

# SHNA Meeting - Tuesday December 2, 2014

1. Approve October & November Meeting Minutes (10 minutes; Louisa Brinsmade)
2. Approve Proposed Agenda for Today (below)

## **Proposed Agenda (Dec 2, 2014)**

1. Treasurers Report / SHNA Bank Account (5 minutes; Steven Macon)
2. New Business:
  - a) TXDOT / Mobility-35 Update (30 minutes; Kendal Ascension)
  - b) No Parking Signs / Olander (10 minutes; Bruce Sheehan)
  - c) Wes Peoples Update & Neighborhood Meeting (15 minutes; Louisa Brinsmade)
3. Announcements
4. SHNA Committees & Representatives
  - a) OCEAN Update (10 minutes; Louisa Brinsmade)
  - b) Committees & Representatives Status (10 minutes; Bill Minor)
5. Adjournment

# SHNA Meeting Minutes (October CY14):

## October Meeting Minutes

### Announcements

Sean Garretson announced that a lawsuit has been filed against him by Blake and Toria English following a letter to the Englishes from Mr. Garretson's attorney requesting that the Englishes remove their pumphouse structure from Mr. Garretson's land. Mr. Garretson pointed out that he is not the only neighbor who has been sued, or threatened with a lawsuit, by Blake and Toria English. Paula and Charles Reckson, Steve Macon, and Louisa C. Brinsmade noted that they had all received "cease and desist" letters that included threats of a lawsuit following their public opposition to the rezoning sought by Mr. and Mrs. English. Rob Seidenberg acknowledged that he, too, had been served with a lawsuit by the Englishes. Discussion followed regarding the nature of the lawsuits, the letters, and the neighborhood association's vote earlier in the year to oppose the rezoning of the Englishes' property. It was noted that further information on the variances sought by the property owners at the Board of Adjustment would be given during the update on development issues later in the agenda.

### Item #1 By-Laws Ratification Vote – by By-Laws Committee Members

No discussion. Amended By-Laws approved by a vote of 29-2

### Item #2 Membership Registration and Dues Collected

Membership registration forms for 33 members collected, some for spouses of those present. Some members were delayed in paying their dues, as marked on their membership registration forms. All collected checks and cash were taken and noted by SHNA Board member Kirsten Seigfried and SHNA Treasurer Polina Koronkevich. Ms. Koronkevich took possession of all collected dues for deposit.

### Item #3 2014-2015 SHNA Board of Directors Election

Seven nominees were elected by a unanimous vote of 29-0. The following candidates were elected:

William Minor

Louisa C. Brinsmade

Paula Reckson

Charles Reckson

Steve Macon

Kristine Garana

Steve Macon

Officers of the new Board of Directors will be chosen by the new Board members at a subsequent Board meeting.

# SHNA Meeting Minutes (October CY14):

## Item #4 Development Issues Update – Hunt Andre and Development Committee members

1. Hunt Andre gave a brief update on the state of Tracts 3 and 5 and described an apparent delay in the dispensation of the property. There is no clear information about when the contract will be signed between the City of Austin and Butler Equity. Discussion ensued regarding the usefulness of a letter to the Urban Renewal Board from SHNA. General consensus was that a letter would be a good idea. Mr. Andre will compose such a letter. No action taken.
2. Toria and Blake English are seeking approval for several variances at the Board of Adjustment, but the hearing of those variances was delayed. There is no clear information about when the variances will return to the BOA. A description of the variances being sought was given. Discussion ensued. No action taken.
3. An amendment to the Central East Austin Neighborhood Plan is being sought by Wes Peoples. A brief description of the neighborhood's reaction to the Neighborhood Plan Amendment meeting on September 22 was given, and discussion ensued. No action taken.

Meeting adjourned at 8:30pm

# SHNA Meeting Minutes (November CY14):

## SHNA Board Members Present:

- Paula Reckson, VP
- Louisa Brinsmade, Secretary
- Steve Macon, Treasurer
- Charlie Reckson
- Kristine Garana
- Bruce Sheehan
- Absent: Bill Minor, President

## Call Meeting to Order

## Adoption of Agenda

1. Approve October Minutes: Delayed until November. (Ms. Brinsmade left the copies of the October minutes at home.)
2. Announcement of SHNA Board meeting and actions taken (Paula Reckson):
  - a) The Secretary of State will need to be notified of the Amended By-Laws. Ms. Brinsmade will submit the new By-Laws to the SOS.
  - b) Mike Tolleson will be asked to continue as the SHNA Registered Agent. (Update from Louisa: Mr. Tolleson has agreed.)
  - c) SHNA Board letter to OCEAN regarding the Wes Peoples NPA case was approved.
  - d) Discussed SHNA membership vote on 1307 Waller variances and plat amendment case.
  - e) Discussed November agenda for general SHNA meeting.
  - f) Discussed Robert's Rules and how to conduct meetings.
  - g) Discussed transfer of checking account to Steve Macon and documents needed.
3. Treasurer's Report / SHNA Bank Account Summary (Steve Macon)
  - a) Opening October CY14 Balance of \$2800.25; deposits of \$340.00 (membership dues); Closing October CY14 Balance of \$3140.25
4. Correspondence (Louisa Brinsmade):
  - a) Kendal Ascension with TXDOT will send presenters to the SHNA December meeting to discuss "Mobility 35" and to answer questions regarding the impact on the Swede Hill neighborhood.

# SHNA Meeting Minutes (November CY14):

## 5. New Business:

- a) UT/Seton Teaching Hospital Update / Parking issues – Rhonda Weldon, UT’s Director of Communications.
  - i. Ms. Weldon attended and listened to comments from neighbors about construction workers parking in the Swede Hill neighborhood.
  - ii. Ms. Weldon handed out sheets identifying the various subcontractors working on the construction project with color-coding.
  - iii. Ms. Weldon noted that workers’ hard hats and jackets should have the color-coding which will help neighbors identify who is parking in our neighborhood.
  - iv. Ms. Weldon pointed out that a “residents-only” parking program in Swede Hill would be the only realistic way of enforcing a “no parking in the neighborhoods” policy at UT amongst the subcontractors and Erwin Center employees.
  - v. UT’s subcontractors are required to provide parking for their employees. She did not know if the parking vouchers provided for subcontractor employees were sufficient to ensure compliance. (Ms. Weldon later emailed an update to her comments noting that UT has provided parking for subcontractors in under-utilized parking lots around the campus. The vouchers can be used in these lots.)
  
- b) Update and discussion on Tracts 3 (NE corner lot at E.12th and Navasota) and Tract 5 (NE corner lot at E. 12th and Angelina) with Austin Stowell, developer with Butler Equity.
  - i. Austin Stowell described the delays since April 2014 associated with the contract to purchase Tracts 3 and 5 from the City of Austin:
  - ii. Mr. Stowell related that negotiations were snagged on legal language related to the low-income housing units required on both tracts. According to Mr. Stowell, the city’s Neighborhood Housing and Community Development (NHCD) department appeared to be seeking a longer term for the low-income housing prices than was originally required as part of the RFP bidding process.
  - iii. Mr. Stowell was queried as to whether this appeared to be an interpretation of the same language in the RFP, or an insertion of new language and new terms. (NHCD staff has assured SHNA Board members and others that their department has only sought to enforce the original language and intent of the RFP.) Mr. Stowell responded that NHCD has, in fact, inserted new language into the contract and new requirements that were not part of the original RFP contract.
  - iv. Mr. Stowell requested that negotiations with the Swede Hill neighborhood on compatibility move forward despite the unresolved issues with the city. SHNA members indicated a willingness to move forward with Mr. Stowell on those discussions.

# SHNA Meeting Minutes (November CY14):

- c) Wes Peoples' tract discussion (NPA 2014-0009.01) and potential action – Louisa Brinsmade
- i. Ms. Brinsmade gave a presentation on the Neighborhood Plan Amendment (NPA) case brought by applicant Wes Peoples and agent Ken Blaker:
  - ii. Wes Peoples applied for a change in the Central East Austin Neighborhood Plan (CEANP) and accompanying Future Land Use Map (FLUM) for 1506 Waller (Tract 1), 807 E. 16th St. (Tract 2), and 908 E. 15th St. (Tract 3).
  - iii. The NPA proposes to change the tracts listed from SINGLE FAMILY and MULTI FAMILY to MIXED USE on the FLUM.
  - iv. Wes Peoples indicated in the NPA application that he will be seeking a rezoning of the tracts from the current zoning of SF-3 to GR-MU. SF-3 stands for SINGLE FAMILY 3, which is the standard zoning for residential neighborhoods. GR-MU is known as "Community Commercial." Combined with Mixed Use, GR-MU would allow commercial and/or residential high-density development. Ms. Brinsmade outlined the details of the GR-MU entitlement.
  - v. A history of Wes Peoples' presentations and communications to the neighborhood and neighborhood representatives was given, noting in particular the original presentation given by Wes Peoples and Ken Blaker in September 2013 outlining a proposal for SF-5, SF-6 (HIGH DENSITY SINGLE FAMILY) maximum zoning for the tracts, 30' height limits, 12-18 units maximum, detached condominiums, no commercial, and restoration of the Stasswender main house. That proposal was reiterated to neighborhood representatives even after July 2014 when the NPA application was filed. However, in meetings with the SHNA Development Committee, Wes Peoples and Ken Blaker revealed their intention to file for GR-MU zoning and a much higher density of development, a maximum allowable height on the buildings (45' to 60'), attached condominiums, 90% impervious cover, demolition of not just 3, but 4 of the Stasswender homes, and the potential sale, not restoration of the main Stasswender house.
  - vi. Despite unanimous neighborhood opposition, and a failure to seek input from our Neighborhood Planning Team (OCEAN), City of Austin Case Manager Maureen Meredith has recommended the NPA application for approval.
  - vii. Ms. Brinsmade noted that the NPA application does not meet the minimum criteria for consideration in terms of City of Austin Zoning Principles and guidelines provided by the Imagine Austin plan.
  - viii. Ms. Brinsmade noted the unanimous opposition of the current SHNA Board to the NPA application.
  - ix. A vote was taken regarding support or opposition to the NPA case. The vote was 16-0 against the proposed FLUM change.
  - x. Discussion and agreement ensued regarding "talking points" to be shared with Wes Peoples and Ken Blaker should minimum requirements be met.

# Treasurers Report (SHNA Bank Account) - Nov CY14:

Opening Balance:	\$3140.25
Deposits:	+\$10.00 (member dues)
Withdrawals:	-\$17.87 (Paula Reckson; Newsletter Print)
	-\$20.90 (Box of 150 Checks)
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Closing Balance:	\$3111.48

All disbursements & reimbursements require receipt & board approval

# Dec. 1 Meeting with Wes Peoples & Ken Blaker - Update

Attendees: property owners within 200' of site

Wes Peoples presented his latest iteration of the development plan for the 3 tracts and gave a copy of the sketch to the neighbors.

The proposal includes:

- 5 one-bedroom units; 11 two-bedroom units; 2 three-bedroom units - Total = 18 units
- The units will range in size from 1,375-1,800 square feet
- Prices range from \$300,000 - \$500,000
- Target market = singles and young couples
- Height ranges:
  - 35'-45' for Tract 1 (1506 Waller); 3 townhomes facing neighborhood
  - 45' for Tract 2 (807 E. 16th St.); 3-stories
  - 35-45' for Tract 3 (908 E. 16th St.); 2-stories
- Total parking spaces = 32
- Ingress and egress on East 15th and East 16th. No driveway on Waller.

# Dec. 1 Meeting with Wes Peoples & Ken Blaker - Update

Wes Peoples indicated he would agree Restrictive Covenants would include:  
Restricted commercial uses for Stasswender house (except for those protected by federal law, ie, Group Home)

Indicated that he would work with neighborhood on design characteristics and materials.  
(Note: he has plans he intends to use for this development already, ones that he already owns. It may be unlikely that he will pay for a custom design for this development.)

Stated that his “bottom line” on density was 18 units. Later, he suggested he might be able to reduce the number, and asked the neighborhood to

Condominium regime planned for the 18 units. Wes Peoples indicated he would work with us on the condominium regime agreement.

Wes Peoples indicated a round figure of \$200,000 to restore the Stasswender house, but he has not spoken with a preservation expert or obtained a preservation architect. Note: Mr. Peoples appears vague in his plans for the Stasswender house. At one point he said that he intended to maintain ownership, but at our last meeting, he told neighbors he wanted to sell off the property to allow someone else to restore it.)

# Dec. 1 Meeting with Wes Peoples & Ken Blaker - Update

Suggested response from adjacent neighbors – to be communicated via email -

## **Concerns:**

- The development is too dense for the site, with too many units. Current entitlements allow for six (6) units. We are looking for a significant reduction in density from his proposed 18 units.
- With that reduction in density, the neighborhood would support a change in the FLUM from SINGLE FAMILY to HIGH DENSITY SINGLE FAMILY. This specifically avoids GR-MU.
- Cooperate with seeking and securing historic zoning for the Stasswender house at 1506 Waller and work with neighborhood on acceptable restricted uses.
- Limit rooftop height to 35'.
- Work with the neighborhood on design characteristics and materials ensuring compatibility with Swedish Hill National Register Historic District.