

## **Meeting Minutes**

### **East Cesar Chavez Neighborhood Plan Contact Team**

**General Monthly Meeting – March 21, 2018 6:00pm**

**Terrazas Branch Library, 1105 E. Cesar Chavez Street, Austin, TX 78702**

#### **I. 6:11 PM Call to Order & Introductions/Roll Call**

Present: Leslie Thompson, Sara Pedrosa, Kristen Heaney, Lee Gresham, Mark Rogers, Susan Benz, Kristen Hotopp, Sylvia Marroquin, Alma Lyra

Absent: Pamela, Julio

#### **II. 6:05pm Citizen Communications**

##### **John Reedy - Austin Creative Alliance**

We office in Jim Hightower's Building

Speaking on concerns regarding loss of creative arts space.

Working with city council on improving this.

Taken an interest on the Cielo development and other options. Interested in closing the delta.

#### **III. 6:25pm Reading and approval of the Dec & Jan & February General Meeting minutes**

Clarification of processes discussed by the team.

Request of Secretary to send draft notes after the meeting and then a few days before the next meeting to remind the team for approval.

#### **IV. 6:35pm Officers' Reports**

Treasurer Report: Approved \$50 for ANC dues

#### **V. 6:45pm Standing Committee/Sector Rep Reports**

#### **VI. Discussion and Possible Action Items**

##### **Historic Preservation Committee - Amy Thompson**

1. A number of neighbors have asked me about recent demos that no one received a notification for. (e.g. 1809 and 1811 Willow and 1513 East Third St.) I followed up with Cara (from City Preservation Office - who presented at our meeting last month). From what I understand, Cara says that their office sometimes administratively decides to release demolition permits for historic era homes without presenting them to the HLC or notifying neighbors. Given how little people from outside of the neighborhood understand it's history - this is clearly an unsettling practice. With more and more speculative development tear downs - this could essentially gut our historic housing stock and prevent neighbors from pursuing an LHD if they are interested. It might be something that the team should communicate with Pio's office on.

##### **Land Use Committee - Mark Rogers**

No news.

##### **Susan Benz - ECC-NPCT needs to update the City on the recent election and the new contacts.**

Susan will contact the COA to change contact team to chair and vice-chair Susan and Leslie Cecilia as official point of contact for ECC-NPT.

#### **VI. 6:50pm Unfinished Business/General Orders**

## **Discussion and possible Action Items**

### **Cielo 4th & Comal - Tyler Buckler**

Tyler introduces the project.  
\$48 - \$54/SF all in is current market rate.

Mark Rogers thinks a restrictive covenant would be drafted by a community or a non-profit A 501c3, if the City is saying that it has to be attached to a 501c3.

The deal should be getting cut with the arts community. They need to come up with something.

Susan Benz reached out to some of the arts community members. What works for you?

Mark, I'm not one to say lets sell height via bonus.

TOD - 40' - 60' what City Council

Sara Pedrosa suggests that an official stakeholder meeting should be arranged to foster credibility and buy in for all stakeholders

Sara Pedrosa - Biggest concern is with a restrictive covenant that may have to be managed by someone that not have the resources to manage, enforce, litigate.

Tyler Buchler - We need someone from City at next meeting for code and legal questions. Could be an opportunity for support for a plan that includes art space in perpetuity if there is a legal vehicle for it.

Neighbor asks why limit the community arts space to 9,000 SF. Tyler says it's what works for the numbers.

Neighbor Brandon - thinks it's an awesome idea. We had a 10,000 SF space that we were trying to get COA to assist with a 30 years term. He thinks people react more to the street view of a building than the height of the building. See some give and take. Perpetuity is the way that it should be. After 5 years, you're just kicking the can further down the road.

Tyler Buchler - Right Of First Refusal came up, option for somebody buying it and keeping it at low-cost.

Kristen Hotopp - Bringing the artists into a meeting would be great. If you don't go for the setback. Request a consideration of 60' including the artist space.

Mark Rogers - Reminder, Council Member Renteria said it's a great idea just may be the wrong location.

Tyler Buchler - Cielo would like to go back to City Council at end of April (4/26). We can come into the next ECC meeting and come with a proposal with Pump or BigMedium.

## **VII. 7:00pm New Business**

### **Discussion and possible Action Items:**

Sara P there has been an application from Brandon Testa to join as a Business Rep. Sara will post to the Facebook group and the website.

**VIII. 8:25pm Announcements**

No Announcements

**IX. 7:44pm Adjournment**