

**Upper Boggy Creek Neighborhood Planning Team
Decision Record
9/11/01
6:30 PM to 8:00 PM
Alamo Recreation Center**

*Attendees:

Jeffrey Skillman
Bo McCarver
Jay Velgos
Leslie Lawson
Scot Friedman
Lydia M. Scales
Mark Lind
Steve Bostic
Dave Westenbarger
Ruth C. Ellison
Guy Oliver
Stephan Kreger
Milton M. Hood (Marty)
Lex Dale Owens
Jose Morrero
Isabelle Headrick
Chris Wiencek
Dorothy Wade

*Based on sign-in sheet

City of Austin Staff: Ricardo Soliz, Kathleen Welder, and Mark Walters

Meeting formally began at 6:40 PM

I. Decision Record

Decision: *The NPT approved the Decision Record for 8/28/01 as written. However, Dorothy Wade arrived later in the meeting and requested an amendment to the 8/28/01 Decision Record. She corrected the top of the first paragraph on page 3 to read the following: “~~Dorothy Wade said that several single family homeowners wanted SF-3 zoning on their lots fronting Breeze Terrace to be rezoned to single family.~~” “Dorothy Wade expressed concern that the team’s proposed CS-MU zoning of properties along Manor Rd. was encroaching on to neighboring homes on Breeze Terrace, and that the CS-MU zoning should be removed or reconsidered on the Future Land Use Map (FLUM)”. [Kathleen Welder asked if Dorothy also expressed concerned about*

houses nearby fronting Cherrywood. Mark Lind said he did not believe these were at issue] (9/25/01 Amendment 1).

II. Community Open House

Staff members Ricardo Soliz and Mark Walters presented the UBC Open House format to date. Several of the team members offered suggestions and feedback about the dot voting and information table structure. One person suggested that an email advertising the September 15th Open House be sent to Neighborhood Association list_serves.

Mark Walters passed out Open House flyers to team members to post in local businesses.

II. Land Use—Airport and I35 Corridors

Ricardo Soliz led the land use discussion. The team reviewed a draft version of the related objectives and action items and made a series of motions and decisions by consensus.

Decision: *A motion was made to change the zoning designation of the Commercial (CS) properties fronting I35 from Dean Keaton to 38th ½ to Commercial—Mixed Use (CS-MU). The motion failed, five votes to seven.*

Decision: *A motion was made to add a Conditional Overlay (CO) prohibiting future adult-oriented businesses to all properties fronting I35 from MLK Jr. Blvd. to Wilshire Wood. The motion passed, eight votes to seven.*

Leslie Lawson proposed adding a Conditional Overlay (CO) to the commercially zoned lots along Airport Boulevard between IH-35 and 40th St. The CO would make service stations and Group Homes Class 1 conditional uses and would prohibit Group Home Class 2 and fast-food restaurant uses. No motion was made regarding this proposal.

Decision: *A motion to extend the meeting one hour passed unanimously.*

The land use discussion of properties along Airport Blvd. between Manor Rd. and I35 continued.

Decision: *A motion was made to change the zoning of the lot between Schieffer and 40th Street from the Limited Office (LO) to Neighborhood Retail—Mixed Use (LR-MU). The motion passed with one dissenting vote.*

Decision: *By consensus, the team decided to designate CS-zoned lots south of 40th St. to CS-MU in their draft plan.*

IV. Infill Options

Ricardo Soliz informed the team that the Neighborhood Planning Department's legal council has determined that subdividing a Neighborhood Planning Area, with each area subdivision electing different infill options, is not permitted under current code.

Individual team members responded, expressing their desire for including a subdivision proposal in their plan. Chris Wiencek of Wilshire Wood stated that the Wilshire Wood neighborhood should be permitted to elect no infill options, and that if it could not as an area within the UBC Neighborhood, it would remove itself from the plan. Wiencek made a motion calling for Wilshire Wood to prohibit all of the infill options but later withdrew it. expressed his strong opinion that if the plan included any infill options for Wilshire Wood, he would oppose the plan at council and work for its rejection **(9/25/01 Amendment 2)**.

Bo McCarver of Blackland stressed the importance of individual neighborhoods' infill option voting rights. He added that Blackland would remove itself from the plan if it could not elect cottage lots and small lot amnesty, as well as other infill options, as part of the UBC neighborhood. might consider removing itself from the UBC plan if it did not elect any of the infill options. **(9/25/01 Amendment 3)**.

Decision: A motion to extend the meeting 15 minutes passed unanimously.

The UBC team members agreed they did not want to fight with each other or impose each others' infill requests on each other.

They drew a table listing the Blackland, Holly Cross, Cherrywood, Delwood II, and Wilshire Wood neighborhoods and voted for infill options among themselves. They discussed presenting a similar table at the September 15th workshop.

The meeting ended by unanimous decision at 9:27 PM.

Requests

Mark Lind requested that the team inspect zoning along Manor Road more closely at the next or soonest available NP meeting time **(9/25/01 Amendment 4)**.

Mark Lind requested that CS and CS-MU properties on the UBC Future Land Use Map be represented by different colors.

Dorothy Wade asked that a map blocking out the various neighborhoods in UBC be displayed at the Open House.

Announcements

Mark Walters will send an electronic version of the Draft Plan by Friday to be posted by neighborhood association Web sites and sent to members of neighborhood list_serves.