

**Upper Boggy Creek Neighborhood Planning Team  
Decision Record  
11/27/01  
6:30 PM to 8:00 PM  
Maplewood Elementary**

\*Attendees:

Lex Dale Owens
Bo McCarver
Stephen j. Kreger
David Westenbarger
Jay Velgos
Dixie Peterson
Mark Lind
Gordon Bennett

\*Based on sign-in sheet

City of Austin Staff: Mark Walters, lead planner, and Kathleen Welder

Meeting formally began at 6:35 PM

**I. Decision Record 11/ 13/ 01**

**Decision: Electing the Decision Record 11/13/01 was postponed.**

The document needs more detail about the meeting and the business/ property owners comments as well as a corrected and annotated attendance (business/ property owner: property). Also, the team requested that "FLUM" and other Neighborhood Planning acronyms be expanded.

**II. Calendar of Meetings**

Stephen Kreger reviewed that discussion of a small pre-meeting meeting on the previous night, 11-26-01. The team discussed the content and dates of the meetings through January. Staff recorded the result and would mail out a postcard to the UBC interest list alerting them to the newly drawn calendar. Also, an extra meeting was tentatively scheduled for Saturday morning, 12/ 8/ 01, from 9 am to 1 pm. The team considered using this time to continue editing the plan but would discuss the appointment again at the 12/ 4/ 01 meeting.

As for editing the plan, there was discussion about how the team would make changes. They could submit their suggestions individually to staff or a subcommittee, or they could go through the Action Items one by one during the UBC Team meetings. The discussion was left at that.

### III. Calendar of Plan Submittal

At the team's request, Mark Walters stated an approximate timeline of submitting the UBC Plan to Planning Commission and Council. The team surmised that they would be ready to submit the plan to Planning Commission in early March 2002.

A schedule should be printed and handed out at the next meeting.

### IV. Goals

Staff did not bring a copy of an early version of the UBC Plan with nine goals, so the team could not compare it with the latest version with six goals. The item was postponed for the next meeting.

### V. Zoning Changes and Conditional Overlays

a. There was discussion of including zoning definitions, explanations, and highlights specific to the UBC zoning plan in the front or in an appendix of the final draft.

b. Mark Walters and Kathleen Welder directed the meeting members to handouts that illustrated the team's Conditional Overlay recommendations before the property owner meeting on 11/13/01 meeting as well as Neighborhood Planning staff's alternative recommendations after the property owner meeting.

Mark Walters discussed marking "Drive through as an accessory use" as a prohibited one along certain corridors rather than prohibiting all Fast Food restaurants, which includes coffeeshops and juice bars – favorable uses by themselves.

c. Mark Walters announced that the owner of CAPP's Van and Truck Rental on Airport would be content to downzone from CS to GR with a CO height limitation of 40 ft. He would also be gaining an MU overlay with this new recommendation.

The original recommendation was to downzone the property from CS to LR with the MU overlay.

***Decision: A motion to recommend GR-MU for the CAPP's property passes.***

***Also, if the CAPP's property owner accepts, the planning team wishes to prohibit Drop-Off Recycling and Exterminating Services in a CO overlay on the property.***

d. Mark Walters announced that Sid, property owner of Crazy Lady and adjoining IH-35 properties, opposes the team's proposed prohibition of adult-oriented businesses on that strip and also requests the MU overlay.

**8:00 pm Decision: A motion to extend the meeting to 8:30 pm passes.**

**Decision: A motion to grant the Crazy Lady and neighboring properties the MU overlay but leave adult-oriented businesses as a prohibited use passed.**

- e. The uses made conditional on IH-35 from 26<sup>th</sup> to 38<sup>th</sup> ½ in the team and staff recommendations were discussed.

**Decision: A motion was made to remove Pet Services and Plant Nursery from Conditioned Uses on this stretch. This was in line the staff recommendation. Motion failed and Pet Services and Plant Nursery will remain on the Conditioned Uses list for this stretch of IH-35.**

**8:30 pm Motion: A motion to extend the meeting five minutes passes.**

- f. Prohibiting the Drive-in Accessory Use on IH-35 from 26<sup>th</sup> to 38<sup>th</sup> ½ was discussed.

Decision: A motion passed, making the Drive-in Accessory Use a prohibited one in lieu of the Fast Food/ Drive-In Restaurant use on IH-35 from 26<sup>th</sup> to 38<sup>th</sup> 1/2.

- Gordon Bennett suggested that the Drive-in Accessory Use be uniformly conditional or prohibited on the UBC corridors. Currently, the staff recommendation shows it as conditional in some places and prohibited in others.

Meeting ended at 8:35 pm.

### Announcements

- Mark Lind announced that the owner of Mi Madre's was not aware of the UBC property owner meeting on 11/13/01.
- Bo McCarver announced that Jackie Goodman but the subdistrict amendment on Council's 11/29/01 Thursday agenda.
- Team may attempt to print Plan after January 8<sup>th</sup>, 2002, mail for final survey January 23<sup>rd</sup>, and inventory responses for the two following weeks.  
**The team hopes to send the Plan to Planning Commission in early March.**

## Requests

- Staff should bring a copy of the nine preliminary goals drafted by the team to compare with the six goals that exist in the plan to date.
- The team requested a timeline mapping submission of the plan and rezoning requests to Planning Commission and Council.
- Staff should print and mail a postcard to the Interest List announcing the upcoming meetings in December 2001.
- Staff should find the specifications of the Nonconforming Use 90-day clause stating that the use will be terminated if the nonconforming operation closes for more than 90 days.

	<b>Timeline of Submitting Plan to Planning Commission and City Council</b>
1	Plan goes to Planning Commission.
2	Plan goes to Council for first reading.
3	Zoning Recommendation goes to Planning Commission
4	Plan returns to Council for 2 <sup>nd</sup> and 3 <sup>rd</sup> reading.
5	Zoning Recommendation goes to Council for 1 <sup>st</sup> reading.
6	Zoning Recommendation goes to Council for 2 <sup>nd</sup> and 3 <sup>rd</sup> reading if necessary.