

Original Austin Neighborhood Association (OANA)
7 May 2013

The Board of Directors (BoD) of OANA came together at our regularly scheduled time and place, the first Tuesday of the month at the Regency Apartment's Common Room beginning at 4:00 PM. BoD members in attendance were Bill Schnell, Albert Stowell, Perry Lorenz, Paul Isham, Tom Borders, Karen Armstrong, Ted Siff, Ray Canfield and Blake Tollett. John Horton and Richard Hardin were unable to attend.

On motion from Albert with Perry seconding, we first unanimously adopted the minutes from our 2 April 2013 meeting. We then went to Quick Consideration Items:

- The developers of the project have asked OANA to endorse their application for the Seaholm Power Plant being listed in the National Register of Historic Places. With little discussion we approved Ted doing so.
- Put consideration of changing OANA's boundaries to include the east side of Guadalupe Street on our June agenda. Agreed. Albert will inform the Downtown Austin Neighborhood Association (DANA) of our action and ask for comment. Our neighborhood association boundaries overlay each other as it is.
- Put consideration of changing our name back to "Old" rather than "Original" ANA on our June meeting agenda. Agreed. If we continue with our registered name of the Original Austin Neighborhood Association we will file a d.b.a. certificate under the name of "Old Austin Neighborhood Association".
- Appointment of an Art In Public Places (AIPP) committee liaison from our neighborhood to discuss the use of the AIPP funds (\$77K) spun off from the 8th Street reconstruction project. Suggested installation sites are the roundabout at 8th Street and Rio Grande Street and at the to be built public library. Ted and Albert will talk with some neighbors to determine their interest in this although it was suggested that our own Richard could be an ideal choice.

Committee Reports & Action Items:

1. Financials & Membership Count:

Shoal Creek Conservancy funds (we are serving as an umbrella fiduciary for them until they officially organize) \$5,250

Unencumbered funds \$4,800

Current paid membership: 51

2. Government Relations: John did not have a formal report this month. Blake reported that he did query the City about the PTA building's demolition at 408 West 11th Street. There is a demolition permit under 410 West 11th Street (not 408), and the building has been taken down. This complete demolition is contra to the verbal statements from the PTA's representatives that at a minimum the building's façade would be retained on site.

Blake inquired of the City's Historic Preservation Office as to why the demolition permit did not go before the City's Historic Landmark Commission (HLC) but has received no answer. Ted will explore the matter further.

3. Marketing: Bill reports that he and Karen met in mid April. He anticipates having another e-newsletter out by the end of May, so content is welcomed. It was suggested that there could be an article/links to all the construction projects recently begun in our district (See the Planning & Zoning report below). Albert tells us that we are looking at perhaps 600 new residential units.

4. Membership: Karen reports she has been reaching out to the residential towers and also reports she has a volunteer to help her set up a master data base of the district; the parameters of the list include current residents, property owners and folks operating commercial enterprises. This is going to be an ambitious project to gather the raw data and filter it down to something manageable. She will re-explore the Travis County Appraisal District (TCAD) files and inquire about Comptroller's Sales Tax database, but it will be getting a handle on the non-owner residents that will be problematic. We briefly discussed the benefits of membership and whether down the road we should announce membership categories beyond "general" with concurrently higher dues (I.E.-Patron, Sustaining, Grand PooBah). We will touch on this again in June.

5. Planning & Zoning: Albert submitted the following electronically:

"Several long awaited neighborhood projects are now well under way.

7 Rio has broken ground at 7th and Rio Grande. The exterior foundation piers are being drilled and poured to prepare for the excavation to start. This will bring 200 plus new residential units online by the end of 2014.

The residential tower in the 311 Bowie is well on its way out of the ground and will add an additional 300 plus residential units.

The construction of the new IBC bank building at 5th and Nueces has also started and is slated for completion in 2014.

The parking and retail at 711 North Lamar has also started excavation.

The old Katz building at Rio and 6th is nearing completion as a multi level entertainment and dining venue with a swimming pool on the top floor called "Rio."

And the new restaurant Benji's is going to open up next week at the corner of West and 6th in the bulk of the Burk's Reprographics building. Burk's has downsized, and remains in a smaller space with its entrance on West Avenue.

The Cirrus Logic zoning for its property at 702-704 West Avenue was approved by council on the first reading only, and that Council vote included the conditions in

OANA's letter of conditional support dated April 11, 2013 (attached). Cirrus responded to our April 11th letter (attached), accepting most of OANA's conditions. Ted Siff, Bill Schnell, Cirrus's Zoning Attorney Richard Suttle, Cirrus CFO Thurman Case and I met on Monday, April 29th to discuss the few areas in which Cirrus requested some modification of OANA's conditions. We discussed OANA's condition regarding screening all side of the garage and OANA's condition regarding the first floor of the garage being limited to "pedestrian oriented uses." Ted and I responded that we would bring Cirrus' position to the whole OANA board this Tuesday. Ted and I feel that Cirrus' requested changes are minor and would result in at least equal if not better benefits to the neighborhood. We look forward to the full Board discussion on Tuesday. There is a petition opposing this zoning being circulated by the 706 West Avenue HOA, but as of this point, the petition does not have signatures representing 20% of the property within 200' of Cirrus' property. So, at this point the petition is not "valid". If it does achieve 20%, then it would take 6 Council members voting in favor, to pass this zoning case.

In a surprise move, all of the ACC campus zoning requests were "postponed indefinitely" at ACC's request at the April 25th Council meeting. ACC Trustee Alan Kaplan caused this action by the Trustees. The OANA board should discuss the status of these cases on Tuesday, as well."

We then did discuss Cirrus Logic's response to our 11 April 2013 letter of conditions.

Having shied away from the first floor being a specific Pedestrian Oriented Use (POU), they would agree to the first floor being an open glass meeting room available on a limited basis to the public. As for the screening of the open air garage structure, wrapping the entire end on all sides with screening creates an air circulation concern and is probably not feasible unless the garage is mechanically exhausted. They are agreeing to limited after business hours valet parking. Of interest, Cirrus Logic has purportedly offered to meet these and other requested conditions and to memorialize their agreement through a restrictive covenant on their deed rather than a Conditional Overlay on their zoning. Perry motioned that we accept their letter of acceptance and thereby support their rezoning request of DMU-90. After discussion, and assurance from the maker that the BoD would formally revisit the issue if neighbors in opposition to the rezoning of the property to any zoning district less restrictive than DMU-40 and DMU-60, the zoning districts envisioned under the Downtown Austin Plan (DAP), achieved valid petition status, the motion passed on a vote of 7-0-1 with Karen abstaining.

We briefly discussed the Austin City Lofts appeal of the issuance of an Outdoor Music Permit at the Tiniest Bar in Texas (See last month's minutes). Ted tells us the letter of support for the appeal has been sent and Blake will attend the City Council meeting.

NOTE: Subsequent to our meeting but before the City Council hearing, we received from Council Member Riley the following:

“Jason Subt, the owner of Tiniest Bar in Texas which is set for appeal this Thursday has surrendered his permit and requested that the appeal be withdrawn because he will be out of the country for the foreseeable future. He has chosen not to request a postponement or send someone in his place, and understands that if/or when he wishes to obtain a new permit, he will need to reapply and go through the full process again.”

6. Parks, Open Space & Trails:

Ted reports that the Shoal Creek Conservancy appears to have initial solid financial commitment from stakeholders. The goal is to have on hand the first year’s operating budget (\$150,000) and they are looking for yearly commitments going out three years. They hope to form a 501(c)(3) non-profit corporation around the first of October and bring on paid staff at that time.

Albert tells us that his understanding is that the Parks & Recreation Department (PARD) will keep the Wooldridge fence up until the 16th of September.

NOTE: Subsequent to our meeting Blake reported electronically the following:

“We ran out of time at the last meeting but I wanted to report that I had attended a meeting of the Historic Landmark Commission's committee on Certificates of Appropriateness applications and PARD had brought forward some plans for Wooldridge. From their posted agenda:

C14H-1990-0012 (they got their CoA historic landmark designation in 1990)

Wooldridge Square

900 Guadalupe

Renovate the gazebo, install site furnishings and lighting, install mobile vendor pad.

If my notes are correct, PARD is anticipating some inward facing aluminum benches on the perimeter of the park along with companion ADA pads as well as strategically located trash receptacles, and the park being lit at night with down cast lighting. The gazebo will need rehabilitation work on the decking, stairs and some structural members. Back in 1996 there was another major rehabilitation of the gazebo and apparently that work was heavily documented and the new work will follow that pattern. The skirting of the gazebo will be such as to prevent folks from crawling underneath it. Most interesting to me was the discussion of the mobile vendor pad. They are looking at the northwest corner of the park. They envision a decomposed granite pad hosting a contacted vendor (food trailer?) selling beverages and food. There is a dying pecan tree in that area that will need to be removed.

The Mobile Loaves & Fishes question was asked but not answered. PARD said there was no consensus yet on a master plan but that they were working with the Friends of Wooldridge Square group.”

Paul Isham asked permission to monitor the rehabilitation of Auditorium Shores and we encourage him to do so.

Having run out of time, we set our next meeting for 4 June, cancelled the July meeting, and adjourned.

Blake Tollett, Secretary
OANA