

SLNA Meeting Minutes
April 18, 2013
Faith Methodist United Church

Kassi Darakhshan, Secretary presiding
Nancy Maclaine, President

I. 2505-07 Bluebonnet Presentation by Scott Turner Q & A

- a. Developer has not purchased property yet, under contract, not contingent on zoning. The official request for a zoning change will not start until after the contract closes. Aim to close at the end of the month. Zoning and permitting can take up to 1 year, 2 years until something is complete (if even that).
- b. The site plan is on the Yahoo Group. It's planned as 18 units, with the majority being 1100+/- sf flats in Buildings A & B. Building C will be 4 townhomes, which means there will be only 5 units adjacent to the 5 homes on Del Curto.
- c. Neighbors requested 2 story developments (rather than 3) and email renderings
- d. Parking is garages and carports (garages in the rearmost positions), spaces in front covered underneath building
- e. This developer currently has a project on Rabb Glen. Nancy is requesting samples of other projects developer has worked on.

II. Nancy reviews zoning case process

- a. SLNA creates a zoning committee for various zoning cases. If you are interested in the zoning case then join committee.
- b. City staff makes a recommendation on the zoning case and then it goes to planning commission, there will be public hearing where we can present (if you are really concerned about project you will go down there to speak or send emails to planning commission). Then planning commission makes a recommendation. This is our first opportunity to officially suggest conditions added to the case, then to city council, public hearing, then council votes.
- c. Another tool we have is a valid petition—the city draws an area around the potential development and if 20% sign they are opposed to then it takes a super majority of council for the developer to pass. If zoning case is terminated through this process there is a 12-18 months grace period after vote to where another developer can come around or same developer can apply again. Another option is the developer can develop with zoning they currently have.
- d. Threat of developer is that they will sell and the development might be less favorable
- e. Bryan King suggests pulling up FLUM plan, even though it is not finalized

III. PSW Lightsey South Report

- a. Inside of curb is rezoned as SF-6 with 36 units, we may be able influence on site plan, roadway, drainage, monitoring site plan.
- b. 2nd development project---drainage is an issue. Developer doesn't want to go through zoning again. Has not come clean on what they intend to do. The PSW Realty website states a combined count (between north and south of Lightsey) a total of 70 units, which implies 34 units on the south side. Bruce Evans and Hilary Dyer met with the developer and learned this information.

IV. Goodwill/Foundation Communities –vote to concur support

- a. Proposed project between the two nonprofits. Goodwill retail on first floor, then 3 floors of efficiency apartments for individuals (affordable housing units)
- b. Applying for zoning, affects Zilker and Barton Hills much more than us
- c. Going to planning commission middle of May
- d. Would be buying 2 x 4-plexes as well behind Goodwill as well
- e. We are waiting to see if other neighborhoods support project before voting

V. Park Naming Process---committee needed

- a. PARD has a process to follow
- b. Starts when anybody makes a recommendation
- c. SLNA set goal to have our internal process completed by next mtg. June 20th
- d. Opens up to public outside of neighborhood, including city council
- e. Goes in front of council, city council ultimately has vote
- f. Kassi Darakhshan volunteers to chair committee, Bryan King, Nancy Maclaine and Mario Champion have also volunteered to assist with the committee process

VI. Park Update

- a. Construction has begun
- b. Project should be finished in Sept
- c. Ordering all new facilities, bbq pits, picnic tables, pavilion, half quart, play scape, trail
- d. Bruce Evans is supposed to get weekly updates from PARD
- e. On leash park
- f. Sidewalk /path inside of fence on Del Curto
- g. Carol Gibbs will be checking to make sure there is a path from Manchaca development to park

VII. Contribution to FUMC playground fun

- a. Church where we host meetings wants to upgrade playground
- b. They give us our space for free
- c. Would like to give \$50-\$100 as a goodwill gesture.
- d. Carol Gibbs moved that SLNA should donate \$100 to FUMC's playground fund , 2nd by Hillary Dyer, passes unanimously

Meeting adjourned