

SLNA Membership Meeting

Sept. 15, 2011

7PM

Vic opened meeting and folks introduced themselves.

Deanna w/Austin Parks Department

Been working for a couple of years on park plan for our space on Del Curto. Process is 90% complete, is now at the site plan submittal phase. We need to do more engineering to complete the site plan. Detention waiver letter has been submitted (formality). City has 10 days to review it. Once clears the completion check, will submit for formal review. Then they have up to 28 days. Park use and condition use site plan - will go through the Planning and Zoning commission, so takes longer. Her estimate: if we're lucky, will be under construction May 2012. This is best-case scenario. We do have funds for it. She had full-size print of site-plan. 5-12 year old playscape, natural feel, tree house. Very cool. Climbing rock. 20x20 pavilion. 3 pads with picnic tables and grills. Benches. Winding sidewalk in front of property (protects heritage trees). Winding granite trail. Half-court basketball. May have issues with basketball court. Might be determined to be high use, which requires 50' set back. But with high # of heritage trees, might be OK. Open meadow space in middle. Parking is not to code. Drainage is good. Also proposing to replace white picket fence with split-rail. Once work starts, probably a 6 month project, could be less. Mostly need to order the pavilion, furniture, etc. Water fountain drainage – will they need to tie into the line? Possibly, since so close to the creek.

Dan Burton

Thornton Rd.

Building a garage behind his house at 2108, 4th house from Oltorf, one of the small bungalows. Wants to tear down garage and put proper 2-car garage with living space above. In order to fit, he needs to have a 5' setback instead of the normal 10'. Existing structure poorly built, and not worth salvaging. Austin Energy is fine with it. Neighbors he's talked to – are OK with it. Lot must be 7000 sq ft. or more to have 2nd building.

The Grove Project - Track Bledsoe

Used to be the Forest Apt. Purchased 11/2010 140 apartments. Hughes Capital management. In Austin since 1970's. They buy multifamily properties and do rehabilitation. Perfect target – property bought early 90's by out of town buyer in good locations for little money. They ran them without putting any money into them – produced significant cash flow. Repairs start to pile up – come to a day of reckoning – too expensive to fix things you've let go. Business plan – new stuff being built in Austin and price of it is very high. They want to build things for the rest of the people. 700-1200/month which is ~500/mo less than other properties. Opportunity for people to live central. Since Nov 2010, over \$3M into it – roofs, siding, landscaping, leasing office, etc. 9 acres. Backside of property has maintenance facility and bball court. Want to add an additional building. Building they are proposing is 24 units, along the backside of the property. Adjacent to the nursing home. Units/acre, impervious cover, density calculation (obscure). They pass the first two (units/acre, impervious cover), but fail the density

calculation with the 24 units. Their choice is to 'punt on the project' or request rezoning. They submitted rezoning request with the city. They are wanting to go from MF-2 to MF-3. MF-3 allows 34 units per acre which is more than they need. They talked about conditional overlay to limit use.

Concerns: precedent (MF-3 not appropriate), compatibility, height. What happens if new owners 'scrape' the property – they could build something very huge. Neighbors do appreciate the new owners and the improvements that have been made. But new project conflicts with zoning standards and doesn't make sense. 24 units/ 3 stories is what makes sense for that space. If they don't build the 24-unit building, they won't build anything at all. Units rent for \$700-1200/month currently. Already highest impervious cover and highest density. Track says that is not correct. This project has lower density than another project down the street to the north, across the street (Heritage Oaks?). He liked this property for the yard space. Anywho – it is one of the most dense. One of the issues to address – drainage. This build in 1972/73 built before water quality and runoff was dealt with. What are you going to do to mitigate runoff and drainage issues? There are about 10 houses that are affected by this. It is a significant problem and a devaluation of property. An older neighbor reported things were fine there until about 1979.

Issue with precedence. Going to MF-3 on a part of the property – zoning goes with the dirt, which means that in the future, there could be other changes. Don't like 3 story buildings, especially so far off Manchaca Rd. Bill - Downstream properties have obligation to take flow that would happen without upstream development. Over that, the upstream property owner must mitigate that. Neighbors do not want 3 stories. Neighbors have to worry about what happens when Track et al leave. That's the problem.

Conditional overlay and restrictive covenant would go with the property – maximum density cap with MF-3. Precludes another developer from coming in and scraping site and adding units. Along SF-3 property to putting CO on height (MF-2 can go to 40'). RC is off the table. They won't do private RC, we won't do public RC.

Discussion

What is the benefit to neighborhood? No satisfactory answer. No reason to support this. Main objection is the height. No benefit to add density. Consensus is that these owners are going to sell the property pretty quickly We smell a flip. Getting MF-3 and adding their new building sweetens the deal for them.

Varied concerns with citizens present. Some want no compromise because they've not shown any community benefit. Some willing to talk and want lower density and height. Bottom line – 2 stories.

Next steps: need to come up with a proposal. Jim and Bob will work on that.

2-story maximum – achilles heel

Some mitigation of drainage (bring non-compliant drainage up to compliance)

Pedestrian trail?

SLNA vote

Brian made motion to authorize Jim and Bob to represent us – 2-stories max, mitigation of drainage. Vote: All in favor.

Garage studio – fire hazard concern. 550 max sq footage

Nancy makes motion we not take a position. 2nded. Vote – all in favor.

Vic closed meeting 8:50PM