

BWNA HERALD

NEWSFLASH UPDATE

DEADLINE FOR ACTION IS DECEMBER 14, 1995 AT 4:00 PM !

KELLY MORRIS HAYES

Property Owner Wants to Change the Character of Our Neighborhood By Adding a "Duplex Complex" at 1907 West 30th. Some neighbors may have received notice concerning a termination of a restrictive covenant on the property of 1907 West 30th. Terminating the covenant would allow the property owner (a developer) the right to subdivide the one irregular shaped lot into 3 duplex lots with one shared driveway. The developer would need to get a variance for the "joint use" driveway in order to develop this "complex". Issues such as sewer right of way and where the trash will go or how 6 families and their vehicles crammed into this corner will affect the immediate area have yet to be addressed.

Currently the lot is required to remain a single family lot due to a covenant from the Mopac expansion period.

After the first meeting, and a lot of pushing, the City Planning Dept. said they would recommend that the covenant be modified to allow either one duplex lot or 3 single family lots at maximum (much better than 3 duplex lots which the land owner wants). There is no guarantee the Council will take the recommendation. The final decision is in the hands of the City Council and the meeting to make this decision is December 14th, starting at 4 pm. If residents in the neighborhood do not make their opinions heard, we may end up with this "complex" and more in the near future.

Ways to take action:

- Write letters to the City Council members (contact David Wahlgren at 499-6455 for correct place to send letters), but we think it is:

Department of Planning and Development

301 West 2nd Street, Third Floor

Austin, TX 78701

NOTE: Be sure to reference case number: **C8-95-0172.0A**

- Sign the petition one of your neighbors will be bringing around to the immediate area during the Dec. 5th - 12th time frame.

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RADICAL CHANGES -- LIKELY FOR CAMP MABRY LAND DEVELOPMENT FAST APPROACHING !

Land Commissioner Gary Mauro has recommended that a large section of Camp Mabry be sold or leased for commercial development. Commissioner Mauro claims that this land is underutilized. These 152 acres include nearly 40 buildings and a training area for the Texas National Guard.

CONTINUED OVER

WHY CAMP MABRY SHOULD NOT BE SOLD FOR DEVELOPMENT

I. COST TO TAXPAYERS

- The Adjutant General's office estimates the cost to move the military functions to another site is over **\$78 MILLION**.
- A.I.S.D. has stated that additional residential development in this area will require a new elementary school to be built at an approximate cost of **\$6.1 MILLION**.
- Preliminary estimates indicate that the City of Austin will be required to sink several million dollars into improvements to 35th Street, MOPAC, and 45th Street to accommodate increased traffic, congestion and gridlock.

II. NEIGHBORHOOD IMPACT

- **TRAFFIC** -- Conservative estimates indicate the development could generate over 20,000 trips.
- **SCHOOLS** -- Area elementary schools are over 100% capacity NOW. With more development, a new elementary school must be built.
- **HISTORY** -- Texas citizens would lose the Texas Military Forces Museum as well as many historic buildings which are eligible as a National Historic Register District.

III. GOVERNMENT PROMISE

- Citizens donated land for Camp Mabry in the 1890's through a covenant between the donors and the State of Texas. In the covenant, the State of Texas promised to use the land for a military purpose.
- In 1919, the Texas Legislature rededicated Camp Mabry to the Heroes of the Texas National Guard. Camp Mabry is a memorial where Texas military heroes have had their ashes spread believing in the permanence of Camp Mabry (supposedly protected by the "covenant").

HISTORIC CAMP MABRY SHOULDN'T BE BULLDOZED TO MAKE WAY FOR ANOTHER SHOPPING CENTER !!

The only way to save Camp Mabry is for Governor Bush to delete it from the General Land Office Recommended Property Transaction List by February 1st. If the Governor does not take action by February 1st, the General Land Office will have control of the land.

Please write to: Governor George W. Bush

P.O. Box 12428

Austin, TX 78711

Phone: 463-2000

Fax: 463-1849

Wishing all our Bryker Woods neighbors a happy and safe holiday season !!!