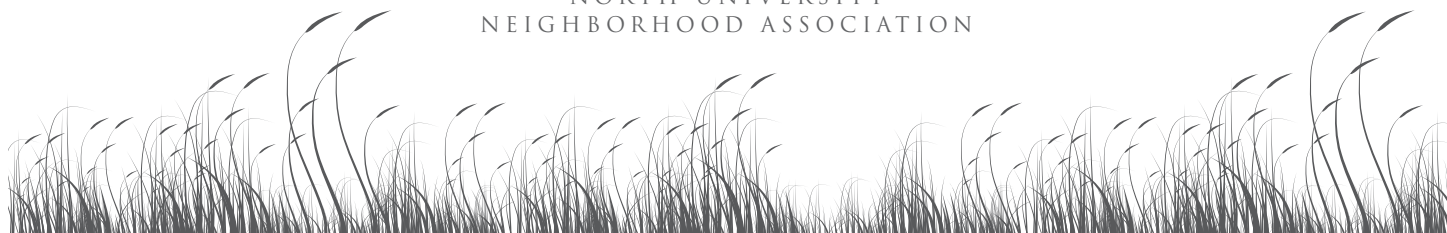




NORTH UNIVERSITY
NEIGHBORHOOD ASSOCIATION



President's Note

By Lynn Marshall

We in the North University neighborhood and the other neighborhoods of central Austin have some major issues rocketing toward us.

The biggest is the sweeping rewrite proposed for Austin's Land Development Code, with its blanket upzoning of thousands of properties along major corridors. If the preliminary drafts released so far are any indication of what will be presented to the City Council in December for a vote, this will change Austin forever. Houses and small businesses will be torn down to make way for multi-story apartment and commercial complexes not unlike what is giving that trumpwallian look to East 5th and parts of Burnet Road. Once in place, much of what makes Austin "Austin" will be scraped away.

If your home is in a Transition Zone (aka Transition Corridor, Transition Area, or Missing Middle Zone, in the shifting terminology of codespeak) your property will be rezoned to a much higher zoning category that allows much more intense (more profitable) "entitlements" for development. As proposed by city staff as of this writing, a Transition Zone could extend anywhere from

In This NUNA Newsletter

- President's Note
- Watering Hemphill Trees
- Leoda Anderson Poem
- Summary of City Council Briefing on Land Development Code Revisions
- HPNA Meeting with Mayor Adler
- Austin Water
- Volunteers Needed
- NUNA General Membership Meeting Minutes
- Welcome to North University
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- Contribute to the NUNA Newsletter
- Seen and Heard

5 to 15 lots deep (this could be several blocks) from the street into the neighborhood. These counts keep changing, so the actual scope is not knowable at this point.

Properties that land in a Transition Zone will be taxed at the higher (e.g. multi-family, commercial) property tax rate. Homeowners would be limited as to what they are allowed to do to their house and land. A developer could buy properties next to you and build multi-story buildings (at whatever height and setback the new zoning category allows).

If that homeowner is you, you will not be consulted. You will have no recourse. Your interests will not be considered. This is a radical and limiting departure from the zoning change process we use now.

There are differences of opinion about the desirability of eliminating Single Family zoning categories and replacing them with the more developer-friendly categories that allow much taller buildings and small to no setbacks and more impervious cover.

Some residents are of the mind that these huge changes represent a gross overreach by our elected and appointed officials. I am one of those. Others advocate enthusiastically for this widespread and massive upzoning on the grounds that Austin must accommodate the many thousands of yet-to-live-here people who are to arrive at some unknown point in the future, and thus we must all sacrifice for the “Greater Good” and immediately change the land development code to create “density,” “affordable” housing, and housing for that intangible creature termed the “Missing Middle” (a term invented by the consulting firm Opticos during the \$8.5 million writing of CodeNEXT that the City jettisoned couple of years ago).

A version of the revised code is (as of this writing) scheduled to be released Friday, October 4. NUNA will meet on Monday, October 7. Austin’s land development code will undoubtedly be a topic of discussion. There will be one public hearing with the Planning Commission on Saturday, October 26. The location has not been announced, but City Hall, Palmer Event Center, and an unspecified location in Pecan Springs have been mentioned. City Council is scheduled to vote on it in December.

This thing is moving fast and hard. Tsunami fast. Mike Tyson punch hard.

You may have surmised where I stand on this – I prefer human-scale incremental changes that allow time and space for informing those who would be directly impacted, a process for their voices and concerns to be heard and considered, for not rushing things through when there is no reason for undue speed, and for providing for feedback and back-and-forth discussion among all affected parties. I am not for wholesale changes whose long-term effects (social experiment anyone?) cannot be fathomed, but which we are assured will not be a problem.

If you are new to “Son of CodeNEXT,” I hope you will take the time to gather information from a variety of sources. You might start by reviewing the City of Austin’s proposed LDC revisions at <http://www.austintexas.gov/ldc>, watching Zoned Out, a documentary by Austin film maker Steve Mims at zonedoutfilm.com, by checking the interactive map at “Do You Live in a Transition Zone?” at <https://communitynotcommodity.com/>, and by attending NUNA meetings and other meetings on the code rewrite. Google various terms and you will find forums that depict other interpretations of how this experiment will play out and cast Austin’s upzoned fortunes another way. Then you may draw your own conclusions.

On a lighter note, we want to thank a few of the many unsung heroes and heroines of NUNA who make this neighborhood come to life.

Did you have fun at the 4th of July party in Hemphill Park? Lindsey Huddleston organized it – parade, bounce house, kids activities, refreshments, and all.

Lindsey, thank you for your brilliant organization of this wonderful neighborhood event that brings people together. Lindsey has also served as NUNA secretary.

Rick Iverson is a steward of Waller Creek. Thank you Rick -- and neighbor Mark Feist -- for keeping your fingers on the pulse of water flow and drainage in our neighborhood (yes, our beloved hilly and creekly NUNA has flooding and drainage problems).

Mike Marcom is behind the bold new black and white yard signs that announce the NUNA meetings. Thanks Mike. More people are coming to meetings now. Mike may have a few signs left -- if you want one to put out (reminder -- they can't go in the public right of way!), let us know. The signs go out the Monday before the Monday meetings.

Sparky Park is a tiny sparkling gem in our neighborhood, and Louis Faiel Dattilo keeps a watchful eye on what goes on there.

Thank you Lou.

Steve Tomlinson is a one-man anti-littering campaign who is often seen picking up trash in Hemphill Park. Thank you Steve for doing a job that shouldn't have to be done (Don't mess with NUNA!). We should follow his lead and do the same all around the neighborhood.

The young trees planted a couple of years ago in Hemphill Park especially want to thank Jonathan Langley and Dennis Cole for finding creative ways to bring them much-needed water during this especially hot summer. Thank you Jonathan and Dennis.

And thank you Babs Davis for jumping in to being the NUNA co-president. We share the duties of the office, but Babs has been going to a lot of the many meetings on the LDC rewrite, zoning changes, and the like that I have not been able to attend, and extending the bonds of community with our neighboring neighborhoods. Thank you Babs for all the time and energy you are devoting to this.

Thank you all. The next meeting of NUNA will be October 7, 6:30 p.m., at Sparky Park. See you there!

Watering Hemphill Trees

Jonathan Langley

Hello everyone, for those of you who saw two SUV's parked on the grass at Hemphill Park the other day, and wondered if someone was having a wild tailgate party, I want to assure you this is the furthest from the truth.

Dennis Cole and I felt we could no longer watch the new trees wither and die from lack of rain, so we decided to take matters into our own hands. I suggested to Dennis the idea of taking water from the creek, pumping it up, and using that to irrigate the trees, (how hard could that be?). Fortunately, Dennis is a man with many "things," and had all the requisite equipment, generators, pumps and it seemed miles of hose. (See photo's). And a few good cigars.

So that is what we did, we pumped water from the creek to water the trees. What neither of us realized is while this may sound straight forward enough, it wasn't!

You forget how heavy a hose full of water can be, or sometimes how hard it is to prime a pump, but over four hours later we had accomplished our mission.

Why am I telling you all this? Well, naively I had thought this was at most a two-man job, ummm nope. While we accomplished our task, next time we are going to ask for a couple of other (and hopefully younger) volunteers to assist. So if you see a note from me in a month or so (assuming no rain), then please feel free to bring some muscle which will be much appreciated by Dennis and I (and the young trees).



NORTH UNIVERSITY NEIGHBORHOOD ASSOCIATION

GENERAL MEMBERSHIP MEETING

The location for the meeting is:

**Sparky Park
Monday, October 7th 6:30pm**

AGENDA

I. Welcome/Announcements

Meeting with Mayor	Tuesday
Adler on Code Revisions	October 15th

Save the Dates:

Planning Commission's Public Hearing	October 26th
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City Council Public input meetings	December (5th & 12th)
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II. Presentation

Status of the Convention center	Speaker <i>from Unconventional Austin</i>
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Update on Code Next	Mary Ingle
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III. Old Business

Treasurer Report	Jan Moyle
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Meeting Minutes	Brandon Tucker
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Quadrant Leader reports	Dick Holland (SE), Mary Ingle (NE), Randy Thompson (NW), Jim Creswell (SW)
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IV. New Business

Landscape Gardening Sign up	Babs Davis
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NUNA Newsletter deadlines, writers	Brandon Tucker, Babs Davis
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VIII. Adjourn

Hear It?

by Leoda Anderson

There's a "ticking" bird,
Sounds much like a clock —
Making high pitched "ticks,"
But never a "tock."

Summary of Main Points in City Council Briefing by Staff on Land Development Code Update

*by Sarah Cook and Betsy Clubine,
HPNA Co-Presidents*

Key takeaways from yesterday's Austin City Council Special Called Work Session:

- Hyde Park will likely be zoned at the highest levels of density with the deepest transition areas. These transition zones can cover up to 50% of a neighborhood.
- Transition areas will extend up to five lots in either direction from a corridor (Guadalupe, 38th, Duval, Airport) or up to 850 feet, depending upon staff judgement.
- Within Transition areas, lots will be rezoned for 4 to 6 units, with an an option of up to 8 or 10 units if affordable units are included; lots directly on the corridors will likely be be zoned for even more units.
- Compatibility will not apply in transition areas:

buildings on corridors can be higher, and in transition zones can be 35 to 45 feet high – even higher if affordable units are included - and setbacks will likely not apply.

- Impervious cover will be increased to 60% for more intense missing middle zoning (e.g. closer to corridor) and 50% impervious cover for less intense missing middle zoning. Current maximum is 45%.
- Floor to Area Ratio (FAR) will increase from 40% for currently two-unit zoning, to up to 80% for transition zones.
- Atlas 14 flood plains will not be zoned for new missing middle. No mention was made of adjustments for localized flooding.

Staff also talked about parking, accommodations for missing sidewalks, and other items of interest. The presentation is about 40 minutes, with 80 minutes of questions from Council Members following; it's worth watching. You can find the full video here: <http://austintx.swagit.com/play/08282019-841>

What next?

Here are opportunities for input:

Please attend the September HPNA meeting, at which we'll review the latest updates: September 9th at 7pm at the Griffin School

- Attend October meetings, including multi-neighborhood meeting with the Mayor, Tuesday October 15th
- Save October 26th to provide testimony at Planning Commission's Public Hearing, as well as additional dates in December (the 5th and the 12th) to provide testimony to City Council.

HPNA Meeting with Mayor Adler

Hyde Park Neighborhood Association has scheduled a Meeting with Mayor Adler for Tuesday, October 15th, at 7pm. Our neighboring neighborhoods are invited to join us. Location of the meeting will be announced once they confirm a meeting space.

With Four Million People and Climate Change, Where Will Austin's Water Come From?

by Robert E. Mace

The drought of 2008 through 2016 was a wake-up call for Austin. As levels in the Highland Lakes—Austin's sole source of water—dwindled to near-record lows, the city enacted drought restrictions that threatened landscapes and businesses. As lake levels continued to decline, Austinites worried that the city would run out of water. Fortunately, the rains returned; however, the ever-present threat of drought remains for our growing city.

In response to the drought, the city council formed the Water Forward Task Force to work with city staff and the community to develop a 100-year water plan for Austin. This planning effort focused on increasing the sustainability, reliability, and diversity of Austin's water supplies with an emphasis on (1) water conservation and reuse; (2) projects that are technically, socially,

and economically feasible; and (3) environmental protection. Unlike state planning efforts, which only extend 50 years into the future, Austin's plan also considers the potential effects of climate change on our water resources.

The challenges to meet Austin's future water needs are sobering. There are currently about 1 million Austinites. Demographers expect our population to grow to 2 million by 2065 and 4 million by 2115. On top of a rapidly increasing population are the anticipated effects of climate change—including increased temperatures and lower rainfall, both of which will result in less water flowing to our reservoirs. If Austin does nothing to shore up its water resources, the Highland Lakes may go completely dry for years at a time.

The good news is that Austin's Water Forward Integrated Water Resource Plan identifies solutions to Austin's growing water resource challenges. These solutions include both water efficiency and water-supply projects. Water efficiency includes installing smart water meters that will inform you when you have a leak, reducing leaks in the city's water pipes, and requiring water-efficient landscaping in new construction. Eventually, new buildings will be required to use rainwater, stormwater, greywater (from sinks and showers), air conditioning condensate, and treated wastewater to meet non-potable needs. Water-supply projects include storing excess river water in (1) an aquifer for use during a drought, something San Antonio has done with great success and (2) an off-channel reservoir (essentially a ring dike located away from the river).

In the coming months and years, you will hear more about these solutions as the city implements them.

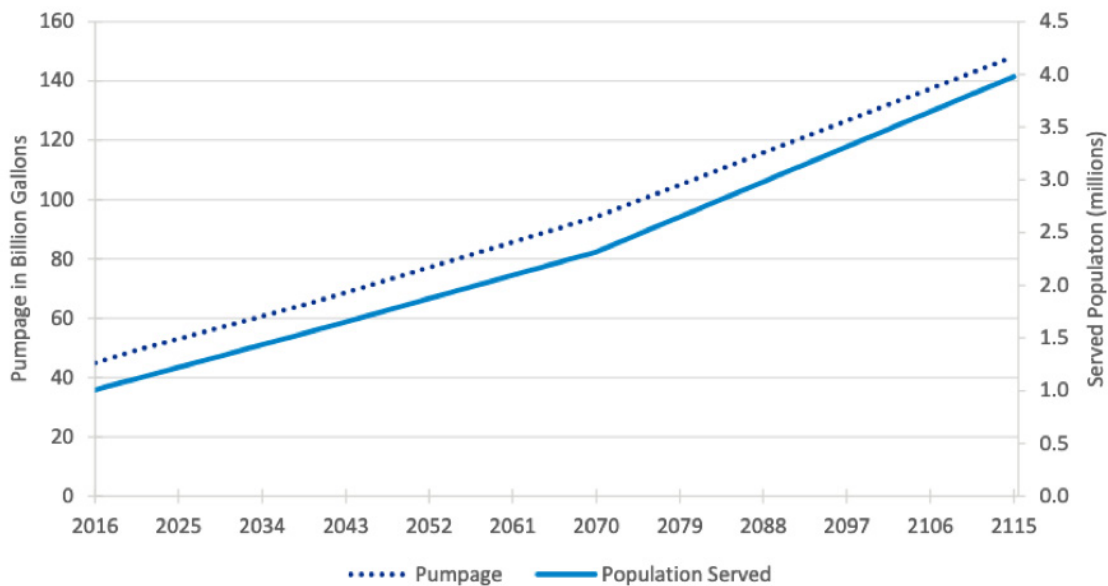
Similar to the development of the Water Forward plan, there will be opportunities for the community to voice opinions on implementation. With a changing climate, a growing community, evolving regulations, and developing technology, Austin will revisit and revise the plan every five years.

The Water Forward Integrated Water Resource Plan established Austin as a water leader in the state and the country. Working together, we can ensure that we meet our water needs while enhancing Austin’s quality of life and the protection of the environment.

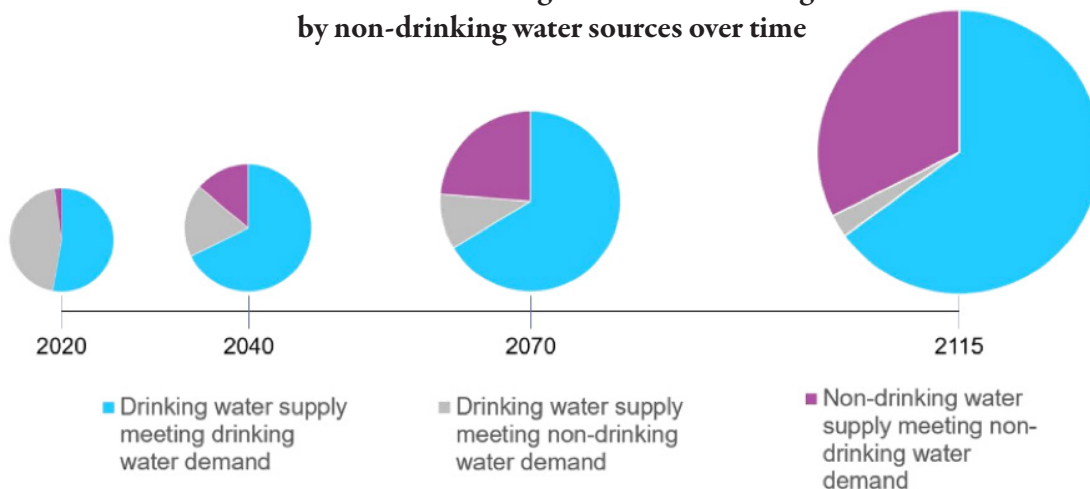
To learn more about Austin Water Forward, please visit <https://bit.ly/2JofNXX> and <http://austintexas.gov/aiwrpctf>. To read the plan, please visit <https://bit.ly/304yaa7>.

Robert Mace serves as a member of the Austin Water Forward Task Force as an appointee of Council Member Pool, District 7. Robert is also the Interim Executive Director and Chief Water Policy Officer at The Meadows Center for Water and the Environment at Texas State University.

Projected population and water demand for Austin through 2115



Amount of non-drinking water demand being met by non-drinking water sources over time



Volunteers Needed

Mike Marcom has a number of signs that need posting around the neighborhood to announce upcoming NUNA General Meetings. If you can support this effort with a few signs that you put up on the Tuesday before the following meeting and take down after the meeting, please contact Mike (mikem451@gmail.com).

NUNA General Membership Meeting Minutes

August 5th, 2019, 6:30 PM, Sparky Park

- Introductions of neighbors in attendance.
- Mike Marcom attended a COA public input session on public transportation on the Lamar Corridor (Orange Line). Nothing has been decided at this time but they are leaning towards surface transportation. Mike reports there don't seem to be other alternatives on the table at the moment being seriously considered. City has suggested there is enough room on the drag for rail as well as two car lanes going each way.
- Barbara Davis attended the Blue Line meeting, which would go from ABIA to Highland Mall through downtown. It would also go along Red River which at one point would take out houses in north Hyde Park.
- Barbara Davis is looking for interest in forming a NUNA gardening group.

- Brandon Tucker: Get your Residential Parking Permits if you live on a street with permit parking. New orange permits take effect August 1st.
- Barbara Macarthur joined as a special guest to share her learnings from presentations by the city on the upcoming land development code. Maps & texts will be released in October with a potential- City Council Vote by Dec 31st. Residents are asked to get informed on what is being discussed and to share thoughts with our council rep Kathie Tovo.
- Meredith Domino: Seeking RPP for Walling Drive btwn 31st & Tom Green. Would affect 17 residences. Vote on neighborhood support for RPP: Passed
- Treasurer report
- Quadrant reports: Google fiber is coming to the neighborhood. Be on the lookout for street disruptions.
- Adjourned

Join NUNA Now!

Fill in your information below
and mail it to:

Jan Moyle, 200 W. 32nd 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: _____

Welcome to North University!

You've joined one of Austin's most vibrant and diverse neighborhoods. North University is home to faculty and students, young professionals, young and established families and people of all stripes. Many of your neighbors have lived here for decades. We're all proud of the special character of North University, its historic homes and public spaces. It's an inclusive and inspiring place — and we're glad you're here.

On behalf of the North University Neighborhood Association, welcome to NUNA. This note answers some frequently-asked questions and provides some practical information helpful for new neighbors. You can also check out our website: nunaustin.org.

NOISE - People in NUNA love a good party and great music. As a NUNA neighbor, you also have a right to a good night's sleep! The City of Austin Noise Ordinance requires that your neighbors not be playing loud music after 10:30 p.m. or before 7 a.m. If a neighbor loses track of time, a friendly knock on their door will usually do the trick. If for some reason, they don't respond to your request, you can call 9-1-1 to report a violation. **Please ask for a case number as that may come in handy later.** Here's an excerpt from the City of Austin's Noise Ordinance in case you need it:

§ 9-2-3 - GENERAL RESTRICTIONS: A) A person may not: (1) use or permit the use of sound equipment at a business in excess of the decibel limits prescribed by this chapter; ... (5) operate sound equipment in a vehicle audible or causing a vibration 30 feet from the equipment

§ 9-2-5 - RESTRICTION ON USE OF SOUND EQUIPMENT IN A RESIDENTIAL AREA:

(A) This section applies to property zoned as residential under Section 25-2-32(B) (Zoning Districts and Map Codes). (B) A person may not use sound equipment that produces sound audible beyond the property line of a residence in a residential area between 10:00 p.m. and 10:00 a.m.

§ 9-2-61 - OFFENSES: (A) A person commits an offense if the person makes noise or uses sound equipment in violation of a provision of this chapter or a sound impact plan or temporary event impact plan required under this chapter. (B) An offense under this chapter is a Class C misdemeanor, punishable by a fine up to \$500. The full Noise Ordinance is available here: https://www.municode.com/library/TX/Austin/codes/code_of_ordinances?nodeId=TIT9PRAC_CH9-2NOAMSO&searchText=#TOPTITLE

TRASH AND RECYCLING: Friday is trash and recycling collection day in NUNA. Trash and compost (green bins) are collected every week. Recycling is collected every other week. You can find the current schedule of recycling collection and rules for recycling here: www.austintexas.gov/department/residential-curb-side-collection-schedule. Please put the recyclable items in the blue bins, not the trash cans. By keeping non-recyclable items out of the blue bins, you make Austin's recycling cost effective.

DOGS: NUNA loves dogs, and walking your dog in the 'hood and the parks is a great way to meet your neighbors (and their pets). To keep our streets and parks clean (and to avoid fines), we're all picking up after our pets. If you forget to bring a plastic bag with you on a dog walk, you can find

them in the dispensers at either end of Hemphill Park and in Sparky Park. Don't be surprised if a neighbor offers you one! Here's the ordinance, just in case:

§ 3-4-6 - DEFECATION BY A DOG OR CAT

An owner or handler shall promptly remove and sanitarily dispose of feces left on public or private property by a dog or cat being handled by the person, other than property owned by the owner or handler of the dog or cat.

PARKING AND SAFETY

The police are pretty vigilant about enforcing parking in NUNA. To avoid a ticket, you'll want to be careful about parking in the direction of traffic.

Also, we have Residential Permit Parking on most of NUNA's streets. Be sure to warn your friends that they can be ticketed for parking in the residential zone without a pass. You can get a parking sticker for yourself and day passes for your friends by contacting NUNA's volunteer parking coordinator, Sara Pietsch (sarapietsch52@gmail.com).

The City of Austin does not permit front-yard parking in NUNA. Park in the driveway or on the street to avoid fines. More information here: www.austintexas.gov/department/front-yard-parking.

Join NUNA!

North University Neighborhood Association (NUNA) has a meet up every other month. Check our website for more details: <http://www.nunaaustin.org/>

Your garbage bin, recycling bin and yard trimmings must be placed at the curb or in your alley by 6:30

a.m. on Friday. **All carts must be removed from the curb by 10 p.m. on Friday.** If neighbors are leaving their carts out over the weekend and they're getting in the way of your street parking, a friendly reminder will usually do the trick. If a problem persists, you can call 3-1-1. Any of us who leaves carts out past Friday can get cited and fined.

The sanitation trucks can collect only what's in the bins. So, your neighbors implore you not to leave plastic garbage bags on the curb. (Since the sanitation workers can't take them, they turn into party favors for raccoons and opossums.) If you find you're generating more trash than fits in your bins, please contact the City (using the link above) and they'll get you a bigger bin.

The City schedules bulky item and brush (tree and bush trimmings) collection from time to time. You'll get a postcard letting you know when one of these collections is coming up. Your neighbors will really appreciate it if you do not leave bulky items on the curb except during the designated collection period.

Many neighbors volunteer with party planning, park improvements, and other committees that contribute to the quality of life in our neighborhood. Your neighbors are great folks, and you'll enjoy meeting them. To stay informed, join our Yahoo Group at: Nuna-residents@yahoogroups.com.

We look forward to meeting you and welcoming you in person. In the meantime, enjoy your new home and reach out with any questions to your neighborhood officers.

Regards,
your NUNA Executive Committee

Contribute to the NUNA Newsletter!

We are interested in new and creative input to the NUNA Newsletter about goings on in the 'hood'. Both written material (e.g., restaurant reviews, new businesses that have sprung up, events in the Park like the Fourth of July parade and picnic) and photographs (e.g., dogs and their associated

humans, projects people work on individually) are very welcome.

These shared experiences are what make our collection of homes a community! We would like to urge everyone to participate! Submit written material or photos to our Editor, Brandon Tucker (brtucker@gmail.com).

Below are the due dates for your material for this 19-20 Year.

Date	Date Newsletter Submissions Due	NUNA Meetings
September Issue	September 9 - 11	Executive Committee Meeting
October Issue	October 14	General Meeting
November Issue	November 11	Executive Committee Meeting
December Issue	December 9	General Meeting
January Issue	January 13	Executive Committee Meeting
February Issue	February 10	General Meeting
March Issue	March 9	Executive Committee Meeting
April Issue	April 13	General Meeting
May Issue	May 11	Executive Committee Meeting - New Officers!



Shipe pool construction progress



Waiting for the next NUNA Newsletter

Seen and Heard

Compost bins

Did you notice a special, green delivery in mid-September? North University has been added to the city's curbside composting collection program, which is now going to 3/4-'s of city residents. The program collects food scraps, yard trimmings and food-soiled paper, and converts it into nutrient-rich compost. It's part of the City's "Zero Waste" goal to divert 90% of materials from landfills by 2040. Give it a shot!

El Patio is coming back!

The family-run eatery, in business for 65 years, closed earlier this summer but not for long. Shortly after the family decided to retire and close the restaurant, a group got together and committed to reopen the restaurant. It is expected to be open by the end of September.

Shipe Pool

Shipe Pool won't open for the 2019 summer season after all, but progress continues to be made. Our most recent drive-by saw the pools filled with water. The project's latest target date is "early fall," 2019.



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Douglas Plummer
35th St. Resident
NUNA Member
Managing Director of
Midtown Office of
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HYDE PARK & NORTH UNIVERSITY HOMES GALLERY



JUST LISTED

4310 AVENUE G

Ideal investment property in heart of Hyde Park. Vintage triplex on oversized lot just a half block from Shipe Park. 3/2, 2/2, 1/1 with total rental income of \$5,550/mo.

Listed at \$975,000



JUST LISTED

509 EAST 38-1/2 TH ST.

Located on quiet shady street near Hancock Golf Course. This 1939 cottage is ready for restoration and/or addition. 2 BR, 1 BA, 2 LIV, formal dining, detached garage.

Listed at \$525,000



LEASED

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.



PENDING

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



SOLD

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



SOLD

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



LEASED

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.



SOLD

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

Hyde Park & North University homes continue to be in high demand and are selling quickly! Call your neighborhood expert today for a complimentary market analysis and customized marketing plan for your property.

Suzanne Pringle

Broker, REALTOR®

512.217.1047

suzanne.pringle@sothebysrealty.com



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