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STEERING COMMITTEE. Sep13, 2006. Café Hornitos

- SC PRESENT (9, Quorum) Gordon Bennett, Rick Cofer, Harold Cook, Jennifer Elsner, David Greene, Girard Kinney, Jack Newman (chairing), Pauline Porter, Mark Schiff, Randall Terrell

- SC NOT PRESENT: Amy Brotman, Rebecca Kohout (1 vacancy)

- OTHERS:

George Holcombe, Wade McElroy, Beverly Schiff

\*\*\* Next Oct 11(Wed) 6:30p, Location TBA \*\*\*

(Jennifer Elsner recording)

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- MOTION (passed) Cherrywood endorses the July 11 Rosewood/UBC letter to Redeemer that states in part, “we would be willing to support your request for a variance to permit a height of 60 feet for the sanctuary only if you were to limit the variance request to the footprint of the sanctuary and include that variance request within a larger Planned Unit Development (PUD) for the entire tract the church owns, incorporating some land uses that would be a good fit with the approved plans...” (full letter + GK sketch attached below)
- MOTION (no vote, but general agreement) Postpone action on Tornado Bus Company’s request for a Conditional Use Permit to operate a bus depot at 3311 N. IH35 until P&Z has had a chance to review it, and perhaps until we see if Tornado complies with City staff’s conditions.

minutes & budget: viewable on [cherrywood.org](http://cherrywood.org) [under Minutes]

#### 1. ANNOUNCEMENTS: Jack Newman

a. Task Force still meeting, new draft being scripted (of a bylaws amendment to invite non-resident members). will advise.

b. Vineland House was bought by "we buy ugly houses" (based in wilshire woods), put up for sale and now has no sign up at all. No MLS information available. Assume it has been bought. Hurray!

c. Quack's under new management, "Steve" wants to work with us to make it more of a neighborhood joint, "community oriented", with beer & burgers.

d. Officially sold to an "undisclosed buyer", the Hangers space is rumored to be sold to antiques dealer. Suggestion to go and introduce ourselves to them to build relations asap.

e. Maplewood's principal, Louis Lazzaro, is trying to write grants for the school. Asking the neighborhood for help in writing them, contact 414 4402 (main office).

#### 2. REDEEMER: Harold Cook & Girard Kinney

Planning Commission Meeting last night (9/12). 30 members of Redeemer showed up, 5 neighborhood groups also attended and well choreographed/unified. Convolutd split decision but we "won". redeemer got the height variance (only for the sanctuary) BUT conditional on the church reaching a pact with the surrounding nabes for the development of the remaining property. They are now more accountable to the surrounding neighborhoods then they were going into this meeting.

The Commissioners were very impressed with how organized and emotionally under control the neighborhoods were in delivering their points. Redeemer asked for a month extension to figure out what happened last night.

Long story short we got everything we wanted, but the PUD (planned used development). But in essence with the requirement that the surrounding neighborhoods need to be advised to development, we have the equivalent of PUD.

City staff seemed unprepared for some commissioners' questions, but established that this project is INDEPENDENT of any other planning in the area (transportation). Laura Morrison, chair of the ANC was in attendance. Her being present at this meeting on our behalf, is a good sign..

Girard requests that CNA take action and align ourselves with Blackland & Holy Cross Neighborhoods officially to support "the height variance with conditions". Motion made by Girard, Harold seconded, vote carried with no nays, 3 abstentions (?).

### 3. MNC (Mueller Neighborhood Commission): Girard Kinney

Meeting with UT Sep 14 to thoroughly review UT's plans for a Academic Health Center (embracing research and training for several health professions). Has to deal with the 15 (additional) acres UT needs for the full project. We have always been involved with this property from 1984/the moving of the airport to the current development. The 18 neighborhoods who are unofficially working on this for 22 years are still working and strong. But this group is only as strong as the folks who attend the meetings, Girard encourages everyone to come out and support this influential group.

### 4. TORNADO BUS STOP at 3511 IH35 (north frontage road): Girard Kinney

Tornado has been operating illegally for two years in this space, their location here is one of many in the city. The city has return their request to put a depot at this site, with a long list of requirements... A LONG LIST. Girard asks that we hold until the applicant respond to the conditions (Tornado has up to 6 months to do so).

Top [neighborhood] Requests

- a. Not adequate facilities for those boarding or exiting the bus (shade, bathroom facilities)
- b. Not near an interlinking public transportation
- c. Health issues surrounding not having facilities and travelers tend to use surrounding property
- d. Non-U.S.-regulated vehicles are over-polluting and making excessive noise

Discussed that we are not reacting to this issue based on where these busses are coming from and going to (Mexico).

Harold suggests that there are a lot of reasons to oppose. One of them being that this property is gaining in value and the future holds something MUCH BETTER in this space. Girard isn't going to outright oppose it, waiting to see.

Motion that we do not take action on this until next year, allow P&Z to handle it and report back to the neighborhood their findings asap. If you want to be kept informed MORE join the P&Z committee. Follow up to motion wasn't made (motion was lost in discussion) but it was agreed that we will all hold off and stay tuned.

## 5. ASBURY: George Holcombe

- a. Movie. Nationally 1000 churches were chosen and Asbury will be hosting the presentation of "An Inconvenient Truth" at their church on Friday, 10/6 at 6:30pm. All are invited and encouraged to attend. Still looking for a movie screen, anyone? Discussion about this is potentially going to have a HUGE turnout and maybe using Patterson Park for this Asbury event.
- b. Nativity Scene for all Faiths: A call for designers to put something up for this holiday and create a new template for how this holiday season is represented in the 21st century.
- c. Discussion of creating a community culture exchange.

## 6. SC NOMINATIONS : Jennifer Elsner

Assistance is needed on the Nomination Committee, either formally or independently. 7 seats available. Talk up the SC and give names to Jennifer for November vote.

## 7. STANDING COMMITTEES: Gordon Bennett

A more formal record of committees and chairs/members and try to fix responsibilities. David offers to make this the first topic of the BYLAW COMMITTEE. We need to prioritize what committees need addressing first. Suggested that we minimize the # of standing committees and broaden their responsibilities, e.g.: Safety, Transportation, Internal Affairs. Also commented is that there is a need for committees that address CNA individuals interests.

meeting adjourned, 7:59pm

# The Rosewood Neighborhood Contact Team

1000 Glen Oaks Court, Austin, TX 78702

(512) 477-2352

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July 11, 2006

Mr. Richard Suttle, Jr.  
Armbrust & Brown, L.L.P.  
100 Congress Avenue, Suite 1300  
Austin, Texas 78701-2744

RE: Redeemer Presbyterian Church Development at 2105 Alexander Avenue

Dear Mr. Suttle:

In a letter dated November 29, 2005, we requested that Redeemer Presbyterian Church adhere to the mix of uses in the established Rosewood Neighborhood, Upper Boggy Creek and Envision Central Texas Plans. As we stated then, we believe that a community church, serving the neighborhoods in the area, would be a very appropriate component in a mixed-used development of the site you have selected.

We have determined that we would be willing to support your request for a variance to permit a height of 60 feet for the sanctuary only if you were to limit the variance request to the footprint of the sanctuary and include that variance request within a larger Planned Unit Development (PUD) for the entire tract the church owns, incorporating some land uses that would be a good fit with the approved plans cited above. Those uses are as follow:

- Make 20 percent of the housing units affordable to households earning less than 60 percent median family income with half that being for households earning between 30 to 60 percent MFI and the other half for households earning less than 30 percent MFI.
- Include mixed live and work space (retail on the first floor, home space on the second)
- Offer space for retail and service uses that address the needs of neighbors within walking distance
- Share parking among the church and other uses on the entire property
- Develop pedestrian traffic uses along the property perimeter, not parking
- Locate the church sanctuary and cloister farther east and south to the middle of the tract and remove the driveway along the railroad track

We have prepared and enclosed a rough schematic of these proposed land uses on the site to assist you to understand our suggestions based on the approved plans. We recognize your desire to meet the Board of Adjustment and Planning Commission hearings dates in July in August.

Please advise when you might be able to provide a PUD for our review. I look forward to hearing from you as soon as possible.

Sincerely,

Chair, Rosewood NCT

Chair, Upper Boggy Creek NPT

