

To: DISTRIBUTION

FR: Lynda C. Oakes, Secretary
North Schoal Creek Neighborhood Assoc.
3006 Crosscreek
Austin, TX 78757

DT: 3/29/95

RE: NSCNA Meeting: 3/29/1995

A Special meeting of the NSCNA was held at the Pillow Elementary School on 3/29/95. Peggy Gibson presided as President. Approximately 100 people were in attendance.

The purpose for this meeting was to accomplish the election of officers for 1995, and to provide a venue for information exchange regarding the pending contract for the sale of the 'Lucas' Tract, located at 183 and 0000000.

The Treasurer, Harold Anderson, reported that the association had a balance of \$530 in the bank account, with National Dues payable in the amount of \$???.??.

The President reported that she had received an offer from one of the association members, Margo Courageous, to volunteer to be President of the Association.

The meeting moved on to nomination and election of officers. The name of Margo Courageous was placed in nomination as President. There being no other nominations for President, Margo was elected by acclamation.

No names were placed in nomination for Vice President. It was moved and seconded that the office be left unfilled in anticipation of a volunteer for the office. The motion was carried by acclimatton.

Lynda Oakes was nominated and seconded as Secretary; elected by acclamation.

Harold Anderson was nominated and seconded as Treasurer; and elected by acclamation.

The meeting was turned over to Peggy Little, who serves as

chairperson of the Special Interest Group (SIG) created by the neighborhood association to monitor activities regarding the sale of the Lucas tract.

Peggy presented the following:

- * A sales contract for the property has been recieved by the Seller. The contract is contingent on the Seller obtaining re-zoning of the property; and a request for zoning change from SF-3 to CS will be filed.
- * Robert Ohlan was introduced to the association as the prospective buyer for the property. Robert owns a business at 712 Burnet Road. His wife, Ingrid, was also introduced.
- * Danny Smith, 1214 West 5th Street, was introduced as the project engineer.
- * A Plan for the proposed development project was presented to the Association. Highlights of that plan are as follows:
 - The Project Plan calls for the property to be developed as three areas:
 - (1) Front: commercial, will require re-zoning from SF-3 to CS. This area is north of Thrushwood and would contain small warehouses or retail sales establishments.
 - (2) Middle: Duplexes: 8 or 9.
 - (3) Back: single family dwellings; This area is south of Thrushwood.

The meeting was opened for general discussion and questions were received from the floor. Highlights of that discussion follow:

- * Concern was raised regarding the single family homes: Robert Ohlan remarked that the new homes would be consistant with existing structures. After some discussion it was agreed that the majority of homes in the subdivision are brick veneer on three sides. Lot sizes for these dwellings will be approxiamtely 60x112.

- * Serious concern was voiced by several attendees regarding the potential increase in traffic that would occur on Thrushwood and other 'dedicated' thru streets. Ohlan and

Smith reported that they have not prepared a site plan for the project yet.

- * Water runoff problems, both current and projected, were a major topic of discussion. The project engineer, Smith, reviewed the plan for managing water runoff from the developed tract, which includes retention ponds and tie in to existing storm sewers. It became apparant that some residents have observed that the existing storm drains are not adequate during heavy rains, resulting in street and yard flooding along the northwest side of the subdivision. The officers of the Association requested that volunteers step forward to form a Special Interest Group (SIG) which would focus efforts toward resolving issues with current subdvision drainage; especially at Millway and Benrook.
- * When asked, Ohlen reported that the project timeline would flow thru 1996 with impact on Pillow Elementary beginning in the 1997 school year. No builder has yet been selected for the homes.

At the conclusion of the discussion period, the President asked if there were any major issues, that could be construed as unresolvable with the Plan for the Lucas tract that was presented by Robert Ohlan.

No objections were then recorded, but it was moved, seconded and passed by acclamation that the SIG created 10/26/94 by the NSCNA, meet with the appropriate parties regarding the re-zoning issues and the implication of the changes to the neighborhood.

There being no further business to bring before the assembly, the meeting was adjourned.

Rgds,
Lynda C. Oakes

