

## AUGUST 2011 OWANA STEERING COMMITTEE MINUTES

MONDAY, AUG.1, 2011

Old West Austin Neighborhood Association

Steering Committee Meeting

Pauline Brown/Clarksville Neighborhood Center

1807 W.11<sup>th</sup> Street

I. Paul Seals called the meeting to order at 7:00pm.

Steering Committee members present: Paul Seals, Veryan Thompson, John Teinert, Marion Cimbala, John-Michael Seeber, Larry Halford, George Warmingham, Christine Buendel, Brooke Bailey.

Apologies received from: Chris Rankin, Mike Sullivan, Scott Marks, Kurt Sauer.

Visitors: From CCDC (Clarksville Community Development Corporation): Rose Gabriel, Teri Taylor, Mary Reed, and Susie Thorn. Laura Porcaro. Steven Moore.

II. Minutes of previous meeting approved.

III. Discussion of OWANA affordable housing funds and recommendations regarding disposing of the funds.

Rose Gabriel, accountant and property manager of the CCDC, gave a presentation of the history, mission, and some past projects of the CCDC, and the proposed use of \$300,000 in affordable housing funds if it was granted or loaned to them. The plans involve renovating their thirteen properties and creating two new affordable housing units on Theresa Street. Rose answered questions about finances, costs, timing and demographics.

Steven Moore, director of the Sustainable Design program at UT and an OWANA resident, spoke in favor of a low-interest loan, rather than a grant, and suggested using some of the money for alley flats, which would perpetuate a return on the investment.

The steering committee held a discussion on: the merits of loans versus outright grants, using the money for the CCDC proposal versus alley flats, the financial health of CCDC, collaterals for a loan, and whether to split the money between projects or use it for one purpose only. There were mixed opinions, and although there was a quorum, not everyone on the committee was present, so a motion was made and carried to present three options at the September 6<sup>th</sup> General Membership meeting. Option 1 - grant the \$300,000 to People Trust with the condition that \$150,000 will be loaned to CCDC and \$150,000 would be used for loans to develop affordable housing within OWANA, such as alley flats.

Option 2 -CCDC \$300,000. Option 3 – grant \$150,000 to People Trust and grant \$150,000 to CCDC. The motion carried. The Affordable Housing subcommittee recommended Option 1. Both People Trust and CCDC will be asked to give a presentation at the September meeting to allow the general membership to make an informed decision.

IV. Update on 5<sup>th</sup>6<sup>th</sup> Streets Corridor – Laura Porcaro

Laura Porcaro met with Dean Almy from UT who has 15 graduate architecture students, divided into five teams, who will design 3D computer models for proposed use for the Corridor, including land going south to the lake and north of 6<sup>th</sup> Street, as well as west as far as the Brackenridge tract. The students will be briefed on the core values of our neighborhood before they embark on the project and they will present a charette for the neighborhood around the middle of October, and the five finished designs in December.

V. Treasurer’s Report– Brooke Bailey

Checking account balance	\$	9,821.00
Money Market account	\$	52,834.10
PayPal account	\$	691.02
<b>Total Funds</b>	\$	<b>63,346.12</b>
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Funds available for specific uses		
General Funds	\$	15,160.53
Park Donations	\$	55.00
Branding Fund	\$	5,059.19
Parks Fund	\$	3,726.74
Zoning	\$	39,344.66
<b>Total Sub Accounts</b>	\$	<b>63,346.12</b>

VI. Discussion of OWANA Committees, including membership, plans and updates

A. Zoning and Land Use - Larry Halford

**1007 Blanco** Case went before HLC in July and was approved by consent for location of placement of garage. Applicant will have to bring more completed plans and elevation to HLC at a later date for approval. City legal staff interpreted the exemptions in the Design Standards as the reason garage did not have to comply with requirement to locate garage further back on the property as stated in the Standards. Specifically; Construction that is not visible from public streets (alleys are not considered “public streets” for the purposes of this document). *Case awaiting further development*

**Third Base** - Owners applied for an Outside Music Venue Permit to make them compliant with their outdoor TV speakers since a new ordinance requires them to have this

permit that was not in existence when they opened their doors 4 years ago. A Restricted Covenant with OWANA stated outside TVs were allowed in lieu of late night hours. City has approved the permit with the following conditions: 1) Reduced hours S-M till 8PM, F-S till 10PM, 2) no live music.

Owners also applied for a LATE NIGHT BEVERAGE PERMIT which would allow alcohol sales until 2AM Thursday-Saturday and until midnight Sunday-Wednesday. Application is anticipated to go before City Council but is not currently on an agenda.

**1700 Palma Plaza** NRD-2011-0036 (Old West Austin)

Proposal: Raise the roof, replace dormers, reconfigure the porch and entry, install new siding, and construct additions to the side. Staff Recommendation: Request that the owner revise the plans to minimize an adverse impact on the historic integrity of the property. Outcome: HLC asked applicant to schedule a meeting with the Certificate of Appropriateness Committee to review plans and if the applicant makes changes to the current plan then they must go back to the HLC for more advisory comments. *Case awaiting further development*

**705 Oakland Ave** - The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 0 feet along the north property line in order to erect a garage addition to a single family residence in an “MF-4-NP”, Multi-Family – Neighborhood Plan zoning district. OWANA ZC wrote a letter of non opposition since adjacent neighbors were in support of the variance request. Case went before BOA July 11 and a variance was not granted. Applicant was advised to request vacation of utility easement and the return to BoA. BoA also expressed concern for fire and emergency access to rear unless an open carport or other solution was presented. *Case awaiting further development.*

The steering committee decided that Third Base should be a line item on the September agenda.

B. Parks – Laura Porcaro reported for Marion Cimbala

A grant from the City has been approved for a ‘kiosk’ in the dog park at West Austin Park. The West Austin Park pool will close on August 18<sup>th</sup>. As it would cost \$3,000 to keep it open till Labor Day a request for donations will be sent out on the neighborhood list-serve in the hope of extending its availability.

Brooke Bailey will check with the YMCA to see when they would like to present their plans to develop the land in front of their building and west past the Humane Society and soccer fields.

C. Affordable Housing – see above

D. Historic Preservation – no report

E. Traffic and Safety – no report

F. Membership – George Warmingham

There are now 234 residential members and 39 business members.

G. Community Events – Christine Buendel

National Night Out this year is on October 4<sup>th</sup>. September 16<sup>th</sup> is the deadline to request a visit from EMS, the fire department, or the police at an event. This should be a line item at the General Membership meeting in September.

H. Bylaws – no report

I. Newsletter/Website – John-Michael Seeber

The deadline for the next newsletter is August 24<sup>th</sup>. It will include items about upcoming events, ACL passes to be given away and auctioned, and the splash pad hours.

VIII. Other Business and Announcements

Larry Halford attended the ANC meeting which discussed the Riverside development, possible draft maps for single member districts, and short term rentals. A public hearing will be held on short term rentals at a later date.

ACL Fest passes: New households who join OWANA between July 1<sup>st</sup>. and September 5<sup>th</sup>. are eligible to win two weekend passes, as are current members who attend the September 6<sup>th</sup> General Membership meeting. In addition, a silent auction will take place at the September 6<sup>th</sup> meeting for two single weekend passes with the minimum bids starting at \$150.00 per weekend pass. John Teinert and Doug Lyn are underwriting a mail-out to neighborhood residents about the passes.

IX. The meeting adjourned at 9:26pm.