

Meeting Minutes Steering Committee 7-10-06

Attendees: Kathie Tovo, Cory Walton, Jody Zemel, Brad Patterson, Sara Wilder, Gary Hyatt, Jim Retherford, Mark Coffey, Paula McDermott

- **General Updates**

- 1) **Becker/AISD**- KT gave an update, new trustees more open to neighborhood concerns and alternatives
- 2) **BCNA Archival documents** – All boxes, history docs - Jody (with Kris and Gary's help are willing to go through the boxes) – everyone can bring their boxes to Jody's house at 1807 Eva for sorting purposes only. Please contact Jody by email at nonalignedgeek@gmail.com or by phone (447-0261) to arrange to drop off your boxes.
- 3) **Downtown Austin Alliance** –we discussed the possibility of joining the DAA (Downtown Austin Alliance). We will email this issue to the SC list and/or get the details for the August SC meeting.
- 4) **Bat Festival** – Gary was going to check with the Bat Conservancy to see if there was any benefit to them. (September 2). We need to sign off as a "Party of Interest")
- 5) **ACL Fest** – Jim sent an email to PARD to see the latest status. There will be an upcoming follow up meeting in July to discuss neighborhood and the parking situation.

- **Street improvement for South Congress** - Stuart Werbner (member of the South Congress CAG (Community Advisory Group); needs our support to take this proposal to the city; includes non-contiguous bike lanes on South Congress between Annie and Oltorf; contiguous bike lanes from Oltorf south to Ben White. Not sure who has ownership of SCIP funds (South Congress Improvement Project) and Bike and Ped currently has funding as well. Proposal to also improve the crossings, making them more visible, to add a permanent treatment to the crossings, change the surface, making them more visible to both motorists and pedestrians,. Stuart will send his documentation and supporting materials to Cory – we will put this on the agenda for further discussion at the August SC meeting.

- **Zoning Updates**

- 1) **South Congress Cafe** - City atty notified that SoCo has two weeks (July 12) to acquire demolition permits to demolish the illegal deck, etc and other non-permitted. SoCo has some supporters opposed to demolition. Kathie will contact Nancy Matchus to find out the status. and let us know the current state of affairs.
- 2) **Treehouse** - The district court heard arguments on July 5th from Stefan Waltz and from the city re: pulling the site plan. The judge (Margaret Cooper) is considering this, Judge may issue a summary judgment for or against the plaintiff, or a partial judgment, in which case arguments by plaintiff and defendant (the city) will be heard by a judge or jury. Ruling will probably be within ten days.

- 3) **616 West Monroe** - a duplex site (~10,000 sq ft) originally permitted to build a 3-story duplex. Currently under construction, framed in, and ran afoul of the 2003 super-duplex ordinance. Buildings are within the height restriction (30 ft) but there are 3 stories (part than runs afoul of the super-duplex) City won't give them a COA. Unless construction is remedied by either 1) combining the 2 units into one SF structure; 2) taking out the ceiling on the 2nd floor), or 3) changing the grade to be a basement – finished grade (4 feet). They prefer to go to the BOA. Discussion ensued about what happened, whether this decision was precedent – setting, and why is being a condominium not one of their options? Do we request a restrictive covenant and then is there anything to mitigate the impact on the hood?

- 4) **San Jose Lofts** – we have been negotiating in good faith with the developers et al, and they would like to see this go to Council on July 27th for all 3 readings. The Conditional Overlay (MF-4 to CS; building size, impervious cover and usages) is close to finalization, as yet, the SC has not seen a draft of the Restrictive Covenant, and there is some discussion going on about moving a large tree from the site and relocating it elsewhere. The grade of the site as well as the title search has been done again, and there are a few minor changes to the last plan presented to the BCNA and surrounding neighbors. Mark Coffey made a motion to delay the presentation of all 3 readings to council until the SC can review the Restrictive Covenant, and the surrounding neighbors can get an update = on the recent changes to the plan, and our recommendation that the tree be relocated in a public space. Jody Zemel seconds the motion. Motion passed with one abstention (Kathie Tovo).

- 5) **STAR Riverside**– proposed 190 foot corner of I35 and Riverside (NE corner); Brewster's motion passed on 1st reading at last council meeting on June 22nd and got the buildings down to 120, 90 and 60 feet. Cory made a motions to sup[port the neighborhoods on this and to restrict height on the south shore of Town Lake pending the results of the funded South Shore study (approved by council on June 22) Mark Coffey seconded the motion. Motion passed with one abstention. Second reading and public hearing will take place on July 27 council meeting. Members are encourage to show support by attending and speaking in favor of the neighborhoods.

- 6) **Hyatt PUD**– Motion was made by Jody Zemel to oppose the encroachment on the waterfront overlay as presented by the developers; to oppose an expansion of the Hyatt building; to explore consideration of allowing additional height on the CS-1 parcel along Barton Springs if developers enter into a community benefit agreement. Motion seconded by Jim Retherford. Motion passed with one abstention.