

Present: Cory Walton, Gavin Wilson, Ronnie Dittmar, Jeff Boldrick, Kathie Tovo, Chris Cosart, Matt Rife, Cynthia Schiebel, Brenda Thompson, Devota Swenson, Tom Larkin; also: Ingrid Weigand, Gary Hyatt, Chris Sorenson, Gail Armstrong, Melissa Gonzalez, Bob Sessa.

Cory Walton called meeting into order:

- I. **Town Lake Park WWW lift station** – Town Lake Park is apparently being designed to become a wastewater uplift treatment station. Engineers came to parks board during holidays with rerouting of pipeline right into the middle of Town Lake Park. Currently in planning stages and bids have been requested, but still early for neighborhoods & Austin Citizen response. FYI for the neighborhood.
- II. **Pfluger Bridge** – Originally-planned finished phase of the project puts a NW arm of the bridge into the 6th/Lamar intersection and a NE arm through the Lumberman/Gables property. Currently Gable’s development is applying pressure to redirect the NW arm through their development. Gables will create a pedestrian/bicycle-friendly streetscape if the NW arm “splits the difference” between the 2 arms. BC neighbor Bob Sessa explained that if Gable’s is allowed a variance to build over the present height limit, then they will give us the right-of-way for the arms. **Essentially, Gable’s is building where the NW arm is supposed to end and wants a height variance for a flyover to get S. Austin bikes and pedestrians across Cesar Chavez.** Question for BCNA: Should the neighborhood give Gables height variance and accompanying precedent, to get the Pfluger Bridge Extension built? Or press City to keep bridge completion a public effort on a public project and proceed with original flyover plan?
Action Items: Melissa Gonzalez will call to get DANA opinions on this matter. BCNA will watch and investigate this matter further.
- III. **Zoning**
 - a. **Guero's mixed use project** – See AAS 12/23 issue. This is a mixed use project along commercial corridor that’s in agreement with neighborhood plan with the exception of the garage. At issue is parking garage height and compatibility with neighboring single family homes, and parking garage ingress/egress on Eva Street. Rob Lippencott will present plan to zoning committee on 1/5/05 at 7:00 pm at 1701A S. Second St.
 - b. **7 Restaurant Expansion** – Matt Rife updated the BCNA that 7 is asking for shared parking in the lot behind Texas French Bread on Congress. Matt states that there is adequate parking at this site if they have exclusive use of this lot. The concern is that this shared parking is not a long-term signed contract. The BCNA wants to make sure that parking issues are defined for 7 and future tenants. Issue #2: they are not asking for rezoning because prepared food will

be more than 51% of their sales. Matt mentioned that TABC is not aware of 7 and still think that the location is Lamberts. It is possible that TABC is behind on their permits. 7 and the Gourmet Deli will present these zoning changes to zoning committee on 1/5/05 at 7:00 pm at 1701A S. Second St.

- c. **1912 S. Fifth variance request** – Request for variance for side yard set back to be reduced from 25ft to 15ft. As he is on a corner lot, he has 2 “front yard” setbacks. The homeowner will present these zoning changes to zoning committee on 1/5/05 at 7:00 pm at 1701A S. Second St.

Kathy made a motion to agree with decision of Zoning Committee.

Jeff Second.

Motion passed (unanimous).

- d. **714 Live Oak variance requests** – Homeowner requesting a variance to build a duplex on the lot. Zoning committee and Steering Committee object to this use. BCNA still objects to the use

IV. Newsletter distribution – Will be printed Wednesday. Mateo Scoggins has been declared the new “newsletter czar” who will assign sector distribution.

V. Creek Cleanup – Ingrid gave update. Still set for *Saturday 2/19/05*. We have an adult crew from Travis County. Freddie’s on S. 1st may be interested in providing lunch. Meet between 8:30 and 9:00 at parking lot at El Mercado.

VI. Neighborhood planning tools – Melissa discussed planning amendments that further define what defines a single family lot in the ‘hood. This information and all proposed amendments will be published in the March Newsletter, as part of final process for submitting amendments, after which the neighborhood will not be able to submit changes to the neighborhood plan for another two years.

VII. New sector police officer – Devota will get with Officer Dawn Leonard to find out who the BCNA local officer is since APD district rep map does not match the neighborhood map.

Cory stated that Chuck Furlong has agreed to be our parks chair. This will be voted upon by Sector Reps at Jan. general meeting.

Ronnie made a motion to adjourn

Jeff Second

Motion Passed

Meeting Adjourned.