

OWANA OWL

Watching over Old West Austin since 1983



June 2017

The month of June is a bookend, a time to mark the close of an active school year and the start of a fun-filled summer. This year we'll celebrate with a **Summer Kickoff Party. Join us Thursday, June 1, starting at 3:15pm in West Austin Park** with games, live music, Kona Ice, and revelry.

Austin is a fun town, and also a political town. This year was as crazy politically as any I can remember since I first moved here in 1991. The legislature, as always, kept Austin in its crosshairs and debated trumping our historic preservation, short-term rental, and ridesharing ordinances. When the dust settled on *sine die*—as cowboy legislators beat their chests and threatened to deport or even shoot at their enemies – our local historic preservation and short-term rental policies survived, while Lyft and Uber are headed back to Austin as state law now trumps our local regulations. From the Mother's Day Massacre to the protests on the final day, thank God it's over.

And now our political town has launched a debate on a new land development code, CodeNext. I have heard many strongly held and varied views on the recently announced proposed map. We are lucky to have people in our neighborhood who have volunteered to help with this very complex proposed ordinance. Dave Sullivan, for example, moved to Austin in 1981 and moved into his house on Waterston in 1993. He has served on the CodeNext citizens advisory group since 2013, and previously served on the planning commission. You don't have to agree with Dave on the means to the end, but it's reassuring to me that he has volunteered so much of his time to promote a safe, pedestrian-friendly, and diverse neighborhood. He's offered his views on this important debate in this issue of the *Owl*.

100 years at Mathews, a Summer Kickoff party, and political debates where we "fight" respectfully for what's important to us. As Bob Cole would say, ain't it great to be alive in Austin, Texas?

Scott Marks, Chair

June 2017 General Membership Meeting

Tuesday, June 6, 2017 - 6:30pm to 9:00pm

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

- I. Live Music with Three Dollar Bills / Social Gathering (**note: 6:30**)
- II. Call to Order—Shawn Shillington (7:00)
- III. Approval of Minutes—Sean Williams (7:05)
- IV. Steering Committee Members—Mike Sullivan (7:10)
- V. Treasurer’s Report—Ted Barnhill (7:15)
- VI. Travis County Commissioner—Brigid Shea (7:20)
- VII. Candidate for Texas’s 21st Congressional District—Chris Perri (7:35)
- VIII. 910 Baylor Setback Variance / Connectivity—Dan Sharplin (7:40)
- IX. Residential Permit Parking—Brockett Davidson (7:50)
- X. 802 Pressler Demolition Permit—Rosemary Merriam (8:00)
- XI. CodeNEXT Update—Dave Sullivan (8:10)
- XII. Committee Reports (8:30pm-9pm)
 - A. Zoning Committee Report – Rosemary Merriam
 - B. Community Events – Orlando Castillo/Ashley Endler
 - C. Public Safety and Transportation – Mike Sullivan
 - D. Affordable Housing – Scott Marks
 - E. Membership – George Warmingham
- XIII. Other Business and Announcements
- XIV. Adjourn

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



CodeNEXT will probably be good for Old West Austin

On May 24, a neighborhood resident sent an email on the Old West Austin email list serve with the subject line “CodeNext ruinous for our neighborhood.” Nothing in the email body substantiated this statement. Neither my read of the first draft of the CodeNEXT text nor my review of the draft zoning maps suggests any ruination. The fact is, **no one knows what effect CodeNEXT will have on Old West Austin or any other part of our City and extra-territorial jurisdiction because we have only seen the first of what will be three or more drafts that will exist before a final version is officially adopted in the April-June 2018 time frame.** The final version will have been vetted

- by thousands of concerned Austin residents with a wide range of views on urban land use and development,
- by professional expert stakeholder groups of architects, builders, and planners,
- by many non-profit stakeholder groups, by citizens appointed to several city boards by our single member district-based City Council,
- by the professional city staff members in a broad range of municipal departments,
- by the team of professional consultants under City contract for planning, code-writing, economic study, and housing affordability, and
- ultimately, by the democratically-elected City Council.

I have served on the CodeNEXT Citizens Advisory Group (CAG) since the CodeNEXT project started in early 2013. City-wide, the current draft version of CodeNEXT has several selling points. Rules for water quality, tree protection, parkland dedication, and historic preservation have been carried over from the current Land Development Code, and there is still time to suggest improving these rules. Under the current draft, new development projects would have to do more storm water detention than currently required, meaning new development could reduce flooding impacts. This summer, new sections will be added to the current draft dealing with green infrastructure and street design, and some of us are pushing to add an explicit “arts/music/culture” section. The zoning tools the City has to create below-market priced housing using density bonuses would be improved to try to increase the stock of widely distributed housing for lower-income households in all council districts. New subdivisions would have shorter blocks, which should make new neighborhoods more walkable and bikeable. One new feature of current draft version of CodeNEXT is the attempt to better match new zoning to existing land use and build forms.

I have heard some folks express concern that the current draft version of CodeNEXT is up-zoning properties. In rezoning 300+ square miles of land, there are cases of both up-zoning (increasing development entitlements) and down-zoning (decreasing development entitlements), but in the large majority of the city there are only a few substantive land-use regulation changes. However, within Old West Austin, given our central Austin location, there are several potentially significant changes. One is that commercial services (CS) zoned properties now in old houses will be prevented from redeveloping in commercial-type buildings, because their zoning requires a house-like form. The proposed zoning on several streets and lots goes from multi-family (MF-3 and MF-4) zoning which allows 65% impervious cover and relatively large buildings as we have along Enfield Rd to T4N.IS zoning, which has 45% impervious cover and requires a house type form if developed as apartments. It is true that with these house-type forms in T4N.IS zoning there will be tear downs of existing houses and new houses built, just as happens with the current SF-3 and higher zoning in the current LDC, but the new houses under CodeNEXT should be more in keeping with the style of Old West Austin form with porches and modest setbacks, as opposed to a more suburban form that the current LDC supports.

Currently, my side of the street (Waterston Ave) is zoned MF-3, as are several other streets in the northern part of Old West Austin, because a city council long ago planned to turn Enfield into a crosstown expressway, and it was imagined that all the single family housing would go away. However, despite having an entitlement to pool our lots and build apartments, my neighbors and I have instead added onto our own homes and kept most of the property single family with a few duplexes and accessory dwelling units (ADUs) as allowed in our Neighborhood Plan. And despite having MF-3 zoning, our lots are appraised by TCAD exactly the same way, paying the same property taxes, as the SF-3 zoned lots nearby. If T4 zoning allows an extra unit on a tract that will not mean that property taxes will change. Furthermore, I believe the experience to date in Old West Austin is that a relatively small number of property owners have taken advantage of adding another unit on their lot under existing entitlements. Were the current version of CodeNEXT to become law, perhaps more property owners would, but certainly not all. Allowing ADUs in our neighborhood plan did not ruin our neighborhood (as some predicted), nor did supporting vertical mixed-use (VMU) on Lamar ruin our neighborhood.

It is important for citizens to monitor the activity related to CodeNEXT. Suggestions and instructions for participating in the CodeNEXT process can be found at www.austintexas.gov/codenext. I would be happy to talk to anyone with questions or concerns. Thanks.

Dave Sullivan

Waterston Ave

CodeNEXT Advisory Group & OWANA Steering Committee member 1999-2001

CodeNEXT: City of Austin Draft Land Development Code



There are some [CodeNEXT](#) events coming up:

- **CodeNEXT Zone Mapping Open House**
 - City Council District 9 CM Kathie Tovo
 - Saturday, June 3, 10:00 am - Noon
 - Austin City Hall, 301 W. 2nd St.
- **CodeNEXT Office Hours**
 - tiny.cc/codenextofficehours
 - To schedule office hours over the phone call (512) 974-3583
 - One Texas Center, 505 Barton Springs Road, Suite 575

Deadlines coming up if you want to leave a comment online:

- **Comment on CodeNEXT Text**
 - Deadline June 7, 2017
 - To read and comment on the draft code online, visit www.codenext.civiccomment.org.
- **Comment on CodeNEXT Map**
 - Deadline July 7, 2017
 - codenext.engagingplans.org/codenext-comparison-map
- **Participate in the City of Austin's Online Survey**
 - www.austintexas.gov/department/codenext-community-engagement

Sample comments:

- This lot should be zoned to allow [more people / fewer people]
- This is my property - please change the zoning to [T3N.DS or T4N.SS]
- It would be great to have [a plastic robot store] here

Proposed Special Events Residential Permit Parking Program

Paul Seals

The Office of Special Events in the Park and Recreation Department with input from neighborhood stakeholders is proposing a special events residential permit parking program to address parking and traffic issues associated with special events on City parkland (e.g. ACL Festival, Blues on the Green, Trail of Lights, etc). As a replacement of the existing program of traffic barricades, traffic controls and temporary no parking zones in certain impacted neighborhoods including Bouldin, Zilker, Barton Hills, and the Deep Eddy area.

The City proposes that the program would be managed like the existing Residential Permit Parking (RPP) program (same signs, permits, but with new zone numbers). It is proposed that the program would fall under the purview of the RPP Section in the Parking Operations Division.

Each house would receive up to 4 permits (2 hangtags, 2 stickers). Procedures for replacement and transfer would be included.

Parking Enforcement Officers would patrol neighborhoods and ticket/tow illegally parked vehicles. It is anticipated that this will reduce the number of police officers writing tickets as well as provide more enforcement coverage.

The proposed illegal parking fine is \$250, with an early pay reduction to \$125.

Restricted parking zones would be activated during special events. The zones activated would depend on the scope and location of the special event. Entryway signs would be posted into each neighborhood during those events. Drivers would be able to call 311 to ask about special events for a given zone number.



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As proposed Old West Austin is not included in the neighborhoods for initial implementation. The initial list of neighborhoods include Bouldin, Zilker, Barton Hills, and the Deep Eddy Area given their proximity to the major special events.

The next steps include:

- Receive feedback from stakeholders
- Finalize RPP maps and zones
- Receive agreement/consensus of a certain grace period for enforcement
- Finalize estimated costs and resources for roll out (e.g. sign manufacture, parking pass distribution)
- City Council action to establish the program as part of the existing RPP program and approve the increased fine amount.

Additional information on the proposed program will be provided at the June general membership meeting.



Summer Pool Hours

West Austin Pool

Open: June 12 - August 13

Hours: 1pm - 8pm

Closed Mondays

Clarksville Splash Pad

Open: May 15 - September 24

Hours: 9am - 8pm

All pool and splash pad schedules can be found on the Austin Parks & Rec

Pools website:

www.austintexas.gov/pools

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June 2017 Zoning Report

New Cases

Baylor - C15-2017-0028 — Building two new houses on split lot. Owners need a variance to change the setback facing 10th Street from 25 feet to 20 feet. OWANA has agreed to support the setback. OWANA asked and the owners agreed to provide and maintain a path for neighborhood connectivity.

802 Pressler - NRD 2017-0023 — Request for demolition permit of a contributing house to West Line Historic District and construction of a new structure. Postponed at request of OWANA until June 26, 2017 HLC meeting to assure that neighbors have a chance to weigh in on new construction.

1207 W. 10th Street - NRD-2017-0029 — Modify front porch, remove and replace existing siding with wood siding, replace windows on the side of the house. Contributing to West Line Historic District. Passed on consent at HLC meeting, May 22, 2017

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1618 Palma Plaza - NRD-2017-0034 — Approval of plans for new construction of four unit condos. Passed on consent by HLC at May 22, 2017 meeting.

Ongoing Cases

912 Theresa - NRD-2017-0036 — HLC agreed to postpone case until June meeting to allow owner to meet with neighbor and weigh in on plans for two new houses with two ADUs at rear of property.

804 Winflo - SP-2016-0329C — Requesting variance from Board of Adjustment to build three condos on a substandard lot of less than 8,000 square feet. Nearby neighbors, OWANA Zoning and Steering Committees and membership voted to oppose the variance. Postponed by Board of Adjustment at 3/13/2017 meeting. Again postponed by owners to June 12, 2017 meeting.

Closed Cases

906 Robertson St - NRD-2017-0026 — Contributing to West State Line Historic District. Construct an addition to the front and side of house. Approved on consent at May 26, 2017 HLC meeting.

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Join OWANA!

Keep reminding your neighbors and the local businesses you frequent to join OWANA. Send them to www.owana.org/join where residents can join online and business can download an application form. Thanks for your continued support and participation.

OWANA 2017 Membership Report

As of the end of the previous month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Residential memberships	266	269	281	286	286	288						
Business memberships	24	21	28	28	28	27						
Total memberships	290	290 0%	309 6.6%	314 1.6%	314 0%	315 0.3%						

Thank You OWANA Business Members

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