

South Lamar Neighborhood Association
General Meeting Minutes
August 17, 2006

Officers Present: Carol Gibbs, Nancy Maclaine, John Bissell, Kevin Lewis

The meeting was called to order by President Carol Gibbs at 7:09pm. Due to the length of the agenda, attendees were not asked to introduce themselves. Carol welcomed some new faces in the crowd.

Announcements

- Carol gave the Treasurer's report from Don Ewalt:
 - ❖ Checking: \$918.00
 - ❖ Savings: \$1228.56
 - ❖ 2 CDs (renewal alternates every 6 months): \$2072.42

- The SLNA Officers elections are coming up in October. VP Nancy Maclaine is the Nominations Committee Chair. The positions of president, vice-president, treasurer, and ANC rep are open and the current office-holders are term-limited and must relinquish their posts. Please contact Nancy if interested.

- A new SLNA Newsletter Editor is needed or we will not have an October newsletter. Please contact Carol if you are interested in editing the newsletter.

- There will be a Keep Austin Beautiful neighborhood cleanup on Saturday, Sept. 9th from 8:30am-10:30am. Wendy Brennan and Link Davidson are the new coordinators. Meet at the corner of Del Curto and Cinnamon Path for cleanup assignments.

- Kay Dorsey spoke about her efforts to (re)organize the Neighborhood Watch program. She needs block captains. The NW will focus on crime, speeding, and graffiti in our neighborhood. There will be an organizational meeting at Kay's house (3304B Dolphin Cove) on Tuesday, Sept. 12th at 7:00pm. Please contact Kay at 743-7938 to volunteer.

- Officer Robert Barboza followed up on Kay's presentation with a few words about crime in the area. Graffiti is a big concern. Carol mentioned that one kid has been apprehended and has shared a few things about some of the other perpetrators: there are three of them, probably age 16 or so; they travel on bicycles; their tagging takes place around 10:00pm. One apparently lives on Thornton, one over on Bluebonnet in Zilker, and one comes up from Kyle. (Lots of snickers about kids needing to drive up from Kyle to have find places to tag!)

If you see tagging in progress, call 911 immediately. If you see graffiti after the fact, call either 311 or the Graffiti Hotline at 974-1028 to report it. Due to the volume of tagging going on, it is taking awhile to get it removed.

- Unity Church's education building is planned to be turned into an "eco school" for 30 K-5 grade children with environmental sensitivities (e.g. allergies). This will be one of the first accredited in the country. More details as the plans go forward.
- Susan Steeg, running for Justice of the Peace in our area, introduced herself and handed out some literature. You can learn more about Susan at <http://www.susansteeg.com>.
- Carol introduced our representative to the Twin Oaks Library's Art in Public Places advisory committee, Brian Ferguson. Brian talked a bit about how the committee is organized and functioning. There will be public input meetings starting in September. Watch the SLNA Yahoo! Group for more information.

Program

Pat Hartigan (Pat.Hartigan@ci.austin.tx.us or 974-1863), an engineer from the city's Watershed Protection Department, presented a proposal to create a water quality pond on upper West Bouldin Creek (WBC). The City owns 15 acres on the creek in an area east of the railroad tracks, north of Ben White, and south of Cardinal Lane (see attached map). It is south of the proposed Bouldin Meadows subdivision and has no connection with that project.

The pond would help to remove pollutants from WBC and the removal of underbrush and improved vegetation mix would help to open the area for more educational/recreational use and might help to mitigate the dumping that currently goes on here. There would also be erosion control work done along one section of this stretch of WBC. The pond would not be wet all year – it is intended as a filtering pond. This is a 1-5 year plan, so don't look for work to start anytime soon.

If you have concerns about flooding, spills, or illegal dumping anywhere, call 974-2550 to report it.

Developers' Presentations

- Mark Odom, the architect for 2206-2210 Thornton Rd. (just east of the bend in the road and Carriage Park Condos), presented his proposed site plan (attached). The owner (out of California) wants SF-4B zoning (small-lot) to build a condominium project of up to 18 single family small houses on 1.5 acres. Current zoning allows a maximum of 7 duplexes (up to 14 living units) by subdividing the property. There were questions raised about the number of parking spaces, emergency vehicle access, dumpsters, and detention ponds that could alter the number of units. The proposed restrictive covenant is also attached.
- Brad Schubert, architect and new owner of 3504 Clawson Rd. (where Southridge intersects, just demolished the old brown frame house), wants SF-5 zoning for this tract. He intends to build within the same limitations as its current SF-3 zoning allows, but needs the up-zoning in order to work around the existing trees. See the attached layout. He is amenable to a conditional overlay to limit any development on the property to SF-3 density (8 units) with 45% impervious cover.
- Michael Friedman, owner of 2608-2610 Del Curto (two duplexes are currently under construction), wants SF-5 zoning for the back "flag" lot so he can build a third duplex (for a

total of 6 units on 1 acre). He is willing to build within the restrictions of SF-3 but wants the flexibility of SF-5 to work around existing trees. If he does not get SF-5, he will likely put garages at the back of the property instead of a duplex. See the attached site plan.

The discussion around these projects involved the increased density they might bring as well as the precedent that might be set if we allow these changes from SF-3.

Other Presentations

Bryan King discussed the difficulty that the combined South Austin area combined neighborhoods (SLCNPA) have been having in getting the City to modify its neighborhood planning land use categories. There are two issues:

1. The “Mixed Use” category allows for residential and commercial as well as retail uses (NO-MU to CS-MU for zoning junkies) while the “Mixed Use/Office” category allows a mix of residential and office uses (NO-MU to GO-MU). What we would like is a land use category that stipulates a mix of residential and retail only (e.g. “Mixed Use/Retail”). This added designation would be applicable along commercial corridors such as Lamar. If Staff will not allow this added designation, one option would be to down-grade every potential commercial corridor tract to the more restrictive “Mixed Use/Office” category, thus erring on the conservative side.
2. The land use designation for “Single Family Residential” covers zoning categories from SF-1 through SF-4. Thus, every area that we designate for “Single Family” could in fact be developed (absent other constraints) as SF-4 (small lots), greatly increasing our density. Again, we’d like a land use category that reflects SF-1 through SF-3 zoning apart from SF-4.

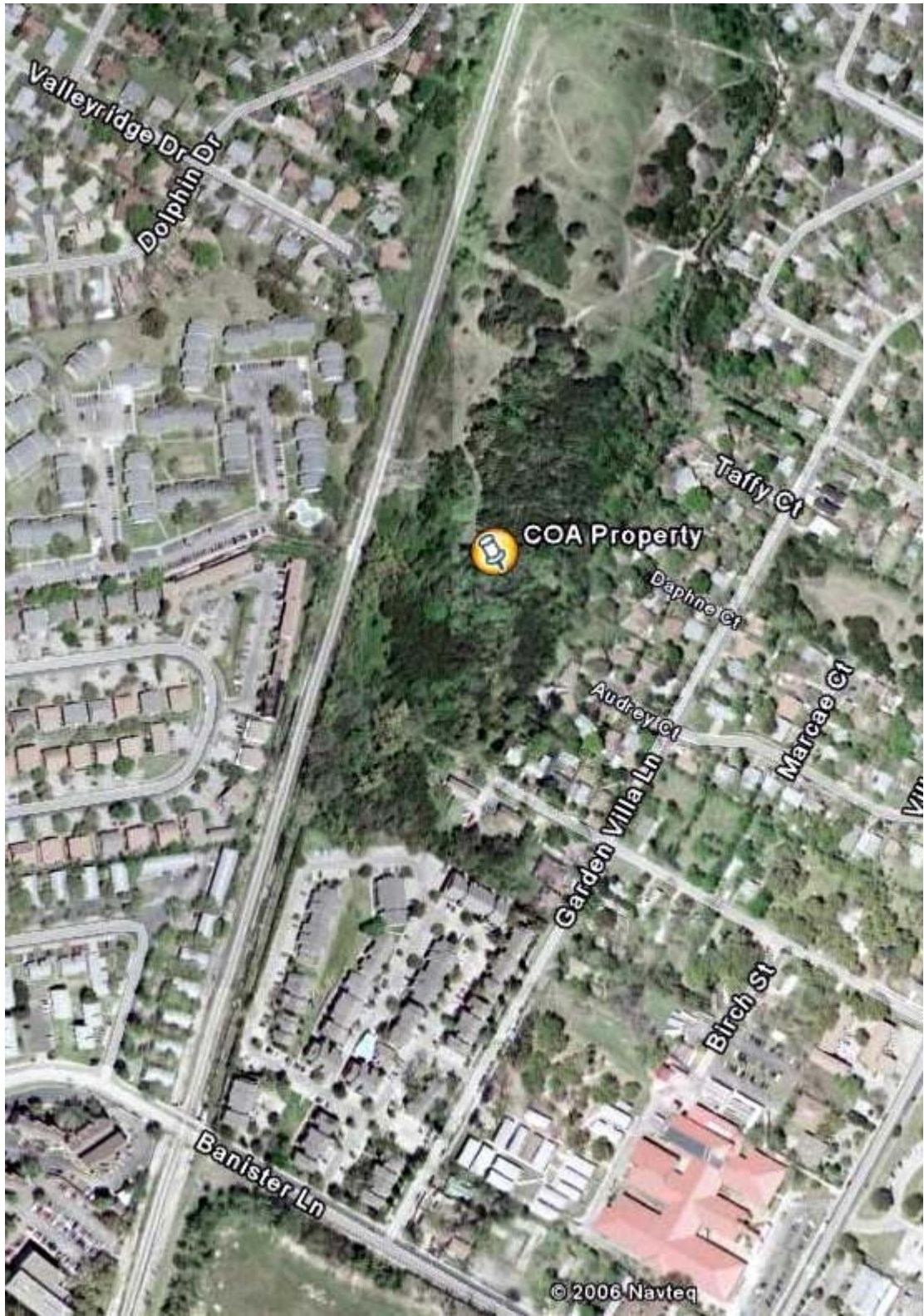
Representatives from the five neighborhood associations that make up our planning area spent an entire day meeting with every Councilmember and their aides (Mayor Wynn was not available). While sympathetic to our concerns, no changes are thus far in place. The City’s Neighborhood Planning team insists that our concerns can be addressed via footnotes or “callouts” on the Future Land Use Map (FLUM). However, we all know that most people will make decisions based on just looking at the color-coding rather than reading the fine print in any footnotes.

Motion made by Bryan King, with a friendly amendment by Bill Stoughton: Resolved that, if the City does not provide an additional “Mixed Use/Retail” land use classification in the Neighborhood Planning toolbox, SLNA supports the more restrictive “Mixed Use/Office” land use designation instead of “Mixed Use” in our planning area to protect ourselves from commercial development where we don’t want it.

The motion was seconded and passed unanimously.

The meeting was adjourned at 9:25pm.

John Bissell



17 August, 2006

**South Lamar Neighborhood Association (SLNA)
Restrictive Covenant Proposal**

Subject: Covenants, Conditions, and Restriction Suggestions
for the rezoning and development of 2206-2210
Thornton Rd. to SF4B

Property
Address: 2206-2210 Thornton Road, Austin Texas 78704

Owner: Thornton Cottages Austin, LP

Project Name: *The Bungalows*

In consideration of support for the re-zoning of 2206-2210 Thornton Road by the South Lamar Neighborhood Association (SLNA), Thornton Cottages Austin, LP (owner) has agreed to establish certain restrictive covenants, which are described below, in connection with the rezoning and development of the property.

Declaration of Covenants, Conditions, and Restrictions

- 1.0 The development will minimize the impervious coverage to 47% rather than utilizing the 60% allowed by SF-4B zoning. SF-3 allows duplex development with 45% impervious coverage
- 2.0 The development will meet the City of Austin requirements for erosion control, water quality, and detention. Proposed ponds will be natural, blending in with the landscape, with earthen berms rather than concrete ponds
- 3.0 On Site Landscaping will be the focus of the development. Landscaping will offer a destination point for community activity
- 4.0 Exterior Lighting will be appropriate for community gatherings and safety awareness
- 5.0 Sufficient covered parking will be providing for each unit. There will be a minimum of 2 spaces per unit reducing the congestion of on-street parking on Thornton Road. The 20% parking reduction for urban developments will not be taken advantage of.
- 6.0 Aesthetics of the proposed development will adhere to South Austin's residential characteristics and the "Bungalow Style". The architecture of the development will not create a foreign language of elements that is not suitable for the area. The scale of residence will adhere to a one story/loft model.

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7.0 Prices for each unit will be competitive for small families and single adults, they will reflect the current residential market of South Central Austin.

Project Contacts:

Mark Odom . Odom Turner Studio . 512.469.5950.
modom@odomturner.com

Blayne Stansberry . Stansberry Engineering Company .
512.292.8000 . blayne@stansberryengineering.com

"THE BUNGALOWS" thornton road property SF4B proposal

by: thornton cottages . austin lp

property description:

This project consists of 18 detached, one to three bedroom condo cottages grouped around a garden courtyard. Built on 1.52 acres, these cottages will create a medium density pocket community with an emphasis on landscaping and a safe neighborhood environment. The site plan will minimize impervious coverage, allowing an abundance of native vegetation and community gardens to occupy the site. The cottage plans will vary from 800SF to 1,400 SF. Many of the cottages will be salvaged from existing lots and given new life on thornton street. All renovation, alterations, and new construction will be listed with Austin's Green-Builder Program, obtaining a minimum of three stars.



SF4B property zoning (§ 25-2-558) :

- The maximum height of a building is two stories. A story may not exceed a plate height of 10 feet.
- City zoning allows 60% impervious coverage for SF4B. This project will obtain approximately 47% impervious coverage which includes drive and walkways.
- Maximum Building Coverage (FAR) = 40%
- Square Footage Range per Unit = 800 SF - 1400 SF
- At least 3,600 square feet of site area is required for each dwelling unit.
- At least 2,800 square feet of site area is required for each building.
- The minimum distance between structures is 10 feet
- If a building faces a public right-of-way:
 - (1) the minimum front yard setback is 25 feet; and
 - (2) the minimum side street yard setback is 15 feet.
- The minimum rear yard setback is 15 feet.
- The minimum setback between a rear access easement and a building or fence is 10 feet.



(§ 25-2-59) Single-family residence condominium site (SF-4B) district is the designation for a moderate density single-family residential use on a site surrounded by existing structures, most of which are single-family residences. An SF-4B district use is subject to development standards that maintain single family neighborhood characteristics.

property data :

Site Square Footage = 65,559 SF



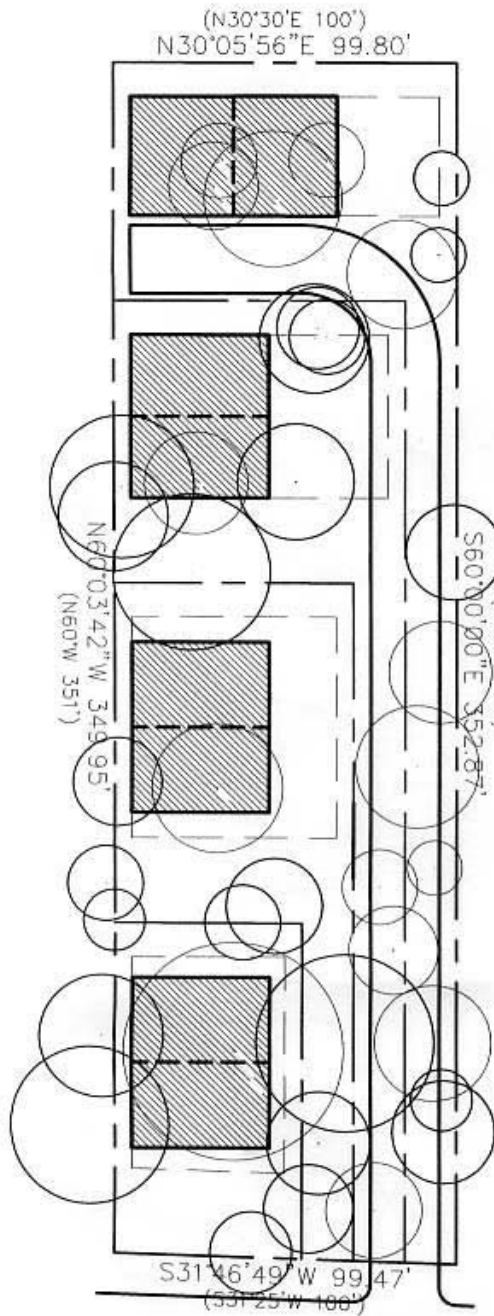
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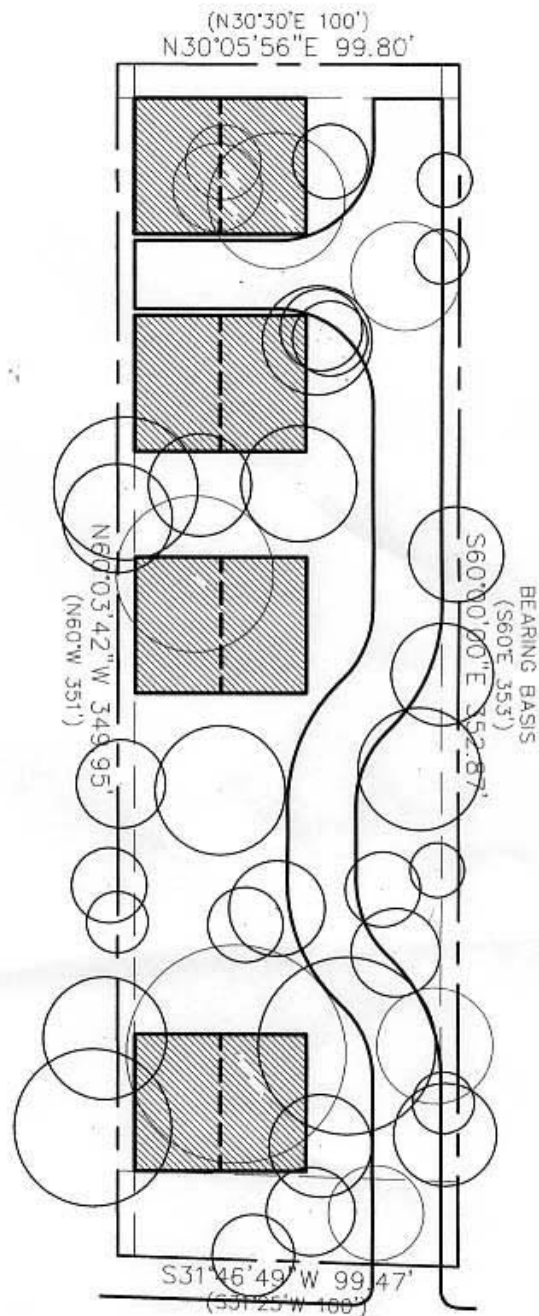


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3504 CLAWSON
ZONING: SF-3



3504 CLAWSON
ZONING: SF-5

A1
SITE PLAN
07-07-05

2608 Del Curto Road
Austin, Texas

A SITE PLAN

TRUE NORTH PROJECT NORTH

