

We thank all our officers, area coordinators, committees and representatives for their dedication to our community!

Call your coordinator for SRCC questions, to volunteer or to help deliver newsletters.

**Area Coordinators**

- Area 1** Claudette Lowe 447-1514
- Area 1** Helen Dey Valdez 634-3740
- Area 2** Kenny Schulz 448-3290
- Area 2** Jack Hostetter 214 435-9811
- Area 3a** Kathleen Littlepage 773-1149
- Area 3b** Brooks Kasson 444-8100
- Area 3b** Tim Boswell 589-5593
- Area 4a** Sam Martin 441-5222
- Area 4a** Eric Andruscavage 707-1340
- Area 4b** Kris Asthalter 443-4963
- Area 5** Neal Nuwash 462-9093
- Area 5** Elloa Mathews 442-6986
- Area 6** Dawn Cizmar 443-4231
- Area 7** Fred Krebs 447-6442
- Area 7** Rachel McClure 326-5572
- Area 8** Maria Martinez 443-9784
- Area 8** Kim Lanzillotti 658-8565

**Committees and Representatives**

**STANDING COMMITTEES**

- Parks, Schools & Environment**
  - David Todd (Parks) 512-416-0400
  - Sherri Ancipink (Sch) 512-707-2627
  - Marty Christman (Env) 512-912-0724
- Planning & Zoning**
  - Jean Mather 512-444-4153
- Transportation & Public Safety**
  - Marc Davis 512-656-2841
- Membership; Communications**
  - Carol Martin 512-441-5222
- Newsletter**
  - Gloria Lee 512-441-5167
- Financial**
  - Sam Martin 512-441-5222

**AD HOC COMMITTEES**

- Web Guy** Jason Molin  
j@jasonmolin.net
- Social Media** Gal Kristen Haga  
communications@srccatx.org
- Norwood House**
  - Wolf Sittler 512-447-2150
- TH-FP Historic Dist**
  - Michele Webre 512-422-1262

**REPRESENTATIVES**

- Austin Neighborhoods Council**
  - Wallace Henderson 512-442-8908
- East Riverside (EROC)**
  - Toni House 512-447-8090

**SRCC Meetings**

We typically meet the first Monday of every month at 7:15 PM at the Grace United Methodist Church, 205 E. Monroe. Check the website for details: [www.srccatx.org](http://www.srccatx.org).

If you want to be part of the group's listserv send a **blank** email to (include hyphen): [SouthRiverAustin-subscribe@yahoogroups.com](mailto:SouthRiverAustin-subscribe@yahoogroups.com)

- St. Edward's**
  - Elloa Mathews 512-442-6986
- South Central Coalition**
  - Danette Chimenti 512-912-8290
- Save Town Lake**
  - Dennis Cudd 917 568-3147
- TH Arts Trail**
  - Margaret Adie 512-440-8579
- Travis Park Apt/Austin Interfaith**
  - Terry Franz 512-447-8786

**SRCC Officers**

- President** Marc Davis  
president@srccatx.org
- Vice President** Carol Martin  
vicepresident@srccatx.org
- Treasurer** Nancy Byrd  
treasurer@srccatx.org
- Secretary** Garret Nick  
secretary@srccatx.org

**SRCC** THE FALL 2013 **newsletter**  
AN OCCASIONAL PRINTED PUBLICATION OF THE SOUTH RIVER CITY CITIZENS NEIGHBORHOOD ASSOCIATION  
ESTABLISHED 1973 | ONLINE AT [WWW.SRCCATX.ORG](http://WWW.SRCCATX.ORG)

**SRCC Briefs**

- **Save the Date!** Our annual membership Potluck and Elections meeting will be held on Tuesday, March 4th, starting at 6pm. This meeting is primarily social, so come and meet your neighbors and the hardworking folks of the SRCC executive board. Kids are welcome! as are musical acts.
- **The Blunn Creek Partnership** (<http://blunncreek-partnership.ning.com/>) is both excited and grateful for SRCC financial support for three projects at the Blunn Creek Nature Preserve: Installing of trail guideposts at the Preserve, adding rainwater harvesting swales along St. Edward's Drive, and planting native grasses, forbs and sedges in the park. Each of these projects will be a big step toward restoring and improving the Preserve. As an informal group of friends and neighbors who care about Austin's Blunn Creek watershed; we seek to study, understand, protect and restore the watershed, through work on slowing runoff, removing invasive plants, reintroducing native grasses, sedges, wildflowers, understory and canopy trees. For more information about these efforts, or other work in the Preserve, please contact Marty Christman ([martychristman@sbcglobal.net](mailto:martychristman@sbcglobal.net)) or David Todd ([dtodd@wt.org](mailto:dtodd@wt.org)). We're always looking for new hands, new ideas, and new enthusiasm for the Preserve.

**SRCC Supports Projects Proposed by Members**

*Carol Martin, SRCC Vice President*

AT THE BEGINNING OF THE YEAR THE SRCC EXECUTIVE COMMITTEE asked members to propose capital projects to be funded by the remaining available funds from an SRCC account at Austin Community Fund. The criteria by which project proposals were evaluated included: 1) benefit to entire SRCC area; 2) readiness to begin and be completed in 2014; 3) identification of participating entities and matching funds; 4) detailed plan of objectives, expenses and execution of the project. Proposals submitted by members were reviewed by the SRCC Finance Committee who then made recommendations for funding to SRCC Executive Committee. Funding amounts were approved and presented to General Membership in October and the following projects were approved. Project managers for each project will be asked to give status reports at SRCC General Membership meetings.

**MORE INSIDE!**

- ➔ ZONING: THE GOOD, THE BAD AND THE ON-GOING
- ➔ CALMING IN THE 'HOOD
- ➔ NEWS ON TH ELEMENTARY
- ➔ IN MEMORY: JOHN JORDAN
- ➔ THE COYOTE HAND-OUT

Thanks to all who participated in this process and who will donate their time to accomplishing these projects!

- HERITAGE OAKS PARK SOIL IMPROVEMENT: \$5,000**  
HELEN FLEMING, Project Manager  
Improve the degraded soil conditions in the Heritage Oaks Park. Benefits include ecology of pond, less erosion to riparian area, improve root zones of trees. Project includes soil testing, amend soil with minerals. Work would be provided by Microbial Earth (owned by SRCC member)

*Continued on page 2*

**'Tis the Season...Tips from Neighborhood Watch**

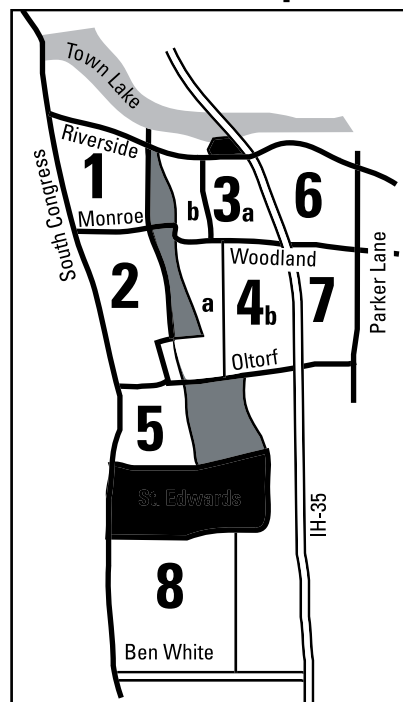
*Raymond Sinatra, raymondsinatra@yahoo.com*

WHILE THE HOLIDAY SEASON IS APPROACHING AND opportunities for burglaries can increase, you can prevent holiday crime by following these safety tips:

- Be extra cautious about locking windows, sliders, and doors when leaving for any length of time.
- If you're traveling, ask a neighbor or family member to watch your house, and don't forget to have mail and newspaper deliveries stopped.
- Put indoor and outdoor lights on an automatic timer, and leave a radio or television on so your house looks and sounds occupied.

*Continued on page 6*

**SRCC Areas map**



**Join your Neighbors in SRCC!**

**SOUTH RIVER CITY CITIZENS MEMBERSHIP FORM**

To pay via PayPal (and where you can also sign-up for a yearly subscription), go to [www.srccatx.org/membership-dues/](http://www.srccatx.org/membership-dues/)

You can also send check made payable to SRCC, along with completed form to:

**SRCC, Attention: Treasurer, P.O. Box 40632, Austin, TX 78704**

*Note: Dues and Contributions are not tax-deductible.*

MEMBERSHIP LEVELS		
NO. OF YEARS	INDIVIDUAL	FAMILY
1	\$20	\$35
2	\$35	\$65
3	\$50	\$95

Membership: = \_\_\_\_\_  
 circle type: FAMILY / INDIVIDUAL  
 no. of years: \_\_\_\_\_

Add'l donation to SRCC General Fund = \_\_\_\_\_

Total = \_\_\_\_\_

DATE \_\_\_\_\_  
 NAME(S) \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 PHONE(S) \_\_\_\_\_  
 EMAIL(S) \_\_\_\_\_

## F1 Fun and the 'Hood

Gloria Lee, [newsletter@srccatx.org](mailto:newsletter@srccatx.org)

THE SECOND YEAR OF FORMULA ONE RACING has come and gone, and left a relatively light impact on the SRCC areas. Traffic generally was a non-issue, and, in particular, while there were helicopters shuttling fans to and from the track, the noise was greatly reduced. A significant factor that helped create this result is the ordinance regarding temporary helicopter pads. This ordinance in turn is due to the efforts of Max Woodfin and all of those who called in regarding noise during last year's event.

Those calls to 311 brought the issue to the attention of City Council, who, through cooperation and discussion with neighborhood associations, aviation experts, the City of Austin and a Circuit of Americas consultant, passed an ordinance in June 2013 that limits temporary helipads from operating more than four round-trips per hour, as well as bars temporary helipads from being located within 1,000 feet of environmentally- or noise-sensitive (read 'residential') areas.

SRCC Member Projects, continued from page 1

Karen Ascot & Patrick Van Haren), who will provide 24% discount.

**HERITAGE OAKS PARK WATERING EQUIPMENT:** \$1,520

**HELEN FLEMING,** Project Manager

Volunteers who are maintaining HOP request funding for heavy-duty water hoses; oscillating sprinklers, using current irrigation system. Will enable watering of trees that are not watered by the City.

**HERITAGE OAKS PARK BENCH:** \$2,400

**HELEN FLEMING,** Project Manager

Installation of a city-approved park bench. Part of PARD 'Adopt-a-Bench' program.

**BLUNN CREEK NATURE PRESERVE GROUND COVER:** \$2,000

**DAVID TODD,** Project Manager

Planting of native ground cover in areas recently cleared of invasive plants; ground cover plants to include grasses, sedges. Reintroduce native biodiversity and control erosion, reduce runoff, decrease bank-cutting and lower water pollution along Blunn Creek.

**BLUNN CREEK NATURE PRESERVE SIGNAGE:** \$3,416

This year, a temporary helipad atop a parking garage in Barton Oaks Plaza near MoPac Boulevard (Loop 1) and Bee Cave Road was permitted, after PARD and the Texas Parks and Wildlife department stated they foresaw no negative on wildlife on the greenbelt near the temporary helipad. The Embassy Suites location on South Congress and Barton Springs Road, used during the inaugural F1 year, was not permitted. Additionally, forecasts for demand for helicopter travel prior to this year's event was expected to be down by 30-40% of the first year, which saw over 2,500 helicopter trips.

This year's F1 weekend coincided with a UT football home game against Oklahoma State (OSU), traditionally a huge event for football fans. Neighbors should know that at the Saturday afternoon Longhorn game, a WWII-era Air Force B-25 performed a flyover. This is a tradition to honor veterans at all home games that occur near Veteran's Day. Comments regarding airtraffic noise on Saturday afternoon possibly were directed toward this tradition, rather than F1-related helicopters. ☘

**DAVID TODD,** Project Manager

Funding for eight signposts trail markers for Blunn Creek Nature Preserve to help orient visitors. Visitors would explore & appreciate the park while feeling safe and comfortable at same time. Signage would point visitors to overlook sites, creek crossings, and neighborhood streets.

**BLUNN CREEK NATURE PRESERVE WATER DIVERSION:** \$3,000

**MARTY CHRISTMAN,** Project Manager

Storm water runoff harvesting project at Blunn Creek Nature Preserve. Retrofit the curb & gutter drainage system on St. Edwards Drive so that runoff is diverted to vegetated areas in Preserve.

**NORWOOD HOUSE PORCH CONSTRUCTION:** \$9,660

**PROJECT MANAGER:** Wolf Sittler

Reconstruction of the porch with columns and pergola on southwest side of house. This is one of the most notable architectural features, visible to passing traffic. It will demonstrate results of neighborhood investment and encourage ongoing involvement. House will be available for SRCC meetings and certain other community-wide events free of charge and to private events for a fee. ☘

information, treatment concerns and emotional and peer support. Resources can be found online, by phone or in person at the Foundation's headquarters in East Austin. Since the Foundation began, more than 2.5 million people affected by cancer have used its services, including 15,000 people in 2012 alone.

For more information on the LIVESTRONG Foundation and its services, visit [www.livestrong.org/we-can-help](http://www.livestrong.org/we-can-help) or call 1-855-220-7777. ☘

## Free Cancer Services in Austin

SINCE ITS START IN 1997, the LIVESTRONG Foundation has fought to improve the daily lives of people affected by cancer. Today, the Foundation is known for leading an ongoing conversation with patients and survivors, providing free cancer support services and advocating for policies that improve access to care and their overall quality of life. Its free bilingual services offer help in a variety of categories, such as insurance challenges, fertility preservation and

## Now that the 10-1 Map Is In...

Marc Davis, SRCC President

For SRCC, the original proposed ICRC map had a number of issues—mainly that our neighborhood association was broken up into three different districts, and that only the northern part of Travis Heights was in the same district as the other South Austin neighborhoods with whom we traditionally shared community interests.

SRCC executives and members both voiced concerns and backed a counter proposal from the Compact Districts Coalition (CDC) that kept SRCC intact and grouped SRCC with most of the South Austin neighborhoods. The CDC had to essentially do the same job ICRC did by being mindful of population and demographic data when suggesting the boundaries; this isn't as simple as drawing a nice pleasing shape that "makes sense"—the populations must be kept consistent with other districts and the resulting map must allow for the minority districts that the ICRC were trying to achieve.

A huge thank you to all that participated in lobbying the ICRC and CDC to keep as much of SRCC intact as possible! While SRCC executives went to the hearings to articulate concerns, and while the ICRC was going to try to take all of the input into account to release a modified map, we really didn't have any true control over the final outcome. Everyone is still digesting the new map so I'm sure we'll have more thoughts/opinions over time. Meanwhile, now that we have the new map, take a gander at the new 10-1 district map, available at [www.austinredistricting.org/wp-content/uploads/2013/11/Austin\\_Final-Plan.pdf](http://www.austinredistricting.org/wp-content/uploads/2013/11/Austin_Final-Plan.pdf). Here's my pros and cons of the situation:

**PROS:**

- Keeps most of SRCC together—including East Travis Heights and Sherwood Oaks. *This is a big change from the first map and, in my opinion, it's a win for us.*
- Keeps SRCC together with Bouldin. *Being together with our sister 'hood across Congress is a good thing.*
- Allows SRCC to potentially bend the ear of the council member from District 3 in addition to our District 9. *This \*might\* increase our visibility for certain issues.*

**CONS:**

- We are being lumped in with downtown for a reason—and that reason has some serious implications.
- We lose St. Eds and the Ben White part of our neighborhood. *We have some very loyal SRCCers down there and we aren't happy about the division. That said, this doesn't affect SRCC's boundaries and might allow us to work with two districts on important issues as I stated in the Pro list.* ☘

## In Memory of John Jordan



**JOHN JAY JORDAN**, 54, of Austin, went to his eternal home on November 4, 2013, after a short battle with cancer. He was born in Amarillo, TX, on May 18, 1959, to the late Omer and Dorthey (Fish) Jordan. John graduated from Wichita Falls High School, and attended the University of North Texas in Denton, Texas.

John is best known in the South Austin community for his dedication as facility manager for Grace United Methodist Church and SOCO Ministries. John used his life experiences helping others being an outgoing neighbor and friend to many in the community. He was recognized by the City of Austin for his community contributions, and will be remembered for his many acts of kindness, colorful wit, knowledge, involvement and smiles. He became a Master Mason of the Onion Creek Lodge No. 220 in 1999. He was musically gifted and talented, and had a great love for music and musicians.

John also loved his dogs Lucky, Cooper and Paco, sharing them with the neighborhood merchants and friends.

John is survived by three brothers: William D. Jordan and wife Beth of Midland, TX; Phillip L. Jordan and wife Liz, of Amarillo, TX; Jorge J. and Jessie Jordan of Wichita Falls, TX; and one sister, Judy J. Borchardt of Oklahoma City, OK; aunts Margaret J. Bailes of Kerrville, TX; and Phyllis J. Gank of Oakland, MD, along with several nieces, nephews and cousins. His dogs Lucky and Cooper preceded John. Paco has been moved to Amarillo, where he has been placed in a great new home.

A memorial service, held on November 16th at Grace United Methodist, was well-attended, with many moving remembrances and tributes. In lieu of flowers, the family requests donations be made to Hospice Austin ([www.hospiceaustin.org](http://www.hospiceaustin.org)), or SOCO Ministries. ☘

## Travis Heights Elementary: Word on the Thunderbird

Kim-Marie O'Driscoll, kmh78704@hotmail.com

TRAVIS HEIGHTS ELEMENTARY (THES) IS IN FULL SWING as we enter our initial year as the first community-based, campus-led, in-district charter school in Austin! One of the main goals for becoming an in-district charter was to allow our community (parents, teachers, and administrators) to develop a long-term vision for our neighborhood public school with greater autonomy from AISD while remaining a part of the AISD family.

We have begun to implement the initial stage of our vision. Service Learning, which was piloted last year, is now being integrated within the curriculum across all grade levels. Themes by grade level include the Elderly (PreK), Culture (Kindergarten), Gardening (1st Grade), Water Conservation (2nd Grade), Healthy Choices (3rd Grade), Diversity (4th Grade), and Respect/Character (5th Grade). In addition, Expeditionary Learning, an educational resource based in Colorado, continues to partner with us in support of our long-term vision to implement techniques of hands-on, expeditionary-style learning in our classrooms.

Technology plays a fundamental role in THES' future, and this year we started our Blended Learning pilot program with students in kindergarten and first grade. These classrooms are using the DreamBox Math program to facilitate learning and mastery of concepts at an individualized level so as to meet each child's specific need.

We remain committed to developing a strong two-way Dual Language program by ensuring our teachers continue to receive top-notch training and resources, and that classrooms have readily available materials for teachers, parents and students in the program. We hope to eventually expand Dual Language to the entire school as resources and demand grow. Korean as a third language for our students remains a part of our weekly curriculum.

And what is learning without respecting our children's love for movement? Research shows that active movement within classrooms facilitates student engagement, memory, creativity, and overall learning—and it's fun! We have worked with Michele Rusnak from AISD on using "brain breaks" for every classroom. With the leadership of THES parent, neighbor and artistic director of Forklift Danceworks, Allison Orr, our school received a grant from MindPop under the Austin Any Given Child initiative to expand creative learning in the classroom. This grant funds Forklift Danceworks' teaching artist Krissie Marty, who leads teacher trainings and classroom coaching to enliven everyday learning with creative movement, and Zachary Scott Theater, which is also working directly with select teachers and students in the classroom modeling strategies for movement in learning.

The THES PTA actively supports the new charter and is committed to grant writing and fundraising to bolster our educational programming. We're also committed to growing strong relationships among our diverse community. THES PTA has sponsored community-building events in which families from our school and neighborhood have taken part: our Fall Beautification Day, Fall Carnival, THES at the Travis Heights Art Trail, a Dual Language Dinner Benefit, and a school Fun Run at Big Stacy Park. Our annual Tamalada and Cultural Festival will be in December. We invite our neighborhood to join us in these community building events. Please stay tuned to the SRCC list serve announcements for details. ☘

Zoning: Life Tabernacle, continued from page 5

SRCC's fears that the up-zoning was being pursued simply as a way to increase the value of the property rather than it being an absolute necessity for them to construct the community center that they desired.

Fortunately, a group of committed SRCC members attended the Planning Commission meeting and articulated our arguments. The Planning Commission ended up seeing the case from our perspective and voted unanimously to deny the upzoning given that so many other viable alternatives existed.

A huge thank you to all the SRCC members that worked so hard to thoughtfully hear this case, propose compromises, and spend hours at City Hall to secure the right outcome. SRCC still values Life Tabernacle Apostolic Church as a member of our community and will be happy to work with them on this and future issues. ☘

Neighborhood Watch Tips, continued from page 1

- Don't keep gifts or valuable objects in plain view from any window of your home or car.
- If a person knocks at your door and you don't recognize them, don't feel obligated to open your door.
- After the holidays, break down cardboard boxes from gifts for recycling so that a potential burglar does not know your home has a new computer, TV, video game system, etc.
- As always, call 911 immediately if you notice anything suspicious.

The SRCC Neighborhood Watch Patrol is a volunteer organization; we will attempt to increase patrols over the next few months. Wave and say hello if you see us walking or driving by. If you are interested in protecting yourself or if you want to help prevent more of it happening, we'd love to have you take part in our Neighborhood Watch Program. You can learn how to join by visiting the SRCC Neighborhood Watch & Patrol page on at the website [www.srccatx.org/category/neighborhood-watch-patrol](http://www.srccatx.org/category/neighborhood-watch-patrol), or by contacting me at [raymondsinatra@yahoo.com](mailto:raymondsinatra@yahoo.com). ☘

## Area 8 Traffic Calming Project

Sarah Campbell, [sarahecampbell@earthlink.net](mailto:sarahecampbell@earthlink.net)

IN RESPONSE TO NEIGHBORS' CONCERNS that increased traffic, speeding and congestion would ensue in their relatively quiet corner of SRCC, the developers of the SoCo Lofts at 3801 S. Congress—now Berkshire SoCo Apartments—offered funds to SRCC to help solve the problem. (The neighborhood is also situated among institutional, industrial and commercial uses and pressures.) In 2009 the City of Austin and SRCC started plans for a traffic calming project in the northwest segment of Area 8—defined by S. Congress (west), Woodward St (north), Ben White Blvd. (south), and IH 35 (east). By 2010, the joint committee outlined steps and outlined tasks, and assigned responsibilities, as described below. I've included status and cost, if available.

1. SRCC to hire consultant to assess traffic conditions and make recommendations for traffic calming that would comply with the City's general standards and practices. STATUS: Completed January 2013. SRCC COST: \$25,960
2. City to build approved traffic calming devices which include medians, speed cushions, curb cuts and re-stripped pedestrian crosswalks. City to build basic infrastructure. Landscaping of the medians and maintenance thereof to be the responsibility of SRCC. STATUS: Infrastructure completed March 2013. COST: City cost.
- 3 SRCC decided to landscape three of four medians and to pay for initial watering adequate to establish the plants. Details worked out with the City are as follows:

- SRCC to purchase soil; City to transport and spread soil from vender to medians. STATUS: Completed March 2013. SRCC COST: \$1,524.70 for soil.
- City to provide and spread mulch free of charge.
- The fourth median to be planted by the City. STATUS: Completed March 2013. COST: City cost.
- SRCC to hire a landscape designer/contractor to develop planting plans using the City's list of acceptable plants. Contractor to purchase, deliver and install plants. STATUS: Completed October 2013. COST: \$10,443.
- Kim Lanzilotti, Co-Coordinator of Area 8 and resident on Willow Springs Road, has graciously agreed to water the plants regularly, or depending on weather, as needed for at least four weeks following installation, then intermittently, as needed.

The project is anticipated to close by the end of 2013 or early 2014. Take a moment to drive through the Project, and recall how much faster you used to do so! ☘

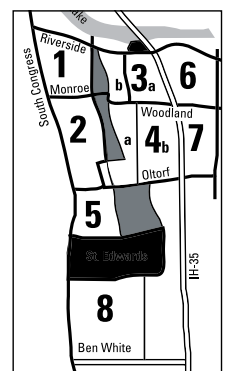
## Norwood House: Progress

Wolf Sittler, [restorenorwood@yahoo.com](mailto:restorenorwood@yahoo.com)

A NEW LIFE FOR THE NORWOOD HOUSE has been on the SRCC wish list for more than thirty years. Translating that dream into reality has proven to be a much bigger challenge than I, or anyone, anticipated. The requirements of, and standards to meet, concerning restoration of public property are much stricter than those that apply to private property. Fortunately, members of the Norwood Park Foundation, and other community residents, persist in realizing the dream, in spite of the slow pace. At a recent SRCC meeting this project received another significant gesture of financial support when members voted to allocate more than \$9,000 to help re-create the front porch and pergola. Thanks SRCC!

Step one in the restoration process is figuring out the scope and cost of dealing with asbestos in the wall plaster and lead paint on all the wood surfaces. The City has very stringent standards regarding abatement issues as protection against lawsuits. Accordingly, this step is being figured out with due diligence. During the second week of November nine people (contractors, architects, City staff, NPF'ers) met at the house to determine how best to deal with this. As soon as an abatement plan is designed, bids will be solicited from contractors. Once that problem has been addressed, and appropriate permits received, work can begin on structural and roof upgrades. This has been, and will be, a long journey...the first steps have already been taken, and many more will follow.

We are looking for stories about the Norwood property. If you have one to share, please do so. I can be reached at [restorenorwood@yahoo.com](mailto:restorenorwood@yahoo.com). You are invited to help us in any way you can. For more information visit the website: [www.norwoodparkfoundation.org](http://www.norwoodparkfoundation.org). ☘



LEFT: One of the new medians Image: Kim Lanzilotti  
ABOVE: Area 8 in relation to the other SRCC areas.

## Joe's Crab Shack Requests a Change-of-Use to Professional Office

Marc Davis, SRCC President

A PROSPECTIVE BUYER OF THE JOE'S CRAB SHACK SITE, Riverside Resources, has requested a "change of use" from restaurant to professional office. This property at 600 E. Riverside Dr., due to its proximity to the lakefront and its location in the floodplain, is under a complex web of restrictions; the change of use requested is the initial step in a process to determine the feasibility of Riverside Resources goals. Ultimately, Riverside Resources would like to convert the property into a two-story office building that retains the same perimeter and location as the current restaurant.

Riverside Resources met with SRCC representatives as well as residents who would be immediately affected by any development of the property. While SRCC supported the redevelopment of the site to professional office because that use would be consistent with our Neighborhood Plan Future Land Use Map, we did have concern about potential height increases on a property so close to the lake. After many discussions to establish the minimum height needed by the applicant and the maximum height that could be tolerated by neighboring residents, we reached an agreement that would support the Change of Use provided that the following restrictions were put in place:

1. The height (as measured from the City's record existing average grade) will be limited to 33.5 feet to the top of the buildings framing (which is the top of the finished roof deck), up to 34.5 feet to the top of the parapet/roof, and 38.5 to the top of any mechanical equipment on the roof which shall include screening of the equipment up to such height (all of these are maximum height limitations and Riverside Resources will work to limit the height regard-

less of these maximum amounts). These measurements are predicated on the need to a) raise the finished floor out of the inundation and/or flood plain area and if this is not done, then the maximum heights set forth in this paragraph will be reduced by two feet, and b) to reduce the number of vertical support columns and replace with taller horizontal support structure and if this is not done, then the maximum heights set forth in this paragraph will be reduced by one foot;

2. There will be no roof-top decks at 600 E. Riverside and no balconies facing the property towards the East or Riverside, which is towards the South. To the extent possible, mechanical equipment is to be located on the southern end of the roof with screening immediately adjacent thereto;

3. Riverside Resources will remove the current pole sign that has a "Joe's Crab Shack" logo on it, subject to SRCC supporting and the City approving a replacement of the pole sign with an appropriate, elevated monument sign; and

4. Riverside Resources will submit a site plan with landscaping on the eastern side of the building and along Riverside (such landscaping plan will be shared with, and discussed with, SRCC). The landscaping plan will pay particular attention to ways to minimize visibility into the neighborhood windows South and East of the building; and

5. Nothing in this agreement is intended to supersede any limitations imposed by applicable codes, ordinances or other governmental regulations.

In the end, we were very pleased to have put in place reasonable restrictions that allowed the applicant to accomplish their development goals while also protecting the immediate neighbors from development that might dramatically affect their quality of life. The relationship between SRCC and the applicant remains positive and we look forward to working with them as they move further along the process for this site. ☸

## Congress Ave. Baptist Church Continues to Seek Up-Zoning

Marc Davis, SRCC President

AS WE REPORTED THIS SUMMER, Congress Avenue Baptist Church (CABC) is asking to up-zone the back half of their lot that faces Nickerson from SF-3 to GR with a Conditional Overlay. The church has "civic use" which allows them to build structures like buildings and parking lots on SF-3 zoned land as long as it is for church use. Recently, CABC started leasing out their parking lot to HomeSlice for overflow parking but this is technically not allowed due to it not being a church-specific use. Despite no complaints from the neighborhood, they are attempting to get the necessary zoning for this use to be legal.

During the summer both SRCC and the GSRC

Neighborhood Plan Contact Team voted to oppose the upzoning due to common concerns:

- The upzoning would allow CABC to eventually build a commercial parking garage on the lot. While a parking garage could currently be built in this location under their current "civic" zoning, it would have to be solely for church use. This zoning change opens the doors to a structure like that being used by the public to satisfy parking requirements for many neighboring and expanding businesses.

- While the neighborhood supports the building of a parking garage on the western half of the lot which faces Congress Ave (and is already zoned for commercial use), the eastern portion of the lot, where they are applying for the up-zoning, is squarely in the single family part of our neighborhood.

## Life Tabernacle Apostolic Church's Requests Up-Zone

Marc Davis, SRCC President

ZONING IS TRICKY, AND LIFE TABERNACLE Apostolic Church's request to up-zone is a good example of how convoluted it can get. The church came to SRCC with a request to up-zone their property at the southwest corner of Oltorf and Sherwood Lane from Single Family Residential (SF-2) to General Retail (GR). The reason they wanted the up-zoning was because they wished to build a community center that would add even more impervious cover to their lot which is already well over their base zoning restrictions. The church's property was grandfathered, due to its age, and so its current 83% impervious cover was allowed even though the base SF-2 zoning of their lot has a limit of 45%. Any increase would require a variance which they thought would be too difficult to secure. So, their proposal of increasing the zoning to GR would allow them to have up to 90% impervious cover and would allow them the flexibility to build the community center without having to address drainage and run-off.

Members of SRCC, including our Environment Committee Chair, Marty Christman, and long-time Sherwood Oaks members Elloa Matthews and David Swann, met with representatives of the church to better understand their goals. Ultimately, they were sympathetic to the church's desire to build a community center that could be used by members of the surrounding community, but the increase in impervious cover as well as the significant increase in zoning was troublesome. In particular, the property's run-off drains directly onto Sherwood Ave. and into Blunn Creek and is not very well managed on the site. Additionally, granting an upzoning to GR would allow for all sorts of intensive uses of the property should the church decide to sell the property in the future.

- A commercial parking lot or garage on the eastern portion of the lot is completely incompatible with the residential part of the neighborhood. Ingress and egress would be on to residential streets and noise and crime would greatly increase.

Members of SRCC met with representatives from CABC to discuss one final compromise: that CABC would provide two assurances via a conditional overlay and a private restrictive covenant:

1. Allow the zoning to "fall back" to SF-3 if the property were ever sold or leased. *This attempted to address the concern that the up-zoning would be permanent and that a future owner could use the up-zoning to build whatever they wanted to.*
2. Limit the number of spaces that the church could

Based on the concerns about drainage, water quality, and the implications of up-zoning, the SRCC members reviewing the case presented an alternative solution to the General Membership at our October General Meeting:

1. Oppose the up-zoning due to the massive implications of re-zoning from SF-2 to GR
2. Support the church in its desire to provide a community room by supporting an impervious cover variance in exchange for constructing water quality and runoff controls exceeding standards required by the City of Austin

The membership voted almost unanimously to approve this compromise because they felt this could truly be a win-win solution. It accomplished the church's goal of being able to build the community center they desired while greatly benefiting the neighborhood by improving the drainage and run-off control on the site. Simply upzoning the property was not the right solution since it didn't address drainage or run-off, it just reduced the requirements. Also, by upzoning the property, the neighborhood would essentially be giving the church an enormous gift while receiving only negative impact in return. The up-zoning would drastically increase the value of the lot and greatly increase the chances that the church would sell the lot and it would be redeveloped into any number of commercial properties allowed under GR zoning which would lead to much more intense use of the land. In addition, many members of our neighborhood spent a lot of time, energy, and money on establishing our neighborhood plan and Future Land Use Map—neither of these specified commercial use for this property due to its close proximity to single family residential property.

From SRCC's perspective, there was a true desire to help the church accomplish their goal but, sadly, the church decided to pursue the up-zoning case with the Planning Commission instead of accepting SRCC's proposed compromise. In some ways, this position validated many of

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charge for to only the current number of surface parking spots. *This attempted to address the concern that a parking garage could be built by the church purely for the purpose of generating revenue from leasing spots to businesses or the public.*

Upon review by SRCC members, these proposals could not be accomplished by the city in a conditional overlay but would require a private restrictive covenant which would be almost impossible for our neighborhood association to enforce.

Planning Commission is scheduled to hear this case on December 10th and we expect it to be a highly contested issue—please attend if you can! ☸