

June Meeting

When: 7:00 pm
Monday, June 3, 2019

Where: Griffin School
5001 Evans Avenue

Note: HPNA meetings usually take place on the first Monday of each month..

HPNA General Meeting Agenda for June

- ❖ Welcome
- ❖ Austin City Manager Update by Spencer Cronk
- ❖ Vote on Proposed HPNA Budget Amendments
- ❖ Announcements

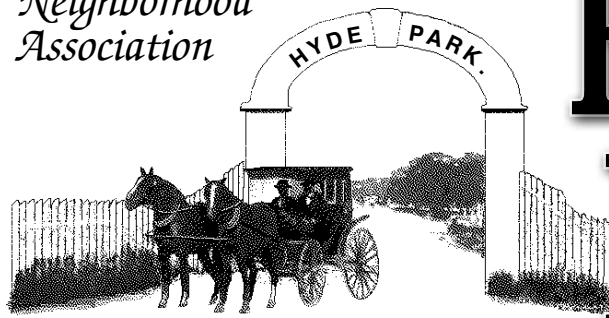
Shipe Park Update

The month of May saw a huge push at Shipe Pool. The bathhouse structures were built, along with the pool coping, water line tile, colorful wading pool tile, plumbing, and electrical work. Many pallets of limestone blocks arrived for the face of the new buildings and concrete was poured for the retaining walls, the sidewalks, and the shade structure foundations.

Despite the city's best efforts, which included working on Saturdays, they could not ultimately control everything - including the weather. G. Hyatt, the pool contractor, has communicated to the City of Austin that the consistent rain in May coupled with the late delivery of the glazed tile for the interior of the bathhouse has caused a delay on the substantial completion date for the facility: it is now projected to be late June. Substantial completion must be reached before the work can pass inspection and allow the City of Austin Aquatic Division to prepare for the use of the new pool facility, including on-site life guard training, other safety procedures, and fine tuning of the facilities. As a result, *the projected opening of the pool*

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*The Hyde Park
Neighborhood
Association*



Pecan Press

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Land Development Code Rewrite: How City Council Directives Might Affect Hyde Park

Hyde Parkers have requested a short list of the recent City Council directives regarding the land development code rewrite and how they might affect Hyde Park.

Please bear in mind that these are general directions to city staff, so we won't know for certain how they'll really shake out until the new draft text and maps are released in 3 or 4 months. Overall, Council directed staff to use CodeNEXT's Draft 3 as a baseline for revisions, but on questions related to housing capacity, missing middle housing types, compatibility standards, and minimum parking requirements, a majority of Council voted to direct staff to exceed the provisions found in Draft 3.

A Council majority also voted to map 75 percent of new housing capacity within a half mile of Imagine Austin activity centers and corridors (for Hyde Park this means Guadalupe) or within half a mile of transit priority networks identified by the Austin Strategic Mobility Plan (for Hyde Park this means Duval, 38th Street, Airport Boulevard, and 45th Street east of Red River).

With regard to timing, Council asked staff to bring back revised text and maps by early fall, with the goal of setting the City Council public hearing in October. By law, Planning Commission must hold its own hearing on the revised draft before it goes to City Council, so this is an ambitious timeline, to say the least.

The full Council directives, as adopted May 2, are available at http://austintexas.gov/sites/default/files/files/Communications/Council_Adopted_LDC_Policy_Direction_5.2.19.pdf.

Meanwhile, here's a short list of Council directives most likely to affect Hyde Park:

- **Most major provisions of Neighborhood Conservation Combining Districts (NCCDs) will be eliminated.**

Council direction states: "Existing NCCDs should be preserved and carried forward in the new code and map, *however, Code and Zoning Map changes related to ADUs, Parking, Preservation Bonuses, Affordability Bonuses, lot size, and Transition Area mapping* (consistent with Council direction provided below and in response to Questions 2-5) *should be applied to those NCCDs.* Unique zoning districts (e.g., NCCDs) should be reevaluated in the current context of Austin's housing and transportation needs in addition to analyzing the extent to which NCCDs provide missing middle housing." [emphasis added]

While stating the intent to preserve NCCDs, this directive effectively eliminates most major provisions of Hyde Park's two NCCDs.

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From the Desk of the Co-Presidents



We would like to open this month's President's letter with both a word of gratitude and a wake-up call.

First, our sincerest gratitude to District 9 Representative, Kathie Tovo, who spent over an hour talking with a packed house at the May 6 membership meeting about City Council's policy guidance related to the new Land development code. Having attended several City Council meetings, we have seen for ourselves how difficult it is to serve on the dais and we are grateful for her diplomacy and grace under pressure. We have also seen how very long the days are for our elected officials and are, therefore, even more appreciative of Kathie's willingness to meet with us.

Now, for a wake-up call! In our ongoing conversations with neighbors, it is clear that many are unaware of City Council's directives related to the land development code process that is

replacing CodeNEXT. Believe us, we get it! Land development code can be boring, complicated, and, more often than not, contentious; but the new code and zoning map will have significant implications for Hyde Park.

We will do our best to keep you apprised of opportunities for public input and engagement in the process and hope that you will attend meetings, seek out reliable information, and ask questions. Considering the complexity of land development code in general, and this process in particular, no question is too basic. With the push for a first reading by City Council in October, there isn't much time.

City Manager Spencer Cronk and a small leadership team will head the process to develop a new code and zoning map by fall, 2019. The work will be done by a cross-functional team comprised of executive and senior staff from multiple city departments. Once the draft code and map are complete, they will go out for a brief period of public review and comment, followed by review and a vote by the Planning Commission and then City Council. This means that we could have a new land development code, accompanied by maps that indicate how it will be applied across the city, approved by the end of this year.

Following direction from City Council, the new code and maps that are to be developed by staff have major implications for Hyde Park. Please read Susan Moffat's excellent summary in this *Pecan Press* (page 1) to get a sense for what has been directed.

As we've discussed in previous Presidents' Letters, Hyde Park is a complete community that

models many urbanist principles. We know that development is occurring here, as new ADUs and garage apartments, along with duplexes and triplexes, are being developed on either side of 45th Street. Even so, we believe that there is space for more renters and owners to join us, and are hopeful that the City will enact smart rules that expand housing opportunities in Hyde Park.

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Pecan Press

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Editor

Lorrie Weidlich lweidlich@grandecom.net

Poetry Editor

Charlotte Herzele herzele@gmail.com

Photo Editor

Lizzie Chen

Puzzle Editor

Steve Bratteng

Kid's Corner

Tony Barnes tbarnes@sasaustin.org

Production Manager & Advertising Director

Robert M. Farr, 731-0617, rudeboy.robbo@gmail.com

Payments for Ads

HPNA, P.O. Box 49427, Austin, TX 78765

Distribution Coordinator

Rimas Remeza, 4105 Ave. F, 371-3158, rimasx@yahoo.com

Area Coordinators

N of 45th/W of Duval

• Rosa Maria Lopez Reed elsalvadorchrist@yahoo.com

N of 45th/E of Duval

• Jay Gerard & Carrie Laughlin 371-1546

S of 45th/W of Speedway

• Betsy Clubine..... betsyclubine@gmail.com

S of 45th/E of Speedway

• Martha Campbell..... 452-2815

Austin Police Department Hyde Park Liaison

Lawrence McIntosh III, #8416, Region 1 Patrol, B8005.....
737-228-8350 (work)..... lawrence.mcintosh2@austintexas.gov

512-802-4922 (pager)

Natalia Lee, Auto Theft Division.....
512-974-1346..... natalia.lee@austintexas.gov



Hyde Park Neighborhood Association

P. O. Box 49427 • Austin, TX 78765
www.austinhypark.org

– HPNA Officers & Steering Committee –

Co-Presidents

• Betsy Clubine..... betsyclubine@gmail.com
• Sarah Cook..... cooksicle@gmail.com

Vice President

• Paula Rhodes

Co-Secretary • Susan Marshall..... pro47f@att.com

Acting Co-Secretary • Bonnie Neel..... bonnie.neel@georgetownmtg.com

Co-Treasurers • PO Box 49427, Austin, TX 78765

• Susanna Walker..... suzwalkercpa@gmail.com
• Lorrie Weidlich..... lweidlich@grandecom.net

Additional Steering Committee Members:

Joan Burnham • Margo Carrico • Artie Gold • Lisa Harris • Kevin Heyburn • Dorothy Richter • Charlie Sawtelle • Phil Seibert

– HPNA Committees & Task Forces –

Austin Independent School District • vacant

Alley Coordinator • vacant

ASH (joint HPNA-CT committee) • John Williams,
jwilli@grandecom.net

Austin Neighborhoods Council Rep. • Lorrie Weidlich,
lweidlich@grandecom.net

Church-Neighborhood Liaison • Kevin Heyburn,
kmheyburn@gmail.com

Crime & Safety • Carol Welder, cjwelder@msn.com
• Kristen Remeza, kremeza@yahoo.com

Development Review • David Conner, daypaycon@yahoo.com

Finance • David Conner, daypaycon@yahoo.com

Flooding • Kevin Heyburn, kmheyburn@gmail.com

Graffiti Patrol • Lisa Harris, ljharrisus@yahoo.com

Historic Preservation • Joan Burnham, jgiburnham@gmail.com

Homes Tour • Betsy Clubine, betsyclubine@gmail.com

David Conner, daypaycon@yahoo.com

Lorrie Weidlich, lweidlich@mail2sevensesas.com

Membership • Sharon Brown, donsharon4213@sbcglobal.net
• Karen Saadeh, kdmatthis@gmail.com

Outreach and Communications • vacant

Neighborhood Planning • Karen McGraw, mcgrawka@earthlink.net

Nominating • John Williams, jwilli@grandecom.net

Parks & Public Space • Mark Fishman, mlfishman@gmail.com

Social Events Coordinator • Sarah Cook, cooksicle@gmail.com

Social Media Coordinator • Ellie Hanlon, ellie.hanlon@gmail.com

Tree Preservation • John Walewski, jwalewski@civil.tamu.edu

Website • Graham Kunze, grahamkunze@gmail.com

Proposed 2019 HPNA Budget Amendments

In May, the HPNA Steering Committee voted to request membership approval for two additions to the 2019 HPNA budget:

- \$3,500 to Neighborhood Improvements: enhancements to the Hyde Park traffic circles, including demolition of nonconforming plants; installation of aesthetically pleasing but low maintenance plants and trees; and installation of fabric, soaker hoses, timers, and mulch.
- \$10,000 to Professional Fees: as needed to support efforts related to the new land development code process.



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Membership Information	Submission Information
<ul style="list-style-type: none"> • Membership in HPNA is open to all residents 18 years or older residing within the boundaries of Hyde Park or within 300 feet of its boundaries. • All memberships expire on September 30th of each year. • New members and members who lapse in dues for over six months are eligible to vote at HPNA meetings 30 days after receipt of dues. • Membership dues can be paid in several ways: By signing up at an HPNA meeting or event, by mailing in the membership form, or by joining online using PayPal. To pay online, go to www.austinhdepark.org and click on the Join Now button. Dues paid online are \$6. 	<ul style="list-style-type: none"> • Send your articles, letters, and photos by the 10th of each month to Lorre Weidlich at lweidlich@grandecom.net. <i>Opinion articles & letters to the editor must not exceed 500 words.</i> • Send your poems to Charlotte Herzele at herzele@gmail.com. <i>All poems, even if written under a pen name, must include a name and contact information for identification and verification purposes.</i> • Send your contributions to "Kids Corner" to Tony Barnes at tbarnes@sasaustin.org.

Hyde Park Neighborhood Association Membership Form

Name _____ Phone _____

Address _____

Notify me by email of HPNA meetings & events _____

Dues per Person Standard - \$5/yr. Check
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	2016	2017	2018
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AVERAGE SALES PRICE	\$623,514	\$595,595	\$689,967
AVERAGE SQ FT	2,079	1,699	1,829
MAX PRICE SOLD	\$1,150,000	\$1,200,000	\$1,250,000
MEDIAN DAYS ON MARKET	9 DAYS	14 DAYS	9 DAYS

All statistics & square footage are from Austin MLS for Single Family Residence taken 01/07/2019 from the Austin MLS. For detailed market information about your home, contact Sam Archer, Broker.



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Exploring Hyde Park:

The Evolution of a Livable Urban Neighborhood

Editor's Note: This article is the first in a series covering the evolution of Hyde Park from its initial platting to the walkable, complete community it is today. The series will be published in the Pecan Press in the coming months and collected on the Hyde Park Neighborhood Association website at <http://www.austinydepark.org>

Introduction

Recently an Austin City Council Member suggested that Hyde Park properties rezoned in 2002 to preserve 100-year-old restored homes on Speedway and Duval should be rolled back to their unused 1931 multi-family zoning (MF), which had been imposed by the city well after these homes were built. His theory was that rezoning these homes to MF would allow the neighborhood to "evolve naturally," presumably by incentivizing their demolition and replacement with larger multi-unit complexes.

His statement made me think about how neighborhoods and cities evolve over time. Having lived in Hyde Park and studied, surveyed, and planned it for decades, I've gained a lot of information about this topic I believe is worth sharing.

Hyde Park: The Early Years

Monroe Shipe first established Hyde Park in 1891, followed by later additions and subdivisions in 1892, 1898 and 1922. Shipe originally platted lots that were 25' wide, with the thought that these would be sold in groups to create lots that would generally be 50' to 150' wide. Only two homes in the original subdivision were constructed on Shipe's original 25' wide lots. Often folks bought three to six lots, especially on a corner, for a large home, but many of these larger combined lots have since been separated for two or more homes.

Before Austin first implemented city zoning, Hyde Park had already naturally evolved so that much of the neighborhood was built out, with single-family homes and occasional duplexes as well as a few tiny corner stores sharing lots with homes and a few small churches. Speedway and Duval were almost entirely populated with single-family dwellings by the time the city first zoned these streets for multi-family use in 1931.

We cannot talk about the early history of Hyde Park without a note about Austin's racially discriminatory restrictive covenants. As HPNA co-President Sarah Cook

eloquently stated in her recent City Council testimony, Hyde Park – and Austin as a whole – must bear the shame of these practices. That such restrictions have since been found unconstitutional and unenforceable makes them no less appalling.

In fact, such restrictions were widespread throughout Austin and much of the former Confederacy at that time. Subdivisions with racially restrictive covenants appear in virtually every City Council district that fell within the Austin city limits between the years of 1890 and 1950: District 1, District 3, District 4, District 5, District 7, District 9, and District 10. There is no question that Hyde Park was racially restricted from its inception in 1891 and flagrantly marketed as a "whites only" development.¹ Disturbingly, other areas of Austin continued to implement new racially restrictive covenants until at least 1949. While Austin still has much work to do to achieve full racial and economic integration, both Hyde Park and the city at large have continued to evolve for the better in this regard.

As noted in the Hyde Park National Register District materials, it took roughly forty years for the original neighborhood to become built out on almost every lot. The result of this "natural evolution" was a neighborhood with a wide a variety of housing choices, house

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Monthly Calendar June

- 3 — HPNA Meeting
- 6 — DRC Meeting
- 7 — Recycling Pickup
- 7 — Clif Wright exhibit at Quack's
- 8 — Landscape Second Saturday at the Ney
- 10 — Steering Committee Meeting
- 13 — Karen Navarro exhibit opens at the Ney
- 21 — Recycling Pickup
- 22 — ARTSWAP at the Ney
- 28 — Maribel Falcon exhibit opens at the Ney

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Land Development Code...

...cont'd from page 1

- **Transition areas might rezone up to 50% of Hyde Park.**

Council directives state that new missing middle housing should be mapped in “transition areas adjacent to activity centers, activity corridors, or the transit priority network” and stated that “generally, the transition area should be two (2) to (5) lots deep beyond the corridor lot.” In Hyde Park, this will mean the first two to five lots behind a parcel facing Guadalupe and the first two to five lots behind a parcel facing Duval, 38th Street, Airport Boulevard, or 45th Street east of Red River. Please note that 45th Street west of Red River is designated as a Vehicle Priority Network, which is not specifically mentioned in the directives, so the impact here is less clear. (You can search various street and corridor classifications here: <https://atd.knack.com/asmp#street-network-table/>.)

Council directives state that properties in transition areas should be upzoned to at least four units per lot in a “house scale form,” effectively doubling the current zoning of SF-3 for many single-family and duplex lots in these areas.

Council directives further state that transition areas should “not overlap with the majority of the existing single-family neighborhood area.” Of course, Hyde Park contains many multi-family properties mixed in with single-family zoning, so it’s not clear how this might be interpreted for our neighborhood. But even if drafters view all of Hyde Park as an existing single-family neighborhood, this directive will still allow up to 50% of the neighborhood to be potentially rezoned.

While lots are an inconsistent measurement, in many parts of Hyde Park, a two-lot deep transition area would rezone both sides of Avenues A and H, and a five-lot deep transition area would rezone both sides of Avenues A, B, G, and H, plus one side each of Avenues C and F. Whether Avenues C and F are affected likely depends on how “a majority” of the neighborhood is interpreted. Hyde Park north of 45th Street will be less affected by transition area mapping as it fronts on fewer designated corridors, but Hyde Park south of 45th is only eight blocks wide, and this directive could potentially rezone up to five of these blocks. Again, we’ll have to wait for the maps to come out this fall to know for sure.

The directives further state that any corridor that is a “residential transit priority network street” (for example, Duval) should generally “begin with missing middle zoning, rather than corridor zoning.” The corridor zoning along Guadalupe, which is a designated activity corridor, is expected to be significantly higher.

Finally, an existing single-family home or duplex that is upzoned as part of the code rewrite would become a non-conforming use. Council directed staff to “make allowances for existing single-family structures that become non-conforming to be maintained, remodeled and potentially expanded, so long as they are not demolished or rebuilt.” As is true under current code, there will likely be limitations on how much you can alter or add on to your home if you’re upzoned without being required to conform to the new zoning, which in this case, would mean

adding additional units. Again, we won’t know what know what this looks like until the new text is released.

- **Compatibility standards will be reduced.**

Hyde Park has many single-family homes and duplexes immediately adjacent to corridor-facing properties, and these had previously been somewhat protected by compatibility standards. Draft 3 already substantially reduced compatibility requirements and Council’s recent directives state that lots “adjacent to parcels fronting an activity corridor will be mapped with a zone that does not trigger compatibility” and that transition zones should “eliminate the impact of compatibility for parcels along all activity corridors and within activity centers.”

The stretch of Guadalupe on Hyde Park’s western edge was left under our NCCDs in Draft 3. However, Draft 3 zoned the same stretch of Lamar as MS3B, which would allow a height of 60’ plus another 25’ for an affordability bonus, and MS2B, which would allow a height of 45’. These are not far off from our existing NCCD heights, but because a majority of Council voted to exceed Draft 3, it is possible these may be taller in future revisions. Again, we won’t know until the new text and maps are released this fall.

For a comparison table of Draft 3 zoning classifications, see http://www.austintexas.gov/sites/default/files/files/Planning/CodeNEXT/ALDC_ZoningFrameworkTables_2018_4_9.pdf.

- **On-site parking requirements will likely be eliminated.**

The Council directive states: “Minimum parking requirements should be generally eliminated in areas that are within a ¼ mile of activity centers, activity corridors, and transit priority networks, except that some parking requirements may be maintained for areas where elimination of parking requirements would be particularly disruptive (conditions to be proposed by staff).” As previously noted, Guadalupe is a designated activity corridor and Duval, 38th Street, Airport Boulevard, and 45th Street east of Red River are all designated transit priority network streets, so this directive will likely affect the entire neighborhood.

- **Directive is silent on flood mitigation for localized flooding.**

Draft 3 contained excellent drainage and flood mitigation requirements for large projects, but none would apply to the missing middle housing that Council has directed for transition zones (generally, Draft 3’s R4 zoning classification). While R4 does retain a 45% impervious cover (IC) requirement, additional IC increases will likely be allowed under affordability bonus programs, as they were in Draft 3. In addition, many of the existing lots in transition areas are not yet built out to their full IC allowances and the cumulative impact of these lots all exercising their full IC entitlements is unknown. One Council directive does suggest an enhanced site plan process to address infrastructure needs for individual projects, but there is no directive to assess infrastructure or flood mitigation to support the blanket upzonings proposed for Hyde Park’s corridors and transition areas. A majority of Council, including the mayor, voted against

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Move to What Moves You

Pam Bergara
512.563.3593
PamBergara@Gmail.com

Meagan Clark
512.653.0924
Meagan.M.Clark@iCloud.com

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Exploring Hyde Park... ...cont'd from page 5

sizes, and house styles.

- In the 1890s, most homes were large Queen Anne styles usually located on spacious corner lots. At that time, developer Monroe Shipe was promoting Hyde Park as an affluent residential area.

- In the 1900s, fewer homes were built and these sometimes included a modest folk Victorian style. By this time, Shipe was giving up his aristocratic dreams for the area. A 1904 advertisement targets “the average man or woman who works for wages,” stating that “price of two beers each day will pay for a lot.”

- In the 1910s, larger plainer homes were built in the Classical Box style. Events surrounding WWI might explain why a more limited number of homes were constructed in this decade.

- The 1920s saw a building boom and many modest bungalows were constructed, usually on two combined 25' lots or a 50' wide lot. Some of these homes, still standing today, were built using kits popularized by Sears & Roebuck and Montgomery Ward.

- In the 1930s and '40s, the Shadow Lawn area was developed with Tudor revival and traditional style homes.

In developing Hyde Park, Monroe Shipe not only subdivided lots, but carefully designed the neighborhood to incorporate sidewalks and trees, describing the area as having “fine streets and perfect shade.” One block was sold to Elisabet Ney for her home and art studio, completed in 1893 and now a museum listed on the National Register of Historic Places. In 1895, the city erected the 165-foot tall Moonlight Tower at the intersection of Speedway and 41st Street with six carbon arc lamps, which were said to illuminate a 1,500 radius brightly enough for someone to read a watch. Later converted to electricity, this tower is also listed on the National Register of Historic Places.

Early Hyde Park offered other civic amenities, including a small fire station in a garage behind a home and the northern leg of the city's streetcar system, with lines running down 40th and 43rd Streets and Avenues B and G. (You might have noticed these streets are wider than the other avenues – that's why.) Another block was reserved for a park to provide recreational opportunities for residents, and today Shipe Park is dedicated city parkland with a playground, tennis courts, and swimming pool.

Land Development Code... ...cont'd from page 7

providing consideration of infrastructure capacity for corridors, centers, and transition zones including sidewalks, water pressure, sewage, storm water management, or other critical elements.

That's about all we know for now. Clearly, neighbors will want to pay close attention as the land development code rewrite continues.

– Susan Moffat
Former CodeNEXT Advisory Council
Appointee and Hyde Park resident

During this time, Monroe Shipe also constructed the original Hyde Park School, to be rebuilt in 1911 and renamed as the Baker School. For details on that and more, stay tuned for next month's installment.

So by 1931, much of neighborhood was built out and Guadalupe, having been paved as a result of the 1928 City Plan, was now sporting brick buildings with restaurants, a variety store, and other businesses. You might say that the neighborhood had evolved over a 40-year period into a rather complete community!

– Karen McGraw, AIA

¹ Several years ago, a group of neighbors began researching the feasibility of removing these legally un-enforceable yet highly offensive deed restrictions. At that time, they were told it would require written consent from 100% of property owners, including the area's numerous absentee landlords, as well as an act of the state legislature. If any volunteers would like to take on this effort as a symbolic gesture, please contact HPNA about establishing a committee.



News from the Ney

This June, the Ney reprises the exciting Meet Her Hands series, the Ney's annual collaboration with #bossbabesATX! This program brings younger women artists to the museum for a reception, talk, and two- or three-week exhibition. This summer, the first show features Karen Navarro, a Houston-based photographer and sculptor. It will open on the evening of Thursday, June 13, and close on Sunday, June 23. On June 27, the museum will display a collection of the work of Maribel Falcon, an Austin collage artist. Maribel's work will remain on display until July 7. Look for info about the third show in July's *Pecan Press*.

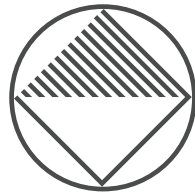
Also this June, the annual ARTSWAP will take place! The brainchild of the healthily warped minds at Big Medium and the Ney, ARTSWAP is half garage sale, half meta-performance, enabling artists from all over the city and Central Texas to come with art to trade! This art can be traded for other art, or for regular yard sale items – blenders, VRBO rentals, kayaks, grills, TVs, you name it. Most artists will have a list of items they can use along with the art they have for trade. And if you have art yourself, bring it! This truly fun event starts with breakfast tacos and coffee and runs from 10am to 1pm on Saturday, June 22.

On Saturday, June 8, there will be another Landscape Second Saturday. Join the Native Prairie Association of Texas and other volunteers and neighbors in a fun and hearty learning experience in the flowers. This will run from 9am to noon.

Finally, Saturdays this summer will have fun, free family activities from 11am to 1pm, through June and July. Keep an eye on our Facebook, Instagram, or web page, or call us for details.



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Around & About the Avenues

Bike to Work Day. HPNA's first Bike to Work Day on the morning of May 17, a collaboration with Quack's, was a rousing success. The Asti patio was manned by HPNA co-Presidents Sarah Cook and Betsy Clubine, HPNA Vice President Paula Rhodes, HPNA volunteers Charles Newman and Deaton Bednar, and Aaron Frausto and Michael Hansen from Quack's. Well over one hundred bicyclists came by for breakfast treats and drinks. Thanks go to Shannon Kors,



RideAustin's Bike To Work Day Director, for planning the city-wide event and Emmett Fox for lending the patio of ASTI to hold the

event. A good – and environmentally friendly – time was had by all.



Elisabet Ney Salon Series. Hyde Parkers can look forward to a new event series presented by the Elisabet Ney Museum – a salon series focused around Elisabet Ney. Organized by Collections Manager Bryan Hempel, the first event will take place on July 31 at The Parlor, 4301 W Guadalupe Street, and feature psychoanalyst and author Mikita Brottman. Proceeds will go to the Friends of Elisabet Ney.



Photography Exhibit at Quack's. Visitors to Quack's between June 7 and July 26 can enjoy more than coffee and pastries: Quack's will be featuring an exhibit of photographs from Hyde Park photographer Clif Wright. These works were shot entirely in black and white during trips to island and beach locations in the Caribbean and Mexico.



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Shipe Park Update... ...cont'd from page 1

to the public has been pushed to mid-July, 2019. Most central Austin pools are scheduled to close on August 17, so we hope that the weather cooperates and Shipe Pool can be open for the remainder of the swim season. Fingers crossed!

– Jack Nokes



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Kid's Corner by Tony Barnes

Riddles

Which international capital city is best for movie rentals?

Where one might find fish and chips.

What you say to your mom when feeling cold.

What is the spookiest lake in the world?

Where do you find the physicist Sir Isaac?

Answers on page 15

Toad in the Hole

Ingredients:

1 slice of bread

1 teaspoon of butter

1 large egg

Salt and pepper to taste

Directions:

1. Cut a 3-inch hole in the middle of the bread. In a small skillet, melt the butter. Place the bread in the skillet (along with the cutout if you like).

2. Crack the egg in the hole of the bread. Cook for about 2 minutes over medium heat until the bread is lightly browned. Carefully turn and cook the other side until egg yolk is almost set. Season with salt and pepper.

Hyde Park Haiku

Read the haiku, guess the Hyde Park object or location, then check the GPS coordinates to see if you're right!

It's called Formosa

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Walk the nature trail

30°18'23.9"N 97°43'34.5"W

Austin June Highlight

Blues on the Green is back! Head on down to Zilker Park every Wednesday in June to listen to live music put on by local bands. These free concerts are family friendly and include a variety of different musical genres. Bring a picnic blanket or some chairs, pack some snacks, and enjoy a night out with the family. Don't forget the dog!

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HPNA Minutes: May 6, 2019

Co-President Betsy Clubine called to order the monthly meeting of the Hyde Park Neighborhood Association at 7:05pm on May 6, 2019 at the Griffin School at 5001 Evans Avenue. Ms. Clubine began the meeting by introducing new members and attendees before welcoming City Council Member Kathie Tovo of District 9 and her Senior Policy Advisor Shannon Halley to present the first agenda item, an update on the land development code drafting process and other updates from Austin City Council.

Council Member Tovo said that after an intense couple of weeks, no draft was currently available on language regarding the new land development code. She said that a large number of amendments were being proposed and debated but firm details on final drafts were still in flux. Ms. Tovo said that after the City Council voted unanimously to suspend the CodeNEXT process, it tasked City Manager Spencer Cronk with proposing a new process for restarting the effort. He and his staff returned to the Council with a memo outlining five main questions requiring further clarification and guidance by the Council before city staff could begin pursuing a new process. The questions included the following: First, to what extent should the code be revised, that is, should it revise current code or be an entirely new draft? Second, should the code seek to provide for additional housing capacity to meet current housing recommendations for future growth? Third, should the code encourage so-called “missing middle” housing types like accessory dwelling units (ADU), triplexes, quadplexes, townhomes, and so forth? Fourth, should compatibility standards be revised to provide opportunity for more development? Fifth, should parking requirements be modified to encourage more development and/or transit options consistent with the Imagine Austin plan? Additional details on City Manager Cronk’s memo can be found at <http://www.ci.austin.tx.us/edims/pio/document.cfm?id=316201>.

Ms. Tovo said the Council spent several weeks in very detailed yet high-level discussions addressing Cronk’s questions. She said several directives and documents were proposed and two public sessions were held, adding that the Hyde Park Neighborhood Association was well-represented by the HPNA co-President and Planning Commissioner Karen McGraw at the public events. Ms. Tovo said that she and other Council Members proposed several good directives to the City Manager, working to push language regarding aging-in-place protocols, creative space development and preservation, flood mitigation guidelines in new developments, and affordable housing requirements. However, many of these proposed directives were sidelined as voices focused on using the land development code to best support transit challenges moved to the forefront.

In mid-April, Ms. Tovo said, the Austin City Council passed the Austin Strategic Mobility Plan (ASMP), which highlighted and expanded transportation corridors and their transition zones as locations for increased density and development. She added that corridors with transition zones, like Duval Street, 38th Street, and 45th Street, are now included as sites zoned for increased density, with the development parameters expanded to include two to five lots from the corridors themselves, with lots located within these zones mandated to be at least 4 properties in density. For example, the Heritage Neighborhood is bracketed by Guadalupe Street and North Lamar Street, two transportation corridors, and allowing development two to five lots back from these corridors has half the neighborhood on both sides within the new transition zone. Ms. Tovo said the Council Members have directed the City Manager to implement changes related to the ASMP directives specific to the properties located directly behind transportation corridors, to avoid triggering compatibility issues for those properties, but she stressed that the process remains in flux. She added that Council also directed that NCCDs are to be included in the transition zones, with language that states that when the corridor and transition zone mapping is completed, the designers are authorized “to respond to conditions on the ground and to make adjustments.” She said that, hopefully, the code developers will look at neighborhoods like Hyde Park and take their current density and zoning into consideration when mapping locations like the Duval Street zone and the Guadalupe Street corridor.

Ms. Tovo said she would like the increase in entitlements (that is, any added rights to develop a tract, like building two structures on a former single-family-zoned lot) to be tied to affordable housing contributions and additional neighborhood concerns like historic preservation. Ms. Tovo said that if, for example, a developer wants to build a new structure with an additional 60 feet of height, that developer should provide specific neighborhood benefits in exchange for this entitlement. However, Ms. Tovo said her amendment was watered down to be implemented only “if economically feasible.” Moving forward, Ms. Tovo said she would like to see some incentive for developers to keep an existing structure while adding density. She said that if preservation requirements tied to entitlements come back into the code, the City will need some monitoring mechanism to make sure that the preservation is being performed correctly.

Ms. Tovo said the Council is in the process of assembling a new team to draft the new land development code, adding that, with City Manager Cronk out on family leave until the end of May, Acting City Manager Elaine Hart will inform the Council of the code re-mapping participants, once chosen. Ms. Tovo said that city management staff – as well as city departments like Watershed and Historic Preservation

Continued on page 14


May Meeting Minutes... ...cont'd from page 13

- should participate on the code drafting team. City Manager Cronk was directed to bring a draft back to the City Council in October for Council consideration, a public hearing, and a vote - a very short timeline. She said that the current process more closely resembles the first drafting of CodeNEXT, rather than the later stages, in the way it might impact central Austin neighborhoods, but she added that everything is changing quickly and she urged citizens to stay engaged, stay involved, and stay committed. She said that as soon as the draft is available, she will provide it to HPNA with sufficient time for the public to comment.

In response to a question about flooding and excess runoff playing into the code development design, Ms. Tovo said some language was adopted to address these concerns with Council Members Leslie Pool and Ann Kitchen and Mayor Steve Adler introducing amendments to keep current requirements for impervious cover the same or slightly reduced. Atlas 14 flood data, which will change the existing flood maps, is expected to be presented for adoption by the City Council in October. Ms. Tovo said she will push to have that new data incorporated into the new land development code, adding that once the code draft team is identified, she will meet with them to highlight District 9's issues regarding impervious cover, green field zoning, and flood mitigation challenges.

When asked if neighborhoods could band together and use deed restrictions to fight the proposed code changes, Ms. Tovo said that while 25% of property owners can present opposition to zoning changes within an individual zoning area, this process is not valid regarding the city-wide zoning rewrite, adding that she would defer to the City Attorney on this issue as well as with regard to valid petition rights and enforcement. Additional questions arose around specific Hyde Park intersections, sidewalks, and infrastructure plans in regard to safety and parking, anticipating that new density development will cause increased traffic. Ms. Tovo said it would be helpful to have specific intersections identified before any rezoning efforts are made and to forward that information to her office. However, she noted that traffic mitigation issues, like speed bumps and additional traffic lights, have been paused for review, awaiting the new land development code. Co-President Sarah Cook said that policy and enforcement issues on speed limits and stop lights would be best addressed to City Manager Cronk, who is scheduled to speak to HPNA in June.

A HPNA member asked Ms. Tovo if Hyde Park was considered a racist neighborhood by City Council, and Ms. Tovo said that co-President Sarah Cook spoke eloquently and honestly about the issue to the Council when she said that Hyde Park shares the shame of embedded racist zoning code with all of



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Austin. Ms. Cook said that Hyde Park actively looked into removing the racist language from its original deed restrictions and was advised against it because it is unclear how the restrictions can be removed, except for getting the agreement of 100% of landowners, which is an unfeasible goal. Ms. Tovo said such proactive stances on the issue were good, adding that she has circulated among the City Council Hyde Park census data, which shows that 72% of those living in the neighborhood are renters, as well as information about Hyde Park's missing middle housing such as accessory dwelling units and multiplex rental housing. However, recent social media postings that single out Hyde Park and Cherrywood keep those neighborhoods controversial among the Council Members.

Ms. Tovo said a recent shift occurred in the Council debate to encourage more housing opportunities further away from large transit or economic corridors, citing a recent amendment to drive 75% of housing capacity to limited geographic areas without major economic corridors. Ms. Tovo said that this change might decrease the strain on central Austin neighborhoods and continue the conversation about where in the city more missing middle housing is really needed. Traffic and transit issues keep Hyde Park at the center of this debate, but Ms. Tovo said other areas outside the city have deed restrictions against ADUs, for example, and need examining. Ms. Tovo said that affordable housing, defined as 80% of average median income, is considered market rate in some parts of Austin, which exacerbates affordable housing availability. She recommends amending the definition of affordable housing to 60% or less of average median income, which would roughly translate to about \$4,000 in monthly income for a family of four.

In conclusion, Ms. Tovo said a successful land development code would reflect Imagine Austin's goals of being easy to use and easy for non-industry individuals to understand and apply to their own property as well as increasing density near transit corridors and activity centers to decrease commute times. She said success will balance expansion and density needs while respecting older communities and existing residents, both landowners and renters; it will also ensure the preservation of affordable housing while providing density bonuses. Ms. Cook thanked Ms. Tovo for being a positive force on the Council, adding that given the incredible pressure on the city to grow and develop, Hyde Park comes from a position of working with the city and sharing its experience in helping others build neighborhoods like the one we enjoy.

The second agenda item was an update on Shipe Pool by Jill Nokes of Friend of Shipe Park. Ms. Nokes said the pool construction is on schedule for a mid-June opening. A certificate of occupancy is expected the first week of June, and the pool will be filled and its pumps will be tested. The log cabin construction experienced some delays related to materials and contractor, and its work has been paused so as not to interfere with the

pool opening. Construction will resume in September after the pool closes. The log cabin bathrooms will be open and ADA-accessible, but the cabin itself will remain closed. Ms. Nokes said Aquatics Division Manager Jodi Jay believes the City can recruit and hire enough lifeguards to staff the pool, and the city is very committed to opening the pool in time for the summer. Additional information will be available on the Friends of Shipe Pool website at <https://shipepark.org/>.

Ms. Clubine and Allison Young, Landscape Designer and Friends of Shipe Park member, presented the third agenda item on proposed traffic circle improvements. The City has agreed to remove the plants on the traffic circles as they have grown too high and no longer satisfy code. A planting committee will decide on the new landscaping choices, so that residents are not trying to garden in dangerous traffic circumstances.

Announcements included a reminder that City Manager Spencer Cronk will be featured at the June meeting to discuss the land development code and other issues. Ms. Clubine adjourned the meeting at 8:19pm.

— Bonnie Neel

Kid's Corner Answers: Montevideo, Cape Cod, Burma, Lake Erie, Newton

Presidents' Letter...

...cont'd from page 2

Smart rules would provide for additional capacity without sacrificing the neighborhood scale, trees, walkability, bikeability, and other elements that make it a vibrant and connected place to live. We further believe that smart rules would encourage the development of neighborhoods like ours across the city, to ensure that yesterday's sprawl becomes tomorrow's complete communities.

Finally, no code process can be considered smart without open and honest conversations about the investments in infrastructure and transportation that will be required to support growth. We hope that appropriate milestones are built into the final code that will ensure these critical investments are adequately funded from the outset and that increased capacity will occur in tandem with drainage improvements, sidewalk construction, additional public transit support, and other neighborhood infrastructure needs.

Please come out on June 3 to hear Spencer Cronk speak to the land development code process and other matters. Please bring along any questions you might have about the code and any other city issues that impact your quality of life. As always, you don't have to be a member of the HPNA to attend.

— Sarah Cook & Betsy Clubine
Co-Presidents, Hyde Park Neighborhood Association

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SOLD

4301 AVENUE D

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Listed at \$1,185,000



SOLD

4302 AVENUE G

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SOLD

4009 AVENUE D

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Listed at \$529,000



SOLD

4506 AVENUE C

1910 Folk Victorian with many recent updates— foundation, roof, plumbing, wiring. 2 BR, 1 BA plus detached 1 BR/ 1BA casita/guest house.

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