

## President's Forum

Dear Neighbors,

As many of you are aware the Salvation Army is selling their land on So.5<sup>th</sup> and Cumberland and has requested a zoning change from MF-1 with conditional overlays to MF-2. MF-1 stands for multi-family residence which allows up to 17 units per acre to be built and MF-2 allows for multi-family residence with up to 23 units an acre allowed.

In 1998 the Salvation Army planned on building a senior housing complex of 60 units on half of the 10 acres site. The neighborhood and the city agreed the plan would be appropriate, as it would have little impact on the surrounding single-family neighborhood. The neighborhood negotiated conditional overlays on the back half of the property prohibiting condominium residential, multi-family residential, townhouse residential, two-family residential, residential treatment and day care services.

In 2004, the neighborhood was again asked to support an up zoning of the front half of the property which was supported by city staff as it would allow much needed senior housing built in a manner that would not be disruptive to the surrounding single family neighborhood. The neighborhood was invited into the process and successfully negotiated a commitment to maintain the community gardens and to prohibit vehicular access to Garden Villa. The neighborhood was concerned the Salvation Army would not commit in writing to only allowing 60 units to be built but supported the mission of the Salvation Army to provide this much needed senior housing.

The situation today is similar to the events leading to the last zoning change requested by the Salvation Army. Once again the neighborhood is being asked to support an up zoning of this site with no guarantee that this project will be built according to the plans as presented. We were assured in 2004 that only 60 units of senior housing would be built on this site, now we are told by the developer and city staff that 145 units may be built on the site. If we agree to this up zoning we should be aware that it will give the developer the option of building 230 units on this site.

While the neighborhood appreciates being asked for input on the new proposed development some hard questions remain:

- Why should we zone for a project that may or may not get built as opposed to zoning for an appropriate land use on the site?
- Why should we put dense multi-family in the middle of a single-family neighborhood when we have a lot of multi-family on our major transit corridors already?
- Why is the Salvation Army asking for the zoning change when it plans to sell the land?

Please attend the general membership meeting on September 24<sup>th</sup> to see the proposed plans and express your opinion. The Salvation Army agreed to postpone it's rezoning hearing until September 25<sup>th</sup> in order to show its plans to the neighborhood, so it is vitally important for all of you to attend the meeting!

### GENA Meeting - September 24th at LifeWorks 3700 South 1st @ South Center

The agenda will include:

- 6:30 - 6:45 Meet and Greet with your Neighbors
- 6:45 - 6:55 Citizen Communication/Announcements
- 6:55 - 7:05 3502 Villa Court Presentation
- 7:05 - 7:15 3502 Villa Court Discussion
- 7:15 - 7:30 Salvation Army Presentation
- 7:30 - 7:45 Salvation Army Discussion
- 7:45 - 8:00 Traffic Calming

### 2007 MEETING DATES

Please join us for GENA's general meetings, held at 6:30 p.m. at Lifeworks on South First.

September 24, 2007  
November 26, 2007

Exec Committee Mtgs: 3<sup>rd</sup> Monday other months

## New Management at Tennis Center

Dear neighbors of South Austin Tennis Center,

As you may know, a new management team is in place at SATC. We are a brother-sister team. We are professional tennis instructors with a lifelong background in the game of tennis. I was a collegiate All-American and my sister Brie was a competitor on the WTA tour, with multiple appearances at major tournaments such as Wimbledon and the U.S. Open. She has competed against many prominent players, including but not limited to Venus and Serena Williams, Martina Hingis, and Monica Seles. I also have a masters degree in psychology and have spent some time working as a school psychologist in California before investing myself full-time to tennis instruction.

The tennis courts at SATC are open to the public, by reservation, seven days per week. We offer a gamut of organized tennis programs and instruction, for adults and juniors, and for players of varying levels of skill development. Our approach and philosophy is to emphasize tennis as a life enrichment. We'd like to invite you all to make use of South Austin Tennis Center, to feel like it is your neighborhood tennis center. Please visit our website at [www.Rippnertennis.com](http://www.Rippnertennis.com) for a full description of what is offered at SATC.

We love SATC, and are quite happy with the intimate and pleasant 10-court size of the facility. It's just right for us. We look to be at SATC for many years to come, and we look forward to being part of the neighborhood community.

-Noah Rinner and Brie Parson

## Keep Our Sidewalks Usable

We all know what a limited resource sidewalks are within our neighborhood. With that in mind, it is important that we maintain the few that we do have and keep them in usable condition. Please consider removing brush and other vegetation that hangs over any sidewalks that border your property. Also, please avoid parking vehicles on the sidewalks. Many of us can walk around the car with no problem, but it is impossible for people in wheelchairs or those walking behind strollers to use the sidewalks with these kinds of obstructions. Thanks for anything that you can do toward this...every little bit helps.

### Step Right Up... You've

probably been wondering how you can get involved with GENA. There's a GENA committee waiting for your input and participation right now, from the exciting and glamorous Zoning Committee, to the rugged and pioneering Parks Committee, to, well, you name it, GENA is ready for YOU.

Got articles for the newsletter/website? Contact GENA President Patty Sprinkle (326-2868, [patty@custombirth.com](mailto:patty@custombirth.com)).

### Galindo Elementary Neighborhood Association Officers:

- President -Patty Sprinkle
- Vice President -Kathryn Kawazoe
- Treasurer- Jay Billig
- Secretary -D'Andra Ulmer
- South Central Coalition Rep. -Mishell Kneeland
- Austin Neighborhood Council Rep.- Mishell Kneeland
- Zoning - Scott McNearney
- Newsletter Coordinator-

The Association also has several standing committees as follows, including their Chairs:

- Traffic - Nate Blakeslee;
- Parks - Kathryn Kawazoe;
- Neighborhood Planning - Patty Sprinkle

### TURN YOUR TYPEWRITERS INTO ART!

Stephanie Strange is collecting all models of old typewriters to create a commissioned Art in Public Places piece for the new Twin Oaks Library.

Drop off your typewriters at the Monster Bookstore 1800 S 5th Street (the old post office) Wednesday Saturdays and Sundays noon - 6:00 pm thru September.

## Villa Court Rezoning Request

The case for the Villa Court rezoning request has been postponed to the next Planning Commission meeting on Tuesday, September 25. The developer's request is to rezone from SF-3 (low-density single-family) to SF-4A (medium-density single-family).

Surrounding neighbors have many unaddressed concerns about the requested up zoning, and we hope the developer will present their plans at our next meeting on September 24.

Please contact Kitty Gatewood with questions or concerns: 512.656.4734.

## South Austin Park Drainage Update

The Parks and Recreation Department (PARD) recently proposed a "preliminary" fix for the drainage that currently runs off of South Austin Tennis Center and surrounding parkland to flood surrounding residential properties. However, this plan would direct drainage to Juanita Street, where there is no storm drain inlet, and onto another neighbor's property.

Thus, the Association voted at the last meeting to ask PARD for a permanent fix, as directed by City Council a couple of years ago, that would still include a granite-surface trail around the east side of the park but also incorporate something like a storm drain inlet at the low, NE corner of the park to connect with the storm drain under S. 6th St.

Contact Kathryn Kawazoe with input, questions, or concerns: [kawazoe7777@...](mailto:kawazoe7777@...) or 512.448.9475.

## Ongoing Projects

Austin Energy is redoing a substation on Cardinal Ln. If you have any questions on the work schedule or time line, please contact Judy Fowler at 512-322-6107.

For questions on the Oltorf public works improvement project, please \_contact Rick Colbrunn at 512-974-7089



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## YOUR AD HERE

Contact Jay Billig to be included in the next issue of GENA News.

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