

MEETING REPORT 4/2/2

The Steering Committee met again on Tuesday evening at the Zen Center. Present were Ann P., Robert, Jay, Al and Laurie.

The primary purpose of the meeting was to discuss the zoning change case at 2910 Pearl Street, in preparation for the public hearing at the Zoning & Platting Commission (ZAP), set for 4/9/02.

Anthony Dicuffa, the owner of 2910 Pearl Street, was scheduled to attend the Steering Committee meeting, but called Laurie the afternoon of the meeting to say he was unexpectedly called to go to Fredericksburg and could not attend. He said he wanted to meet with us to talk about his plans for the property, although he noted that he did not have any specific plans prepared. He asked when the next Steering Committee meeting would be, so that he could plan to attend.

So, the committee reviewed applicable zoning regulations that would apply to the property, if the proposed zoning change is approved. The main points discussed were:

- * 2910 Pearl is an 8,100 SF site, 45' wide by 180' long. The existing house is about 1,400 SF and is apparently a duplex. It is built with about a 15' front setback and 5' side setbacks. There is a generous back yard, in which the residents' cars are parked under a carport.

- * The current zoning is SF-3, which requires a 25' front setback, 5' side setbacks and 10' rear setback. It allows for 35' height, and 40% building coverage and 45% maximum impervious coverage. The minimum lot size of 5,750 SF and the minimum lot width is 50'. Two off-street parking spaces are required for a residence.

- * The proposed MF-2 zoning allows for a 25' front setback, 5' side setbacks and a 10' rear setback. It allows for three stories or 40' height, and 50% building coverage and 60% maximum overall impervious coverage. The minimum lot size is 8,000 SF and the minimum lot width is 50'. The MF-2 zoning classification is "low density" multi-family, and requires a minimum site area of 1,600 SF for each efficiency unit, 2,000 SF for each 1BR, 2,400 SF for each 2BR and 200 SF of open site area for each dwelling unit. The parking requirement varies with the size of the units -- 1 space for each efficiency, 1.5 spaces for each 1BR and 2 spaces for each 2BR.

- * Through the Compatibility Standards, which are triggered by the adjacent single family residences, the project would be restricted to two stories or 30' in height within 50' of the south property line of the single family residences. The Compatibility Standards also require a 25' wide "buffer" between the adjacent single family residences and the proposed development, and no buildings or paving could be constructed in this buffer. This means that the project must occur in a 30' wide strip on the 2910 Pearl lot, and can only be three stories tall in a 5' wide strip at the south edge of the site. (So, it seems unlikely that any portion of it will be three stories, because the 5' width is impractical.) There is one question about the Compatibility Standards -- whether they apply only adjacent to the property zoned SF-3 at the corner of 30th Street and Pearl, or whether they apply adjacent to all the properties along the north edge of the site, since they are used as single family residences (but, oddly, zoned MF-2). This question will be discussed with the COA case manager later this week.

- * So, what all this means is that the MF-2 project could have five efficiencies, four 1BR or three 2BR units and five to six parking spaces. With a two story building, with parking on at least a portion of the first level, the project will easily fit on the site within the impervious cover limits. (The real advantage to the site is that it is bounded by alley on two sides, which means they do not have to devote alot of impervious cover to long driveways. They can just use the alley for access.) Also, there are advantages to retaining the existing house, since it is within the setback area under MF-2, so it seems logical that they would choose to retain the existing house and incorporate it into the project.

Several people in the vicinity of the zoning change have expressed opposition to either Ray or the COA case manager. Since we have not been able to meet with the applicant to discuss the project, and since there is opposition, and since time is running out before the 4/9 ZAP hearing, the committee determined that the only real option at this time is to consider a valid petition in opposition to the zoning change. The procedures for filing the petition and the tax roles and property owner information for properties within 200' of 2910 Pearl were reviewed. Laurie will prepare the petition paperwork and email it to Ann P. She will contact the people on 30th Street and start collecting signatures. We will try to complete the process by Friday, so we can submit it to the COA case manager for inclusion in the ZAP packets for the 4/9 meeting.

Several other items were discussed. Jay reported that street resurfacing was to happen on more streets in our neighborhood, sometime in the next few months. Jay also reported that the Diamond Shamrock station at 38th and Guadalupe was being removed, and that the new use for the site has not yet been revealed. Laurie proposed Raye Ward as a possible Steering Committee member or NA officer, and there was general agreement that she was a good candidate. We also discussed two other possible candidates -- Alexis and Mark Perlmutter, 3005 West Avenue -- mentioned by Raye Ward as "interested" seeming people, and attorneys to boot, which would be a good addition to the committee. We will work out an appropriate person and method to ask the Perlmutter about participating shortly. Robert reported that Sherry Cordry is considering his request to be on the Steering Committee, and seems generally inclined to agree. Jay reported that he has tried to contact someone named David who lives on King Street, but is still trying to reach him. Al reported that he had spoken to Jason and Callie, new residents on 31-1/2 Street, and their hands are full with the prospect of a new baby to be born in a few months, so they can not participate. (New NA Steering Committee members and/or officers are needed for nomination during a proposed 4/30 NA meeting, when a new slate of officers will be presented. Ray and Paula need to step down at that time.) Also, we still need a location for that NA meeting. Ray is checking on the Marimont Cafeteria. Laurie will check on the Senior Activity Center.

The meeting was adjourned at about 8:30 pm.

Prepared by Laurie Limbacher, 4/4/02.