

South Lamar Neighborhood Association Meeting Minutes

Meeting Date June 18, 2015

Mario Champion, President called the meeting to order at 7:01pm

The meeting was preceded by a presentation of the South Lamar Corridor Transportation Study. Attendees were able to provide comments on proposed elements of the plan.

Additional Comments can be made through July 17, 2015 at the following web site. <http://austintexas.gov/southlamar> this site also has email contact information. SLNA residents are encouraged to visit this site and submit comments.

Past meeting minutes were approved

Donna Tiemann, Senior Policy advisor for District 5 Councilwoman Ann Kitchen was introduced during item 1.

A general note was that Anna Martin is now the area traffic engineer for SLNA projects.

Item 1 – Updates and Discussion Projects Affecting Thornton Road and Oltorf area.

Thornton Road Vertical Mixed Use request. A request to rezone lots currently housing the Thornton Road Studios area to VMU and build 218 units was discussed. It was reported that City of Austin staff recommend ***against*** approving VMU proposal.

The property is zoned commercial (CS) which could allow a variety of uses. It is estimated that the current zoning could allow approximately 140 units. There was a discussion of the interpretation of the role of the Neighborhood Association regarding opt-in to allow VMU. While the presentation from the developer suggested that SLNA would need to opt-in, it is not specifically required and the VMU proposal could be approved by Staff and Council without SLNA. Donna Tiemann indicated that CM Kitchen was watching this and other cases. The original intent was that VMU be used for major transportation corridor streets (Lamar, etc.) but that neither Thornton Rd nor Oltorf are such streets. There are other similar proposals in other areas of the City that are being brought forward. It is probable that additional change requests will occur for this property and the

SLNA will monitor.

This project prompted a discussion of zoning and neighborhood roles and the ability to use such zoning negotiations for improvements such as wider streets, sidewalks etc. The discussion focused on the limits of getting such improvements as a result of these negotiations and that the SLNA approach was to generally not oppose development within current zoning but try to negotiate appropriate safeguards to neighbors and infrastructure where up zoning requests are made.

Thornton Residential Parking Permits - David Kyle presented the plan for Resident Only Parking Permits on both sides of Thornton Rd. between Oltorf and Carriage Park Apartments. The No Parking area at Oltorf would also be expanded. RPP cannot be used in front of commercial or multi-family units.

It was noted that the PSW Thornton Apartments project south of this area is designated as a "SMART" housing project and will require them to build sidewalks to facilitate connection to transportation stops, which should mean to the stops at Oltorf and Thornton. City or Developers can be requested to put sidewalks in first. Recommendation to contact COA and ask for that work to be done first.

Oltorf Market - former "Enchanted Forest" 3+ acres Oltorf market on that site. Scott Trainor, owner of Olivia's proposing. Willing to build parking garage with over park 400 parking spaces. May request pedestrian dynamic crosswalk at Thornton. Project would have 2 more restaurants along the creek and have outdoor music and events there. General concept is referred to as a Pike Place Market type with main restaurants and stalls for crafts etc. The current status of the site plan is in the early stages of development. The site is in the Zilker NA. Joint meetings with Zilker have raised potential concerns with the site providing open alcohol sales which may cause patrons to carry alcohol outside the project and the initial design considering a 4 story parking garage facing Oltorf.

Item 2 – Update South Lamar Mitigation Plan

South Lamar Mitigation Plan – Mario described the plan and Donna Tiemann provided brief update. City determined density of building caused neighborhood problems. Main focus on flooding and traffic impacts and lack of sidewalks. Additional safeguards to look at the overall impact of multiple projects in an area such as water retention to prevent flooding were put in place. The concept was to use SLNA as a pilot to change City procedures to view the total impact of projects. Catalog cases and cumulative impacts. For example 2000 car trips a day triggers review and most individual projects “fly under the radar”. This plan expires at end of 2015. CM Kitchen Staff has received status reports. SLNA needs to review in Early fall to see where staff is on process adjustments and potentially lobby for an extension.

Question on how to approach new council. Ann Kitchen is District 5 and SLNA and residents are already contacting her. However, other CM should be approached on major issues like South Lamar Mitigation. CM Kitchen is chair of mobility committee. She plans to review the “trip” trigger currently set at 2K cars per day.

SLNA residents should submit photos of flooding or other major issues to SLNA list or via 311 app.

Item 3 NPP Sidewalks Lamar to the Park

Plan for sidewalks along Del Curto and Lamar to the park to be submitted to the Neighborhood Partnership Plan (NPP), which can provide 50% of funding. The initial elements of the plan have been bid and appear to exceed \$100K. Need to review options and determine how to raise matching money. Cap Metro, and other matching funds discussed. NPP timeline is submission by October 1. Suggestions of approaching use of Cap Metro sales tax decided to split \$2.1 Million among districts. Pedestrian and Bicycle advisory councils. Could pool money for access to Zilker school. Access to transit. Submit neighborhood projects now.

Item 3 Development Updates Nancy Maclaine

2505-07 Bluebonnet approx. 1 acre 18 condos. Site plan is in process. Suggested more parking for the units but transportation says the proposal would not be approved. Hearing on demolition next week.

Foundation Communities Bluebonnet Studio - began demolition. Screening of the fence. And concern regarding the sightline for drivers along Del Curto as the fence has a screen. Suggestion to call FC.

Farmer's market/new strip mall – Owner of land where Farmers market and trailers are says a new tenant is negotiating a lease for the property. An announcement would be made if the lease is completed in 3 to 4 weeks. Barton Creek Farmer's market looking for new home.

Item 4 Lightsey 2 Bryan King

Lightsey Historic Commission case - Zoning hearing June 23. 31 houses on property. Approval of Historic Zoning would retain the Lightsey house and provide houses facing Lightsey road. Council will be final decision maker and would need 9 votes to sustain. SLNA residents are encouraged to submit comments in support of the historic zoning change.

Item 5 New Parks Chair Veronica Martinez

Parks chair Veronica Martinez vrmartinez3@yahoo.com- is our new parks chair. Veronica would like to organize a potluck in the park. Target mid-July. Kids and other events. A QR code for a survey is located on the sign in the park. July 7 deadline.

Item 6 By-laws review.

Bruce Evans - Change in by-laws under review. By-laws review process. Kudos to Zoning committee zoning change for Bannister and Morgan Street to MF 3 - changed to MF 2 with buffer to SF-3 locations. Council passed

Adjourned at 8:25