

**Upper Boggy Creek Neighborhood Planning Team  
Decision Record  
9/25/01  
6:30 PM to 8:00 PM  
Alamo Recreation Center**

\*Attendees:

Jeffrey Skillman
Bo McCarver
Jay Velgos
Leslie Lawson
Scot Friedman
Katherine Boisner
Scott Harris
Mark Lind
Brian Block
Stephen Kreger
Isabelle Headrick

\*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

Several team members disputed the language recorded in the 9/11/01 Decision Record, and one cited an omission of his request. A total of four amendments were proposed, recorded, and repeated back by the staff recorder (Kathleen Welder). **[See the attached copy of the 9/11/01 Decision Record for the four changes, inserted and highlighted alongside the original language.]**

*Decision: A motion was made to approve the Decision Record for 9/11/01 with the four proposed amendments and passed.*

Before the next item of business, team chair Stephen Kreger announced that the team would rearrange the agenda for the evening.

II. Future Meeting Locations

Stephen Kreger proposed that the team continue meeting at Alamo Recreation Center because it is simpler than scheduling, advertising, and keeping track of

rotating locations (Genesis Presbyterian Church, Maplewood Elementary). No one objected.

*Decision: As Alamo's schedule permits, schedule meetings at the Alamo Recreation Center for the following dates (all Tuesdays):*

- October 9, 16, 23, and 30.
- November 6, 13, 20, and 27.

*These reservations will provide for regular UBC planning team meetings and emergency or extra team meetings, **only if deemed necessary to completion of the plan.***

### III. UBC Plan for Outreach and Communication

Stephen Kreger proposed two ideas to address the need for providing community members with the UBC Plan in its evolving stages, as well as related information, (prior to receiving the final draft in the mail for approval or disapproval before presenting it to Planning Commission). Stephen said that some people at the Open House said having this information prior to this event would have been very helpful.

Proposed solutions:

- a) Post the UBC Plan on the Cherrywood and Wilshire Wood Web sites, as well as supplementary planning info. Keep the version of the Plan updated as the team makes changes to it.
- b) Provide hard copies of the plain at frequented public locations throughout UBC, i.e. Maplewood (and Campbell?) Elementary, Alamo Rec. Center, Blackland Community Center. Have volunteers re-supply the locations with updated versions through the end of the process.

Although several team members said that this is not outreach since it does not involve person-to-person contact, the group ultimately decided to carry through with this effort to involve the community.

### IV. Discuss Involvement of Property and Business Owners Concerning Conditional Overlays

Stephen Kreger next stated that the group should make a concerted effort to contact all persons, chiefly business and property owners, who have property on lots that the team desires to rezone, at this point in the process. Concerted efforts might be phone calls, personal letters, door-to-door visits, etc.

*Decision: Stephen Kreger proposed forming a subcommittee to divide the duties of contacting these affected property owners, proposed that it meet after the UBC regular meeting, and volunteered to participate. Leslie Lawson, Bo McCarver, and Jay Velgos formed the rest of the committee.*

Leslie Lawson would like to see a paper trail showing the changes to the UBC plan over time, starting sometime in the past. Although Mark Walters said he has not saved computer documents illustrating all changes, several team members offered to assemble their series of hard copies distributing at planning meetings over time. They said that they would like to see a paper trail as well.

## V. "Orchard" Proposal

At least three people attended the meeting specifically to address this proposal to plan to turn Reed Park into a small orchard, or some variation thereof. Katherine launched this project a few years ago and gave the team a brief history. She has received support from members of the community after posting her proposal on the Cherrywood list\_serve and wants to add it to the Parks and Open Space section of UBC Plan.

Reed Park is located on the northwest corner of 34<sup>th</sup> and Cherrywood. Mark Walters noted that the property in question is a drainage easement under the jurisdiction of the Watershed Protection and Development Review Department and that the department's long-term plans for it in the future are not known. If needed, the Department could uproot an orchard on that land at any time for any reason. It is not designated parkland.

Katherine then introduced Scott of Tree Folks and explained how his organization could help and has helped her in this process. Scott gave a brief presentation about Tree Folks and noted that they believed planting trees that are removed in five years is worth the effort if the project served its purpose to educate and stimulate more tree planting.

Other team members said that not only is it a place where people walk their dogs, but also a part of what little open space there is in UBC. It's a place to pitch ball; maybe several of the trees could create a visual arcade along the street and slow passing cars.

Katherine said that is the feedback she's getting and has recently been envisioning a space with fruit trees vs. an orchard. She's open to any input.

Katja Gouse, the team member that talked with the largest number of residents during the Park subcommittee's formation of Goal 5, said that the plan being offered for Reed Park fitted the intent of the plan's current objectives. Their overriding concern was the herbicide and pesticide spraying along the Rail Road track. She has taken action in the past and the responsible departments have not stopped.

Mark Walters informed the team that the Plan could be changed any time during its development. It can be amended after its passage if the amendment is in keeping with all of the objectives of the Plan.

*Decision: Katja, Isabelle, Katherine, etc. will craft language regarding a Reed Park proposal to add to Goal 5, "Parks and Open Space" of the Plan. They will bring it to the next UBC meeting, or some meeting in the future.*

## VI. ZONING ON 38<sup>TH</sup> ½ ST.

Mr. Charles Marezky, owner of a single family home on 38<sup>th</sup> ½ St., came to the NPT meeting for the first time. He proposed a zoning change for a string of single family properties in UBC that the UBC Neighborhood Land Use Plan has maintained chiefly as single family or residential so far.

Mr. Marezky argued that *the lots on the South side of 38<sup>th</sup> ½ St. extending East from I-35 to Cherrywood, as well as any residential lots on the North side of 38<sup>th</sup> ½ within that boundary, should be rezoned to commercial.* He brought photographs as evidence that this segment of the 38<sup>th</sup> ½ Corridor is unfit for residences due to the unusual and unlawful number of 18-wheeler trucks that pass through producing sight and noise pollution.

Lynn Estabrook, an apartment renter on that part of the corridor, responded that she did not believe it was unfit for living and did not see so many trucks as to be a problem.

Stephen Kreger suggested that Mr. Marezky ask the Cherrywood Neighborhood Association (CNA) if it would back his zoning proposal, or else the UBC team could vote for or against it, immediately determining whether they would include it in the draft Plan.

Bo McCarver stated that the UBC team would probably back an initiative for calming traffic along 38<sup>th</sup> ½. Before he could vote for or against the rezoning, however, he would like to be more educated about this issue. Bo said he could contact CNA, see where they stood on it, and get back to Mr. Marezky sometime in the future.

Mr. Marezky then thanked the team for listening to his zoning proposal and departed.

## VII. Review Input Received at Open House

Mark Walters passed out a record of most all of the comments collected on the pads at the September 15<sup>th</sup> Open House. The spreadsheet was annotated with staff responses to various comments throughout the document. He suggested the team members could process the info better if they took the lengthy document home and compared with the UBC Draft Plan at home.

The team members agreed. They will discuss the Open House comments at the next meeting.

*Decision: A motion was made to adjourn the meeting. Motion passed.*

The meeting ended at 8:15 PM.

#### Announcements

- Stephen Kreger called for a meeting of the subcommittee to contact persons who have property the team desires to rezone.

#### Requests

- As stated before, Leslie Lawson would like to see a paper trail showing the changes to the UBC plan over time, starting sometime in the past.
- Leslie Lawson nominated Bo McCarver to be the chief negotiator in the future.