

Original Austin Neighborhood Association (OANA)  
8 January 2013

The OANA Board of Directors (BoD) came together shortly after 5 PM. Directors in attendance were Bill Schnell, Paul Isham, John Horton, Richard Hardin, Blake Tollett, Ted Siff, Perry Lorenz, Ray Canfield and Albert Stowell.

We welcomed two guests, Joe Bryson, a resident of the 706 West Avenue Condominiums and Bill Muhlhane from Austin Community College (ACC).

Ted had some minor corrections to last month's minutes, and with those corrections, we voted unanimously to approve them and have Bill post them on our website.

Under **Review of Annual Membership Meeting Flyer, Agenda & Plan**, we began with our ongoing board member recruitment effort. Richard introduced us to Tom Borders, a potential new BoD member. Tom and his wife Carmel recently bought an historically designated building in the Bremond District and Tom will be making his office there. The Borders founded Borders Books Shop, Inc., among other endeavors, and Tom is the former Chair of the Harry Ransom Center Advisory Council. Tom was out of town for this meeting but he had told Richard that if elected he would gladly serve. Ted said he had talked with Marcy Melanson of the Nakona, but her current schedule just couldn't accommodate the commitment.

Under **Committee Reports & Action Items**, the Financial & Membership Report for 2012 was deferred until later as Albert was running a little late.

We then went to a brief update on **Wooldridge Park** from John and Ted. Ted reports that the Downtown Austin Alliance (DAA) discussed the situation at the park at its December meeting. With the City's Parks and Recreation Department (PARC) contemplating the reopening of the park to the public this coming March, the DAA wants to start a conversation about Mobile Loaves & Fishes (ML&F) and other program users of the park and the surrounding area. The current rehabilitation project was the direct result of overuse of the park, and if that is not addressed prior to the park's reopening, this is going to be a waste of time and money. The elephant in the room is that ML&F's primary clientele are the transient and homeless folks amongst us. There is a balancing act here between compassion for these neighbors and the fact that this is a State of Texas owned property leased to the City for the benefit and enjoyment of all the citizens of Austin. If the Austin community takes on the obligation to minister and provide services in this situation, the thought is that this needs to be shared throughout the downtown. With BoD permission, Ted and John along with other stakeholders will go forward in discussions that hopefully will give rise to a definable compromise. In past discussions amongst the OANA Directors the idea of a rotating location for these services was brought up with the proviso that some sort of rest room facilities need to be a part of the plan. We have also discussed requiring program operators to be licensed with defined use locations and hours of operations. In the short term, OANA is going to suggest that the park be opened this spring only for Its My Park Day/Texas Independence Day and Cinco de Mayo so that the landscaping will have more time to establish.

Under **Membership/Marketing/Camaraderie**, with consent of and encouragement from the BoD, Bill goes forward with the idea of putting out an electronic newsletter at least quarterly. In anticipation of an early spring and to promote It's My Park Day (IMPD) on March 2nd, Texas Independence Day, he set us a submission of copy deadline of 14 February. The newsletter went to some of the residential tower neighbors but we still need to work on that. In addition, Bill has added the edresses of the City Council and their staff and the City Manager and his staff along with the identified Shoal Creek stakeholders to our electronic mailing list. Paul made a suggestion that we additionally add the County Commissioners and their staff and Ted suggested the members of the Board of Trustees of Austin Community College (ACC) and related folks. It never hurts to get the word out and let neighbors know we are here.

We then turned to **Zoning**.

Albert reports that he hosted a meeting with himself, Ted, Austin City council Member Chris Riley and Bill Muhlhane of Austin Community College to discuss the **ACC rezoning request**.

From last month's minutes:

++++  
The rezoning request seeks a zoning district of Downtown Mixed Use (DMU) on 9 parcels of land:

- 1204, 1206, 1215 ½ and 1218 West Avenue
- 1212, 1209, 1215 and 1216 Rio Grande Street
- 605 West 13th Street

Last June OANA sent a letter in support of the rezoning package conditioned on the following:

The Downtown Austin Plan (DAP) restricts developmental height maximum on the properties to 60 feet and we support that limitation on the traditional DMU zoning district developmental height maximum of 120 feet except on the 1216 Rio Grande Street property. That property should be allowed to have a maximum developmental height of 120 feet.

++++  
The 1216 Rio Grand Street property is the old Austin High School Annex, and the current ACC plans contemplate its removal. This matter is one of the issues related to the proposed campus expansion scheduled to go before the Historic Landmark Commission (HLC) on 28 January. There has been significant concern over taking down the Annex especially from the Austin High Alumni Association (Loyal Forever). There is also pushback over the proposed allowable DMU build out height of 120 feet. The upcoming hearings before the HLC and eventually the Planning Commission and the City Council have the potential to be politically detrimental to the college, and they are aware of this. John reported that the Judge's Hill group is weighing in on this although the campus is not within their association boundaries. Ted asks us whether in light of these concerns our position regarding the demolition of the Annex should change? If this were not ACC seeking these changes to the campus would our position have been the same? Discussion ensued amongst all those present. As for neighbor Weddington's suggestion that all

of these to be rezoned parcels be subject to a Conditional Overlay (CO) restricting their use to educational purposes only, Mr. Muhlhane pointed out that the main campus building is already so restricted, and perhaps part of the Annex is included in the overlay. He stated that the college would probably acquiesce to an educational purposes only CO on the main campus bounded by W. 12th, Rio Grande and W. 13 1/2 Streets and West Avenue, but deferred on making that commitment on the rest of the parcels under discussion. The current ACC expansion plan is to take down the Annex and replace it with a modern structure, and if that is off the table their onsite student capacity will be restricted.

After discussion, Blake was tasked with writing an amended letter of conditional support to the City that would encompass the following conditions:

OANA continues to support a rezoning of all the parcels to DMU but with a developmental height restriction of 60 feet for all (DMU-60).

OANA no longer can support the taking down of the Annex and would strongly encourage ACC to reconsider this aspect of their proposed expansion plans. We do support an addition to the Annex building to the north consistent with the developmental criteria of the DMU-60 zoning district. We would further encourage ACC to design any new buildings on the main campus in an architecturally style consistent with the main building, arched walkway and Annex building.

We would ask that ACC burden all of the parcels with an additional prohibited use of liquor sales.

We would ask ACC to extend the main building's restrictive covenant allowing only educational uses to extend over the entire main campus, educational uses being defined in such a way as to discourage future use of the campus for nonstandard education programs.

Perry with Albert seconding brought this motion forward and the vote was unanimous.

Time having expired we pushed further discussion of agenda items to our next meeting, Tuesday 5 February, and adjourned to prepare for the Annual Meeting.

Blake Tollett, Secretary