

# **Swede Hill Neighborhood Association**

## ***SHNA Annual Meeting: Tuesday, November 4, 2014***

**Location:** Carver Library, 1161 Angelina St., Meeting Room #2

**Time:** 6:30-8:30pm

## **November Meeting Minutes**

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.

Ms. Reckson related the Board's discussion:

- 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 – Steve Macon (**STEVE: WILL YOU FILL IN THE BLANKS HERE? – LOUISA**)
  - A. Steve reports that SHNA currently has \$\_\_\_ in the account at Travis County Credit Union. The latest deposit of \$\_\_\_ was from the membership dues paid at the October annual meeting. Steve will give regular Treasurer updates.
4. Correspondence: 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.
5. New Business:

**UT/Seton teaching hospital update/Parking issues – Rhonda Weldon, UT's Director of Communications.**

Ms. Weldon attended and listened to comments from neighbors about construction workers parking in the Swede Hill neighborhood.

- Ms. Weldon handed out sheets identifying the various subcontractors working on the construction project with color-coding. 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.
- 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.
- 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.)

**Update and discussion on Tracts 3 (NE corner lot at E.12<sup>th</sup> and Navasota) and Tract 5 (NE corner lot at E. 12<sup>th</sup> and Angelina) with Austin Stowell, developer with Butler Equity.**

Austin Stowell described the delays since April 2014 associated with the contract to purchase Tracts 3 and 5 from the City of Austin:

- 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.
- 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.
- 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.

### **Wes Peoples' tract discussion (NPA 2014-0009.01) and potential action – Louisa Brinsmade**

- Ms. Brinsmade gave a presentation on the Neighborhood Plan Amendment (NPA) case brought by applicant Wes Peoples and agent Ken Blaker:
- 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. 16<sup>th</sup> St. (Tract 2), and 908 E. 15<sup>th</sup> St. (Tract 3).
- The NPA proposes to change the tracts listed from SINGLE FAMILY and MULTI FAMILY to MIXED USE on the FLUM.
- 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.

- 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.
- 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.
- 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.
- Ms. Brinsmade noted the unanimous opposition of the current SHNA Board to the NPA application.
- A vote was taken regarding support or opposition to the NPA case. The vote was 16-0 against the proposed FLUM change.
- Discussion and agreement ensued regarding "talking points" to be shared with Wes Peoples and Ken Blaker should minimum requirements be met.

6. Announcements

7. SHNA Committees and Representatives

8. Adjournment