraced by the community in which it was being proposed. Lately, it has been used to obtain increased entitlements in height and floor-to-area (FAR) calculations in the Central Business District (CBD is the most intense commercial zoning district). Normally, if one wanted to increase entitlements in height or FAR from a property's base zoning district, an element of affordable housing, or the payment of funds in lieu of, had to be included in the request. Under a CURE Combining District, the need to meet the City's density (height and FAR) bonus requirements for a 10% affordable housing component to be in the project for which

increased entitlements are sought could be obviated. Under the DAP, proposed projects cannot seek increased entitlements of height or FAR under the CURE Combining District section of the Land Development Code (LDC).

As for the idea supported by OANA and the Downtown Austin Neighborhood Association (DANA) that future cocktail lounges in our neighborhood would have to go through a CUP process, the idea appears to be dead.

On a related note, Blake asked for and received permission to attend as a representative of OANA a 17 November 2011 conference sponsored by Council Members Morrison and Tovo concerning affordable and permanently supported housing in the City. Blake was asked not to agree to anything but to listen quietly and report back electronically to the Board.

Parks & Open Space Committee, Ted Siff, Chair, reports that the stakeholder group concerned with Shoal Creek improvements forges ahead. Albert reports to us that there is also progress on the Butler Trail (AKA Town Lake Trail). The Butler family, along with other fine citizens of Austin, is going to raise sufficient funds to add to the City's commitment to complete the boardwalk and finally finish out the trail around Lady Bird Lake. Both of these projects will add greatly to the vision of the downtown area.

Information Items & Other Business

The City of Austin will soon be setting up a Citizen's Bond Committee to recommend proposed projects to be funded through the next bond cycle. OANA needs to pay attention to what is happening and be ready to push for proposals that directly benefit our neighborhood. There is also an ongoing City of Austin Charter Review Commission that Ted is a member of, and he will report more fully on its mechanizations at our next meeting as our time is running out for this month. We set the next meeting date for 13 December 2011, and

Adjourned

Blake Tollett, Secretary OANA