

**Meeting Minutes**  
**East Cesar Chavez Neighborhood Plan Contact Team**  
**General Monthly Meeting – August 21, 2019 @ 6:00PM**  
**Terrazas Branch Library, 1105 E. Cesar Chavez Street, Austin, TX 78702**

- I. 6:00pm Call to Order & Introductions/Roll Call
  - i. Pam acts as Chair, Susan has laryngitis
  - ii. Pam Colloff, Susan Benz, Julio Perez, Mark Rodgers, Sara Pedrosa, Kristen Hotopp present; team has a quorum.
  
- II. 6:05pm Citizen Communications
  - A. **Elena Rodriguez- RBJ Community Liaison:** update- phase I is 10% complete; phase 2 is mixed use, not yet available. Affordable housing project piece kicks off next month. Infrastructure (streets, utilities, etc.) complete. Fence update: fence was removed that belonged to the Garden next door. Development team wants to re-erect fence, it's a priority. PARD wants to erect temporary fence this week to protect E side of garden. PARD hopes to fund permanent fence, will find out about available funding as of Oct. 1. RBJ construction workers (?) using water from the garden- this has been addressed and will not continue. Julio: will RBJ reimburse for unauthorized water used? Elena: yes, the garden can bill us for that. Julio also concerned about lack of meetings between RBJ, garden, and all other stakeholders. Requests more direct communication.
  
  - B. **Will Marsh w/Endeavor- re: 901 E. 6<sup>th</sup> St. project:** Submitted application to Board of Adjustment (BoA) for signage variance for office building so they can place signage above 2<sup>nd</sup> floor. UNO signage overlay applies to Saltillo TOD, disallows signage over 2<sup>nd</sup> floor w/internal illumination, must be cut into side of bldg. Requesting variance to allow for signage around parapet @ top of building. Is on Sept. 9 BoA agenda. Provides packet of materials w/renderings to show where signage would be placed on building. Requesting so office tenants' visitors can find their location more easily via display of tenant name/logo. Variance requested would restrict signage to no more than 100-sq ft.
  
- III. 6:25pm Reading and approval of the July 2019 General Meeting minutes- *postponed*.
  
- IV. 6:30pm Officers' Reports
  - Discussion and possible Action Items
    - Treasury spent \$50; ending balance \$1,874.18
  
- V. 6:40pm Standing Committee/Sector Rep Reports
  - Discussion and possible Action Items
    - Land Use Committee Report – Mark Rogers
      - No activity in last month, but Sept. 10 meeting planned w/501 Studios. They want to redevelop Fair Market at 5<sup>th</sup> and Waller.
  
- VI. 7:10pm Unfinished Business/General Orders
  - Discussion and possible Action Items:
    - Jason Thumlert: Endeavor's proposal for the Texaco Depot site
      - **Kristen:** delivery trucks frequently block Waller st. between 4<sup>th</sup> and 5<sup>th</sup> when making drop offs. Can you please address this? Jason says he'll talk to property management team about it, see if city/et al will provide loading space on E. 4<sup>th</sup> or E. 5<sup>th</sup> for delivery vehicles. If problem continues, contact Plaza Saltillo's residential property management team to complain. Jason will email their contact info to the team.

- **Plaza Saltillo (PS) construction update:** residents have moved into block 4 on east side of Waller. Block 2 residential move-in will take place Oct. 1. Lots of construction activity as things progress. Mid-Oct. activity focused on block 1 between IH35 & San Marcos. Park Space now 95% complete. Lights soon operational. Work on paseo at Attayac St. begins Oct. 1. Timing to concord with new Cap Metro service resumption on Nov. 1. Also pave San Marcos St. by Nov. 1. First PS retailers will open Sept. 2 (Juice Land), Fitness Spot on Sept. 5, Snooze on Sept. 25. Thereafter, lots of activity related to retail tenants building out, including Google, which will build out through early part of next year. Completion of residential units in January 2020. 5th st. sidewalk barricades have been removed on block 2. Construction projected to be completed in January 2020.
  - **Pam:** traffic is increasing; have any traffic studies been done to predict and improve flow? Jason: yes, they did traffic impact analysis 2 years ago, will install new traffic signals at 5<sup>th</sup> & Waller, 7<sup>th</sup> & Waller, & San Marcos & Cesar Chavez (city is also installing a new signal at 4<sup>th</sup> & IH 35). Pam will follow up w/Jason re: traffic concerns via email. Pam's concerned about lack of sidewalks on N-S streets. Hopes Endeavor will work with the team, neighbors, and Pio to advocate and provide for pedestrian/bike safety and adequate traffic infrastructure. Would Endeavor be willing to contribute funds to a neighborhood-partnering grant? Team can canvass residents to inquire about priorities, if so. Jason states he is open to having these conversations in a group format with the multiple stakeholders involved.
  - **Sara:** thanks Endeavor for donating money to Metz teachers for school supplies.
  - **Austin Ellison (4<sup>th</sup> St. business owner):** renovated Green & White warehouse for his film and video production studio on E. 4<sup>th</sup> next to TX Coffee Traders. Suggests Endeavor provides designated parking spaces/zones for vehicles to improve safety for pedestrian and bicycle traffic utilizing area as density increases.
    1. Pam suggests all traffic/pedestrian safety issues are interrelated and increasingly important as area grows.
- **Texaco Depot:** Jason states he does not have any update. Proposal remains to have Matt Lucky bar operator open icehouse concept opening onto bikeway with food service & food trucks. Operator/tenant wants late-night hours until 2 am. Neighbors are opposed, Planning Commission voted against the plan. **Endeavor is appealing Planning Commission to Council on Sept. 19.**
  - **Pam:** given neighborhood opposition, why is this plan still being pursued? **Jason:** wants to pursue plan w/conditions close at midnight instead of at 2 am. That's the only change to the plan as previously proposed. Would still retain other aspects of plan: outdoor music (he states they will restrict outdoor music to contain noise on site, prevent concerts like Scoot Inn hosts, work w/city to ensure that sound doesn't spread beyond property in evening. Still plans for continuous & ongoing food service w/food trucks. Buildings are 1000 sq. ft combined, patio space on side 5,000 sq. ft. Pam and Susan: this means a 6,000 sq. ft bar in the NH. Can Endeavor come back w/a different idea?
    - **Sara:** can't support plan unless it's built out to be a restaurant. If something happens with proposed tenant, next group would then be required to and/or have tools to use it as a restaurant. Hoods and grease traps needed to make this a real restaurant & ensure that food service exceeds alcohol sales. Issues w/food trucks:

1. They're contractors that can move; no permanence.
  2. Development selection process- this is not what the NH believed they were agreeing to in the first place. Keep entertainment district north of E. 4<sup>th</sup> St.
- **Sara:** asks for meeting among NH stakeholders, Cap Metro, Endeavor, Council member offices (Pio) to hash out differences and come up with a solution. Requests postponement of Sept. 19 Council hearing and a stakeholder meeting prior to Sept. 19.
  - **Renee:** music venue and bar closing at midnight concerns me in residential area. This is a bar w/music.
  - **Pam:** can we agree that Jason/Endeavor will work with Susan to coordinate meeting with Pio's office? Jason: yes.
  - **Susan:** the team/neighborhood never agreed to any of the conditions/plans Jason proposes at this site; it was just part of the discussion. It's disingenuous to claim otherwise.

VII. 7:30pm New Business

- Discussion and possible Action Items:
  - **Janine Sisak: Talavera Lofts – tax credits have been awarded – next steps**
    - Talavera received 9% affordable tax credit allocation.
    - Construction starts in January 2020, will last 16 months (at least a year)
      - In process of submitting permits/site development, etc.
    - 92 units total, at least 90 affordable to households at 30, 50, & 60% AMI. When you average rents, hits an average of %50 rent income formula. Leases are for 1-year.
      - Bedroom count and rental price range:
        1. 52 Studios (554 sq. feet- generous by market standards): approximately \$400-\$900 range.
        2. Twenty 1-bedroom: approximately \$490-\$960 range.
        3. Twelve 2-bedrooms: approximately \$570- \$1,150 range.
        4. Eight 3-bedrooms: approximately \$650-\$1,350 range.
    - Project design overview:
      - Parking on 1<sup>st</sup> floor underneath building. Additional parking across the street on Navasota.
      - Water filtration to the south.
      - Rail will come through next to building. Screen at ground level buffers admin offices for apartment use (property management, maintenance, etc.) from noise.
      - Parking empties onto Navasota. There are 50-60 parking spaces there. Lighter traffic produced per residential use.
      - Sound management: can't provide soundproof windows, but are insulating exterior walls as sound mitigation measure. Still considering other mitigation measures w/special attention to south and west sides of building.
  - **Contact Team Member Elections**
    - **Non-Profit Rep – Renee Lopez**
      - Pam motioned to bring Renee on the team, Sara seconds. Affirmative vote is unanimous.
    - **Renters Rep – Farah Rivera**
      - Sara motions to bring Farah on the team, Kristen seconds. Affirmative vote is unanimous.
    - **Sector 1 Rep – Eric Pace:** did not attend. Not all team members have his application materials. Susan will redistribute them prior to Sept. meeting.

- Sector 6 Residential Rep seat will become open in November
- Sector 5 is open
- Sector 3 is open
- Sector 2 is open
- **Comal Food Store at 220 Comal**

In prep for Council's Sept. 19 meeting, Kristen motions to write a letter of support for landmark designation to include support for Historic Preservation Office staff recommendations. Julio seconds the motion. Unanimous vote in favor.

VIII. 8:15pm Announcements

IX. 8:30pm Adjournment

- Sara motions to adjourn at 8:55 pm, Pam seconds. Unanimous vote.

10 Reps = 5 to Quorum