

North Shoal Creek Neighborhood Association  
P.O. Box 66443  
Austin, Texas 78766-0443I  
**Board of Directors Meeting**  
First Texas Honda  
April 20, 2017, 6:30 pm

**I. CALL TO ORDER**

Treasurer Lois McEvoy conducted the meeting due to the expected late arrival of President Amelia Cobb and the absence of Vice President Sarah Brandon. Secretary Barbara Gaston recorded the proceedings. Others present were Board Members Connor Finnigan, Sharon Justice, Kenneth Webb, Jeri Wines, and Member Kevin Wier.

**II. REVIEW AND APPROVAL OF AGENDA**

Sharon Justice (Kevin Wier) moved to approve with revisions. Motion carried.

**III. REVIEW AND APPROVAL OF MARCH MINUTES**

Sharon Justice (Lois McEvoy) moved to approve with revision. Motion carried.

**IV. MOPAC DEVELOPMENT**

Kevin Wier, Chairman of the Development Committee, reported that a request for conditional overlay and zoning change has been made for three properties, owned by Gerald Kucera, at 8611, 8627, and 8701 N. MoPac Blvd. Plans are to build a 17 bed day surgery center.

The current LR/LO zoning restricts building height to 40 feet. In addition, a restrictive covenant presents the following restrictions.

1. Landscaping must be substantially in accordance with the conceptual plan as filed.
2. The exterior of the building shall not be highly reflective.
3. There will be no major illuminated sign on or near the top of the building.

The Development Committee's recommendations are proposed as follows.

Kevin (Sharon Justice) moved that the board vote to approve the following changes to the zoning code.

1. Agree to the conditional zoning change from LO/LR, allowing building height increase from 40 to 60 feet
2. Agree to the conditional overlay limiting the surgery center to no more than 17 beds
3. Agree to the removal of the existing restrictive covenant
4. Establish a new public restrictive covenant that
  - a. the exterior of the building not be highly reflective
  - b. there be no major illuminated sign on or near the top of the building.

Motion carried.

This matter will be brought before the General Membership meeting in May, to be voted on by the membership at a later date.

**V. SUBARU/INFINITY BRIDGE PROPOSAL**

Kenneth Webb reported that Bryan Hardeman, who owns the Subaru, Infinity, and First Texas Honda dealerships, wants to address obstructing traffic on Parkdale/Ashdale whenever cars need to be moved from one location to another. In February Mr. Hardeman requested that the city approve a 10 X 45 foot bridge between properties. City staff said that he needs a site plan because he is adding more than 400 square feet of impervious cover. The bridge would span a drainage ditch between the two dealerships. The deadline on the city's final decision on this project is May 5, 2017.

Kenneth asked if the board would be willing to help Mr. Hardeman in negotiating with city staff. Amelia Cobb suggested that a message of support for this project be sent to City Councilwoman Leslie Pool, Attention Louise Brinsmade.

Final copy of minutes of the 4/20/17 NSCNA Board of Directors Meeting approved with changes on 5/18/17, submitted by Secretary Barbara Gaston

Lois McEvoy (Sharon Justice) moved that the Board send a letter to Ms. Pool via Ms. Brinsmade stating, "NSCNA supports property owner Hardeman in the construction of a bridge between his Subaru and Infinity dealerships, with the understanding that he will provide a design that offers a buffer for lights and sound to neighboring residences."  
Motion carried.

**VI. NEIGHBORHOOD PLAN UPDATES**

Kevin Wier reported that the Development Committee met Tuesday evening. NSCNA wants the city to fully understand our interests in the FLUM (Future Land Use Management), and we want to know how staff interpreted our input.

The Development Committee also wants to know:

if all stakeholders' input is given equal weight when city staff make decisions;

what other stakeholders are saying; and

if city staff made changes to the plan based on our input concerning 183/MoPac and Anderson/ MoPac.

On Saturday the city will hold an open forum to discuss stakeholders' issues.

**VII. STRATEGIC HOUSING BLUEPRINT**

General discussion involved NSCNA's concern that the blueprint is shortsighted. Staff are addressing housing needs that are here now by focusing on density and building expensive efficiency and one-bedroom units, which in twenty years may not meet the needs of people who will be starting families and moving to areas where housing is less dense and does not cost as much.

**VIII. STECK MOBILITY IMPROVEMENTS**

Resurfacing and adding turn lanes are the two main issues in our neighborhood. Kenneth Webb suggested that NSCNA support a recommendation to the city to retain the center turn lanes as they are. This issue will be added to the agenda of the May General Meeting.

**XI. TREASURER'S REPORT**

Lois McEvoy reported that NSCNA has a bank balance of \$43,103.61.

**X. AGENDA FOR 5/2/17 GENERAL MEMBERSHIP MEETING**

There will be two speakers: representatives of Project Connect and the MoPac Development. At the May General Meeting there will be a call for volunteers to serve on the Nominating Committee.

**XI. ADJOURNMENT** at 8 pm

