

**East César Chavez Neighborhood Plan Contact Team
Meeting Agenda**

General Monthly Meeting- February 16, 2022 @ 6:00PM

Virtual meeting held on Zoom (link): <https://us02web.zoom.us/j/88307040492>, Meeting ID: 883 0704 0492

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

East Cesar Chavez Neighborhood Plan Contact Team Members							
Residential Rep	1	Eric Pace (C)	P	Community Stakeholder	Residential Renter:	-	
	2	Michael McGill	P		Non-Profit/Civic:	Julio Perez	P
	3	Sara Zamarripa (T)	P		Non-Profit/Civic:		
	4	-			Non-Profit/Civic:	-	
	5	-			Business/Owner:	-	
	6				Business/Owner:	Crisene Casper	P
	7	Kristen Hotopp (VC)	P		Business/Owner:	Kristen Heaney	P
	8	-					

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

Present= P; Absent= A

Other attendees: Emily Van Aken; Bill Hamilton; Estrella Sainburg; SSAADEH; Connor Greissing; James Valadez

6:00pm K. Heaney: Motion to amend the agenda to add the Shangri-La OMV neighborhood agreement request. K. Hotopp seconds the motion. Motion passes unanimously.

6:05pm Citizen Communications

6:15pm Reading and approval of the December 2021 and January 2022 General Meeting Minutes

- Table to March meeting

6:20pm Officers' Reports

Eric:

- Held meeting with Heather Way & Mark Rodgers re: helping neighborhood contact teams when negotiating with developers and the city over zoning requests, entitlements.
- East Austin Conservancy can help to provide property tax relief.
- Austin Community Foundation non-profit helps earmark funds not yet tied to a project. Umbrella non-profit that holds fiduciary accounts on behalf of other groups.
- ECC is becoming too expensive for non-profits to develop affordable housing (land costs are too high); instead of funding housing trust fund in exchange for height increases, since ECC does not benefit from trust-funded affordable housing, suggests pivoting to negotiate funds that help long-term residents to remain in housing via property tax relief (tax assistance/support for long-term residents).
 - o Michael McGill: include renters in any assistance program.
- Eric proposes revamping website to stimulate spur engagement. Some web providers work with HOAs, integrate with social media, send meeting and engagement prompts via automated emails.
- Purchasing OWL: Eric is exploring community space in which to hold meetings. OWL enables hybrid (in-person and remote synchronously) meeting format. OWL also enables multilingual engagement.
- Outreach and communications should be standing agenda item each month. Need to improve outreach to residents to improve engagement in monthly meetings, also including Spanish-speaking residents.

- Set up ECC listserv to advertise meetings, engagement opportunities (we have the list of interested residents collected emails from a number of interested residents via the traffic survey)
- Notify apartment managers in multi-family buildings of upcoming meetings and opportunities to engage.

6:30pm Standing Committee/Sector Rep Reports

- K. Heaney: Include agenda item on next meeting agenda: vote on Land Use Cmte Chair.

6:40pm Unfinished Business/General Orders

- **6:40-7:05 pm: NPA Rezoning Request for TX Coffee Traders site @ 1400 E. 4th St.-** request by RC and Beth Beall (represented by Richard Suttle of Armbrust & Brown) for a mixed-use office building height increase from the 40 ft. base height in the Saltillo Regulating Plan to 85 feet.
 - Since our January 16 meeting, the ECCNPCT has received new resident/stakeholder feedback in opposition to the applicant's rezoning request.
 - Case was heard by Planning Commission on Feb. 8. City staff recommended approval (see [city staff's back up doc](#) for their full assessment/recommendation). Feb. 8 PC [meeting minutes](#) are not yet posted.
 - K. Heaney: Tx Coffee Traders hearing is March 3 at Council (2pm in person at City Hall). Need to send ECC letter to make sure item doesn't go on consent agenda.
 - K. Heaney: makes motion to send letter of opposition to the 85 feet, limit at 60 feet w/density bonus. K. Hotopp seconds the motion.
 - Eric: tracking decisions, ECC has been overruled each time we oppose height entitlements. The "precedent" argument is not compelling or persuasive. Arguments related to residents' quality of life are more so (residents immediately impacted by the development will garner more attention from Council).
 - Julio: many people do not want this height; Bertha Delgado of ETLCNA is vocal about this.
 - Heaney: we may not prevail (Cielo was 76 feet and Stream Realty may get 85); I just want to keep standing for the NH plan. We know that NH plan needs to be amended to reflect current market rates \$ per sq. footage. Sq. footage bonuses for providing actual physical housing in our NH. Entitlements should yield affordable housing in our community. Land Dev Code should prioritize residential first. Graduated height from TOD into SF residential is appropriate.
 - Michael: also wants to see more housing in the NH but welcomes the proposed development and is unconcerned about height. Office is better use for the site than residential given Scoot Inn's proximity (perfectly appropriate place to have height and density). All his neighbors view the project in the same holistic way. Height is not a relevant characteristic of the development.
 - K. Hotopp: we will continue to be overruled at Council without strong community support/showing at Council in opposition. Big risk that in opposing, Council will approve the request and the NH will receive no community benefit in exchange. We are here as stewards of the NH plan but also to represent resident/stakeholder positions, particularly the positions of those in our respective sectors.

- Sara Z: one Sector neighbor worries that this will precipitate extreme height allowances on Cesar Chavez. Would much prefer to see Council follow the NH plan but is also feels the community should get something tangible in exchange for height if Council approves.
- Bill: adopting the motion is the way to go- support the NH plan. There is neighborhood opposition and for that reason and per the NH plan, we're obliged to vote in favor of the motion.
- Michael: residents who oppose aren't necessarily representative of the entire community. We need to do sufficient outreach to invite everyone/all perspectives into the conversation.
- Vote: Four (4) in favor- K. Heaney, K. Hotopp, Julio Perez, Crisene Casper; one (1) abstention- Sara Zamarripa; two (2) opposed- Michael McGill and Eric Pace.
- **7:05-7:20 pm: Officer Elections-** secretary role vacancy.
 - Table to March meeting.

7:20pm

New Business

- **7:20- 7:25 pm: Passing of former ECCNPCT member Farah Rivera-Ortiz.**
- **7:25- 7:35 pm: Emily Van Aken, Shangri-La OMV neighborhood agreement renewal request**
 - K. Hotopp makes motion to approve, Crisene seconds. Motion passes unanimously.
- **7:35-7:45pm: Community socials/community engagement projects.**
 - Michael: March 5 is 'It's My Park Day.' Proposes Comal Pocket Park cleanup.
 - Julio: 'It's My Park Day' events at Food Forest and community garden as well.
- **7:45-7:50pm: Another mass tire slashing event @2am on Feb. 13-** multiple Sector 7 residents reporting tire slashings on Navasota, Willow, Canterbury, Holly, and Comal. Residents report that APD was unresponsive despite multiple 911 and 311 calls. At least 25 cars affected (photos [here](#)). Relevant Nextdoor threads [here](#) and [here \(repeat of incidents\)](#) that took place in [June 2021](#), July on Haskell St. and [August 2021](#) on Willow, Comal, Holly).
 - Slasher was apprehended. APD needs photo and video of tire slashings, as well as eye-witness reports.

8:10pm

Announcements

8:15pm

Adjournment