

ZILKER NEIGHBORHOOD ASSOCIATION
Minutes of Executive Committee Meeting
Umlauf Museum, 605 Robert E. Lee Road
Monday, August 7, 2017

ATTENDEES: Lorraine Atherton, Gary Hamilton, Jeff Jack, David King,
Dave Piper, Bobby Rigney, and Bruce Wiland

A quorum was established and the meeting was called to order by President Jeff Jack in the chair, with Secretary Gary Hamilton present, at 6:30 pm.

OLD BUSINESS:

1. **Minutes** of the July 10, 2017 ExCom meeting were approved.
2. **Membership** – Lorraine reported that there are 274 ZNA members.
3. **Treasurer** – David provided a brief treasurer’s report and a draft of the 2017 ZNA budget.
4. **Social Committee**– Lorraine provided a discussion of upcoming social activities.

NEW BUSINESS

- 1) **Miscellaneous ITEMS:** **A) ZNA Organizational Issues** - David moved for the ExCom to approve up to \$500 for expenses related to filing ZNA nonprofit forms. The motion was unanimously approved. **B) Waiver of ZNA Membership Fees for ZNews Volunteers** – Lorraine discussed the waiver of membership fees for three ZNA volunteers who distributed ZNews during the past year. David moved to wave the membership fees for these three members and Jeff seconded the motion. The motion was unanimously approved. **C) CapMetro “Smart Trips”** – Jeff stated that there is a meeting on August 9th at Opa’s to discuss the CapMetro “Smart Trips” program. **D) Corridor Plan Focus Group** – Jeff announced that there is a meeting of the Corridor Plan Focus Group scheduled for August 10th at the Conely-Guerro Activity Center 6-7:30pm and urged ExCom member to attend the meeting.
- 2) **LAND USE:** **A) Zoning: Whichcraft Beer** – ExCom is monitoring the TABC application process. **B) Board of Adjustment: 2003 Arpdale** – Interested parties are waiting on a legal opinion regarding noncompliance issues for this project. **1701 Treadwell** – There was a discussion of the request for a variance regarding the impervious cover limitation for this site. Jeff moved to oppose the variance and Bruce seconded the motion. The motion was unanimously approved. **2005 Bluebonnet** – Property owners, Mr. & Ms. Lamb, made a presentation to the ExCom summarizing their request for a variance from the FAR limit. Afterwards, the ExCom discussed the case. Jeff made a motion to state our nonopposition to the variance request with 4 stipulations, to be presented at the BoA hearing on August 14th. David seconded the motion. The text of the Motion is provided in Exhibit A. The motion passed. **C) Building Permits: 2330 S. Lamar** – ExCom members discussed the recent meeting with city staff to discuss the sequence of events leading to the approval of the building permit for this site. Jeff offered to follow up with Rodney Gonzalez to discuss staff procedures to prevent similar mistakes in the future.
- 3) **CODENEXT:** Jeff stated that a meeting with Council Member Ann Kitchen and Mayor Steve Adler has been scheduled for August 14th at 10am.

The meeting was adjourned at 8:50pm.

EXHIBIT A

Text of Motion regarding the request for a variance at 2005 Bluebonnet:

Based on the following stipulations, the Zilker Neighborhood Association Executive Committee votes to not oppose the variance request for the carport at 2005 Bluebonnet, Austin, Texas 78745.

1. Wall openings:

A. The existing south wall shall remain open as required to meet the 80% open requirement of the code; and

B. The existing east wall shall be altered to be open at a minimum of 60% as indicated by the structural engineer's feasibility analysis.

2. The garage door placement shall remain perpendicular to the street frontage so that the garage door is not visible from the adjacent street, with the driveway to remain as a side entry to the parking spaces.

3. The removal of the west wall to meet the two open wall requirement of the code is prohibited because the Condominium Association By-Laws grant the owner of the rear condo the right to prohibit any change to the exterior of the building and the owner of the rear condo will not allow the west wall to be modified as the second open wall.

4. The former B of A interpretation of the 20 foot separation of an open wall from an adjacent house wall was specifically related to a case where the garage door placement was parallel and facing the adjacent street and therefore created an additional building massing in conflict with the intent of the McMansion ordinance and is not applicable to this case.