

**Meeting Minutes**  
**East Cesar Chavez Neighborhood Plan Contact Team**  
**General Monthly Meeting – December 19, 2018 6:00pm**  
**Terrazas Branch Library, 1105 E. Cesar Chavez Street, Austin, TX 78702**

**I. Call to Order & Introductions/Roll Call**

Officers		DEC	NOV	OCT	SEP	AUG	JUL	JUN
Chair, Treasurer, Business	Susan Benz	EA			✓	✓	✓	✓
Vice Chair, Sector 6	Leslie Thompson				EA	✓	EA	EA
Secretary, Sector 8	Kristen Heaney	✓			✓	✓	✓	✓

**Representatives**

Sector 1	Pam Colloff	✓			✓	EA	EA	✓
Sector 2	OPEN							
Sector 3	Sylvia Marroquin				EA	✓	✓	✘
Sector 4	Sara Pedrosa	✓			✓	✓	✓	EA
Sector 5	OPEN							
Sector 7	Kristen Hotopp	EA			✓	✓	✓	✘
Renter	OPEN							
Business	Lee Gresham (Ending soon)	✓			✓	✓	✓	✓
Business	OPEN							
Non-Profit	Mark Rogers	EA			✓	EA	✓	EA
Non-Profit	<b>Alma Lyra</b>	✘			✘	✘	✘	✘
Non-Profit	Julio Perez	✓			✓	✓	✓	✓

✓	ATTENDED MEETING
✘	ABSENT W/O COMMUNICATION
EA	EXCUSED ABSENCE

**II. Citizen Communications**

**Elena Rodriguez - Community Engagement team for RBJ Project**

1. Civil engineering well underway. Hope for layout complete by June 2019
2. Electrical utility work underway
3. South Market track along Comal, east of the project and adjacent to park land, starts vertical construction in January. Construction entrance will shift to Navasota and Haskell
4. Senior affordable housing will begin 1<sup>st</sup> quarter of 2019
5. Thank YOU to Julio for allowing team members to volunteer in the gardens.

Julio asks – concerns about the chemicals washing-off of the new pavement to the garden and the parakeets have relocated. Elena thinks that the birds may have relocated due to all of the construction activity. She can ask.

Julio - What happened to the fox? Elena will ask and get back in touch.

### **READING - Gwen O'barr email re: Planning Commission Corridors Resolution**

#### **Christine Casper – Scoot Inn**

Intersection of E 4<sup>th</sup> and Navasota – dangerous intersection. Another accident 4 days ago where somebody blocked stop sign. Needs Speed Bumps and a 4-WAY stop Sign

Sara P. – put in request for analysis and CC Pio. Has to meet threshold of volume. Email the traffic people. Sara P. will CC Pio's office.

Sara P – speed bumps have been requested multiple times and we've been told that they cause slow response time for emergency vehicles and neighbors hate them.

Pam wants to join forces with Christine on this. Numerous near fatal and recently fatal accidents on east 2<sup>nd</sup>.

Julio – noticing increased traffic in front of the garden (Waller)

Pam – I think there is a larger conversation we need to have with Pio's office given density upon our neighborhood. Let's plan a special neighborhood transportation meeting with Pio. Host at Scoot.

### **III. Reading and approval of the October General Meeting minutes**

There was NO October Meeting. September minutes need review at next meeting that has a quorum.

### **IV. Officers' Reports**

#### **Review ECC Bylaws - Section 5—Removal of Members from the ECC NPCT.**

1. An individual's membership on the ECC NPCT shall lapse on the three successive absences unless there are extenuating circumstances that have been communicated to the ECC NPCT President/Chair.
2. The Secretary will make a notation in the minutes of each meeting of the names of the individuals whose membership will lapse at the next scheduled meeting. The Secretary shall communicate this information to the individuals whose membership is at risk of lapsing within 30 days.

#### **Secretary's Report:**

ECC-NCT Bylaws Section 5.2

Individuals whose membership will lapse at the next scheduled meeting:

Alma Lyra (6 successive absences without communication)

Lee Gresham is moving his business out of our neighborhood. We will need a new business rep.

Sara P will post open seats again.

**V. Standing Committee/Sector Rep Reports**

Sara P – Received request to have a site plan administratively approved near CC and Comal. Not clear about details. Sara will review and will let us know.

Jeff Thompson also got notified – it's the site from the blue house all the way to Bufalina. 3 story with underground. Sara will update the team

**VI. Unfinished Business/General Orders**

Discussion and possible Action Items

**VII. New Business**

**Angela McNaughton - City's Restricted Front/Side Yard Parking (RFYP) Ordinance**

Needs to be adopted by neighborhood teams

Where there is not a curb cut

Angela lives at 1308 Canterbury – between Waller and Navasota

There are a couple of eyesores on the street

We take a lot of pride on our street – Really an eye sore when you can't see their house because there is an SUV parked sideways in front of it.

Leslie there is also a problem with street parking.

Submitted the application docs, maps,

Frequently asked questions about the ordinance

Julio – have you talked to the folks about it? No because I wanted to clarify the ordinance first.

Currently plenty of on-street parking available?

The neighbor participating is a renter – not a landlord.

Call 311 – for code compliance questions

Angela will forward links to code resources.

**Julie Barr, Capital Metro - Update on Plaza Saltillo**

July 2018 Cap Metro began maintaining it

CARTS operating and restrooms

HOPE Farmers market will continue their lease

Cap Metro plans to paint and Refurbish – McKinney York Architects

Working through a governance document for leasing and legal requirements related to renting the space for events.

McKinney – fresh paint at steel and stucco. Tile and brick to remain. Refurbish the fountain with new pump. Tile at interior, nice look even when water is off. Upgrade lighting. Changing out lamps on acorn fixtures, replacing yellowed lamp covers, new LED bulbs, upgrading sconces (terra cotta).

Landscape clean up. Replace with feather grass (drought tolerant), replace mulch with river rock for less maintenance. Prune trees, raise canopies for clear visibility. Every other pole light acorns will be removed to add festoon string lights. Bird deterrents. Replacing broken tiles, squeaky hinges.

Julie says they can put plans up on the Cap Metro website for ECC to share. Contact Julie with any

questions.

Plans complete Jan. 4 months for procurement. Start in May 2019.

**Jason Thumlert, Endeavor - Plaza Saltillo Sign Variance and Conditional Use Permits (CUP)**

Illuminated sign variance passed.

(2) CUP's – required for cocktail lounge

1. Gingerman – relocating 5<sup>th</sup> and E Waller (500 SF of outdoor along paseo)
2. Lucky's – Matt Luckie – LAVACA, STAR, Gibson, Lallas, Graceland Grocery, Mean Eyed Cat, The Wheel

The Texaco Historic Buildings (northeast corner of 4<sup>th</sup> and Attayac). Patio on north side (like Katy Trail Ice House). Interior 2,000. Shed 1,000.

The Wheel is adjacent to a neighborhood. So is Mean Eyed Cat.

Sara P. – the cocktail bar thing is always a huge issue. 1. What are exactly the dates of the process so we can notify. 2. How many new residents? How many new people in office buildings? To assist in forming options. 3. Outdoor seating issue is huge issue for me (outdoor seating creep and outdoor music permits). We need accurate information about how that's going to be handled ahead of time. I love the paseo thing, however, we are having a big issue in this neighborhood with vehicular traffic.

Leslie – homeless issue, how do you manage the paseos?

Jason – the best thing you can do is have a space that's activated throughout different times of the day. Right lights. People tend not to go where spaces are activated often. They are looking for privacy.

CUPs have been submitted, notices have been mailed.

Kristen – Parking? Block 4 parking garage. Can you bring a site plan? Jason - YES. Will email.

Jason will be back in January

**Diana McIver, DMA's president - 2019 tax credit application progress update for the Saltillo proposal, Talavera Lofts**

Affordable Housing component of Saltillo Development.

92 Units

11 for 30% AMI

55 50%

24 60%

2 Market Rate Units

average affordability at 50% level

2018 income levels are 30,000 for 50% AMI single 43000 for family of 4

Unit mix = Studio – 3 bedroom

Parking space underneath and adjacent

We opened Aldridge 51 at Mueller about a year ago. We went to local business to do marketing. Our residents work nearby.

Timetable – Apply for housing tax credit financing pre app jan 9t. final app due march 1<sup>st</sup>. going to city council Feb 7<sup>th</sup>. We appreciate your support and we will be looking for city support.

Mix of units and AMIs will be online this week.

#### **Jeff Thompson, Planning Commissioners – Update on Planning Commission Corridors Resolution**

Disagrees with email from Gwen O’Barr

VMU provides some bonuses to developers who build affordable housing.

You have to make 10% of the units affordable. The developers don’t get a height increase. They don’t get compatibility relief. They do get reduced parking by 60%.

No FAR limit. No limits on number of apts per acre.

It has been one of the most successful, UNO has been successful by producing the most affordable units.

VMU buildings are only allowed on corridors and the corridor we wanted to put in your neighborhood on Cesar Chavez went to 5th and 6<sup>th</sup> instead.

Imagine Austin – has identified Cesar Chavez as a corridor

City Staff reading of the rules formerly said VMU not allowed on Cesar Chavez.

The developer wants to build a VMU – 10% affordable to get the VMU zoning they want to make smaller units. Planning Commission cannot grant zoning based on affordability. I can’t make a condition of your increased building contingent upon affordable housing.

The rule I was trying to change was that you could put VMU zoning not necessarily on corridors.

Right now, it’s illegal to zone a lot on Cesar Chavez VMU – either they didn’t get VMU and they still built but no affordability.

**After all this, City Staff came back and said, actually, you can zone VMU on Cesar Chavez. NO resolution will be required.**

#### **VIII. Announcements**

NONE

#### **IX. Adjournment**

Motion to adjourn – Lee Gresham

SECOND - Julio Perez