

**Cherrywood Neighborhood Association  
Steering Committee  
Bobo's, in-person  
Minutes of the Wednesday, April 10, 2024 Meeting**

**Call to Order**

Jim called the meeting to order at 6:43pm. SC members present included: Jim Walker, Adam Packer, Rich Heyman, Girard Kinney, Jeri Spence, Sean Griffin.

Absent SC members included: Cara Bertron, Allen Hah, Matt Harriger, Bob Schmidt, Jules Vieau, and Michael Wiggin.

No other CNA members present.

**Adoption of Agenda**

With no suggestions or requests for amendments, Jim adopted the draft agenda as published.

**Approval of Previous SC Meeting Minutes**

Meeting minutes from the February 7, 2024 and March 6, 2024 SC meetings were provided prior to the meeting. No minutes were approved due to lack of quorum at the time of this agenda item.

**Public Communication**

Girard provided notice and discussed the recent decision of the developers to abandon plans to functionally restore the Mueller airport tower. Girard to seek more information about the basis and permanence of the decision.

**Community Presenters**

No attendees or information for community presenters.

**Reports from Offices and Standing Committees**

Chair Report, Jim Walker

Jim commenced discussion regarding action items for the May General Meeting. Two items were deemed action items requiring notice and action during the General Meeting: 1) ratification of any actions from the ongoing 38 ½ Street rezoning application; and 2) approval of pursuing small area planning efforts for the Fiesta/Hancock/North Central Cap area.

Also discussed potential need to update the bylaws, ensuring adequate notice and process for taking/not taking action as a SC and CNA. Potential to form a committee to review bylaws. Notify CNA through Flea and other communication to solicit comments and make sure they know how they work now. Ensure generally that Flea cover always focuses on the next meeting. Sean to take initial review at bylaws addressing when an action is official, timing on when notice is required, etc.

Potential action item related to appointment to vacant seat, pending identification of appropriate candidate.

### Treasurer Report, Allen Hah

Allen provided the following Treasurer Report via email: “Our checking account balance is currently at \$4,623.20, and when adjusting for uncleared checks and payments, prepaid or unpaid ads, our current net position is \$3,433.20, which is lower than last month due to the payment of the Patterson Park fundraiser. I made a call out for advertisers on the neighborhood listserv and received a great response, so we are good and actually have a little surplus of advertisers right now. Nature's Treasures is going to continue with their advertising for the next year through their transition.”

### Nominating Committee, Sean Griffin

Sean reported on discussions with absentee members regarding their interest in renewing commitment, which resulted in one member vacating a seat. Members directed Sean to continue to reach out to other potential members to fill the vacancy. An appointment by the SC would be ratified at the next General Meeting.

### Land Use/Transportation, Vacant

#### *Fiesta/Hancock/North Cap Area Plan update*

SC discussed the North Cap small area plan potential. The area is more than sixty acres and includes potential rail connection along a section which CapMetro has long wanted to double track. Girard/Jim met with Alan Holt, who championed South Central Waterfront. Like then, we could bring in AIA, third party review and analysis of what can be done, which sets things in motion. Jim approached City to fund that study over the summer, make case for the Cap. Hancock is northern terminus of the Gold Line, which could be bus or even rail if it can go through campus. Jim meeting with Mayor’s office next week to explore sponsorship of AIA study.

### Communications Committee, Jeri Spence

#### *May Flea content*

Deadline for content is April 22. Girard proposed an article related to long-time residents Donny Wilhyte and his mother, who passed. Jeri will interview Donny after an introduction by Girard. Jim will connect with Mike Damal regarding potential for planting a tree in that yard in Ms. Wilhyte’s honor. This stemmed from previous conversation Girard initiated.

Sean suggested an article covering block party and other closed street permits. Would describe safe street program permit uses and examples, including Breeze Terrace Block Party.

Jim proposed an article regarding the Mueller development winding down. Jim and Jeri to draft, include history of effort.

Girard to draft article on the Flea Flickers. Intent to recruit a new group of volunteers, reconfigure route maps, and provide relief for those who wish to step away.

#### *Outreach*

SC discussed potential outreach efforts to improve meeting attendance and participation. Identified the need for social media presence to assist.

### UBC Update, Jim Walker

Jim discussed that no UBC meetings or activity have occurred since the last SC meeting.

### **Ongoing Business (Discussion and Possible Action)**

#### I-35 Capital Express Project

Discussed a potential new letter requesting the City and TxDOT assume the same loading requirements for North Central deck as for the downtown decks.

#### E. 38 ½ St. Rezoning (Alma/Cherrywood Coffeehouse).

Still no new Planning Comm hearing date, and no draft of restrictive covenant language. Applicant is seeking the new DB90, preparing restrictive covenants for affordability and for site plan and design considerations. Then we will provide our feedback. Next possible date they are shooting for is May 14. Discussion of easternmost portion and need to preserve the 40ft cap short of approval to exceed based on site plan specific approvals.

Jim is speaking with third parties to be included in the restrictive covenant to assist with enforcement. Potential for annual review. Reaching out to City housing for their interest.

Rich highlighted the success of some East Cesar Chavez neighborhoods negotiating with developers.

#### Cherrywood land history project

No updates provided.

### **New Business (Discussion and Possible Action)**

None discussed.

### **Future SC Agenda Items and Meeting Dates**

Jim announced the Next General Meeting will occur on Wednesday, May 15. The next SC meeting will occur Wednesday, May 8. Time, location, and agenda information to be published on the listserv.

### **Adjourn**

Jim adjourned the SC meeting at 8:13pm.