

1. GIRARD

(a) Will recuse himself from debate or votes whenever P&Z deliberates cases where he has reason to believe that he might receive compensation in connection with a specific case (currently this is the case with the UT Medical Facilities at Mueller, the proposed Concordia development, and the previously addressed 3305 Hemlock site).

(b) The City is now actively looking for Building Code violations instead of responding only to complaints. 48 new inspectors have been hired in connection with the new Residential Development Ordinance (the "McMansion" ordinance).

2. CONCORDIA

Hancock NA has requested of the developer that he not meet with other neighborhoods until Hancock has taken their action, and that Hancock be invited to any presentation that is made to any other neighborhood. As we learn more about the project, we may take positions different from Hancock. Developer Sarwal has submitted a site plan to the City. No staff comments are available yet. CNA has taken a position supporting the project conceptually, including the five tall towers, CONDITIONAL on the inclusion of a robust affordably housing component AND a satisfactory transportation and transit (including fixed-rail transit) systems being in place to serve the densities projected.

3. VMU

A "Vertical Mixed Use" chapter of the City's Commercial Design Standards ordinance will take effect shortly < http://asnic.utexas.edu/~bennett/n-is_plan.htm >. UBC will have 90 days to opt-in or -out of the whole chapter --- street by street or even property by property.

4. McMANSIONS

Another new ordinance has big problems, especially as regards duplexes and pier-and-beam foundations (see site at #3). The City will review it in 6 months. Some unfortunate building permit decisions might result in the interim.

*5. TORNADO BUS STOP (3311 North IH35)

Chris Wilson <ctwilson@texas.net> has been following this issue closely. Hearing details about the Tornado Bus Company, violations, City responses, and legal actions against them, the meeting consensually agreed to recommend the Steering Committee put CNA on record as opposed to allowing a bus terminal to operate in this drastically inadequate space.

Tornado has been operating at this location for 4 years. It has not applied for the requisite Conditional Use permit. The company has been cited for numerous violations, and because of them has been denied a "waiver" that would allow more flexible compliance. Chris himself has undertaken a tactical civil complaint about the terminal's "nuisance."

The City has very reluctant to bring enforcement actions against scofflaw bus companies that offer economical fares to Mexico and back. The P&Z Committee recommends to the Steering Committee that CNA should press for closing down this problem-filled terminal location, and CNA opposes the pending application for a Conditional Use Permit.

*6. SCHIEFFER-AIRPORT-E.40th LOT

Previous discussion has led to a conclusion that this property --- currently for sale, but laden with restrictive covenants that it make it all but make it prohibitive to develop --- would benefit if affected neighbors would offer to work with a potential buyer. Our side could make evident what sort of development would be welcome, and with a developer on board initiate changes to remove disabling covenants.

Stephen Kreger volunteered to try get such effort in motion. The property is potentially valuable, being as it is right opposite Mueller. If our side doesn't open up to this solution, the City one day might intervene to remove all the covenants. Neighbors then would lose all control over what is built.

*7. REDEEMER PRESBYTERIAN CHURCH (South of Manor Road on Alexander)

A UBC/Rosewood Task Force has met for over a year, and a position regarding this property has been established and adopted by both Neighborhood Planning Teams. The Planning Commission has heard the application for 60 feet of height for the sanctuary, and has recommended to Council that the application be granted with language that attempts to achieve the neighborhood goals of having pedestrian oriented and residential uses along Manor, MLK and the north and south ends of Alexander. Members were urged to attend the City Council meeting the next day (Thursday, 19 October: Item #68) and to sign up in opposition to the application.

8. OTHER

Several violations of Code were discussed on certain properties, and members were encouraged to call the City and report them, and then to send Girard an email reporting response. Also, members are encouraged to contact Girard directly for details about individual cases: <girard@kinneyarchitects.com>, 478-5042.