









## August Minutes, *continued from previous page*

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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