

Perry Estate - Hancock NA Meeting 4-7-10 - Adopted Motion

That the Hancock Neighborhood Association (HNA) commit the HNA Zoning Committee to meet with the developer to evaluate and explore zoning categories, development regulations and alternative options that would address concerns of the neighborhood association. Development regulation discussion is not to be binding and is not to indicate endorsement of the proposed development. The HNA Zoning Committee is to convene a general membership neighborhood meeting, to be held in approximately 1 month, to report progress, make more detailed recommendations, and seek resident input.

Additionally, the developer shall be asked to commit in writing not to press forward with a zoning application to the city of Austin before the neighborhood has a chance to convene a next general membership meeting.

End of motion

The initial list of identified concerns is as follows:

1. Quantity of rooms and scale of buildings.
2. Adequacy of parking.
3. How much traffic and noise will a restaurant, amphitheater or wedding generate?
4. The integrity of original building should be maintained. Does the Austin Landmark Status ensure review of modifications to buildings and prevent demolition?
5. The wall is an important historic asset that should be preserved. Additional walls and/or screening will need to be added to buffer neighboring residents. Visual privacy and noise concerns.
6. How will service work and how will trash be handled? Concerns about noise.
7. Creek water quality and flood controls.
8. How could we ensure a quality hotel and hotel operator?
9. Who are other significant investors and what is their reputation?
10. 41st Street is not in an adequate condition to support more traffic and parking while allowing for safe pedestrian and bicycle movement.
11. How can we ensure compatibility between the school building and adjacent residents?
12. How can we be assured that any zoning changes won't allow other unanticipated uses, should this development not happen or go bankrupt?
13. Might zoning roll back with any change of use or abandonment of the project?
14. Red River is a dividing line between commercial development and single family areas. Would redevelopment of the Perry Estate encourage more commercial development west of Red River or discourage renovation of the Miller House on the corner of Park Blvd. and Red River?
15. Light pollution.
16. Has the estate been marketed as a single family property or single family plus school property?
17. What assurances are there that the schematic site plan shown is indicative of how the project will be built?
18. If the developer is interested in green building and a botanical garden feel, how might this be incorporated as a development regulation?
19. How would development regulations differ if this were a bed and breakfast or a smaller 14 room boutique hotel, such as St. Cecelia?