

BCNA Steering Committee meeting minutes –11/01/05

Attendees: Gary Hyatt, Kris Sorenson-Hyatt, Kathie Tovo, Jody Zemel, Cory Walton, Jim Retherford, Ronnie Dittmar, Gavin Wilson, Jen lee, Devota Swenson, Dave Wight, Mark Coffey, Jeff Kalikstein, Ingrid Weigand

- **BCNA elections – candidates and procedures:** The plan had been that the newsletter would go out a week early, but that did not happen. Close to one hundred people are registered to vote. Ingrid made a motion to allow a transition period for the upcoming General Association election, i.e. allowing on-the-spot registration. Motion seconded by Gavin Wilson, then it was passed. Still need sector reps for Brown and Blue sectors.
- **Nicholas Dawson Park playground equipment:** Mark Coffey/Pink Sector Rep reports that we are trying to see if we can get James St. to be part of the park. The old swing set is not compliant and Parks Fund Grant money is for replacement playground equipment and landing zone. Action now being initiated to explore the vacation of James St. parking.
- Kathie Tovo reported that BCNA donated a fan to the **Family Eldercare Fan Drive** in honor of Mary Lou McClain.
- **Zoning Issues:**
 - 1) **1107 - 1109 South Lamar rezoning** - Next meeting is this coming Friday at 5:30 pm. with Zilker NA zoning and developers at Casa Garcia (across Lamar from the Downtown Automotive site) to discuss their proposed revised plan for the bar, as well as their parking needs and contracts. Do they really have enough parking for bar and condos? Jeff Jack from Zilker is the contact.
 - 2) **AA house rezoning** – A complaint was filed, City said that the AA House needed to be rezoned as Neighborhood Office (NO). Changing the zoning to commercial would contradict our Neighborhood Plan. Zoning committee suggested a conditional overlay on SF-3, which is not allowed per the city (Mark Walters is the contact). Options were discussed, including supporting their zoning request with restrictive covenants. The city can write in the restrictive covenant and the property would revert back from NO to SF-3 while also forbidding the other kinds of NO uses, plus the AA House pays for the restrictive covenant and associated legal expenses. Motion made by Ronnie Dittmar, seconded by Jody Zemel to invite the AA folks to the next GA meeting to talk to the parking and other issues affecting the neighbors. Jim Retherford (Orange Sector Rep) will try to talk to adjacent church and neighbors so they can participate. Motion passed.
 - 3) **2300 South 2nd St. variance** – This is a variance for a garage apt. on a 6750 sq ft. size lot. ZC voted to oppose. Devota Swenson motions that we support the ZC recommendation to oppose the variance. Motion seconded by Jim Retherford, and then was passed.

- 4) **2008-A South 1st St rezoning – Versailles Auto Body** – This went before the Planning Commission to rezone to Commercial Services (CS). BCNA ZC and SC recommended either Neighborhood Commercial (LR) or Limited Office (LO). This property is currently zoned SF-3. The Planning Commission rescheduled it at the request of staff. Staff is recommending LR. We need to find out when is the rescheduled meeting is. Cory will do that and resend the original recommendation letter to the Planning Commission.

We need to keep neighborhood residents informed on these items:

- 1) **Spring condo project** – SC previously had voted to support OWANA's position against it. Five Downtown Mixed Use (DMU) projects have been requested on the south side of Town Lake, (raising the height from 60 to 120 feet) some within the waterfront overlay. The Spring Condos and these projects (if they asked for Central Urban Redevelopment (CURE) overlay) would not be consistent with the intents of the CURE or of the existing transition zoning or Waterfront Overlay.
 - 2) **Gables project** is trying to hijack the flyover arm for the Pfluger Bridge, by redirecting Sandra Muraida Way, and giving some Right-of-way into Seaholm, etc. In exchange, they are asking for CURE re-zoning for an additional 70 ft. in height from the DMU's 120 foot height limit.
 - 3) **Crockett** properties on the North side of East Riverside drive (where TXDOT buildings are) is holding up Travis Heights' Neighborhood Plan by requesting DMU zoning and is partially in the Waterfront Overlay
 - 4) **Binswanger Glass** property condominium mixed use development project and **Paggi House** mixed use project are both sticking to 60 ft height variance.
 - 5) There is a **city report** that actually redefines the limits of downtown and Central Business District (CBD). This basically renders moot the transition zone, DMU zoning and the Waterfront Overlay boundaries that currently exist.
- **Eva street residents RPP (Residential Parking Permit) application: Jeff Kalikstein** - This RPP would be for 1400 block of Eva Street, from Gibson to Elizabeth. Jeff has gotten 100% participation and approval with 7 residents, except for one person. Commercial interests on the block can have a say in the application and the city can consider their position on the application. It is unknown what percentage their position counts. The neighborhood association needs to sign off on the request. RPP will be included on the GA meeting agenda next week. We will need to notify the immediate neighbors via newsletters of the progress of this.
 - **Parking Benefit District update** - Residents are supposed to have input into the cost of parking meters, as well as hours of implementation, including after 5 p.m.

Meeting Adjourned.