

***HERITAGE NEIGHBORHOOD ASSOCIATION  
STEERING COMMITTEE MEETING  
September 19, 2004***

**Meeting started at 2:10 pm, led by Mikal Grimes, President; quorum present**

**Proposed development for the former Ray's Steakhouse area on Guadalupe**

The owner of the Ray's Steakhouse site, along with the rest of the associated shopping complex and Xpresso Lube, plans a mixed-use development of the site (commercial on the first floor and residential on the second and third floors. Parking will be in the rear in a bi-level structure. The developer is seeking a variance for the front of the building. City code requires that a development of this type be 5 to 10 feet back from the edge of the property line in the front. However, the developer wishes to be closer to the street and is seeking neighborhood support for the variance. The Neighborhood Association is considering supporting some sort of variance in exchange for a taller wall on the second story of the parking lot to minimize noise and the installation of traffic calming devices such as speed humps and semi-diverters. With input from meeting attendees and after further research on traffic calming devices, Al Godfrey from the Steering Committee will contact the developer with a neighborhood proposal.

Robert Mace, Al Godfrey, Wade Odell, and Jeff Webster will be on a committee to develop, in the long term, a neighborhood master plan on traffic calming in the neighborhood.

City of Austin Site on traffic calming: <http://www.ci.austin.tx.us/roadworks/toolbox.htm>

**2910 Pearl Street**

The owner of 2910 Pearl Street wants to build a two-story building on his rental property. The owner is seeking a variance because his lot width misses the required width by a few inches. The Zorns, who live next to the property, are concerned about privacy and would like to see the owner change the design in a way that prevents windows overlooking their back yard. Al Godfrey will contact the owner and make design suggestions.

**Neighborhood Plan, Tract 204**

The neighborhood plan is almost complete except for one contested case: Tract 204. Tract 204 includes the cottages along King Street near 31<sup>st</sup> Street and a cottage on King Lane. The owners do not want their current multi-family zoning changed to reflect their current use of single family. The Neighborhood Association was one vote shy on City Council for approving the city staff recommendation of rezoning the properties as single family. The Steering Committee plans to meet another time with the landowners to discuss a compromise before another City Council vote.

## **Buckingham Square**

The City is working with the owners of Buckingham Square apartments (the apartment building damaged by fire earlier this year).

## **Other items discussed**

The need for someone to check into the two-family ordinance amendment and a neighborhood representative to the Austin Neighborhood Council (need a volunteer).

Meeting ended at 4:25 p.m.

As noted by Robert E. Mace, Secretary, 9/19/04

Attendees at the meeting:

Michelle Carlson, Steering Committee  
Elene Drakonakis  
Al Godfrey, Steering Committee  
Mikal Grimes, President  
Laurie Limbacher, Steering Committee  
Robert Mace, Secretary  
Wade Odell, Steering Committee  
Jill Parish  
Jeff Webster, Steering Committee  
Martha Zorn  
Roger Zorn