

**West Austin Neighborhood Group**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**Tuesday, May 7, 2019**

These are the minutes of the meeting of the West Austin Neighborhood Group Board of Directors held Tuesday, April 2, 2019 at 6:30 p.m., at WAYA.

**I. Call to Order:**

The meeting was called to order at 6:30 PM by President Holly Reed. Board members in attendance included: Craig Lil, Brady Pedneau, Mike Cannatti, Joe Bennett, Haidar Khazan, Blake Tollett, Cathy Kyle, August Harris, Joyce Basciano, Mary Arnold.

**II. Approval of Minutes:**

Minutes for April 2019 were approved unanimously.

**III. Land Matters:**

A. HEB @ Lake Austin Blvd.

Leslie Sweet from HEB and the development team discussed the new HEB at LAB, current Randalls site. They are proposing multi-level store with up to two levels of subterranean parking in addition to ground level parking, with retail above. They are planning for more parking because they do not want overflow to be pushed into the neighborhood. Plans include a drive-thru pharmacy, and restaurant. Neighbors expressed concern about placement of mechanical equipment and lights. Current zoning allows 40' height, and they expect to stay within those limits. The site will also include Curbside and Meal Simple offerings. Neighbors also expressed a desire for wider aisles. HEB also has more back-of-house prep for meat, cheese, juice, etc., that makes it difficult to adapt the current aging structure. They are focusing on having a powerful food store. The site is 2.3 acres; the architect has not determined the anticipated square footage for the store. Board members expressed a desire for family-oriented restaurant. HEB wants to move as quickly as possible. They are working with Randalls so that the current store can stay open HEB turns dirt. The BDA is fairly restrictive; they are working on amendments to the BDA with the University and the City so that they will be able to get the entitlements that they need. They also have an engineering firm that is taking traffic counts. The board also suggested HEB supporting the community garden at Deep Eddy, considering proximity of married student and graduate housing, working with the O'Henry community and Austin High.

B. 2402 Sweetbrush (Mark and Rebecca Davis)

The applicants are requesting a variance to this undeveloped lot. The owners submitted a plat for new construction, observing 10' back setback, relying on City's plats and surveys. The City informed them that because this is a through-lot, they are required to comply with a 25' setback in the back. The owners are requesting a variance to allow for a 10' setback. 94% of neighbors within 100 yds do not oppose; only one neighbor has not supported the variance.

Motion by Tollett to not oppose; Cannatti seconded. Motion passed unanimously. BOA on Monday 5/13.

C. 2401 Winsted

Representatives from the Drenner Group, which represents the owners, could not attend. Tim Jamail, who owns property in across the street (zoned SF-3), addressed the Board. The owner of the property, Clyde Littlefield, died and donated property to UT; current owners

are negotiating a purchase from UT, although it is not clear whether the sale is final. Currently, the owners do not have any proposal to present to the Board. Generally, they are proposing a restaurant on the site, requiring commercial zoning. Jamail is concerned about the absence of parking and increased traffic in the neighborhood. Even now, the parking and traffic on Winsted is challenging and even dangerous. Tollett noted that allowing commercial zoning at this site would constitute spot zoning.

D. Maudie's, 2608 W 7<sup>th</sup> St. (Ron Thrower)

Owners have applied to increase zoning for the property to CS-1, and they are asking for a FLUM change. The City required the FLUM amendment be either commercial or mixed use; owners opted to request a mixed use amendment. The current FLUM designation for the site is "neighborhood commercial," which does not match the current zoning. The Neighborhood Contact Team has recommended that the FLUM be amended to designate the site as commercial rather than mixed use.

Motion: (Cannatti) support zoning change to CS-1 but not the requested FLUM amendment. Kyle 2<sup>nd</sup>. Motion passed unanimously. Hearing is Tuesday 5/14

IV. **Transportation:**

A. Muny

The Muny Conservancy is considering closing one entrance and opening an entrance on Lake Austin Blvd. The Board noted that the Austin Strategic Mobility Plan (ASMP) added a central turn lane on LAB.

V. **Newsletter:**

- A. Print newsletter: the Board agreed that we should publish a hard copy of the newsletter at the end of May that will include an update on the Brackenridge Tract that Harris submitted.
- B. Save Muny: There was discussion about Sen. Watson's bill creating a taxing authority to provide funding for the acquisition of Muny. The Board discussed ways to broaden the appeal of supporting Muny. Creating a taxing authority would require voter approval.

VI. **ANC Liaison Report:**

- A. Cronk Memo re Amendment to Land Development Code. There is nothing on the City's website identifying the Council's policy directives given to City staff concerning the amendments. The Board discussed the proposal to allow increased density within 5 lots of transit corridors, which tracks current bus routes. The Board also discussed a proposal for an amendment that would not allow property owners to tear down a house to build a larger SF house, but would allow construction of a larger MF development. The Board discussed affordability concerns and the disconnect between allowing greater density and developing affordable housing.

VII. **Old Business**

Muny Conservancy is fundraising to generate support for acquiring Muny.

VII. **New Business:**

Next meeting June 4. 6:30 pm, clubhouse. ASSLC representatives will be at the next meeting.

VIII. **Adjourn:** The meeting was adjourned by President Holly Reed at 8:35 PM.