

Old Austin Neighborhood Association (OANA)  
11-07-16

The Board of Directors (BoD) of OANA came together at the Spring condominiums on Monday 7 November 2016. BoD members in attendance included Ray Canfield, Michael Portman, Diana Zuniga, Charles Peveto, Bill Schnell, Blake Tollett, Perry Horton, Austin Stowell, Perry Lorenz and Ted Siff. Advisory Board members in attendance included Clara Martinez Haynes. Several of the Spring's residents also came to sit in with us, including Vera Stanek, and Ken & Leslie Engelhart. All three joined OANA at the meet & greet. Welcome aboard! Also present were Victor Woods, Spring resident and husband of our own Diana Zuniga, and Spring HOA Social Director Carolyn Mezger.

We began by reviewing the October 2016 minutes, and on motion from Charles with Diana seconding, they were adopted as revised unanimously and Bill will post them on our webpage.

Under Announcements, Current News and Important Dates:

- On Wednesday November 16th, there will be a Duncan Park Plan meeting at the Austin Recreation Center from 5:30 to 9 pm. This will be the initial public meeting with the dwg. folks who have been retained to come up with the plan for the park. It was noted that dwg. did the plan for Wooldridge Square park.
- On Tuesday 13 December the BoD of OANA will meet at the Shoal Creek Saloon from 4 to 5:30 pm for our regular monthly meeting followed by a holiday membership social. Neighbors initiating or renewing their memberships at this meeting may celebrate their wise choice with a beverage on us.
- On Wednesday 14 December the Shoal Creek Conservancy (SCC) is hosting a public meeting at The Nokonah from 6 to 7:30 pm focused on the Shoal Creek Trail between W. 5th Street and W. 15th Street.
- On Tuesday 10 January 2017 the OANA BoD will have its regular monthly meeting from 4 to 5:30 pm at the Common Room of the Regency Apartments.
- On Tuesday 24 January 2017 the Shoal Creek Saloon will again host the OANA Annual General Member meeting beginning at 5:30 pm.

Perry H. then reported to us on a meeting he and Ted had with Belinda Powell and Mark Gilbert with Travis County concerning plans for adding courtrooms. From an email he circulated:

Meeting with Travis County

Time and Date: 9:00 AM | October 24<sup>th</sup>, 2016

Location: 700 Lavaca, Suite 1560 | Office of Belinda Powell

Topic: County Courthouse

Attendees: Perry Horton, Ted Siff, Belinda Powell, Mark Gilbert

- Email contact: [Belinda.Powell@traviscountytexas.gov](mailto:Belinda.Powell@traviscountytexas.gov); [mark.gilbert@traviscountytexas.gov](mailto:mark.gilbert@traviscountytexas.gov)

Notes from meeting:

- Belinda plans to retire by year end with Mark Gilbert, Managing Director – Economic & Strategic Planning, taking over her position
- The County currently has RFPs out to private sector developers for the County owned block south of Republic Square
  - All RFPs due by November 9<sup>th</sup>
  - Committee meeting to be held December 1<sup>st</sup>
  - February...make a decision?
- The County would look at long term ground leases for the block or a JV structure
- Travis County currently has holdings that have additional development potential of 1.5 million square feet of space
- The County is working on redeveloping the Airport Blvd property
- The County is pursuing the former U.S. District Courthouse
  - Second in line to homeless initiative
  - \$20 million renovation needed
  - Location is 60,000 SF, but only 40,000 SF useable
    - Would relocate Probate Courts to this location
    - Would provide little relief for County expansion
- County relentlessly pursued Capitol View Corridor variance from the State Legislature to build on the land between 10<sup>th</sup> and 11<sup>th</sup> on Guadalupe
  - Formal State denial in writing, so County no longer pursuing this option
  - Discussed value in underground parking for this site, but not a County priority
- County is looking at a total 5 sites for new Courthouse location
  - 1 of the 5 sites is located in downtown
  - All five are privately held and couldn't be disclosed
  - There is a sixth site, which is 700 Lavaca – owned by the County
    - This would require demolition of 15 story building and is unlikely
    - County sees that there are many other underutilized sites to pursue rather than demolish the existing 700 Lavaca building

We then discussed the ongoing situation at the Gilfillan House. Austin reports that his understanding is that they are going to reapply for Downtown Mixed Use-Historic (DMU-H) for the property from its current zoning district of General Office-Historic (GO-H). The owners have been working with historic preservation architect Tere O'Connell in regards to the main house and are also contemplating a substantial addition of office/work space on the property. The zoning district change they are seeking will be necessary for the use they envision for the property and the attendant building and parking requirements. The OANA objective in all of these changes of use applications that come before us is for the applicants to be mindful of the effect the changes have on their neighbors. The OANA BoD will revisit this subject as warranted.

At this point in the Agenda, Ted asked our guests from The Spring if there were matters we as a neighborhood association could be of help in.

- As head of the Spring's HOA, Diana reported that the rules governing concrete pours downtown are again in flux. This has been going on off line from the City Council for two years and it was thought that a compromise had been reached. Now it seems the agreement among stakeholders has derailed and the issue will be going back to City Council this coming Thursday the 10th. Ted reiterated OANA's support for the neighbors in their reasonable request for some tolerable off hours noise limits.
- Residents on the north side of the building complained about an increase in the sound trespass from the environmental units at the Whole Foods complex. It is unknown if more mechanicals have been added or whether the units are in need of maintenance. On this it was suggested that the HOA first attempt to work with the Whole Foods folks but to call on OANA if it cannot be reconciled.
- There is general concern in the tower as to how Union Pacific maintains their property, specifically site cleanliness and control of vegetation. Two BoD members volunteered to use contacts they have with the railroad to come to a beneficial resolution.

#### Under Committee Reports and Action Items:

Michael reported under financials that our membership increased slightly but the bank balance remained the same. The membership dues went into our PayPal account and we won't sweep the account until the end of the year. He suggested to us that OANA monthly meetings in the residential towers, membership wise, seem to be working, and we discussed the idea of making this a normal course of business. Whether these meetings outside our home base at the Regency Apartments will occur every other month, quarterly or biannually we will return to. Michael and Charles will bring a recommendation back to the BoD.

Under Planning, Zoning and Historic Preservation, Ted reports there are two current rezoning requests going through the rezoning process. At 504 W. 7th Street the rezoning request is to go from GO to GO-H, and at 1005 West Avenue, the rezoning request is to go from Multifamily Residence (Moderate-High Density) or MF-4 to General Office-Mixed Use (GO-MU). What stands out on both of these rezoning requests is that the requested zoning district is not DMU, the zoning district envisioned in the Downtown Austin Plan/Northwest District (DAP/NWD). Why City Staff did not steer the applicants to these zoning districts is unknown and actually somewhat of a puzzlement. On motion from Diana with Perry H. seconding, Ted is authorized to contact the City Staff for an explanation.

Under Marketing, Bill reports that he will be sending out an e-newsletter probably before the end of the month.

Under Parks and Open Spaces, Charles reports that a final stakeholder meeting was held on the Wooldridge Square master plan, and there seems to be consensus amongst the various stakeholders. There needs to be some tweaks concerning the envisioned streetscape and the placement of some of the trees therein along with the reconfiguration of on street parking spaces, but otherwise, folks seemed happy. The same design group, dwg., has been commissioned to do the master plan at Duncan Park, a fortuitous continuation of the vision connecting Wooldridge Square, Duncan Park, the Shoal Creek Trail and Pease Park. Charles also reported that at the fall

It's My Park Day event at the Square, volunteers placed 30 cubic yards of mulch around the park's trees.

As time ran short, Ted directed us to the Shoal Creek Conservancy website for all the Creek news, and with that we adjourned. Our next meeting will be at the Shoal Creek Saloon on Tuesday December 13th.

Blake Tollett, Secretary  
OANA