

Meeting Minutes

East Cesar Chavez Neighborhood Plan Contact Team

**General Monthly Meeting – June 19, 2019 6:00 – 7:30pm**

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

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

Kristen Heaney, Susan Benz, Mark Rogers, Crisene Casper, Sara Pedrosa, Kristen Hotopp, Julio Perez, Leslie Thompson

**II. Citizen Communications**

Renee Lopez – Interested in ECC Non-profit Representative Seat

Reads letter to share her family history in our neighborhood. Shares about years of working with legislature on accessibility issues. Board of Directors at AHA! Accessible Housing Austin. Extensive knowledge of neighborhood will benefit the team. Interested in housing affordability and accessibility.

Janine Sisak – RBJ

RBJ Infrastructure work is 86% complete - new streets and utilities running interior to the RBJ site. First market rate piece is under construction. Structured parking is in place.

Very close to starting construction on new affordable housing. After that is constructed existing RBJ residents will move in and in about 2 year's time the existing RBJ tower will be renovated.

No existing tower resident is moving off-site. They will remain on site and move into new building.

Julio Perez - The gardeners are concerned about a building that is going on the east side of the garden. Janine says that's the north market rate tract. Happy to share site plan again. Currently working with the parks department and community to determine resolution regarding the property line conflict between garden and new construction. Janine will convey message to John Duke – Julio concerned that plans and actual stakes are inconsistent. Janine notes that that building is not scheduled for construction for quite some time. Julio requests more advance notice.

Gwen O'Barr – How many market rate units? Janine doesn't know specifically. First phase in 200's, Second phase also in 200's. Roughly 500 affordable. Thinks it's about 60% affordable/40% market rate.

First market rate units come online Q1 2021.

New affordable anticipated August of 2021. This housing is age restricted and the existing RBJ residents will be first occupants.

New housing application announcement will be made about 3 months before opening. A deadline for turning in applications will be established and returned applications will be time stamped.

Janine Sisak – Talavera Lofts

Applied for 9% tax credits in March and awards are typically made in July. Don't know if we'll receive 9% or 4% but we're proceeding with project regardless. Hope to start construction in roughly one year. More info forthcoming.

### Gwen O'Barr, ANC Representative – Code Next

Here to speak about the “new code next” that they are not calling code next. They are not having a Citizen Advisory Group. Last round, the Citizen Advisory Group said we don't like it, don't do it. Now it's being written in house. City Council wants it done between Thanksgiving and Christmas. Will be presented to public and that will be the time for public feedback.

Transition Zones are important because they change how things are zoned. East Cesar Chavez and East 7<sup>th</sup> Street are proposed transition zones. Zones were proposed to be 5 lots deep from identified roads.

Community Not Commodity (CNC) is working closely with ANC. ANC is against transition zones.

Kristen Hotopp – Will send corridor map and parking guidelines

Gwen O'Barr suggests that single family homes will become non-conforming which means you won't be able to build new single family homes. K Hotopp suggest that this may not be true. Gwen O'Barr concedes that CNC often relay a worst case scenario. K Hotopp notes that when worst case scenarios are offered as truth a group may lose it's credibility. Gwen acknowledges that she has a bias, hard to be objective.

Anticipate that tax burned will become greater with greater density.

Gwen shares CNC document “CodeNext Returns, Worse Than Ever”. Sara Pedrosa cautions.

Gwen suggest that West Austin neighborhoods are getting very aggressive about making changes.

Gwen is just trying to pass info along. Acknowledges that ECC neighbors may or may not want to sign the petition at Community Not Commodity.

Susan Benz says that it would be really important to get a FACT BASED hand out without all the politics involved so that we can share that. We need to be handing out fact not rumors.

K Hotopp reads from the guidance document and will post to ECC website.

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

Earlier today we all received links to previous meeting minutes.

January 2019 Meeting Minutes - No discussion

**MOTION:** K Hotopp moved and it was seconded to approve the January meeting minutes Motion carried by majority. Non-attending members abstained.

February 2019 Meeting Minutes - No discussion

**MOTION:** K Hotopp moved and it was seconded to approve the February meeting minutes Motion carried by majority. Non-attending members abstained.

March 2019 Meeting Minutes - No discussion

**MOTION:** M Rogers moved and it was seconded to approve the March meeting minutes Motion carried by majority. Non-attending members abstained.

April 2019 Meeting Minutes

M Rogers requests edits regarding 1103 Clermont. Edits were made.

K Hotopp requests clarification around language related to announcement of C. Casper to apply for Business Rep seat. Edits were made.

**MOTION:** M Rogers moved and it was seconded to approve the March meeting minutes Motion carried by majority. Non-attending members abstained.

May 2019 Meeting Minutes

K Hotopp requests clarification regarding the recording of the Officers' Reports conversation regarding Role Change for Agendas & Minutes. The language "Kristen Heaney remains sector 8 residential representative" is removed from the minutes.

**MOTION:** M Rogers moved and it was seconded to approve the March meeting minutes Motion carried by majority. Non-attending members abstained.

**IV. Officers' Reports**

President, Susan Benz

Received a letter COA/Travis County Wildlife Services, Emery Sadkin, about how to behave in the presence of coyotes. They don't attack people unless they feel threatened. Don't feed them. Get big and be loud to run them off.

Update on 1603 Willow. Not going to Council tomorrow evening. Is a project that the Historic Landmark Commission decided needed to be protected. Homeowner did not want that. Landmark commission voted unanimously for preservation. Planning commission couldn't figure out a way to get a vote on it. Prior to meeting it was determined that something that goes to deadlock dies. Appears that 1603 Willow will be demolished.

Law department had determined that everybody that reviews the case (Landmark, Planning, Council) must have a super-majority for preservation if the owner is opposed.

Sara Pedrosa suggests that there could have been a super majority if a full planning commission were present.

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

K Heaney, Sector 8 - the City of Austin has received an application for a site plan at 1812 E 6TH ST, case number: SP-2019-0167C. Project will consist of 50 residential micro units. No action required by ECC at this time.

**VI. Unfinished Business/General Orders**

1010 Clermont Avenue – Paul Stables

Mr. Stables has been communicating with M. Rogers. It's problematic and burdensome to have a conditional use for individual tenant's. Each time a tenant/use changes it's cumbersome.

Currently zoned GR with conditional overlay.

Mr. Stables presents list of Conditional Overlay prohibited uses that he's requesting to change from prohibited to permitted use and Mark Rogers has made recommendations for ECC's consideration.

1. Administrative and Business Offices - Support request for change from prohibited to permitted use.
2. Professional Office - Support request for change from prohibited to permitted use.
3. Business Support Services - - Support request for change from prohibited to permitted use.
4. Financial Services - Support request for change from prohibited to permitted use with exclusion of drive through service.
5. Consumer Repair Services - Support request for change from prohibited to permitted use.
6. General Retail Sales - Convenience - Support request for change from prohibited to conditional use.
- ~~7. General Retail Sales – General – Removed at Owner's choice.~~
8. Personal Services - Support request for change from prohibited to permitted use.
9. Personal Improvement Services - Support request for change from prohibited to permitted use.
10. Medical Offices - Support request for change from prohibited to permitted use.

M. Rogers and S. Pedrosa express concerns regarding making General Retail Sales – Convenience especially as it relates to the possibility of retailers that sell drugs and tobacco products. M Rogers recommends that this item be changed from prohibited to conditional use.

**MOTION:** K. Hotopp moved and it was seconded to support by letter the recommendations put forth by M. Rogers as stated. Motion carried unanimously.

**VII. New Business**

Outdoor Music Venue – Permit Renewals:

Whisler's – Matt Wenger - Here to request OMV neighborhood agreement be renewed as written.

**MOTION:** K Hotopp moved and it was seconded to approve the renewal of the existing OMV Neighborhood Agreement with Whisler's. Motion carried unanimously.

Shangri-La – Emily Van Aken - Here to request OMV neighborhood agreement be renewed as written.

**MOTION:** C Casper moved and it was seconded to approve the renewal of the existing OMV Neighborhood Agreement with Shangri-La. Motion carried unanimously.

Scout Inn - Here to request OMV neighborhood agreement be renewed as written.  
C. Casper recused herself from the discussion and vote

**MOTION:** L. Thompson moved and it was seconded to approve the renewal of the existing OMV Neighborhood Agreement with Shangri-La. Motion carried by majority. C. Casper abstained.

#### COA's Historic Preservation Office Update – Cara Bertron

Here to talk about project called Translating Community History. Using information to put together application for National Register Historic District.

Future meetings will be held in Aug, Sept, and Oct.

Invitation to get more involved in community stakeholder group. This group will meet 4 additional times over the course of the project. Groups like MAC, Tejano Trails, Austin History Center are involved and would love to have a few reps from the focus area included.

Contact [cara.bertron@austintexas.gov](mailto:cara.bertron@austintexas.gov) if interested in getting involved.

End goal is opportunity to figure out how to reach out to communities that don't reach out to us first.

#### Holly Point Proposal Update – Diane Miller

To improve water access and make trail more accessible and compliant with ADA guidelines. Adjacent power plant closure, ball parks – how might you like to see the interconnectivity between trails and area amenities?

**Coming up on the close of Survey Feedback period, July 5<sup>th</sup>.**

[hollypoint.org](http://hollypoint.org) for more information.

Survey can be found at <https://www.surveymonkey.com/r/J3BDPHM>

Pedestrian Advisory Council – PAC, Vice Chair  
Adam Greenfield, [austinblockparties@gmail.com](mailto:austinblockparties@gmail.com)

City of Austin group comprised of volunteer citizens. Advises entities like City Council and Dept of Transportation. Passionate about seeing busy bustling street, people watching, accessible amenities, safety. We address anything pedestrian related.

Here to invite ECC Neighborhood participation. Monthly Meeting, 1<sup>st</sup> Monday of the month, 6pm, City Hall.

Having elections in September and trying to encourage a more diverse group of people to come and run.

Consider Adam your delegate to the PAC. I've seen time and time again that our voices are heard by the boards and commissions with voting and ruling power in the city.

City of Austin Block Party Program

Adam Greenfield, austinblockparties@gmail.com

A year ago, the City created a permit for block parties. You close your street down for the day to traffic. Includes BBQ, kids games, activities. Incredibly powerful for introducing people and getting to know your neighbors. The process of organizing the party is as important as the event in serving to get to know your neighbors.

Adam is available, at no cost, to advise any group of people at any time to discuss the process, what works, etc.

[austintexas.gov/blockparty](http://austintexas.gov/blockparty)

Limitations include public transit roads, arterial roads, traffic lights, etc. Intended for residential streets. Requires neighbor signatures and support.

Typically want to start conversation 2-3 months ahead of event date.

**VIII. Announcements**

Sara Pedrosa – Metz Elementary Library Call for Volunteers

Have been working with librarian at Metz Elementary who is challenged with double student body. Looking for community support with kids. Needs adults to help kids with makers projects and game days. If you know anyone who would like to volunteer email Sara Pedrosa.

They also need monetary donations.

K. Hotopp – Bylaws Sub-committee

Emailed proposal for sub-committee meeting for next Wednesday meeting. All but Mark Rogers can attend. We can meet at Susan's conference room.

**IX. Adjournment**

**MOTION:** S. Pedrosa moved and it was seconded to adjourn the meeting at 8:09 PM. Motion carried unanimously.