

Old Austin Neighborhood Association (OANA)  
9 February 2016

The OANA Board of Directors (BoD) came together at the Regency Apartment's Common Room for our regularly scheduled monthly meeting. BoD members in attendance were Ted Siff, Perry Lorenz, Michael Portman, Charles Peveto, Blake Tollett, Paul Isham, Ray Canfield and Perry Horton. Bill Schnell and Diana Zuniga sent their regrets.

Guests in attendance were OANA members Clara Haynes and Roger Cauvin.

Our first order of business was the adoption of the minutes from both our regular January meeting (01-12-16) as well as the minutes recorded by Diana from our annual general membership meeting on the 26th. Michael motioned with Paul seconding the adoption of the regular minutes, and Charles motioned with Paul seconding the annual minutes, with both being adopted unanimously. Bill will post them on our website.

Ted then directed us to the Action Items on the agenda:

Albert Stowell, although no longer on the BoD, has volunteered to be OANA's representative to the Austin Neighborhoods' Council (ANC), replacing Michael, and Ted has consented to be his alternate. The BoD accepted this unanimously.

With new members coming on the BoD, we reexamined roles and responsibilities of the BoD members going forward:

- Albert's role as Treasurer will be assumed by Michael with our good friend Clara Haynes acting as his assistant. On motion from Charles with Ray seconding, this change was unanimously adopted by the BoD.
- Charles asked to continue with being our point for historic preservation issues as well as Parks & Open Space concerns.
- Perry volunteered to head up the Government Relations committee.
- Ray will be concerned with the Flood Mitigation Task Force (FMTF) as well as general Shoal Creek flooding issues.
- Austin and Blake will be shown on the City's Community Registry along with Ted so they will begin receiving notifications from the City concerning land Planning & Zoning applications, and the three of them will be keeping the BoD informed on these issues.
- Paul consented to be "Of Counsel" for our organization.

We then revisited the suggestion from last December of an ad hoc committee to the OANA BoD consisting of representatives from the Home Owner Associations (HOAs) within our neighborhood, specifically from the condominium towers. We aren't envisioning this necessarily as an advisory board, but rather a way for the various HOAs to bring forward to us their concerns and suggestions on issues common to the neighborhood. At this point we are thinking that to begin with we identify 6 HOAs and that each HOA would then appoint one member to the committee. The roles and duties of these representatives are still unclear, and it is possible they could even meet virtually with some sort of messaging forum. Michael, Paul and

Charles will work on further refinements on this idea and bring their thoughts back to the full BoD this spring.

The last Action Item to address is the proposed rezoning request by the Texas Association of Counties (TAC) for the properties at 1204 San Antonio Street and 1205 Nueces Street. We have been discussing this request for several months now, and the BoD has given guidance to Ted and Blake as to how to address the Planning Commission when the matter comes before them on February 23rd. OANA will support the City Staff's recommendation that the property be rezoned to the Downtown Mixed Use (DMU) zoning district with a Conditional Overlay (CO) limiting the development height to 60 feet. This conditional support tracks what is called for in the Downtown Austin Plan/Northwest District (DAP/NWD) although the TAC in their amended application is asking for entitlements to allow for 120 feet of building height. In addition to the City Staff recommended CO concerning height, OANA will be asking for a CO limiting the uses available to the applicant, the limitations listed below that are a fairly standard request from OANA:

“By agreement between OANA and the applicant, and recognizing that the referenced property lies within the Criminal Justice Overlay, the following Uses are accepted as Prohibited rather than Conditional: bail bond services, a stand alone cocktail lounge use, pawn shop use and liquor/package store. In addition, an outdoor entertainment/amplified music use of the site is prohibited.”

“By agreement between the City of Austin and the applicant, vehicle trips per day are limited to less than 2,000.”

In the DMU zoning district, there are other permitted uses that we have asked to be conditional or prohibited as well as conditional uses that we have asked to be prohibited, and Blake and Ted will sort through them and submit their recommendations to the BoD.

As to the Floor-to-Area-Ratio (FAR) entitlement for the properties under the proposed zoning district, the Land Development Code (LDC) allows for a FAR in the DMU zoning district of 5-to-1. The DAP/NWD speaks to a restriction on this entitlement of 1-to-1 or 2-to-1. After discussion the OANA BoD came to no consensus. There was also discussion as to previous commitments from the TAC as to the residential use of their property at 1206 San Antonio Street, a property that is currently being used for offices.

Blake and Ted were charged with writing a timely letter to the Planning Commission and to then circulate the letter to the full BoD for approval before submittal.

Moving on to Current News, Ray brought us up to speed on the FMTF, a body appointed last fall by the City Council to look at flooding issues through out the City. Ray tells us the task force has three ongoing committees dealing with buy-out options, infrastructure maintenance issues, and of special interest to those along Shoal Creek, ways to mitigate flooding occurrences. The latter is the committee Ray is serving on with a focus on the entire Shoal Creek basin and ways to clean out the bed of the creek to improve flow, in addition to addressing functionality and operations of the Longhorn Dam that forms Lady Bird Lake. There seems to be impetus to

actually implement some of the recommendations being brought forth by the FMTF rather than having a report that sits on a shelf gathering dust, but there will be significant costs involved. Monies will need to be found to address buyouts or infrastructure improvements or expansions. If there is political will to attempt to see that more water is retained on the sites where it originates, then there will be restrictions on developmental entitlements such as an overall reduction in allowable impervious coverage.

At this point Ted had to leave us and Perry took over the meeting.

Under Parks, Trails and Open Spaces, the Bowie Street Underpass project continues to progress in a series of fits and starts. Paul has recently met with the City of Austin project manager and it appears that the terms of the contract of agreement between the City and the railroad are agreed upon but there has been no signing. Again, there is concern that even at this late stage, if there isn't further progress relatively soon then this is going to fall apart. The BoD did learn some new information about the project. There will be two bridges built, one for the trains and one for pedestrians and bikes. When it becomes time to interrupt train traffic to complete the underpass, due to engineering knowhow, the interruption will be measured in hours rather than days. One of the conditions for the areas Gables' projects being included in the Tax Increment Financing (TIF) district that will pay for the project is the completion of the Bowie Street Underpass. That further complicates where the TIF monies go if the project is abandoned.

Charles tells us that things are progressing nicely over at Wooldridge Square with a stakeholders meeting scheduled for Wednesday week, the 17th, at the Austin Recreation Center to go over the preliminary plan. Congratulations to all the good folks involved.

Having exhausted our time, we adjourned and we will get back together on March 8th.

Blake Tollett, Secretary  
OANA