

OWANA OWL

Watching over Old West Austin since 1983



March 2012

Letter From the Chair

Dear Neighbors:

For those of you whom I haven't met, I would like to introduce myself. This will be my third year on the steering committee, having served as Vice-Chair for the past two. Living and owning a business in the neighborhood for the last 16 years, I've seen many changes occur in the place we call home. As the new chair of OWANA, I'm looking forward to being a part of the changes to come.

Please join me in acknowledging Paul Seals for his dedicated service as past Chair. His years of service have helped make a difference in keeping our neighborhood one of the most desirable in Austin. I would also like to welcome several new members to the Steering Committee, including Cindy Lofton, Joe Loiacono, Brenda Mitchell, and Paula Hern.

Our neighborhood is experiencing unprecedented change and growth. With this growth comes unique opportunities for us to improve our neighborhood and keep it alive and vibrant. With our 5th and 6th street Vision project we are seeking to strike a balance between the need for a peaceful resident friendly environment and the desire to encourage accessible local commerce.

Another change in the neighborhood involves the city icon and neighborhood-defining Jeffrey's Restaurant. Although it is under new ownership, the past owners Ron and Peggy Weiss will continue in an advisory capacity. Jeffrey's is scheduled to close for a few months beginning mid-April for renovation and will re-open later in the fall.

Along with presentations from the new owners of Jeffrey's and the 5th & 6th Street Corridor Vision Committee, we will discuss markers that designate the boundaries of our neighborhood, and the development of the Future Land Use Map for Old West Austin. Please join us Tuesday March 6th to discuss these topics that will determine how your community grows and thrives in the near future.

Best regards,

John Teinert

Membership Update

OWANA currently has 234 residential memberships and 28 business memberships. Not bad unless you consider that this is less than 10% of the whole OWANA area.

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

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Save the Date! The CCDC's 4th Annual Family Fun Fest is Coming Up

The Clarksville Community Development Corporation's (CCDC) popular Family Fun Fest will happen on Sunday, April 22th from 1-5 at the Pauline Brown Clarksville Neighborhood Center, 1807 West 11th Street. This year's Fest will feature live music all afternoon, including a kids' musician, two bouncy houses for kids – one for toddlers and one for older children – a petting zoo, a face painter, a balloon person, a silent auction, and more. There will also be lots of yummy food to feast on.

The CCDC will use the funds we raise at the Fest to help support our affordable housing program, which provides housing to 13 low-income families. We are the only affordable housing organization West of I-35 and one of the only organizations in the nation that provides affordable housing in an affluent neighborhood.

Last year the money we raised at our Fest helped fund new roofs for several properties, new foundations, a top-to-bottom renovation of one property and interior updating at two others.

If you would like to underwrite all or a portion of one of the kids' activities or the kids' musician, please get in touch with Mary Reed at mrpraustin@gmail.com. The CCDC is a 501(c)3 IRS tax-exempt organization, so your donation will be tax deductible.

March General Membership Meeting Agenda

TUESDAY, MARCH 6, 2012 - 6:45 to 9pm

MATHEWS SCHOOL CAFETERIA (906 WEST LYNN at W. 9th)

- I. Registration and Social Gathering (6:45 - 7:00)
- II. Call to Order - Joe Loiacono - Vice Chair (Standing for John Teinert - Chair) (7:00)
- III. Approval of Minutes (7:05)
- IV. Presentation by New Owners of Jeffrey's - Larry McGuire (7:05 - 7:20)
- V. Discussion of new member for Steering Committee vacancy (7:20 - 7:30)
- VI. Presentation of 5th and 6th St. Corridor Vision Committee (7:30 - 7:45)
- VII. Discussion of Neighborhood Plan & Future Land Use Map (FLUM) (7:45 - 8:00)
- VIII. Discussion of Branding funds for neighborhood marker (8:00 - 8:10)
- IX. Committee Presentations and Reports
 - A. Zoning Committee Report - Larry Halford
 - B. Parks and Greenspace - Marion Cimbala
 - C. Historic Preservation
 - D. Public Safety and Transportation - Mike Sullivan
 - E. Affordable Housing - Christine Buendel
 - F. Membership - George Warmingham
 - G. Community Events - Christine Buendel
 - H. Bylaws - Kurt Sauer
 - I. Treasurer's Report - Brooke Baily
 - J. OWANA Website Update/Newsletterr - John Michael Seeber
 - K. Other Administrative and Organizational Business
- X. Other Business and Announcements
- XI. Adjourn

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

OWANA Zoning Report – March 2012

1629 Palma Plaza

The applicant requested a modification to allow a F.A.R. increase from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.1 Subchapter F: Residential Design and Compatibility Standards from the allowable 40% (3723 sq ft) to 49.5% (4613 sq ft) to built a 2nd story detached garage apartment in a MF - 3 zoning district. The applicant is requesting a modification to allow an increase to 25% in the maximum floor to area ratio or maximum square footage of gross floor area; Maximum linear feet of gables or dormers protruding from the setback plane; from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.8.1 A (1 and 2) to built a 2nd story detached garage apartment in a MF -3 zoning district.

Case was postponed until Feb to allow the applicant to complete design of suspended slab that will be above the critical root zone of adjacent trees. Resulting design could impact the finish floor elevation of the garage thereby affecting the protrusion into setback plan causing design to exceed requested variance. Adjacent neighbors do not object to the requested variance and zoning

committee wrote a letter of non-opposition to both variances. Case is still pending

300 Pressler Drive

Applicant is requesting a change of zoning from LI-CO-NP Limited Industrial Service district and CS-1-MU-CO Commercial-Liquor Sales district to CS-NP General Commercial Services District. OWANA SC voted to support the applicant with condition that the project complies with the Waterfront Overlay restrictions and no more than 10% of the project is non-residential. Applicant is anticipated to go before Planning Commission and Council in April.

1502 West 9th Street

Applicant is requesting a building permit for a two car detached garage located at rear of property. Public hearing was held on Feb 27 before Historic Landmark Commission since property is within the Westline NR Historic District.

1200, 1202, 1204 West Lynn, 1601 and 1603 Waterston Ave, (Jefferies Restaurant Complex)

Applicant is proposing to renovate exterior and interior of structures thereby triggering a public hearing and review by Historic Landmark Commission on Feb 27th due to location being within the Clarksville NR Historic District.

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West Austin Park Restoration and Improvement Day

By Jessica Wassenaar

An early Spring has definitely come to West Austin Park. If you've seen the park lately you've, probably noticed that the wonderful rain we've been getting has made the park a little muddy. To help with the mud and overall upkeep of the park we will be having a workday/ Spring celebration Saturday March 31st at 9:00 a.m. Projects will include mulching trees, mulching the off leash area, painting picnic tables and sprucing up park signage. There will be projects for all ages!



In addition to grounds upkeep, the bathhouse renovation will begin the first week in April. Work will include replacing the roof, lighting, and windows. Due to the fantastic work of Kim McKnight at Austin Parks and Recreation Department (PARC), we now know what the bathhouse looked like when it was first built in 1930. This will allow us to restore the original look, including the distinctive bargeboard on the gables.

Another project on the horizon is the addition of an information kiosk to the off leash area. The kiosk will be four-sided, and installed in off leash areas around Austin. The kiosks are being paid for by the support of individuals and a generous grant from the Austin Parks Foundation.

If you'd like to know more about any of these projects, participate in the workday, or be involved in future plans for West Austin Park please contact Jessica Wassenaar at jhymowitz@gmail.com

A New Beginning for Jeffrey's

"Young... Idealistic... Romantics..."

Those words were used to describe Ron and Peggy Weiss, Jeffrey Weinberger, and the original partners when they decided to turn an old building in the 'hidden' part of Austin into an upscale bistro

in 1975. They made their mark with an original flair that is unmistakably Jeffrey's.

Thirty-six years later the intimate neighborhood restaurant is one of the city's preeminent dining locations.

Chef Larry McGuire and his hospitality group will usher in a new era at Jeffrey's. The restaurant will close its doors

on April 14 to undergo a renovation. Jeffrey's will re-open with Chef McGuire in the kitchen and re-imagined ambiance.

"Ron, Peggy and Jeff are integral to keeping the special quality of Jeffrey's," said Chef McGuire. "And we will work closely with them to maintain the brand and take it forward."

Coming to a Street Near You: MoPac Toll Lane is Right Around the Corner

Texas Department of Transportation (TxDOT) plans to build an additional toll lane exit ramp to West 5th Street, but claims it will only be used when Cesar Chavez is closed. The original design called for another lane feeding onto Cesar Chavez only. It would be beneficial for OWANA if the original plan was adhered to, and an additional exit lane wasn't built. An additional lane will funnel even more traffic through the neighborhood.

Somewhere along the way, the West 5th connection was added. OWANA has been trying to get it stopped ever since.

March 1st, (that's this Thursday) there is another open house at O'Henry Middle School from 4pm-8pm. It's a casual, "drop in style," and it's an important opportunity for neighbors to express their desire to have the toll lane AVOID the rest of MoPac traffic on West 5th.

Thanks to those who expressed opinions before, and please make one more quick trip Thursday. If we send the message often enough, the exit ramp won't be added to West 5th Street. TxDOT is asking for written public input at forums like this, and they haven't had very much from OWANA.

Please take a few minutes and make TxDOT happy (wink, wink), and help us achieve our 5th/6th Street Vision.

For more information, go to: www.MopacExpress.com.

Thanks again,
Mike Sullivan



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OWANA Business Members

Art on 5th Gallery
1501 W. 5th Street
www.arton5th.com

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

Azure Spa and Skin Clinic
507 Powell Street
www.azureskin.com

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

Café Josie
1200-B W. 6th St.
www.cafejosie.com

Capital City Partners
www.capcitypartners.com

Choban & Associates
1135 West 6th St #100
www.choban.com

Cipolina West Austin Bistro
1213 West Lynn
www.cipollina-austin.com

Clement's Paint & Decorating
1211 W 6th St.
www.clementspaint.com

Gables 5th Street Commons
1611 W. 5th St.
www.gables.com

Gables Pressler
507 Pressler Street
www.gables.com

House+Earth
1214 West 6th Street
300-0484

Jaguar Land Rover Austin
1515 W. 5th St.
www.landroveraustin.com

Jean-Marc Fray French Antiques
1009 W 6th St., Ste. 102
www.jeanmarcfray.com

Jeffrey's Restaurant & Bar
West Lynn at W. 12th St.
www.jeffreysfaustin.com

Lyon Advertising
www.lyonadvertising.com

MadNic Construction CO., LLC
rance@fortisrealty.com

Mean-Eyed Cat
1621 W. 5th St.
www.themeaneyecat.com

Nick Deaver, AIA
nickdeaver.com

Phoenix Motor Works
phoenixmotorworks.com

Risinger Homes, LP
www.risingerhomes.com

Salon Muse
1013 West Lynn
www.salonmuse.com

Savory Spice Shop
1201-B West 6th St
512-524-1093

STR Austin
straustin@gmail.com

Thundercloud Subs Licensing
www.thundercloud.com

Yellow Cab
512-452-9999.
www.yellowcabaustin.com

Zocalo Café
1110 West Lynn St.
www.zocalocafe.com

Yahoo Discussion Group

Currently 234 people are members of the OWANA group on Yahoo. Some live in Old West Austin and some do not and some are members of OWANA and some are not. I wish I could give you more information but Yahoo only gives us an email address. In an effort to bring a little transparency to the group, new members are now being asked to give their names and physical addresses.

If you do not currently belong to the Yahoo group, please do so. Just go to the <http://groups.yahoo.com/group/owana/>. You will be asked for a Yahoo ID/email address to join. If you do not want to set this up, email me at oldwestaustin@gmail.com and I will manually add you to the group.

2012 OWANA Steering Committee

John Teinert, *Chair*
Joe Loiacono, *Vice-Chair*
Brooke Bailey, *Treasurer*
Veryan Thompson, *Secretary*
Marion Cimbala
Larry Halford
Paula Hern
Brenda Mitchell
Laura Porcaro
John Michael Seeber
Mike Sullivan
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