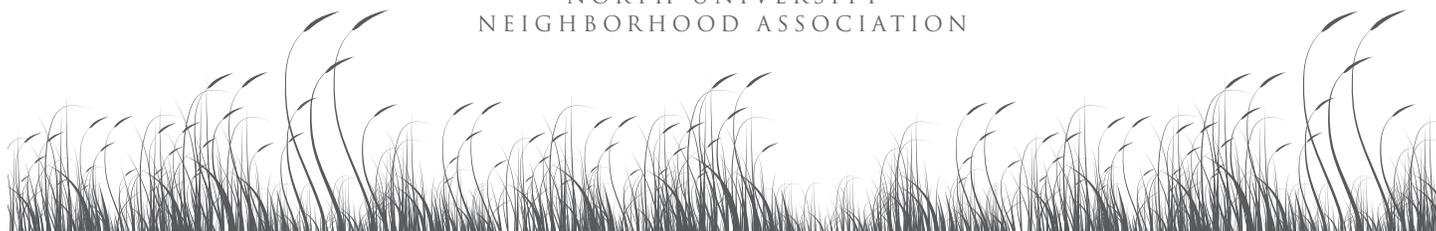




NORTH UNIVERSITY  
NEIGHBORHOOD ASSOCIATION



## President's Note

*By Babs Davis, NUNA Co-President*

**A**s the temperature in Texas heats up, so does the spirited dialogue on the topic of the successor to Code Next presently being formulated by the City of Austin. I have spent quite a bit of fruitful time meeting with the leaders of other Central Austin neighborhoods as well as the Community not Commodity group to try to understand the parameters of the proposal that is being considered by the Planning Commission. This use of my time has been helpful for me. My learning curve has been steep! In response to all this information, I have determined to keep you informed through the NUNA News as well as at General meetings about important dates in the process as well as about the content of the City of Austin's proposal(s).

Importantly, the present zoning proposal can influence the 'community' concept that I wrote about in last month's NUNA Newsletter. In my idea, a community is, at base, a group of connected people who pull together in mutual support and sometimes difficult dialogue about issues that bind them together. In our case, our homes are the glue that underlies our broadly diverse types of connections that form this community.

### In This NUNA Newsletter

- Presidents Note
- Residential Parking Permit Renewal
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- Walling Drive Residential Permit Parking Zoning
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The character of that underlying structural basis of our community would be changed dramatically by the present proposal.

Here is a timeline for this process. The Planning Commission will meet in early fall (the date is not yet publically announced). At that meeting, the Commission will vote on the proposal that will drive zoning principles for Austin. There will be no chance offered for a citizen's referendum on the proposal. So informing yourself about the parameters of the proposal, communicating in person or in writing with your Councilperson, and attending the

Planning Commission meeting to show support for your perspective may offer the major avenues for our community to give input in this process.

I urge you to learn what you can through NUNA or other sources so that you can give input to this process in the period before the Planning Commission meeting and vote. The outcome of this Planning Commission vote will motivate the nature of our community as it affects the homes we treasure.

## Residential Parking Permit Renewal

*By Alyse Ramirez*

Hello Residents,

Your current residential parking permits will expire on July 31, 2019. If you have moved and no longer live in an RPP area, please disregard this email. Please come in to the office, or send your application via email for renewal permits for the 2019-2020 permit year.

I have attached the application for your convenience which you can send back to me for processing once completed. Please remember to send a photocopy of your license and proof of residency along with the application. If the address on your current license is the address on your application, that will suffice as proof of residency. Other forms of proof of residency can be a recent utility bill or lease agreement/ownership papers.

The cost per permit (decals and/or hang-tags) is \$15.00 + tax (8.25%), and I have included a helpful chart below. We accept all major credit

cards, exact cash, and checks made payable to the City of Austin. I can process credit card payments over the phone and mail permits to your residence, or hold them in the office for you. Cost break down for permits, including sales tax:

- 1 permit = \$16.24
- 2 permits = \$32.48
- 3 permits = \$48.71
- 4 permits = \$64.95

The quickest way to obtain your permits is to come into the office, you will leave with permits in-hand. If you prefer to mail in your application, please send check, photo ID, and proof of residency to:

City of Austin  
Austin Transportation Department  
Parking Enterprise Division  
P.O. Box 1088  
Austin, Texas 78767-1088

Thank you for all the feedback we have received regarding the program, we appreciate it. If you have any questions please reach out to me.

### Join NUNA Now!

Fill in your information below  
and mail it to:

Jan Moyle, 200 W. 32<sup>nd</sup> St,  
Austin, Texas 78705

Dues are a bargain at \$15 per person,  
\$25 per couple, or \$10 per student.  
Make your check payable to NUNA.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

# NUNA Graffiti Patrol

Anne Minor and Doug Plummer spent a sweaty Saturday morning scrubbing graffiti off of stop signs, utility cabinets and telephone poles throughout NUNA. In an NUNA exclusive interview, Plummer commented:

"We noticed that the "RGK" graffiti/skate gang has definitely been losing the turf war to "Dead Boy" and "B\*\*ch Baby" graffiti gangs. In our humble opinion, the "Baby" gang has more interesting cartoon art but their signature red paint is a bit more difficult to scrub off.

For those concerned, we did use a biodegradable paint remover, which works remarkably well, and becomes even more effective during hotter outside temperatures. At about 11 am however, we became less concerned about the temperature of the stop signs we were scrubbing, and more concerned about the temperature of the person doing the scrubbing.

Just as an FYI for neighbors that are preparing to deluge Doug with an avalanche of graffiti spots around the hood for him to scrub, it is likely that you will get some helpful advice on the type of paint remover and steel wool pads you can buy to do it yourself.

And yes, the City of Austin does have limited funds to remove graffiti off of public signs and public places, so try giving 311 a call to report any graffiti that you spot. Typically it takes them about 3 weeks to get to it, if there is still money left in the annual budget at the time that you call. The faster you call it in, the less likely other graffiti gangs are to start marking up that area.



# 4th of July Parade at Hemphill Park





# Introducing the New Co-President of NUNA

*By Lynn Marshall*

Lynn Marshall here to introduce myself as the new co-president (with the extremely capable Babs Davis) of NUNA. I've lived in NUNA since I was born (with a couple of forays to West Campus and the student apartments south of the river as a UT student and a few years west of MoPac after graduation and splitting my school years between Austin on the weekends/summers and Florence, where my mother taught Home Economics, during the week). My grandmother bought the the family home in 1941 after my grandfather died – he was the supervisor of the building program in the 1920s and '30s (the Tower, McDonald Observatory, Memorial Stadium, and the lovely buildings with the red tile roofs were built under his watch).

When not busy with neighborhood and city matters (I DO NOT want one of those oddly named “transition zones” wiping out my neighborhood or any of the venerable original central Austin neighborhoods), I work on what has been described as the world's largest economic botany project (plants used in some way by humankind for food, medicine, utility, agriculture, wildlife, landscape, etc.) – the Useful Wild Plants of Texas Project (if anyone attended the Texas Monthly LIVE event in May at the Paramount and heard about a gigantic project on native plants, that was it).

I look forward to seeing everyone at the NUNA meetings.

## NORTH UNIVERSITY NEIGHBORHOOD ASSOCIATION GENERAL MEMBERSHIP MEETING

**The location for the meeting is:**

**Sparky Park  
Monday, August 5<sup>th</sup> 6:30pm**

### AGENDA

#### I. Welcome/Announcements

Project Connect      **Jim Creswell**  
Workshop Report

NUNA Gardening Group      **Babs Davis**

Residential Parking Permits      **Brandon Tucker**

#### II. Presentation

Update on New version of CodeNext      **Barbara MacArthur**  
*Community not Commodity*

#### III. Old Business

Treasurer Report      **Jan Moyle**

Meeting Minutes      **Brandon Tucker**

Quadrant Leader reports      **Dick Holland (SE),  
Mary Ingle (NE),  
Randy Thompson (NW),  
Jim Creswell (SW)**

#### IV. New Business

Walling Drive Residential Permit Parking zoning      **Meredith Domino**

NUNA Newsletter deadlines, writers      **Brandon Tucker,  
Babs Davis**

#### VIII. Adjourn

# Project Connect

## *Capitol Metro Public Transportation Plan Proposal*

Capitol Metro has hosted a series of workshops in the month of July to help publicize and seek citizen input for a proposed ORANGE LINE that will potentially include North Lamar, Guadalupe and South Congress Avenue. Issues to be addressed at the meetings included whether the line should run above, below or at ground level as well as where transit line stations should be located for optimal access. Feedback on the meeting will be provided at the August General Meeting.

## In Memoriam

### *Robert Morris 1949-2019*

Robert Morris, a former NUNA resident with a generous smile, an easy laugh, and a largehearted soul, passed away early July 2019. He will be missed by many North University neighbors. We wish his family well. Vaho con Dios.

## Shipe Neighborhood Pool Project Update July 17, 2019

*Posted by the City of Austin Parks &  
Rec Department*

**Project Status:** The month of June and early July continued to bring the project into fruition. The limestone finish on the bathhouse structures was completed along with 90% of the glazed tile for the interior of all the structures. At this time the

majority of the pool amenities have been completed. The pool decks have been installed and the pool shade structure is almost complete. The mechanical\ pump room components continue to be assembled and completed. The bathhouse structures have been prepped to receive the roof and gutter.

The pool work is being done by G. Hyatt sub-consultant Modern Pools. G. Hyatt is represented by Justin Hyatt and Kevin Cole the site superintendent. The City of Austin (COA) is represented by Sergio Altamirano who is the Public Works Project Manager and Reynaldo Hernandez, the Parks and Recreation Project Management Supervisor. Jodi Jay will represent the Aquatic Division along with Aquatic Supervisor Aaron Levin for the Parks and Recreation Department. The existing art mural continues to be monitored by representative Frank Wick from Art in Public Places (AIPP).

**Project Schedule:** The remaining month of July and early August will see the completion of the remaining amenities. This includes the ‘Ney’ deck including the shade structure that is between one of the family rooms and the remainder of the bathhouse. Also, to be completed is the mechanical\ pump room and the prepping of the pools to receive the ‘Diamond Brite’ plaster finish. All of the facility feature walls including seat walls will be completed and all of the structures roofing will be installed including the gutter system.

The last remaining items to be installed will be the landscaping, facility fencing and the installation of the Diamond Brite plaster. The pool plaster must be installed in a dust free environment to produce the quality and finished desired for the facility. There have been several delays associated with completion of the project primarily associated

with the late delivery of building materials such as the glazed tile and specialty metal screening. G. Hyatt has communicated to the City of Austin that substantial completion will occur in early August 2019. Substantial completion will allow the Aquatic Division to prepare the use of the new pool facility which includes life guard training and other safety procedures and allow for required inspections.

At this time PARD is anticipating a pool opening to occur in mid-August. The target date has been set for August 19, 2019. In addition, PARD through the Aquatic Division has provided for extended use of the facility through Sunday September 29th. The proposed hours are as follows – Weekdays Lap & Activity (toddler) Pools Open: 4:00p - 8:00p  
Weekends Lap & Activity (toddler) Pools Open: 12:00p - 7:00p.



# CodeNEXT Redevelopment In (and Out) of Transition Zones

*Boxed quotes are from the “City Council’s Direction in Response to City Manager’s March 15, 2019 Memo re: Land Development Code Revision Policy Guidance” unless otherwise noted.*

## **1. What are Transition Zones or Transition Areas (or “Ride Size Zones” as referred to by City Staff)?**

Transition Zones are neighborhood areas adjoining designated corridors that the City is going to upzone to authorize the construction of “missing middle housing.”

## **2. Which streets are designated as activity corridors or are part of the transit priority network?**

There is a long list of designated activity corridors (yellow on the map linked below) and transit priority roads (black on the linked map) including all or portions of the following roads: Lamar Blvd, Burnet Rd, Guadalupe St., Airport Blvd, E. 38th St., Exposition Blvd, W. 35th St., Cameron Rd., MLK Blvd, Enfield Rd, Oltorf Ave., South First St., Runberg Lane, Thaxton Rd, Lake Austin Blvd, Parmer Ln., Duval St., South Pleasant Valley Road, William Cannon, 38th ST, W. 45th St., Rosewood Ave. and Westover Rd. See linked map for full list of roads and centers.

<http://austin.maps.arcgis.com/apps/View/index.html?appid=3b83b4c6184343ed99eb42f22cf093c1>



**FIGURE C-1** (Source: Staff presentation at PC/ZAP Joint Session, November 28, 2017)

### 3. What is “missing middle” housing?

“The term “missing middle” generally refers to the variety of building types that fall between detached, single-family homes, and large apartment buildings. As shown below, in Figure C-1, duplexes, multiplexes (i.e., small-scale multifamily uses), townhomes, cottage courts, and accessory dwelling units (“ADUs”) are all examples of missing middle housing”: (Source: Cronk 3/15/19 memo to council)

### 4. What level of “missing middle” zoning is the City going to apply to individual lots in a neighborhood transition zone?

“Four units within a house scale should be the least intense zone within a transition area, subject to staff’s consideration of what is appropriate.” (emphasis added) p. 13

### 5. How far do transition areas extend into neighborhoods?

In most cases, “(2) to (5) lots” translates into ½ to 2 ½ blocks depending on the orientation of the adjoining residential blocks to the corridor.

When the blocks are parallel to the corridor, 5 lots can extend two and one-half blocks into the neighborhood. When the blocks are perpendicular

to the corridor, five lots could extend about one-half of a block off the corridor.

The (2) to (5) lot depth is a “general” rule. The Mayor (and Council majority) refused to cap it at five lots.

### 6. Before the City upzones homes in transition areas, will citizens have the customary zoning notice, process and hearing with the statutory right to object through a valid petition?

The City says “no.”

### 7. What is the effect on the rezoned single family homes and lots in a transition area?

The homes become non-conforming uses and there will be restrictions on what can be done with the home and the land if the owner or purchaser demolish the home.

### 8. How is parking handled in a transition zone – will multi-family and commercial projects have to provide parking?

The City Council instructed Staff to eliminate off-street parking requirements except in extraordinary circumstances. This ruling applies not just in the transition zones but in the first ¼ mile from a corridor.

“Minimum parking requirements should be generally eliminated in areas that are within the ¼ mile of activity centers, activity corridors, and transit priority network, 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).” p. 14

### **9. Is increased density in neighborhoods limited to transition zones?**

Apparently not.

“Staff will consider mapping missing middle areas in high opportunity areas not impacted by environmental concerns in order to help achieve goals related to housing throughout the city.” p. 13

High opportunity areas: <https://www.austintexas.gov/edims/document.cfm?id=318779>

An email from the Mayor seems to confirm that density in neighborhoods is not limited to transition zones.

From: Mayor Steve Adler Subject: An update from Mayor Adler on the future land development code in Austin Date: May 20, 2019 at 5:11:40 PM CDT.....

What about in neighborhoods? Will there be new development entitlements given there?

Adler: Yes. In addition to more allowances for ADUs (see above), there will be more opportunity for Missing Middle housing (like duplexes, triplexes and quads) that are built in the same form and scale as a single-family home.

There will also be Transition Areas located between the commercial uses on corridors and centers and the adjoining neighborhoods.

### **10. Is the City contemplating even more housing density beyond what CodeNEXT allows?**

Yes. Furthermore, after homes in transition areas are rezoned to multi-family, there is nothing precluding a developer (and then another) from purchasing the sixth (seventh, eighth, etc.) lot from the corridor or other homes on the block or across the street and requesting multi-family zoning using the CodeNEXT zoning as a precedent.

### **11. What is the overall housing goal for the City and where does the City plan to put that housing in addition to corridors, centers, and transition zones?**

The CodeNEXT housing goal for the City is to create the capacity for 405,000 new housing units through rezoning individual lots.

“The new code and map should allow for housing capacity equivalent to at least three times the Austin Strategic Housing Blueprint (ASHB) goal of 135,000 new housing units.” p. 5

The Council instructed City of Austin Staff to map a great majority of this new housing capacity (upzoned lots) within ½ mile of corridors and centers. As noted, Staff was also told to consider high opportunity areas.

## **Walling Drive Residential Permit Parking Zoning**

Meredith Domino will be present to review materials related to the Walling Drive Residential Permit Parking zoning (between 31st and Tom

Green) for discussion and approval by the NUNA membership at our August 5th meeting. The group has completed the required petition as well as a form for NUNA signatures.

## Scene and Heard

NUNA has lost a little local coffee shop. La Tazza Fresca at 35th & Guadalupe closed recently.

The Louisiana Crab Shack is open on 33rd & Guadalupe and seems to be busy for lunch. We haven't been yet.

Construction is moving swiftly at the former site of Ruby's BBQ. We don't know what's going in, do you?

A new vintage shop is set to open where Flamingo vintage was at 30th & Guadalupe. There is an impressive mural on the side wall.

Best buffalo chicken sandwich near the neighborhood? Glad you asked! Pretty tough to beat the one at Kerbey Lane which comes with challah bread!

Bulk Pickup is coming August 5th! Look for neighbors to be purging old things. Don't put anything out in your yard you don't want to be taken!

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Listed at \$699,000



**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.  
Listed at \$1,200/mo



**107 EAST 48-1/2 ST.**

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