

South Lamar Neighborhood Association
General meeting Minutes
June 21, 2007

Officers present: Oscar Lipchak, Jan Cartwright, Nancy Maclaine, Bill Stoughton
Attendance: 23 members : 18 Guests (from outside the neighborhood): 4

SLNA President Oscar Lipchak called the meeting to order at 7:08 pm. We met at the Unity Church YEB building instead of the sanctuary, due to a scheduling conflict

Oscar presented the treasurer's report:
Current balances are; Checking \$916.73; Savings: \$1237.79; CDS: \$2143.53

ACWP Presentation. Contact: larry.mendez@ci.austin.tx.us 974-1581
From the Austin Clean Water Project, Crispin Ruiz, Larry Mendez (project manager) and Steve Schrader (city staff) came to give us a presentation on the portion of the ongoing project that will affect our neighborhood soon. Brigid Shea was also part of the ACWP entourage. Last year we had an advance warning presentation, now this part is about to begin. The purpose of these projects is to replace or fix the problems with the sanitary sewers in Austin. The Environmental Protection Agency (EPA) has declared it must be done and for every day past the deadline (sometime in 2009) the city will be fined \$27500 a day.

Basically they are addressing sanitary sewer overflow, which occurs when the sewer pipes are blocked, due generally to collapse or overload. It is a deteriorating, aging system. They are also taking this opportunity to move the sewer pipes out of the creeks and put them under the streets as they work an area. The contractor is Laughlin Tyson.

They will start on August 1st and continue for 330 calendar days. They will be working in various areas, ongoing. The streets in our neighborhood that will be affected are: Southridge (near the apartments), Cinnamon Path between Del Curto and Waterloo, Kinney Oaks Ct., Kinney Rd. between Iva and Lamar, plus all of Bridgeway. Some streets previously expecting to have projects (such as Southland, Iva, and Del Curto near Iva) have been spared this disruption by the application of another procedure (involving a sleeve being inserted inside the pipes to seal the breaks and cracks). The affected roads will be trenched (~ 6 feet wide) on one side and partially blocked, but residents will have access. Steel plates will be used to maintain driveway access. There will be a chance to meet the contractor and ask questions at a "Meet the Contractor" meeting in July.

We questioned the city personnel on what assumptions were made concerning future dense residential development when deciding what capacity of pipes to lay down. For instance the Cypress VMU & town home project will add hundreds of households immediately west and uphill of the pipes being laid at Cinnamon

Path, just in the next year or so. The answer was a vague assurance that of course they considered likely growth. We asked Mendez to check it out.

ALSO in our neighborhood planning process we have been asking for this sort of data about water and sewer capacity for the South Lamar Combined Neighborhood Plan area. We have been told that only data exists for Zilker. But tonight's presenters admitted that someone named Reynaldo Cantu (no longer on the City staff) had developed a citywide map and plan of exactly that. SLNA wants that map.

Clawson Road project (3608, 3704, 3706)

This is three connected SF-3 lots on Clawson, about 2.2 acres. SF-3 is a zoning for single family and duplexes. The three owners/developers are Jim Barnett, Jay Dupont and Brad Schubert. They have a case before the city requesting the zoning be changed to MF-2 with a conditional overlay ("CO") limiting them to "the same density" that they could achieve with SF-3 development. They characterized their impervious cover goal similarly ('same as they could achieve with SF-3') but there is a big asterisk on that because they are measuring against an imaginary SF-3 site plan of 14 'flag & pole' shaped lots which if implemented would allow the 'pole' portion not to count toward the SF-3 impervious cover of 45% -- giving themselves permission to go as high as 53% in their proposed MF-2 scenario.

They say they can save trees and make a nicer than SF-3 development, yet still maintain our "neighborhood character". They had some conceptual drawings that presented only 2 drive cuts to Clawson and 14 duplexes. They claim they need MF-2 instead of SF-5 or SF-6 because of their intended condo regime and besides they are surrounded by MF-2 zonings. We note that Cypress' town home condos on the Unity Church property are intending to use SF-6. The long lot immediately south of 3706 Clawson is SF-3 USE, regardless of the zoning. (The owner of that land says his "lot is zoned SF-3, not MF-2". City records appear to support the MF-2 version).

We questioned them on possible alternative layouts that retain the SF-3 zoning. They seem to think the only alternative in an SF-3 scenario would be to cut in 14 flag lots for duplexes, an ugly mess with 14 curb cuts. We question their calculations – we think that SF-3 scenarios would only support 23 total units (11 duplexes and 1 home). Bob Thompson referred them to with David Wahlgren at COA who has suggested 3 alternatives: a curve of linear flag lots (like Doolin Dr.), a private road (similar to what this developer has proposed in the MF-2 design) or dedicate a public road to the city. We would still like to see at least one SF-3 plan to compare to the requested MF-2. They said they would get one.

Other items – the drawing does not show retention pond (maybe it will be underground; adjacent neighbor Corsbie is concerned about runoff to his property) nor trash dumpsters nor visitor parking. The tree survey has been

done and they said they would get us a copy. On the subject of trees they said that perhaps the trenching they do for utilities will help allay oak wilt. The hearing at PC has been delayed by staff request to July 10. One of the factors on that apparently was a request for a 24-hour traffic count on the road. Also the topography of Clawson at that point is a steep hill. We talked about the parkland dedication fees and if they would avoid them by getting out of SF-3 zoning. Barnett says if MF-2 is granted and they don't have to pay the parkland fees that he will pay them anyway out of his own pocket.

In summary,

The developers want MF-2 zoning, limiting the density and height restrictions to what SF-3 zoning of that land would allow, and impervious cover of about 53%. The neighborhood leaders wish to preserve the direction stated in the neighborhood plan not to increase density in the neighborhood beyond SF-3. If these lots get MF-2 designation it's just a domino precedence for the next developer that comes along. They need to find a way to do their project with SF zoning, preferably SF-3.

The developer will send us an SF-3 site plan for comparison and the tree survey.

Oltorf reconstruction project report:

The speaker did not show.

Announcements

- Roberta Leahy who has been coordinating the newsletter deliveries for over 2 years says it is an impossible task owing to a shortage of volunteers to deliver the papers. She will only continue through December. She suggests we look into having professionals do the newsletters for us (no charge to us). We would provide the content, they would provide the ads and mail them to every SLNA household. We agreed that John Bissell (who was not present to object) should call Peel Inc. and see what the exact terms would be.
- Carol Gibbs noted that National Night out is the 1st Tuesday in August and if we are doing a whole neighborhood thing we need to decide soon. Last year we did an outreach to the Bainbridge Apartments on Southridge. This year we might do an outreach to the folks on Manchaca. Of course we can all just focus on our local block rather than have a big neighborhood thing. No action taken.
- There has been an upsurge in crime along Southridge, including 3 shootings. It was suggested that the newsletter editor pull relevant data from the police blotter on the APD website to include in the newsletter. Or email to the larger hood.
- There was a resident of Cody Court present and he wanted to express his distress at the looming Cypress project, over his back fence. We said that all that has happened so far is that the VMU has been approved, they have to go back and get the GR zoning for the VMU portion. And council

has shown its willingness to go along with developers. We directed him to the SLNA website to get the latest drawings of the project and to try to get his neighbors on Cody Court involved.

- At our August meeting some city staff is going to discuss pandemic flu preparedness (as in Bird Flu).

Adjourned at 8:49.