



## President's Note

*By Pam Bell, NUNA President*

**T**his was quite the active beginning for your new NUNA leadership team! Two weeks after our April general membership meeting, we all received lavender postcards from the City of Austin (COA) notifying us of zoning changes that would impact our properties. COA staff put this on the fast track, so that all public hearings would be completed and resulting changes put before the City Council's final vote on May 16. Staff told Planning Commissioners and Council members that this zoning was required for submitting the City's application for Project Connect.

Our NUNA leadership team had to get up to speed FAST! I attended the first public hearing to learn how HOME2 and ETOD/DBETOD zoning would affect residential properties. I also attended one of the staff's "show and tell" meetings, with the zoning maps for all City properties. Staff members did not answer questions related to neighborhoods and specific properties. When I asked if a staff member could attend a called NUNA meeting to answer NUNA neighborhood questions, I was told, "We don't do neighborhoods," and "If we went to your neighborhood, we'd have to go to all."

NUNA leaders attended the April Hyde Park Neighborhood Association (HPNA) meeting. Zo

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NUNA Officers 2024-25

Qadri, District 9 Council Member, was a speaker. He talked about everything except the proposed zoning changes. Susan Moffatt and Karen McGraw, two HPNA members who attended the public hearings, shared notes on the zoning impact on our residential properties. Karen worked with NUNA to design our NCCD NP 20 years ago. I spoke at the April 23 COA hearing, and at the COA hearing on May 16 (which ran until 1 a.m. and continued the next day). Susan and Karen even orchestrated a meeting with Zo Qadri before the May 16 vote. He seemed to be paying attention but voted with the City Council supermajority to pass the HOME2 and ETOD/DBETOD overlays.

What will the zoning changes mean? Karen McGraw thinks that our Neighborhood Conservation Combining District Neighborhood Plan (NCCD-NP) will protect us from the HOME2 policy subdividing of our lots, because minimum lot sizes

are specified by the NCCD-NP. As for the ETOD/DBETOD, that can ruin life as we know it in our 'hood. Many of our blocks have at least one multi-family (MF) property; these can be redeveloped up to 120' high! No parking requirements, as cars won't be needed given the proximity to the rail line. Existing affordable housing can be torn down to rebuild luxury units.

There's more! At our June 3 NUNA meeting next Monday, we will have a presentation explaining what the zoning changes mean for NUNA properties. It will be a good time for you to ask questions. We also will discuss the need for our NUNA Planning Team to be ready to act if developers move to make these changes. We will all need to be vigilant and share information.

Finally, thank you to the NUNA Executive Committee for responding quickly to all my frantic emails, and supporting my efforts. We have each other's back!

See you Monday at 6:30 at Sparky Park!

Pam Bell | NUNA President

## Wheatsville is Closing!

*By Pam Bell*

Our Sad news, our neighborhood grocery store, Wheatsville Food Co-Op, is another business in the path of the Project Connect Orange Line construction that is closing. The planned rail line will disrupt shoppers' and delivery trucks' access during construction. Once the rail is completed, shoppers going south on Guadalupe will not be able to turn left into Wheatsville's parking lot, and it will complicate access for large delivery trucks.

Sales have been down from previous years and building maintenance issues have been costly. Wheatsville plans to open several smaller-format stores in the future. According to an *Axios* article,

## NUNA MEETING AGENDA JUNE 3, 2024 6:30 – 7:30 PM SPARKY PARK

Welcome!

HOME2, ETODs and DBETODs:  
Presentation

Answer Zoning-related Questions

Hemphill Park Trees

Treasurer's Report

Quadrant Leaders' Reports

New Business

“Wheatsville will not lay off its staff as it shifts to the small-format stores.”

*Axios* also provided some additional background history: Named for a nearby Black freedom colony, Wheatsville offered organic produce. It didn't sell grapes for 18 years in support of the United Farm Workers boycott. César Chávez visited the store and expressed his appreciation.

No store closing date has been announced, so we still have time to shop at Wheatsville.



April 2024 Eclipse Watchers Hemphill Park

# Hemphill Park Trees

*By Janet Beinke*

In 2015, TreeFolks, the City of Austin (COA), and lots of NUNA neighbors planted about 100 trees in Adams and Hemphill Parks. For the first three years, COA crews watered the trees. The COA managed a few more intermittent waterings in the following two years. The COA no longer has staff resources to water trees beyond their three-year start.

Despite high summer temperatures and minimal rainfall, most of our new trees have survived. Last summer a group of neighbors including Mike Marcom, Mark Hutchenson, Jim Creswell and others, organized periodic, cumbersome waterings. They

were schlepping 5-gallon buckets to each tree! Then Mark purchased 50-gallon water canisters and the task no longer required hauling the 5-gallon buckets. Jim Creswell became the waterer extraordinaire, spending several mornings a week giving the most stressed trees the water they so desperately needed. Thank you, JIM!

Jim has volunteered to water again this summer. But we need your help. As you know, water is very expensive and a precious resource. If you want our trees to survive and our parks to have shade into the future, please consider donating to offset the cost. Donations can be made to [NORTHUNIVERSITY.ORG](http://NORTHUNIVERSITY.ORG) web page: Use the ABOUT NUNA link to make a donation for the trees project. We will talk about plans for our trees at our meeting on Monday.





# ETODs and DBETODs: What is this all about?

*By: Pam Bell*

Equitable Transit-Oriented Development (ETOD) and Density Bonus ETOD (DBETOD) Overlays will affect all NUNA properties one-half mile from the Guadalupe proposed light rail (Guadalupe to one block shy of Duval on the east). These zones overlay our NCCD; our NCCD does not protect us. We will have a presentation from our Hyde Park friends with more details at our June 3 meeting.

Highlights from Speak Up Austin transit supportive code amendments ([SpeakUpAustin.org/LDCupdates](http://SpeakUpAustin.org/LDCupdates)):

“ETOD and DBETOD creates an optional density bonus program that includes development-related incentives and community benefit requirements, including affordable housing protections for certain residents and businesses.

“Allow buildings 120’ tall within a ¼ mile of the future light rail line, and buildings 90” tall between ¼ and ½ mile of the light rail line.”

“Require the replacement of existing market-rate and income-restricted affordable housing and certain kinds of commercial space.”

“End compatibility at 75’ of distance from a single family (SF) home compared to the previous 540’ of distance

“Limit which properties trigger compatibility.”

- [SpeakUpAustin.org/LDCupdates](http://SpeakUpAustin.org/LDCupdates)

Each 10’ of height in a building is about 1 story. Almost all single-family homes in NUNA are zoned SF-3; apartments are MF. The number beside the MF, i.e., MF-4, usually is the number of units. All properties along

Speedway are zoned MF. My little historic home on Speedway is MF-1, which means that a developer could go up 120’! The Braeburn apartments could be 120’ tall, as could any MF -zoned properties along Speedway (the Beach Houses). We too could be redeveloped like Burnet Road.

NUNA has many MF units on our blocks; these too could be redeveloped to soar. And when this happens, the affordable housing in our ‘hood will disappear. Send pictures of such properties beside SF homes to me at [pambell.NUNA@gmail.com](mailto:pambell.NUNA@gmail.com), and bring your questions about this to our next meeting so we can get answers.

--- In Memoriam ---

## Mark Weaver Tschurr

**March 13, 1963 - March 10, 2024**

Earlier this spring you may have seen Mark walking around Hemphill Park with his wife Betsy. While they were somewhat new to our neighborhood, they were not new to Austin. In fact, he had a hand in improving many of the outdoors activities you may enjoy, such as swimming in Barton Springs or walking the trails from the Springs to San Antonio.

Mark served in the USAF as an electronics technician on F4E aircraft and earned several awards for distinction. He transitioned to an engineer position at General Dynamics, and in 1987 founded Tschurr Technology Corp, a supplier of automation and vision inspection solutions for the emerging semiconductor industry. Texas Instruments was his first customer.

In the early 1990s Mark became a strong advocate for Barton Springs, co-founding Austin Business Leaders for the Environment (ABLE) with John Mackey, serving on the board of the Hill Country Foundation, and fighting to help pass the Save Our Springs Initiative. He believed that protecting the environment was fundamental to long-term economic vibrancy.

When Mark and Betsy's daughter Helen was born in 1995, they moved to Minneapolis as Tschurr Technology merged with Microvision, Inc. As executive vice president, Mark traveled all over the world to provide the company's technology to labs from Singapore to Virginia to Silicon Valley. Son Henry was born in 1998.

Microvision was acquired by Electro-Scientific Industries in 1999, and the Tschurr family returned to Austin. Mark decided to focus on what was most important to him: his family, and environmental philanthropy and activism. He drove the school carpool, chaired the board of the SOS Alliance, and worked hard on projects to protect our environment, including Jacob's Well and the Great Springs Project, which builds public trails connecting all the springs from San Antonio to Barton Springs.

In his spare time, Mark coached and mentored distance runners at St. Stephen's Episcopal School, founding several fitness programs and introducing kids to the wilderness through training trips to Colorado and serving as the school's wilderness first responder on Big Bend trips. He and his family spent as much time as possible in the Rocky Mountains; loved to hike rim-to-rim in the Grand Canyon, and as empty nesters, he and Betsy traveled and hiked extensively in the Pacific Northwest.

There is so much more to share, but it is time to stop in wonder and remember what a remarkable man he was. His friends and family miss him dearly, and Betsy wishes to thank her neighbors for the many kindnesses they extended while he was ill. We were so lucky to have him and his family in our midst. If you wish to make a donation in his memory, consider the Save our Springs Alliance, The Great Springs Project, or St. Stephen's School's Outdoor Education and Land Management Program.

## News Carriers Needed

*By: Babs Davis*

You've all probably received copies of the NUNA News on your doorsteps. Those copies just don't fall from the skies. Some of your neighbors volunteer to distribute the News once every two months. It's a needed and much appreciated task that only takes about an hour to complete. NUNA needs volunteers to help with distribution of the News. If you're willing to devote 1 hour every other month to support your neighborhood, please contact Pam Bell at [pambell.NUNA@gmail.com](mailto:pambell.NUNA@gmail.com). Thank you for caring about NUNA!



April 2024 Eclipse Watchers Hemphill Park

--- In Memoriam ---

## Cynthia Pendergrass Keever

Cynthia Pendergrass Keever died on April 10, 2024 with her children Graham and Erin at her side. Cindy was 83 years old. Cindy and her late husband Jack were longtime residents of 32nd Street in Aldridge Place.

As an undergrad at UT, Cindy was active in campus organizations related to her journalism degree. Her two master's degrees, one in history, and one from the UT LBJ School of Public Affairs, led her to work at the UT International Office and in state government. Later she worked at Centex Beverage for 30 years, including as Executive Vice President.

Throughout her life, Cindy was active in many civic organizations. During that period, she was a trustee at St. Andrew's Episcopal School, and served on boards at the Austin Environmental Board, Austin Theater Alliance, Texas Folklife, and the Lady Bird Johnson Wildflower Center. She was an active Headliners Club member as well.

Cindy also was a faithful member of All Saints' Church. She was on the vestry, the Altar Guild, in breakfast club, and taught Sunday School.

Somehow, she found time to attend book club meetings, play guitar in the Strawberry Pickers for charity events, travel the world, cook, and entertain friends. She will be missed by many.

### NUNA OFFICERS 2024-25

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# NUNA

## 2024 MEMBERSHIP DUES

2024 has arrived and it's time to renew your membership or become a new member of NUNA. Membership is yearly and based on the calendar year. It's a good time to become a contributing and voting member of NUNA. We have many important neighborhood issues and by being a voting member, your voice will be heard.

- \_\_\_ \$15/person
- \_\_\_ \$25/couple
- \_\_\_ \$10/student

Payment to NUNA via Mike Marcom at a membership meeting, or online via [NorthUniversity.org](http://NorthUniversity.org) under the About NUNA tab.

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**203 WEST 32ND STREET**

1950s Mid-century modern gem in the Aldridge Place Historic District. 3 BR, 3 BA, original hardwood floors, casement windows, wood paneling. List price: \$1,489,000.



**107 EAST 48-1/2 STREET**

Pre-lease in North Hyde Park. 3 BR, 2 BA, 2-car carport with laundry room and storage. Fenced yard. Landlord maintains lawn. Small dogs okay. Available August 1st at \$2,400/month.



**3820 DUVAL STREET, UNIT D**

Available now! Utilities included. Cute 1 BR upstairs garage apartment with hardwood floors, small balcony, shared laundry room. Near campus and bus stop. Rent is \$1,350/month.

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