

**Upper Boggy Creek Neighborhood Planning Team
Decision Record
11/13/01
6:30 PM to 8:00 PM
Maplewood Elementary**

Regularly Attending Planning Team Member
Lex Dale Owens
Bo McCarver
Stephen Kreger
David Westenbarger

Property Representative	Address	Use
Ken Mawhee, CAPP's business partner	Airport and Wilshire Blvds.	CAPP's Van Rental
Mr. Giles, property owner	38 th ½ St. (three business properties)	Hanger's, Monarch, Pato's
Jimmy Joseph, representative for property owner Bob Roberts	3505, 3507, and 3509 on IH-35	
Sid (female), property owner	Crazy Lady and majority of prop's on same block of IH-35 frontage road	Crazy Lady and adjoining businesses
Jennifer Hood, property manager of three apartment complexes	2506, 2700, and 2709 Manor Rd	
Business and property owner of Vortex Theatre (female)	Manor Road at Cherrywood/Chestnut	Vortex Theatre
Sam Tipton, President of the TX Girls' Coaches Association, property owning entity of the lot on which the Association exists	1603 Manor Rd.	TX Girls' Coaches Association
Charles Maretzky, property owner	Business property on IH-35 as well as a single-family property on 38 th ½ St.	

City of Austin Staff: Mark Walters, lead planner, and Kathleen Welder

Meeting formally began at 6:45 PM

I. Introductions/ Meeting with Property Owners

Stephen briefly introduced the Neighborhood Plan to everyone present, since this was the meeting arranged specifically for property and business owners affected by the team's zoning recommendations. He stated that the main goal had been to get the zoning commensurate with existing uses in the area, but also make zoning changes that make areas compatible with each other.

Mark presented the FLUM and the zoning change map, and elaborated further on what Neighborhood Planning is.

A discussion of the proposed changes ensued.

The owners' concerns were noted by staff and proposals were clarified.

- 2101 Manor Rd., Malik's Service Station: Veronica Rivera, legal representative for property owner Guy Oliver, said that her client would not want a CO or prohibition of the service station use on Manor Rd. She said that applying for permits under conditional restrictions would be cumbersome should the service station change in some way in the future. She said that Mr. Oliver already has a proposal for a Conditional Overlay that would be acceptable to him.
- ✓ 3505, 3507, and 3509 on IH-35: Jimmy Joseph, representative for Bob Roberts, property owner of the IH-35 lots, asked what the definition of equipment sales was exactly. He later said he thought the property owner would accept the proposed Conditional Overlay as it was presented on 11-16-01.
- ✓ 1603 Manor Rd., TX Girls' Coaches Association: Sam Tipton, President of the Association, said the Association bought the property in July 2000, moved in August 2000, and uses it as office space currently. He asked if the value of the property would go down if a Conditional Overlay with prohibited and conditional uses beyond the base zoning is passed.
- CAPPs Truck and Van Rental on Airport Blvd.: Ken Mawhee, a representative of CAPPs, asked for clarification of the zoning proposal. At that time, the recommendation was to downzone it from CS to LR.
- Crazy Lady and 3 to 4 adjoining properties on IH-35: The property owner, Sid (female), asked why the Plan recommended that fast food restaurants be prohibited on IH 35.

- ✓ 2506, 2700, and 2709 Manor Rd: Jennifer Hood, the property manager of the three apartment complexes on those properties, asked for clarification about the Plan's proposal to change the zoning of those lots from LR, neighborhood commercial, to MF, multi-family.
- ✓ Vortex on Manor Rd.: The owner of Vortex was initially concerned about the change proposed for her property but was content after it was explained to her in greater detail.

Meeting adjourned at 8:30 PM

Announcement

- Bo McCarver asked the business and/or property owners to look closely at the CAP Metro plan for their respective areas.