

August Meeting

When: 7:00 pm
Monday, September 9, 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 September

- Welcome
- Presentation: KLRU's Move to the ACC Highland Campus & the Opportunities it Presents, by KLRU President Bill Stotesbury
- Vote: HPNA Membership Fee Waiver for University Students
- Discussion: Land Development Code Updates
- Introduction of Nominated HPNA Officers and Steering Committee Members
- Announcements

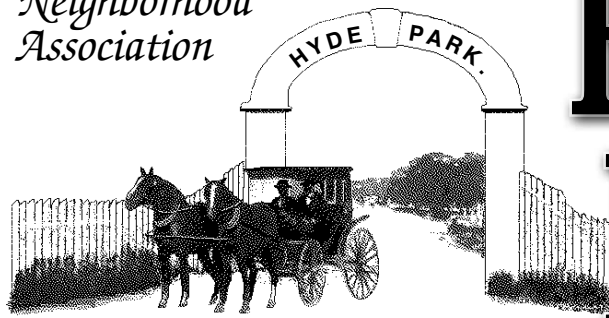
Shipe Park Update

When we last met with PARD in late June, we were informed of delays to the Shipe pool construction due to weather, late delivery of materials, and contractor issues. Although hopes were high that the construction would be completed in time for a special September swim session, unforeseen infrastructure challenges arose that had to be addressed, mostly involving sidewalks and utilities. We were informed in mid-August that construction would last into the fall and the pool would remain closed until spring, 2020.

We are all disappointed and frustrated that we could not enjoy the new pool during the 2019 swim season. Everybody has been waiting so long to use the park again! With that in mind, as we patiently wait for them to finish the pool, we are focused on getting the park pulled back together in time for a Halloween movie night on October 26. We will be checking the

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The Hyde Park
Neighborhood
Association



Pecan Press

September 2019 • National Register District Neighborhood • Vol. 45, No. 09

Lettuce Recycle!

by Dena Houston



Curbside Compost Collection Comes to Hyde Park!

Editor's Note: On September 28, from 10 am to noon, there will be a recycling information session at Trinity Church, 4001 Speedway.

The week of September 23 is when curbside compost collection will begin in the Hyde Park neighborhood. A week or so prior to that time, a 32-gallon green collection bin will be delivered to homes in the collection area.

Compost is collected weekly. The green bin can be used for leaves and sticks as well as food and paper products. Everything picked up in the green can goes to Organics by Gosh and is transformed into compost. The City will still pick up additional cans of sticks and leaves; the contents of those cans will be made into Dillo Dirt.

Curbside Composting Special Tips

Households in the compost collection area should have received a fact sheet on what can go into the new green bin. For a website with some information about curbside compost collection, go to <http://austintexas.gov/austincomposts>.

Some of you might wonder if you will use this collection service because you already have backyard compost. There are many things you can place in your curbside bin that you should not or might not want to put in a backyard bin. They are as follows:

Avocado seeds
Bones
Chopsticks, toothpicks
Facial tissue
Fish and poultry products
Meat and dairy products
Microwave popcorn bags
Napkins
Paper bags

Paper cups
Paper plates
Paper that has gotten wet
Paper towels
Pizza boxes
Popsicle sticks
Shredded paper
Spoiled food

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The theme of our September letter is education! As we write, Austin ISD students of all ages are enjoying their last weekend of summer and college students are moving back into the neighborhood.

It is a joy to see neighborhood kids on their way to the many wonderful schools in Hyde Park and nearby. A similarly vibrant energy comes with the influx of college students each fall. To welcome them, we are putting forth a proposal that university students who live in Hyde Park can join the neighborhood association free of charge. In doing so, we hope that more students will become active as members, volunteers, and leaders of the community. Please join us in making this a better neighborhood for all residents: come out and vote on the measure and be sure to welcome our new neighbors and invite them to participate.

We know that learning doesn't end when we leave school, and many of us have deep connec-

tion with PBS - "America's largest classroom" - and its local affiliate, KLRU. At the September HPNA meeting, we will hear about the move of KLRU from its longtime home at the University of Texas to the ACC Highland Campus. KLRU President Bill Stotesbury will outline the exciting opportunities this presents for the station, ACC students, and the community.

We encourage you to continue educating yourself about Austin's ongoing land development code (LDC) rewrite. Like Hancock, NUNA, and other central city neighborhoods, Hyde Park will be significantly affected by the current policy direction. In Hyde Park, Guadalupe, 38th Street, Duval, and Airport are all identified as high-density corridors and the two-to-five lot areas beyond these streets are identified as transition zones, which might allow at least four units per lot. At the August 5 HPNA meeting, participants (and there were many!) had a lot of questions about the impact of these changes on their property and on the built and natural environment.

Over the past several weeks, preliminary answers are emerging to questions such as "What happens to existing single-family homes in a new transition area?" Please visit the HPNA website home page (austinydepark.org) for links to relevant taped sessions, work products, and presentations from City Hall as well as other resources, including how to contact City Council Members and the Mayor.

We will have an update on the land development code in

September and will respond to specifics of the draft code and its application to Hyde Park following its release on October 4. Our monthly meeting on Monday, October 7 will be dedicated to discussion of the draft LDC. Please join us and make sure your friends and neighbors know to attend as well. In addition to the meeting on October 7, please hold Tues-

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Pecan Press

The *Pecan Press* is published monthly by the Hyde Park Neighborhood Association in Austin, Texas. Advertising deadline: 15th of the month preceding publication. Editorial deadline: 10th of the month preceding publication.

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Exploring Hyde Park:

The Evolution of a Livable Urban Neighborhood

This article is the fourth 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 and collected on the Hyde Park Neighborhood Association website at <http://www.austinhypark.org>.

Growth, Preservation, and Planning, 1984-2010

By the 1980s, nearly a century had passed since Monroe Shipe first planned the Hyde Park neighborhood. In the throes of Austin's first tech boom, the city was growing rapidly with a population of over 392,000, nearly seven times the size it had been when it adopted its first zoning code fifty years earlier.

In 1985 the City of Austin revised its land development code and officially adopted compatibility standards to provide appropriate buffers for existing homes near proposed new large-scale projects. The 1985 code also included a new planning tool called a Neighborhood Conservation Combining District (NCCD). At that time, city staffers said they would assist the Fairview neighborhood in creating Austin's first NCCD and then move on to the Heritage and Hyde Park neighborhoods. Unfortunately, after Fairview, staff assistance for the program was dropped, and the NCCD tool has since become a largely do-it-yourself program for area residents. This might explain why Austin to date has adopted only six NCCDs, while Dallas currently has twenty.

The purpose of an NCCD, as stated in Austin's land development code, is "to preserve neighborhoods with distinctive architectural styles" that have been substantially built out for over 30 years. NCCDs are not exclusionary, as some have mistakenly claimed; they are simply a form of zoning that recognizes existing development patterns and can be more or less restrictive than the base development code. In fact, a well-crafted NCCD can help preserve a mix of housing types, including missing

middle and multifamily, as well as commercial uses, all of which are integral to the "complete community" called for by the Imagine Austin Comprehensive Plan.

From 1986 to 1988, the Hyde Park Neighborhood Association (HPNA) retained consultants to nominate portions of the neighborhood as a National Register Historic District. This designation recognized Hyde Park as a place worthy of preservation on the official list maintained by the U.S. National Park Service and ensured non-binding reviews of building changes by the city's Historic Landmark Commission. It also qualified contributing structures for federal tax credits for the rehabilitation of income-producing dwellings.

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HPNA September Vote

Membership Fee Waiver for University Students

For many years, Hyde Park has been home to students at the University of Texas, Austin Community College, and other area institutions of higher education. As residents of Hyde Park, university students are welcome to join the Hyde Park Neighborhood Association and help shape the future of our neighborhood. To encourage student participation, HPNA proposes to waive its membership fee for university students. Although largely symbolic, since membership is just \$5 per year, we see this as a positive move in encouraging broader participation in the association

Membership Information

- 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.austinhypark.org and click on the **Join Now** button. Dues paid online are \$6.

Submission Information

- Send your articles, letters, and photos by the 10th of each month to Lorre Weidlich at lweidlich@grandecom.net.
Opinion articles & letters to the editor must not exceed 500 words.
- Send your poems to Charlotte Herzele at herzele@gmail.com.
All poems, even if written under a pen name, must include a name and contact information for identification and verification purposes.
- Send your contributions to "Kids Corner" to Tony Barnes at tbarnes@sasaustin.org.

Hyde Park Neighborhood Association Membership Form

Name _____	Phone _____
Address _____	
<input type="checkbox"/> Notify me by email of HPNA meetings & events _____	
Dues per Person	<input type="checkbox"/> Standard - \$5/yr. <input type="checkbox"/> Check
	<input type="checkbox"/> Senior - \$1/yr. <input type="checkbox"/> Cash
<input type="checkbox"/> New Member	Date _____
<input type="checkbox"/> Renewing Member	Amount _____
Mailing Address: HPNA Membership P.O. Box 49427 Austin, Texas 78765 Make checks payable to HPNA.	

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HYDE PARK AREA: YEAR IN REVIEW

	2016	2017	2018
NUMBER OF HOMES SOLD	31	31	31
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... ...cont'd from page 3

By the late 1980s, the neighborhood was feeling growing pains. Hyde Park Baptist Church was rapidly expanding in the blocks around its sanctuary on Speedway and had already removed 38 neighborhood homes to accommodate its growth. When church leaders tried to rezone even more houses for additional parking lots, neighbors protested and the city agreed to assist the two groups in coming to a compromise. The resulting agreement was memorialized in a "civic" NCCD for church property, with the promise that when the neighborhood ultimately completed its own NCCD, church property would be included. Unfortunately, a clause in the 1990 agreement allowing a five-story parking garage on Avenue D later became the subject of another battle, with church leaders arguing that it could be built without any setbacks or step downs immediately across from family homes and neighbors insisting the agreement did not waive basic city development standards, which required both setbacks and step downs. After City Council agreed with the neighbors' interpretation, church leaders sued the city. Though the courts ultimately sided with Hyde Park Baptist Church, the garage has yet to be built, the Avenue D site is still a surface parking lot, and the church and neighbors are on good terms today.

In 1993, Cellular One announced plans to build a 75' cell tower at 42nd and Guadalupe directly behind bungalows in Hyde Park's National Register Historic District. Residents were concerned about the proposal and sought other solutions. After the Texas Historical Commission notified the FCC that the applicant would have to complete a federal Section 106 process to mitigate any damage to historic property, Cellular One abandoned its plans for a freestanding 75' tower and instead located its equipment atop a 6-story building across Guadalupe at the Austin State Hospital. Subsequently, a city-appointed task force created an ordinance with industry support to change all cell tower permitting from a required Board of Adjustment variance to by-right locations on existing towers and buildings, with a required distance of 300' from historic properties and 200' from homes.

Another major battle of the 1990s was the Triangle. The 22-acre site, owned by the state, was then an undeveloped green field punctuated by several dozen sizeable trees and used intermittently by a few area dog walkers. A developer had proposed a single-story strip mall, featuring big box chain stores and a huge asphalt parking lot covering 90% of the site. Surrounding neighbors were deeply concerned about the traffic that would emanate from the proposed project and proposed a more forward thinking project including hundreds of dwelling units in a mixed use scheme.

Because the land had never been zoned, the developer needed a zoning designation from the Austin City Council for the project to go forward. The site itself was owned by the state's General Land Office (GLO), meaning any project also had to be approved by the GLO Commissioner and its board of directors. Additionally, the site bordered several other neighborhoods, each of

Monthly Calendar September

- 7 — Landscape Learning Day at Ney Museum
- 9 — HPNA Meeting
- 12 — Opening of Mujeriego at Ney Museum
- 13 — Recycling Pickup
- 16 — Steering Committee Meeting
- 22 — Portraiture in the Park: Who Are You Anyways?!
at Ney Museum
- 25 — Elisabet Ney Salon Series at The Parlor
- 27 — Recycling Pickup – First Compost Collection
- 28 — Recycling Information Session at Trinity Church

which was engaged in its own intense debate about the proposed project.

HPNA leaders worked with surrounding neighborhoods to garner political support at the city level to oppose the strip mall plan and coordinate a groundbreaking neighborhood charrette to develop an alternate vision for the site. The result was a plan for a mixed-use development - then a new concept in Austin - that would include residential units, ground-floor retail, actual streets instead of surface parking lots, and open public green space. (HPNA leaders also negotiated a promise that 5% of the Triangle units would be reserved for affordable housing and were chagrined to discover years later that the city neglected to include this clause in the final agreement.)

During these same years, neighborhood volunteers had begun a survey of all area buildings, the first step in creating an NCCD for Hyde Park. In 1997, the city established the Neighborhood Planning Program, and the following year, the Austin City Council selected Hyde Park to participate in this new initiative. Recognizing the work already begun by Hyde Park residents, Council members stated that city staff was to "assist in completing the NCCD."

But more work was still to come. Hyde Park's Neighborhood Plan and its subsequent NCCDs required certified notice to all property owners and an extensive public process, including detailed negotiations with property owners engaged in all uses - residential, commercial, and civic. Guadalupe property owners met and worked together to refine commercial zoning on Guadalupe to be more compatible with nearby residences. Incompatible uses were eliminated or limited in size, the front setback requirement on Guadalupe was removed to reflect traditional pedestrian patterns, and ground floors were reserved for commercial uses, with residences allowed above. Homeowners on Speedway and Duval who still had multi-family zoning dating from the 1931 code requested a change to two-family zoning (SF-3) and were accommodated. On these streets, the NCCD allowed two-family use on lots smaller than the city standard of 7000 square feet at the time. In order to avoid the city's cumbersome variance process, the NCCD allowed owners to average front and side setbacks with existing adjacent buildings and to rebuild a garage as close as 3' to a property line to replace a failing structure in line with an old driveway. Hyde Park's NCCD also imposed

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Curbside Composting... ...cont'd from page 1

Here are some items you can place in your green bin that might be surprising:

Butcher paper	
Compostable Keurig cups (certified compostable)	
Cupcake liners (not foil)	
Dryer lint	Q-tips
Parchment paper	Tea bags
Pet fur	Wax paper

Do not put the items listed below into the green bin. These items will contaminate the compost piles and could render tons of material useless; the material ends up in the landfill.

Antiseptic wipes	Glass
Baby wipes	Pet waste
Cigarette butts and ashes	Plastic bags
Dryer sheets	Waxed juice and milk cartons
Fats, oil, or grease	

Only compostable plastic bags can be used to collect food product that is placed in the green bin. The plastic bags must be BPI-Certified Compostable and display the label on the right.



Please send any compost questions to the author of this article at recycling@hpwbana.org.

How to Make Household Compost Collection Easy!

There are many small compost collection bins available that will easily accommodate a 2½ or 3-gallon compostable bag. A bin with a filter in the lid will take care of the “ick factor.” I keep a bin on my kitchen counter. I also keep a separate container for tissue and paper towel collection in a closet near my kitchen.

Smaller Trash Can

Since we have been using curbside composting, my husband and I generate very little trash. We were able to go to the smallest (24-gallon) trash cart. Going from a 96-gallon trash cart to a 24-gallon cart will save a household almost \$300 annually. Call 512-494-9400 to get a smaller trash cart.

For a very informative City of Austin recycling website, go to <http://www.austintexas.gov/what-do-i-do>. Just type in the name of the item and get the information on how to recycle it.

About Dena Houston, the author of “Lettuce Recycle”: I have been a City of Austin Recycling Block Leader for my neighborhood for 27 years and work with the city and various recycling organizations to stay informed on the latest

recycling information. That information has been shared with my neighborhood for over three years through its monthly newsletter in a column I write called “Lettuce Recycle.” I am happy to share this information with the readers of the Pecan Press.



Just a friendly reminder — do not put plastic bags in your blue recycling bin.

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

progress weekly to work towards this new deadline. Here's what we expect this fall and winter: When the contractor leaves the park this fall, we will once again have access to the baby swings and the field. The Log Cabin renovation will restart when there is no more interference with the pool construction. Then the Phase 2 project will begin, in the big swing and the former wading pool areas. Both of these projects will require safety fencing but are not expected to last long.

The result of all this hard work and patience is that we will have a *mostly new park* – except the troublesome basketball court! Of course, in the spring, after these projects are finished, we will have the biggest and best Pool Opening Party yet! For more information on the projects, events, and other park issues and information on how YOU can help, visit <http://www.shipepark.org> or Friends of Shipe Park on Facebook.

– Alison Young
Friends of Shipe Park

Presidents' Letter... ...cont'd from page 2

day, October 15, when we will host a joint meeting of several neighborhood associations to discuss the proposed LDC and maps with Mayor Adler. Also, mark your calendars for the HPNA Fire Station Festival on Sunday, October 20, with a costume parade, live music, and other entertainment, and Sunday, November 10 for the Historic Hyde Park Homes Tour.

We have learned a lot in our first eleven months on the job and hope that you'll join us in learning together and teaching one another. We welcome ideas, points of view, and understandings that you'd like to share.

– Please be in touch!
Betsy and Sarah

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Exploring Hyde Park... ...cont'd from page 4

Austin's first parking maximums, prohibiting excess parking for civic and commercial uses.

The Austin City Council approved the Hyde Park Neighborhood Plan in 2000, the Hyde Park NCCD in 2002, and the North Hyde Park NCCD in 2005. All have proven to be highly effective tools, sustaining and encouraging density, supporting a wide variety of housing types including single family, two-family, duplex, and multi-family units, and providing for a range of commercial and civic development in appropriate areas throughout the neighborhood. Reserving some areas for commercial use ensured the continuance of the complete community and adding residential use above commercial on Guadalupe added opportunities for additional housing.

During the early 2000s, residents began to notice that home additions were becoming more massive and starting to overwhelm the traditional scale of the neighborhood. Applying a floor area ratio (FAR) was considered a possible way to ensure appropriately scaled structures, but at that time, Austin's land development code did not include an FAR requirement for residences. By 2006, the McMansion phenomenon was being experienced by other traditional neighborhoods, including one in which a powerful city lobbyist lived. In response, the City Council appointed the McMansion Task Force, which recommended two tools to ensure that new homes and additions left sufficient light and air for adjacent homes. These were the "McMansion tent" and FAR requirements for residences, both of which still work well today.

In 2010, Hyde Park secured another important preservation tool when the city approved the Hyde Park Local Historic District for the area south of 45th Street. Most cities likely would have done this earlier, but Austin had been slow to embrace historic districts, primarily due to a former city staffer who preferred to focus on individual landmarked structures rather than districts as a whole. Today, Austin has just seven local historic districts compared to San Antonio's 28, and obtaining one in Austin is still a largely do-it-yourself proposition, with neighborhood volunteers expected to do the work themselves or hire consultants on their own dime. (This might be changing; in response to equity concerns, the city recently provided assistance to help create the Robertson/Stuart & Mair Local Historic District in East Austin, which was approved by the City Council in June 2019.)

In short, Hyde Park didn't become one of Austin's most livable neighborhoods by accident. It took solid planning, strong preservation efforts, and countless labors of love by neighborhood volunteers over many years. It's no wonder *Austin Chronicle* readers voted Hyde Park the city's "Best Neighborhood" every year until that category was finally retired. As the *Chronicle* noted at the time, Hyde Park's turn-of-the-last-century plan would still come out a winner today.

Stay tuned for the final installment: Hyde Park now!

– By Karen McGraw, AIA
with Susan Moffat

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HPNA Meeting Minutes: August 5, 2019

Co-President Sarah Cook called to order the monthly meeting of the Hyde Park Neighborhood Association at 7:06 pm on August 5, 2019 in the Griffin School at 5001 Evans Avenue. Ms. Cook began the meeting by introducing a presentation on the land development code (LDC) proposed policy changes, prepared by Ms. Cook and co-President Betsy Clubine.

Ms. Clubine said Austin's current land development code was enacted in 1983, with numerous amendments and updates over the years. The LDC dictates what types of structures can be built and where those structures can be built, Ms. Clubine said, adding that the current push to revise the LDC is motivated by a sense that now is the time to update the code and to adapt to the ways Austin as a city and an economy has changed to better reflect the type of community we live in today.

Ms. Clubine said that the Austin City Council tasked City Manager Spencer Cronk to draft new LDC text and maps on May 2, 2019. Mr. Cronk asked the Council for additional guidance on five policy questions and assembled a code drafting team drawn from several different city agencies. The land development code team included members from the city's Environmental and Watershed Programs, Austin Transportation Department, Planning and Zoning, Communications and Public Information, Neighborhood Housing and Community Development, Development Services, and Law Department. Ms. Clubine said that the City Manager was tasked with developing new code and implementing that code into maps, a massive task that usually takes a lot of time. However, the new LDC and map will be released by

October 4, 2019, with a plan to have the Planning Commission vote on its adoption by the end of October.

Ms. Clubine outlined the five City Council directives issued on May 2, 2019 as follows: draft a new written code and map its application across the city simultaneously; increase city housing capacity three times beyond the 135,000 housing units proposed in draft 3 of CodeNEXT; promote additional missing middle housing types, like accessory dwelling units, duplexes, and triplexes, beyond measures proposed in draft 3 of CodeNEXT; reduce compatibility standards, that is, specific details about what types of structures can be built adjacent to other structures, to a greater degree than outlined in draft 3 of CodeNEXT; and reduce parking requirements.

Ms. Clubine said the proposed greater housing capacity directive stated that 75% of new housing capacity should be within a half mile of transit priority networks, identified by the Austin Strategic Mobility Plan, and Imagine Austin activity centers and activity corridors. Ms. Cook noted that Hyde Park has multiple corridors that fit within these parameters, citing Guadalupe Street as an Imagine Austin activity corridor as well as

Continued on following page



405 W 43rd St. • \$535,000
2 beds • 2 baths • 1,002 sq. ft. **SOLD**



SEED
PROPERTY GROUP



3902 Willbert Rd. • \$699,000
3 beds • 2 baths • 2,021 sq. ft. **SOLD**



503 Park Blvd • \$545,000
2 beds • 1 baths • 1,250 sq. ft. **SOLD**



4602 Avenue H • \$659,000
4 beds • 2 bath • 1550 sq. ft. **SOLD**



4109 Avenue A • \$492,000
2 beds • 1 bath • 876 sq. ft. **SOLD**



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38 ½ Street and Airport Boulevard. She added that Duval Street has a bus line that operates every 15 minutes, a designation that has now triggered its status as a transit priority network. She said the proposed directive involves increasing density by upzoning the areas located between two and five lots from these corridors to require at least four units per lot.

Regarding the directive to reduce compatibility standards, Ms. Clubine highlighted how current standards govern such details as buildable area (FAR), structure heights, setbacks, and sidewalk articulation, with the goal of minimizing the impact of new construction on surrounding properties in residential neighborhoods. She added that these standards set out to reduce the heights of buildings when commercial, single-family, and multi-family structures are adjacent to each other, to create a step-down effect in the transition zones leading into residential neighborhoods. The proposed directive outlines that the lots adjacent to parcels that front an activity corridor might be mapped to trigger no compatibility requirements, meaning the step-down effect might be completely abrogated.

General guidance on the reduced parking requirements is to eliminate all parking requirements within a quarter mile of any transit corridor, with the goal of increasing walkability, Ms. Clubine said. Ms. Cook said that Hyde Park is not alone in these relaxed parking standards, as most central city neighborhoods are included in the new directive. She added that Hyde Park has communicated the neighborhood concern that additional cars within the neighborhood streets might prevent emergency vehicles from passing. She noted that the parking reductions are designed to encourage people to use fewer cars.

Ms. Clubine said the current timeline specifies that the new code and map are to be released on October 4, with one public hearing scheduled prior to the Planning Commission vote on the code at the end of October and one public hearing scheduled prior to the City Council vote in November or December. She added that, according to the City's Law Department, no customary notice or valid petition rights apply to city code revisions and she cannot be certain if homeowners in the affected zones will get any written notice of the proposed changes before the Planning Commission vote at the end of October.

Ms. Clubine and Ms. Cook outlined some concerns with the LDC as proposed in the directives. First, the LDC appears to eliminate Neighborhood Conservation Combining Districts (NCCDs); even though the proposed language says NCCDs are being preserved, the NCCDs no longer apply within the areas impacted by the corridors, which covers a large swath of Hyde Park and other central neighborhoods. Second, the directives appear likely to encourage a loss of market-affordable rental housing and increase redevelopment pressure on some properties. Third, the reduced parking requirements will increase street parking without providing adequate sidewalks to promote walkability. Citing *Community Impact* newspaper, leaders said that 21 out of 23 central communities have fewer sidewalks than needed at current pedestrian levels, noting that Hyde Park has only 65% of the sidewalks needed for current guidelines and pedestrian

safety. Fourth, the proposed changes to compatibility standards, including those regarding impervious cover, will increase flood risk without providing adequate sewer or storm management systems. The Avenue A flood mitigation infrastructure plan will address Hyde Park's flooding issues up to current capacity, but there's no indication the new plan takes into account any density or growth for flooding issues. Fifth, the current language is unclear as to the impact on single-family homes on lots that will be zoned for multi-family. The language says that, as long as single-family homes are not completely altered, they can continue to be non-conforming, that is, fewer than four units per lot. However, there's no indication as to what level of construction, repair, remodel, or other activity will restore the house to conforming status, requiring at least four units per lot. Sixth, the compatibility setback elimination poses a threat to heritage trees and our tree canopy.

Based on feedback from the HPNA membership, Ms. Cook highlighted the three main goals of HPNA leadership's focus. First, a desire to embrace density that recognizes the built environments of the neighborhoods, with a nod toward the affordable housing that Hyde Park has traditionally and consistently provide to University of Texas students and state employees; second, a drive to maintain and expand affordability in a way that respects the built and physical environment as well as the patterns of development; and third, the development of an infrastructure strategy tied directly to the growth projections. She added that HPNA would like to see increased housing opportunities in all parts of Austin, noting that, with 75% of all housing density targeted to corridors like Guadalupe and Airport, there remains the opportunity to build complete communities throughout the whole city.

When asked to highlight some positive aspects of the new LDC directives, Ms. Clubine said that people wanting to add ADUs and extra units on their properties should have an easier time. She said that the City of Austin is genuinely trying to grapple with big city problems, like transit issues and growth issues, and it is no longer in denial that it is a big city. When asked about the possible impact of upzoning on property taxes and market value, and how homeowners would be affected by this change in valuation, Ms. Cook said that there are differing opinions on what the impact on property values would be but a general consensus that values would continue to rise.

Council Member Tovo, who attended the meeting, addressed specific questions on non-conforming vs. conforming issues for single family structures on upzoned lots; on local historic districts; and on parks and green space. She noted that there was a debate on provisions for parkland preservations, but that she agreed with the analysis that if green space is competing with housing, housing will take precedence.

When questioned about the fast timeline and opportunities to be involved, Ms. Clubine reminded the membership that legal petition rights do not apply to code revisions. Ms. Cook said that, because the opportunity for public input will be limited, she urged members to make time to show up at City Council. Ms. Clubine

Continued on 13

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Cryptic Crossword Puzzle

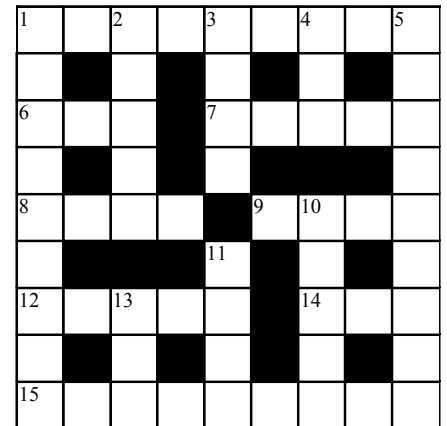
by der Brat

Cryptic crossword puzzles typically combine rather common words with devious clues. Often a clue consists of 2 parts: a definition of the word and a distortion of the word in any one of several ways. Sometimes the word is hidden within the letters of part of the clue; sometimes there is an anagram of the answer word. Also common is the use of "charade" clues in which separate parts of the answer are presented as they might be in a game of Charades. There are some standard conventions, too. Use of Roman numerals can be incorporated into a clue with 50 being L, 100 being C, and so on. The anagrams are often indicated by something like "mixed up," "crazy," "sort of," or some similar expression. Sometimes puns play a role, as do straight definitions worded in a way to make them seem cryptic. And sometimes a combination of several devices is used! Need help? Email sbratteng@gmail.com.

[The numbers in parentheses refer to the number of letters in the words of the answer.]

Across

1. Someone with strange ears wrote a Vonnegut character. (9)
6. Homeland Security group reputed to be especially cold! (3)
7. Does not return before most of 6A makes something used with gin. (5)
8. Accompanying crew, it holds the answer. (4)
9. Jeff's vehicle in '82 and '10. (4)
12. Have you got an unusual form of dance? (5)
14. The sort of people associated with leprechauns? (3)
15. Crazy Red airmen are all that's left. (9)



Down

1. Rare Twain mix up might end up going down the Mississippi (or any river). (9)
2. Possibly pleasant aroma is sent, or so I hear! (5)
3. Term of power: what's the answer you hear? (4)
4. One sort of man found in Oz? (3)
5. Our nectar might produce some interesting tales. (9)
10. Egyptian god participated in auction and went mad? (5)
11. Eastern mystic who, when he got to a fork in the road, took it. (4)
13. Man rises where the US was entangled for years. (3)

Answers on page 15

Kitchens need to do a lot more than cook these days.

What was once only culinary space now has to be a conversation space, homework space, and every space in between. Let us find you a lasting solution, so you feel right, at home.



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August Meeting Minutes... ...cont'd from page 11

recommended reading the 15 pages of directives, noting that they contain some contradictions, which makes it very difficult to say what will happen. The LDC Council Directives can be read at http://www.austintexas.gov/sites/default/files/files/Communications/Council_Adopted_LDC_Policy_Direction_5.2.19.pdf.

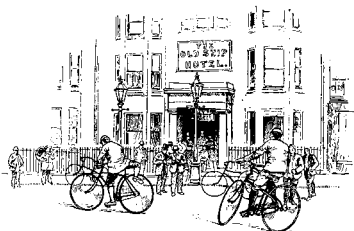
Ms. Cook added that the mayor has agreed to come to talk to HPNA in October. Ms. Clubine said HPNA has had a very difficult summer trying to discover where they can activate the neighborhood to its best effect. Ms. Cook said HPNA's response cannot be calcified, adding that for too long Hyde Park has been perceived as shooting down change and getting its way. She said HPNA leadership is working to change that, trying to engage with the coming inevitable changes in a compelling, thoughtful, and respectful way.

Both co-Presidents outlined five questions on which HPNA leadership needs feedback from the membership to inform their steps going forward. First, what are members' two or three biggest concerns? Second, If HPNA is given the opportunity to provide an alternative plan for additional density, what would it look like? Third, where are the opportunities for additional housing? Fourth, how would you propose to increase the amount of market-affordable housing in Hyde Park? Fifth, where would elimination of on-site parking "be particularly disruptive," per the Council directive? The HPNA leadership team welcomes members to email their answers to hydeparkna@gmail.com and visit austinhdepark.org for information. Ms. Clubine and Ms. Cook said they will share information on the impact new land development codes have had in other cities and where Austin Strategic Mobility Plan and Imagine Austin have identified the transit priority networks and activity corridors.

Ms. Cook and Ms. Clubine ended the presentation and question-and-answer sessions by urging members to remain involved and engaged.

Announcements included reminders about the Fire Station Festival coming up in October, the Hyde Park Homes Tour scheduled for November 9, and the anticipated opening of Shipe Pool on August 19, 2019. Ms. Clubine adjourned the meeting at 8:23 pm.

— Bonnie Neal
HPNA co-Secretary



News from the Ney

So, friends, fall is imminent (...please?!) and with it you'll find familiar as well as new programming in and around the Elisabet Ney Museum.

September opens with a new fall contemporary art show at the Ney: *Mujeriego*, a collection of portraits by Austin artist Michael Anthony Garcia. Garcia's photos here convey uniquely empathetic stories of local women artists of color through images of their clothes projected on their faces and bodies. The highly-accomplished Garcia was a member of the famed collaborative Los Outsiders and has shown work in museums and galleries throughout the US and Mexico. The opening for this show will take place on Thursday, September 12 from 6:30 to 8:30 pm.

On Saturday, September 14, *Mujeriego* expands outside the gallery with an artist's talk and interviews with artists represented in the show, revealing the fascinating stories behind the pieces and the artists themselves. This will also be recorded and produced as a podcast in the *El Puente* podcast series. The day will also herald the launch of a new magazine, *POCa Madre*, covering arts and social issues impacting Austinites of color. The museum is very proud to be the site of the launch of this much-needed periodical. The event will take place from 2 to 4 pm and as always will be free to attend.

September also brings the annual family-friendly *Portraiture in the Park: Who Are You Anyways?!* If you are asked to describe yourself, what would you say? If you weren't able to use words, what would you do? If you were only able to use cut up pictures from a magazine, what would it look like? What if you made a mask? Or jewelry? If you only had your body and the clothes you came with, and couldn't talk, then what? Would you move in a particular way? Kids and their families learn about themselves and each other through a panoply of portrait techniques — from the conventional to the wacky — featured at this popular annual event. And it's all free. That's from noon to 4 pm on Sunday, September 22.

The museum's landscape team will be hosting another *Landscape Learning Day*, the first of the fall, on Saturday, September 7. Come learn from the experts who are picking up their spades and gloves and getting back to work, continuing their important work of maintaining the grounds and teaching about native landscapes. Unlike cultivated lawns, the landscape at the Ney has needed very little water — in fact, it's been conserving water — all summer long and will run its magical course through the seasons once again. Come see!

On Wednesday, September 25, the Elisabet Ney Salon Series, which benefits the Friends of the Elisabet Ney Museum, will take place at The Parlor, at 43rd Street and Guadalupe, once again. September's speaker will be Gwen Bradford, Associate Professor of Philosophy at Rice University. That starts at 7 pm.

Finally, on Tuesday, September 24, watch for a very exciting announcement from the Museum. We will be asking you to vote online every day to help us win critical preservation funding. Stay tuned for more details!

Mark your calendars: the Sixth First Annual POLKA-POCALYPSE! will take place on Sunday October 27, and there is much more to come.

— Sursum!

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The day opens up

The day opens up
Like a book, about mint, doves, spring
Let us drink it in

— Paulette Delahoussaye

Hyde Park Contact Team Minutes: July 15, 2019

Location: Trinity United Methodist Church, 4000 Speedway, Austin

Present: Lorre Weidlich, Kevin Heyburn, Barbara Gibson, Karen McGraw, Joe Bedell, Wanda Penn, Susan Marshall, and Betsy Clubine

1. Call to order. Chair Lorre Weidlich called the meeting to order at 7:00 pm. A quorum was present.

2. The Contact Team heard a presentation from Barbara McArthur, Vice President of Austin Neighborhoods Council. A link to Ms. McArthur's presentation can be found at https://docs.wixstatic.com/ugd/19ac48_727e2b7891db41a88d0aae59a75d196a.pdf.

Ms. McArthur discussed what the public knows so far about the Austin City Council's proposed plans to revise the City's zoning code. Using quotes from City Council transcripts and City planning documents, Ms. McArthur described plans that include adding density to transportation corridors, adding missing middle housing in neighborhoods, changing building height restrictions, and reducing home lot size and parking requirements.

3. The Contact Team engaged in a conversation about Ms. McArthur's presentation but took no votes.

4. Adjourn. There being no further business, the HPNPCT adjourned its meeting at 8:30 p.m.

— Kevin Heyburn
Substituting for Susan Moffat

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Cryptic Crossword Puzzle Answers

Across: 1. ROSEWATER is the title character of a Vonnegut novel and ears wrote (strange) is its anagram. 6. ICE is a Homeland Security agency and is something cold. 7. TONIC is not returning (reversed) and the ic from previous answer, and something often used with gin. 8. WITH (accompanying) is hidden in crew, it holds. 9. Jeff Bridges was in both versions of the movie (vehicle), TRON. 12. TANGO is an anagram of got an (unusual) and a dance. 14. WEE people are leprechauns. 15. REMAINDER is what's left and an anagram (crazy) of Red airmen. Down: 1. RAINWATER is an anagram (mix up) of rare Twain, and it's what often goes down rivers. 2. homonym of SCENT is sent. 3. WATT is the unit of power and another homonym where the contraction of watt is would sound like what's - the answer. 4. TIN - the Tin Man [actually the Tin Woodman] was found in Oz. 5. our nectar is an anagram (might produce) of RACONTEUR, someone who tells interesting stories/tales. 10. RABID is a synonym of mad, and is constructed of Ra (Egyptian god) and bid (what someone does at an auction). 11. YOGI, an eastern mystic, is also the name of Mr. Berra of the NY Yankees, who was known for quaint, semi-nonsensical sayings like the one cited. 13. NAM is man reversed (rising) and where the US was entangled in war for several years.

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Listed at \$699,000



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3820 DUVAL ST.

Available now. Classic Hyde Park garage apartment for lease with 1 BR, 1 BA, hardwoods, new paint. Monthly rent includes water, gas & electricity.

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FOR LEASE

107 EAST 48-1/2 ST.

Available June 1st in Hyde Park. 3 BR, 2 BA on corner lot with fenced backyard, 2-car carport, utility room & bike storage room. Landlord maintains yard.

Listed at \$2,100/mo



SOLD

4301 AVENUE D

One of Hyde Park's original grand residences. 1914 Craftsman style home on over-sized corner lot in heart of historic district. 4 BR, 3 BA, 3 LIV. Wrap-around porches.

Listed at \$1,185,000



SOLD

4302 AVENUE G

Charming 1920s multi-family investment property located in prime location near Shipe Park. Three separate units, on-site parking, many recent updates.

Listed at \$750,000



SOLD

4009 AVENUE D

Classic 1925 Hyde Park bungalow in heart of historic district. 2 BR, 1 BA, updated kitchen and hall bath, utility porch. Wood floors throughout. One-car garage.

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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