

South Lamar Neighborhood Association Meeting Minutes January 19, 2012

Nancy Maclaine opened meeting 7:05PM

PSW Real Estate

Ryan Diepenbrock and Michael Patton (architecture)

1814 Lightsey

- They have purchased the whole 4.7 acres. Equal frontage on Del Curto and Lightsey
- Have not yet filed zoning case
- Expect first hearing with planning commission around March
- Presented two diagrams
- Plan 1: current zoning SF3 subdivision 22 lots, 44 units (duplexes) – 7000 sq ft.
- Plan 2: zoning change to SF6, their preferred 42 homes
- Bryan had gone through math
- SF3 zoning don't have to file a siteplan. Drainage plan 'less intensive' than on a siteplan
- Drawback to SF3/subdivision – end up with 10' setback. With SF6 siteplan, would have 25' setback
- Siteplan – less paving. Drives can be more narrow 20-25' because it's a private drive and doesn't have to be city width (50' ROW)
- Tree survey has been done – Plan 2 shows trees over 16"
- Would definitely do sidewalks along periphery
- Engineer – Jerry Parales will calculate drainage etc.
- Offstreet parking – driveways will have a little bit extra parking. 2-car garages or 1-car garage with extra space
- Parking requirements are less on SF3 subdivision than they are on detached home
- Bryan – build out on SF3 plan looks totally unattainable with the reality of the terrain
- Ryan – that's the fear in trying to present subdivision
- Bryan – disappointed that the plans are so bad. If there are many options, show us
- Bottom line 42 units = 9/acre
- Kim – Del Curto developments SOLA, Milestone, Friedman project (north of Cinnamon), then another one south of Cinnamon – this will double number of households on Del Curto
- Ryan – clarify – margin of density is what's important
- Carol – has a transportation engineer looked at viability? Ryan – yes, in concept
- Ryan – who the likely users of condo duplexes vs. homes
- Ryan – looking to build family-housing
- Price point - \$300K-\$400K
- 2-story limitation, 1800sq ft.
- Bryan hold to 40% impervious cover
- Ryan SF3 close to 50% per lot impervious cover

- Bob – w/ overly dense projects don't age well, deteriorate and susceptible to crime. Back off a little bit on the density. This will create a cancer in the neighborhood, uncomfortable for the adjacent neighbors, who will sell to developers who then build more dense. Whole neighborhood will go down hill. Urge you to back off a little on the density and offer more setback than even 25' to where it's a little more palatable.
- Zilker development – 4 different plans, all around \$500K
- Ryan – how can they make us happy? What do we want? They paid market value. Fear to reduce density to a noticeable point leaves them with something that is out of their business model. Would have to cut drastically which would be bad for us with inferior siding, foundation, etc. Or move to a luxury type home, that might sound good but if it doesn't work (and he doesn't think it would).
- Will Del Curto and Lightsey be widened? He doesn't know.
- Nancy – anything else to bring up?
- Bob – thanks for initiating the lower density conversation
- Ryan – can't promise anything on the lower density

Other agenda items

Park

- Carol checked with DeAnn Williams – park process still in waiting stage
- Party in park on Sunday SLNA is invited 2-5PM
- No amplified music

Bob – 3707 Zoning Case “The Grove”

- Wrap-up
- \$4200 for each neighborhood (SLNA and BONA) for park or neighborhood amenities + \$650/new unit. Sum total = \$1000/new unit.
- Density increased only 13% and in return we got a lot of restrictions and some community benefit
- LO uses limited to all except urban farm, religious assembly

Cheryl w/ Eco School

- Cypress is telling Eco School that they are going to break ground. Lease expires April 1st, 2012.
- Cypress is threatening them they have to move April 1
- Bryan – their site plan has expired and they have to start it again
- Eco School board president – been in contact with Cypress and they probably won't break ground until June, but they won't give Eco School an extension.
- Bryan – this property was opted-in before VMU SLamar study – they are faced with now having to get back to 80% affordable units median family income.
- Cheryl sense is they can finish school year
- Carol – Cypress got mixed vertical use zoning. Paperwork got screwed up, so city legal says they don't have VMU. They have to go through hoops. Politics – they'll have to go back through public zoning process and affordability is back on the table. We probably can't kill VMU but maybe get them down to 60.

- Cheryl – Eco School is looking to buy a new place

City of Austin - Local Traffic Mitigation Program

- If anyone wants to research it, we can pursue what they might do to slow traffic in the neighborhood
- Person who applies has to do all the paperwork and contact all the neighbors
- 60% requirement for approval

Cleanup

- Dottie - Big one is April 14. Do we want another one?

Meeting adjourned 8:49PM