



WEST AUSTIN NEIGHBORHOOD GROUP

P.O. Box 5722 • Austin, Texas 78763-5722 • May - June, 2010

Organized 1973

*"To preserve our neighborhood and
protect it from deterioration."*

**The next WANG Board meeting will occur on
Tuesday, August 31, 2010 (7:00 pm) at Howson Branch Library!**

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JULY PRESIDENT'S MESSAGE

By August W. "Happy" Harris III

WANG is in the midst of planning for our Annual Meeting and Social. As we hope that neighborhood planning will be at an end, we are looking at other topics of interest. We are changing the format slightly. Traditionally, we have held the event on a Saturday. There are seemingly endless conflicts in the fall in Austin. So it was suggested that we look at a Sunday afternoon. Mark your calendars for the afternoon of SUNDAY, October 24. We are planning a fantastic event at Mayfield Park. We will have additional information in both the September and upcoming Annual newsletters.

We have a weedy, seedy and yet a somewhat more quiet MoPac these days. I am not a fan of unsightly and overgrown medians though I recognize there are those who are. It reminds me of declining infrastructure in impoverished areas and where a community doesn't take pride in its public space. Additionally, dare I say, with the height of weeds along MoPac, on and off ramps at the moment can be more harrowing than usual with diminished sightlines.

Thus when the wildflowers have stopped flowering and have gone to seed, I look forward to the first summer mow along MoPac. I recently spoke with the contracts manager at TxDOT about mowing on MoPac. The good news is that the start letter has been issued to the mowing contractor. (Somehow Loop 360 gets mowed before MoPac.) The contractor has 34 days to complete the mowing that suggests, now that we have little rain to delay things, it should be completed within the next few weeks. The bad news is that the contract has been cut back from 3 mowings per year to 2 and likely will continue that way for

the next biennium. The next cutting will be November/December. TxDOT is also looking at areas that they can skip it in the future. We have indicated a strong desire to retain a portion of the toll funding from the future managed lanes to improve aesthetics along the MoPac right of way. We will continue to keep an eye on this.

Have you noticed that MoPac is somewhat quieter these days? We are excited that TxDOT is resurfacing MoPac right now with what is called Porous Friction Course pavement. It was designed to shed water from the roadway more effectively to improve safety. But as with many inventions, there was a side benefit. It has been demonstrated to mitigate noise. There has proven to be an audible difference in other areas where it has been used. As I write, TxDOT is completing southbound lanes and should be proceeding with northbound lanes immediately thereafter. So keep your ears open!

One last note on TxDOT and MoPac. The MoPac neighborhood coalition (MoNAC), of which WANG, Bryker Woods and Pemberton are members, has been very active for years and has kept a watchful eye on MoPac. TxDOT recognizes that it cannot expand the footprint nor elevate MoPac as do its consultants. That is largely due to this strong coalition. As many of you have read over the last few years, TxDOT and its consultants have been working on a managed lane project. We are certainly supportive as it improves mobility, which is good for the economy and the environment. If mobility is improved, our hope is that it will make cutting through the neighborhoods during rush hour less of a "necessity." Because it would

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July President's Message, *continued from page 1*

add additional capacity, that is the triggering mechanism for the long-promised sound walls for which so many of you have longed. They are in the midst of the environmental review of NEPA process. We will soon be hearing about public hearings as part of that process. WANG has invited TxDOT, CTRMA and its consultants to come present to the neighborhood.

The Central West Austin Combined Neighborhood Plan (CWACNPA) has at last reached City Council. First reading was postponed to Thursday, August 19 at 2:00. This was done at the behest of staff and the city legal department. Because it is of a legal nature, the City has informed us that we as a community are not allowed to know the specific reason. This is of great concern because of what is being hidden from our neighborhood that could have an adverse impact. In light of the leaks surrounding the Nathaniel Sanders case, the City, from top to bottom, is very sensitive about this.

We have been active throughout this process trying to ensure that the neighborhood's wishes and desires are being respected by the City staff and the process. We had the support of the Planning Commission on many items over the objection of staff. However, there are still some significant items on the table, most notably the State School/Elm Terrace and the Brackenridge Tract.

Stakeholder consensus on the Elm Terrace matter was Single Family 3 zoning while the developer has insisted on Multifamily 1 all along. City staff had recommended Single Family 6 just as they had several years ago. Planning Commission failed to reach consensus and passed it forward to Council without recommendation. There are significant issues such as precedent and compatibility that are in play here not to mention environmental and traffic impacts. Recently, there were adverse reports about nursing care issues at the State School. This kind of news does little to secure the permanency of this state facility. Thus, what happens at Elm Terrace is highly significant for the rest of the tract as it helps establish the baseline future land use and zoning for the rest of the approximately 100 acres. It is but one reason we and neighborhood stakeholders have worked so hard on this particular matter.

The Brackenridge Tract, a constant thorn for all of us, is what we suspect has city legal working overtime on. We have insisted on certain guiding language in the text of the Neighborhood Plan in addition to a future land use map (FLUM) that reflects the terms of the 1989 Brackenridge Tract Development Agreement, a legally binding document between the City and the University of Texas. City staff has been more than reluctant to do anything that would even appear to

challenge the University or the University of Texas System. The Planning Commission was more supportive of our position. The City Council, being more political by nature, should remember that West Austin is a significant voting block and what we have insisted on is not unreasonable nor without legal basis. We do know that the City and other bodies have been looking at what control they have over non-university development and we believe that it is encouraging.

We have been in a bit of a quandary, frankly, over the Tarrytown Shopping Center. It should be noted that the owner and her agent have not been involved in the neighborhood planning process at all nor have they requested any changes to date. At the meeting concerning the FLUM, neighborhood consensus was for neighborhood oriented mixed use, a use which could include neighborhood retail in addition to residential. It should be pointed out that "mixed use" could mean all residential.

Zoning is supposed to align with the FLUM. At the zoning meeting on the tract, a strong and vocal group opposed to granting any additional development rights to the owner of the center fought zoning that would align the two. City staff refused attendees the opportunity to go back and redesignate the FLUM to bring it into alignment with existing zoning. So at this point, we have a FLUM and zoning that are inconsistent. Currently, the center actually has some zoning that is more intense than would be allowed under the plan FLUM, even with compatibility setbacks. We are instructing City staff to go back and show the FLUM for this tract as contested. Should the current or a future owner of Tarrytown Shopping Center desire a zoning change to a "mixed use" category, the neighborhood would be glad to enter discussions about the proposal at that time. However, until then, the best way to have that input in the future is to leave the FLUM as Neighborhood Commercial. We hope that those of you who have felt strongly about this particular issue are present on August 19th to present your arguments one way or the other. We know that because of the way the center has been managed, this is a very personal and emotional issue for many of you.

Whatever your passion, it is imperative that we have a strong showing at Council as this goes through first reading. Please find a way to attend.

In the meantime, note that our September meeting will actually be held on TUESDAY, August 31 as Labor Day is the following Monday. As always, we will be meeting at Howson Library. Have a great August!

MINUTES FOR JULY 7, 2010 BOARD OF DIRECTORS MEETING

By Michael Cannatti, Secretary

These are the minutes of the **West Austin Neighborhood Group Board of Directors Meeting** on Wednesday, July 7, 2010 at the Howson Branch Library.

I. Call to Order (7:10 pm): The meeting was called to order with the following Board members in attendance: Joyce Basciano, August Harris, Joseph Bennett, and Michael Cannatti. Due to a lack of quorum for the Board, no business was transacted by the Board, and the following items were discussed.

II. Approval of Minutes: Due to a lack of quorum, there

was no approval of the minutes from the June, 2010 board meeting.

III. Neighbor Communications:

A. Tarrytown Park Night at the Movies: August reported that Elizabeth Adams is organizing this event, and has requested a letter of endorsement from WANG. August will circulate a letter to the Board for approval by electronic vote.

IV. Committee Reports:

A. Zoning: Due to a lack of quorum, the following zoning

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MOVIE IN TARRYTOWN PARK

Tarrytown Park bore a slight resemblance to Seaside, Florida, on Saturday night, so I am told! I have never been to Seaside but now I don't have to go, if I want to see a movie outside, that is. Never mind the other reasons to visit the beach!

Grande Communications underwrote a truly fabulous and free family night in Tarrytown Park. Friends of Tarrytown Park had thrown out the idea of a movie night, but it took a call from Libby Malone, community relations director for Grande Communications, for the idea to take flight.

An enormous inflatable screen was ordered thru the Alamo Draft House Cinema, the movie *Cloudy with a Chance of Meatballs* was put in the queue (along with a large licensing fee). Austin Parks Department issued the necessary permits and got the grass in tiptop shape for the event. Jim Jim's and a popcorn machine was reserved. Numerous volunteers from Friends of Tarrytown stepped up to lend a hand. And a close to perfect family evening was created!



Okay, so it took a little more effort than that but you get the idea!

Grande Communications VP and General Manager Harris "Hutch" Bass, a native of central Austin, came to enjoy the fun. He was thrilled with the turn out, over 150 people, and made the generous offer for Grande Communications to underwrite a movie series next summer. Grande Communications currently support the Park by matching as a one-time donation to Tarrytown Park the amount of the first month's recurring service charges of Park supporters who become new Grande customers. Grande focuses its community support on the parks and schools that are the core of the neighborhoods Grande serves.

We all have our reasons for loving the life we have created here in Central Austin. "Movie Night in Tarrytown Park" is just another example.

July Minutes, *continued from page 2*

items from the meeting agenda were not addressed, and will be addressed by electronic vote if necessary:

- (1) C15-2010-0066 - 2701 Scenic Drive (Applicant: Jeff Turner 238-0104 Owner: Nicole Nugent Covert 391-0878): The applicant has requested a variance to decrease the minimum side street setback requirement from 15 feet to 6 feet in order to erect a two car carport for an existing single-family residence in an SF-3 zoning district. This variance was previously approved under Case #C15-2007-0071 on 31 August 2007, and no action appears to be required in light of WANG's previous vote to not oppose.
- (2) C15-2010-0073 - 2109 Newfield Lane (Applicant: Allen McAden 416-2987 Owner: Treaty Oak Bank 617-3600 Agent: Jim Bennett 282-3079): The applicant has requested a variance to decrease the minimum front street setback requirement from 25 feet to 24.6 feet in order to complete and maintain an existing duplex-residential use in an SF-3 zoning district. The applicant has also requested a variance to increase the maximum floor to area ratio requirement from 0.4 to 0.61 in order to complete and maintain an existing duplex-residential use in an SF-3 zoning district. While this property is located in OWANA's area, WANG was notified of the variance request, and has been asked by OWANA to support their opposition to the variance request. August will circulate a letter for electronic vote.
- (3) C8-2010-0049.0A - 2900 Bonnie Road (Owner: Gordon & Bobbye Cooper): The applicant is

requesting a subdivision of the current 14,159 sf lot to be split on an east/west axis with the resulting Bonnie Road lot being 7,448 sf (duplex size) and the Cortland lot being 6,711 sf. The request is scheduled to go before the Planning Commission for approval 13 July 2010.

- B. Communications – No report.
- C. Membership – No report.
- D. Infrastructure: Due to a lack of quorum, the following infrastructure items from the meeting agenda were not addressed
 1. Neighborhood Planning: The CWACNP is scheduled to be heard by the City Council on July 29th 6:00PM, but there is a possibility the hearing will be re-scheduled due to budget issues that are also scheduled for that day.
 - a) Neighborhood Plan Issues: August reviewed the progress of the neighborhood plan review by the Planning Commission, and Mike suggested that the Plan's provisions for Tarrytown Shopping Center be reviewed to confirm that the Neighborhood Mixed Use land use recommendation included a requirement that some minimum amount of office (Neighborhood Office or Limited Office) or retail (Limited Retail)
 - b) Brackenridge Tract FLUM: August noted that the Planning Commission recommended adoption of the Brackenridge Tract FLUM that was prepared based on the existing Brackenridge Development Agreement.
 - c) State School Tract FLUM: While Dealey

continued on next page

Herndon's planning guide map for the Austin State School property is not part of the Planning Commission's recommendations, there is some question of whether the neighborhood should seek to have it included. Mike noted process concerns about there being limited stakeholder consideration of the planning guide, although the planning guide may provide for less development than the "alternative" language in the "land use" chapter for this tract.

- d) Valid Petitions
 - i. 700 Hearn
 - ii. 2309 Pruett
 - iii. 2310 West 7th

iv. West 35th Street Properties (Bryker Woods)

V. Treasurer's Report – No report, and August noted that the treasurer's report from Selina would be emailed for inclusion in the minutes.

VI. Old Business -- No report.

VII. New Business -- There was a short discussion of the need to select a date and theme for the Annual Social. Mike asked if other activities might be included in this year's event, such as a BBQ, street closure and party, music, and/or joint celebration of the Tarrytown Pharmacy's grand opening.

VIII. Adjournment: At an unusually early (and un-noted) hour, the meeting was adjourned. The next WANG Board meeting will occur on **Monday, August (no pun intended) 2,**

MINUTES FOR AUGUST 2, 2010 BOARD OF DIRECTORS MEETING

By Michael Cannatti, Secretary

These are the minutes of the **West Austin Neighborhood Group Board of Directors Meeting** on Monday, August 2, 2010 at the Howson Branch Library.

I. Call to Order (7:06 pm): The meeting was called to order with the following Board members in attendance: Cathy Kyle, Mary Arnold, Joyce Basciano, August Harris, Joseph Bennett, George Edwards, Blake Tollett, and Michael Cannatti. Susan Pascoe, Selina Serna, and Erik Cary joined shortly thereafter. In addition, the following neighbors and persons were in attendance: Laurie Worsham, Tomas Pantin, Kari Blachly, Kathleen Niendorff, Herman Schmidt, Goldie Schmidt, Lester Germanio, Jeff Krolicki, John Hallock, Robert Steinbomer, and Jennifer Vraed.

II. Approval of Minutes (7:07): The June, 2010 minutes were unanimously approved. The July 2010 minutes were not reviewed, due to absence of quorum at that meeting.

III. Neighbor Communications (7:08):

- A. Residential Parking Permit District Expansion Bridle Path/Rockmoor: Anne Lewis, who is pursuing an expansion of the residential parking permit program by obtaining neighbor support, did not attend the meeting, so no action was taken.

IV. Committee Reports:

- A. Zoning (7:09 pm)

(1) RDCC 10-055014PR - 2318 W 8th Street # B (a.k.a. 803 Possum Trot) (Applicant: John Hallock (Dick Clark Architecture) 472-4980; Owner: Kristi & Eric Wilkerson 450-2778) -- Applicant has requested a modification to allow a F.A.R (floor to area ratio) increase from the maximum development permitted in the LDC of 40% (2856.8 square feet) to 46.7% (3107 square feet) to allow an existing detached garage apartment to remain at its current location which is not 10 feet away from the main structure as required by the LDC for obtaining an FAR exemption. Jeff Krolicki (with DCA) explained that the originally approved building plan showed that the garage apartment would be located 10 feet away from the main structure, perhaps due to survey error. While the original plan to move the garage back was still feasible, the Applicant decided to request an RDCC waiver to avoid the cost after checking with adjoining neighbors. Blake noted that the project is almost complete, and that the garage apartment appears to be newly refinished. Mr. Krolicki stated that the RDCC request has been postponed to the next month's meeting. Board members expressed concern that the survey error was known before the current construction was undertaken, and that the waiver request should have been made before performing the construction.

- **Action: Due to the postponement, and to allow for additional neighbor input, no action was taken at this time.**

- (2) BOA C15-2010-0084 - 2900 Pecos Avenue (Applicant: Robert Steinbomer 479-0022; Owner: Frank Niendorff) – Applicant has requested a variance to decrease the minimum side yard setback requirement of the LDC from 5 feet to 4 feet in order to maintain an accessory building for an existing single-family residence. Applicant has also requested a variance to increase the maximum impervious coverage requirement of the LDC from 49.80% existing to 49.92% in order



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1605 Pease Road.

5 units, 3 2BR/IBA and 2 1BR/IBA units will be available this spring. The units are under renovation and landscape improvements are under way.

For preliminary information, call 512-474-1632 and ask for information on 1605 Pease or call 512-731-4471, or 512-218-1300.

to remodel and erect an addition to an existing single-family residence. Mr. Steinbomer explained that the existing impervious coverage on the lot was largely due to the drainage structures that were needed to address adverse flooding from adjoining properties, and that only 16 sq.ft. of impervious cover was being added to the property. In addition, the surrounding neighbors support the variance request. Board members noted that there was substantial opportunity to reduce the existing impervious cover, even if meeting the 45% limit would be difficult. Applicant agreed to reduce the impervious cover by 200 sq.ft. from the proposed design.

- **Action: The board voted unanimously to not oppose the variance, provided that (1) side yard setback variance request be confined to the existing "green house" and not be general to the lot, and (2) that the overall impervious cover be reduced by at least 200 square feet from the requested impervious coverage of 49.92%, resulting in a maximum impervious coverage of approximately 48%.**

- (3) BOA C15-2010-0073 – 2109 Newfield Lane (Applicant: Allen McAden 416-2987; Owner: Treaty Oak Bank 617-3600; Agent: Jim Bennett 282-3079) -- Applicant has requested a variance to decrease the minimum front street setback requirement from 25 feet to 24.6 feet in order to complete and maintain an existing duplex-residential use in an SF-3 zoning district. The applicant has requested a variance to increase the maximum floor to area ratio requirement from 0.4 to 1.0 to 0.61 to 1.0 in order to complete and maintain an existing duplex-residential use in an SF-3 zoning district. The applicant has requested a variance to decrease the minimum lot size requirement of the LDC from 7,000 square feet to 6,942 square feet in order to complete and maintain an existing duplex-residential use in an SF-3 zoning district.

- **Action: No action taken because this property is within the Pemberton Heights NA area, but Blake noted that this property appears to be tied to the 505 Deep Eddy case and would be objectionable for similar reasons.**

- B. Infrastructure (8:10 pm): Due to a lack of quorum, the following infrastructure items from the meeting agenda were not addressed

- (1) Neighborhood Planning: The City Council meeting to consider our neighborhood plan has been postponed until August 19, 2010 (no earlier than 2:00 pm) at the request by Planning and Development Review staff who has "legal questions pertaining to the Central West Austin Neighborhood Plan that must be answered prior to the public hearing with City Council." Mary suggested that staff provide a print copy of the Planning Commission's recommendations for public review

at Howson Branch Library, and Mike agreed to convey that request to staff. Mary also reviewed the pending list of motion sheet issues where the neighborhood stakeholders disagree with the staff or Planning Commission recommendations. Mike briefly reviewed the results of our meetings with City Council members thus far. The board agreed to have a separate meeting on Wednesday (Aug. 4) to prepare for additional City Council presentations on the neighborhood plan with a focus on the Brackenridge Tract properties. Mary has proposed additional language for inclusion in the Brackenridge Tract land use chapter provisions. There was also a discussion of the neighborhood's desire to see the zoning and FLUM for the Tarrytown Shopping Center remain unchanged from the current commercial zoning status.

- **Action: The board voted unanimously to request that the Tarrytown Shopping Center FLUM designation be listed as a contested item to have the FLUM and zoning conform with one another.**

- C. Communications (8:38 pm)

- (1) Annual Newsletter: August noted that each board member is responsible for obtaining an advertiser for the Annual Newsletter. Cathy will check on the status of the July newsletter proof.

- D. Liaison – No report. (1)

- E. Membership (8:42 pm) – The Neighborhood Annual Social will be held on October 16, 2010 with the location and theme yet to be determined. Blake proposed using Mayfield Park as the location, and will check on availability.

- F. Transportation (8:50 pm) – August reported that MoPac is being repaved with porous friction course material that will improve drainage and reduce noise, and that maintenance funding now provides for mowing only twice a year. Susan noted that any revenue from the proposed managed lane will not be used to directly fund soundwalls, but that instead the expansion of capacity is a requirement to qualify for soundwalls.

- G. Nominating (8:55 pm) – August noted that there are openings on the board that need to be filled, and that there is currently no President-Elect for the board.

- V. Treasurer's Report – Selina provided her final treasurer's report as she is leaving WANG's board after many years of service. The operating account had a balance of \$2465.95, and that the oak wilt account had a balance of \$1204.44.

- VI. Old Business -- Mike asked if WANG had sent a thank-you letter to McCarthy printing for all of their valuable support over these many years.

- VII. New Business -- Laurie Worsham provided the Board with a copy of the variance request package for the variance request at 1105 Norwalk to construct a carport that intrudes 5 feet into the front yard setback. The variance request is scheduled to be heard at the BOA's Sept. 13, 2010 hearing.

- VIII. Adjournment (9:00 pm): The meeting was adjourned after noting that the next WANG Board meeting will occur on **Tuesday, August 31, 2010 (7:00 pm) at a Howson Branch Library.**

West Austin Neighborhood Group

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