

C15-2015-0136

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Leslie Robertson and William Hatch Crosby
93 Robert T Martinez Jr St
Austin, TX 78702
(512) 694-1791

October 6, 2015

City of Austin Board of Adjustment
515 Barton Springs
Austin, Texas

Re: Variance Request for 93 Robert T Martinez Jr St

Dear Chairman and Board:

We are Leslie Robertson and William Hatch Crosby, and we live in the small house on the north end of the referenced lot. We Support Tom Hatch's request for a reduction in the 15' street side yard setback for several reasons. Without this variance, a second structure on this lot would either have to be extremely skinny or extremely close to the existing house where we live. This is because of the pre-existing building constraints created by the large pecan tree on the southeast edge of the lot, and the required street setback from Willow St. on the south side of the lot. This variance would allow Tom to build a more functional and attractive home without endangering the pecan tree. And based on the proximity of other houses on Willow and Robert T Martinez to their property lines, we do not believe this variance would have any negative impact on the corner, aesthetically or functionally.

Thank you for your consideration.

Sincerely,



Leslie Robertson and William Hatch Crosby

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JANINE SISAK, ESQ.
2204 WILLOW STREET
AUSTIN, TX 78702
(512) 293-6126

June 5, 2015

City of Austin Board of Adjustment
515 Barton Springs
Austin, Texas


Re: Variance Request for 93 Robert T. Martinez

Dear Chairman and Board:

My name is Janine Sisak and I own the property on the same block and in close proximity to the referenced lot. Given the size of the large pecan tree near the property line and the fact that most houses along RT in this area are closer than 10' from the property line, I support Tom Hatch's request for a reduction in the 15' street side yard setback. This will allow the construction of a reasonably sized new home and protect the half critical root zone of the large pecan.

Thank you for your consideration.

Sincerely,



Janine Sisak

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Todd Bailey, Real Estate Broker
2201 Willow Street
Austin, TX 78702

(512) 289 - 0653

September 30, 2015

City of Austin Board of Adjustment
515 Barton Springs
Austin, Texas 78704

Re: Variance Request for 93 Robert T. Martinez

Dear Chairman and Board:

My name is Todd Bailey and I live directly across the street from the property referenced above. Due to the critical root zone from the Pecan Tree on the east side of the lot I do believe it is in the best interest of the tree to allow Mr. Hatch to build closer to the street on the West side of property than the current setback permits. The majority of the homes on corner lots (including mine) are within the current setback so, in addition to the consideration of the critical root zone of the tree, it would also offer congruency to the neighborhood's current homes.

Mr. Hatch has shared his proposed floor and site plan with us, and it does not seem to be outrageous in terms of size or grandeur. It is a reasonable application for a home in this neighborhood and my wife and I support his request for a reduced set back on the Robert T Martinez side of the lot.

Sincerely,



Todd Bailey

C15-205-0136

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City of Austin Board of Adjustment
515 Barton Springs
Austin, Texas

Re: Variance Request for 93 Robert T. Martinez

Dear Chairman and Board:

My name is Jerry Gorde and I own the property immediately next to the referenced lot. Given the size of the large pecan tree on the property line between us and the fact that most houses along RT in this area are closer than 10' from the property line, I support Tom Hatch's request for a 5' reduction in the 15' street side yard setback. This will allow the construction of a reasonably sized new home and protect the half critical root zone of the large pecan.

Thank you for your consideration.

Respectfully,

Jerry Gorde

A handwritten signature in black ink, appearing to be 'JG' or 'Jerry Gorde', written in a stylized, cursive-like font.

Eric Goff
Elizabeth Walsh
Greg Anderson
Tom Hatch
Ana Defrates
Rick Rojo
Cynthia Valdadez-Mata
Emily Phalan
Michael Phalan
Brian Kericho

Review of Agenda:

- Officer updates (Elections for Co-Chair, review of changes past and upcoming)
- Presentation of a residential site plan from Tom Hatch for his property at the corner of Willow and Robert Martinez Streets.
- Presentation by East Cesar Chavez Neighborhood Planning Contact Team Representative and developer, Brian Carricho, about hotel planned.

Leadership Updates

- Vote taken with unanimous approval for Ana DeFrates to serve as Co-Chair with Cynthia Valadez-Mata.
- Michael Phalan is the new Treasurer
- Eric Goff has accepted the nomination for Secretary and elections will be held in July meeting.

Disclaimer Statement about Contact Team: Ana Defrates

- We are not recognized by the city as a group with formal recognition for issues such as variances. We are working on changing that, but it has been historically a contentious process.
- The way this works is that we can have a conversation about the issue, record the discussion in the minutes, along with those who have been
- Boundaries are Chicon on west side, the river, Pleasant Valley.
- The original intent was to establish an inclusive neighborhood association with goal of supporting a contact team.

Presentation of request for set-back variance by Tom Hatch

- Presented a site plan a residential home on a lot that now has a secondary unit in the back and an open lot in front.
- There is a larger heritage tree on the site that has been worked into the building plan. The building will not affect the critical root zone.
- In designing the building on the standard sized lot, accommodation of the tree represented a significant constraint on the use of the property for a reasonable dwelling. Mr. Hatch sought a setback variance to allow for more full use of the property.

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- The new building footprint is still consistent with other properties in the vicinity and otherwise conforms to all codes.
- In the future, Mr. Hatch intends to move into the home or the one behind it, where his son currently resides.
- There were some questions about the relationship between the house and the bus stop, and Hatch said that he would like to have windows facing the bus stop, generally favoring design that allows for eyes on the street and a neighborly pedestrian realm. The home also has a front porch and now garage in keeping with that principle.
- We took an informal vote with unanimous approval and an invitation to participate with the HNC at any time.

East Side Hotel Development

Edie Cassell

- Came as a neighbor, concerned about the hotel planned at Waller and Cesar Chavez.
- She expressed a general desire that our two neighborhoods worked more together. She wished we were all one organization, and has wanted to come a long time. Anxious to get a better representation of this part of the neighborhood to have that representation.
- She emphasized that they are not opposed to hotels or development, just that "we don't want this particular project built on the site where it is slated." East Cesar Chavez has lots of empty lots and we want to support development – our plan supports it.
- She clarified that she is speaking from personal experience, not representing the rest of the neighborhood, though hundreds have signed petitions against it.
- She and other neighbors who live within about 500 feet are very concerned
 - concerned about traffic based on the size of the hotel and positioning.
 - Parking is another concern. As we become denser, it will be increasingly difficult to park, but that project in particular will have a burden.
 - Our neighborhood has a neighborhood plan that took years to develop and is 15 years old. It is a respected plan and we're trying to honor it. There are guidelines about types of development that are welcome. Something like this would be more suitable for 4th, 5th, or 6th street.
- October 28 meeting where there were 90 in attendance and with nearly unanimous opposition. People were shocked by the outcome of the vote back in December. Pio Renteria, running for Council at the time, skipped the meeting.
- Mixed Use and Office is legit
 - Greg Anderson expressed concern that permitted uses allow for even more car traffic, and that only 30% of hotel rooms are associated with a car.
 - Brian noted that they have designed in a plan for a B-cycle, showers for employees, "we want to try to be the best business for our employees and neighborhoods."

Brian Carrico

- Seeking a conditional use permit
- From our perspective we reached out to the land use committee in March last year and overall they did not see a problem with it. We put it under contract at the time. We met with Greater Peace Christian Church (they wrote a letter of support, and they were the only triggering use for a liquor license)
- Only had about 8 members on it at the time. There was a straw poll, 6-2 in support of the hotel.
- Did design and completed

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- 8 voting members at that meeting. Voted 8-0 for land use and historic committee to come up with conditions.
- October there was a meeting and there was a vote for a community input session. There was a big turnout at the meeting. We thought we could address all of the issues at play. There were a lot of conditions developed after that.
 - Concerns about Willow Street impact, but it should not affect traffic there.
 - Kept trying to get in touch with the planning team's subcommittee.
 - The night before the meeting at the November meeting, they provided 16 requests for
 - 11 voting members who were present, 6-5, but we thought we had the support of the majority of the planning team.
 - We had to go back and to a total redesign
 - Ken Johnson, yes, you met our 16 conditions and issued the letter of support.
 - I didn't want to pit neighbors against each other. We'd met with nonprofits. Thought we had support. We got 20 letters. Residents.
 - May meeting with
 - 9-2 vote, many new members have been added. Don't know people who were in that 9 – they were not part of the land use.
 - Came here from running a TreeHouse, local art, local sourced, we agreed to pay a living wage, construction - first to participate in a better builder program, to have the living wage honored.
 - And when there has been concerns – not seeking CS-1, private restrictive covenant.
 - Then withdrew support.
 - The amount of money and time 5 days before the hearing - CUP
 - We closed on the property in April, even though we don't have CUP, and we already funded GNDC.
- Ana
 - You underestimated the concerns of the community. I wish people had informed you of the process more.
- Brian
 - There's a diversity of opinion out there. Who gets to decide? People have very different goals
 - What would it be otherwise? We contend this is the best use according to the neighborhood plan.
 - First floor with an open public space
 - 60-70 jobs.
 - This is vibrant, good jobs in the neighborhood.
 - FAR (Floor to Area Ratio) is over 15,000 square feet. People will build it out. If you compare it to office or residential, the visits are not peak times.
 - Common area maintenance happens at night, it's a 24-7 work. 60 employees spread out 24-7.
 - To address traffic and parking:
 - Loading zone will have a turn around. We called providers throughout the change and designed the loading zone with
 - Edie noted that access on Willow and parking are not concessions, there are a matter of law and requirements by the planning team.
 - We had 48 spaces and wanted to do an agreement with Central Health and we redesigned it and we have 70 spaces now
 - Restaurant is currently is 80 seats with bar and restaurant.

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- Neighborhood has strong concerns about that, and it hasn't been clear whether there would be a bar or not. It is very close to the preschool.
- \$18 million budget.
- In response to a question about what he would like to see the corridor be in the future, he gave a few examples, particularly Division, Street in Portland
 - 3-4 story
 - Pedestrian friendly
 - Mix of retail, coffee shops,
 - Quiet relaxed atmosphere who will pay to local businesses.
- Cynthia – we do want to retain the little residential feel we used to have, the family businesses are gone. What's happening
 - Jumpolin was already \$750,000
 - Historic home on site.
- Greg Anderson
 - Participated in most of the ECC meetings and was concerned about the back and forth
- Cynthia Valadez Sr.
 - At the meeting had raised concerns about Cesar Chavez, it's too small to be a street that handles that kind of traffic.
 - It's already a bottle neck, already the Central Health folks can't park at the library and it's already mayhem. How is freight, food, linens going to be handled. Bottleneck of traffic by Waller is real.
 - Fairmount Hotel
 - It just looks like a further anchor for an expanded entertainment district.
 - 65 room hotel
 - For major traffic, if commercial development, might need to do one way down cesar Chavez and one way on 2nd street
- Elizabeth Walsh
 - Expressed concern about the bigger picture of a fair and predictable planning process – this has been a significant burden on everyone involved. It seems pretty clear that the street cannot handle the kind of development that's coming, and we as neighbors probably need to be thinking about the bigger picture of how to direct growth.
- Eric Goff
 - Design around inclusion – we can find other ways to get people involved. Online voting, or other times at a meeting.