



NORTH UNIVERSITY
NEIGHBORHOOD ASSOCIATION



Tis the political season

By Brandon Tucker, NUNA President

With the clocks moving forward and trees and flowers beginning to bloom, it's a marvelous time to be in Central Texas. With springtime in Austin comes more day light, SXSW, and for many of us, a heightened sense of political happenings.

Not only were state midterm primary elections held in early March, but locally, CodeNext's Draft 3 was released days after our previous general membership meeting.

First off, I would like to thank the two U.S. Congressional TX-25 Democratic Party runoff candidates, Chris Perri and Julie Oliver, for offering to take part in a brief neighborhood Q&A. My idea here was that prior to the primary, I saw a lot of yard signs in the neighborhoods supporting all five TX-25 primary candidates. Now that the field has been narrowed, those of you who supported someone else (or didn't get involved quite yet) may be curious to learn more about what separates these candidates in advance of the runoff election on May 22nd. I hope you enjoy it, and if so, we can invite the winner for a similar Q&A with incumbent representative, Roger Williams.

Back to local happenings and the saga of CodeNext...

At our last general membership meeting, we were fortunate to have our City Council Representative, Mayor Pro Tem

In This NUNA Newsletter

- A note from NUNA President Brandon Tucker...
- Minutes NUNA General Mtg 02/5/18
- "Mindless Morning Exercise" By Leoda Anderson
- F25 ZONING = Leftovers for NUNA? By Mary Ingle
- Q & A with TX-25 runoff candidates Chris Perri and Julie Oliver By Brandon Tucker
- The Hidden Impact: Commercial Up-zoning in CodeNEXT (3rd Version) and the Loss of Petition Rights
- Another successful It's My Park Day By Brandon Tucker

Slate of NUNA Officers 2017 - 18

Co Presidents

Brandon Tucker and Rick Iverson

Vice President

Steven Tomlinson

Secretary

Andrew Smith

Treasurer

Jan Moyle

Quadrant Leaders:

NE: Mary Ingle

SE: Dick Holland

NW: Randy Thompson

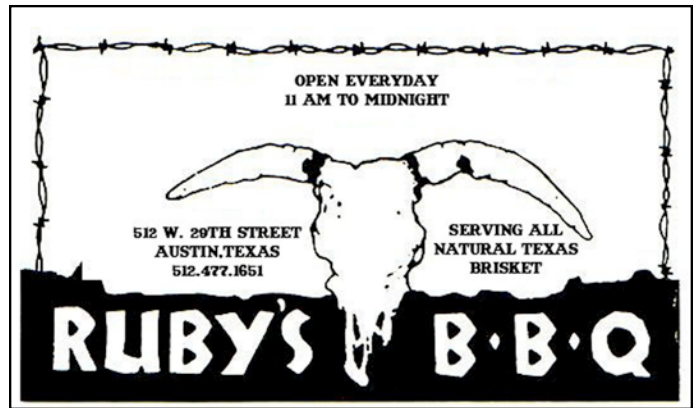
SW: Jim Creswell


Kathie Tovo. The neighbors in attendance addressed the concerns we've had with the CodeNext process to date. Many of the concerns certainly aren't unique to the neighborhood: a rushed process and an impossible-to-decipher code, and lack of faith in city staff to execute. More unique to NUNA is our NCCD, Aldridge Place Local Historic District, and how the new code converts the old code to ensure protection, not to mention how the code may impact enrollment at central-city AISD schools. To date, no one feels they have received sufficient answers (at least in writing) as to how our NCCD will convert to the new code, and MPT Tovo says she will continue to inquire with staff. You can read more specifics about some concerns with CodeNext in this newsletter.


The second item of interest to the neighborhood discussed with MPT Tovo was the city mobility proposal on "The Drag" to include, among other things, a dedicated bus lane. While neighbors didn't voice any clear or firm opposition to dedicated bus lanes, it was recommended to MPT Tovo that whatever does happen be constructed in a way so that it is easy to change (i.e., paint and not concrete).

Oddly enough, not long after our meeting, the City released their draft for mobility improvements, including the draft, and dedicated bus lanes were not in the recommendations for Guadalupe. These items will not be voted on by council and will be implemented as determined by the city using 2016 Mobility Bond funds. You can read about the Guadalupe plan in detail here: <http://www.austintexas.gov/CorridorMobility>

In other news, you may be noticing a re-stripping of Speedway's bike lanes that includes a greater buffer between bikes and cars, as well as the new sidewalk on the north side of 34th street (and the sidewalk along speedway was redone in many spots too). Infrastructure updates are certainly taking place in our neighborhood, so we hope you ride or walk and enjoy them while the weather is wonderful. See you around NUNA.

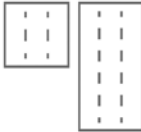


 **UTCEC**
MICROFARM'S
RENT-A-PLOT



Raised bed garden plots available for rent to students, faculty, and staff of UT.

*Located @ Whitaker Intramural Fields
W 51st and Guadalupe*



Rental Rate: \$15 for a 4'x 8'
\$10 for a 4'x 4'

Rental Period: February to the end of the Fall 2018 semester

**Email: microfarm@utenvironment.org
for a reservation!**

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: _____

Telephone Number: _____

E-mail Address: _____

Minutes NUNA General Mtg 02/5/18

Question and Answer session with Mayor Pro Tem Kathie

Tovo

-CodeNEXT. New maps and code will be issued in one week. NCCDs exempt from changes. Local Historic Districts protected by ordinance. If NCCDs reference old code, and old code is going away, what is the impact. In third draft, more time is allocated for comments. Improvements to Watershed. Impervious cover limits not changing.

-Guadalupe changes. Remove on street parking. 2 protected biking lanes. 2 transit lanes. 2 car lanes. Currently not going before council.

-Swimming Pools. Good master plan. Added requirement for Council Approval prior to closing pools.

Barton Springs may benefit from hotel/motel tax.

It's My Park Day

-Saturday, March 3. Mulching new growth trees in Hemphill/Adams park. Starting 9am. 2 to 3 hours.

Nomination Committee

-Co-Presidents: Brandon Tucker/ Rick Iverson

-Vice President: Mike Markum

-Treasurer: Jan Moyle

-Secretary: Andrew Smith

-Quadrant Leaders:

Executive Committee nominations approved.

Columns

-Raising money required. Need to gain possession of columns from city, which requires surveying and insurance.

“Mindless Morning Exercise”

By Leoda Anderson

Have you ever mulled over and marveled at the idiocy of some mindless action of yours in your life? Not hard to recollect a few, is it?

One episode comes readily to my mind. It happened in New Orleans. Our apartment, on the second floor, had two flights

*Remember, you're
selling your home,
not your sanity.*

THE GILL AGENCY

Because of our **unique marketing**, we routinely sell our listings **faster** and for more money than other brokerages in town.

Since we live in the neighborhood, we **understand** what makes it special and can convey this to buyers.

We have 20+ years of marketing experience & 10+ years as **Multi-Million Dollar Producers**.

We offer **creative**, unparalleled sales strategies for your home.

We love “history” and know buyers do too – let us help **research** and **craft** your home's story!

CONTACT US TODAY

512.217.0674 | TheGillAgency.com

Eileen Gill, Broker, ABR, GRI



Find Yourself in Austin™

NORTH UNIVERSITY NEIGHBORHOOD ASSOCIATION

GENERAL MEMBERSHIP MEETING

The location for the meeting is:
Sparky Park

AGENDA

I. Call to Order

II. Guests :

Austin Mayoral candidate **Laura Morrison**

III. Topics

- CodeNEXT
- Guadalupe corridor proposal
- Other items of interest.

IV. Reports:

ANC **Mary Ingle**
CANPAC
DRC **Steven Tomlinson**
Parks **Douglas Plummer**
News letter **Abby Tucker**
Treasurer **Jan Moyle**
Quadrant Leaders Reports
Red River Music District Pilot
CodeNEXT

V. Old Business: Aldridge Place Columns

VI. Items for Action: None

VII. Events: It's my Park Day March 3rd.

VIII. Adjourn

of steps to the ground, one in front, one in back, both with roofed, railed landings at the top.

One morning, glancing out a living-room window, I saw a man, his back toward me, crouching on the top rail, reaching into the eave of the landing's roof, where pigeons were wont to nest, brood, and bring forth their young. What was he after? Pigeon, eggs, squabs, for a meal maybe?

As I opened the door, I was saying, "Just what do you think you're doing?"

At the sound, the man jumped down from the railing to the ground (a good 10 feet) and took off running.

Without thinking, I scuttled down the steps and took after him, keeping him in sight, block after block after block.

When, in passing, I noted with surprise that we had gone as far as Apricot Street, and though he was still in sight, I stopped running. I stopped to think and asked myself, "Just what do you think YOU are doing?"

Even if I caught up with him, which was not likely, what then? Would he stand still long enough to explain what he was up to? Hah!

So I turned around and walked back home, where I examined the prints his jump had made in the soft moist ground. Several inches deep they were. He was lucky. He could have landed on the sturdy bush growing alongside his prints.

F25 ZONING = Leftovers for NUNA?

By Mary Ingle

Have you ever opened your refrigerator and not known what to do with the leftovers: a rickety box with a couple pieces of pizza, an uneaten half of a congealed chicken and bones, a couple of dead carrot sticks, and a carton of indiscernible glop from a couple of nights ago? This seems to be what the City did with the F25 category, under CodeNEXT Draft 3.0. Either they did not know or care about how to fix the leftovers and lumped together all these unrelated properties into the F25 zoning category. The proposed F25 category can be found at 23-4D-8080.

F25 excludes from the new zoning rules under CodeNEXT a hodgepodge of properties ranging from PUDS (Planned Unit Developments) to NCCDs (Neighborhood Conservation Combined Districts), PDAs (Planned Unit Agreements), Regulatory Plans, specifically “identified” COs (Conditional Overlays) and other mishmash (ordinances and agreements), all leftovers! These seemingly unrelated categories are all smooshed into F25, with the Director being able to publish a guide with information about the regulations for these properties. This will be available online. When? **The stated purpose of F25 is to rezone all the properties “over time”.** The Director is given great latitude with F25 zonings ranging from soup to nuts (PUDS, NCCDs, PDAs, etc.).

Compatibility Standards will apply to these properties if they are regulated under the old code (Chapter 25-2), but, if a new zoning is requested, the property must come into compliance with the new code (Draft 3.0). This type of compliance presents an unknown. What new zoning category will be the appropriate fit since there is no equivalency chart from the old code (Chapter 25) available? Furthermore, there would be no reason for an investor/applicant to retain their old zoning if a new category has more entitlements. This is type of compliance process will function like a stack of dominos; your neighboring lot is the subject of a rezoning application and magically changes to another “compliant” category in the new code. Then, the whole block follows suit like falling dominos.

F25 is another Trojan Horse. The F25 zoning policy is to “rezone properties within the F25 zone”, because it is the will of the City to eliminate gradually PDAs, NCCDs, PUDs, and COs.

F25 properties are truly the leftovers to be thrown away. Why is this important to the North University Neighborhood and what are the implications of F25 zoning here?

Our neighborhood, **North University**, along with Hyde Park, North Hyde Park, and Fairview in Travis Heights, have special stand-alone zoning ordinances called NCCDs- Neighborhood **Conservation** Combing Districts. This

NCCD designation makes a lot of sense when applied to older neighborhoods, because it can make redevelopment specific to a parcel of property, which usually causes a more flexible result that is compatible with an older area of Austin. It is a type of conservation that is used in other cities in Texas. We spent much time and money from NUNA residents for crafting the NCCD in 2004; it is too costly and precious to just throw away like” leftovers”, if that is the will of the city.

Unfortunately, in the latest draft of the zoning code (CodeNEXT), our neighborhood has been rezoned F25. What does F25 mean? Does it respect and capture the intent of the NCCD? Will we retain our old zoning in Chapter 25 of the old code? The mapping of our neighborhood in draft 3.0 doesn’t indicate that. What happens when a change is made to the zoning on a parcel within the NCCD? This new code section does not say that the new code does not apply to the NCCDs. These questions need to be answered before any adoption of a new code is made by the City Council. As far as the timing for input goes at the land use boards, April 28, Saturday and May 1, Tuesday have been selected for citizens to voice their concerns with the code. This may be the last time before the land use boards vote on this draft. Draft 3.0 is slated to arrive at the City Council sometime in June for a vote on first reading. This seems rushed and imprudent due to the numerous errors and unanswered questions in this new draft. Stay tuned.

Q & A with TX-25 runoff candidates Chris Perri and Julie Oliver

By Brandon Tucker

If you live in North University, you are a member of U.S. Congressional District 25. It is one of the more curiously drawn electoral maps and stretches from San Marcos all the way up to Fort Worth. Our current congressional representative is Roger Williams (R).

The Texas primaries for November’s midterms were recently held and there were five Democratic candidates on the TX-25

ballot looking to challenge Williams. Texas law stipulates that 50% is needed to be declared a winner in an election, and so the top two vote-getters in the primary now head to a primary runoff election.

EARLY VOTING FOR THE RUNOFF TAKES PLACE



PAW PAUSE
Full Service Pet Staycations

Dolly Ensey
Certified Treat Dispenser

Tail Wag Ratings Available

512.553.6729 pawpausepets@gmail.com

MONDAY, MAY 14TH — FRIDAY, MAY 18TH, AND THE VOTE TAKES PLACE MAY 22ND. LAST DAY TO REGISTER TO VOTE IS APRIL 23.

We reached out to TX-25's runoff finalists, Julie Oliver and Chris Perri, and asked them four identical questions to help undecided voters learn more about them. Please follow them both on Twitter — they are fun follows — or find their campaigns Facebook or visit their websites, as well as follow our incumbent representative, Roger Williams.

I encourage everyone to ask your friends if they know who their representative is (both federally and state level). I've been a bit shocked to ask this question to many Austinites only to be told they don't know who their reps are. (full disclosure: I didn't really learn who my reps were until a few years ago).

Once the primaries are held, we can invite Representative Williams to do the same with the Democratic nominee.

A huge THANK YOU you to the candidates for taking time out of their manic schedules to answer our neighborhood's

questions. (Editor's note: we asked for 250-word maximum answers to each question. While each candidate did go a little long, their total word counts were within 13 words of one another, so we left their answers unchanged.)

NUNA: Since their landslide victories in 2008, Democrats have lost their majorities in the house and senate and the executive branch. Much of the policy made during this time is being unraveled. Trust in government is very low across the country. How did the party get here?

Chris Perri: The Democratic party has not done a good job of messaging our core values: government of the people & ensuring that everyone has an opportunity to succeed. We bailed out the banks after the housing crisis but didn't do anything to help the people who lost everything. Considering that wealth is concentrated in the hands of the very few, it shouldn't be a surprise that working families have become disengaged. In a nutshell, elected officials have been serving their donors instead of their constituents, and the Republicans have successfully harnessed the energy of people's unrest with their divisive, racist rhetoric. Meanwhile, the Democratic Party has messaged various policy solutions instead of putting a finger on the pulse of what keeps Americans up at night. The hallmark of the current progressive movement is identifying the root cause of the problems in this country (systemic rot in our government caused by Big Money in politics) and offering a unifying vision of government "of the people, by the people, and for the people." This is the winning message and the pathway toward restoring our democracy.

Julie Oliver: Simply put, we haven't shown up. Democrats haven't done a good enough job of going out and listening to so many of our fellow Texans - whether we're talking about communities of color, or Latinx Texans, or rural Texans. By taking these communities for granted, our state has been dominated by dangerous ideologues who want to divide us by

Yost Auto I
5415 N Lamar
(512) 374-9678



Yost Auto II
6517 N Lamar
(512) 452-9678

Can you tell the difference between these
2 road trippers?

Richard Head



Michael Hawk



Without a Yost Trip check

Answer

With a Yost Trip Check

\$99 Trip Check
&
Tire Rotation

This coupon is good for one less
worry on your next road trip
adventure.

This week's special 7/17 - 7/21 when you mention this ad.

YOSTAUTO.COM

spreading fear, and anxiety, and mistrust.

But that frustration with Congress, with its dysfunction and toxicity and gridlock - how do we explain that? Gerrymandering is just part of it. The obsession with re-election at all costs - including one's personal integrity and our kids' safety - is just part of it. Unaccountable dark money and big corporate money polluting our elections and the halls of Congress is arguably the biggest part of it. And that's something I am totally committed to removing from our elections and government - which is why I'm refusing all PAC money, and I have real, implementable solutions to end it.

But the fact is, once we change how we do government, and once we stop the practice of electing Congressional leaders who only serve corporate donors, we still have to be willing to go and meet people where they are, to sit down and have a conversation as human beings and listen to them - whether they're a Republican, or Democrat or independent



**ARBOR
CAR WASH
& LUBE CENTER**

ARBORCARWASH.COM
3120 GUADALUPE ST.
(512) 451-2696

10401 JOLLYVILLE RD.
(512) 346-8050

Express w/ Tires & Wax \$14
Express w/Tires \$10

\$10 off
OIL CHANGE
Includes FREE full service car wash



Most cars. Synthetic or bottles oil and specialty filters extra. With coupon. Not valid with any other offer.

FREE
FULL SERVICE CAR WASH
With purchase of state inspection



With coupon. Not valid with any other offer.

\$10 off
OIL CHANGE
Includes FREE full service car wash



Most cars. Synthetic or bottles oil and specialty filters extra. With coupon. Not valid with any other offer.

\$5 off
**ANY FULL SERVICE
CAR WASH**



With coupon. Not valid with any other offer.

or they don't vote. Because that's the only way we're going to have a Congress that is worthy of the people it purports to serve.

NUNA: TX-25 is famously and shamelessly gerrymandered, and Austin is just a small slice of the district. What leads you to believe that your message can resonate with voters beyond Austin and make this seat more competitive than years past?

CHRIS PERRI: My message about restoring government accountability (campaign finance reform, ending partisan gerrymandering, strengthening our anti-corruption laws, and breaking up the corporate monopolies that have hijacked our economy and democracy) transcends party lines and the rural-urban divide. This message permeates all of the other issues (health care, environment, education, gun-violence prevention, etc.). It identifies why our elected officials don't

care about their constituents and, instead, serve the needs of corporations and special-interest groups like the NRA. Here's a story that illustrates how the message works outside of Austin. A few weeks ago, after a candidate forum at a restaurant in Copperas Cove ended, one of the servers, Suzanne, asked to speak with me. "You stood out," she said. "Your message of We the People uniting to bring effective representation for everyone – that means something to me. I've never voted before, I'm not registered to vote, and I'm not a Democrat or a Republican. But I want you to win." Our exchange re-affirmed why I'm running for Congress. I want to help make the lives of all Texans better, and that starts with uplifting the voices of people like Suzanne. Our message gives her reason to believe that there's a brighter future ahead. It's a future where representatives actually listen and respond to

STARTS MARCH 29th



LET US COOK FOR YOU EVERY THURSDAY 5-8pm

Scratch-made hot entrée with a rotating selection of fresh, deli-made sides for just \$5. Enjoy in-store and patio seating at both stores, or take it to go!

OUR
Locations

3101 GUADALUPE
512-478-2667

4001 S. LAMAR
512-814-2888

OPEN DAILY: 7:30 AM - 11 PM

WWW.WHEATSVILLE.COM

 instacart

WHEATSVILLE
FOOD  CO-OP

the needs of their constituents, ensuring a fair opportunity for everyone to succeed. Suzanne said she'll register to vote in the general election if I win the primary.



JULIE OLIVER: I was born poor. I grew up in South Oak Cliff and when I was 11 we moved to a rural community called Ovilla. At 17, I ran away from home and got pregnant, had to depend on Medicaid for prenatal care, and managed to put myself through college and law school with a young family. I took care of my mom as she struggled with a chronic disease for the last 15 years of her life. And I'm taking care of my dad now.

I've seen how my story resonates with everyone we meet - whether it's in Bureson or Wimberley, Glen Rose or Lampasas, or right here in Austin.

That's why we won in every single one of the 12 rural counties that comprise this district outside of Travis.

In Cleburne, at a restaurant in one of the reddest parts of this district, I remember meeting Monica. She was a 24-year-old Latinx waitress, single mom, who had never voted, wasn't registered, because she didn't see the point - until I was able to share my story with her. At the end of our talk, she asked me

where she could register to vote, and where she could get her 13 coworkers registered to vote as well.

In Bell County, I remember talking to Brian, a retired vet who had voted for Trump because he just feels like politicians don't care about people like him. His wife is an epileptic, and her medications are \$2000 a month. Without Tricare they don't know what they'd do. When we talked about universal healthcare, and when we got the politics out of it and just approached it from the standpoint of a basic human necessity, Brian decided then and there that he was ready to believe. He's supporting our campaign.

We're going to keep on traveling up and down and across the entire length and width of District 25, visiting every single one of the 13 counties in the district, and listening to everyone we meet. And that's how we're going to win in November.

NUNA: Based on what you've learned about your runoff opponent thus far in the primary campaign season, in what ways is your platform and expertise most different from one another?

CHRIS PERRI: I respect Ms. Oliver's focus on the nuts-and-bolts of individual issues, such as health care finance and taxation. However, my message focuses on the root cause of our country's problems and what connects all of the issues: Big Money in politics, which has robbed Americans of a true Democracy. While I also have the policy skills with my master's degree in economics and background practicing federal law, the way we're going to win this election is messaging the core progressive value of returning our government to We The People. This is why I've been endorsed by local elected officials Kendall Pace, Leslie Pool, Jeff Travillion, and more, along with a diverse group of organizations, including the Austin Chronicle, Texas AFL-CIO, Education Austin (AISD teachers' union), Our Revolution-Texas, Austin Tejano Democrats, Stonewall

Democrats of Austin, Austin Democratic Veterans, University Democrats, Austin Young Democrats, and Wimberley Indivisible. Further, this is an issue that transcends party lines and can motivate those who've become jaded by the system. I genuinely believe most Texans want the same things: a government we can trust and a fair opportunity to succeed. If we message this way, we will win in November. Also, I walk the walk of progressive values, as I've been a community leader in Austin, establishing a pro bono law clinic at UT in 2014 that's helped hundreds of people clear wrongful arrests from their backgrounds so that they can get jobs and housing. Based on this work, I earned the Excellence in Public Interest Award for private-practicing attorneys in 2016. While I respect Ms. Oliver, it's notable that she described herself in the Austin American-Statesman as a "recovering Republican" and in the Killeen Daily Herald as a "centrist Democrat." We've lost too many elections with these types of candidates, and the current climate calls for a uniting, yet boldly progressive message. Lastly, while Ms. Oliver has spent her career working on behalf of one of the largest corporate hospital monopolies in the country (HCA), I've dedicated my life to fighting for individuals. More than ever, we need an advocate to fight the trampling of our constitutional rights in Washington, D.C.

JULIE OLIVER: I'm the only candidate running on a truly progressive platform with *real, implementable* solutions - whether it's getting big, corporate money out of the halls of Congress, or fighting for our public schools, or keeping immigrant families together, or common sense legislation aimed at America's most urgent public health crisis, gun violence, or equality under the law for everyone.

And if we're serious about getting healthcare for all, I'm the only the candidate with the experience, qualifications, and expertise to help get us there.

This isn't something you want to learn in the car on the

way to the debate. We have to own it. And we have to have implementable, actionable, sound solutions that we can propose to win people over to our vision of an America where everyone can see a doctor, afford their prescriptions, and get the healthcare they need without having to worry about crippling medical debt - pre-existing conditions or not. I'm also the only candidate who actually has experience crafting legislation -- complex tax legislation that I had to craft on a bipartisan basis. In 2003 I co-wrote the Texas motor fuels tax legislation, which brings millions of dollars into our state, much of it for infrastructure and roads, but a portion of which is set aside for Texas' badly underfunded public education.



I'm the only the candidate who can win in November. If we're going to win in November, we won't be able to coast on Travis county alone - and I outperformed my opponent in every one of the 12 rural counties in this district, several by a significant margin.

NUNA: Should you make it to Washington, what issues facing our country do you believe you will be able to make the most headway on?

CHRIS PERRI: 1: Lack of representation: Roger Williams puts donors before voters and refuses to hold town halls to listen to the concerns of his constituents. This lack of

representation creates voter apathy. Government reform is necessary to restore accountability and transparency in our elected officials. This includes ending partisan gerrymandering, campaign finance reform, and anti-trust regulation to break-up the corporate monopolies that have hijacked our democracy.

2. Income Inequality: While Donald Trump and Roger Williams praise their tax cuts as bolstering the economy, the problem is that most people aren't sharing in these gains. We lose 5% of economic growth every decade because the bottom 20% of wage earners can't realize their potential. Investing in education, reviving the FDR-era Public Works Administration to create well-paying jobs for infrastructure projects, instituting a universal living wage, and removing the loopholes from our tax code are a few of my ideas for addressing the wealth gap.

3. Health Care: Over 80,000 people in District 25 do not have health insurance coverage. This is unacceptable. Universal, affordable, and quality health care is a basic right. The #1 cause of bankruptcy in this country is medical debt. When people are sick, they should be focusing on recovery, not the crushing costs. Also, people can't reach their potential when they're ill, and too many have to choose careers based on health-care benefits instead of following their passions. Moreover, universal health care makes economic sense because preventing an illness is far less costly than a life-saving operation. Because of the waste of the for-profit insurance system, I'm in favor of Medicare-for-All as the most cost-effective method of delivering universal health care. We also must break-up the corporate hospital and pharmaceutical monopolies in order to lower costs, increase market competition, and restore our freedom of choice in our health-care system.

JULIE OLIVER: We can get a lot done. But it's time to

stop making excuses. It's time to start electing women. We pass more laws, we bring more money home to our home districts, and we craft more legislation that specifically benefits women. We have a horrific maternal mortality crisis in Texas - pregnant moms are dying, and black moms are dying at three to six times higher rates. That is wrong. Ending the ideological attacks on women's reproductive health is not just a healthcare issue - it's a social justice issue. And let's remember - who is at the forefront of the Black Lives Matter movement? Who was pivotal in changing the culture around drunk driving and saving hundreds of thousands of lives? And has stood up to the gun lobby?



CALL 512-716-0307 TO SCHEDULE YOUR FREE CONSULTATION

JUST BRACE IT.

ORTHO 360

ORTHODONTICS IS OUR SPECIALTY
FREE CONSULTATIONS AND X-RAYS
FUN FRIENDLY STAFF
FREE WIRELESS UPGRADE
WE TREAT ALL AGES
FLEXIBLE NO INTEREST FINANCING
3 LOCATIONS TO SERVE YOU (38TH 1/2, AVERY RANCH, BASTROP)

DR AMBER BURGESS & DR STANTON HENRY WWW.ORTHO360.COM

Moms. Moms know how to work together to get things done. Imagine Congress legislating from the heart of a mother. Our legislative priorities don't involve wars, and walls, and separating families. We're going craft legislation that brings good jobs to our communities, that ends the mass incarceration crisis, that ensures that everyone gets healthcare,

that our public schools are funded and our kids are safe, and that women's health finally becomes a priority. There's so much we can achieve once we take back the House - we just have to make the right choice in May.

The Hidden Impact: Commercial Up-zoning in CodeNEXT (3rd Version) and the Loss of Petition Rights

While time constraints imposed by the City process have prevented the called-for exhaustive examination, the review to date reveals something that is sometimes overlooked: CodeNEXT intensifies commercial zones in and around neighborhoods. For some communities and schools, the up-zoned commercial uses will have an even more significant impact than the residential up-zoning.

Today, before a property can be rezoned, nearby property owners have the right to receive notice and an opportunity to be heard on that specific case before the City Council. If the owners of 20% of the property within 200 feet of the subject tract object to the proposed rezoning through a petition, the application requires a super-majority vote of the City Council for passage. This provision originates with State law and is intended to assure that a proposed rezoning, to which objection is made, is clearly in the public interest.

CodeNEXT is designed to reduce neighbors' rights to file a petition with the Council in opposition to zoning changes. The City seeks to do this in two ways.

First, the City has taken the position that citizens have no petition rights in connection with the adoption of CodeNEXT even though CodeNEXT represents an extensive rezoning of thousands of properties across the City. Second, CodeNEXT has lowered the standard in many zoning districts, requiring only a conditional use permit (CUP) or an administrative minor use permit (MUP) for an array of land uses that today need a zoning change. There are

no petition rights in connection with CUPs and MUPs.

2 It must be understood that CodeNEXT itself represents a widespread up-zoning of commercially zoned properties in and around neighborhoods and schools across the City. The existing six commercial zoning categories closest to neighborhoods, NO, LO, GO, LR, GR, and CS, have been eliminated in CodeNEXT and replaced with eleven Mixed Use and seven Main Street zones. CodeNEXT essentially removes the Neighborhood Office (NO) and Limited Office (LO) officeonly zones by combining them with retail uses that are now restricted to more intensive zones. These new zones allow incompatible higher traffic-generating uses (e.g., banks, restaurants, commercial services, doctor's offices) – even near residences and schools – where they do not exist today. Furthermore, CodeNEXT also broadly authorizes or facilitates the location of bars, bar districts and micro-breweries on commercial properties near – even adjoining – residences without the zoning change, petition rights and public hearing process that would be required today. The CodeNEXT Map even permits “adult entertainment” establishments (adult movie theaters, book stores, novelty shops, etc.) near single-family residential areas where they are not currently allowed.

CodeNEXT compounds the negative impact of the new intensive commercial zoning by increasing the street traffic and the need for parking, while at the same time decreasing the parking requirements by 20% to 60% or more. For example, bars, restaurants, and retail stores up to 2,499 square feet could locate along neighborhood corridors with MS zoning with no required parking. The result would be more commercial traffic and commercial parking on adjoining or nearby neighborhood streets. Accordingly, in analyzing the effect of CodeNEXT, it is critically important to look at how CodeNEXT rezones commercial uses in neighborhoods, around neighborhood schools, and across the City. Thousands of properties would be up-zoned simultaneously, and neighbors are not going to get

the same opportunity to be heard on individual properties during the CodeNEXT process as they would in a regular zoning case. And, it appears that the City is going to try to 3 deny neighbors their right to petition against these zoning changes during the CodeNEXT process. After CodeNEXT, neighbors won't have petition and/or Council hearing rights on new more intensive uses requiring only a Conditional Use Permit (CUP) or a Minor Use Permit (MUP) designation. In summary, CodeNEXT is attempting to up-zone commercial property under the radar while at the same time to downzone neighbors' opportunity to be heard and to protest with a petition. This is the hidden impact of CodeNEXT. Disclaimer: While the contributors to this overview made a concerted effort to be accurate, given the code draft's complexity, ambiguity and the limited time afforded by the City for review, there may be errors or misunderstandings herein. The reader is encouraged to check statements in this document against the draft code, its amendments, and additions.

Scene & Heard: NUNA Edition

- Highly anticipated GUILD restaurant opening at 38th & Lamar – \$\$\$ but looks delicious!
- New & improved bike lanes on Speedway from 31st to 38th streets
- Neighbors gathering at Hemphill for an impromptu picnic dinner in the park
- Janet Beinke adding some finishing touches to Its My Park Day trees
- Lily, the mayor of Aldridge Place, sniffing around the hood
- Luna, the terror of Aldridge Place, unleashing her barking fury on unsuspecting passerby

Another successful It's My Park Day

By Brandon Tucker

On the first Saturday of March, the neighborhood held our annual springtime It's My Park Day. We had a great turnout of neighbors come by mulch the baby trees in Hemphill Park that were planted just over two years ago. We also mulched some of our mature trees as well.

We'd like to thank neighborhood businesses Trudy's, Starbucks and Wheatville Co-Op for their annual donations of breakfast tacos, coffee, juices and snacks, all necessary fuel to keep us going through lunchtime. We'd also like to thank the City of Austin Parks Department and Austin Parks Foundation for helping organize not only our neighborhood but parks across the city.

Special thanks to Janet Beinke and Jim Creswell for taking the lead on coordinating the event!

And lastly, thanks to all of you who pitched in to help mulch and to all of you who spend time in our parks. We've provided some images from the event as well as families enjoying the park on a pleasant spring evening (before the bugs come!)



Community coming together for It's My Park Day!



It's My Park Day--working hard.



It's My Park Day--community planning.



It's My Park Day--community coming together.



It's My Park Day--enjoying the fruits of our labor.



RECENTLY SOLD BY
LIN TEAM, OLD AUSTIN REALTOR®
LANDMARK PROPERTIES

VintageAustinHomes.com
512-472-1930 LTeam@austin.rr.com



*Douglas Plummer
35th St. Resident
NUNA Member
Managing Director of
Midtown Office of
Independence Title*

*"Do my neighbors know they
can choose a title company
right next door?"*

Next time you buy, sell or refinance a property, request your trusted neighbor, Douglas Plummer, with his Midtown office. Before signing your contract, please ask your real estate agent to request Doug's office.

Conveniently located in your neighborhood, and with years of qualified experience, the Midtown office of Independence Title, will make sure you have a smooth closing.

 **Midtown
Ishmael Law Firm, PC**
an attorney fee office of Independence Title

512.459.1110 | www.MidtownTitle.com
3009 N. Lamar Blvd. | Austin, TX 78705
douglas.plummer@ilawpc.com

HYDE PARK & NORTH UNIVERSITY HOMES GALLERY



4211 AVENUE F

Spacious 1923 Victorian house plus garage apartment on oversized lot, 75' x 125'. House has 4 BR, 3 BA, 2 LIV, screened porch. Apartment is 1 BR, 1 BA. Bonus workshop.
Listed at \$1,150,000



3502 RED RIVER STREET

Tucked away down a private drive, this traditional style luxury townhome has 3,186 SF with 3-4 BR, 3 BA, 2 LIV, 2-car attached garage. Hardwoods, fireplace, two decks.
Listed at \$649,000



4506 AVENUE C

1910 Folk Victorian with many recent updates— foundation, roof, plumbing, wiring. 2 BR, 1 BA plus detached 1 BR/ 1BA casita/guest house.
Listed at \$459,000



4521 AVENUE D

Rare opportunity— residential lot for sale in Hyde Park. Design and build your dream home on this beautiful tree-lined street. Lot size 53' x 131'. Property backs up to creek.
Listed at \$399,000



2311 SHOAL CREEK BLVD.

Former home of Gov. Ann Richards. 1949 Mid-century modern architecture near Caswell Tennis Courts. 3,000 SF 3 BR, 2 BA, open floor plan, beautiful yard, .384 acre lot.
Listed at \$989,000



4809 AVENUE H

Two adorable homes on one lot. Main house is 3 BR, 2 BA, with new kitchen & baths. One-story guest house has 1 BR, 1 BA. Ideal for rental or extended family.
Listed at \$649,000



4009 AVENUE D

Classic 1925 Hyde Park bungalow in heart of historic district. 2 BR, 1 BA, updated kitchen and hall bath, utility porch. Wood floors throughout. One-car garage.
Listed at \$529,000



4202 AVENUE C

Cute 1920s Hyde Park bungalow featuring 2 BR, 1 BA plus separate 1 BR, 1 BA garage apartment. Both have hardwood floors and many recent updates.
Listed at \$529,500

The 2018 real estate market is off to a great start. 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



Kuper

Sotheby's
INTERNATIONAL REALTY

