**Minutes for East Cesar Chavez Neighborhood Plan Contact Team**

**Call to Order**

* A general monthly meeting of the East Cesar Chavez Neighborhood Plan Contact Team was held on September 20, 2017 at the Terrazas Branch Library, 1105 E. Cesar Chavez Street, Austin, TX 78702. It began at 6:10 pm and was presided over by Kristen Hotopp with Susan Benz substituting as secretary.

**Attendees** (seven required for quorum)

Voting members in attendance included:

* Sara Strother
* Susan Benz
* Sylvia Marroquin
* Kristin Hotopp
* Shawn Somerville
* Lee Gresham
* Julio Perez
* Mark Rogers

Voting members not in attendance included:

* Pam Colloff
* Leslie Thompson
* Alma Lyra
* Kristen Heaney

**Citizen Communications**

* Noora Bayrami from Rep. Eddie Rodriguez’s office – reaching out. To reach her call 512-463-0674
* Barbara Joyce – Sector 1 resident – spoke against a liquor license for 1408/1410 East Cesar Chavez – our neighborhood does not need another bar – we want to avoid becoming like Rainey Street. She also does not support the Habitat development project or the Cielo development projects going higher than 60 ft.

**Approval of Minutes**

* **The approval of minutes was postponed to the next meeting.**

**Officers’ Reports**

* Kristen Hotopp acting as Chair, made a motion to add to the Agenda a discussion of the Habitat for Humanity development project. Seconded by Sylvia Marroquin. Vote: all (8) in favor.
* Susan Benz, Treasurer, reported no change to the accounts. Discussion followed regarding the Parking District Funds and when they would be available. Susan Benz explained that no funds are handled by ECC NPCT but that we are to make recommendations for improvements to the City of Austin Transportation Department. It was agreed that we need to begin working on this effort.
* Motion: Shawn Somerville moved, Julio Perez second: Use existing funds to print bound copies of the TOD Regulating Plan for the use of Team Members and for all printing for messaging to the public. Vote: the motion carried with all (8) in favor.
* Motion: Shawn Somerville, Mark Rogers second: To print 7 bound copies of the TOD Regulating Plan, in color, front and back. Vote: the motion carried with all (8) in favor.

**Committee Reports**

* The Land Use Committee Report was delivered by Shawn Somerville. See attached written report.

**Unfinished Business**

* **Chalmers Courts Update 1**: Pilar Sanchez gave an update on the developments of their project and reviewed that there are three Phases – Chalmers South (Phase 1), Chalmers East (Phase 2) and Chalmers West (Phase 3). HACA will be going to City Council on October 12th to request that their property be included in the TOD. (handout attached). They are requesting to be included because they need certainty on the development entitlements and with CodeNext they cannot be sure that the requirements will change while they are in process of the design. Currently the tallest structure they are proposing is 46 feet tall. Motion: Shawn Somerville moved, Susan Benz second: ECC NPCT to support the inclusion in the TOD of the HACA property. The motion carried with six in favor and two abstentions. *Shawn Somerville to write this letter of support. He is to send a draft to the team and will incorporate edits sent to him within two days. A non-response is taken as support.*
* **Chalmers Courts Update 2:** Also, HACA needs to revise the zoning of one portion of their property to down zone from CS to MF4. Motion: Shawn Somerville moved, Mark Rogers second: ECC NPCT to support the zoning change from CS to MF4. The motion carried with all (8) in favor. *Shawn Somerville to write this letter of support. He is to send a draft to the team and will incorporate edits sent to him within two days. A non-response is taken as support.*
* **1303 E Cesar Chavez – Richard Weiss:** This proposal is to demolish two existing structures within 2-4 ft of the property line and replace them with structures 5 ft from the property line. This requires approval from the Board of Adjustment because it’s a commercial property adjacent to a residential property and therefore requires an 18 ft setback. Both of these buildings will have a residential use. After much discussion, Richard Weiss offered a compromise to put one building at 5 ft and one building at 10 ft. Motion: Kristen Hotopp moved, Syliva Marroquin second: ECC NPCT to support the proposed setbacks of 5 ft and 10 ft. The motion carried with all (8) in favor. *Kristen Hotopp to write this letter of support. She is to send a draft to the team and will incorporate edits sent to him within two days. A non-response is taken as support.*

**New Business**

* **1408 & 1410 E Cesar Chavez – Rebecca Azari:**  Rebecca Azari is seeking a Conditional Use Permit (CUP) so that tenants of her property can open a bakery/restaurant for “General Restaurant” which allows liquor sales. After much discussion regarding the nearness to residential properties and the number of businesses along this stretch of E Cesar Chavez that have liquor. Motion: Sara Strother moved, Kristen Hotopp second: ECC NPCT to deny the request. The motion failed with 2 votes in support, 4 opposed and 2 abstentions. Continued discussion ensued to offer a compromise solution. Motion: Shawn Somerville moved, Susan Benz seconded: ECC NPCT to support with the following condtions: Hours of operation from 8 am – 9 pm seven days a week; liquor sales limited to beer and wine; no patronage use in the 25 ft setback on the north side of the property; and no outdoor amplified music. The motion deadlocked with four in favor, two opposed and two abstentions.
* **Habitat for Humanity Development Proposal:** much discussion ensued regarding this proposal for 85 ft and the Ceilo Proposal for 90 ft tall buildings. Two members attended the public meeting regarding the Cielo development project (Mark Rogers and Susan Benz) and they reported that all but one attendee at the public meeting were clearly against the increased height. Note: Anyone who was not able to attend can send a letter or email of support or opposition to Maureen Meredith at [Maureen.meredity@austintexas.gov](mailto:Maureen.meredity@austintexas.gov). Maureen will track all responses in her report to City Boards and Commissions when this proposal is considered. Susan Benz reported that she talked to Council Member Renteria and he assured her that the Ceilo height request would be denied but when she asked if he would put that in writing he abruptly walked away without responding. As we were running out of time and had lost the quorum, no action was taken.

**Announcements**

None

**Adjournment**

The Library Staff caused an adjournment of the meeting as the library was closing

 Oct 18, 2017

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Substituting for the Secretary Date of Approval

East Cesar Chavez Neighborhood Planning Team