



NORTH UNIVERSITY
NEIGHBORHOOD ASSOCIATION

President's Note

By Lynn Marshall

When I moved to Austin and entered McCallum High School in 1962, Austin Texas was a modest sized city of 250,000 people. A sleepy university and government town, it was attractive to a wide variety of different types of people. Over the intervening years we have continued to grow and recently our amenities have attracted a lot of companies and their employees as well as diverse people of all ages and stages.

Our city is responding to these extreme growing pains with a second attempt at a zoning code revision process to address continuing growth in new neighbors moving to Austin. The first attempted code to address city growth collapsed under the weight of citizen opposition as well as the number of errors it contained.

To address growth in density, our City Council is dominantly targeting Austin's core centrally located, neighborhoods, including NUNA. Our central neighborhoods are already densely populated with a mixture of living structures comprised of single family homes, garage apartments, apartment complexes and other living arrangements to

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accommodate people who want to live here. Upping the density significantly in these communities will require tearing down existing structures and dissipating the wide variety of persons who call these neighborhoods home—blowing up the present diversity of structures and people to build multi-person accommodations that extend far into many of the core neighborhoods.

Additionally, the presently proposed code is riddled with errors and lack of accommodation of infrastructure needs (e.g., flooding issues, sidewalks, impervious cover issues), parking issues (e.g., accommodations for persons with disabilities, planning for effects on roadways of on-street parking), and heritage tree protections among other aspects of our communities. The process is being

pushed through as fast as possible with only one public planning commission meeting for input and no chance for Austin citizens to vote on their perspectives.

Need for thoughtful consideration in planning for growing density is a reality. Need for public transit choices is also a reality of the City of Austin of 2019. These are very challenging issues that require a minimal buy in from citizens. In the multiple meetings I have attended related to both these issues as one of your NUNA leaders, I have only heard a total of three supporters of the present proposed code among the hundreds of speakers at diverse public forums. We deserve better in Austin than a process that is being rammed through when the citizens of Austin remain extremely disaffected. Slowing the process could enable creative exploration of expanding the sites for diversity growth to, for example, the Domain, now known as the '2nd downtown' for its concentration of new businesses and tech workers, not to mention open land in the vicinity that does not require tear downs.

Please continue to inform yourself and write to your city leaders to express your opinion. It counts!!

It's My Park Day Fall 2019

Babs Davis

On Saturday November 2nd, post-Halloween workers were forced to meet in Hemphill Park at 32nd street for a morning and afternoon of grueling physical labor. Participants wielded pitchforks at a frenzied pace to load sleds and wheelbarrows. Others labored heartily to pull or push the loaded

sleds and wheelbarrows to trees throughout Adams and Hemphill Park where they were dumped and mulch distributed around the trees by rake-brandishing spreaders. Other than a few well deserved blisters, not a single participant, observer, tree or creature was harmed during the making of this frenzy of historic activity.

Almost sounds like an article that could be found in the National Enquirer newsmag doesn't it.

In reality, it was a pleasant few hours of activity and exercise for neighborhood residents and park well-wishers to meet and help to make our Adams-Hemphill park one of the nicer community greenspaces in Austin. There are few of us in the North University neighborhood who do not make use of our local parks in some way, and many residents from other parts of Austin pass through on their way to UT or other places. Whether it's walking through with a friend, four footed or otherwise, attending a meeting at Sparky, playing ballgames at Adams, or just admiring the large trees while driving by, we all benefit from having open spaces nearby. For that reason it has remained high on our priorities list to help keep neighborhood Parks in good condition. That is why we tend to have a good turnout of volunteers at Adams-Hemphill for the citywide IT'S MY PARK DAY.

IT'S MY PARK DAY occurs twice each year in Austin, usually the first Saturday in March and again the first Saturday in November. On those days, volunteers coordinate with two groups - the Austin Parks Foundation and the Urban-Forestry Group of the City of Austin Parks and Recreation Department - to arrange for projects to enhance and protect our parks. This may involve tree planting and trimming, but the most important aspect is mulching both new and older trees to help ensure the younger ones get a

good start and the older ones remain healthy. None of us want to see even one tree give up the ghost, especially the stately pecans. For those of you interested in knowing more about the programs run by these groups, you can learn more at their websites: <https://austinparks.org/> and <http://www.austintexas.gov/department/urban-forestry>.

In the meantime, a quick report on the activity during the most recent It's My Park Day at Adams-Hemphill Park. Around 55 volunteers met at 9:00 in the park and checked in at the registration table. Local favorite restaurant Trudy's provided tacos for volunteers, with Starbucks providing coffee to get us started. Everyone's favorite co-op, Wheatsville, provided fruit, doughnuts and other refreshments. Moreover, many Wheatsville managers and employees turned out to help with the work. Local groups including Texas Triathlon and Austin Moose Lodge also had members pitching in. Following a short briefing, the three piles of mulch were attacked and swiftly reduced to just a memory. In the meantime, several volunteers made

an impressive mound of black bags filled with trash and debris they collected from the creek and park areas. All-in-all, it was a great opportunity to make a difference in the community while benefiting from the interaction with neighbors and participants and enjoying the outdoors in the park.

For those of you who missed the opportunity to make a difference, visit the websites mentioned above and keep an eye out for signs announcing the next IT'S MY PARK DAY which should be in early March 2020. If you would like to be involved in a less active way, you can always help anytime by sending a contribution marked for MY PARK DAY projects to NUNA. This method works for those who can't participate for whatever reason but want to help behind the scenes. If this approach is appealing, send a check made out to:

NUNA care of Jan Moyle, 200 W. 32nd Street, Austin, Texas 78705.

In the meantime, thank our sponsors by giving them your business and letting their managements know you appreciate their help.



NUNA General Membership Meeting Minutes

By Lynn Marshall, October 7, 2019

Co-president Barbara Davis called the meeting to order at 6:38 p.m.

Announcements were made about upcoming meetings regarding the proposed revisions of the Land Development Code:

A motion was made and carried for NUNA to be a part of a four-neighborhood consortium of NUNA, Heritage, Hyde Park, and Hancock.

Fred Lewis of Unconventional Austin made a presentation on the status of the proposal to demolish and rebuild the Austin Convention Center.

- 4% of the people who come to Austin do so for a convention center event. The other 96% come here for reasons unrelated to the convention center.
- The current convention center receives 70% of the HOT (Hotel Occupancy Tax). The 2020 HOT is projected to be \$122,000,000.
- The convention center loses money – it lost \$43,000,000 last year..
- The convention business is flat.

Mary Ingle made a presentation on the LDC rewrite (Son of Code Next).

- The transportation justification for Son of Code Next is post hoc justification. It is really to get the land and bring in people who are more affluent
- NUNA and Hyde Park have received punitive treatment on Transition Corridor zoning.

- NUNA has three Transition Corridors, which we share with Hyde Park: Duval, Guadalupe, and 38th St.
- UNO was created to take the pressure off the six neighborhoods in the plan.
- The staff has broken all of the norms of zoning and planning.

NORTH UNIVERSITY NEIGHBORHOOD ASSOCIATION

GENERAL MEMBERSHIP MEETING

The location for the meeting is:
Sparky Park
Monday, December 2nd, 6:30pm

AGENDA

- I. Welcome and Call to Order**
- II. Reading and Approval of Minutes**
Brandon Tucker
- III. Treasurer's Report**
Jan Moyle
- IV. Quadrant Leader Reports**
Dick Holland (SE), Mary Ingle (NE)
Randy Thompson (NW), Jim Creswell (SW)
- V. Presentations**
It's my Park by Mike Marcom
Update on Son of Code Next by Mary Ingle
Information resource: <http://www.austintexas.gov/department/land-development-code-drafts>
- VI. New Business**
- VII. Announcements**
Important dates coming up
- VIII. Adjourn**

Walking

by *Brandon Tucker*

This past weekend was a sunny and idyllic one following a full week of wet temperatures that hovered in the 30s and 40s. I suppose the only nice thing about it was it reminded me of our November wedding weekend back in 2013 when it even snowed a little bit!

So with the sun finally out, it was understandable there'd be a parade of neighbors and visitors passing through the neighborhood. There were a lot of happy dogs passing by our house and chipper humans taking in the stroll.

Probably the single greatest thing about our neighborhood, for me at least, is the walkability. Is there a better neighborhood for it in Austin? Our neighborhood's "Walks Score" is 86. I think it's underrated. Frankly my family can walk just about anywhere we need to if we wanted. We're walkable to daycare (both of them), groceries, food trucks, pharmacies and other restaurants. We can drop off our car for servicing at Flamingo or Arbor Car Wash and walk home. We're a few blocks from the Rapid Bus Line at 31st street. The pedestrian beacon installed there and at Lamar & 31st street, not to mention numerous recent improvements and additions to our sidewalks, certainly aids walking.

A recent book I was reading, *Digital Minimalism* by Cal Newport, discussed the virtues of walking. They are plentiful to say the least, but if you're on of the avid walkers I've seen around the neighborhood you probably already knew that. Newport dedicates quite a few pages to the benefits of walking and in particular unplugging and simply being alone.

Friedrich Nietzsche went so far as to say "Only thoughts reached by walking have value," and "The sedentary life is the very sin against the Holy Spirit." Later philosopher Henry David Thoreau also underscored how important walking was to his well being:

"I think that I cannot preserve my health and spirits, unless I spend four hours a day at least - and it is commonly more than that - sauntering through the woods and over the hills and fields, absolutely free from all worldly engagements."

Nietzsche walked up to eight hours a day and would fill notebooks with his thoughts. He most likely didn't have Spotify or podcasts cranked up along the way.

Walking 4 to 8 hours a day feels like an unheard of luxury in today's noisy world. But I suspect there are still some out there managing it. There's a bearded man with a small backpack I see walking briskly through Hemphill Park regularly. I've seen him walking north in Hyde Park, on campus, downtown, even south of the river! I'd guess he's in his late-50s. I'm not sure if I admire his fitness or his commitment to walking more. Clearly, he's prioritized it in his life as an essential pillar of his daily routine. He belongs on the cover of *Austin Fit* magazine.

One of the benefits of walking is to be alone with one's thoughts and totally void of any tech distraction. For many of us it can take herculean strength to leave the house without our phone and all the obligations and anxiety attached to it, even if it's for 30 minutes. There's always another podcast to listen to or someone who may need to call. Unplugging totally when walking has such innumerable benefits. Some studies have even

suggested that the subconscious mind can solve problems for you when you're engaged in an activity in motion like walking. I find when I take a walk at lunch during the work week I almost always inevitably come back to the computer having solved a problem.

Walking must also be why I like playing golf so much. You're walking on grass, beneath beautiful Texas trees. Golf carts have never felt right to me. You can get in about 3 miles walking at Hancock's 9-hole golf course in about 90 minutes. Or, if golf isn't for you, the jogging path around the perimeter of the property is about 1.1 miles.

Maybe I'm more aware of walking these days because my one-year-old son just started taking his first steps. The smile on his face as he inches forward is of pure excitement. Even that early in his life, his brain is wired to be drawn to walking. His smile reminds me that as we grow older, get cars and overschedule our days we shouldn't take the simple joy of a good stroll for granted. Some of my favorite places in Austin to walk are the Turkey Creek at Emma Long Metro Park, the new pedestrian walkway along Speedway at UT from Dean Keaton to 21st, and Lions Municipal Golf Course

Keep the Pests Out of Your Home This Winter!

by Wizzie Brown

Extension Program Specialist- IPM

Texas A&M Agrilife

The common cockroaches found outside include the American and Smokybrown cockroaches. American cockroaches are about 1 ½ - 2 inches long, reddish-brown with yellow markings above

the head. The adults have well-developed wings, but seldom fly; they do often glide. American cockroaches are usually found outside near decayed trees and plants, in crawl spaces and sewers. Smokybrown cockroaches are often mistaken with American cockroaches. Smokybrowns are about 1 inch long and dark brown to black. Adults have fully developed wings and are capable of flight. This species often inhabits leaf litter, compost piles and ground cover.

American cockroach: If you find cockroaches in your compost pile, in leaf litter or other outdoor locations, it isn't really necessary to kill them. You may want to make sure that your house is excluded to avoid having the outdoor cockroaches move indoors when the temperatures cool down. The following tips may help:

- Prune back any vegetation touching or overhanging the home
- If you have a brick or stone façade, stuff weep holes with copper mesh
- Make sure screens are in good repair
- Replace weather stripping where doorways do not have a good seal
- Repair any water leaks
- Clean debris from gutters
- Place stainless steel screening over vent access in the attic
- Use sealant around pipe penetrations or other cracks or crevices into the home

For more information or help with identification, contact Wizzie Brown, Texas AgriLife Extension Service Program Specialist at 512.854.9600. Check out my blog at www.urban-ipm.blogspot.com.

This work is supported by Crops Protection and Pest Management Competitive Grants Program [grant no. 2017-70006-27188 /project accession no. 1013905] from the USDA National Institute of Food and Agriculture.

Tovo Update and Contact Information

by *Nicole Golden*

The Land Development Code Revision Team is working to answer the community's questions. You can submit questions to staff online, read the FAQ, and view the Council Q&A Portal via their website. They will be opening office hours in November (October slots are unfortunately full). Stay tuned for those details.

The Planning Commission will hold its only public hearing on the Land Development Code tomorrow, Saturday, October 26 at 9 am at City Hall, 301 W 2nd St. Speakers may register to speak for 3 minutes beginning at 8:30 a.m., and the sign up will close at 1 p.m. Please note that the Planning Commission will not be taking action at this time and is expected to vote and make recommendations to Council in November.

Additionally, you can use this tool (<https://bit.ly/35fkQSa>) to see how the proposed code revision compares to the existing code and view your personal lot. Staff has also developed a process to accept input from the community on the zoning map. Directions for map submission: Print and complete this form:

http://austintexas.gov/sites/default/files/files/LDCRevision_MapSubmissionForm.pdf, attach it securely to your map, and drop it off at 505 Barton Springs Road, 5th floor reception area by 5 PM on Wednesday, November 6. Staff

has suggested that you consider these criteria for submitting maps. Note these are not mandatory but are intended to be guidelines:

- Transition areas will not be mapped deeper than 1/4 mile from Imagine Austin Corridors and/or the Transit Priority Network;
- The number of parcels zoned RM1 and R4 (Missing Middle Zones) will remain the same;
- Parcels adjacent to corridor-fronting parcels will remain RM1 or R4; and
- Council's May 2nd Policy Direction.

On Saturday, December 7, City Council will hold a public hearing at 10 am at City Hall, and Council's first reading is scheduled to take place on December 9. We will provide additional details as these dates approach.

We will be sharing this information and future updates in our District 9 newsletter. If you or your neighbors wish to sign up for our newsletter, visit <https://bit.ly/2qgh7oF>, and email me if there are any issues registering. Contact Information:

Nicole Golden

City of Austin, City Council Staff – District 9
Address: 301 W 2nd Street, Austin, TX, 78701

Main Phone: 512.978.2109

Direct Phone: 512.978.2197

Email: nicole.golden@austintexas.gov

Scene and Heard

We're sad to see Milto's is closing up shop on 29th and Guadalupe after 40-plus years. We always enjoyed their greek and mediterranean dishes. Where can we find a good calzone around here these days?

Wondering where the Wild Wood bakery went? They merged with their second location, Wilder Wood, on east 7th. It has a bigger space and dog-friendly patio.

Your editor is also bummed he's had his last "Bongos for Changos." Changos Restaurant is closing on 31st & Guadalupe after 21 years and have listed the property for \$1.65 million (via Austin360.com)

Any other golfers in the neighborhood bummed about Bluebonnet Hill, the public golf course on the east side of Decker Lane, deciding to close? It was a great affordable alternative to the municipal courses. You can still play one last round before they close for good (and, you guessed it, sell for development) on December 31st.

We noticed some changes to local bike shops in the neighborhood. Tsunami Cycles, the little shop next to the Military Surplus store on 29th street, has packed up. We thought Bicycle Sport Shop had shut down entirely, but it turns out there is still a service station there using up a small percentage of the previous space. Your faithful editor takes his city bike to Clown Dog for service down on San Jacinto just past the five-way stop.

Advertise Your Business with NUNA in 2020!

The North University Neighborhood is one of the oldest neighborhoods in Austin and the third most dense after Riverside and West Campus. We are an eclectic mix of University folk (professors, students and staff), families and working professionals. Our neighborhood lies between 27th and 38th streets,

bound by Guadalupe on the west and Duval on the east, with Hemphill/Adams Park with Waller Creek running through its center.

The North University Neighborhood Association (NUNA) News is published 6 times a year, February-March, April-May, June-July, August-September, October-November and December-January.

We print and distribute 1000 copies to homes, businesses, coops and non-profit agencies in our neighborhood. The newsletter also appears online at nunaustin.org. The content of the newsletter is all about our neighborhood and we like to include stories about our supporters and advertisers. Please email nunanews@gmail.com if you are interested.

Sizes and Rates: We sell ads by the year (6 issues).

- 1/8 Page Ad (3.5x2.25): \$200
- 1/4 Page Ad (3.5x4.5): \$300
- 1/2 Page Ad (5.3x8 horizontal or 3.6x9.875 vertical): \$550
- Full Page Ad (7.5 x 9.875) – \$1000

Ad specifications: Black & white, no bleed, 300 dpi

NUNA Position Statement

Mayor Adler:

We are forwarding our position statement on the Land Development Code (LDC) re-write process underway at the City of Austin on behalf of the North University Neighborhood Association (NUNA). Our position statement is based on a unanimous vote in the NUNA Executive committee meeting held November 4, 2019. Our major policy points are expressed here in abbreviated form as there is much information available at this time from the Austin core neighborhoods.

These neighborhoods will bear the brunt of the City of Austin's goal of increased density embodied in the code revision now underway.

The overarching principle of our position statement is that core neighborhoods in Central Austin are already mixed use, higher density and woven through with affordable housing. NUNA, in particular, represents a critical piece of the historical character of Austin, attested by our LDC status. We are also the third densest neighborhood in the city. Our neighbors are diverse, encompassing UT and seminary students and persons of all ages and backgrounds. We heavily use bike lanes, public transit and our parks. Tearing down historical housing structures and forcing relocation of diverse groups of people flies in the face of the City of Austin's stated commitment to density, diversity, and affordability. On behalf of our NUNA neighbors, we are concerned about the code as it presently stands and would like to strongly emphasize the core principles of our neighborhood as being critical to the deliberation process.

LDC Position Statement:

- Maintain the NCCD tool in the City code and keep NUNA's NCCD zoning plan intact
- Exempt local historic districts (LHD) from transition zones
- Exempt all housing within North University Neighborhood from transition zones and direct density to more appropriate locations
- Cap occupancy limits at 4-6 unrelated persons
- Prohibit Group Residential zoning and Club or Lodge zoning
- Retain F25 zoning for all of NUNA
- Slow the LDC revision process to allow adequate time for citizen input and assure accuracy across the new zoning



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The holidays are quickly approaching which means two things-Aunt Edna's fruit cake and holiday traveling. Don't hop on the highway without a proper check-up and leave your family stranded on the side of the road halfway to Wisconsin!

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HYDE PARK & NORTH UNIVERSITY HOMES GALLERY



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509 EAST 38-1/2 TH ST.

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403 WEST 37TH ST.

Classic 1930s bungalow on popular Christmas lights street. 2 BR, 1 BA, updated kitchen, formal dining plus breakfast nook. Beautiful long leaf pine floors throughout.

Listed at \$2,400/mo.



3500 RED RIVER ST.

Traditional style townhome features 3,500sf with 4 BR, 3 BA, 2 LIV, 2-Car Garage. Fenced yard with deck. Ready for updating and priced to sell under \$200/sf.

Listed at \$669,000



506 WEST 33RD ST.

Hemphill Park Townhome. Spacious 2-story brick traditional with 2 BR, 2.5 BA, 3 LIV, private courtyard, 2-car attached garage. Within walking distance to Central Market & UT.

Listed at \$685,000



600 EAST 49TH ST.

Great opportunity for builder to complete Hyde Park project already in progress. Front house with 3 BR, 2 BA, back building with large workshop & 1 BR, 1 BA apartment.

Listed at \$699,000



3306-C HARRIS PARK AVE.

Available for Fall 2019 semester. Detached and private 1 BR, 1 BA garage apartment. Updated with new appliances, refinished floors, washer, dryer, CACH.

Listed at 1,295/mo.



608 EAST 48TH ST.

Modern Craftsman Hyde Park home recently updated with open kitchen, spacious great room and master suite addition. 3 BR, 3 BA, 2 LIV, front and back covered porches.

Listed at \$749,000

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