

Allandale Neighborhood Association-Board of Directors Meeting Agenda  
Wednesday, 1-December 2021, 7:00–9:00 p.m. Virtual Meeting via ZOOM:

Board Members present: Hans Magnusson, John Tate, Mary Fero, Julie Peckham, Nicko Burnett, Dan Eden, Andrew Kerr, Chris Barnard, Janis Reinken and Nathalie Frensley.

Board Members absent: Carlos Salinas

Other attendees: Cynthia and John Keohane, Joe Reynolds, Carolyn Croom, Scott Ehlers, and Caroline Reynolds, Stephanie Ryan, Billie Mullens, Michael Dziak, Sarah Torchin, Carlene Wegmann Todd.

Guest: Fred Lewis

1. **Call to Order** at 7:05p.m.
2. **Minutes.** Julie Peckham, ANA Secretary: Previous Minutes distributed with any changes noted. Dan made a motion to adopt the minutes as presented and John seconded it. All approved.
3. **Code Next Update:** Fred Lewis talked to us about code amendments, zoning, and protest rights. He wants the code to be balanced. The City's efforts to impose a mass change in housing land use and building requirements require notice to the residents and an opportunity to protest. The quantity of new housing developed in Austin after CodeNext was attempted has not added smaller and more affordable housing; instead, the results have created more high-end housing than affordable housing.
4. **Update on City of Austin's Transportation Oriented Districts (TOD)**  
Canceled due to presenter Barbara McArthur not being able to attend
5. **Review ANA Committee and Subcommittee membership.** See Appendix A It was updated.
6. **Vote on adopting a resolution** in support of historic zoning of the property at 2502 Park View Drive in Austin Air-Conditioned Village. See Appendix B. John Tate would like to change the wording to "encourage" the owner to preserve the house while renovating the home. John made the motion and Nathalie seconded it. Eight in favor with one abstaining and one opposed.
7. **Officer Reports**
  - a. Secretary, Julie Peckham- none
  - b. Treasurer, Andrew Kerr – Balance in checking \$30,049, in savings \$8,027.93.
  - c. Vice President, Dan Eden – some new members – about 450 ish dues-paying members.
  - d. President, Hans Magnusson- Leslie Pool. Signed off on a statement about vandalism. The list serve does not have a moderator. Worley printing can do color but it will cost three or four times more so we will stick with black and white print for the newsletter.
8. **Committee & Special Committee Reports**
  - a. Communications: Kaylee Romantic & Sarah Torchin- They met with someone who does web design and he feels that moving to SquareSpace would be a better platform for ANA. Sarah has done a lot of clean up work on our site.
  - b. Parks, Recreation and Greenspace: Mary Fero- gave thanks to all those participating in the recent IMPD in early November. Ranleigh is organizing another volunteer activity at the park. The Vision Plan was delayed and will be presented at the PARD January 25 meeting. Mary wrote an article that will be in the ANA December newsletter. The pond needs to be aerated and if possible the natural springs could be tapped again to feed the pond.
  - c. Zoning, Planning and Land Use: Nathalie Frensley – We aren't hearing much from the City. The Wilbur Resolution Redistricting ICRC subcommittee: Joe Reynolds Refers to 6404 Wilbur that violates deed restrictions and is a huge home.
  - d. Safety: Carlene Wegmann Todd – The committee met recently to identify priorities. Safety stats will be included in newsletters to begin with.

e. Membership: Dan Eden mentioned he is updating block captains list and have a Google Maps with that information. More block captains are needed.

i. Social subcommittee: Randi White & Diana Wheeler NA

**9. Neighborhood Input** – Caroline referred to complaints on White Horse that there were OSHA violations. SCB & 2222 has been torn up. She will follow up on this.

**10. Unfinished Business**-Hans shared a screen about deed restrictions, appendix C. The resolution states that the ANA supports the subdivision residents in their lawsuit to enforce the deed restrictions/covenants regarding the property at 6404 Wilbur Drive. Janis made a motion and Nathalie seconded it. The builder was acting as his own notary to get neighbors' signatures which is illegal. Joe is working on a resolution. All were in favor and the resolution was adopted.

**11. Adjourned** at 8:32p.m.

**Appendix A: Committee Membership:**

Updated at the meeting with Caroline Reynolds for Zoning and Safety.

<b>Committee</b>	<b>CHAIR</b>	<b>Members</b>				
<b>Finance</b>	<b>Andrew Kerr</b>	<b>Nicko Burnett</b>				
<b>Membership</b>	<b>Dan Eden</b>	<b>Andrew Kerr</b>	<b>John Tate</b>			
<b>Communications</b>	Sarah Torchin Kaylee Romantic	<b>Mary Fero</b>				
<b>Nominating*</b>	Amanda Cagle	<b>Janis Reinken</b>	Becky Reedy	Peggy Ellis	Joe Reynolds	
<b>Parks</b>	<b>Mary Fero</b>	<b>Dan Eden</b>	<b>Julie Peckham</b>	Ranleigh Hirsh	<b>Nicko Burnett</b>	
<b>Zoning/ Planning/ Land-Use</b>	<b>Nathalie Frensley</b>	<b>Mary Fero</b>	Billy Mullens	Joe Reynolds	Ranleigh Hirsh	<i>Caroline Reynolds</i>
<b>Safety</b>	Carlene Wegmann Todd	<b>Julie Peckham</b>	Stephanie Ryan	Amanda Cagle	<i>Caroline Reynolds</i>	
<b>Bylaws</b>	<b>Carlos Salinas</b>	<b>John Tate</b>	<b>Janis Reinken</b>			

**Appendix B:**

Be it resolved that, whereas:

The house at 2502 Park View Drive is the most intact and most architecturally significant of the houses from the nationally recognized Austin Air-Conditioned Village, and

The house is a significant early work of architect Fred Day, who also designed a number of other well-known and highly regarded buildings in Austin, and

The Historic Landmark Commission voted unanimously in favor of its preservation through historic zoning, and

The house with its historical associations and its beauty is an asset to the Allandale neighborhood, and

A previous owner of the property presented a plan to renovate it in a way that would maintain its historical value, thus demonstrating the practicality of preserving it, therefore

The Allandale Neighborhood Association encourages the owner of 2502 Park View Drive not to have it demolished, but rather to renovate it in a way that will maintain its historical value, thereby preserving it for posterity.

**Appendix C:**  
Allandale Neighborhood  
Association  
Zoning Committee  
P.O. Box 10886  
Austin Texas 78766-  
1866



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## A Resolution

**WHEREAS,** Allandale Neighborhood Association Recognizes and Affirms the Following:

Importance of Deed Covenants

Deed Covenants make good neighbors by setting basic rules and conditions that all agree to when buying their house.

The Covenants “run with the land” and don’t change with changing residents. The provisions apply to both renters and to owners.

The Covenants are public, recorded in the County Clerk’s Land Records. The Covenants are a community resource and should be conserved. The Covenants are private contracts defining property rights, separate from City

Zoning and Land Code. The Covenants are not overruled by Austin’s land use rules. In Austin, Covenants are privately enforced, by co-signers who live in the same sub-division.

Attempted Change to Covenants

Covenants regularly include provisions for amendment by homeowners of a subdivision, setting a basic process. The covenants for 6404 Wilbur Dr. include such provisions and include the provision that the various provisions are ‘separable’, that changing one does not change others.

Rules governing the covenants and for amending them are in both written state land law, and in ‘case law’ decided in various court rulings.

Because of their community importance, the Covenants should only be amended after careful community consideration. They should never be amended by a door-door campaign to sign a petition presented by an unknown advocate.

**Therefore, Be It RESOLVED,**

That the Allandale Neighborhood Association concurs and appreciates the recent petition filed in Travis County District Court enforcing covenants at 6404 Wilbur Dr.;

That the enforcement of the covenants preserves neighborhood character, which is one of Allandale Neighborhood Association’s core missions as expressed in Article II of its By-Laws;

Zoning and Land Use Committee  
Allandale Neighborhood Association  
December 2021

Next meeting: January 5, 2022, 7p.m. On Zoom

Submitted by Julie Peckham, Secretary