

**East Cesar Chavez Neighborhood Plan Contact Team
Meeting Agenda**
General Monthly Meeting – August 19, 2020 @ 6:00PM

Virtual meeting held on Zoom (link): <https://us02web.zoom.us/j/89571802877>

Meeting ID: 895 7180 2877

Variance, NPA/FLUM change application and site plan documents under discussion available at: <https://utexas.box.com/s/ij68yxo5jj8sqy8087kxsuofshxq138f>.

6:00pm Call to Order & Introductions/Roll Call

East Cesar Chavez Neighborhood Plan Contact Team Members						
Residential Rep	1	Eric Pace (S)	Community Stakeholder	Residential Renter:	Farah Rivera	
	2	-		Non-Profit/Civic:	Julio Perez	
	3	-		Non-Profit/Civic:	Renee Lopez	
	4	Sara Pedrosa		Non-Profit/Civic:	-	
	5	-		Business/Owner:	Susan Benz (T)	
	6	-		Business/Owner:	Crisene Casper	
	7	Kristen Hotopp (VC)		Business/Owner:	Kristen Heaney (C)	
	8			-	-	

Officers Key: (C) Chair, (VC) Vice-Chair, (T) Treasurer, (S) Secretary

6:05pm Citizen Communications

6:25pm Reading and approval of the February 2020 General Meeting Minutes

6:30pm Officers' Reports

6:40pm Standing Committee/Sector Rep Reports

7:00pm Unfinished Business/General Orders

- **Centro East's Barrett Lepore of Riverside Resources.** The project is one full block (5th to 6th, Navasota to Onion) and a one-half block (5th to 6th and Onion to mid-block).

Centro East previously presented a plan for office buildings on both blocks to ECCNPCT. They've since concluded that the smaller east building would better serve as apartment rental units (there continues to be a demand for housing and there is currently a lot of excess office space on the market). Centro wants a height increase to 85 feet as a result of this change. They have submitted a Neighborhood Plan Amendment application to the city requesting to modify ECC neighborhood plan, FLUM, and the Saltillo TOD to allow for an 85-ft high-rise building. Mr. Lepore will not be will not request a letter of support for the change at this time. States that the city will instead host a community meeting at a later time, to include the ECCNPCT, where a letter of support and vote will be requested.

Additionally, Mr. Lepore will share Centro East's driveway/access issues, and will request an Aug. 19 letter of support for their proposed solution. Centro East is challenged by the traffic pattern. The west building has all vehicular ingress/egress on Navasota. Onion has already been vacated and will become a paseo. Centro wants to place the east building's vehicular ingress/egress on 5th St but it's opposite the Saltillo Station and the City has designated that block as pedestrian-oriented. They are proposing vehicular ingress from 6th with the egress down the alley between Cisco's and White Horse to Comal. However, the City wants all vehicular ingress/egress on 6th (including access to parking as well as deliveries/trash

removal). Centro East states this will require two large openings on 6th creating an unsightly facade where there are already lots of pedestrians, and are requesting ECCNPCT support for their plan egressing through the alley to the east to Comal.

8:00pm

New Business

- **1209 Taylor St.** Eduardo Ponce of Forsite Studio, on behalf of property owner, seeks variance exception to minimum lot size- Section 25-2-774 (B)- for 2-family residential build. The proposal is to maintain the existing house on the Taylor St. side of the lot and to build a new primary residence (second unit) on the Holly St side of the lot. Mr. Ponce states that protected trees on the adjacent lot impact the buildable area on Taylor St. side of the lot.
- **Fair Park/Fair Market at 1100 E. 5th St.** Amanda Surman and Richard Suttle of Amhurst and Brown PLLC, on behalf of Richard Kooris and Dennis McDaniel. Submitted a Neighborhood Plan Amendment application to the city requesting to modify ECC neighborhood plan, FLUM, and the Saltillo TOD to allow for an 85-ft high-rise building to replace existing Quonset hut buildings.
 - Site plan number filed with the City: SP-2020-0297C.
- **1010 Clermont/43 N. IH-35 Service Road.** Paul Stables, representing Cooee Yakka LLC, requesting a letter of support for a variance request to reduce 15 parking spaces to 11 in order “to erect a 5,820 sq. ft. administrative office building in a community commercial, mixed-use, vertical mixed-use building in Neighborhood Plan zoning district with conditional overlay.”

8:15pm

Announcements

8:30pm

Adjournment