

The following document includes the minutes from a January 21st meeting between the applicants and the interested parties. This meeting was suggested by the Planning Commission during the January 12<sup>th</sup> hearing. The minutes were verified by Neighborhood Advisor Carol Gibbs, who also attended the meeting as a neutral facilitator.

## Graham, Sarah

**From:** kathy setzer [kathysetzer@yahoo.com]  
**Sent:** Friday, January 22, 2010 5:45 PM  
**To:** sully.jumpnet@sbcglobal.net; dchimenti@austin.rr.com; jay\_reddy@dell.com; amdealey@aol.com; dave.anderson.07@gmail.com; bdeleon@dwlawtx.com; vskirk@att.net; clint\_small@hotmail.com; kbtovo@earthlink.net  
**Cc:** Graham, Sarah; Gibbs, Carol; George Reynolds  
**Subject:** East Side Inn SPC-2009-0303CS  
**Attachments:** Eastside\_Inn\_ETLCNA Minutes\_012210.doc; FINAL\_012110\_neighborhoodmeeting\_sm.pdf

RE: Case number SPC-2009-0303CS  
PC Date: January 26, 2010  
Agenda Item: #7, East Side Inn

Dear Commissioners,

I am the applicant on the above referenced case and owner of the property in question. My husband and I are requesting a conditional use permit for Hotel/Motel use, in order to operate a bed and breakfast at 1609 E. Cesar Chavez.

In the January 12 hearing, the Planning Commission voted to postpone the case to the next available hearing on January 26, 2010, as requested by neighborhood representatives. The owners were asked to meet with the neighborhood representatives and address any issues.

The requested meeting took place on January 21. Attached are the minutes from the meeting and a copy of the presentation shown.

We look forward to speaking with you on January 26. Thank you very much

Sincerely,

Kathy Setzer and George Reynolds  
(512) 775-6436

## Meeting Minutes

Eastside Inn Neighborhood Meeting coordinated by East Town Lake Citizens Neighborhood Association  
Thursday, January 21, 2010 6:00 p.m.  
Metz Recreation Center

### Regarding

SPC-2009-0303CS

East Side Inn

1609 E. Cesar Chavez

### Attendees on behalf of East Side Inn:

Kathy Setzer, Owner

George Reynolds, Owner

Brad Deal, KRDB

Matt Moore, Waterstreet Engineering

Elizabeth Richard, Waterstreet Engineering

### Neighborhood attendees:

Marcos de Leon from East Town Lake Citizens Neighborhood Association

Frances Martinez from Barrio Unido Neighborhood Association

Gavino Fernandez from El Concilio

2 residents from the 1700 block of Canterbury

### Others present:

Carol Gibbs, Neighborhood Advisor, City of Austin

### Proceedings:

- Meeting called to order at 6:20 p.m. by Marcos de Leon
- Mr. de Leon introduced topic and purpose of the meeting
- Each attendee introduced himself or herself and his or her purpose for attending the meeting
- Some neighbors were not able to attend the meeting due to conflicts or for health reasons. Mr. de Leon and Ms. Martinez stated they would share information with the neighbors and the neighbors may contact the owners separately with their questions or attend the Planning Commission hearing.

### Owners' presentation:

- Kathy Setzer and George Reynolds thanked the neighborhood for their presence at the meeting and conveyed the importance of having neighborhood support
- 25 minute slideshow presentation and explanation of the City's process requirements, their project goals, operations details, site plan and design schematics
- Owners took questions about the project for remaining meeting time

### Neighborhood discussion:

- A question and answer session followed the owners' presentation.
  - Below is a summary of the issues raised by the neighbors during this discussion.
1. Neighbors asked why Barrio Unido Neighborhood Association was not notified as early as the Neighborhood Plan Contact Team was, and Carol Gibbs stated she would look into that. Her findings,

as of 1-22-10, are that Conditional Use Permits of this size do not require any notification until it goes to the Planning Commission. The owners made contact with the NP Contact Team (East Cesar Chavez Neighborhood Planning Team), not realizing at that time that there were additional interested organizations that were not represented in the Contact Team.

2. The neighbors asked what kind of signage would be used at the front of the property and how it would be lit. Mrs. Setzer explained that they weren't far enough along in the design process to have the sign designed but she said it would be unobtrusive. Another neighbor was concerned about the lighting of the sign and Matt Moore explained that, as a commercial project, it would have to adhere to the site lighting criteria designated in the Commercial Design Standards.
3. The neighbors asked about the marketing methods that would be used. Mrs. Setzer responded that most of their marketing would be done over the internet and by word of mouth.
4. The neighbors asked about the hours of operation for the business. Mrs. Setzer explained that since the project would allow overnight guests that it would essentially be open 24 hours. She said that they had not worked out the details of overnight property management, but that guests would have secure access to the property at any time and the property would be secured for guest-only usage.
5. Questions were asked about parties and whether or not Mrs. Setzer and Mr. Reynolds would allow large parties for events like South by Southwest. Mrs. Setzer explained that due to the scale of the site and the development plan, there wasn't room for a large party, nor is there an intention to allow large parties. She also explained that for the sake of all guests as well as the neighborhood, there would be established "quiet hours" for guests starting at 10 or 11 p.m.
6. The neighbors asked if guests would be given a list of rules and policies for the bed and breakfast, and if the neighbors could have a copy of those rules. Mrs. Setzer answered yes, but specific rules and policies had not been drafted yet. She explained that information on "quiet hours" would be included in the property policies. Guests would have to officially agree to, and therefore be bound by, these policies as a condition of their reservation.
7. It was asked how much Mrs. Setzer and Mr. Reynolds were going to charge per night and how long the typical stay would last. Mrs. Setzer responded that the lowest cost room would be priced around \$100 per night, and the room rates would increase based on amenities, to around \$200 per night. A minimum-night requirement of 2 nights was planned. They are hoping most guests would stay for three nights.
8. One of the neighbors inquired about total project cost. The owners responded to this question but have requested that the information not be included in the published meeting minutes.
9. The neighbors were concerned that if granted a conditional use permit, this project would set a precedent for other hotel/motel operations to come into the neighborhood and build larger hotels or motels. Motel 6 was cited as the example. Mrs. Setzer explained that if the Planning Commission grants a conditional use permit in this case, that it only applies to this particular property and site plan, and that anyone else wanting to open a hotel or motel within the Conditional Overlay zoning along E. Cesar Chavez would have to seek a separate conditional use permit from the Planning Commission. Mrs. Setzer stated that the Planning Commission considers conditional use requests on a case by case basis using the same parameters.
10. The neighbors asked if Mrs. Setzer and Mr. Reynolds had spoken to their adjacent neighbors about the project. Mrs. Setzer responded that they had received a letter of support from the salon to the west, and they had met and reviewed plans with representatives of the funeral home to the east.
11. It was requested by the neighbors to review the sign design and a draft of policies that would be given to each guest, prior to the Planning Commission hearing on January 26, 2010. Mrs. Setzer explained that they didn't yet have an established design or draft of their policies but would try to provide more information before the Planning Commission hearing.

#### Meeting Conclusion

- Marcos de Leon requested to conclude the public meeting so that the neighbors could meet privately to discuss the project.
- It was agreed that meeting minutes would be distributed to those who had signed the sign-up sheet.
- Public meeting was adjourned at 7:30 p.m.