

OWANA OWL

Watching over Old West Austin since 1983

March 2011



Letter From the Chair

We have a very interesting agenda for the March 1 general meeting, something for everyone in the neighborhood. Everyone should take this opportunity to come together and discuss matters vital to our community.

For those interested in public safety, we will introduce Will Harvey from the Austin Police Department. Will is the representative for the Central West District, which includes our neighborhood. He will be available to discuss public safety and security issues. We have had a number of break-ins recently so this will be an excellent opportunity to discuss things that we may do to improve our security and safety.

Representatives from Grande Communications will be presenting their plans for their construction activities for the upgrade their network in the neighborhood. They will be available to answer your questions regarding the work, which is currently scheduled to begin in Mid-March.

Good news regarding the former Pleiades condo project at 1603 Enfield will be shared at the meeting. The long-stalled, partially-completed project has moved off dead-center. As many of you have noticed, work is on-going for the completion of a new multi-family residential project at that site. Come hear about the new project. Hooray!!!

Momentum continues to build on the 5th/6th Street Corridor Initiative. We need the input of all interested parties the future development of this area in a manner that is compatible with the unique quality and character of our neighborhood. This corridor has always been an important part of our community and should not be turned into extended, high-speed on and off ramps from MoPac to Downtown. I believe we all desire a mixed-use area that attracts neighborhood and pedestrian friendly businesses and residences, which are truly connected to the residential core of our neighborhood.

Finally, and most importantly, there will be presentations and reports from the various OWANA committees. We have wonderful volunteers who are doing wonderful things in the neighborhood. These committees have big plans for this year and they need your help. What is your passion? What would like to see improved in the neighborhood? Please consider how your interests and talents may be used working on one of these committees to maintain and improve our community. You can do it! As I will continue to say, "if we all think that someone else will do it, no one will – *someone else is no one!*"

See you at Mathews on March 1.

Paul

2011 Steering Committee

PAUL SEALS, *Chair* Frances St near W 6th
JOHN TEINERT, *Vice-Chair* Windsor/Enfield, North of W 12th
BROOKE BAILEY, *Treasurer* 10th West of West Lynn
VERYAN THOMPSON, *Secretary* Oakland St
CHRISTINE BUENDEL Elm St, North of W12th
MARION CIMBALA Patterson St.
LARRY HALFORD W. 14th St near St. Luke's
SCOTT MARKS Oakland St
CHRISTOPHER RANKIN Pressler St near W 6th
KURT SAUER 10th West of Blanco
JOHN-MICHAEL SEEBER Windsor/Blanco, near W13th
MIKE SULLIVAN W 9 1/2 behind Mathews
GEORGE WARMINGHAM 8th West of West Lynn

OWANA 2011 Neighborhood Events

OWANA offers ample opportunities for neighbors to get together throughout the year. Here's but a few we have to look forward to just in our neighborhood:

March 5

It's My Park Day

April 17

Clarksville Fun Fest

4th of July at West Austin Park

October 4

National Night Out

October

Octoberama at Mathews Elementary

Good Times is still in the planning stages and a date has yet to be determined. If you would like to help with Good Times, contact Kelly at Galaxy Café or Michael at Café Medici.

And, events bordering and affecting our neighbor also abound:

February 27

Green Garden Festival at Zilker

March 5

Austin History Center, "5X5Y: 25 Years of SXSW Music" (There will be live music)

March 6

Kite Festival at Zilker

March 27

Capitol 10k

September 16 – 18

Austin City Limits Festival

We promise to keep you informed of all the activities throughout the year and hope you get involved. Your involvement is what helps make this the coolest, most desirable Austin neighborhood in which to live!

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512-476-TXRx



March General Membership Meeting Agenda

Tuesday, March 1, 2011 - 6:45 PM to 9:00 PM

Mathews School Cafeteria (906 West Lynn at West 9th)

- I. Registration and Social Gathering (6:45 – 7:00)
- II. Call to Order -- Paul Seals (7:00)
- III. Approval of Minutes (7:05)
- IV. Introduction of Will Harvey, Austin Police Department, Central West District Representative (7:05 – 7:15)
- V. Discussion of Grande Communication Project to Upgrade Network in the Neighborhood – Libby Malone, Grande Communications (7:15 – 7:30)
- VI. Update on 1603 Enfield (Former Pleiades Project) – John Teinert (7:30 – 7:40)
- VII. Discussion of 5th/6th St. Corridor Initiative – Laura Porcaro (7:40 – 7:50)
- VIII. Austin Neighborhood Council Update and Consideration of any ANC Resolutions – Laura Porcaro (7:50 – 7:55)
- IX. Committee Presentations and Reports
 - A. Zoning Committee Report - Larry Halford
Note: Only zoning case changes and updates of the OWL report are discussed
 - B. Parks and Greenspaces – Marion Cimbala
 - C. Historic Preservation – Maureen Matteauer
 - D. Public Safety and Transportation – Mike Sullivan
 - E. Affordable Housing – Christine Buendel
 - F. Membership (including recommended membership dues & business rates) – George Warmingham
 - G. Community Events – Christine Buendel
 - H. Bylaws – Kurt Sauer
- X. Administrative and Organization Issues
 - A. Treasure’s Report – Brooke Bailey
 - B. OWANA Website Update – Christopher Rankin
 - C. Other Administrative and Organizational Business
- XI. Other Business and Announcements
- XII. Adjourn

NOTE: Votes may be taken on any scheduled agenda items.

Affordable Housing Funds Update

OWANA has been given a unique challenge that can, possibly, set a precedent for Austin neighborhoods. Thanks to OWANA resident Council Member Laura Morrison and the Gables, we have \$300,000 (plus interest) to spend on affordable housing within OWANA. The unique challenge has been how to perpetuate the funds so that the neighborhood benefits. OWANA has the unique position of having a neighborhood plan that encourages the building of alley flats, AND our housing mix includes the historic Clarksville Community Development Corporation (CCDC). So, how do we use and maintain the funds for the benefit of our neighborhood?

We turned to PeopleTrust, the mortgage lending/affordable housing development subsidiary of PeopleFund, to develop some options for the affordable housing funds. PeopleFund has sixteen years experience in community lending and non-profit housing development lending in Central Texas. PeopleFund is certified by the Department of Treasury as a community development finance institution (CDFI) and manages over \$7million in assets for the Mueller Foundation. PeopleTrust offers a full suite of services to private and non-profit housing developers. Services include financing, design and development, implementation and administration, and marketing shared equity housing models. You can learn more about PeopleTrust at their web site, peopletrust-home.org.

With PeopleTrust's knowledge and assistance, we developed two options for the OWANA funds: Provide low-interest loans (1-10%) to homeowners to finance alley flats and provide repair loans to Clarksville CDC. The goal of two loan options is to provide capital preservation for the OWANA affordable housing funds. PeopleTrust is willing to administer the loans for OWANA for either a flat fee payment of 10% (\$30,000) or a fee-based administrative payment system. The 10% fee is based on cost to originate and administer the loan portfolio and setting aside 7% to fund a reserve a required reserve for bad debt expenses. The fee-based administrative payment system requires the Borrower to pay a 2% loan origination fee based on the loan amount. Both administrative options include document preparation fees, filing/recording fees, appraisal/survey costs, title commitment fees, and recording fees to be paid by the Borrower. Both of the above loan options include annual reporting and notice of delinquencies, defaults, and collections.

If you would like more information and/or would like to offer a viable suggestion for the affordable housing funds, contact Scott Marks at SMarks@coatsrose.com and Christine Buendel at c_buendel@yahoo.com.



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West Austin Park Update

OWANA Needs Your Help

From Lady Bird Lake to Enfield Rd and from Lamar Blvd to MOPAC, Old West Austin is a wonderful place to live and work. Could you help us pass the word that OWANA represents everyone in our neighborhood?

It will take only a few minutes for you to copy and paste this link www.owana.org/join into an email and send it to a couple of your friends and/or businesses who are not members. You can tell them that all they need to do is to click the link and it will take them to a page where they can become an OWANA member.

Our memberships are very reasonable, starting at only \$20/yr for residents and \$50/yr for businesses. Resident members within the OWANA boundaries are entitled to vote at our General Membership Meeting and business members get to advertise in the quarterly newsletter, The OWANA Owl. So let your friends and businesses know what a great opportunity OWANA membership is. All they have to do is click www.owana.org/join. Thank you so much for helping OWANA!

George Warmingham
Membership Chair
Oldwestaustin@gmail.com



Did you know? OWANA is on Facebook!

Next time you're online, search for our page and "like" us. The more fans we have, the more we can offer on the site.

While the park may have seemed a little sleepy during the sub-freezing temperatures in January lots of activity to support the park has been taking place. The very first thing we will be shedding our winter clothes and putting our hands to is **It's My Park Day on Saturday, March 5**. Come out and help spruce up the park. There are projects ranging from painting benches to laying mulch. To sign up go to www.AustinParks.org and sign up to volunteer for the West Austin Park workday.

In addition to Its My Park Day the Friends of West Austin Park have been busy getting organized to get the word out to the community about what's happening at the park as well as meeting with the Parks Department.

Several meetings have been held with PARD to coordinate the WAP master plan into PARD activities. The meetings have generated a lot of excitement about what can be done by FOWAP and PARD to implement the vision of what the park can be in the short and long term.

A web site for the Friends of West Austin Park has been setup and can be found at <https://sites.google.com/site/westaustinpark/> - you can find information about events and what's going on with the Friends group. The site could use some pictures of people using the park. If you have any you'd like to share please send a note to WAPFriends@gmail.com.

A lemonade stand/information booth will be set up on Saturday morning once a month for people to come and find out the happenings at West Austin Park.

The FOWAP will be meeting once a month on the third or fourth Sunday of the month. Minutes of prior meetings are posted on the web site. Committees have been setup to support fundraising, project management, communications, and volunteers.

If you are interested in helping out on a committee please send an email to Marion Cimbala at marioncimbala@sbcglobal.net.

Austin Water Will Pay You to Get Rid of Your Lawn

Austin Water wants you to save on those high water bills by changing your landscape. A new landscape conversion program is designed to remove turf and replace it with beautiful native plants or non irrigated areas such as mulch or gravel beds. The best part is you can get an incentive rebate amount of \$100 to \$150 dollars for every 500 square feet you convert depending on the type of conversion.

Applications will be accepted until March 31 and all projects must be completed by June 1 to allow the plants time to establish before summer.

More details and the printable application can be found at www.cityofaustin.org/watercon/landscapeconversion.htm

Mark Your Calendars! CCDC's Annual Family Fun Fest is April 17

The Clarksville Community Development Corporation is holding its 3rd annual Family Fun Fest on Sunday, April 17th from 1-5. Funds raised will be used to help support our affordable housing program, which provides housing to 13 low-income families. Presently we are getting ready to rehabilitate two historically-contributing homes that we own on 11th Street and once that work is completed, two more low income families will be able to call our wonderful neighborhood home.

This year's Fun Fest will include live music all day, an artisans fair, a live auction, a pet parade and pet contests, games for kids, a face painter, a balloon person, and food vendors, including Galaxy, Zocalo, the Sticky Toffee Pudding Company, Cake & Spoon, and Tiny Pies, a new family-owned Clarksville-area business. The food vendors will donate a portion of their sales at the Fest to the CCDC.

We are very excited to announce that this year, award-winning kids' songwriter/singer Joe McDermott (www.joemcdermottmusic.com) will perform at the Fest starting at 3p.m. Jeffrey's, Cipollina and Austin Urban Vet are helping to underwrite the cost of his performance.

We are also looking for underwriters to cover other Fest expenses, including:

- Balloon person: \$380.00
- Face Painter: \$260.00
- Austin Outhouse: \$170.00
- Signage: \$50.00

If you would like to be an underwriter, please make your check payable to the CCDC and send it to: P.O. Box 5975 Austin, Texas 78763. Note on the check if you want to underwrite something specific or if you are donating funds to help defray the overall costs of the Fest. Also, indicate if you want a receipt for your donation. By the way, the CCDC is a 501(c)3 IRS tax-exempt organization.

Questions? Email mrpraustin@gmail.com.



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February 2011 Zoning Report

1618 Confederate Avenue

NRD-2010-0163 (Contributing, SF3)

Proposal: Demolish the back wall of the house and construct a two-story rear addition. The applicant is retaining the Craftsman/Classical Revival style of the front facade. HLC passed this case on consent. Applicant has applied for building permit, no variance was requested, and no further reviews anticipated.

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.

1406 Hartford

The applicant requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 0 feet in order to erect a detached carport for a single-family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. Board of Adjustment public hearing was conducted in Dec and variance was denied. Applicant appealed to Board of Adjustment for reconsideration in January and BOA again denied the variance.

Enfield – Pleiades Condo

Partially constructed condominium project is under new ownership. The new owner has indicated they would not be using the variance approved by Board of Adjustment for an additional stair in rear setback. Revised building plans are anticipated to be available in March. Project is still anticipated to be sold as condos. Selective demo has begun and new construction will begin once revised design permits are issued.

1315 W. 6th Street

Applicant encountered problems with their site development application to City of Austin, primarily with front setback of deck from property line. City recommended Applicant apply for another zoning change that would allow the reduced front setback and remain consistent with the Restrictive Covenant agreed upon with OWANA.



Thank You OWANA Business Members

Anthony's Laundry & Dry Cleaning
1113 West Lynn

Austin Fine Properties
1201 Baylor St.
www.austinfineproperties.com

BookPeople
603 N. Lamar Blvd.
www.bookpeople.com

Choban & Associates
1400 W. 6th St.
www.choban.com

Clement's Paint & Decorating
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www.clementsaint.com

Dynamic Reprographics
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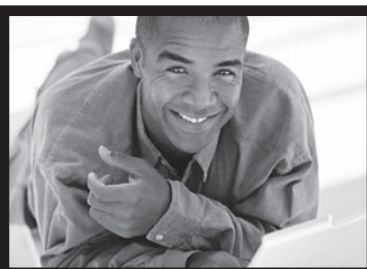
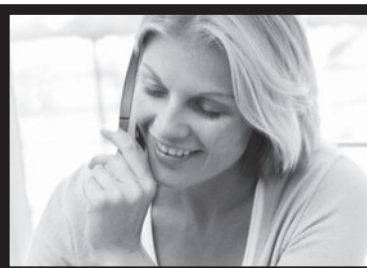
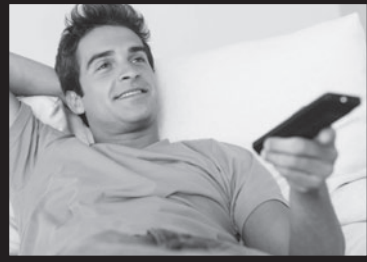
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