

## **BCNA General Association Meeting Minutes 3/8/05**

The meeting was called to order at 6:45 pm.

### **South 2nd St. Wastewater Update**

At February's steering committee meeting, Water/Wastewater (W/WW) presented the preliminary (30% designed) stage of the project. See [http://www.bouldincreek.org/Pdf/SC\\_0207.pdf](http://www.bouldincreek.org/Pdf/SC_0207.pdf) for more detail on this.

W/WW had projected that they would be up to 60% designed by this time. The project was originally slated to start around March 2005, but Austin Clean Water Program notified Cory that they have moved the start back to December 2005. Construction will begin in 2006. The reason for the delay is that they want to dig up under the new Town Lake Park first to put in the pipes that will be under there so as not to interfere with the Town Lake Park bidding and construction timeline. Once they get the line under the park, then they will start on Bouldin. When they get to the 60% planning stage, they will come and talk to us.

There will be some boring under West Bouldin Creek, but in other parts they will leave the old pipes in the creek because digging them up is more harmful to the creek. Instead of replacing the pipes, they will put bores in, underneath the creek bed and they will dig a subsurface tunnel; the goal is a good gravity-fall system that is dependable. This project only addresses sanitary sewers. According to Sean Kelly, who sits on the ACWP Citizens Advisory Group, they will be using the Right-of-Way (ROW) and re-plumbing will occur down the street. If the ROW is in your yard, it belongs to the city, not to you. Questions about the project should be address to Ghopal Guhthikonda from the Austin Clean Water Program. More information can be found on these websites:

<http://www.ci.austin.tx.us/acwp/>

<http://www.ci.austin.tx.us/acwp/creeks.htm>

### **Nicholas Dawson Park Playground Equipment**

Matt Coldwell reported that the swingset at Nicholas Dawson park has been deemed unsafe by the city. They have noted "spot" repairs as non-compliant and have made interim safety modifications including replacing and tightened the "S" hooks, removing the child seat has been and warning us about these items. There are several issues here, related to the swingset fall zone, slope of the park, and the idea that E. Bouldin Creek is a water hazard for children, with the idea of constructing a barrier to the creek. Questions raised included money for the new swingset and being ADA compliant. Originally the city stipulated that they had no budget to do or maintain anything in the park. Basically, the neighborhood has some feelings of ownership toward the park, and maybe the city is amenable to working with us on this. PARD has not tried to force anything on us about the park so far. James Talbot, a neighbor who is a playscape designer, was

instrumental in helping to create the park as it now exists and will hopefully be a major part in how things go down here.

Mark Coffey (sector rep where the park is located) is taking this action item and will notify the BCNA list serve of the meeting time and any new developments. Please direct questions about this to Mark. He is meeting with them to see what they want at the March 23rd meeting that has been scheduled to talk to us about the park on **Wednesday March 23 1-2:30 pm in the PARD boardroom at 200 South Lamar.**

## **Neighborhood Plan Amendments**

Stuart Hampton reported on the progress of amending the Bouldin Creek neighborhood plan (BCNP). In May 2002, the BCNP was adopted.

Information about the plan is available at this web address:

<http://www.bouldincreek.org/Planning.html>

Neighbors and local business people have been meeting monthly for about a year, to fine-tune the BCNP and 6 amendments have come out of this, based on real zoning cases that have come before BCNA. In late summer, or September 2005, the city will organize a public charette (workshop) on reviewing the whole plan. Tomorrow night, Wednesday, March 9, everyone is welcome to meet about this at the Morningstar building on S. 1<sup>st</sup> at 7 pm. Chris Bevill has offered to post the minutes of this meeting to the BCNA list serve.

## **South Austin Tennis Center Expansion (SATC)**

Stewart Strong from Parks and Recreation made a short presentation about the process of transforming this park in the Galindo Neighborhood into the SATC. The two parcels that make up the park were purchased in 1964 and 1980. During the late 1970's, there was a bond election to put in a tennis center, and in 1998, the bond process was again put in motion. Proposition 2 was passed, with \$75 million allocated for park improvements. All the approved bonds are not sold at once and city council allocates the bond money over several years. In 2004, some of this bond money became available for the design of SATC, and in 2005, there is construction money allocated for the project. Currently, there are 10 tennis courts there, and the additional construction is supposed to provide 8 more courts, plus build out the tennis facility in this park, including a detention pond, and more parking. There is a measurable demand for more tennis facilities in Austin, and the use of the SATC will be citywide.

Kathryn Kawazoe from the Galindo Elementary Neighborhood Association (GENA) then made a presentation about her neighborhood's opposition to the park plan. Their arguments are that the expansion would dramatically reduce the only open green space and collective multi-purpose parkland in the neighborhood, have negative environmental impacts, and diminish

neighborhood quality of life. The proposed expansion of the SATC, which already has 10 courts and is a large fixture in the park, would involve cutting down many trees, adding over 86,000 sq. ft. of additional impervious cover, and converting multi-use community parkland to a single-use facility that is currently rarely used to capacity. More info can be found on their website: <http://www.main.org/gena/>

The next meeting of GENA is on March 28th - 6:30pm at Galindo Elementary School, 3800 S. 2nd St.

### **Town Lake Trail Foundation**

Griffin Davis gave a brief overview of the Town Lake Trail Foundation. Runners and friends of the trail formed the Town Lake Trail Foundation (TLTF) in 2003 as a 501(c)(3) nonprofit corporation with the intent to expand, improve, beautify and maintain the scenic network of hike and bike trails on the Colorado river.

Several projects are going on right now on the trail. Improvements at Lou Neff point, extension of the trail on the south side of Riverside Drive and the Lake Austin side, and installation of overhead pigeon screens on the MOPAC bridge. Gavin Wilson then briefly described the trees partnership with the Lady Bird Johnson Wildflower center – a project to restore prize trees between MOPAC and Lamar, across from Austin High School. The Foundations has been taking out non-native trees and planting native trees. There is also a project to remove some overgrown bamboo, on the trail near Chuy's. More info can be found on this website: <http://www.townlaketrail.org/>

### **Zoning**

- **TreeHouse Condo project** - There has been no application for a variance. Rumor has it that the property is up for sale. The developer came to us with a city- approved site plan , with a parking structure built into the slope, a 38 ft structure up to the top of the slope, and the building on top of that. There are also traffic issues. The current site plan came into being in 2002, and it expires in 2006. BCNA was not notified in 2002 of the site plan. The current plan is no longer approved as presented, but is under review by the City. The supervisor of the case manager who originally approved the plan met with some of the BCNA ZC. ZC and SC voted to not approve height variances, and to object to the site plan as approved. ZC is planning to appeal the way the height was measured. A motion is needed from GA for ZC and SC to continue with the appeal process. Motion to continue with appeal was made by Gail Armstrong, seconded by Judith Sims. SC can already spend up to \$500 without GA approval. A friendly amendment was made by Ronnie Dittmar to spend up to \$1000.00 from the General Fund for the appeal. Matt Rife seconded the friendly amendment. Vote was unanimous to approve funds and continue with the appeal.

**909-A W. Mary (Café Caffeine)** - ZC previously recommended not approving a Alcohol Beverage (AB) license because it was a residential corridor, and asked applicant to operate for 6 months without a liquor license, then re-evaluate. Birny Birnbaum's survey will be distributed to the adjacent neighbors in the Green Zone through coordination with Cynthia Schiebel and Philip Fulton. Mark Coffey provided an update that applicant is still working out problems with the city regarding the site plan being rejected. There may be a change of use to limited retail.

- **801 W. Oltorf** - going to Zoning and Platting (ZAP) on April 5<sup>th</sup> (next meeting of ZAP) A motion to oppose based on BCNA plan was made by Chris Bevill, and seconded by Philip Fulton. The ZC has recommended a vote to oppose this rezoning from SF3 to LO MU. The vote here was unanimous to oppose. Cory Walton will take this action item and someone from the ZC will attend ZAP.
- **803 W. Elizabeth** - request for a setback from 25ft. to 20 feet after a balcony that exceeded the 25-ft. setback had already been built. This variance goes before the BOA next Monday, March 14th. Not sure what the hardship is here. Sean Kelly made a motion to oppose the variance, seconded by Ronnie Dittmar. Vote was unanimous to oppose. Cory will send the opposition letter to the BOA, and Chris Bevill is going to the BOA meeting on the 14th.
- **1600 S. Congress Deck** - Why did they get to build a deck on their existing onsite parking? In 1995, the Common Market employed Sarah Crocker to get a variance reducing the required 54 parking spaces to zero. This variance carries over with the property since there is no change of use. Question was raised that the increase in use (the deck) might mean they need more parking spaces? Several people are following up on that, long process. Perhaps ask the owner to come and talk to the ZC.
- **SATC recommendation** – is already opposed by Zilker NA and SC coalition. Sean Kelly made a motion to send a letter of support for GENA's position in regards to the new construction – Cynthia Schiebel seconded. Unanimous vote for the motion.

#### **BCNA Officers Replacement**

- **Blue Zone Sector Rep** - position is vacant. This needs to be announced on the BCNA list serve again. Several folks in the Blue Zone have expressed interest. This Sector Rep position will be decided on at the next GA meeting in May 2005.
- **Secretary** – BCNA secretary has resigned, and has left the neighborhood. The process is that the SC nominates a replacement, and the GA votes on it.

Jody Zemel is willing to take on this position now. Since the SC had a quorum present at the GA meeting, Ronnie Dittmar made a motion to nominate Jody for the position. Philip Fulton seconded the motion, and the SC voted to nominate Jody. Back to the GA meeting, Ronnie Dittmar made a motion to elect Jody, and Cynthia Schiebel seconded it. This passed unanimously.

Mark Coffey mentioned that the bylaws will be reviewed soon. He suggested that they should be updated to allow Sector Reps to vote at the SC meetings.

Judith Sims is working with some students from the UT and the historic preservation commission who are doing a project for the City of Austin Preservation Plan for the Bouldin Creek neighborhood. The UT students are surveying the Bouldin Neighborhood for its Historic resources. Historic accounts from residents about their homes are requested by Natalie Charles, who is a UT Preservation Grad student. Info about this process and how to participate will be posted on the BCNA website soon.

Meeting adjourned at 9 pm.