

**Upper Boggy Creek Neighborhood Planning Team  
Decision Record  
10/30/01  
6:30 PM to 8:00 PM  
Maplewood Elementary**

\*Attendees:

Bo McCarver
Lex Dale Owens
Stephen Kreger
David Westenbarger

\*Based on sign-in sheet

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

Meeting formally began at 6:40 PM

**I. Decision Record 10-23-01**

Due to the small attendance, the team decided to postpone approval of the Decision Record for 10-23. Also, Bo pointed out that several absent members were quoted in the record, so waiting until the next meeting was better protocol.

**II. Orchard Proposal**

Stephen requested that Mark Walters send the revised Orchard/Joe Reed Park item to Isabelle Headrick and Catherine Beisner. Mark added two sentences to their original draft.

Lex said that he knows the Gregory's who maintained the Joe Reed Park area almost single-handedly while they lived in the adjacent lot. He said the current residents do not tend to it. Lex lived in the area, as well, on Concordia St. and reported that the bridge was washed out. (amendment 11/9). He suggested that the Gregory's be consulted before any decisions are made regarding the open space.

Lex also pointed out that naming the area "Joe Reed" is probably illegal, since another park in Austin is named "Reed." This could cause confusion and wasted resources in the event of an emergency (i.e. ambulances sent to both parks). He asked why the team referred to the area as "Joe Reed Park," and no one present could positively identify a reason. Perhaps a cyclist named Joe Reed was killed in the area, prompting the dedication of the park.

Stephen asked Mark Walters to determine what department was in charge of Joe Reed Park. Mark said he would ask Isabelle and Catherine about the name as well.

**III. Infill Ordinances**

Bo presented two options for handling the infill ordinance selection in UBC.

- a) The team could create an Action Item that recommends that variances be granted to the Blackland Community Development Corporation (CDC) when necessary to build affordable housing units in the area. Holy Cross would not be included in this item.

Mark Walters passed out a draft of the proposed Action Item and received positive feedback from the team.

- b) Create UBC Subdistricts. Bo pointed out some of this options shortcomings. He was concerned that if Blackland combined with Cherrywood as one district, it could be forced into an unforeseen compromise if Cherrywood changed its mind. Or if opposing Cherrywood residents expressed enough discontent, the Plan might not pass, nor would much desired infill options in Blackland.

There was concern that the team could not rely on the Cherrywood infill vote alone. Stephen noted that more people attended that meeting than the number of people attending UBC meetings in the last several weeks. Why was the decision at the Cherrywood meeting any less valid than those made at UBC?

Lex asked Bo to support him and his desire to elect most-to-all of the infill options, just as he would support Blackland in its desire for options. He wants every option the guy three streets over has. David W. agreed but still thought the Cherrywood yes-to-all infill vote needed to be revisited.

The deed restrictions in Wilshire Wood were discussed. Could infill options be exercised on any vacant or vacated property there if some were passed? According to the deed, the 3-to-4 acre St. George Church property cannot be divided into lots smaller than 8,000 sq. ft., the size of the original plats.

Mark noted that if there were any subdivision there, neighbors within at least 200 ft. would be notified. Also, a majority of residents of a subdivision would have to agree to a variance on lot size floor limits proposed within their subdivision.

Stephen and David recapped the **approximate** voting record of the Cherrywood infill selection meeting:

12—10 : Elect all 5 infill options

17—4 : Small lot amnesty

17—6: Garage apartment

13—7: Corner store

Close vote: Urban home

Close vote: Cottage lot

**Actual Votes:**

12—10 : Elect all 5 infill options

13—7 : Small lot amnesty

17—4: Garage apartment

11—10 : Corner store

11—10 : Urban home

12—9 : Cottage lot (amended 11/9)

Stephen pointed out that Blackland and Cherrywood are not totally aligned because Blackland had not elected the corner store.

#### IV. Conditional Overlays (CO's)

Mark Walters passed out a chart that compared the conditioned/prohibited uses on the UBC-north side of MLK, and the Chestnut-south side of MLK.

Bo said the dissimilarities in their lists may be logical/valid, since the contexts on the north and south side differ.

Stephen suggested the team postpone editing the CO lists for the UBC corridors until the next meeting, when more people may attend.  
Mark Walters waiting a week would give him time to clean up the Chestnut vs. UBC Conditional Overlay chart for the next meeting.  
Stephen stated that there was no official instruction to match CO's on shared corridors of adjacent planning areas. Mark Walters advised that although there is no mandate, Council seems to favor that approach (matching CO's on shared corridors).

## V. Additional Action Items

Bo made asked that two action items be inserted into the Plan. The team approved of his proposal.  
Decision: Re-insert an action item supporting the construction of a kiosk in the vicinity of Alamo Recreation Center. (This was already approved but had somehow been lost during the editing of the Plan.)  
Decision: Insert another action item urging the City to reclaim the one block alleyway between Manor/ 22<sup>nd</sup> St. and Poquito/ Chicon with the purpose of cleaning and clearing it. It is currently impassable and dangerous, particularly for children.

## VI. Neighborhood History

Stephen Kreger has called Sharon Edmunson for three weeks with no success; she was the team's intended Cherrywood history contact. Apparently she and a few others have collected substantial research, **but she has not returned his phone call. (amendment 11/9)**

The members discussed how far the neighborhood history summaries should go back; it seems that will be a decision left to the authors for now.

## VII. Zoning Map(s)

Staff brought an updated future land use map to the meeting.  
The team would like a presentation size rezoning map with their current recommendations. If possible, they would like Conditional Overlays and Infill Options to be depicted as well.  
Bo pointed out the effectiveness of Power Point and projector presentations, since they focus the group and are easy to follow.  
Mark Walters said he was creating a Power Point presentation of the UBC Plan for the upcoming Planning Commission meeting, but explained that resources may not allow for such a presentation for the regular team meetings.  
It was decided that staff would bring maps illustrating the team's current zoning recommendations, as well as maps showing the rezonings or rezoning recommendations of adjacent neighborhood planning areas.

Stephen asked Mark to bring the Power Point presentation at some point so that the team could review it.

## VIII. Agenda for Next Meeting

Overall, the team should focus on preparing for the 11-13 team meeting for property owners who have property with rezoning recommendations.  
They will go over the Conditional Overlays for the UBC corridors.  
As time permits, they will discuss infill options. Something to keep in mind is that these could also apply to the aforementioned property owners, so they need to be informed of these proposals as well.

Meeting adjourned at 8:07 PM.

## **Announcements**

### **Requests**

- Fix map with updated land use; bring proposed or adopted zoning plans of areas in vicinity (incl. N. Loop); identify actual zoning categories in maps
- Change zoning/ land use of lot south of Eastside Cafe to SF3 from CS
- Show team Power Point presentation at some point
- Bo would like to see projected maps if possible
- Re-inset Alamo kiosk Action Item
- Add AI that requests the City to reclaim 1 block strip of alley b/w Manor/22nd and Poquito/Chicon
- Why is Joe Reed Park called Joe Reed Park? What will Lex's pals the Gregories do if we turn it into an pseudo orchard.
- Send out business meeting postcards this week.