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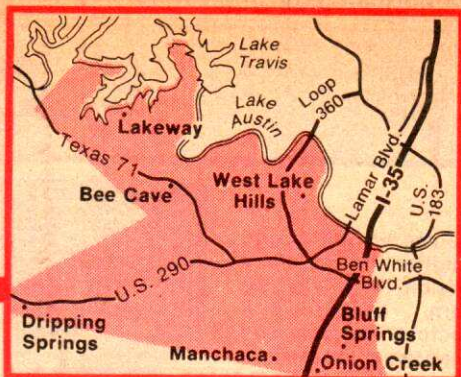
# Zilker group sets discussion on proposed convention center

The Zilker Neighborhood Association will meet Monday at 7 p.m. at the South Austin Optimist club in the 1700 block of Bluebonnet, next to the U-Tote-Em. There will be a discussion of the proposed convention center at Auditorium Shores. In addition, representatives from the city's Energy Management Department will be there to talk about their home audit program and to give information on how to lower your energy costs and conserve water during the summer. After the shock of the December and January utility bills, this is a timely program.

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2/16/84



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# Convention center plans worry groups

By JULIE FERNANDEZ

American-Statesman Staff

Central South Austin neighborhood associations are keeping a watchful eye on a proposed convention center that would incorporate office, retail, hotel and residential projects.

The plan, designed by Austin architect Sinclair Black, is proposed on 86 acres of primarily city-owned land roughly bounded by South First Street, South Lamar Boulevard, Barton Springs Road and Town Lake.

Members of the Zilker Neighborhood Association Monday night voted to oppose a convention center on the site. Should Austinites deem a center necessary, however, Zilker area residents will oppose any development other than the convention facility itself.

**BLACK'S PLAN INCLUDES** a \$35 million civic and convention center with 290,000 square feet. Also planned are 16 separate buildings and 900 residential units. Ninety percent of the project would be private, and 60 percent of the development would be residential.

"Most of us have extreme reservations about the project," said Robert L. Akers, association board member. "Dense development

kills residential neighborhoods like those in near South Austin. Limiting density is a principal philosophy of our neighborhood association."

Akers is one of several area residents who has met weekly with representatives of the Bouldin and South River City Citizens neighborhood groups to iron out concerns with Black's project. The group of about nine to 12 people, which also has membership in United South Austin, has been meeting with Black each Tuesday night for about a month.

**AKERS SAID THE** group has particular concerns with traffic and parking problems, which they say the proposed project will bring into their neighborhoods. Group members want the city to commit to a trolley system that could alleviate traffic problems. They also propose that the city prohibit parking on neighborhood streets and provide tow-away service.

While there was concern for the project's dense development and proposed private investment, Zilker residents Monday night praised Black's design.

"We feel it's too dense," said Richard Gravois, association president, "but I'm not so much for fighting it as I think (we ought to be) directing it."

There will be a hearing in City Council Chambers during today's City Council meeting about the permit requested for entrance and exit onto Kinney Avenue for the Lost Canyon Condos. Zilker Neighborhood Association president Richard Gravois has posted a sign and a notice of the meeting at the site of the proposed driveway. The Zilker Neighborhood Association will be at the meeting, urging the request be denied and that access be from Barton Springs Road.

*To keep Pat informed of activities in the Barton Creek neighborhood, call her at 442-0521.*

3/22/84



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The Zilker Neighborhood Association and the Zilker School PTA are co-sponsoring a candidate forum on Monday at 7 p.m. in the Zilker school cafeteria. All of the candidates for State Representative Seat 51, have agreed to attend. They are Lena Guerrero, Paul Hernandez, Roland Ortiz, Lee Polanco, Lawson Roberts and Brad Wiewel. In addition to questions submitted by the two organizations, there will be time for questions from the audience.

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3/22/84

Zilker neighborhood runners Pat Bronstadt, Glenna Balch, Paulette Gravois, Cicely Sims and Richard Gravois all finished in a little over an hour. Richard carried his 5-year-old son, Daniel, for the last mile. Dylan Balch, 11, made it in 65:59 for his first full race. He ran the last half last year. Ben Corsby, 6, Renee Gravois, 10,

and Molly McCormick, 10, joined in the race for the last mile and looked much fresher than the rest of the Zilker group as they crossed the finish line. Thirteen-year-old Tracy Brown ran her first 10,000 in 74:24. Bobby Quinn made it in 48:05 and Ovie Quinn finished in under an hour with 59:55. Kay Hopper got across the finish line in

58:46. Michael Douthat, 9, bettered his last year's time by almost 10 minutes, crossing the finish line in 64:03. Walter Mizell ran with son John, 10, who finished in 68 minutes. Rachel Peterson, 4, and Sarah Oakes, 4, finished in 76 minutes, while your correspondent limped across the finish line in 60:51.

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It was midnight last Thursday when the City Council finally voted on whether to grant Lost Canyon Condos permission for the development to have access to Kinney Avenue. The council voted 6-1 to deny the request. The Zilker Neighborhood Association had lobbied actively for the denial. Access to the condos will be, as originally granted, onto Barton Springs Road between the Shamrock station and the intersection of Kinney Avenue and Barton Springs Road.

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3/29/84

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9/20/84

The Zilker Neighborhood Association was successful in their protest of a zoning case before the Planning Commission last week. The request for a change from A to B zoning in the 1200 block of Kinney was denied. Organization president Richard Gravois and several other members spoke in opposition to the proposed change.

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9/27/84

The Zilker Neighborhood Association has been busy recently. The group got television coverage on three channels when they went before the Travis County Appraisal Board to protest their increased property assessments, many over 600 percent. The board decided that rather than lowering the residential assessments, they would look at the low commercial assessments in the area. You win some and you lose some.

Today the developers for the proposed Lost Canyon condominium units will speak during the citizen communication segment of the City Council meeting, asking the council to reconsider its decision that denied them an entrance and exit to the property via Kinney Avenue. Present access to the property is from Barton Springs Road at the Shamrock station.

Members of the association will be present at the planning commission hearing Oct. 2 at 5 p.m. when two cases of neighborhood interest come up. They will be speaking against the proposed luxury condominium development on the double lot at 2114-2116 Goodrich and the request to change zoning from A-residential to O-office at 406 Sterzing (the one block street that intersects Barton Springs Road at Chuy's Restaurant. This change, if allowed, would permit a building of up to 65 feet high.

On Oct. 4, next Thursday, there will be a hearing at the City Council at 4 p.m on the proposed change from A to B zoning for the rear lot at 1209 Kinney Avenue. The developer was denied the request by the planning commission and he has appealed it to the council.



# Commission

## *Single-family, duplex*

Members of the Zilker Neighborhood Association attended the Austin Planning Commission meeting Oct. 2. At that time the commission approved a zoning change at 2106 Goodrich from A, which allows single-family and duplex development, to A-2, which allows condominium development of up to 12 units per acre (the lot is 1.1-acres). A zoning change was also approved for land at 406 Sterzing, from single-family and duplex zoning to office zoning up to a height of 60 feet.

A lot adjacent to the property is already zoned for commercial development up to a height of 60 feet. Both of those lots back up to the property on which the Wright Studio on Barton Springs Road is located. That property, at 1900 Barton Springs Road, is also zoned for commercial development up to a height of 60 feet. The tract is approximately 75 feet wide and 630 feet deep, and stretches from Barton Springs Road to the ball fields at Toomey, with Zilker Park as its western boundary. Both the case on Goodrich and the case on Sterzing will be heard by the City Council in early November.

On Oct. 25 there will be a public hearing before the City Council at the request of Southwest Properties. The group is requesting a change (previously denied) for access to the Lost Canyon property at the corner of Barton Springs Road and Kinney Avenue. Present access is via Barton Springs Road and the group wishes to enter and exit on Kinney Avenue.

The developer of the rear 1½-acre lot at 1209 Kinney has postponed indefinitely his appeal to the city for a zoning change. The Planning Commission denied his request for a change from single-family and duplex zoning to B, or apartment zoning.

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Goodrich

*switched to allow*

zoning

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change

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If you heard caroling in the neighborhood last Thursday evening, you can thank Lu Crawford and the members of the Zilker Neighborhood Association. A group of about 30 grownups and children met at the Texicalli Grille on South Lamar and carpooled to the Kinney Avenue fire station, the Austin Family House, and the homes of a number elderly neighborhood residents. One beneficiary of their singing was so pleased

that she brought out cookies for one and all.

Everyone enjoyed it so much that they have already decided to rent a Dillo bus next year so that they can all ride together. Mark Dec. 20, 1985, on your new calendar. Lu and her husband Danny are the owners of the Texicalli Grille. "Danny didn't have anything to do with organizing the caroling — he can't even sing," Lu said. "He did come along and hum a lot, though."

*To help Pat keep up with activities in the Barton Creek area, call her at 442-0521.*