



Meeting Minutes

Date: February 10, 2009 7:00 PM

Title of Meeting: Judges Hill Regular Neighborhood Meeting

Location: Home of Ben and Jane Schotz

Attendees: Ben Schotz, Rebecca Bingham, Bob Swaffer, Robert King, Jay Tassin, Megan Meisenbach, Bert Meisenbach, Mike Ward, Jim Parish, Paul Parson, Patrick Thompson, Bill Monroe, Phil Wiley, Myra Leo, Billy Atkins, Lisa Kaindl, Sheryl Michels, Betsy Christian, Walt Hornaday, Mark Seeger, Jeff Harper

MLK Project

Bob Swaffer is the neighborhood liaison for this project and he reported on the current status.

- Still work to go to pave the road - there is currently just the base layer.
 - Jay Tassin had called the project manager about the potential of having other streets paved at the same time. The city said the current plan is to repave a section of Pearl and do some patching on San Gabriel.
- There was a question on why there is no sidewalk on the block opposite the TV station. Bob Swaffer will follow-up with the city's project manager.
- Residents of the town-homes on the corner of San Gabriel and MLK reported that their irrigation system has been capped and their landscaping has all died.

Participation in City Organizations

Ben asked for volunteers to act as liaisons to various organizations in the city.

- **DANA** - Downtown Austin Neighborhood Association (<http://www.downtownaustin.org/>)- **Jim Parish**
- **ANC** - Austin Neighborhood Council (<http://www.ancweb.org/>) - **Jay Tassin**
 - Jay has been attending the ANC meetings for the neighborhood
 - There is a new group spun off from the ANC called ANC-Central for Central city neighborhoods. Jay attended the first meeting of the ANC-Central where they discussed crime, the future of St. Martin's park playground, and came up with a list of questions for a city council candidates forum.



- **DAP / ROMA** - Downtown Austin Plan (http://www.ci.austin.tx.us/downtown/dap_plan.htm)- **Mike Ward / Twinkle Gosselink** (Twinkle nominated by Mike)
 - This is critical to the neighborhood to be involved so that we can look out for any kind of future development that may encroach on the neighborhood.
 - Part of DAPs responsibility is the “Comprehensive Plan” and Jay mentioned that the City will be voting on this plan at some point. We currently don’t have any information on this but Ben will investigate where the Plan is in the process.
- **CANPAC** - Central Austin Neighborhood Advisory Committee - **Ben Schotz**
- **UAP** - University Area Partners (<http://www.universityareapartners.org/>)- **Lisa Kaindl**

- Discussed the Downtown District Advisory Board
 - Jay Tassin reported that this is being set up as a resource for the downtown neighborhoods.
 - The city is hiring two advisors who will be the advisory board - Jay will let us know when they have been hired.
- Commanders Forum - Police Department
 - Jim Parish attended the Commanders forum and gave a report on the last meeting

Thanks to those who’ve volunteered their time for the above positions.

Treasurer's Report

- Mark Seeger (Treasurer) was not able to attend so Ben passed out copies of the Treasurer’s report.
- Bob indicated that we are due another installment from the Presidio development
- Most of the expenditures ~\$14K for the year were for the Local Historic District research project which has concluded.
- There was discussion of the process used to approve funds for large expenditures such as the historic research. It was discussed that the neighborhood had initially approved spending money for this research. It was noted that other neighborhoods appear to be having similar expenses for this type of research (“Austin American Statesman” article about Travis Heights’ LHD research project).

Historic Committee Report

- Bill Monroe reported on the work of the Historic Committee which has been focused this past year on Historic designation for the neighborhood. The goal is to apply for two separate designations.
 - National Register District (NRD)
 - Local Historic District (LHD)
- The neighborhood hired Phoebe Allen, a local architectural historian, to research the contributing homes and write a historical narrative of the neighborhood so that those documents would be in the proper order to submit to the city for Local Historic District designation. We discussed the output of Phoebe’s work and that the Historic Committee was happy with the results. Each contributing structure was documented with photographs, a checklist of features, and descriptions of style and historical facts. The data will be published to the web, or if anyone would like a copy on disk feel free to e-mail info@judgeshill.org. This information may also be used to aid individual homeowners with applications for City of Austin Landmark status.



- Bill discussed the fact that the City has made it very difficult to become a Local Historic District and in fact, only one has been declared to date, the Harthan Street district which is comprised of only 11 buildings (<http://harthanstreet.com/>). There are a number of neighborhoods working on this historic district status but to date no other neighborhoods have completed the process. The Committee feels it would be best for us to apply for National Register Historic District first and then concentrate on the Local Historic District.
- Bill mentioned that the Heritage Society of Austin is petitioning the City to change the requirements for LHD so it is not so difficult for neighborhoods to achieve it.
- Bill discussed the five working items for the Historic Committee
 1. National Register District application
 2. Local Historic District application
 3. Create a non-profit corporation
 - Submit for grants to fund research and other activities
 - Discussed that the area covered by the non-profit does not have to coincide with the boundaries of the Judges' hill Neighborhood
 4. Work with DAP (Downtown Austin Plan) to to try to keep the neighborhood out of the development plans
 5. Encourage/Assist individual homeowners to apply for historic designation at the local, state, and national levels. The best way to protect our neighborhood from commercialization is for each homeowner to apply for City Landmark status and historic zoning.
- Walt Hornaday discussed the idea of setting up a trust which would allow homeowners to get certain tax advantages in exchange for allowing certain restrictions on their properties. The Historic Committee will look further into this concept.

Berezovytch House (1510 West Ave) re-zoning

- Patrick Thompson advised the neighborhood that he and Paul Parson intend to apply for a re-zoning of their home at 1510 West avenue from Single Family to DMU to allow the home to used as an office building. They plan to apply and include certain conditional overlays:
 1. The permitted and conditional uses of the property shall be limited to: (a) Administrative and Business Offices; (b) Professional Office; and (c) Single Family Residential, as these categories are defined in the Austin City Code.
 2. No structure on the property shall exceed a height of 40 feet, as measured according to the City Code.
 3. The floor to area ratio ("FAR") for the property shall be limited to 0.5:1.
 4. The maximum impervious cover on the property shall be 0.45.



5. The minimum building setbacks shall be (a) 30 feet for the front yard; (b) 10 feet for the street side yard; (c) 10 feet for the interior side yard; and (d) 10 feet for the rear yard.
- Ben requested that Patrick provide some data back to the neighborhood
 - The current FAR, impervious cover, and height of the house
 - More information on the parking requirements for DMU zoning

Other Business

- Decided that the neighborhood should meet monthly at Ben Schotz' house.
- Discussion of Gattis wanting to build a parking garage at the bottom of MLK at Lamar.
- Introduced our newest neighbors, Myra Leo and Billy Atkins - Welcome!
- Meeting adjourned at 9:05 PM

Respectfully submitted by Jeff Harper - Secretary