

Meeting Minutes
East Cesar Chavez Neighborhood Plan Contact Team
General Monthly Meeting – January 16, 2019 6:00 – 7:30pm
Terrazas Branch Library, 1105 E. Cesar Chavez Street, Austin, TX 78702

I. Call to Order & Introductions/Roll Call

Officers		JAN	DEC	NOV	OCT	SEP	AUG	JUL
Chair, Treasurer, Business	Susan Benz	✓	EA			✓	✓	✓
Vice Chair, Sector 6	Leslie Thompson	✓	✓			EA	✓	EA
Secretary, Sector 8	Kristen Heaney	✓	✓			✓	✓	✓
Representatives								
Sector 1	Pam Colloff	EA	✓			✓	✘	✘
Sector 2	OPEN							
Sector 3	Sylvia Marroquin	✓	✘			EA	✓	✓
Sector 4	Sara Pedrosa	✓	✓			✓	✓	✓
Sector 5	OPEN							
Sector 7	Kristen Hotopp	✓	EA			✓	✓	✓
Renter	OPEN							
Business	Lee Gresham	✓	✓			✓	✓	✓
Business	OPEN							
Non-Profit	Mark Rogers	✓	EA			✓	EA	✓
Non-Profit	OPEN		✘			✘	✘	✘
Non-Profit	Julio Perez	✓	✓			✓	✓	✓
	✓	ATTENDED MEETING						
	✘	ABSENT W/O COMMUNICATION						
	EA	EXCUSED ABSENCE						

II. Citizen Communications

MOTION S. Pedrosa to add 1515 E Cesar Chavez is time allows

SECOND K. Hotopp

All in FAVOR

1. Elena Rodriquez w/ John Duke – RBJ Development

John Duke - jduke@cpmtx.com

Broke ground on market rate project

Utilities and roads on track for end of May completion

Parakeets - before we took tower down we sent a drone up to check for eggs, and checked with Parks and Wildlife prior to taking tower down.

Foxes - We believe foxes relocated themselves.

Run-Off - Water run-off to community gardens, long-term plan is to have a large rain garden and the run-off will go there and out east towards Comal.

We communicate daily with the RBJ Tenant Rep regarding cleaning and other on-going maintenance, construction and transportation issues.

S Marroquin - requests MSDS for asphalt products and possible chemical run-off issues.

J Perez – Ask about road south of food forest?

J Duke – It will be converted by end of May 2019.

J Perez – Fence line along parking area? The City came out to trim trees along community garden side on fence line but city won't touch trees on RBJ trees. Can CPM consider cutting those trees back?

J Duke – Let me check on that.

III. Reading and approval of the September and December General Meeting minutes

MOTION - L Thompson approve Sept & Dec 2019 Meeting Minutes

SECOND - L Gresham

ALL in FAVOR

IV. Officers' Reports

Susan Benz, Chairperson

Neighborhood Plan Survey Action request email from 1/11

Request is to reply by 3/10

Request that team members read and comprehend

S Pedrosa can do the Survey Monkey

Staff is available to support us in survey and results

Option to have ECC-NPCT to complete full survey and run a limited number of issues to the neighborhood at large.

Susan Benz, Treasurer

No money in and no money out

V. Standing Committee/Sector Rep Reports

Communications – S Pedrosa

Request for City of Austin Community Registry updates

Susan Benz, Chair

Leslie Thompson, Vice-Chair

Kristen Heaney, Secretary

Sara Pedrosa, Communication Committee Chair

Sector 8 - Kristen Heaney

Foundry, Tyler Buchler email update:

The office building core and shell is scheduled to finish in May with the condos finishing in August. Tenant finishes in the office will probably go through the end of the year. DPR Construction and Bond Collective are taking floors 3 and 2 at Foundry. Paper trading on the final floor at Foundry.

4th and Comal, Tyler Buchler email update:

Construction start within the next 2-4 weeks. 18 month construction period.
Paper trading on a lease at 4th and Comal but can't say too much until those are done.

VI. Unfinished Business/General Orders

1. Leslie Thompson, City's Restricted Front/Side Yard Parking (RFYP) Ordinance

Request for ECC to Opt-IN for RFYP Ordinance
S Pedrosa - does not want to create an undue hardship for people that have been doing this already
L Thompson - concerned that it creates issues for some owners
J Perez - checked out the area in question and didn't observe a problem

MOTION that ECC-NPCT takes no action – S Pedrosa

SECOND - K Hotopp

ALL in Favor

2. 2019 tax credit application progress update for Talavera Lofts and Chalmers East

Janine Sisak – Talavera Lofts

Pilar Sanchez – Chalmers East

Both projects are requesting ECC-NPCT support for the Quantifiable Community Participation Neighborhood Information Packet required as part of their applications for Federal Funding of their projects.

P Sanchez (Chalmers) – if Talavera is asking to be the priority project then Chalmers is not going to request the priority project.

Talavera (Janine Sisak) – Both projects are requesting a Quantifiable Community Participation Neighborhood Information Packet.

At City Council level, Council will have to suggest which project matters most to the revitalization. Talavera is requesting that we add language suggesting support for Talavera as the priority project. Chalmers is standing down in a gentlemen's agreement made last year.

S Benz - In our letter of most favored can we mention the 2-mile state legislative rule creates an undue restriction to the immediate need for affordable housing in our area?

J Sisak – Yes and perhaps Talavera can assist with the language. It's delicate because there are so many rules etc. Don't want to overcomplicate it.

M Rogers – Seems like time is of the essence. What happens if funding doesn't come through? DMA is not a party to the agreement between Cap Metro and Endeavor. Have to ask Jason Thumert.

K Hotopp – Hard to see Talavera eclipsing HACA with it's rich history in our neighborhood.

J Sisak – the rules change every year, this most favorite thing has been in play for a couple years. No one new that HACA was applying for 9%. We took a huge hit when the tax code change. We didn't know that we were competing projects.

HACA – we have been planning for years and we didn't know we'd be competing.

We're always going to be tied and in no scenario, can we both get funding because of the state rule.

HACA is not asking this group for most favored. We may want to pursue that with the City.

The Neighborhood Association counts for the packet.

MOTION ECC Neighborhood Association / ECC-NPCT fill out the packet for HACA and submit – S Pedrosa

SECOND - M Rogers

ALL in favor

MOTION ECC Neighborhood Association / ECC-NPCT fill out the packet for HACA and submit - S Pedrosa

SECOND - M Rogers

ALL in Favor

MOTION to write and submit letter for Talavera as most favored project - S Pedrosa

SECOND - M Rogers

ALL in Favor

ECC-NPCT to take up conversation about 2-mile rule with relevant representatives

Jason Thumlert will be here for Feb and requests time on the agenda.

VII. New Business

1. Neighborhood Cocktail Lounge Policy

S Benz – quite a number of years ago when we were having challenges with new bars popping up on E 6th and Cesar Chavez, through the process of fighting new bars we got city council support. Not wanting to be over-run like Rainey Street. The team signed a letter NO NEW BARS in free standing buildings would be agreed upon. At that point in time it was specific to TOD. Identified each bar in the TOD.

The way the process works with the city, if you used to be a bar you can be a bar. If you're changing the use to bar, you have to apply for a "Change of Use" that trips several things in terms of getting approvals. We told several people that came before to find old bars and transform to their new bar.

With applications that came in for a couple of bars in Plaza Saltillo do we need to revisit this policy again and extend beyond TOD?

S Benz - Do we go back to what we did before? Color a map and identify the bars in our sectors. One map with the number of bars in our neighborhood determine what kind of letter we want to write.

New CUP applications include Gingerman and new Matt Luckie project at the old Texaco Building at 4th and Attayac.

K Hotopp – request is for neighborhood amenities that serve the neighborhood. Destination bar districts are not a fit for our neighborhood.

S Benz - CUPs should be added as a priority in the Neighborhood Survey

K Heaney - will ask Jason Thumlert about dates and deadlines regarding CUP applications.

2. 1515 E Cesar Chavez – S Pedrosa

Will have a request for administrative CUP for a restaurant.

K Hotopp - This site plan is administrative, unless you want to become a registered interested party.
Planning for sub-grade parking for 3-story office building. More parking will be provided than is required.

VIII. Announcements

None

IX. Adjournment

MOTION to adjourn at 7:46 PM - S Pedrosa

SECOND - J Perez

ALL IN FAVOR