



THE NORTH UNIVERSITY NEIGHBORHOOD ASSOCIATION  
VOLUME 8, NUMBER 6      DECEMBER-JANUARY 1993-94

## COLD WAR OVER

### NUNA BEGINS TO SEE RENEWED DEVELOPMENT PLANS IN NEIGHBORHOOD

With the boom-bust cycle in the Texas economy and real estate market now having come full circle, what has been something of a 'cold war' during the last few years over zoning and development in our neighborhood appears to be heating up quickly. Although these renewed efforts can also be attributed to the long term demand for property and housing generated by the close proximity of UT, other influences have finally come to bear and may lead to the first new construction in the neighborhood since 1986 and the sale of a key commercially zoned property within the neighborhood.

Earlier this fall, a site plan proposing an 18 unit apartment complex at 3307 Speedway was submitted to the City Planning Department. At this time, a hearing before the Planning Commission has not been scheduled. The proposed complex would be located where the Pryor family home (as in Cactus, Wally, etc.) is now, including the adjacent vacant lot. However, the site plan that was submitted was lacking on several critical points--a Traffic Impact Analysis, and compliance with compatibility standards, in particular--and the neighborhood association has already had to press the Planning Department Staff to properly take account of this and evaluate the site plan fully with respect to all applicable development codes. A full and up-to-date report will be made at the December Neighborhood Meeting and action by the neighborhood association to oppose the project as it is currently proposed is expected.

Additionally, the complex of buildings and properties at the northwest corner of 30th St. and University Ave. that has served as a community based mental health facility may well be on the market. In the last month, the facility has ceased operations and the residents have been relocated. It is suspected that the property is or will be offered for sale. This is a notable occurrence because the site already has CS zoning (Commercial Services)  
(continued on page 2)

## Next Neighborhood Meeting

Monday, December 6th  
7:00-9:00 p.m.

First English Lutheran Church  
Whitis at 30th Street

### AGENDA

- Opening-Minutes-Treasurer's Report
- Report and discussion on site plan for proposed apartments at 3307 Speedway.
- Report on possible sale/future development of property at NW corner of 30th and University.
- Update on Historic Zoning Ordinance Amendment.
- Update on Light Rail Planning.
- Report on efforts of North Central Austin neighborhood associations on long range planning for development of State properties.
- Report on neighborhood impact from AGE Community Fun Fair in October.
- Other Business.





(continued from page 1)

and redevelopment could easily yield a commercial or retail development with a wide variety of uses, very much incompatible with the predominantly residential character of the immediate area. The neighborhood association is closely monitoring any transactions that might be a step in this direction.

So, once again, the neighborhood association must mobilize to meet the challenges of possible development activity. As a first step in this effort, on this page, the current Zoning Use District map has been reproduced, along with a map detailing the original scheme when zoning was first instituted in the 1930's. Be sure to keep these maps for reference. A considerable amount of the work of the neighborhood association centers on the current map and its implications, and future information in the newsletter will also draw on them.

### GUIDE TO MAPS

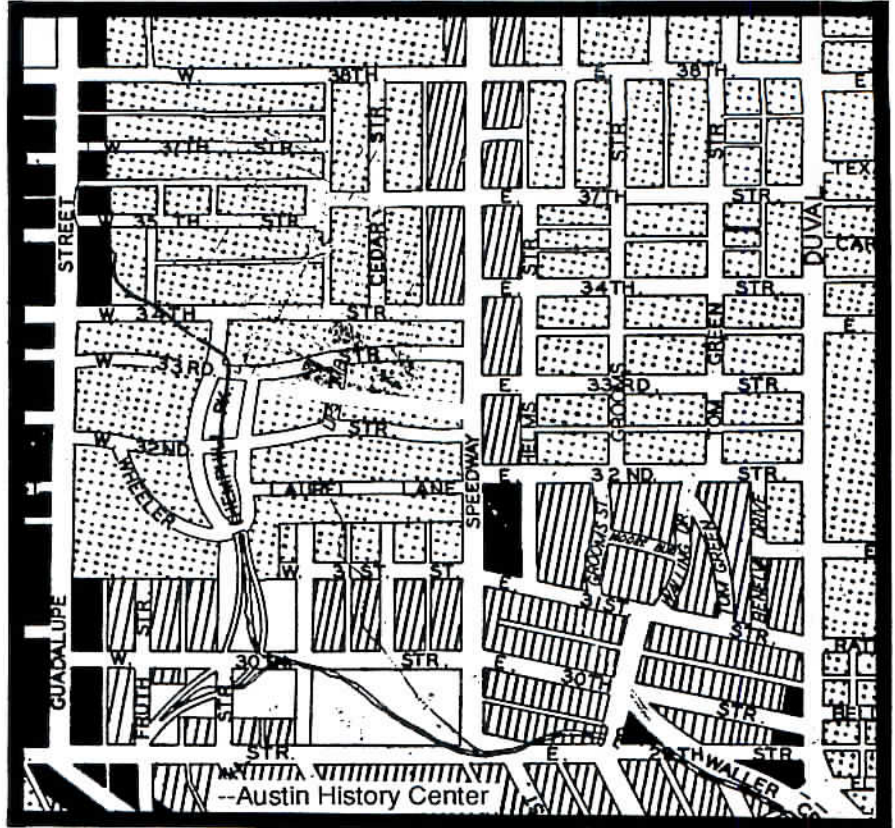
The 1931 map details 4 zoning use districts--or categories, and there were only 6 total in the original zoning ordinance--and are symbolized as shown below. Of note, **A-Residential** allowed for single family homes, and **B Residential** allowed for apartments, which in that era generally referred to a small scale building on the order of an 'apartment house'.

-  **A-Residential**
-  **B-Residential**
-  **C-Commercial**
-  **City/State Property**

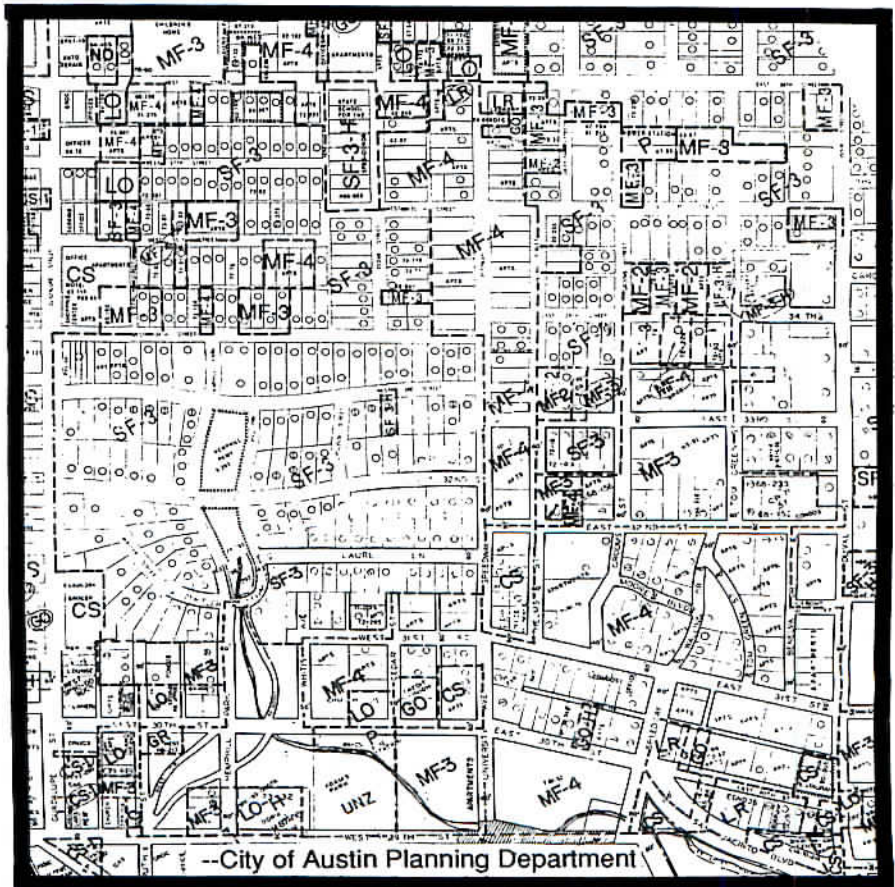
The 1993 map details 12 zoning use districts in the neighborhood--out of the more than 40 in the current ordinance. In addition, several properties are zoned historic--designated with an 'H'.

- SF-3..Single Family 3**
- MF-2..Multi-Family 2**
- MF-3..Multi-Family 3**
- MF-4..Multi-Family 4**
- LO.... Limited Office**
- GO.... General Office**
- NO.... Neighborhood Office**
- LR.....Neighborhood Commercial**
- CS.... Commercial Services**
- CS-1...Commercial-Liquor Sales**
- P.....Public Distict**
- UNZ...Unzoned**

## NORTH UNIVERSITY NEIGHBORHOOD ZONING USE DISTRICT MAP-1931



## ZONING USE DISTRICT MAP -1993



## Neighborhood Crime Report

Reported crimes in the North University Neighborhood for the first nine months of this year include the following (arrests, in the few instances they occur, are noted in the parentheses alongside, and, in some cases, crimes categorized as 'attempted' are tallied along with crimes that were fully carried out):

	Jan. -Mar.	Apr. -June	July -Sept.	Year to Date
Rape	0	0	0	0
Robbery	0	2(0)	3(0)	5(0)
Assaults	18(7)	10(3)	3(0)	31(10)
Res. Burglary	11(2)	12(0)	18(0)	41(2)
Auto Theft	5(0)	11(0)	3(0)	19(0)
Auto Burglary	29(0)	40(0)	30(0)	99(0)
Bike Thefts	16(0)	10(0)	18(0)	44(0)
Other Thefts	22(1)	21(1)	23(0)	66(2)
Peeping Tom	1(0)	1(0)	2(0)	4(0)

Total Reported Criminal Incidents(Arrests): 309(14)

Based on information provided by the Austin Police Department.

## Announcement/Update on NUNA Boycott of HEB-Central Market

With the opening of the HEB-Central Market in the new Central Park Shopping Center along Lamar north of 38th St., now anticipated for early next year, the neighborhood association is also in a state of anticipation. In June of this year, NUNA voted unanimously to boycott the store.

From the earliest stages of planning by the State for the development of this portion of the Austin State Hospital grounds, the neighborhood association has made every attempt to work out the problems associated with this project. The retail portion of this mixed-use, multi-phase development was not planned to be any where near as large as the shopping center now nearing completion until the State actually leased the site to private developers. The feeling is that HEB, as the developer of the center, was the driving force behind this deviation.

Boycotting the store is, perhaps, the most dramatic action the neighborhood can take. With the store now set to open as early as January, the stage will be set to launch the boycott. Additional announcements on this effort will be made in the next newsletter. Contact any neighborhood association officer for more information.

# all Year

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Vice President	Jack Keever	472-6574
Secretary	Marianne Mulrey	478-2838
Treasurer	Stella Nilsen	459-5821
Austin Neighborhoods Council Representative	Joan Baron and Doug Martin	477-6973
Newsletter Editor	Will Bozeman	478-1750

### QUADRANT LEADERS

<b>Northwest</b>	<b>Northeast</b>
Rick Iverson 451-1011	John Lacy 478-2838
<b>Southwest</b>	<b>Southeast</b>
John Pomeroy 499-0188	

### CALENDAR

Wheatsville Coop Annual Arts and Crafts Festival	December 4-5
Neighborhood Meeting	December 6
Steering Committee Meeting	January 3
Neighborhood Meeting	February 7
Steering Committee Meeting	March 7
Neighborhood Meeting and Annual Election of Officers	April 4
Steering Committee Meeting	May 2
Neighborhood Meeting	June 6

The **NUNA NEWS** is published by the North University Neighborhood association and is distributed to residents in the area bounded by Guadalupe St., 38th St., Duval St., and 29th St.. It is published bimonthly--February, April, June, August, October, and December. All inquiries should be directed to:

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Distribution: Mary Anne Barkley, Joan Baron, Will Bozeman, Rick Iverson, Jack Keever, John Lacy, Marianne Mulrey, Doug Martin, and John Pomeroy.

# WHEATSVILLE ARTS FESTIVAL

10TH BIRTHDAY CELEBRATION!



SAT. ☆ DEC. 4TH

SUN. ☆ DEC. 5TH

☆ 10AM TIL DUSK

3101 GUADALUPE

ENTERTAINMENT ON MAIN STAGE:

**SATURDAY, DECEMBER 4TH**

10:30-11:30 DANNY DOLINGER  
12:00-1:00 ONION CREEK RAMBLERS  
1:30 - 2:30 THERAPY SISTERS  
3:00-5:00 DAD GUM SWING

**SUNDAY, DECEMBER 5TH**

10:00-10:45 BONNIE BAILIFF  
11:00-12:30 RED EYE  
1:30-2:30 BRIAN CUTEAN  
3:00-5:00 DIANA CANTU BAND

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