

West Austin Neighborhood Group (WANG)
7 January 2026

The WANG Board of Directors (BoD) came together on Wednesday 7 January 2026 at the Howson Library for our regular monthly meeting. BoD members in attendance were Heidi Gibbons, George Edwards, Darcy Gardiner, Cathy Kyle, David Bolduc, Kris von Rosenberg, Craig Lill and Blake Tollett. Our guests included Roy Adell, Lidia Agraz, Sarah Coleman, Susie Lee and Randy Howard.

The first order of business was the adoption of the December 2025 minutes, and on motion from George with Darcy seconding, they were adopted as submitted.

Under Neighbor Communications:

- Lidia Agraz and her husband Allen Peck have been long-time neighbors in the Deep Eddy neighborhood. She spoke to us about the traffic pressure on her neighborhood during ACL. Getting enforcement of the event specific no-park guidelines can be problematic, and towards the daily ends of the festival, transportation network vehicles either ignore the signage completely or just simply double park to wait for clients. Heidi talked about how the festival previously supplied a contact telephone number that helped address these parking concerns, but a specific contact telephone number was not supplied this year. ACL did supply electronic links to report parking issues and these links were in our newsletter and on our website, but this remains a stressful aggravation. Lidia also asked if we could help with asking for an on-demand pedestrian crossing of Lake Austin Boulevard so neighbors can get down to Deep Eddy Pool and Eilers Park. Heidi said she would reach out to Council Member Duchon on both concerns.
- Several neighbors talked with us about a new ploy by residential developers to get increased building allowances. Some of our subdivisions have, through recorded deed restrictions, prohibitions against residential developments other than single-family; duplexes or multi-family developments are not allowed. These deed restrictions are only enforced through legal action by others in the subdivision; deed restrictions are not enforced by the city. Under current city code, if you build a duplex rather than a single-family residence, you are entitled to additional building allowances, more floor-to-area among other incentives. Regardless of a property being encumbered with a deed restriction allowing only a single-family build, developers are applying for and being granted duplex building permits. The neighbors are then faced with a decision. Take legal action at a cost, or acquiesce and probably invalidate the future enforcement of the deed restriction through their acquiescence. The developers are then offering to build the structure so that in the end, under a restrictive covenant on the deed, it becomes a single-family residence with an auxiliary unit if the neighbors allow the building permit for a duplex to stand. The ultimate end result is the structure is substantially larger than what would normally be allowed built.
- Neighbor Roy Adell asked that we update our website more often especially the meeting dates and times. He also spoke to us about juveniles cruising the neighborhood on e-bikes. These motorized bikes are just under the capacity of motor scooters that require operator licenses and are basically unregulated. Substantial injuries are occurring with

their use, and a tragic death or two in the neighborhood are not that far behind. This really falls on the juveniles' parents.

- Cathy has received an electronic Community Survey from the city and will have a link put on the webpage.

Under **Land Matters:**

The Girls School of Austin (GSA) will be coming to visit with us on Thursday 5 February to discuss their expansion plans and their concordant revision of the Conditional Use Permit (CUP) that the school operates under. The school's current CUP limits their enrollment to 150 students and they want to add 50 students to that capacity limit. GSA's expansion plans also include a library, gymnasium and a cafeteria. The use of the property as a school is not really a concern for adjacent neighbors, but the current and projected future traffic patterns associated with the use are troubling. The neighbors are actively working on a consensus plan to address their concerns and hopefully before the requisite public hearings on the proposed CUP, there can be agreement amongst the parties. The neighbors will forward the plan to WANG for our input.

Under **Communications**-no report.

Under **Membership**-no report.

Under **ANC Report**, the ANC did not meet in December.

Under **Treasurer's Report**, George told us the Annual meeting in total cost just under \$6,000. We had a decent crowd and we had good exposure through the mailout and the signage. Our current checking account has substantial funds and we discussed how those funds could be used in the neighborhood.

Under **Old Business**-no report.

With our next meeting date set for Thursday 5 February 2026, we adjourned.

Blake Tollett, Secretary
WANG