

BCNA Steering Committee Meeting 8/1/07

Minutes

SC Attendees: Stuart Hampton, Ronnie Dittmar, Kathie Tovo, Cory Walton, Sara Wilder, Matt Coldwell, Cynthia Schiebel, Jody Zemel, Jim Retherford - quorum

Other attendees: Brad Patterson, Ingrid Weigand

GA meeting 8/14

Zoning

Enoteca – no progress on issue

Filling Station

City planner had recommended demolition be conditional on an approved site plan. Developers requested this condition not be included, and the planner withdrew the request. Cory makes motion that BCNA encourage that historic commission use staff recommendation to withhold demolition permit until the owners have an approved site plan, Stuart seconds, passes unanimously. They have applied for a PUD.

South 1st

Demolition permit

Parks update (Ingrid)

Formed a subcommittee for the West Bouldin Green Belt– Chuck, Ingrid, Paula, Jody, others

Need to add Paula as voting member, Gavin makes motion, Cynthia seconds, motion passes.

Letter written to thank becker for use of the park

AA House

Visitors on behalf of AA House – Melissa Goodwin, a lawyer representing the AA chapter, and Craig, representing the foundation owns the property

City has suggested rezoning property to Neighborhood Office (NO)

Melissa gave background – foundation set up for bouldin creek AA group, been there since 1962, bought in 1971

In 1982, went before planning commission and received permit for use as an AA meeting place, but city cannot find the permit. Still have the record of the minutes.

Now asked for conditional use permit, city said no, no longer do conditional use permits, and suggested NO. Discussed conditional overlay and civic use limitation to for instance guidance counseling services

Postponed from agenda for 8/14, earliest would be 8/28

23 meetings per week –

Obtained additional parking from the Elks Lodge, concern expressed that people wont use it. RPP would be an option to enforce parking.

City also said that the zoning change has to go through the Neighborhood planning process, and they have begun that process. Church and daycare also need to update the NP.

Jim suggested a meeting between the house and the immediate neighbors.

Melissa requested being on the general meeting agenda

Ronnie makes motion to oppose the rezoning to NO, motion receives a second, 3 for, 3 against, 2 abstain, motion does not pass.

Motion made to non-oppose the rezoning to NO with restrictions, contingent upon 1) AA house owners provide a letter stating their non-opposition to any future plans for residential parking permits and 2) the city provide parking, preferably at the Austin Energy building parking lot on the corner of Barton Springs Road and Bouldin Avenue. 5 votes for, 2 against, 1 abstention, motion passes.

Announcements

Pre-K flyers have been printed, we committed to give money, need to get residents to distribute them. Program takes four months and older. Need to go back and see how much we promised.

Greek Orthodox Church

Kathie spoke to the priest and the realtor and offered our assistance in ensuring that we the building is preserved. It is very difficult to get historic zoning without support of the owner. Concerns were raised about talking to parties while transaction is pending.

901 Bouldin Avenue

Owner is applying for subdivision. Neither we nor the zoning committee were contacted until 7/25 (one week ago) which would mean we would oppose. Developer wants to build four residences. He needs an administrative variance. Jody makes motion to oppose, Jim seconds, passes unanimously. Also need to research application. Cory to attend planning meeting.

San Jose Lofts

Stuart with developer attended.

Going to BOA on 8/15 asking for zero setback along Gibson versus 10 ft as code specifies. Hardship is that the site is very difficult to use due to large trees present on property. They are planning to build 15-20 additional hotel rooms for the Hotel San Jose. Split the difference? Consensus is no, that the city will probably approve this regardless. We could ask for a bond or other agreement for the trees similar to what we did before. Ronnie makes motion to non-oppose the variance for zero setback along the front parcel Gibson side conditional upon preservation (and replacement in the event of any loss with equivalent trees in diameter and canopy) of trees, five for, 1 oppose, three abstentions, motion passes.