

**North Shoal Creek
Neighborhood Association
General Meeting**

DATE: January 31, 1996

The meeting, held at Pillow Elementary School was called to order by the President, Margo Courreges at 6:35 pm.

The minutes from the prior meeting were read by the Association Secretary , Lynda Oakes.

The Treasurer, Harold Anderson, reported that the Association account had a balance of \$572.32.

A guest speaker from the Austin School Board gave an overview of the upcoming bond election to the group. The \$350 million dollar bond issue is to be used for repairs to existing schools and some new construction.

OLD BUSINESS:

LUCAS TRACT:

Dallas Mahan, chairman of the Association Zoning Committee gave an update to the group on recent developments regarding the zoning change for the Lucas Tract that is pending before the Austin Planning Commission.

The Committee has had meetings with Betty Baker of the Austin Planning Commission and Robert Ohler, the proposed developer of the 26 acre Lucas Tract. The developer still intends to limit development in the back portion of the tract to single family dwellings. The front portion of the tract faces directly to the feeder road of Highway 183, and Mr. Ohler is requesting a change of zoning, for this front portion of the tract from LI (Light Industrial) to CS-1 (Commercial). Planned businesses are retail stores: a carpet shop and a golf shop.

The Zoning Committee and Mr. Ohler have been working together to develop a list of restrictions that will be placed on the property as a conditional overlay to the requested zoning change. Dallas relayed to the attending members, that Mr. Ohler had been very cooperative and understanding of the Association's members concerns regarding the tract's development and resulting increases in traffic flowing through the neighborhood. The discussion to date have resulted in the following list of restrictions that are to be a part of the conditional overlay:

- 1) Less than 2000 vehicle trips per day (one car, in and out, equals two trips).
- 2) Access to the front tract, T1, will be limited to Hwy 183 only.
- 3) Tracts T2 and T3 will not have direct access to Hwy 183.
- 4) Building height will be limited to 35' for T2.
- 5) Prohibited for use in T1 are:
 - 5.1) Agricultural sales and services
 - 5.2) Automotive equipment and services
 - 5.3) Automotive rentals
 - 5.4) Automotive sales
 - 5.5) Blood plasma center
 - 5.6) Construction sales, services or storage
 - 5.7) Convenience storage

- 5.8) Exterminating services
- 5.9) Indoor entertainment, sports or recreation
- 5.10) Monument sales
- 5.11) Pawnshop services
- 5.12) Drive in or Fast Food Restaurant
- 5.13) Theater
- 5.14) Vehicle storage
- 5.15) Basic Industry
- 5.16) General warehouse or distribution
- 5.17) Light Industry
- 5.18) Recycling center
- 5.19) Resource Extraction
- 5.20) Stockyards

After the list of the proposed restrictions was read to the attending members, it was moved, seconded and unanimously approved that:

The NSCNA members approve the list of restrictions and authorize the Zoning Committee to seek a postponement of the final hearing before the Austin Planning Commission until such time that they are satisfied that the list of restrictions is a part of a conditional overlay.

SPEED BUMPS:

Margo reported that the City of Austin had not recommended speed humps in our neighborhood after the results of their traffic study. The Traffic Committee had been attempting to get help from the city for humps to be located on Crosscreek, Stillwood, Penny and Stanwood. The Association would have had to provide \$750 for each hump (total cost \$2500 each). The committee is pursuing the idea of a 'push button' stop light on Rockwood.

NEW BUSINESS:

NEWS LETTER: Pam Pernick, Gary Gallo and Ida Fisher have volunteered to work on a newsletter for the neighborhood.

Signed

Lynda C. Oakes 1/31/96

