

PRESIDENT'S REPORT FEBRUARY 2009

by Bill Bednar

Things have quieted down in NUNA for the time being, but if experience is any guide it will be only a temporary lull. The problem duplex at 400 East 33rd seems to be on indefinite postponement at the Board of Adjustment. Perhaps the realization has dawned that even if the variance were granted as to parking (which it should not be), the certificate of occupancy would still be doomed by the other violations. The owner has still not come to talk with the Neighborhood Planning Team (NPT), despite several invitations.

In contrast, the parking variance requested at 405 West 33rd found a deft solution at the NPT—it turned out the variance wasn't needed if the owner would just take the word "kitchen" off the plans, which she was happy to do. Some of you may wonder what logical connection exists between parking and kitchens, in which case consult Mary Ingle's NPT report this issue. The significant point for me is that once again a property owner and the NPT were able to solve a difficulty by simply sitting down and talking collaboratively with one another. I wish it happened more often.

The Nominating Committee, consisting at this writing (Jan. 22) of Kimberly Renner, Doug Plummer, Bill Bednar, and Mary Ingle, and one other member to be designated (the Bylaws call for five) will meet on Saturday, Jan 24 to prepare a recommended slate for consideration at the February 2 general membership meeting, or at the March meeting of the Executive Committee if necessary. Officer elections for 2009-2010 will be at the April general membership meeting, at which nominations may also be made from the floor. If the Nominating Committee approaches you, PLEASE consider helping NUNA for a year! I can tell you that it is very rewarding, and not as

NOTICE: Next Neighborhood Meeting

Monday, February 2, 2009, 7 P.M.

First English Lutheran Church

30th and Whitis Streets

PROGRAM:

A presentation from Code Enforcement :

Paul Tomasovic

AGENDA:

Old and New Business

Committee Reports

Slate of Officers for 2009-10

REPORTS:

Treasurer- Jan Moyle

Committee Reports

time consuming as you might imagine. And many worthwhile projects await the people and energy necessary to initiate and accomplish them. High on that list is commencing our application for historic district status, which needs to get under way.

I am happy to report that Robert Morris and Kathryn Kotrla are our new newsletter editors. This issue is their first! Welcome and thanks, Robert and Kathryn, for taking on this important job.

The February meeting of the general membership will be at First English Lutheran Church on Monday, February 2, 2009, at 7:00 PM. We will be using the church parlor instead of the fellowship hall owing to a scheduling conflict with church business, but there will be plenty of room. Please come!

Peace,
Bill Bednar



NPT Update by Mary Ingle

The NUNA Planning Team (NPT) held its regularly scheduled meeting in January. The property owner of 405 W 33rd Street was requesting a parking variance from the Board of Adjustments due to an extra parking requirement associated with the building of an accessory apartment. An accessory apartment is different from a garage apartment in a couple of ways; it may be attached to an existing single family structure and may have a larger square footage than a garage apartment in NUNA. Garage apartments in our area are allowed a generous 850 square feet while the City allows other neighborhoods

We believe in the power of renovation to restore, repair, and enrich urban environments, and all of our work is strongly rooted in the principles of green building.

Inspired Design, Built to Last.



Residential Architecture,
Construction, and Gardens

www.CGSDb.com
444.1580

650 square feet. Additionally, the accessory apartment use is specifically designated for a person over 60 or a disabled individual. This particular case was discussed and settled very quickly with a workable solution for the property owner and the neighborhood. Since parking and parking variances are sensitive issues, it is unlikely that a variance would be supported by the whole neighborhood. The resolution was to build only an addition without a kitchen to the existing single family house. An addition would not trigger any more parking requirements for the single family property. All parties were satisfied with this unusually quick solution.

Good work for the NPT!

We are still revising our bylaws for the NPT. The present bylaws are somewhat cumbersome and mired in legalese. The goal is to simplify the language but also to maintain a process in which land use matters may be considered and acted upon readily. Bill Bednar and Scott Morris are spearheading this Herculean, revisional effort. They have promised written revisions by the next NPT meeting in February.

The NUNA Planning Team meets the second Wednesday of every month to discuss zoning, permits, land use, variance requests and related matters. If you are interested in attending one of our meetings, please contact Mary Ingle at 320-8449. These meetings are open to anyone in the neighborhood. The NPT is a resource for all NUNA property owners. If you are planning a redevelopment project or just building a carport, the NPT is familiar with the zoning

DUES! DUES! DUES! DUES ARE DUE!

It is time to renew your neighborhood membership; \$10 per person or \$20 per family. If you are inclined, extra donations are also accepted! Please bring your money to the next meeting on February 2, 2009 or send your check to the NUNA Treasurer, Jan Moyle, 200 W 32nd Street, Austin, TX 78705. Thank you in advance for supporting our strong, constructive neighborhood organization.



Lin Team

Old Austin Realtor
*Helping people save old Austin,
one house at a time....*

600 Bellevue Place
Austin, TX 78705
512-472-1930
lteam@austin.rr.com
www.TheKinneyCompany.com



Suzanne Pringle

Realtor

*Your North University and
Aldridge Place Specialist*

Call today for a free market analysis
on your property.

472.3336 Ext. 3127 • 217.1047 Mobile
aveone.com • pringle@aveone.com

AvenueOne
P R O P E R T I E S

ordinances, and NUNA's Neighborhood Conservation
Combining District (NCCD) requirements that govern
our area. The NCCD has more flexible tools for
redevelopment than the City of Austin.



CANPAC Update

by Mary Ingle

Central Austin Neighborhood Advisory
Committee (CANPAC) is the umbrella planning team
for the Central Austin Neighborhood Plan which
consists of representatives from the seven member
neighborhoods: Eastwoods, Hancock, Heritage, North
University, Original West University, Shoal Crest, and
University Area Partners. This group meets at least
once a month to consider plan amendments and other
land use issues. In August, the City requested that
CANPAC submit an application with priorities ranked
from the Neighborhood Plan of 2004 for budget
purposes. Each neighborhood was asked to rank our
top ten priorities about every two years. NUNA's
specific priorities included sidewalks on various
streets which have been promised over the years and
the lack of local historic district status. These rankings
were then culled by City staff; in a couple of weeks
there will be a presentation by City staff announcing
which priorities will be funded. Perhaps we will get
those promised sidewalks before too long. Here's
hoping for those pedestrian friendly changes!

2008-2009 NUNA OFFICERS

President	Bill Bednar wcbednar@bednarlaw.com	494-1177
Vice Preisent	Mary Ingle rusticusmus2000@yahoo.com	320-8449
Secretary	Douglas Plummer douglas_plummer@hotmail.com	789-6466
Treasurer	Jan Moyle jmoyle@austin.rr.com	496-9304

NW Quadrant Representative
Ethan Cohen
ethancohen@hotmail.com

SW Quadrant Representative
Kimberly and Dan Renner
krenner@austin.rr.com

NE Quadrant Representative
Carol Journeay
caroljourneay@yahoo.com

478-8614

SE Quadrant Representative
Carol Fredricks

422-2230

Austin Neighborhoods Council Representative
Mary Ingle

NPT (NUNA Planning Team) Chair
Mary Ingle

Webmaster
Will Donovan

Internet Server Host
Pallas Art Web Design

Parking Permist (Area 1)
Chris Dial
chrisdial@austin.rr.com

472-0173

Newsletter Editor
Robert Morris/Kathryn Kotrla
kjkotrla@gmail.com

524-0690

Newsletter Distribution:

Bill Bednar, Jack Brannon, Pat Campbell, Don Carnes, Ethan
Cohen, Mary Ingle, Rick Iverson, Nadine Latief, Carole LeClair,
Mary Lehmann, Mary Gay Maxwell, Terry McGinty, Susan
Morgan, Lyle Morris, Scott Morris, Jan & Jim Moyle, Marianne
Mulrey, Homer Parsegian, Doug Plummer, Kimberly Renner, and
Joe Sosa.

Your Neighborhood Store

* Local and Organic Produce * Groceries

* Natural Foods * Deli * Bulk

* Friendly Service!

Everyone
Welcome!

wheatville
food co-op

3101 Guadalupe - Austin, TX 78705 (512) 478-2667

Sparky Park Dedication Event

NUNA and the Austin Parks and Recreation Department are happy to announce that the construction on Sparky Park will be completed soon and that the dedication ceremony for the Park will be happening near the end of March.

Located on Grooms street in the 3700 block, this

former substation has been redesigned as a perfect location to let kids run free, to walk your dog or to view the amazing artistry of local stone artist Berthold Haas. We recently added new doors to the back of the substation and prior to the dedication ceremony.



Austin Parks will be planting trees along the sides of the park, shrubs in the back and vines to cover the trellis work. Even though some planting still remains to be done, the park is currently open for visitors, so feel free to stroll on over and take an advanced sneak peek at the park. As you can see from the photos, the art wall is absolutely amazing and sure to be a big hit with the kids!



HybridRealtor@Stanberry.com



Jeff Baker 619-7421

ABOR, REALTOR®

4000 Duval Street

Former State Licensed Appraiser

NUNA Neighbor & Central Austin Specialist

Past recipient of Austin Heritage

Society Award for Historic

Preservation of the Ross/Black House

(112 West 32nd St.)

Also check out jeffbakerart.biz

Stanberry
Associates
REALTORS®

**Call me if you're planning to
Buy or Sell a Home**

Advertise your Business in the NUNA Newsletter!

Here are our rates for ads:

\$200 per year (6 issues) for 2" X 3.5"
or \$300 per year (6 issues) for 4" X 3.5"



CHI DINH
UT #1 REALTOR
Residential & Commercial

Avignon Realty
502 West 30th Street
Austin, TX 78705

Tel: 512-236-0002

Cell: 512-947-7744

Fax: 512-236-0022

chi@avignonrealty.com
www.avignonrealty.com

AVIGNON
REALTY