

PLANNING COMMISSION

HANDOUTS

JUNE 9, 2015

June 9, 2015

To: City of Austin Planning Commission Members

All:

The Austin Tejano Democrats stands in solidarity with the East Cesar Chavez Neighborhood Association, the East Cesar Chavez Neighborhood Contact Team, East Town Lake Citizens, LULAC District VII, and all other like minded groups in opposition to the Conditional Use Permit Request for a hotel/motel use, Case #SPC-2014-0387C by the Carrico family.

The Carrico project, dba as East Side Hotel, is located at 1207 East Cesar Chavez, and another example of inappropriate over development on a site that is too small for the scale of a hotel/restaurant/bar in a residential neighborhood struggling with gentrification and increased traffic from the Austin Airport to downtown. There has been unprecedented attention drawn to this historic barrio by commercial and residential speculators over the past decade due to their interest in creating an Eastside bar destination along the East Cesar Chavez corridor that will mirror that which is occurring along East 6th and 7th streets EAST of IH 35.

The East Side Hotel will serve as that anchor tying the Rainey Street bar sector to the growing bar scene developments occurring along East Cesar Chavez, previously East 1st Street. This corridor is already over-congested by car and truck traffic that has created a dangerous bottleneck at the intersection of East Cesar Chavez and IH 35. This will only be exacerbated by the hotel that is currently being considered at the most eastern boundary of Cesar Chavez near Red Bluff in the Johnson/Govalle area. In addition, parking is inadequate and will force the employees, bar/restaurant clients, and hotel guests to park along streets in the neighborhood and along Cesar Chavez, where there is already NO place to park! There is only 1 lane in either direction with no city plans to expand the narrow street to a 4-lane thoroughfare.

Already we have seen cars traveling through our neighborhood streets at high rates of speed as they try to find alternate routes to avoid the Cesar Chavez congestion. Increased bus and taxi traffic is a factor when looking at the inappropriateness of the siting of the East Side Hotel on this street. This is now a safety issue for our neighborhood children and pedestrians.

Even more important, this project has not taken into account the existing neighborhood plans from East Cesar Chavez, Holly, and Govalle areas. Infrastructure improvements have not been completed, residential/traffic/environment impact studies have not been provided, and piecemeal meetings have proven to show overwhelming opposition to this project.

Please do NOT approve this application for a conditional use permit.

Thank you in advance for your consideration.

Galati, Donna

C 18
East side Hotel
SPC-2014-65876

From: Anguiano, Dora
Sent: Tuesday, June 09, 2015 2:12 PM
To: Galati, Donna
Subject: FW: Opposed to Hotel opening up in East Cesar Chavez

From: Megan Vo [mailto:meganmvo@gmail.com]
Sent: Tuesday, June 09, 2015 2:00 PM
To: Renteria, Sabino
Subject: Opposed to Hotel opening up in East Cesar Chavez

I would like to state that **I am opposed to the hotel proposed to open on Cesar Chavez.** I am an Austin resident on Garden Street. It does not make sense to put a hotel on a narrow street such as Cesar Chavez and so close to many families and homes.

Megan Vo
832 692 0629

1941 12 18
290-5011-092

Galati, Donna

From: Anguiano, Dora
Sent: Tuesday, June 09, 2015 2:46 PM
To: Galati, Donna
Subject: FW: Opposition to Cesar Chavez Proposed Hotel

From: A L Young [<mailto:abelouiseyoung@gmail.com>]
Sent: Tuesday, June 09, 2015 2:39 PM
To: Anguiano, Dora
Subject: Opposition to Cesar Chavez Proposed Hotel

Dear Distinguished City Counsel & Planning Commission Members:

I am an East Austin resident and want to voice my opposition to the proposed hotel on E. Cesar Chavez.

My heart is breaking at the loss of culture, working class citizens, affordable housing, and a spirit of community here. Everyone I know and love is talking about leaving. Unchecked building will remove everything about Austin that makes it desirable, and we are dangerously rising to be a place that is cold and heartless toward the Latino, Black and low-income people who build the town.

Please do all you can to prevent this hotel from being built. Preserve affordable housing and neighborhood relationships.

Keep Austin- Austin.

Sincerely,

Abriel Young
1109 1/2 Fiesta St.
Austin, 78702

Abe Louise Young
Writer | Editor
512.653.6539

Galati, Donna

From: Anguiano, Dora
Sent: Tuesday, June 09, 2015 12:45 PM
To: Galati, Donna
Subject: FW: I oppose the proposed hotel on E. Cesar Chavez

From: Eddie Hollis Edwards [mailto:dona_edwards@hotmail.com]
Sent: Tuesday, June 09, 2015 12:41 PM
To: Anguiano, Dora
Subject: I oppose the proposed hotel on E. Cesar Chavez

Dear Distinguished City Counsel & Planning Commission Members:

I am an East Austin resident and want to voice my opposition to the proposed hotel on E. Cesar Chavez. While I understand that the desire for growth and options in downtown Austin are overwhelming, unchecked building will remove everything about Austin that makes it desirable. I do not see this hotel as adding to the neighborhood but instead adding unmanageable traffic and further eroding the character and flavor of this part of town. I also am very concerned that this kind of development will only be a gateway to more and will naturally drive up property values and hike property taxes to an untenable level, forcing residents to flee. It would be a travesty to think this might be the ultimate goal of some developers.

Keep Austin- Austin.

Sincerely,

Eddie Edwards
78723

To find a person who will love you for no reason, and to shower that person with reasons, that is the ultimate happiness. -Robert Brault

Galati, Donna

From: Anguiano, Dora
Sent: Tuesday, June 09, 2015 12:25 PM
To: Galati, Donna
Subject: FW: Proposed Eastside Development

From: Robin Lane [<mailto:robinlane@gmail.com>]
Sent: Tuesday, June 09, 2015 12:24 PM
To: Anguiano, Dora
Subject: Proposed Eastside Development

Dear Ms. Anguiano,

I am writing to register my opposition to the proposed 65-room hotel, restaurant, and bar at 1207 E. Cesar Chavez. I have lived in Ausin for four years and watched countless neighborhoods become cookie cutter pictures of what's "trendy," pushing out families and small local businesses. I have seen schools be decimated because their enrollment is down due to rising housing costs. What Austin needs to do is invest in more affordable housing - not more places to entertain wealthy tourists. I do not want to see one more neighborhood destroyed. Please do not let this happen.

Sincerely,

Robin Lane
Educator

--
Robin C. Lane
Education Specialist, Texas Holocaust and Genocide Commission
Graduate Student in Educational Psychology, University of Texas at Austin
robinlane@gmail.com
512-507-3871

Galati, Donna

From: Anguiano, Dora
Sent: Tuesday, June 09, 2015 9:54 AM
To: Galati, Donna; Avila, Rosemary
Subject: FW: NO to planned Cesar Chavez hotel

From: greg geisler [<mailto:geigreg@gmail.com>]
Sent: Tuesday, June 09, 2015 8:24 AM
To: Anguiano, Dora
Subject: NO to planned Cesar Chavez hotel

Greetings, Dora.

This message is to express vote of No on the proposed Carrico hotel to be located at 1207 East César Chavez. The construction of this hotel would not be compatible with the current East César Chavez Neighborhood Plan. The hotel will have a negative impact on traffic on César Chavez as well as a lack of available parking for its guests and employees. I would much prefer to see a business proposed that would be of benefit to the community in that neighborhood. A boutique bar/hotel that caters to tourists does not accomplish this.

Thank you for your consideration.

Greg Geisler

Galati, Donna

From: Anguiano, Dora
Sent: Tuesday, June 09, 2015 9:48 AM
To: Galati, Donna; Avila, Rosemary
Subject: FW: No to East Side Hotel

From: Cynthia F. Leigh [<mailto:cynthia@hines-leigh.com>]
Sent: Monday, June 08, 2015 6:28 PM
To: Anguiano, Dora
Subject: No to East Side Hotel

Dear Ms. Anguiano:

My husband, Ishmael H. Soto, 83 years old, and I live in a home that he inherited 15 years ago from his aunt and uncle at 67 Waller Street. We are aghast at the idea of a 65-room hotel being built on the corner of Waller and East Cesar Chavez, 2 blocks north of our quiet neighborhood with Sanchez Elementary School just across the street. We will try to attend the Planning Commission meeting tomorrow to express our serious concern and opposition to this business intrusion into what we are all trying to keep as a quiet residential area. Please consider the residents of this old East Austin neighborhood and vote against the East Side Hotel at the location currently sought at 1207 East Cesar Chavez. Sincerely, Cynthia F. Leigh and husband, Ishmael H. Soto

Cynthia F. Leigh, Esq.
Hines & Leigh, P.C.
1005 E. 40th Street
Austin, TX 78751
512-452-0201 (tel.)
512-323-9351 (fax)
www.hines-leigh.com



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PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: <http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SPC-2014-0387C

Contact: Rosemary Avila, 512-974-2784 or Elsa Garza, 512-974-2308
Public Hearing: Planning Commission, May 26, 2015

Kris Petrafka

Your Name (please print)

1302 Canterbury St.

Your address(es) affected by this application

[Signature]

Signature

5/26/15

Date

Daytime Telephone: 415-420-7266

Comments:

This is not appropriate
for our neighborhood and we
don't have the infrastructure to
support it.

If you use this form to comment, it may be returned to:

City of Austin
Development Services Department - 4th floor
Rosemary Avila
P. O. Box 1088
Austin, TX 78767-8810

☐ I am in favor
☒ I object

INFORMACION DE AUDIENCIA PÚBLICA

Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al proposito desarrollo o cambio. Usted también puede contactar a una organización de protección al medio ambiente o organización de vecinos que ha expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o recomendar aprobar o negar la aplicación. Si la comisión anuncia fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

La decisión de la Comisión puede ser apelada por una persona con pie de recurso o por una persona que ha sido identificado como una parte interesada. El organismo obteniendo la audiencia pública determinara si una persona esta legitimada para apelar una decisión.

Una enmienda de la ordenanza de zonificación puede incluir una superposición condicional que incluiría las condiciones aprobadas por la Comisión de Uso de la Tierra o el Ayuntamiento. Si la aprobación final es por la acción del Consejo de la Ciudad, no hay apelación de la acción de la Comisión de Uso de la Tierra.

Una parte interesada, se define como una persona que es el solicitante o el titular de registro de la propiedad en cuestión o que se comunica el interés de una junta o comisión por:

- la entrega de una declaración por escrito a la junta o comisión, antes o durante la audiencia pública que generalmente se identifica los temas de interés (que puede ser entregado al contacto que aparece en un anuncio), o
- que aparecen y hablan por el registro en la audiencia pública, y
- ocupa una residencia principal que se encuentra dentro de 500 pies de la propiedad en cuestión o el desarrollo propuesto,
- es el registro dueño de la propiedad dentro de 500 pies de la propiedad en cuestión o desarrollo propuesto,
- es un funcionario de medio ambiente o la organización de la vecindad que tiene un interés o cuyos límites declarados son de 500 pies de la propiedad en cuestión o el desarrollo propuesto.

Un aviso de apelación debe ser presentada con el director del departamento responsable, a más tardar 14 días después de la decisión. Un formulario de apelación puede estar disponible en el departamento responsable.

Para obtener información adicional sobre el proceso de desarrollo de la ciudad de Austin, visite nuestro sitio Web:

<http://www.austintexas.gov/development>.

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes o durante la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, el número de caso, y el nombre de la persona designada en la noticia oficial.

Numero de caso: SPC-2014-0387C

Persona designada: Rosemary Avila, 512-974-2784, o

Elsa Garza, 512-974-2308

Audiencia Pública: Planning Commission, May 26, 2015

Su Nombre (en letra de molde)

Su domicilio(s) afectado(s) por esta solicitud

Firma

Fecha

Comentarios:

Si usted usa esta forma para proveer comentarios, puede retornarlos a:

City of Austin / Development Services Department, 4th Fl

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

Galati, Donna

From: Anguiano, Dora
Sent: Monday, June 08, 2015 11:28 AM
To: Galati, Donna
Subject: FW: Opposition to Proposed Hotel at 1207 East Cesar Chavez

From: Anguiano, Dora
Sent: Monday, June 08, 2015 10:11 AM
To: Avila, Rosemary
Subject: FW: Opposition to Proposed Hotel at 1207 East Cesar Chavez

From: Chale Nafus [<mailto:chalenafus@gmail.com>]
Sent: Saturday, June 06, 2015 4:38 PM
To: Anguiano, Dora
Subject: Opposition to Proposed Hotel at 1207 East Cesar Chavez

To the Austin Planning Commission:

As a 40-year resident of Willow St., I would like to voice my opposition to the proposed construction of a 65-room hotel at 1207 East Cesar Chavez. A hotel of that size would be fine on E. 6th or E. 7th, but if allowed on E. Cesar Chavez, it would be the severest blow to the cultural identity of El Barrio. With a restaurant and bar, the hotel will add traffic to an already over-burdened street. Almost monthly I see rapid changes, including some improvements, but mainly erosion of my beloved neighborhood. Such a hotel will only open the doors to larger "developments," such as has already happened on Rainey St.

Sincerely,
Chale Nafus
909 Willow St. (owner since 1980; renter of 911 Willow 1975-1980)

Galati, Donna

From: Anguiano, Dora
Sent: Monday, June 08, 2015 11:26 AM
To: Galati, Donna
Subject: FW: no hotel on César Chavez

From: Anguiano, Dora
Sent: Monday, June 08, 2015 11:25 AM
To: Avila, Rosemary
Subject: FW: no hotel on César Chavez

From: Michele Sleighel [<mailto:michelesleighel@gmail.com>]
Sent: Monday, June 08, 2015 11:24 AM
To: Anguiano, Dora
Subject: no hotel on César Chavez

Hi Ms. Anguiano,

I am a seven six year east Austin renter and I am emailing to ask that you take what residents are of you seriously. Obviously before my arrival the neighborhood was already facing changes and gentrification. However, it is even more obvious that the last year has seen insane amounts of offenses on the east side.

Please consider what residents in the neighborhood are asking of you. Please don't allow a hotel to go up in their neighborhood.

--

Michele Sleighel
(915)274-6286

Galati, Donna

From: Simmons-Smith, Michael
Sent: Monday, June 08, 2015 9:31 AM
To: Galati, Donna
Subject: FW: Commentary on the June 2, American Statesman article: HOTEL PLANNED FOR EAST AUSTIN DRAWS OPPOSITION
Attachments: Legal Basis for a New Hotel Vote.pdf; Core Transit Corridors.pdf; latinos2010.pdf

Hi, Donna! I received this e-mail this weekend, and thought that you might be obligated to include it in any late backup to PC tomorrow night.

Hope you had a great weekend!

Michael Simmons-Smith, Senior Planner
City of Austin Planning and Development Review Department
Land Use Review
City of Austin
505 Barton Springs Road, 4th Floor
Austin, Texas 78704
(512) 974-1225



From: Richard Roberts [mailto:letstrythis@gmail.com]
Sent: Saturday, June 06, 2015 6:27 PM
To: bharrell@statesman.com; snovak@statesman.com
Cc: Chimenti, Danette - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; Nortey, James - BC; Roark, Brian - BC; Shieh, James - BC; Zaragoza, Nuria - BC; Avila, Rosemary; Renteria, Sabino; Zimmerman, Don; Pool, Leslie; Troxclair, Ellen; Tovo, Kathie; Gallo, Sheri; Adler, Steve; Houston, Ora; Garza, Delia; Casar, Gregorio; Kitchen, Ann; Simmons-Smith, Michael; Garza, Elsa; Guernsey, Greg; trustees@austinsd.org; jbridges@statesman.com; dhiott@statesman.com
Subject: Commentary on the June 2, American Statesman article: HOTEL PLANNED FOR EAST AUSTIN DRAWS OPPOSITION

Commentary on the June 2, American Statesman article:

HOTEL PLANNED FOR EAST AUSTIN DRAWS OPPOSITION

ATTN: Ms. Novak and Mr. Harrell:

As a member of the East Cesar Chavez Neighborhood Contact Team involved with the East Side Hotel project since July, 2014, it was disappointing to see only one side of the issue in the June 2, American Statesman article: Hotel Planned for East Austin Draws Opposition.

It appears as if the Statesman lifted the entire copy from prepared press releases with minimal effort at reporting.

The same wording in the Statesman article is the same grossly inaccurate information very recently being spread all over town in 'news' articles about the hotel.

The concurrent timing of the appearance of all the 'news' about the hotel all repeating the same talking points are obviously designed to make a favorable impact for the developers of the project immediately before the hotel goes before the June 9 planning commission to influence the court of public opinion without giving the other side a chance for response.

One would expect a 144 year old newspaper to fact check a few of the statements in a press release on a topic of such major importance as a major hotel project gentrifying a major residential neighborhood in the shadow of downtown.

If this project is passed it will set a precedence that will turn this portion of E. Cesar Chavez into another entertainment district with all its attendant neighborhood invasive problems. A little bit of reporting would have easily revealed that side of the story as well as the truth.

Below are enumerated points by point the 'other side of the story' from that 'reported' by the Statesman. My sincerest apologies for its length but the PR machine for the hotel project has interjected so many falsehoods into one press release they all need to be countered with facts.

1) In regards to the makeup of the East Cesar Chavez Neighborhood Contact Team and its voting membership: Since last summer the team has filled three vacant non occupied neighborhood sector representative seats; two vacant non occupied business representative seats, one vacant non occupied nonprofit representative seat, two seats whose representatives resigned and one representative seat via a bylaws challenge. There is one sector representative seat currently open due to the resignation of now city Councilman Sabino Renteria.

2) In regards to the inference the team has been switched out to reflect a new position on the hotel: Six seats were filled that were due to be filled anyway regardless of what appeared on the monthly ECC Contact Team agenda. Three additional seats were filled in response to team members leaving the team. It can be said the ECC team majority is opposed to the hotel now and not before but the reality is that the neighbors who

volunteered to step up to serve vacant and replacement seats are representative of their constituency and that constituency is majority against the hotel.

ECC team members in opposition to the hotel are responding to feedback received from the community via polling results, petitions and community meetings. The majority constituency is supportive of the ECC Neighborhood Plan which has a strong built-in component of maintaining neighborhood integrity and team members vote accordingly.

The neighborhood does not want this section of E. Cesar Chavez to become another entertainment district. The residents are saying they do not want E. Cesar Chavez to become an extension of the hospitality business and ECC team membership reflects that.

Three of us who are voting members on the ECC team live on Cesar Chavez and we stand to gain more value for our properties if this street is turned into an entertainment and hospitality zone *and* we are opposed to the hotel and that is reflective from what we hear in the neighborhood.

3) In regards to the statement the East Cesar Chavez Neighborhood Contact Team had made a vote affirming support for the hotel in December, 2014, and then overturned that vote [at the May, 2015, meeting] when team sentiment changed: The attached pdf document set shows that in accordance with ECC team bylaws for a special meeting and in accordance to the adopted ECC team endorsement policy the original December vote was an invalid vote at an invalidly called special meeting.

There has been only one vote by the ECC team regarding the hotel and it was taken at the most recent May meeting and it was unanimously opposed with two abstentions. There has been no rescission of a vote.

Furthermore, there was a validly called vote on the hotel where all team members were present and set to vote at the November, 2014, team meeting. The vote at that time would have been against the hotel which Mr. Carrico knew in advance. The room was packed with residents in opposition many of whom had made specific accommodations to be able to make the meeting and team representatives were ready to vote.

At the personal request of Mr. Carrico directly to ECC team president at the time, Mr. Ken Johnson, the vote was pulled from the agenda by Mr. Johnson at the time of vote when Mr. Carrico found out he was going to lose although Mr. Johnson stated the reason was Mr. Carrico wanted more time for community outreach.

A December special meeting was called for another vote. That meeting was a bust for various reasons including confusion concerning the meeting notice. Despite protest, a support vote for the hotel was rammed through though it was known at the time it was not a valid vote.

The ECC team has had one vote with the proper notice and quorum and that vote was unanimous in opposition to the hotel and it is on record at the development office in the case file.

4) In regards to the list in the Statesman article of conditions Mr. Carrico says he agreed to: These have never been agreed to by a valid quorum of the East Cesar Chavez Contact Team. There is authorization assignment to committee for study of the hotel referenced in September, 2014, team minutes and there were subsequent committee reports to the team but nothing more. For the Statesman to print this list without any fact check is irresponsible.

5) In regards to the statement, "City staff members have recommended that the commission approve the permit." This statement in the Statesman is patently not true. Having met with Ms. Rosemary Avila, development case manager for the hotel on June 3, it can be reported: Development and planning are charged to see that all submitted site plans are in compliance with existing development city code – they do not endorse projects that pass their doors any more than to say 'yes or no' that all staff objections to a site plan have been cleared or not.

In further clarification from conversation with Ms. Avila, the planning development and review department can, at the request of a developer, recommend to the planning commission to hear a case after, in their opinion, 'enough' staff objections to a site plan have been cleared.

In the case of this hotel, the developers have been granted an extension until November to clear all objections on their final site plan. Their final site plan has not been completely cleared at this time.

This hotel project has not cleared all city objections to their site plan and has until November to do so; yet, as apparently is normal procedure, they have cleared enough objections that the planning and development department is willing to support the request by the developer to have their conditional use request heard by the planning commission.

The function of presentations by the planning development office at planning commission meetings are to be available at a planning commission hearing to answer commission members' questions. They do not advocate for projects nor approve them.

City development staff is not authorized by their job description to make any judgment 'yea' or 'nay' on a project itself other than to see that it meets city design and construction specifications.

Interestingly at a prior meeting Ms Avila did state to me and Mr. Julio Perez that this was the 'largest opposition case' she has ever worked. The largest opposition case she has ever worked should warrant some fact checking before going to print.

It would have taken a reporter a very short time to have fact checked that statement; it took me fifteen minutes.

6) In regards to the statement in the Statesman article, "the Carricos said their project would be a good fit for the area.": It would have been nice if it had been reported how would a 65 room three story hotel and 80 seat restaurant/bar plus private dining and projected 60 employees (not including employees for the restaurant/bar) catering to downtown business convention and tourist visitors on a two lane street with no street parking is a good fit for the area. Many of our area's homes were built before city code required driveways so neighbors already occupy street parking in many locations; we have no back street parking to spare and the hotel is offering only 70 parking spaces in two underground levels.

7) In regards to creating 60 ongoing jobs: The majority of these jobs will be MacJobs. Job creation is not a justification for the permanent intrusion the hotel project will have on the neighborhood. It would have made good reporting to see what jobs will be available.

8) In regards to the statement "... being a great addition to the East Cesar Chavez corridor.": Please see attached city map showing Core Transit Corridors. Note East Cesar Chavez is neither designated as a current nor future corridor. This street has already been recognized by city planners as part of Imagine Austin projection planning to be a street that can not handle traffic and is not designated for transit growth.

Regardless what a private traffic consultant might say or what city ordinance regs dictate triggers a traffic study, this street is not up to taking a lot of tourist and hospitality industry transit. In the ECC Neighborhood Plan it is stated that 5th and 6th St. to be the preferred growth area. Everyone has known for a long time Chavez is not a street capable of high traffic volume.

Commercializing existing structures as they are without any new construction along this section of Cesar Chavez will be enough to congest this section of East Cesar Chavez from the interstate to Pleasant Valley. Adding traffic from this hotel will push the street over the edge and is onerous to residents. Common sense tells that as well as the Core Transit Corridor map.

9) In regards to the idea expressed in the Statesman article that a hotel/restaurant this size would have less impact than an office building or an apartment complex of equal size is flat wrong and pure spin: This hotel will have a turnover of patrons every several days coming from all over the world with no vested interest in the neighborhood whereas an apartment complex will have residents vested in the neighborhood and its issues and concerns; the same with an office building.

Regarding traffic and the hotel, with an 80 seat restaurant/bar it will become a destination point for Austinites and when Austinites meet for an outing they don't all travel in the same car and no way is there nearly enough parking for a complex project of this magnitude without venturing into the neighborhood.

It should be noted hotel developers have yet to detail their restaurant plans so those numbers are not included.

Apartments/condos will not have the same problems; they will mostly have a fixed amount of occupants and visitors and they are not driving over here to party but will be living here enjoying the neighborhood which is one of the criteria from the Neighborhood Plan which ECC team members gauge when voting on a development.

Apartments/condos are not high density developments. A hotel this size is.

A 2500 sq. ft. restaurant/bar plus private dining and meeting rooms and outdoor street tables will attract a lot of continuous traffic whereas an office building or condos will not. For the restaurant/bar to make money it will need a constant stream of patrons and need to sell a lot of alcohol. This size restaurant/bar could easily draw 200 people a night with normal turnover. By top billing the hotel and making the restaurant secondary and off-the-radar in presentations by the developer a huge component of the gentrification formula in this project is being ignored and would make for good reporting to get 'the rest of the story'.

Regarding the idea an office building will make more traffic at a single time of day vs. the hotel/restaurant/bar whose traffic will be spread out during the day – the first reply is, 'happy hour'. A restaurant/bar this size is not for a 64 room hotel but designed to be a destination point and a major profit center and will certainly have happy hour; think Hotel San Jose.

An office building and apt/condo project will not have daily restaurant and hotel supply deliveries and trash pick-up. An office building and apt/condo project will not constantly need to be resupplied. The comings and goings of service industry vehicles to this project will be ongoing and they will have the same difficulties crossing Cesar Chavez as will all patrons and employees to the hotel and restaurant/bar.

10) In regards to the statement our area is rapidly gentrifying implying this hotel would be a good fit: There is no more egregious gentrification project on the books in the ECC/Holly area than this hotel. It is not designed to serve anyone in this neighborhood. This project is designed to specifically jump the convention center hospitality district straight from downtown into a residential neighborhood that has homes which date back to the construction of the state capital. Mr. Paul Saldaña knows it, Rep. Eddie Rodriguez knows it, Guadalupe Development Corp. knows it – one would think an investigative reporter would have specifically asked our local and well known advocates of Hispanic and low income rights their opinion on the matter and would have queried prominent community leaders in support of the hotel the single question, 'Why?'

Please refer to the attached feature article in the January/February issue of the AAA magazine, 'Texas Journey', which variously refers to our neighborhood as: *"Creativity, authenticity, and good eats are giving a once-forgotten neighborhood new life."* and *"Reinventing East Austin. A once neglected neighborhood is evolving into a new capital city hot spot."* and *"The once derelict neighborhood is evolving into an epicenter of creativity and panache."*

Those of us who have been here a while have never thought our neighborhood is not creative, not authentic, neglected nor derelict. We find these type characterizations insulting and degrading.

We find the idea this hotel is going to be part of a movement that is going to come over here and make us a better neighborhood and give us all new life through gentrification to be ridiculous.

It is important to know the ECC/Holly neighborhood has had a 'life' existing and vibrant full of the social fabric of family activity since its embodiment. In our combined ECC/Holly areas there are:

- Terrazas Branch Public Library.
- Sanchez, Metz and Zavala Elementary Schools and Playgrounds, and Martin Middle School and Playground.
- Metz and Martin Neighborhood Pools.
- Comal Pocket Park, PanAm Park, Metz Park, Manuel and Robert Donley Park, Town Lake Park, Holly Shores at Town Lake Metropolitan Park, Festival Beach, and Festival Beach Community Garden.
- Ann and Roy Butler Hike and Bike Trail, and National Recreation Trail: National Park Service accredited Tejano Walking and Music Legends Trails which includes the Fish Hatchery Pocket Park.
- Camacho Activity Center, Metz Recreation Center, and PanAm Recreation Center.
- Numerous houses for all faiths and worship and prayer and meditation.

According to city demographic data, we are 60 – 80% homeowners (2010 Data).

We are a long, long way from being gentrified and for that reason the neighborhood does not want this hotel.

11) In regards to working for 15 months with members of the team who were always for the hotel and now Mr. Carrico is surprised how the team has switched support from favoring the hotel to opposing it: The first meeting with Mr. Carrico and any team members I am aware of was when then ECC team member and current Councilman Sabino Renteria and I met with Mr. Carrico at Huaraches Mexican restaurant for lunch in July, 2014. At that time he presented the project to us whereupon Sabino informed him in no uncertain terms the project did not meet the criteria of the ECC neighborhood plan. This hotel project design has changed very little since then.

Contrary to the public statements of Mr. Carrico and his employed lobbyists, Mr. Carrico has known the neighborhood objections to his project from the very beginning and rather than genuinely working with the neighborhood to overcome those objectives has persisted with every manipulative means that a dollar can buy to push this upon the neighborhood. The ECC team and neighborhood have shown opposition to the hotel project from Day One and very regularly.

To say the neighborhood only recently has displayed opposition to the hotel is 100% erroneous. It is well documented there has been continuous opposition that Mr. Carrico has been aware of since July, 2014. To say there was minimal opposition back in August and now there is tremendous opposition is a correct statement; the opposition has grown steadily as more details about the project have emerged and more neighbors have become aware.

To say the ECC team was behind him from the beginning then turned against him is 100% erroneous. Part of the team was behind him then and that part of the team is still behind him. Part of the team was against the project then and that part of the team is still against it.

It would be good reporting to know who on the ECC team he has been working with for 15 months; that is news to me. How about asking him to chronicle that.

The first appearance of Mr. Carrico with his hotel project before the ECC team as a whole was at the August 20, 2014, ECC monthly team meeting where he made a five minute presentation displaying a single foam board proposed architectural drawing of the hotel. [Agenda is here.](#) The second appearance was at the September 17, 2014, team meeting where he made a more detailed presentation. [Agenda is here.](#) The third appearance was at the October 15, 2014, team meeting where it was approved by the ECC team to host a community meeting at El Buen Pastor Presbyterian Church on October 28, 2014, to get community input. [Minutes are here.](#)

The neighborhood meeting on October 18, 2014, at El Buen Pastor Presbyterian Church where 95 participants were counted in attendance to hear a presentation by Mr. Brian Carrico and attendees were overwhelmingly against the hotel and it was expressed so publicly. Mr. Carrico was present to witness the opposition. Several

neighbors and myself and other team representatives met with Mr. Carrico shortly after the El Buen Pastor meeting for taco breakfast at La Peña where it was further expressed to him neighborhood objections to his project. He has known for a long time.

On February 11, 2015, the East Town Lake Citizens Neighborhood Association at their monthly meeting at Terrazas Library hosted by ETLCA President Ms. Bertha Delgado invited Mr. Carrico to speak. Mr. Carrico presented his hotel project and a vote was taken where all but one in a room full of neighbors voted not to support the project and definitely sent the message very loud and clear there was opposition.

Interestingly, at that same ETLCA meeting ECC team member and strong supporter of the hotel project Mr. Michael Casias stood up and introduced himself as a 'developer who develops' and encouraged the group to embrace the hotel saying in effect, 'if you do not take the hotel what could come next could be worse'. This 'fear' tactic, take this or what could come next could be worse, has been used in most every presentation we have witnessed by hotel supporters from the very beginning. Note in the Statesman article this theme of intimidation is echoed by statements implying 'apartments or office building would be worse'. Mr. Carrico is not selling the project on its merits of contribution to the neighborhood but is instead pushing it on the neighborhood over considerable objections using every tactic possible including offering donations and sweet contracts to anyone and everyone who will write him a letter of support. Statesman should check it out.

At every presentation Mr. Carrico has seen overwhelming opposition to the project from the community. His statement of surprise that the neighborhood is not supportive of his hotel project now whereas they were before is completely false; he has known from the get go his project would be objected to. If he had truly been working with the team then there would not have been a unanimous vote of objection from the team to his project.

12) In regards to the inference the developers are just a mom and pop independent business: To navigate their project through city channels and skirt as many neighborhood organized efforts as possible by every means they have hired the best lawyers and lobbyists this town has. Anyone with this big a project that costs this much money who can hire the best the city has to offer to push it through is a developer. These people are the masters of spin much more than any mom and pop I ever met and are using the city's best to guide them which is how they were able to get the Statesman to print such a one sided article. It would not be surprising to learn they have hired their own independent traffic study consultant or to have gone so far as to run background checks on opposition in efforts to smear them – let's wait and see.

More detail in the background of the hotel project which would be interesting to readers if the Statesman reporter had chosen to look a little deeper; the hotel developers placed the closing of the property purchase at the title company where State Representative Eddie Rodriguez is employed. His title is Commercial Business Development. Mr. Rodriguez lives in the East Cesar Chavez area mere blocks from the scene of the rubble of the Jumpin.

Rep. Rodriguez has lobbied at least one prominent ECC team member, now resigned, a very well known opponent of the hotel, to vote for the hotel and turn his back on the neighborhood. That makes an interesting story in itself. ECC team requests to Rep. Rodriguez to assist the neighborhood in opposing the hotel project have gone without response.

The ECC/Holly neighborhoods, long time core constituents of Mr. Rodriguez, are the last dominantly Hispanic heritage communities in the center city next to downtown [see attached population demographic from the city website showing Latino distribution.].

A reporter should be able to get his view on the hotel and its affect on the neighborhood. In all fairness, the Statesman could have looked deeper to ask the question to our State Representative his position on this issue, on the topic of gentrification in general and his involvement with the developers of the hotel.

Mr. Carrico's group also has hired Mr. Paul Saldaña, a member of AISD school board and on the board of the RBJ Retirement Center, as community outreach communications consultant to lobby the neighborhood to support the hotel. In contrast those representing the neighborhood are all volunteers who do what they can to show the opposition to the hotel through community outreach efforts in their spare time. We can't spin information like what the Statesman has printed that the developer's media team sent to you. Better reporting levels the playing field.

Coincidentally, two ECC team members who previously demonstrated support against the hotel just happen to live at RBJ Center where Mr. Saldaña is on the board and they came to the December meeting to vote for the hotel. That is a good point for further research by a reporter whom one would hope would be reporting all sides of an issue and not just one side presented to them.

It is stated on Mr. Saldaña's website, "Paul has long worked to improve our schools." yet this hotel is one block from Sanchez Elementary and backs up to El Buen Pastor Child Development Center. The latter has publically come out against the hotel. This hotel is also one block from our Terrazas City Public Library. The directors of both Sanchez and Terrazas are privately against this hotel but it is up to their supervisors to make a public statement so they are not on any public record of statement nor is it their position to do.

Mr. Saldaña also is currently on the National Board of Directors of the National Council of La Raza, "The largest national Hispanic civil rights and advocacy organization in the United States.", and previously served as Chairman of the Board for the Greater Austin Hispanic Chamber of Commerce. The Statesman should dig deeper to discover why Mr. Saldaña thinks this hotel is good for the Hispanics in this neighborhood especially considering his alleged lifetime devotion to Hispanic rights. Should one believe all that is written on his websites, the majority residents in the ECC/Holly area are supposed to be 'his people' so why is he leading the public relations campaign to win city leaders acceptance of the biggest gentrification project to date in this

area? Why does the gringo writing this response have to represent the Hispanics in this area and he is not? Does not the Statesman have curiosity on this point?

There are so many people of Mr. Saldaña's ethnicity in this neighborhood does not the Statesman have curiosity why he would not be defending them instead of pushing the largest gentrification project they have seen upon them?

Specifically to the American Statesman:

This hotel project, if approved, will change forever the lives in one of Austin's oldest neighborhoods and is pitting a neighborhood volunteer group against a special interest group with lots of money. It should be incumbent for the press to give a fair reporting of both sides of a story with this much potential impact to a community especially when it is a story about a David vs. a Goliath. In the future one would hope the Statesman would dig a little deeper for facts when reporting a story of this magnitude.

Respectfully Submitted and Regards,

Richard Roberts

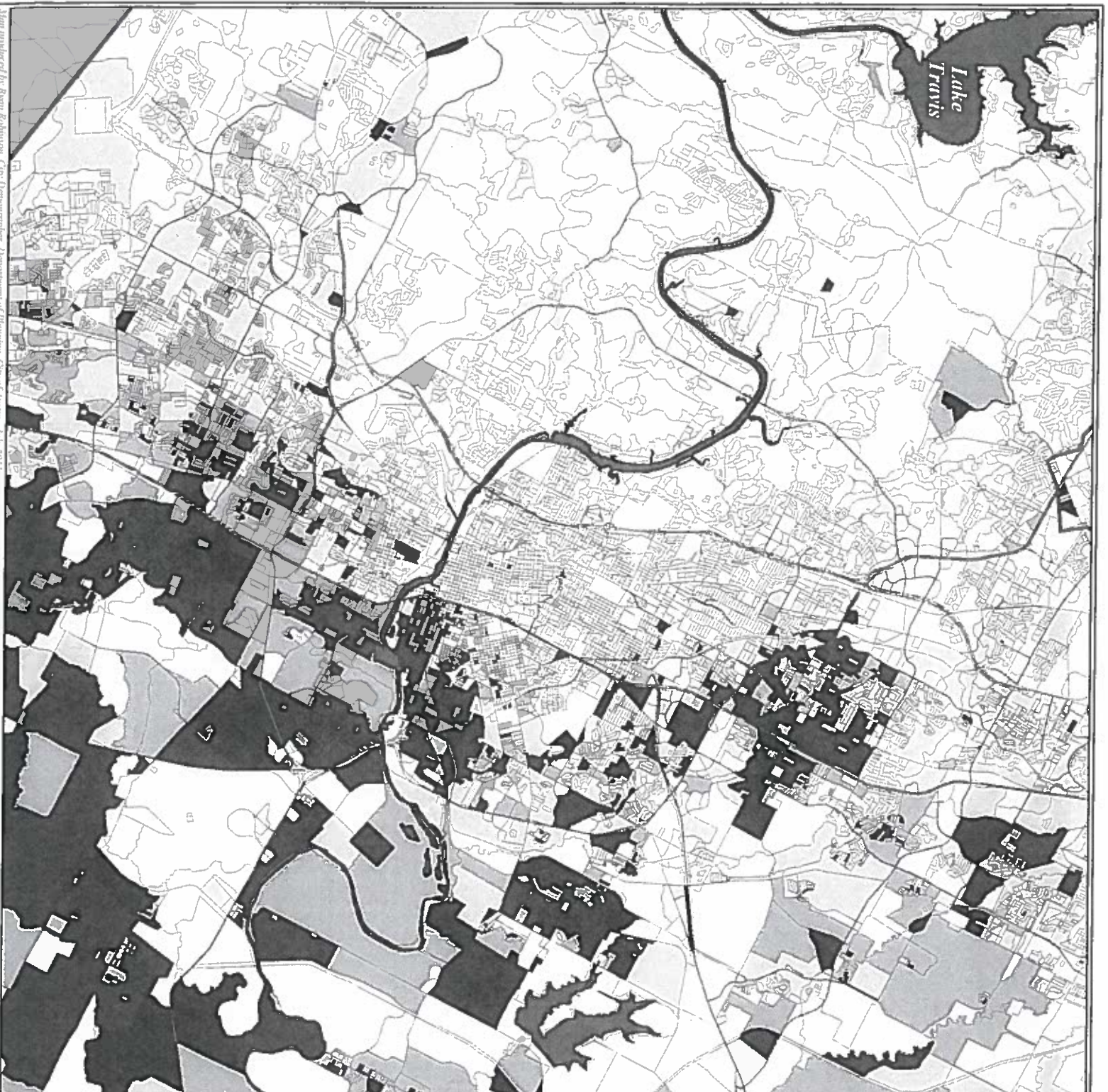
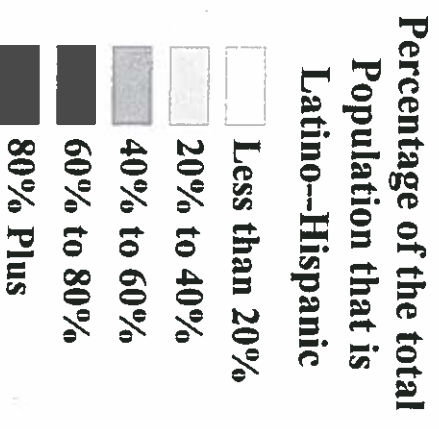
Sector 7 Representative

East Cesar Chavez Neighborhood Contact Team

Latino--Hispanic Population Concentrations

Austin, Texas

Census 2010 Data



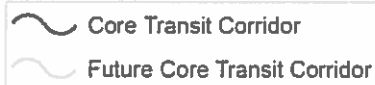
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Updated: 5/13/2013
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PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

East Cesar Chavez Neighborhood Plan Endorsement Policy (revised 5-12-03)

Cristina Valdes, Chair, 512-789-0309 or cristina@lyonrealestate.net

An official City of Austin land use ordinance adopted 12-99

For a copy of the Plan, call 974-3524 or go to

<http://www.ci.austin.tx.us/zoning/ecc.htm>

Purpose: The purpose of the endorsement policy is to ensure that the ECC Leadership Team uses a fair and open public process to decide whether to support or reject items of interest to residents, businesses, and civic groups that live or operate within the ECC boundaries. The ECC Leadership Team does not make endorsements for individual candidates' or partisan political campaigns. The ECC Leadership Team (L.T.) will consider endorsing political campaigns for bond elections, referendums, public policy issues, and constitutional-type amendments when the campaign will directly affect the neighborhood planning process.

Process: Any individual, group, or organization can request an endorsement by the ECC Leadership Team if the following process is used. The process can take at least 60 days complete. The ECC Leadership Team will not conduct special called meetings for emergency consideration of an Endorsement. At the L.T. Chairperson's discretion and with a vote of $\frac{3}{4}$ of the Leadership Team members present and voting at a regular meeting, the ECC L.T. can suspend the following endorsement process.

The L.T. Chairperson can also sunset a request for endorsement at any point in the process. Any endorsement can be recommended by a committee for sunsetting if conditions of the recommendation are not met in a timely manner or if the committee or L.T. reaches an impasse in its deliberations about the item. The L.T. can also rescind a prior endorsement. (see "Rescinding a Prior Endorsement" in the process listed below.)

15 days Step 1. The individual or entity requesting an endorsement must submit in writing 13 copies of the item to the chairperson for distribution to members of the Leadership Team at the next regular L.T. meeting. Suggested format:

- * Cover letter describing how the item affects the neighborhood's planning effort
- * List of principal stakeholders and their affiliation with the item
- * Draft resolution that references one or more parts of the official adopted Neighborhood Plan
- * Background information including prior planning and outreach efforts, maps, timelines, and budgets

15 days Step 2. The ECC Chairperson will post a discussion item on the agenda and distribute copies of the requested item at the first regular meeting after the information packets were received. The chairperson will recommend whether a standing committee of the L.T. or a special committee should be formed to review the item and the members of the L.T. will discuss and then vote on the chairperson's recommendation. If a special committee is to be formed, the L.T. Chairperson designates a chairperson for that committee and sets a time/place/date for the 1st meeting of the committee. All meetings of the committee must be held in a public place and be open to all members of the L.T. and the public. The committee will report back to the L.T. at the next regular meeting with a timeframe for presenting a recommendation to the L.T. If the special committee has failed to meet or reach a decision on a timeframe, the ECC Chairperson can declare the item sunsetted or can appoint another special committee chairperson which will have until the next regular meeting of the L.T. To propose a timeframe.

May 25, 2015

Legal Basis for a New Hotel Vote – It was Not a Revote

The following documents show the reason the hotel vote was not a rescission (revocation, cancellation, redo) but the original vote:

Document 1 (this pdf page 2) is from ECC Endorsement Policy:

"The ECC Leadership Team will not conduct special called meetings for emergency consideration of an Endorsement."

The December, 2014, ECC team meeting was held December 10; normal meeting would have been December 17 [should there be a December meeting which historically has been reserved for the ECC Xmas party] therefore the December 10 meeting was a Special Meeting and could not be used for the hotel vote.

Document 2 (this pdf page 3) is from ECC bylaws:

"There will be a three-day notice of any special meetings."

Document 3 (this pdf page 4) is from email December meeting notice:

It shows notice was sent out only 48 hrs., two days, in advance; bylaws require 72 hrs. so the December meeting was not a valid special meeting.

ECCNPT December Meeting

Chris Kanipe <kanipe@gmail.com>

Mon, Dec 8, 2014 at 5:56 PM

To: Alberto Martinez <beto.martiayala@gmail.com>, Alma Lyra <elbuenpastorecdc@hotmail.com>, Amy Thompson <mankin76@gmail.com>, Cristina Valdes <crisnavaldes@realtyaustin.com>, Eduardo Medina <austin.spoilers@yahoo.com>, Farah Rivera <farahriviera@yahoo.es>, Greg Foulkes <greg@capitalpedicab.com>, Jeff Thompson <jeffreythompson@yahoo.com>, Jo Staton <jstaton4@austin.rr.com>, Julio Perez <Azucar_al@att.net>, Kathy McWhorter <kmnewhorter@hotmail.com>, Kathy Setzer <kathyssetzer@yahoo.com>, ken johnson <texaskenjohnson@gmail.com>, Kris Potrafka <kris.potrafka@gmail.com>, Lori C-Renteria <lorirenteria@grandecom.net>, Michael Casias <mcasias45@gmail.com>, Molly O'Halloran <molly@mollyohalloran.com>, Ricardo Zavala <ryde008@yahoo.com>, Richard Roberts <letstrythis@gmail.com>, Sabino 'Pio' Renteria <pio@grandecom.net>, Susan Benz <benz@benzresourcegroup.com>

Hi Team,

Attached is the agenda for the meeting this week. Let me know if anything needs to be clarified.

Also, while we do have the room for our meeting it is only half the room we are used to so we need to make good use of the space.

Thanks,
Chris

 **ECCNPT Agenda 121014.pdf**

10K



People Organized in Defense of Earth and her Resources

To: City of Austin Planning Commissioners, Danette Chimenti, Chair

From: PODER, Susana Almanza, Director and Janie Rangel, Board Chair

Date: June 8, 2015

Subject: **Deny Conditional Use Permit to allow hotel-motel use – SPC-2014-0387C**

Dear Planning Commissioners: PODER has been involved in the development of the planning area which was named at the time part of "El Pueblo Network", which later was under-minded by City staff and some East Austin residents that supported the gentrification of East Austin. Those that wanted to embrace gentrification were allowed to submit a plan that met the goals of City staff, now recognized as the East Cesar Chavez Neighborhood Plan Area (1997).

City staff, media outlets and some members of the new Cesar Chavez Plan down played East Austin residents concerns, that had lived in East Austin for generations, that the newly East Cesar Chavez Neighborhood Plan would displace long-time residents. Members of El Pueblo Network, El Concilio and PODER gather a Valid Petition against the plan but it was not accepted by the City staff.

Members of El Pueblo Network, El Concilio and PODER stated that the East Cesar Chavez Plan would displace long-time residents, by bringing condos, high priced homes and high priced commercial development to our community. In 1997 we recognized that the East Cesar Chavez Plan leaders would be assisting City staff to gentrify our neighborhoods. We stated numerous times that by blanket zoning the East Cesar Chavez corridor CS-MU (Commercial Service Mix-Use) that the City of Austin was guaranteeing that one day that no one who had lived in the area for generations would be living on E. Cesar Chavez and/or the East Cesar Chavez Neighborhood Plan area. That one day our beloved E. Cesar Chavez would become a complete commercial corridor. Leading that gentrification process were the E. Cesar Chavez team leaders, Lori and Sabino Renteria. Articles and videos of the struggle to preserve the neighborhood for the Mexican American community by El Pueblo Network, El Concilio and PODER are documented through the City's video documentation of the East Cesar Chavez Neighborhood Plan process. While many condemned us for using the "G" word, it was obvious that like in the past (Manifest Destiny), the East Austin land in which we were forced to live in through the Adoption of the City's 1928 Master Plan, was now the new desired land and we would be forced to move further east.

Please Deny the Conditional Use Permit to allow hotel-motel use (SPC-2014-0387C). The building of a hotel-motel on 1207 E. Cesar Chavez Street will completely erase; the Mexican American cultural identity, impact traffic safety, do away with future affordable housing, will not serve neighborhood needs and will accelerate the gentrification process.

PODER P.O. Box 6237 Austin, TX 78762 512/401-3311 email: poder.austin@gmail.com

