

## **NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHBORHOOD PLAN:** East Cesar Chavez Neighborhood Plan

**CASE#:** NPA-2009-0002.01

**PC DATE:** May 12, 2009

**ADDRESSES:** 1010 and 1012 Clermont Avenue (Tract 105)  
Portion of 1101 Clermont Avenue (Tract 106)

**SITE AREA:** 2 tracts on 0.66 acres

**APPLICANT:** City of Austin, Neighborhood Planning & Zoning Department (NPZD)

**AGENT:** City of Austin, Neighborhood Planning & Zoning Department (NPZD);  
Jacob Browning, Neighborhood Planner

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Open Space

**To:** Mixed-Use

**Base District Zoning Change**

**Related Zoning Case:** C14-2009-0036

Adding the Vertical Mixed Uses Building (V) designation to the existing zoning

**NEIGHBORHOOD PLAN ADOPTION DATE:** May 13, 1999

**PLANNING COMMISSION RECOMMENDATION:** May, 12, 2009; Approved Mixed Use on Tract 105 and a portion of Tract 106. Motion made by Commissioner Jay Reddy, Commissioner Clint Small second the motion on a vote of 6-0; Commissioners Paula Hui, Sandra Kirk and Chris Ewen were absent.

**ISSUES:** None at this time.

**BACKGROUND:**

The proposed plan amendment was initiated by the City of Austin's Neighborhood Planning & Zoning Department in conjunction with the Vertical Mixed Use (VMU) Opt-In/Opt-Out application process. The East Cesar Chavez Neighborhood Planning Team recommends applying the vertical mixed use building (V) designation to several Opt-In properties not included in the VMU Overlay District. The VMU zoning (V) will be applied only to those properties opted-into the VMU Overlay District; both Tracts 105 and 106 have been opted-into the VMU Overlay District upon the recommendation of the Planning Team. Tracts 105 and 106 are, in total, 0.66 acres.

The East Cesar Chavez Future Land Use Map (FLUM) designates three opt-in properties (Tract 105 and a portion of Tract 106) as Open Space. A change in the future land use designation to Mixed Use or Mixed Use/Office is required to allow for the application of the Vertical Mixed Use Building (V) zoning. The Planning Team's recommendation for Tracts 105 and 106 is not consistent with the East Cesar Chavez FLUM as these properties are designated as Open Space and, therefore, a change in their future land use designation is necessary. Staff recommends a future land use designation change to Mixed Use so to stay consistent with or be complementary to adjacent properties along Clermont Avenue.

The East Cesar Chavez Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on May 13, 1999. The boundaries of the planning area are: Chicon Street to the east, Lady Bird Lake to the south, I-35 to the west, and the alley between East 6<sup>th</sup> Street and East 7<sup>th</sup> Street to the north.

**CITY COUNCIL DATE & ACTION:**

**June 11, 2009:** Postponed on consent to July 23, 2009, at the staff's request on Council Member Leffingwell's motion, Council Member Shade's second on a 6-0 vote. Council Member Cole was absent.

**July 23, 2009:**

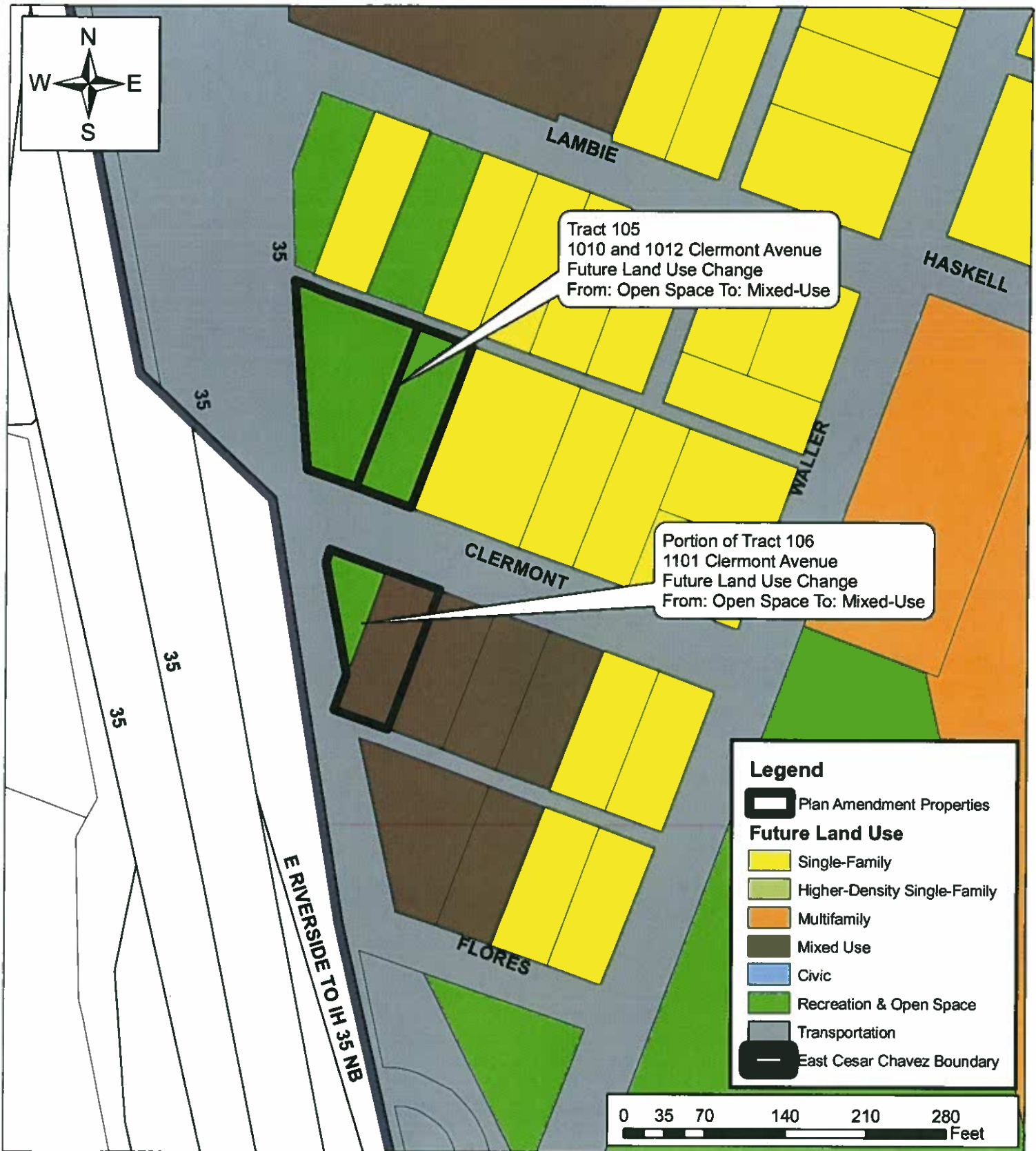
**CASE MANAGER:** Jacob Browning

**PHONE:** (512) 974-7657

**EMAIL:** jacob.browning@ci.austin.tx.us

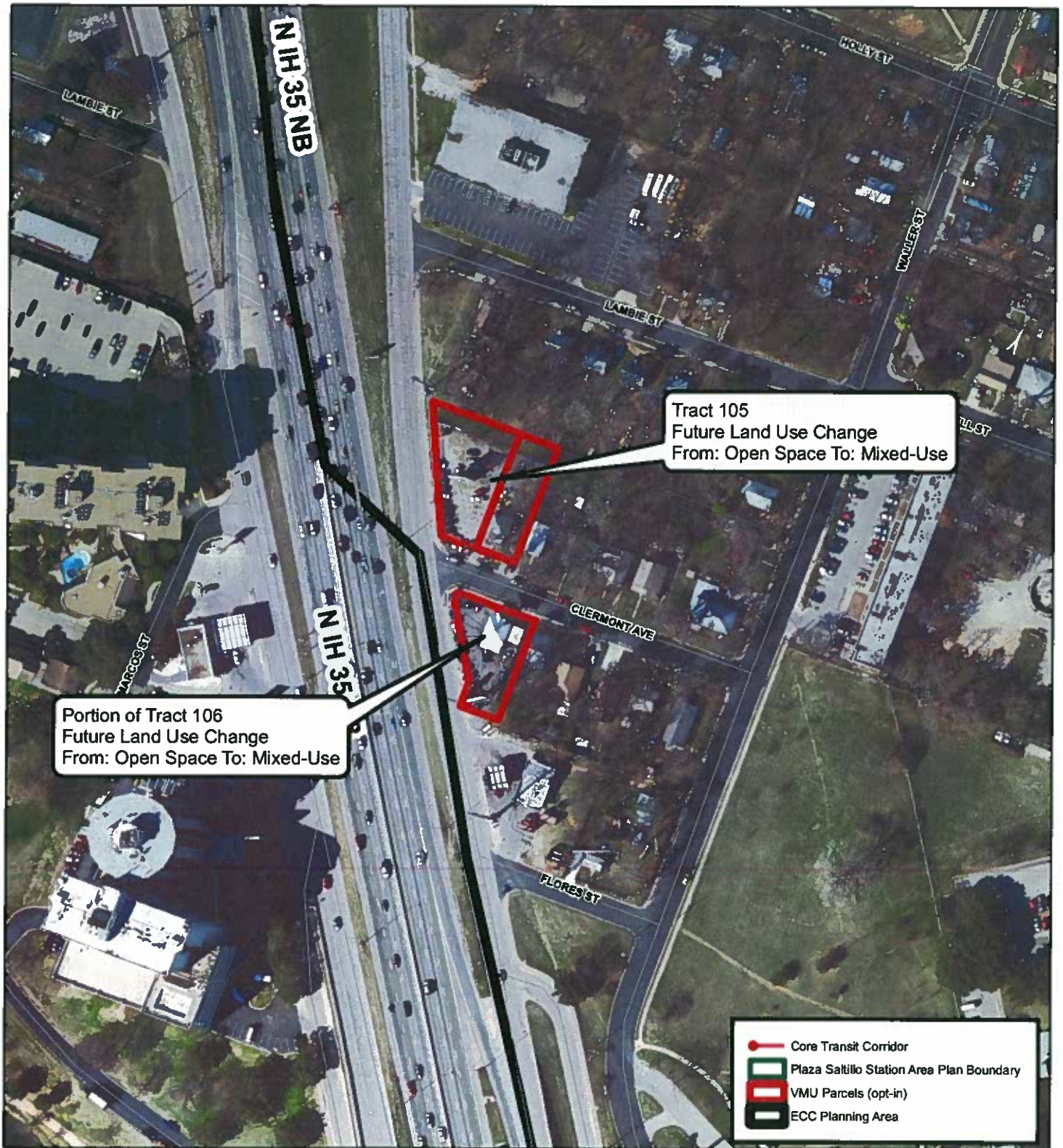
**East Cesar Chavez Neighborhood Planning Area  
Neighborhood Plan Amendments, NPA-2009-0002.01**

Address Table				
Tract #	TCAD Property ID	COA Address	FROM	TO
105	188228	1012 CLERMONT AVE	Open Space	Mixed-Use
	188231	802 CLERMONT AVE		
		1010 CLERMONT AVE		
106	Portion of 188234	1101 CLERMONT AVE	Open Space	Mixed-Use
		1101 1/2 CLERMONT AVE		
		901 CLERMONT AVE		



# East Cesar Chavez Neighborhood Plan Amendment NPA-2009-0002.01





**East Cesar Chavez Neighborhood Planning Area  
Vertical Mixed Use (VMU) Overlay District  
NPA Parcels Aerial Map  
NPA-2009-0002.01**



Produced by City of Austin  
Neighborhood Planning and Zoning Dept.  
March 25, 2009



This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.

0 210 420 Feet

## PUBLIC HEARING INFORMATION

The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed amendment. You may also contact a registered neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a plan amendment request, or approve an alternative to the amendment requested.

If you have any questions concerning this notice, please contact the City of Austin Neighborhood Planning & Zoning Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Public Hearing and conveying your concerns at that meeting
- by submitting the Public Hearing Comment Form
- by writing to the city contact listed on the previous page

For additional information on Neighborhood Plans, visit the website: [www.ci.austin.tx.us/zoning/](http://www.ci.austin.tx.us/zoning/)

## PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin  
Neighborhood Planning and Zoning Department  
c/o Jacob Browning  
P. O. Box 1088  
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2009-0002.01

Contact: Jacob Browning, NPZD

Public Hearings:

Planning Commission: Tuesday, May 12, 2009

City Council: Thursday, June 11, 2009

☐ I am in favor  
☒ I object

FRANCES GARGA SUSTAITA

Your Name (please print)

903 E. 2nd St. Austin, Tex 78702

Your address(es) affected by this application

Frances Garga Sustaita 5/8/09

Signature

Date

Comments: Please leave our neighborhood as is. These buildings are unpleasant and ugly.

Thanku

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<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
--

Subject: Rizo

Your Name (please print)

1501 Cesar Chavez

Your address(es) affected by this application

Jacob Browning

Signature

Date

5-11-09

Comments:

I don't want The  
ACI Bedroom Turned into  
condos and LaRac Buildings



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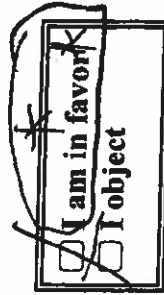
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Contact: Jacob Browning, NPZD

Public Hearings:

Planning Commission: Tuesday, May 12, 2009

City Council: Thursday, June 11, 2009



Karen Zimmerman  
Your Name (please print)

1104 East 2nd St.

Your address(es) affected by this application

KZ

Signature

Date

4/30/09

Comments:

We 100% agree



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Planning Commission: Tuesday, May 12, 2009

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☐ I am in favor  
☐ I object

DAVID JACOB SALDANA

Your Name (please print)

1211 Willow St

Your address(es) affected by this application

David Jacob Saldana

Signature

Date

Comments:

The horse carriage business at 4711 and 4712 is very important to our neighborhood. This business should not be allowed in West or north Austin.

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☐ I am in favor  
☒ I object

*Alicia Racini*

Your Name (please print)

*40 N IH 35 Apt 401*

Your address(es) affected by this application

*Alicia Racini*

Signature

*5-4-2009*

Date

Comments:

*We need to increase, not decrease green area in the city. Open spaces help air quality.*

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Contact: Jacob Browning, NPZD

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Planning Commission: Tuesday, May 12, 2009

City Council: Thursday, June 11, 2009

☐ I am in favor  
☒ I object

Mareshwari Brown

Your Name (please print)

1405 Willow St. Austin 78702

Your address(es) affected by this application

Mareshwari K.B.

Signature

6-3-2009

Date

Comments:

I am opposed to this kind of development on the east side, in my neighborhood. VMUs contain things like lofts and upper middle class retail establishments. This does not improve our community. What it does is bring more money in for those who already have it, and then it becomes increasingly difficult for the real residents of this old community to survive here, ultimately getting pushed out.

## East Cesar Chavez Neighborhood Planning Team

c/o 1511 Haskell Street

Austin, Texas 78702

512-478-6770

Joseph A. Martinez, chair

josephmartinez@yahoo.com

512-474-8148

RECEIVED

AUG -9 2007

Neighborhood Planning & Zoning

August 9, 2007

George Adams  
City of Austin NPZD Dept.  
505 Barton Springs Road  
Austin, Texas 78704

**SUBJECT: Transmittal of VMU application for East Cesar Chavez Neighborhood Planning Team**

Dear George Adams:

Attached are the documents requested as part of exercising our recommendation of options for the application of Vertical Mixed Use on the commercial properties in the East Cesar Chavez Neighborhood Planning Area. We appreciated the support of you and your staff in conducting several workshops, especially the joint workshop held at Conley-Guerrero Senior Center on April 26<sup>th</sup> in collaboration with the Neighborhood Housing and Community Development staff and 5 different eastside planning teams whose primary concerns were the affordable housing incentives under the VMU ordinance. After the workshop, eastside planning teams shared strategies and we want to recognize the Rosewood Planning Team for sharing a technique with us that ultimately shaped our recommendations.

Basically, our recommendation is to opt-out any commercially zoned lots in the designated core transit corridors that are currently being used as affordable housing and to look at other commercial lots in our plan area that are not on the core transit corridors that are being used for purposes that negatively impact surrounding residential properties, uses such as pawn shops, the soup kitchen, and auto-related businesses, especially used car lots. As you know, our plan area has Mixed Use overlay on all commercial properties on Cesar Chavez Street and spot commercial lots in the heart of the core residential part of our neighborhood especially on Holly, Clermont, and Lambie.

We want to state clearly what our intentions are in this recommendation and would like this transmittal letter included in the packet that goes to the Planning Commission and City Council. The logic behind our recommendations are listed below:

- Do not extend VMU incentives on the core transit corridors, E. 5<sup>th</sup> and E. 6<sup>th</sup> Streets, that could encourage displacement of existing affordable housing on these corridors including single family homes, duplexes, and the single-room-occupancy units above the bars on E. 6<sup>th</sup> Street.
- Do not extend VMU incentives to whole blocks because it could lead to demolition of all buildings on the core transit corridors and wreck the scale and historic character of E. 6<sup>th</sup> Street; locate at least one building on each block of E. 6<sup>th</sup> Street that either provides affordable housing or adds to the historic character of the street and opt those lots out of VMU.
- Examine all other commercial lots in the plan area and extend VMU incentives to those properties whose current use is not compatible with existing SF3 residential uses nearby to encourage a change in use on those lots. The types of uses deemed not compatible are all the used car lots, larger auto repair, car washes, the pawn shop, and the Baptist Soup Kitchen.
- Lower the affordability level to 60% to meet the needs of our lower income residents and do not extend parking reductions because most of our commercial lots are 'grandfathered' and currently provide few, if any, parking spaces on site and CURE parking reductions are already in place on our core transit corridors which is creating big overflow parking issues already on our residential streets nearby.

Sincerely,

Joseph A. Martinez, chair  
East Cesar Chavez Neighborhood Planning Team

**AMENDED August 9, 2007**

## **VERTICAL MIXED USE (VMU) OPT-IN/OPT-OUT APPLICATION**

The purpose of this application is to provide recommendations on the location and standards for Vertical Mixed Use within the below named area.

*Detailed instructions for completing this application can be found by clicking on this link*  
[ftp://coageoid01.ci.austin.tx.us/GIS-Data/planning/CommercialDesign/vmu\\_instructions.pdf](ftp://coageoid01.ci.austin.tx.us/GIS-Data/planning/CommercialDesign/vmu_instructions.pdf).

*Please read these instructions prior to completing this application.* A "Submittal Checklist" is provided at the end of this document to help ensure that all application materials are included in the neighborhood submittal.

If you have questions or need additional information please contact the VMU Help Line at:

[vmu@ci.austin.tx.us](mailto:vmu@ci.austin.tx.us) or (512) 974-2150

### **1. IDENTIFY YOUR NEIGHBORHOOD PLANNING OR APPLICATION AREA AND**

#### **PROVIDE THE FOLLOWING INFORMATION:**

##### **A. NAME OF NEIGHBORHOOD PLANNING AREA OR VMU APPLICATION AREA\*:**

##### **East Cesar Chavez Neighborhood Planning Team**

\*Note: A map of the Neighborhood Planning and VMU application areas can be found by clicking <ftp://coageoid01.ci.austin.tx.us/GISData/>

[planning/maps/CommercialDesign/VerticalMixedUseColorMap.pdf](#). This map also shows properties within the VMU Overlay District and properties with the MU Combining District that are included in the opt-in/opt-out process.

##### **B. NAME OF NEIGHBORHOOD PLANNING TEAM CHAIR OR NEIGHBORHOOD ASSOCIATION CHAIR AND SECONDARY CONTACT.**

##### **NEIGHBORHOOD PLANNING TEAM OR NEIGHBORHOOD ASSOCIATION CHAIR CONTACT INFORMATION:**

NAME: Joseph A. Martinez  
PHONE 512-474-8148

E-MAIL [josephmartinez@yahoo.com](mailto:josephmartinez@yahoo.com)

MAILING ADDRESS: 1511 Haskell Street, Austin TX 78702

##### **SECONDARY CONTACT INFORMATION:**

NAME Jeff Thompson (Land Use Committee Chair)

PHONE 512-314-2192

E-MAIL [jeffreylthompson@yahoo.com](mailto:jeffreylthompson@yahoo.com)

MAILING ADDRESS: 1408 Willow Street, Austin TX 78702



**RECEIVED**

AUG - 9 2007

Neighborhood Planning & Zoning

**2. PRINT AND REVIEW THE DETAILED MAPS FOR YOUR AREA**

Detailed maps for each application area can be found by going to the map located at the bottom of [www.ci.austin.tx.us/planning/commercialdesign\\_maps.htm](http://www.ci.austin.tx.us/planning/commercialdesign_maps.htm).

*\*Please see attached maps: BB33.jpg; BB34.jpg; BC33.jpg; BC34.jpg*

**3. IF YOUR AREA HAS PROPERTIES IN THE VMU OVERLAY DISTRICT COMPLETE THE ATTACHED VMU OVERLAY DISTRICT FORM.**

See Instructions for VMU Opt-In/Opt-Out Process for more detail.

A blank copy of the VMU Overlay District form is provided below. Please print additional copies as needed.

**VERTICAL MIXED USE OVERLAY DISTRICT FORM**

ADDRESS OF PROPERTY*	APPLICATION AREA:			PAGE of	
	Amend the boundaries of the VMU Overlay District to exclude this property	This property is used exclusively for residential use and does not have the MU combining district. Please note whether the neighborhood recommends that this property opt-in to VMU.	Opt-Out of Dimensional Standards (These standards are a "package" and must be accepted or rejected as such)	Opt-Out of Parking Reductions (commercial uses only)	Opt-Out of Ground Floor Uses in office zoning districts (NO, LO, GO)
East 6 <sup>th</sup> Street (Unless otherwise noted below).				X	
East 5 <sup>th</sup> Street				X	
906 E 6th St	X				
910 E 6th St	X				
911 E 6 <sup>th</sup> - A and B	X				
1010 E 6th St	X				
1100 E 6th St	X				
1101 - 1107 E 6th St	X				
1111 E 6th St	X				
1200 E 6th St	X				
1201 E 6th St	X				
1204 E 6th St	X				
1209 E 6th St	X				

1221 E 6th St	X				
1300 E 6th St	X				
1306 E 6th St	X				
1308 E 6th St	X				
1310 E 6th St	X				
1313 E 6th St	X				
1403 E 6th St	X				
1408 E 6th St	X				
1500 E 6th St	X				
1511 E 6th St	X				
1618 E 6th St	X				
1704 E 6th St	X				
1705 E 6th St	X				
1706 E 6th St	X				
1708 E 6th St	X				
1709 E 6th St	X				
1809 E 6th St	X				

- If the detailed map does not include an address for a property of interest please assign a number or address to the property and note the number or address on both the detailed map and the opt-out form.

**4. IF YOUR AREA HAS PROPERTIES OUTSIDE OF THE VMU OVERLAY DISTRICT ON WHICH THE NEIGHBORHOOD WISHES TO PERMIT VMU COMPLETE THE ATTACHED VMU OPT-IN FORM.**

See Instructions for VMU Opt-In/Opt-Out Process for more detail. Note: If your area does not wish to recommend VMU for properties outside of the VMU Overlay District no application is required.

A blank copy of the VMU Opt-In form is provided below. Please print additional copies as needed.

***VERTICAL MIXED USE OPT-IN FORM***

ADDRESS OF PROPERTY*	APPLICATION AREA:			PAGE of The neighborhood recommends opt-in for all VMU related standards.
	Opt-In for Dimensional Standards (These standards are a "package" and must be accepted or rejected as such)	Opt-In for Parking Reductions (commercial uses only)	Opt-In for Ground Floor Uses in office zoning districts (NO, LO, GO)	
901 E Cesar Chavez St	x		X	
905 E Cesar Chavez St	X		X	

908 E Cesar Chavez St	X		X	
1200 E Cesar Chavez St	X		X	
1500 E Cesar Chavez St	X		X	
1505 E Cesar Chavez St	X		X	
1011 Clermont Ave	X		X	
1010 Clermont Ave	X		X	
1012 Clermont Ave	X		X	

- If the detailed map does not include an address for a property of interest please assign a number or address to the property and note the number or address on both the detailed map and the opt-out form.

**5. IDENTIFY A RECOMMENDED LEVEL OF AFFORDABILITY FOR FUTURE VMU RENTAL UNITS.**

Indicate a level of affordability for residential rental units. The affordability requirements are triggered only when a VMU Building takes advantage of the dimensional standards and parking reductions approved for a site.

Note: A single affordability level applies to all VMU-eligible properties within the application area. See Instructions for VMU Opt-In/Opt-Out Process for more detail.

Recommended Affordability Level for VMU-eligible properties (check one):

\_\_\_\_\_ 80% of median family income

\_\_\_\_\_ 70% of median family income

  X   **60% of median family income**

\_\_\_\_\_ Other level between 60-80% of median family income

**6. PLEASE PROVIDE THE FOLLOWING INFORMATION:**

**A. The following questions refer to the official vote taken by the Neighborhood Planning Team or Neighborhood Association on the Opt-In/Opt-Out application.**

A. Was the vote taken in accordance with the Neighborhood Plan Team or Neighborhood Association by-laws?

**Yes**   X   **No** \_\_\_\_\_

*If No, please explain why and how the vote was taken. For example: multiple neighborhood associations were involved with the vote and each association has different by-laws.*

B. Please provide the results of the vote:

**For**   5   **Against**   1

**C. Number of people in attendance at the meeting: 7**

D. Please explain how notice of the meeting at which the vote was taken was provided:

Front page notice in April/May edition of *The Grapevine: Bi-Monthly Newsletter of the East Cesar Chavez Neighborhood Planning Team*. (front page attached). Also posted in "Community Calendar" section (April/May 2007 edition, page 8).

The newsletter is distributed door-to-door to residences and businesses in the East Cesar Chavez Neighborhood.

The newsletter was also posted in 4 public kiosks within the ECC Neighborhood.

E. Please attach a copy of the notice of the meeting at which the vote was taken.

(attached as "ECCNPTnotice")

F. Please provide a copy of the meeting minutes at which the vote was taken.

(attached as "ECCminutes.doc")

G. Please read and sign the following:

THE ABOVE STATED INFORMATION IS ACCURATE AND COMPLETED IN ACCORDANCE WITH :

### Neighborhood Plan Team By-Laws:

### Neighborhood Association By-Laws:

Other, as described in question A., above:

**SIGNATURE OF CHAIR (OR DESIGNEE)**

DATE \_\_\_\_\_

7. MAIL COMPLETED APPLICATION AND DETAILED MAPS TO:

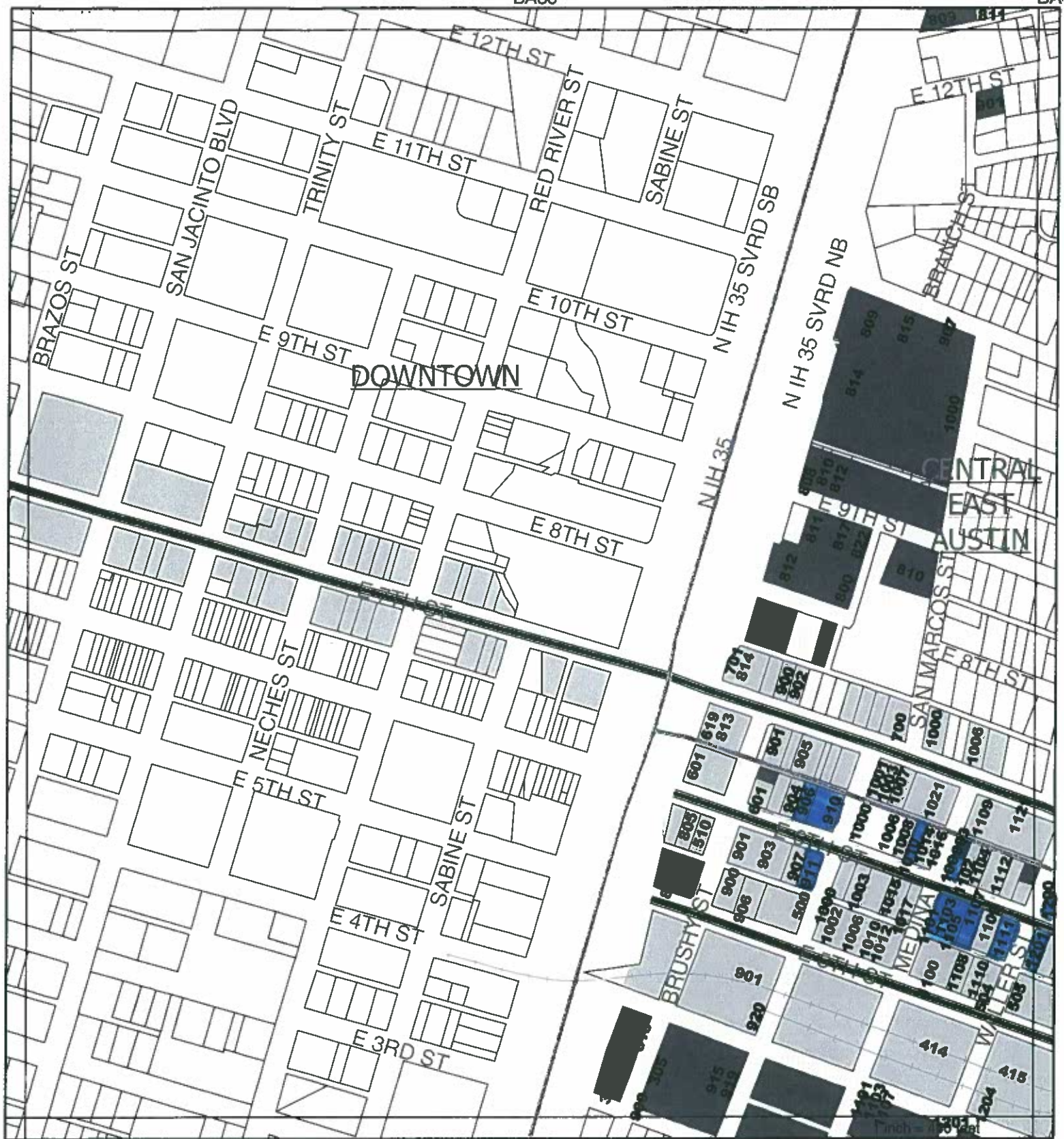
Neighborhood Planning and Zoning Department  
Attn: George Adams  
P.O. Box 1088  
Austin, TX 78767

or, drop-off at the NPZD office at:

One Texas Center  
505 Barton Springs Road, 5<sup>th</sup> floor








## VERTICAL MIXED USE APPLICATION SUBMITTAL CHECKLIST

✓ 1. Completed application with signature of chairperson.



**Detailed Maps for Vertical Mixed Use  
Opt-in/Opt Out Process  
Grid Page: BB33**

 opt out  
 opt in

Legend	
	Planning Areas
	Core Transit Corridor
	Future Core Transit Corridor
	Vertical Mixed Use Overlay District ("Opt-out")
	VMU Residentially Used Properties ("Opt-in")
	Mixed Use Combining Districts ("Opt-in")
	TCAD Parcels



Produced by City of Austin Neighborhood Planning and Zoning Dept., October 21, 2006. This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.  
Vertical Mixed Use Map Grids Black and White.mxd







**Detailed Maps for Vertical Mixed Use  
Opt-in/Opt Out Process  
Grid Page: BC33**

opt out  
opt in

- Legend**
- Planning Areas
  - Core Transit Corridor
  - Future Core Transit Corridor
  - Vertical Mixed Use Overlay District ("Opt-out")
  - VMU Residentially Used Properties ("Opt-in")
  - Mixed Use Combining Districts ("Opt-in")
  - TCAD Parcels



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Vertical Mixed Use Map Grids Black and White.mxd





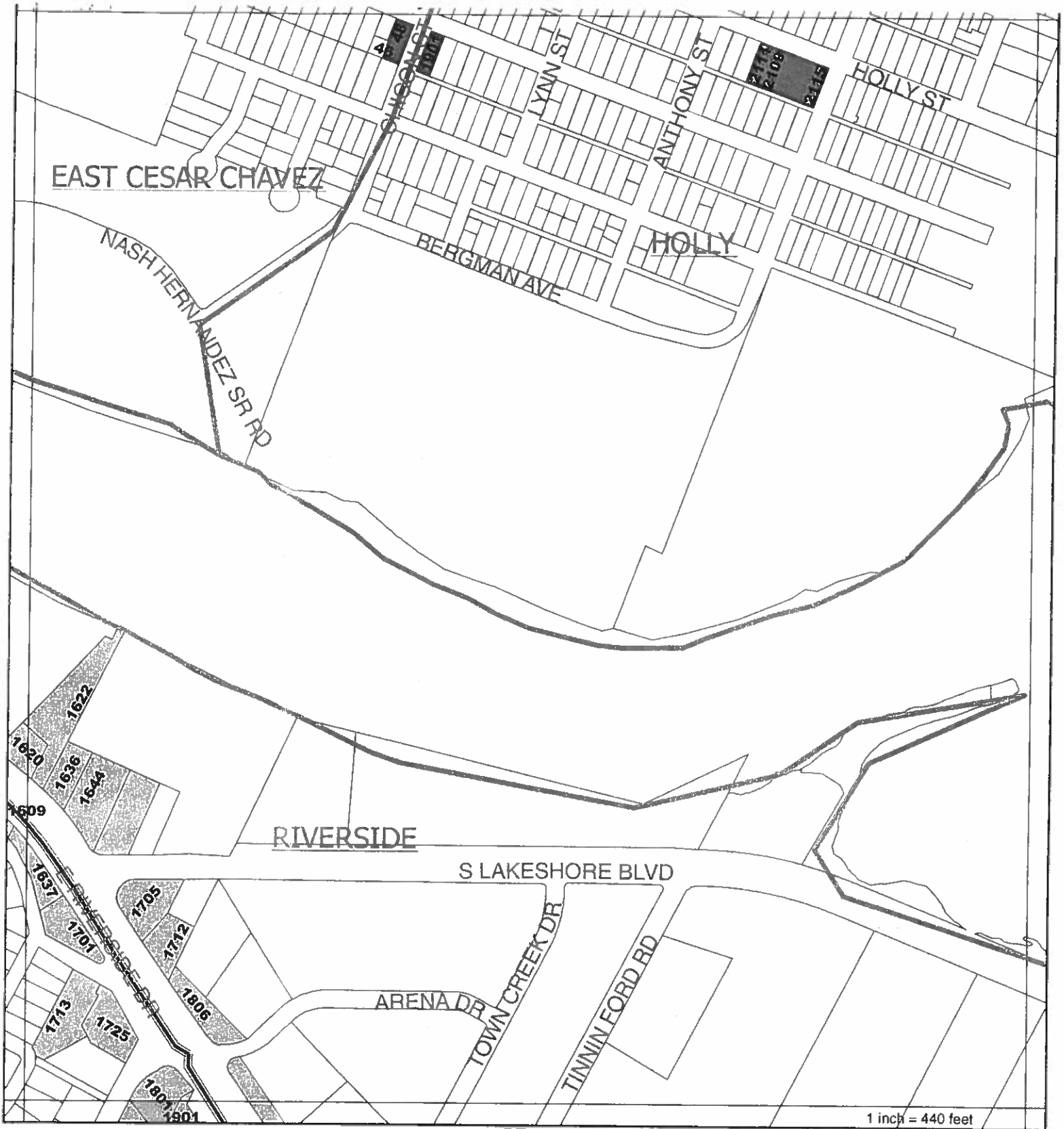
**Detailed Maps for Vertical Mixed Use  
Opt-in/Opt Out Process  
Grid Page: BC34**



Legend	
	Planning Areas
	Core Transit Corridor
	Future Core Transit Corridor
	Vertical Mixed Use Overlay District ("Opt-out")
	VMU Residentially Used Properties ("Opt-in")
	Mixed Use Combining Districts ("Opt-in")
	TCAD Parcels



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Vertical Mixed Use Map Grids Black and White.mxd



**Detailed Maps for Vertical Mixed Use  
Opt-in/Opt Out Process  
Grid Page: BD34**



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Vertical Mixed Use Map Grids Black and White.mxd

Legend	
	Planning Areas
	Core Transit Corridor
	Future Core Transit Corridor
	Vertical Mixed Use Overlay District ("Opt-out")
	VMU Residentially Used Properties ("Opt-in")
	Mixed Use Combining Districts ("Opt-in")
	TCAD Parcels

BA35

BA36

BA37

BB35

BB37

BC35

BC36

BC37



**Detailed Maps for Vertical Mixed Use  
Opt-in/Opt Out Process  
Grid Page: BB36**



Produced by City of Austin Neighborhood Planning and Zoning Dept., October 21, 2006. This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.  
Vertical Mixed Use Map Grids Black and White.mxd

**Legend**

- Planning Areas
- Core Transit Corridor
- Future Core Transit Corridor
- Vertical Mixed Use Overlay District ("Opt-out")
- VMU Residentially Used Properties ("Opt-in")
- Mixed Use Combining Districts ("Opt-in")
- TCAD Parcels



- ✓ 2. Detailed maps showing locations of properties opted-in or opted-out.
- ✓ 3. Completed VMU Opt-Out Form, if applicable
- ✓ 4. Completed VMU Opt-In Form, if applicable.
- ✓ 5. Copy of the notice of the meeting at which the vote was taken.
- ✓ 6. Copy of the meeting minutes at which vote was taken.

**East Cesar Chavez Neighborhood Planning Team**

**East Austin Neighborhood Center Kiosk area**

**211 Comal Street**

**6:00 PM-7:30 PM**

**Wed., July 18, 2007**

**DRAFT Meeting Agenda**

**RECEIVED**  
**AUG -9 2007**  
**Neighborhood Planning & Zoning**

**Citizen Communications:** 15 minutes maximum, first come, first served.

**Approve minutes for the March, April and May 2007 meetings.**

**Action Items:**

1. Discuss and take possible action to exercise opt-out options on the VMU overlay district on E. E. 5th and E. 6th Street and opt-in properties on other commercial properties in the plan area.
2. Discuss and take possible action on reimbursements and accepting grant funding.

**Committee Reports if time allows.**

**Confirm the next meeting at 6 pm on August 15, 2007 at Terrazas Library.**

**Adjourn**

ECC Team meeting highlights for May & July. See the ECC Plan at [www.ci.austin.tx.us/zoning/ecc.htm](http://www.ci.austin.tx.us/zoning/ecc.htm)

Our next neighborhood meeting is August 15th at Terrazas Library at 6 pm. Possible action items: nominations committee recommendations that Mary Lewis, Sector 5 Rep., be appointed Secretary and that John-Michael Cortez, Capital Metro, replace Felipe Camacho as a non-profit Rep., and that Michael Casias, Esperanza Development, replace Kevin Ortiz, Nuevo Leon. We'll discuss changes to our Bylaws to solve our quorum problems. Committee Reports could include action items on forming a historic district, endorsement or rejection of development waiver requests, and support of the Homestead Preservation District TIF. In May, we heard a request by Block One project developers and voted to empower the Land Use Committee to negotiate and submit a position on behalf of the Team. We also voted on properties to opt-in or opt-out of the VMU ordinance on commercial properties in our area. We discussed how projects are granted automatic approval because of liberal Mixed-Use overlay zoning adopted in 2001. When city staff or our Team doesn't support waiver requests, agents are by-passing negotiations with our Land Use Committee and going straight to the Board of Adjustment or Planning Commission seeking approval despite our objections. We need volunteers to attend hearings, you don't have to speak, just present our letters for the official record. We don't meet in June. In July, we finalized our VMU application, accepted a grant on behalf of Haskell St. residents, and with regrets, accepted the resignation of Felipe Camacho, a long-time master gardener, who served as our non-profit rep. for many years. Felipe is moving for a new job.

**NOTE:** Minutes for July will be approved on Aug. 15.

# The Grapevine

The bi-monthly newsletter of the East Cesar Chavez Neighborhood Planning Team

## La Viña Boletín

Para info en Español, llame a Sabino 'Pio' Renteria 478-6770



Aug.—Sept. 2007

[www.hispanic-connect.com/community/eastcesarchavez](http://www.hispanic-connect.com/community/eastcesarchavez)

Vol. 7, No. 3

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**Get help applying  
for Children's  
Health Insurance  
Program (CHIP)  
and Children's  
Medicaid Aug 25  
See page 8 for info**

## Commuter Rail is Coming... So, What's THE Plan for Saltillo?

There are lots of individuals and groups who have big plans about how the land should be used and built out around Plaza Saltillo. There are at least 4 major plans that are already being shown to various politicians and policy groups. The City-sponsored TOD Station Area Plan conducted 2 workshops in April and June to get input. About 60 people who live or work in the area participated at these workshops. Called the Saltillo Station Area Plan, the city staff and consultants are going to hold a community meeting in September to present a draft affordable housing feasibility analysis report. You can see the Saltillo SAP concept plan at [http://www.ci.austin.tx.us/planning/tod/salttillo\\_sap\\_activities.htm](http://www.ci.austin.tx.us/planning/tod/salttillo_sap_activities.htm). The document titled "charrette materials overview" explains what was presented at the June Charrette and how to interpret it. The consultants are working on revising the concept plan with their key task being to weigh and balance out all of the various comments heard and put together a revised concept plan. For more information about the Saltillo TOD or to get on a contact list to stay informed, contact: Sonya Lopez, Neighborhood Planning and Zoning Department (512) 974-7694 or [sonya.lopez@ci.austin.tx.us](mailto:sonya.lopez@ci.austin.tx.us). Para información en español llame al 974-7694. **The ECC Team has not endorsed any plan yet. Join our ECC discussions at Saltillo Blog at <http://salttilloplaza.blogspot.com/> Here are links to some of the other Plans floating around:** Austin Area Regional Transit <http://asn.uctexas.edu/%7Ebennett/aart.htm> Capital Metro's Roma Plan <http://salttillo.capmetro.org/Home.asp> A group of UT students also have a plan that can be sent via email upon request to [lorirenteria@grandecom.net](mailto:lorirenteria@grandecom.net) or call UT Taproot Program at 471-2709.

## ECC Team Submits VMU Options on Aug. 9th

Your ECC Team has finalized recommendations about Vertical Mixed-Use Projects (VMU) in our neighborhood. VMU is a new zoning class to encourage more pedestrian-friendly buildings that provide housing on upper levels and small businesses on the ground floor. VMU projects that want added density would have to provide a few affordable housing units in the building. It doesn't increase height or change compatibility with adjacent residential uses so the Team generally supports it on E. 6th and E. 5th Streets but not on E. Cesar Chavez or any other commercial lots except lots that currently have negative uses like the soup kitchen, auto repair, car washes, and used car lots. There is no guarantee our recommendations will be adopted by City Council later this fall. We try to preserve all existing affordable housing and historic-looking buildings on E. 6th Street and are recommending at least one lot on each block of E. 6th NOT be allowed to do VMU so that developers cannot buy out the entire block, demolish everything and build new, big 5 story condo projects on every block. It's the best we could do with the options given to us by the City Council. Please call a Team member listed on page 5 for more info about our recommendations.

Our recommendation will be posted in our public kiosks by August 14th and are available online at <http://maps.google.com:80/maps/ms?ie=UTF8&hl=en&msa=0&msid=107829809689736332723.00000112bdfdfa9537a2&z=15&om=1>. There will be public hearings starting in late September at the Planning Commission and in October at City Council so that individual property owners can give their input. For details on the process or code, call city staffer, George Adams at 974-2146 or see more at [www.ci.austin.tx.us/planning/designstandards.htm](http://www.ci.austin.tx.us/planning/designstandards.htm)

# The Grapevine

The bi-monthly newsletter of the East Cesar Chavez Neighborhood Planning Team

## La Viña Boletín

Para info en Español, llame a Sabino 'Pio' Renteria 478-6770



April—May 2007

[www.hispanic-connect.com/community/eastcesarchavez](http://www.hispanic-connect.com/community/eastcesarchavez)

Vol. 7, No. 2

### Inside this issue:

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More Community Events	4
East Cesar Chavez Team meeting notes/contacts	5
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Community Calendar	8



**Congratulations  
to all our  
2007 Graduates!  
U R Eastside Pride**

## Commuter Rail is Coming...Let's Plan for it!

*Take this opportunity to help shape the areas around Plaza Saltillo.  
It's not just about transportation; it's about protecting our neighborhood.*

**Wednesday, April 25th, 6 pm to 9:30 pm**

**Sanchez Elementary School**

**73 San Marcos Street**

Join the City of Austin, Capital Metro, and planning consultants to gather public input regarding the land use planning and design of the Saltillo Transit Oriented Development (TOD) and station area planning (SAP). This meeting is especially important for people who own property, have a business or live near Plaza Saltillo.

For more information about the Saltillo TOD or to get on a contact list to stay informed, contact: Sonya Lopez, Neighborhood Planning and Zoning Department (512) 974-7694 or [sonya.lopez@ci.austin.tx.us](mailto:sonya.lopez@ci.austin.tx.us). Check out the City's TOD web-page at [www.ci.austin.tx.us/planning/tod/](http://www.ci.austin.tx.us/planning/tod/). The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. For ADA assistance please call 974-3256 or TDD 974-2445. Para información en español llame al 974-7694.

Join our ECC discussions at Saltillo Blog at <http://saltilloplaza.blogspot.com/>

### ECC NEIGHBORHOOD CLEANUP Clean Sweep 2007 Rescheduled

**Sat. April 21st**

**8:30 am to 11:30 am**

Meet at Comal Park, E. 3rd @ Comal St.  
**Free T-Shirts & Lunch for volunteers!**  
Call 478-6770 for details.

*Support our ECC Cleanup Sponsors:*



[www.keeptxbeautiful.com](http://www.keeptxbeautiful.com)

"For the  
Love of  
Woody"  
220-1417



[www.txrollergirls.com](http://www.txrollergirls.com)

## Do we want more VMU Projects?

Your ECC Team has mixed opinions about endorsing more Vertical Mixed-Use Projects (VMU) in our neighborhood. VMU is a new zoning class that encourages more pedestrian-friendly buildings that provide housing on upper levels and neighborhood-serving small businesses on the ground floor. The ECC Team needs to make a decision at our May 16th meeting. The Planning Commission and City Council will vote on this in June. Join 5 other eastside neighborhoods at a big pow-wow to learn more and give your input. We have lots of options for affordable housing and building compatibility standards to figure out. Please come!

**Thursday, April 26th at 6 pm**  
**Conley-Guerrero Senior Center**  
**908 Niles Street**

Call Lori or Sabino Renteria at 478-6770 for more details.

See more at [www.ci.austin.tx.us/planning/designstandards.htm](http://www.ci.austin.tx.us/planning/designstandards.htm)



**ECC Team meeting highlights for March. See the ECC Plan at [www.ci.austin.tx.us/zoning/ecc.htm](http://www.ci.austin.tx.us/zoning/ecc.htm)**

**In March**, We learned the Board of Adjustment approved the waiver for a reduced setback at 1607 E. Cesar Chavez despite not having our Team's endorsement. Several Team members volunteered to monitor the agenda items for the Board of Adjustment and Planning Commission to ensure we are aware of requests for waivers that are not required to come to the Team for input and recommendations. This is a city-wide problem. Most new development and re-development projects in our neighborhood are being granted automatic approval by staff because of liberal application of the Mixed-Use overlay adopted in 2001. And when planning staff do not support waiver requests, the agents are bypassing meetings with the designated Planning Teams and are going straight to the Board of Adjustment or Planning Commission. We will discuss removing the Mixed-Use overlay during our upcoming Plan Amendment Process.

**Our next neighborhood meeting is April 18th at Terrazas Library at 6 pm.** Possible action items include election of officers and endorsement of a state constitutional amendment for senior citizens' property taxes. We will discuss the new Vertical Mixed-Use Building ordinance, forming a historic district, and reviewing any development waivers. **On May 16th**, we'll vote on whether to opt-in or opt-out of the VMU ordinance on E. 5th and E. 6th Streets, and whether or not to exercise another option to add other commercial properties along E. Cesar Chavez Street. Our monthly neighborhood meetings are open to everyone and are held the 3rd Wednesday each month at 6 pm at Terrazas Library. **Please join us!**

**Your ECC Leadership Team Contacts: Call if you would like to get involved with us!**

You do not have to live in our area to join our Team or work on our committees!

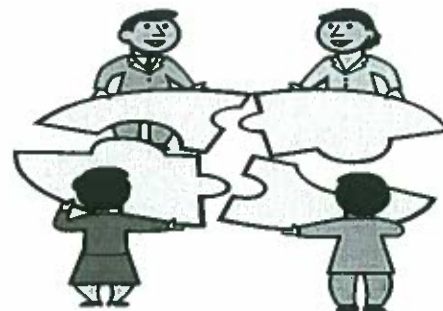
Name	Address	Phone #	Representing/Committees
Joseph Martinez	42 Waller	474-8148	ECC Chair, Non-Profit, Guadalupe Dev. Corp
Felipe Camacho	510 Thrasher Ln. (41)	386-6393	Civic/Non-profit rep., SSAWG
OPEN SEAT			Civic/Congregational/Non-profit rep
Jeff Thompson	1408 Willow St.	322-9930	Sector 7 rep., Land Use/Design Chair
Sabino 'Pio' Renteria	1511 Haskell	478-6770	Sector 6 rep., Affordable Housing Chair
Mary Lewis	21 Waller St., #803	472-3493	Sector 5 rep., senior citizens' advocate
David Dimitri	1708 Willow	474-1814	Sector 4 rep., Transportation & Traffic Chair
Amy Thompson	1402 E. 2nd St.	499-0780	Sector 2 resident rep., Historic District Chair
Molly O'Halloran	1308 E. 2nd Street	809-4777	Sector 1 resident rep., Land Use Committee
Gerardo Castillo	POB 2910, 78767	463-0674	Chalmers Court Residents' Representative
Al Moser	E. 6th St. Post Office	626-3196	Business rep., US Postal Service carrier
Cristina Valdés	1111 E. 3rd Street	789-0309	Business rep., realtor
Kevin Ortiz	1501 E. 6th Street	479-0097	Business rep., Nuevo Leon Restaurante
Lori C-Renteria	1511 Haskell	478-6770	Crime & Safety Chair, Newsletter Editor
Kathy McWhorter	1711 Willow	478-9478	Green N. Council, Parks & Enviro Chair

**We need Resident Reps on our Planning Team:** Team members are responsible for monitoring land use and action steps in our Neighborhood Plan. You do not have to own your home, renters are welcome volunteers. Our plan area has 8 geographic Resident Sectors so that all parts of the neighborhood have an equal voice.

**We need 2 more Resident Reps who live in these Sectors:**

**Sector 3:** Southside of E. Cesar Chavez to the Northside of Holly, from I-35 to Waller Street, join us Sanchez neighbors!

**Sector 8:** Northside of E. 4th Street to the Northside of E. 6th, from I-35-Chicon, includes a lot of the new condo residents



**Help us figure out how to protect our neighborhood. Attend our Neighborhood meetings the 3rd Wednesday each month at 6 pm at Terrazas Library**

**COMMENTS? STORY IDEAS?**

**ADS START @ \$25 FOR A BUSINESS CARD SIZE**

**MAKE CHECKS TO ECC TEAM**

SNAIL MAIL C/O LORI C-RENTERIA, 1511 Haskell Street, 78702

**Phone: 478-6770 or email: [lorirenteria@grandecom.net](mailto:lorirenteria@grandecom.net)**

**East Cesar Chavez Neighborhood Planning Team**

**Terrazas Library, 1105 E. Cesar Chavez St..**

**6:00 PM-7:30 PM**

**Wed., May 16, 2007**

**Meeting Agenda**

**Citizen Communications:** 15 minutes maximum, first come, first served.

**Approve minutes for the April 2007 meeting.**

**Action Items:**

1. Discuss and possibly act to endorse or reject a waiver request for increased height for a vertical mixed-use( VMU ), retail and condo project on the entire block starting at E. 5th to E. 6th and San Marcos to Medina.

2. Discuss and take possible action to exercise opt-out options on the VMU overlay district on E. E. 5th and E. 6th Street and opt-in properties on other commercial corridors in the plan area.

3. Discuss and take possible action on Capitol View Corridor 10.

4. Approve the draft budget and reimbursement arrangements for expending Neighborhood Enhancement Support funds for the Keep Austin Beautiful Kiosk Project and Tejano Legends Walking Trail.

**Confirm that the June meeting will be canceled and our next meeting will be at 6 pm on July 18th, 2007 at 6 pm at the kiosk at the East Austin Neighborhood Cener at 211 Comal Street because Terrazas Library is not available due to a Harry Potter Party that same night. Bring a lawn chair or blanket as we will meet outdoors.**

**Adjourn**

East Cesar Chavez Neighborhood Planning Team  
Terrazas Library, 1105 E. Cesar Chavez St.  
6:00-7:30 PM  
May 16, 2007

Meeting Minutes (approved at July 18, 2007 meeting)

A quorum was present. Al Moser chaired the meeting. There were no requests for Citizens Communications. Because we had not had a quorum at the April meeting, we discussed but did not act on the minutes.

**Action Items:**

1. Sergio Santos and developer Richard Kooris attended the meeting making a request that we endorse a CURE overlay to the VMU ordinance requesting increased height for a vertical mixed use retail and condo project on the entire block bounded by E. 5th to E. 6th and San Marcos to Medina Streets. This would require a zoning overlay, a public hearing, and then go to City Council. The request was for the project to go to 88 feet on the East 5th St. side and to 65 ft. on the E. 6th St. side. 110 residential units are proposed. Besides pedestrian walkways and setbacks, the main concern and discussion was with the willingness of the developers to provide affordable housing. The developer expressed a willingness to provide some affordable housing in exchange for the increased height, but there was concern expressed about setting a precedent in doing that.

Further discussion was held in that this application appears to raise a conflict with both the existing neighborhood plan, the VMU ordinance, and TOD Station area planning process, which is not going to be resolved until October, with regard to affordable housing requirements for vertical mixed use projects.

The Team voted to submit a resolution to the City Council refusing to endorse the application, and requesting the City Planning Commission and City Council to take action to resolve the conflicts between these ordinances prior to setting any public hearing on this particular or any other VMU applications within the Saltillo TOD District or postpone public hearings on zoning change applications in the Saltillo TOD District until the Station Area Plan is written and adopted by the City Council.  
(Resolution Attached)

2. Discussion was held on whether to exercise opt-out options on the VMU overlay district on E. 5th and E. 6th Street and opt-in properties on other commercial corridors in the plan area. The deadline for exercising these options is June 4th. Discussion was held concerning the requests by many other neighborhood teams for a moratorium on this deadline for 45 days. It was also discussed that with regard to the MLK and Saltillo TOD Station Area Planning Areas, which will not be acted upon until October with regard to

these issues, we would like to request a delay until October to make final decisions on these options. Vote was made to opt out on everything at this time for the June 4th deadline, with the exception of the Richard Kooris tract described above, and in the event the 45-day moratorium was granted, to hold a special meeting and to walk the commercial corridors and other properties in our planning area to decide more specifically what to opt-in and to opt-out.

3. Discussion was held on possible action to take on potential damage to Capitol View Corridor 10, which directly affects our planning area. It was voted that, since the deadline for public comment to the City had passed, that we would submit individual letters.

4. It was voted to approve draft budget and reimbursement arrangements for expending Neighborhood Enhancement Support funds for the Keep Austin Beautiful Kiosk Project and the Tejano Legends Walking Trail.

Neither Old Business or New Business were discussed, and except for the vote with regard to the Environmental Committee issue above, there were no Committee reports.

It was confirmed that the June meeting would be cancelled and that the next Team meeting would be held on July 18th, 2007 at 6 PM at the Kiosk at the East Austin Neighborhood Center at 211 Comal St.

The meeting was adjourned.

**East Cesar Chavez Neighborhood Planning Team**

**Terrazas Library, 1105 E. Cesar Chavez St..**

**6:00 PM-7:30 PM**

**Wed., April 18, 2007**

**Meeting Agenda**

**Citizen Communications:** Ellen Scratton asking for advise on her purchase of 1607 Garden regarding possible support for a zoning change from SF3 to Multi-family. They bought it as a 10 plex but found out during the remodeling permit process that having a 10 plex was not allowed on SF3.

**Approve Minutes for the March 2007.**

**Action Items:**

1. Discuss and possible endorse the May 12<sup>th</sup> election to provide property tax relief for seniors and disabled folks as an amendment to the state constitution.

**New Business:**

1. Discuss strategy relating to planning issues in the neighborhood especially related to the Saltillo Transit Oriented Development ordinance and Station Area Planning process, how that will affect our Plan Update and Amendments, and whether VMU will trump the TOD ordinance. We must vote at our May 16<sup>th</sup> meeting on VMU because the deadline to submit our recommendations is June 4<sup>th</sup>.

**Old Business:** Continue work and discussion on our Team-initiated Neighborhood Plan Amendment.

**Committee Reports:**

**Nominations Committee**

**Parks & Environment**

**Land Use/Design**

**Traffic and Transportation**

**Crime and Safety**

**Confirm next meeting at 6 pm on May 16, 2007 at 6 pm at Terrazas Library, 1105 E. Cesar Chavez St.**

**Adjourn**



**East Cesar Chavez Neighborhood Planning Team**  
**Terrazas Library, 1105 E. Cesar Chavez St.**  
**6:00 PM-7:30 PM**  
**April 18, 2007**  
**Meeting Summary**

A quorum was not present. Al facilitated the meeting.

**Citizen Communications:** Ellen Scrutton asked us for advise on her purchase of 1607 Garden regarding possible support for a zoning change from SF3 to Multi-family. They bought it as a 10 plex but found out during the remodeling permit process that having a 10 plex was not allowed on SF3. The Team explained that due to all the high price condos using a loop hole in the duplex permit process on our larger SF3 lots, we would not support a change to MF on her lot in order not to set a precedence.

**Minutes for the March 2007 meeting had not been prepared for approval.**

**Action Items:**

1. We discussed but did not endorse the May 12<sup>th</sup> election to provide property tax relief for seniors and disabled folks as an amendment to the state constitution because we lacked a quorum.

**New Business:**

1. We discussed strategy relating to planning issues in the neighborhood especially related to the Saltillo Transit Oriented Development ordinance and Station Area Planning process, how that will affect our Plan Update and Amendments, and whether VMU will trump the TOD ordinance. We will learn more at the upcoming VMU meeting with all the eastside planning teams on April 26<sup>th</sup>. We must vote at our May 16<sup>th</sup> meeting on VMU because the deadline to submit our recommendations is June 4<sup>th</sup>.
2. Amy provided an unscheduled update on the Capitol View Corridor (CVC) and presented a slide show about CVC 10 which cuts diagonally across our area from the corner of Lakeshore and Pleasant Valley to the Capitol. We all agreed we want to keep our CVC and since it was not posted for action and the public comment period ends on May 4<sup>th</sup>, we should all write letters as individuals. Amy will provide a draft support letter before she goes out of country. There is a public hearing on May 16<sup>th</sup> but it is at the same time as our meeting where we need to vote on VMU options.

**Old Business:** We did not review changes for a Team-initiated Neighborhood Plan Amendment but scheduled a meeting for Sunday, March 25<sup>th</sup> to conduct a second pass on Plan Update.

**Committee Reports:**

**Nominations Committee** – Lori failed to call a meeting, will reschedule and report in May.

**Parks & Environment** - Lori announced that Clean Sweep was rescheduled to April 21<sup>st</sup> due to bad weather. . We bragged about the landscaping we did at 211 Comal Kiosk on It's My Park Day on April 14<sup>th</sup> and had about \$150 shortfall due to rising construction materials and pending approval by Laura Patlove, Felipe, Kathy and Sabino will get reimbursed

**Land Use/Design** - Amy and Molly have set a meeting with the Heritage Society and Steve Sadowsky, the Historic Officer for the City at lunch on May 16<sup>th</sup> about forming a historic district and applying for grants

**Traffic and Transportation** We announced that the Saltillo TOD Station Area Planning process begins with a charettee from 6:00 – 9:30 pm at Sanchez Elementary on April 25<sup>th</sup>. Robert reported problems with late-night bus repairs at Lucano and issues he had with APD responding to several 911 calls he made regarding the loud radio and tool noise.

**Crime and Safety** – Lori reported that she addressed the Community Action Network (CAN) Community Council on March 19<sup>th</sup> to ask that CAN not fund PushUp and to include neighborhoods on their Re-entry program committee to ensure felons are not residing next to single family homes. She plans to attend the CAN Resource Council meeting on April 13<sup>th</sup>. We learned from a newspaper article that code enforcement has referred the cases at PushUp Foundations shelter at 1711 E. Cesar Chavez St. to the building standards commission. Lori will be attending a City Council item about emergency funding for PushUp on April 19<sup>th</sup> Lori will provide talking points to Team members so they can help lobby on this issue.

**We confirmed our next meeting at 6 pm on May 16, 2007 at 6 pm at Terrazas Library, 1105 E. Cesar Chavez St.**  
**We adjourned at 7:30 pm.**

**East Cesar Chavez Neighborhood Planning Team**  
**Terrazas Library, 1105 E. Cesar Chavez St.**  
**6:00 PM-7:30 PM**  
**March 21, 2007**  
**Meeting Agenda**

**Citizen Communications:** 15 minutes maximum, first come, first served.

**Approve minutes for the February 2007 meeting.**

**Action Items:**

1. Discuss and possibly act to endorse or reject a waiver request for increased height for a mixed-use, retail project at 1607 E. Cesar Chavez St.
2. Discuss and take possible action to present an appreciation certificate and make a small donation for an award for a Central East Austin Police Officer.

**New Business:**

1. Discuss strategy relating to exercising options to designate certain properties along core transit corridors with the new Vertical Mixed-Use Building Overlay.

**Old Business:** Review first pass changes to the Neighborhood Plan and schedule extra meetings to conduct second pass on Plan Update.

**Committee Reports:**

**Nominations Committee** – Lori failed to call a meeting, will reschedule and report in April.

**Parks & Environment** - Update on kiosk projects, community gardens, and Green Neighborhood Council. Plan for Clean Sweep on March 31st and It's My Park Day on April 14th.

**Land Use/Design** - Discuss plans for a joint, eastside Planning Team workshop on the new opt-in/out process for the Vertical Mixed-Use Building ordinance. Discuss strategies to recruit more members for this committee especially to monitor the Planning Commission and Board of Adjustment agendas on the city's website. Discuss scheduling a community meeting with the Heritage Society about forming a historic district and applying for grants. Discuss status of change in small lot size.

**Affordable Housing** - Affordable Housing Bonds and public input schedule for City's Neighborhood Housing and Community Development program.

**Traffic and Transportation** - Lucano Bus Company update.

**Crime and Safety** - Discuss ongoing efforts regarding a TDCJ contract to house felons at PushUp Foundations shelter at 1711 E. Cesar Chavez St.

**Confirm next meeting at 6 pm on April 18, 2007 at 6 pm at Terrazas Library, 1105 E. Cesar Chavez St.**

**Adjourn**

**East Cesar Chavez Neighborhood Planning Team**  
**Terrazas Library, 1105 E. Cesar Chavez St.**  
**6:00 PM-7:30 PM**  
**March 21, 2007**  
**Meeting Minutes**

A quorum was present. Joseph chaired the meeting. There were no requests for Citizen Communications. We approved minutes for the February 2007 meeting.

**Action Items:**

1. The Land Use Committee talked with the agent and was going to recommend rejecting a waiver request for increased height for a mixed-use, retail project at 1607 E. Cesar Chavez St. but the Board of Adjustment had already approved the waiver request despite our not endorsing the project. No formal action taken. Committee members volunteered to more closely monitor the agendas of the BOA.
2. We discussed and approved the Crime and Safety Committee to present an appreciation certificate and make a small donation for an award for Central East Austin Area Commander Mike Nyert who was being transferred to Highway Enforcement Division. Joseph donated \$25 on behalf of the Team towards the award.

**New Business:**

1. We discussed strategy relating to exercising options to designate certain properties along core transit corridors with the new Vertical Mixed-Use Building Overlay. Jeff explained that compatibility trumps everything so there should not be much concern regarding VMUs next to single family. The increased FAR and reduced parking to 60% for the commercial part of a VMU building do not have much affect since our commercial corridors are already in the CURE Zone which is already in place and reduces commercial parking to 65%. And while the VMU affordable housing levels for homeownership are higher (80%) than our endorsement policy (60%), the new VMU will require affordable housing in every project whereas currently we are not getting any in the Mixed-Use projects being built currently. Our Team will have 90 days to decide and we will participate in trying to get a meeting on VMU with all the eastside planning teams in the near future.

**Old Business:** We did not review changes for a Team-initiated Neighborhood Plan Amendment but scheduled a meeting for Sunday, March 25th to conduct a second pass on Plan Update.

**Committee Reports:**

**Nominations Committee** – Lori failed to call a meeting, will reschedule and report in April.

**Parks & Environment** - Lori announced plans for Clean Sweep on March 31<sup>st</sup>. The Green Neighborhood Council will landscape the 211 Comal Kiosk expending the balance of our Keep Austin Beautiful grant (\$675) on It's My Park Day on April 14th and we confirmed use of some of the balance of our Neighborhood Enhancement Fund (\$6,663) to cover any shortfalls pending approval by Laura Patlove. Rico announced another It's My Park Day event near the Holly Power Plant and we will help promote it for him.

**Land Use/Design** - More members volunteered for this committee especially to monitor the Planning Commission and Board of Adjustment agendas (Jeff) and we will plan a community meeting with the Heritage Society about forming a historic district and applying for grants (Amy, Molly, & Joseph). We discussed status of change in small lot size and a resolution was adopted asking that our plan area remain the same which allows minimum lots of 2,500 sq ft to build so long as SF3 setbacks and impervious cover limits are met.

**Affordable Housing** – A copy of the public input schedule for City's Neighborhood Housing and Community Development program was distributed and members are encouraged to participate and write letters.

**Traffic and Transportation** - Lucano Bus Company update included reports that APD Highway Enforcement had pulled over a bus and confirmed they are operating without licenses, insurance, and permits. Joseph and Felipe volunteered to work up an educational "Travel Advisory Flyer" to warn consumers that they should not use Lucano because they are not insured and could lose money if the company gets pulled over. APD did allow the driver to return passengers to the bus terminal. We announced that the Saltillo TOD Station Area Planning process is set to begin. Robert volunteered to get his children to write letters to Capital Metro to do a better job cleaning the bus stop at Waller and E. Cesar Chavez Streets.

**Crime and Safety** – We briefly discussed ongoing efforts by code enforcement regarding the car wash and housing conditions at PushUp Foundations shelter at 1711 E. Cesar Chavez St.

**We confirmed our next meeting at 6 pm on April 18, 2007 at 6 pm at Terrazas Library, 1105 E. Cesar Chavez St. We adjourned at 7:45 pm.**