

Cherrywood Neighborhood Association Steering Committee Meeting Minutes
 July 10, 2019 at 6:30 p.m.
 Fannie Mae Stewart Community Conservatory, 1902 E. 22nd Street, Austin, TX

Attendees:

Jim Reed, Chair	Evie Kling, Member
Jeremy Klitzman, Vice Chair	Girard Kinney, Member
Allen Hah, Treasurer	Stefan Schuster, Member
Sharon Lynch, Secretary	Jules Vieau, Member
_____, Visitor, Resident to give input on 3412 Werner Project.	

1. Jim Reed called the meeting to order at 6:36 p.m. There is a quorum.
2. The agenda was adopted.
3. Girard Kinney spoke as a citizen communicator and noted that the City Council did not take action on signage ordinance that would allow advertisements at bus stops and at public schools. This ordinance will be reconsidered at the end of August. It is not known if this will go to the Planning Committee prior to going back to the City Council.
4. Approval of previous meeting minutes was deferred.
5. There were no community presenters.
6. Officer and SC Program Reports:
 - a. Jim Reed reported on the Flea. The content for the next edition has been determined and is being written. It will include an article on the history of Mueller by Jim Walker and an article explaining the origins of codes in communities by Dave Westenberger. Other topics include local business reviews, changes in AISD, summer in the neighborhood from a child’s viewpoint and a highlight of the Wild Hare Collective in the neighborhood.
 - b. Allen Hah, Treasurer reported that ads for the next Flea are secured and there is still room for a half-page ad. The current checking balance is \$3809.09, and the net balance is \$2243.09
7. Reports of Committee and Neighborhood Projects
 - a. Jules Vieau: ANC/UBC. ANC: According to one presenter at the meeting, Rainey Street has grown without proper planning and currently there is no way that AFD could get down the street in the event of a fire; there are multi-story hotels being built on Rainey St. The demolition resolution passed. Buildings older than a certain age would need to be assessed for asbestos and/or lead prior to demolition permits will be issued. The assessment must be done by an EPA certified inspector. The ramifications of this are TBD. There was no updated information from UBC.
 - b. Girard Kinney: LUT. The MLK TOD trumps the neighborhood FLUM. Manor Road from IH-35 to Airport needs a new plan. On the north side, Cherrywood is the neighborhood with interests but on the south side three different neighborhoods (Blackland, Rogers-Washington-Holy Cross, and Austin Heights) have interests. Many sources allege that eventually neighborhood plans will be replaced by small area plans.

- c. Jeremy Klitzman: CherryWoodstock. As mentioned at last month's Steering Committee Meeting, CherryWoodstock needs a champion. A ¼ page ad in the Flea to solicit helpers was proposed. A list of musical guests inserted into the fall edition of the Flea was proposed. This will take the place of the fall insert for CHULA's art fair that has been in the Flea previously. Girard referenced the long history the neighborhood has with CHULA and urged that we make efforts to preserve that relationship.
8. Unfinished Business: The project to renovate the house on 3201 Merrie Lynn and use it for small business offices was presented at the June SC Meeting. This was up for approval this month. Jeremy moved that the project have CNA's approval and Girard seconded the motion. The project is approved.
9. New Business: Duplex at 3412 Werner Avenue.
 - a. This project was presented as an accessory dwelling to accommodate an at-risk population (60 y/o or older or a person with a disability.)
 - b. The lot was originally too small to accommodate a duplex, but the plans presented to the City were for a duplex.
 - c. A number of issues related to this property are questionable.
 - i. A resurvey of the lot pushed it a few feet over the 5000 square feet zone needed for a duplex.
 - ii. The original parking plans included street parking but this has been changed to all front of building parking which is not in keeping with neighborhood design guidelines.
 - iii. The original plans did not specify which unit was to be for a person in an underserved population. It has since been identified as Unit B.
 - iv. The owner/developer/sales agent has stated that he used loopholes to receive an expedited review.
 - d. The issue before the Committee is related to an affidavit that may be attached to the project that notes that one of the units is to be rented/sold to a person with a disability or 60 or older. This would increase the chance that the conditions which contributed to the expedited review would be known and honored by the next owner of the property. There was also discussion about the fact that affidavits such as this are really not an effective way to deal with land use in our neighborhoods due to lack of enforceability and that fundamental changes in the code are needed.
 - e. It is proposed that the SC adopt a standing rule related to filing county records for land use change through affidavit. The proposed rule would read:
 - i. In land use applications, if an affidavit is filed with the city permitting office to allow a land use change to accommodate a specific at-risk group, the neighborhood can and should file a public document with the county records linking the affidavit to the land deed.
 - f. Girard moved that this rule be approved, Sharon seconded the motion. The motion passed.
10. Recommendations for future SC Agenda Items and Meeting Date: Patterson Park Improvement.
11. The meeting was adjourned at 7:51.