

Glenlake Neighborhood Association General Meeting Minutes

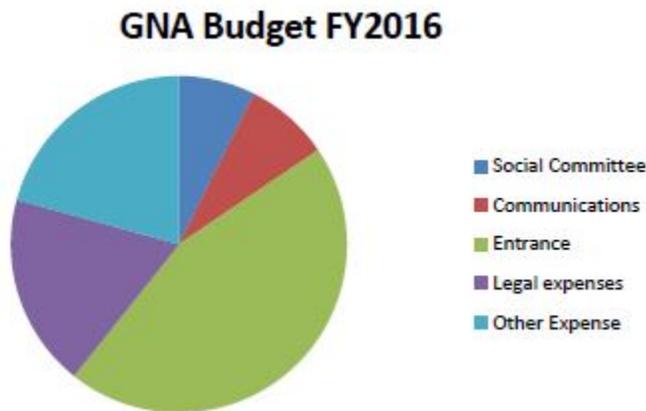
Wednesday, JANUARY 21, 2016, Riverplace Country Club, 7:00 PM

Call To Order And Introductions

Mike Reitzel called the meeting to order. He asked the Board members and new people to introduce themselves and thanked Tracy Sims for being treasurer.

Review and Request Approval for 2016 Budget

Tracy Sims, treasurer, reviewed the proposed GNA 2016 budget. She said we had more members than expected last year. She reviewed the items that were over and under budget. We had not planned on the legal expense required for 911 in 2015 and hence we went over the budgeted amount. She budgeted for legal expenses in 2016. A motion was made to approve the budget and the members approved it. The dues are still \$100 per year and you can write a check for membership tonight.



New 2016 Directory Available

Carol Lee stated the new 2016 directory is now available and only distributed to GNA members. There have been many, many updates since it was last published in 2013. Thankyous to Carol were given by all.

Committee Update

Mike Reitzel said we have two people on the Architecture committee – Arthur McLean and Richard Yoder. The bylaws say the Board appoints the committee members, but the committee operates independently.

John Busch is working on the welcoming committee with Gilliam Mclean. They are working with a realtor to get contact info on the new people. He requested existing folks or interested parties email contact@glenlakehoa.org.

Champion East Apartments Proposed On SE Corner Of City Park Road

Lisette Schmidli, member of CONA introduced herself by saying she has lived in Glenlake 25 years. CONA was formed over 20 years ago because of concern about traffic on the Champion lands at 2222 and 360.

The Champion tracts have less stringent rights than are currently in place. For example, all their City review fees are not required to be paid and hence the taxpayers foot that bill.

The potential new buyers of Tract 3 have requested a zoning change, from General Office (GO) to GO-MU (Mixed Use) which allows residential. Their May 2015 plan was for 50,000 sf of office, 42,000 sf of clinic and 325- 350 apartments. They have listened to CONA's concerns about traffic safety, and come back with a proposal in December of 2015 that:

- 1) eliminates the office and clinic buildings;
- 2) eliminates forever any development on 35 of the 45 acres; and
- 3) moved the City Park Rd. entrance to a safer location with a 800 foot intersection and a 40 foot queue and removed some driveways.

In the past, CONA negotiated limitations on traffic set and only 1500 vehicle tracts are left. She believe the Austin City Council has no sympathy for traffic and are eager to approve apartments, so it's a gamble if we want to protest. The apartments are planned to be 3 to 4 stories, but may look higher because some will be located on a steep hill. No road improvements are planned. The City assumes that the highest traffic use is office and apartments are less. A true traffic impact is missing and CONA has requested it.

The Grandview Hills apartments have approximately 450 units, so this

development would be around 80 percent of that size.

Kevin MacDonnell discussed the traffic concerns dating back to 1989 and 1990 on these properties. They worked effective with other organizations such as Earth First.

Carol Lee said 3 times in the past their rezoning requests have been rejected. An email campaign and petition was proposed to be sent to Sheri Gallo.

There is no 2222 corridor plan despite knowing it's an issue. No city transportation is available.

TxDot should met with us and other groups. Accident data is necessary because the City Park 2222 intersection is dangerous already. Carol Lee suggested consulting with Richard Jennings who is architect and commercial property appraiser to work with the lawyer CONA has hired in the past. We need legal representation. Apartment dwellers are often the least powerful.

Sheri Gallo has not decided yet to oppose or support the development and is in discussions.

Recently the new owners applied to not have to file a site plan, but were denied. See https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp and under SEARCH BY PROJECT enter CITY PARK to see documents. Restrictive covenants are in place.

The following brain storming suggestions were offered by members at the Glenlake NA meeting 1/20/16 to be brought to CONA in its negotiations regarding planned new development at 2222 and City Park Road. GNA is a member of CONA (The 2222 Coalition of Neighborhood Associations).

The suggestions were aimed at ways to eliminate potential traffic problems in the vicinity of 2222 and City Park Road.

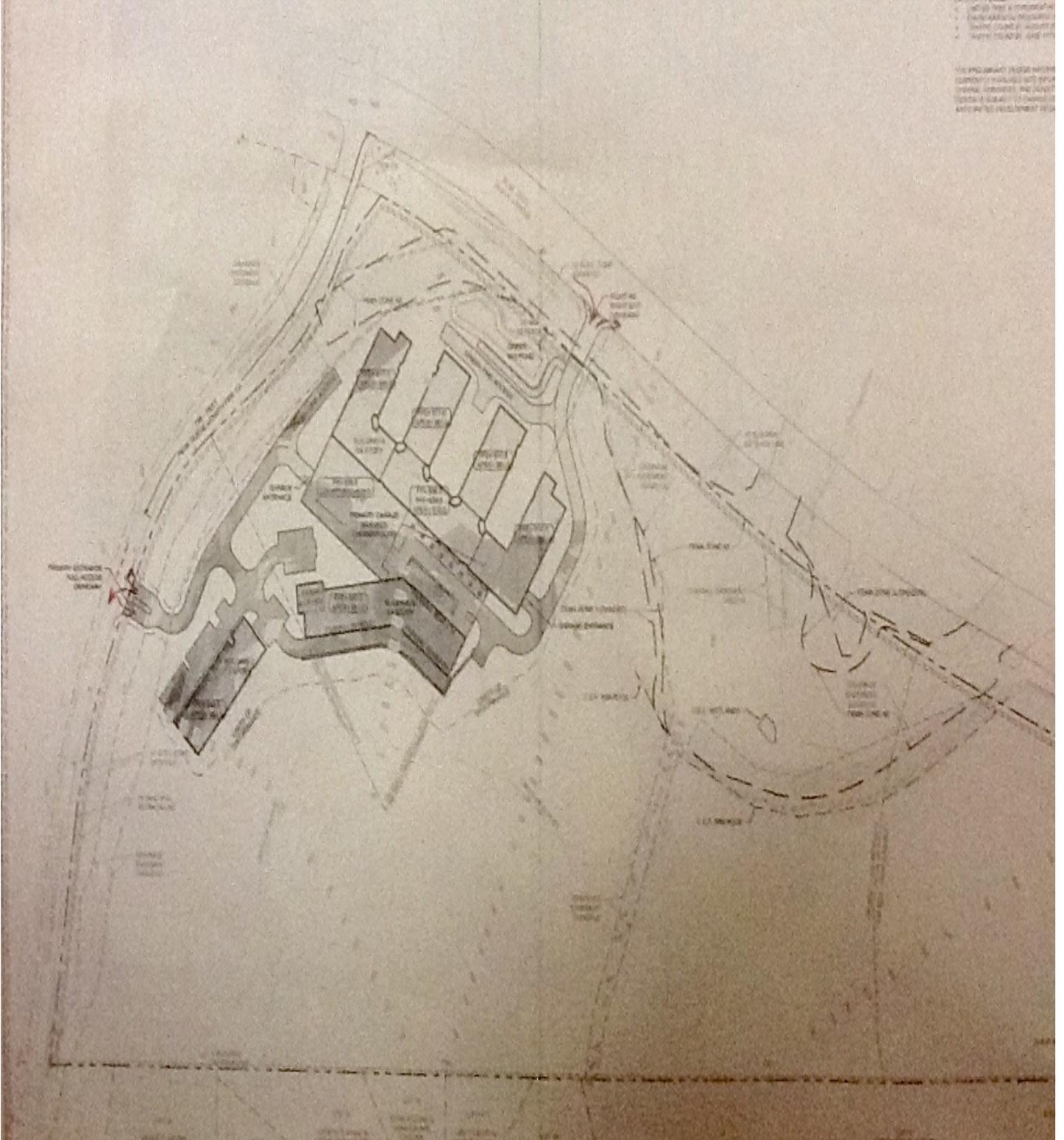
1. Any new development should be permitted entrance/exit ONLY onto City Park Road.
2. A U-turn should be permitted at 2222 and City Park Road light (which would permit a ingress and egress on 2222).

3. Any new development should be permitted entrance/exit ONLY onto 2222.
4. A dedicated right turn lane should be installed from City Park Road onto 2222, which would continue onto 360 south
5. Mandate improvements (road expansion) 43 feet from the centerline of City Park Road.
6. Investigate the final outcome of the “acceleration lane” (onto 2222 eastbound) proposed in the 1989/1990 discussions with City of Austin which resulted in \$300,000 of improvements and installed the City Park Road light and turn lane.
7. Request a Traffic Impact Analysis (TIA) update which would identify the overall impact of development on a transportation network.
8. If vehicle trip limits are removed, CONA should insist on road improvement.
9. Investigate whether the subdivision's plan requires sidewalks on City Park Road.
10. Demand concrete curbing at ingress/egress to control traffic directions.
11. Demand a median needed on 2222 to control ingress/egress.
12. Demand stronger water erosion controls.
13. Get an update of City Park Road and 2222 traffic accidents.
14. Lower the 2222 eastbound speed limit before it gets to City Park Road, as was done up by Vandergriff high school.
15. Replace 60 mph signs on 2222 with 45 mph, and enforce the lower speed.
16. Set up meeting of TXDOT, CoA traffic dept., neighborhoods and developer. We need the powers that be to help solve our problem.
17. Get a copy of the Jan. 7th proposed site plan for the development that was rejected by CoA on environmental issues.
18. Define and clearly explain what it means that property is exempt from site plan filing requirements
19. Investigate whether the 1989/90 endangered species issues (yellow cheeked warbler) still factor into development of the site and contact sympathetic organizations like Sierra Club, which may be interested in preservation.
20. Lobby City Council District 10 Representative Sherri Gallo to oppose the development. Gallo is friends with a partner of the development and is up for reelection. She has not taken a position, as nothing is yet filed with CoA.

21. Lobby City Council District 6 Representative Don Zimmerman who has announced that he is in favor of the development.
22. Get a clear and comprehensible understanding of the restrictive covenant in the subdivision easement plan?
23. Emphasize the need for CONA to bring legal aid into discussions with the developer.
24. Quantify the true traffic impact of the development and get widespread GNA support for a single plan.
25. Review the effect of retail development, which while highest Vehicle Trip use, may not affect peak hour traffic.
26. One expressed a preference for retail at that location.
27. City help is required because the City Park road entrance and exit is on a blind curve.

Volunteers for GNA ad-hoc 2222 Development Committee

Robin Stagg offers to coordinate ad-hoc Glenlake committee. Mary McAllister offers to track City Council positions Linda Bailey offers to pursue accident data Arthur McLean offers to contact Ski Shores and Oak Shores and Greenshores HOAs, Bob Cadenhead offered to be on the committee. Lisette Schmidli offers to bring Ad-hoc committee together with 2222 CONA. Request Carol Lee, Annie Barrera and Tracy Dahl-Burg to join and any others.



FM 2222 is along the top. City Park Road is on the left side. The red marks an entrance and exit. Another entrance/exit is on RR 2222. Contact Lisette for more info and a better map!

ESD 4 Update - 911 And Austin Fire Department Contract Discussions

Mike introduced the subject.

Linda discussed that at the last meeting Mr. Torgrimson told you “there would be no signs at 911”. Well, when Mr. Alexander (ESD4 Commissioner) proposed making a resolution to put up no signs at the ESD4 Commissioner meeting November 19, 2015, Mr. Torgrimson reversed course to a commitment to no signs. The resolution passed stated “*barring unforeseen developments*, the ESD4 Board of Commissioners will take no action changing the current status quo of 911 Drive *during the remainder of 2015 nor during 2016.*” See November 18 meeting minutes, #5 <http://www.esd4.org/sites/default/files/files/11%20-%20November%2018%20%202015%20approved%20minutes.pdf>

Kevin said ESD4 is determined to join AFD. ESD 12 offered to merge with ESD4 and has projected a cost savings. Chief Smith assisted in the analysis. ESD 4 ignored their merger offer.

The ESD 4/AFD contract discussion (different than a merger because a guaranteed level of service is not mandatory) may impact on our fire station. Kevin says the City of Austin has changed their mind on commitments in the past. The City may back out because there is not proper staffing and it may cost them too much. The AFD union requires a 4 man crew and the ESD has a 3 man crew, hence adding another person to full time crews will be expensive in addition to the huge salary increase negotiated by the AFD union (among the highest in the Texas). If they cut out our station response times could increase from 3 to 15 minutes.

The ESD 4 President said “no” he would not put keeping ESD4 operational in the proposed contract. He has done a poor job of managing money - almost bankrupting the ESD two years ago (while starting with an over 2 million dollar surplus).

In a contract, the City gets our tax monies and provides the service. The ESD is just a pass through and has no real authority over operations. Kevin says the best idea is to merge with another ESD.

Four GNA Board members talked about these issues at Commissioners <https://urldefense.proofpoint.com/v2/url?u=http->

[3A www.traviscountyclerk.org_eclerk_Content.do-3Fcode-3DCommissioners&d=AwlCAg&c=TjtWVPF8cdYj1jaCmcOWCvhA7Dw-i54IFAEiof1ZnAU&r=Awqe01bP53eZ2vB5_i075AkbPn7yWgyNcMRv9G9nl5g&m=gUqDMPzeJaHPHs9SbZ-W1hf0ujOrmLQ5Yu-zx5ni-ZA&s=OsfwRdQm-Pkd2eX6mwra82hvJkadlyVW6gFpNljm2Ng&e=](http://www.traviscountyclerk.org_eclerk_Content.do-3Fcode-3DCommissioners&d=AwlCAg&c=TjtWVPF8cdYj1jaCmcOWCvhA7Dw-i54IFAEiof1ZnAU&r=Awqe01bP53eZ2vB5_i075AkbPn7yWgyNcMRv9G9nl5g&m=gUqDMPzeJaHPHs9SbZ-W1hf0ujOrmLQ5Yu-zx5ni-ZA&s=OsfwRdQm-Pkd2eX6mwra82hvJkadlyVW6gFpNljm2Ng&e=)
and scroll down to see the video of December 15, 2015 to see our testimony.

We are at risk and we are actively organizing. Hudson Bend failed their merger with AFD due to union and cost concerns.

ESD 4 has a fire-training academy. AFD had not hired appropriate numbers of minorities in the past is has been cited by the Dept. of Justice for inequities. The rules of ESD operations are under Health and Safety Code 775. This code is defines little oversight.

Westminster is involved and they have asked Ed Racht to be at the ESD4 Board meeting tonight where the agenda says they are discussing “4..possible action regarding ABC” and 7 “possible action concerning fire service consolidation negotiations” on their agenda.
<http://www.esd4.org/commissioners-meeting-agendas>

We want a feasibility study on cost done prior to the union and commissioner negotiations. We are in the urban wild land interface. Juniper explodes like gasoline and keeping our fire station is first priority. We think one of the first steps to annexation is taking over services and since we have city water already, fire services would be next. Since the AFD contract will be a high cost solution, we can only speculate the reason is for future annexation. We have asked ESD 4 the reason and have no answer.

Other Items

- Re-striping and posting of signs was discussed. Mike said he would contact David Grier and/or Courtney Johnson to see if another traffic survey is planned. He discussed the fact that the county sets the traffic limit at 80 percent of the actual speed and hence another study may raise the speed limit. Is it a risk worth taking?
- Tax appraisal district asked to see inside Tracy Dahl-Burg's home. FYI to neighbors.
- Carol Lee said the week of March 21 the Austin Country Club will host a tournament and there will be additional traffic.
- One neighbor is concerned about land taxes and wonders why land is taxed the same at Westminster Glen and different here in Glenlake?