

JULY 2011 OWANA STEERING COMMITTEE MINUTES
Monday, July 11, 2011
7:00 PM to 9:00 PM

Old West Austin Neighborhood Association
Steering Committee Meeting
Pauline Brown/Clarksville Neighborhood Center
1807 W. 11TH Street

- I. Paul Seals called the meeting to order at 7:00pm
Steering Committee members present: Paul Seals, Larry Halford, Marion Cimbala, Kurt Sauers, Christopher Rankin, Mike Sullivan, Christine Buendel, John Teinart, Veryan Thompson, George Warmingham
Apologies received from: Scott Marks, Brooke Bailey, John Michael Seeber
Visitors: Maurice Anderson – Allandale Nghbrhd. Assn., David Carroll-LZT architect, Marc Brewster -AISD Construction Management, Blake Tollett- West Austin N. A., Steve McGuire -Zilker NA, Laura Porcaro – OWANA member, Jay Irick- owner of 900 W. Lynn, Mark Nibbelink, Amy Kinkade- Mathews Sch. principal, Jason Sanders – Tx. Disposal Systems

- II. Minutes of previous steering committee meeting were approved.

- III. Discussion of Short Term Rentals and Draft Planning Commission Recommendations
Maurice Anderson, Chair of the Allandale Neighborhood Association, and Steve McGuire from the Zilker Neighborhood Association reported how the short term rental business in Austin has expanded enormously over the last year until there are now over 550 units being advertised in Austin and around Lake Travis by Home Away, on Craig’s List, and other venues. They feel that the City should be regulating them like B&Bs, that they should be licensed, have a tax ID, and provide a contact person. They feel they are a negative influence on neighborhoods because the renters have no allegiance to the neighborhood and are increasing the probability of school closings as they don’t have children attending the local schools. The Austin Neighborhood Association has been discussing the issue as it is causing contention in areas that are heavily affected. The Planning Commission is due to discuss it in the near future.

- IV. Discussion of Mathew’s Recycling and Compost Container Storage Proposal
The AISD is moving towards composting and recycling programs in all schools. Mathews School is currently undergoing kitchen renovations and so the separation of waste is being reviewed. At the moment all trash and kitchen waste goes into one dumpster near the kitchen facing West Lynn. A proposal to put three dumpsters at the edge of the playground facing West

Lynn has drawn opposition from close neighbors who feel they would create odors and decrease property values. A discussion about alternative placements, the value of recycling and composting, health issues, and space constraints highlighted the following points: Jason Sanders of Tx. Disposal Systems reminded us that they have been charged with implementing the program throughout the school system, that there have been no complaints of smell at the 78 schools currently participating, that 5 million pounds of food waste has been diverted this year from the landfill to compost, and that the dumpsters can be washed out and deodorized each time they are emptied. Amy Kincade, Mathews' principal, said that the teachers and students are being trained to recycle and separate food waste and they are keen to help. Mark Nibbelink and Jay Irick, close property owners are concerned about smell and appearance. Marc Brewster, AISD Bond Program Director, said a fence would be put around the dumpsters for safety and aesthetics. Mathews playground is already very small, so a suggestion was made to leave one dumpster for compost in the current position near the kitchen, and place two in the playground for trash and recycling, and move the short fence on the north side of the playground further to the north nearer the kitchen wall to increase available play area. This solution should satisfy all parties, but cannot be implemented this summer as the project has been put on hold while a decision is sought.

V. Update on OWANA affordable housing funds – no discussion

VI. Update on 5th/6th Sts. Corridor –

VII. see Traffic and Safety report below

VIII. Treasurer's Report- submitted by Brooke Bailey

Checking account balance	\$	9,777.00
Money Market account	\$	52,809.22
PayPal account	\$	691.02
Total Funds	\$	63,277.24
Funds for Specific Uses		
General Funds	\$	15,091.65
Park Donations	\$	55.00
Branding Fund	\$	5,059.19
Parks Fund	\$	3,726.74
Zoning	\$	39,344.66
Total subaccounts	\$	63,277.24

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

A. **OWANA Zoning Report - July 2011 – Steering Committee**

1007 Blanco Local Historic District Design Standards were determined could not be waived or modified by Historic Landmark Commission but only by Council through ordinance revision (based on opinion of City legal staff). Historic Landmark Commission was not allowed to hear or act on the applicant's request. Planning Commission is hearing an amendment to Local Historic District ordinance that would give HLC these powers. For now case is on hold.

708 Patterson - Buass House Historic Landmark C14H-1978-0047 Application to demolish the rear addition, construct a new addition, rehabilitate the original structure was approved by HLC.

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.

Since this report was compiled the City issued an outside music permit. Now Third Base is asking for a late night permit to stay open till 2:00am. A motion was made, and passed, that OWANA opposes the late night beverage permit being requested by Third Base.

711 Brownlee Circle (West Line) NRD-2010-0115 Construct a new single- family house and relocate the existing ca. 1951 house. The relocation permit was approved by the HLC on 4/25/2011 and the commission previously reviewed the replacement structure plans in 2010. – no change

1204 W. 9th Street C15-2011-0022 The owner and the applicant came together with zoning committee on the night of April 11th at the BOA. Owner offered a 15 ft front yard and backyard setback regardless of the outcome as long as the applicant opposing dropped any future appeal. All parties agreed, the BOA voted to pass the appeal and stated the city was incorrect in their assessment of the front and rear addresses. The city may appeal the BOAs decision, but win win for the neighborhood. - no change

Enfield – Pleiades Condo – Pease Place the 25 unit MF condos anticipated to be completed in October. Total building is 35,000 sq feet, 40 feet in height, stucco, native stone, grey metal exterior. Applicant agreed to extend sidewalk around Pease Rd side so neighbors can walk to Enfield off the street. No change

1108 W. 9th Street. C14H-1978-0051 – Brass-Goddard House, Proposal: Construct a new garage addition; remodel the rear addition; construct a screened porch. HLC Granted the Certificate of Appropriateness as proposed. HLC approved modifications to the “Widows walk” by consent. Case is closed

801 Highland Avenue C14H-2008-0019 – Blondie Pharr House Proposal: Raise the house 28”, demolish the existing garage and rear addition; construct a new rear garage addition; replace windows; construct an elevated front porch; construct a new chimney. HLC by consent granted the Certificate of Appropriateness with the recommendation that the applicant consider a brick chimney for greater compatibility with the historic character of the house. No change

802 Blanco Street LHD-2011-0004 –Caste Hill Local Historic District Proposal: Construct an addition to the rear of the 2nd story of the porte-cochere. HLC granted the Certificate of Appropriateness with the recommendation that the applicant incorporate a vertical board or other visual separation between the new and existing construction per the Castle Hill Local Historic District Design Standards. No change

1716 Palma Plaza NRD-2011-0017 (Old West Austin) Proposal: Construct a new full-width addition across the back of the house. HLC accepted staff recommendation by consent: Delineate between the original house and the addition. Project is currently under construction. Case closed

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.

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 goes before BOA July 11.

700 Oakland Ave - Demolition completed of burned out duplex from fire in 2007. MF3 structure was a boarded up for 3 years, so neighbors are inquiring. Property is under new ownership and in the process of applying for building permit to construct a single family craftsman style home instead of multi family structure that previous owner proposed. Owner indicated they will present plans to ZC when available but has not to date.

1315 W. 6th Street – Site is currently zoned for restaurant use and is for lease. Site plan application status is not known since current applicant appears to have abandoned plans to open the “West End Bistro”. Lower level of house is currently being used for a catering business and is compliant with zoning.

1211 Lorrain St - NRD-2010-0162 (Contributing, MF3) Proposal: Add a second story and completely reconfigure the existing house and construct a new guest house in the rear. HLC urged the applicants to keep the existing home in its original Cape Cod influence by limiting addition to the rear of the home. Landmark Commission did not take action and their comments were recommendations only. Applicant went before BOA Oct 11th for three variance requests; 1) decrease minimum front street setback from 20 to 15 feet in order to construct a covered porch, 2) decrease minimum side street setback from 15 to 10 feet in order to construct a second story addition to a single family

residence, and 3) from 15 to 11'-9 in order to construct an accessory building (carport with guest house deck above). BOA granted variances and project is under construction. Case is closed

B. Parks – Marion Cimbala

Over 100 people attended the Splash Day party in June. We had penny scrambles for the kids, a watermelon scramble plus a fabulous synchronized swimming show.

We had a fun Fourth Celebration at the pool, with more games and fun. Unfortunately our headlining act was offered a paying gig (\$10,000!!) by the City of Cedar Park, so our big light show will have to wait until next month at our Splash Down Party. We are not sure about the date yet, August 20 is a possibility. The Friends of West Austin Park applied to the Austin Parks Foundation for a grant to repair the bathroom building. The request included funds for a new roof (wood shingle), new lights (exterior and interior), new windows, repair/removal of the rotten wood), and painting. We were awarded the grant and we hope to get that construction started in Sept/Oct!

Friends of West Austin Park has looking into assessment of the crumbling walls. We met with PARD Director Sarah Hensley and staffers last Wednesday to show them our master plan and to discuss our plans. It was a good meeting and we have a follow up with them next week to look into how we might move forward.

Mary Baylor Park

After placing the support poles in place near the splash pad, it was determined that additional footing supports were needed for the shade awnings. We don't know when these will be installed. Fortunately we are still enjoying the splash pad!

C. Affordable Housing – no discussion

D. Historic Preservation – tabled to August meeting

E. Traffic and Safety – Mike Sullivan and Laura Porcaro.

Dean Almy of the UT Architecture School has 50 graduate students who will work in teams of 10 and come up with 5 different designs, to be presented at a charette, in the winter, for the 5th/6th Street Corridor. Capitol Metro is considering adding traffic lights on 5th and 6th Streets to control the traffic flow.

F. Membership – George Warmingham.

There are currently 232 residential members and 38 business members. To encourage new members, anyone joining between now and the September General Membership meeting will be eligible for a drawing for two ACL tickets, and existing members will be eligible for a further two tickets.

G. Community Events – Christine Buendel.

An end-of-the-summer event at the West Austin pool is being planned, hopefully with a band and the light show postponed from July 4th. A spreadsheet will be coming out soon with the priorities listed by people in the neighborhood earlier this year.

H. Bylaws – no report

X. Newsletter/Website – no report

XI. Other Business and Announcements - none

XII. Meeting adjourned at 9:00pm.