



President's Note

By Lynn Marshall, NUNA President

What is a neighborhood? And why is it important?

Definitions abound. The Cambridge Dictionary defines a neighborhood as “an area with characteristics that make it different from other areas...” National Geographic, dialing their focus down to the small and personal unit of geography, says a neighborhood is “an area where people live and interact with one another. Neighborhoods tend to have their own identity, or ‘feel’...”

These definitions fit North University Neighborhood to a T (hereinafter abbreviated NUNA, even though technically NUNA is North University Neighborhood Association, but NUN doesn't work). Yet they still don't get to the heart of what a neighborhood is and why neighborhoods are important. Why people vigorously defend their neighborhood from outside forces that would tear it apart. Why it is a place that is comforting in its sameness though constantly changing and renewing itself. Why the word “neighborhood” may be definable but a real living, breathing, growing and changing neighborhood is indefinable, though identifiable -- as Supreme Court Justice Potter Stewart said of something entirely different, “I know it when I see it.” Anyone who lives in NUNA (and other

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real neighborhoods and not those planet Camazotz conglomerations of rigid uniformity where the streets are named for what was eradicated to make room for the Sea of Sameness) “knows NUNA when they see it.”

This past weekend (mid May), as I separated milkweed seeds from their white petticoats, my untethered thoughts meandered around on such disparate topics as: the inviolable relationship between monarch butterflies and milkweed; the Carolina wrens booting their young from the birdhouse behind me; my cat, who knows more people in the neighborhood than I do (and who, I am told, has been giving ad hoc demonstrations on stress relief to students in the throes of finals, though I doubt they actually use his technique of rolling on the feet of passersby while purring and demanding ear scratches and tummy rubs). And our inimitable neighborhood.

North University is a place of life, of vibrancy, of

spots that hint of the old wildness that was here before the city arrived to cut the land into mostly straight-sided shapes and channelize the creeks. It is a tidily untidy place where toad frogs and fireflies and more than a few “persons of eccentricity” coexist. It is a neighborhood of mixture, like those refrigerator stews you make to use up the mystery leftovers – always different, never the same twice, and occasionally a bit pungent. Green-haired girls live next to frat boys across the street from ranchers beside legislators alongside film buffs near historians down the road from architects, across the creek from economists, up the road from doctors, philosophers, lawyers, insurance agents, real estate agents, stockbrokers, businesspeople, teachers, seminarians, immigrants, authors, skateboarders, bakers, baristas, retirees, nannies, teachers, restaurateurs, students, philosophers (both ancient and modern – would someone please explain Plato and Schopenhauer to me?), designers, tailors, dog lovers, cat lovers, sourdough bread makers, questioners, wanderers, and verging-on-eccentric-I’m-never-leaving-this-place women with cats.

Students live here because they want to live in a neighborhood, not a student lifestyle ghetto that bills itself as “Where the apartments are rising, and the music is pounding.” They too want a broader community that is not narrowly age-stratified. That’s why during Snomageddon the 20 year old tattoo artist came down and pounded on my front door – he wanted to know that the older lady at the corner was okay. And why students who take the starts of the pothos that I put out on the corner with a Free! sign leave notes. Connection. Continuum. Same for the rest of us who have resisted the siren song of the over-55 retirement utopias that offer a child-free age-stratified life on the golf course on the other end of life. Families live here because NUNA is a safe place to raise kids and has good schools. NUNA pretty well runs the gamut on all fronts.

GENERAL MEETING AGENDA*
JUNE 6, 2022 6:30 PM - SPARKY PARK

Welcome

NUNA business

Updates on neighborhood issues

(Right of Way, VMU, Compatibility Standards)

Presentation: Neighborhood creek cleanups & climate change

Eileen McGinnis, North Loop NA

New/Other Business

Announcements

*(subject to change)

So NUNA is special. And it is worth going to bat for. And a vigorous defense of the place we call home is on the horizon (heck, the attack and defend tango had been going on here for a long time). We know that change will come (“You people are afraid of change!” is the battle cry of the passionate developer hoping to unhorse us, to make us leave and free up the real estate). We do know that change will come. It always does. It is part of the natural cycle of life. But we want the right kind of change, not financialized outside-in change imposed on us for the benefit of people who dwell elsewhere (and probably not in a great neighborhood like NUNA – they just want to pave paradise and put up a parking lot). Several venerable century-old elm trees in the neighborhood are dying. Time and drought and heat have taken their toll. But when they are gone, they will make room and something new will sprout there. Just as when people move or pass away and new people take their place.

The vibe shifts a bit (or a lot, depending on how loud they play their music as they seek fame and fortune in the rock and roll pantheon).

These are organic changes, changes that take place at the speed of NUNA, of human life. What is not organic or of human scale or timeline are the multiple and accelerating pressures from the tsunami of global investment capital – it cares not whether we like our neighborhood or not. It wants our land because it wants to build big and tall and fast and expensive and take its profits and go home. Also not organic are the plethora of tax-incentive projects that are perpetually touted as being for our betterment but which are simply another way to incentivize turnover.

So why are neighborhoods important? Why is NUNA important? Because people and place are important. Because relationships to other people and to places matter. Because “we” as a part of a larger unit are different and can accomplish different things than “I” as a separate individual can. Because they give us a place to be grounded and a place to launch from. Because they are something that each of us, whether we live here for a semester or for a lifetime, has helped create. And in turn it has helped create each of us going forward.

Rust never sleeps. Big forces are bearing down on NUNA and our neighboring-hoods.

The proposed Orange Line train to move people from the fringes to downtown and back is threatening homes, neighborhoods, and businesses up and down Guadalupe. Dirty Martin’s, the small-and-local business icon that is a mainstay of UT and Austin life, is on the chopping block because the Orange Line track, the City tells us, must curve right where some of the world’s best burgers have been flipped for nearly 100 years. Wipe out that history. Who needs cultural depth and continuity? The Orange Line would also severely impair crossing from one side of Guadalupe to another. Residents are concerned,

to put it mildly, about the gross impact of this \$7 billion (and counting) project. We’ve suggested a tunnel. The powers that say in can’t be done. Hey, Elon! Let’s have a boring conversation about this.

The Hemphill Park flood control project to mediate the increasing runoff from all the upstream impervious cover is moving slowly.

The Austin Strategic Mobility Plan that would be imposed on some NUNA streets (and already has been in some neighborhoods) would widen the easements significantly. The increase in easement size for the City comes out of the property-owner’s side of things.

And the City Council has been voting on changes to zoning and VMU (Vertical Mixed Use) regulations to allow much taller buildings in neighborhoods.

More information on these major issues can be found on the NUNA website at northuniversity.org (note the new URL), at the City of Austin website, and in past issues of the NUNA News. And of course, at the NUNA meetings. General meetings are held the first Monday of even-numbered months. Mark your calendars and we will look forward to seeing you there.

Project Connect Highlights from the April General Meeting

By Diane Presti

Jocelyn Vokes and Meg Merrit, Public Involvement Managers with Project Connect, City of Austin, conducted an informational presentation on the Orange Line and NUNA.

Currently 2 million people are in the Austin area, by 2040, a 4 million population is projected. The aim of the working groups is to keep Austin moving while

incorporating more transit into the community. The Orange Line is underground through downtown to MLK-21st. Project planning is only 30% complete. A large traffic study will be published soon.

Tunnel viability in Hemphill/Drag area is difficult and would take out more businesses than an above ground train. A tunnel would also cut off traffic on Guadalupe, making a cost-benefit analysis difficult. The presentation addressed properties that will likely be lost, including Dirty Martins, although no decisions have been made and no letters have been sent to specific businesses despite rumors to the contrary.

Participants had questions about driving options for going south from this area: Will Guadalupe be closed to all car traffic? Will there be bike or bus access only? Will there be a single lane to be shared by cars and buses?

Many NUNA residents expressed concern about this neighborhood being cut off, as well as the Heritage neighborhood. Other concerns related to our ability to go south from this area by car, bike, or on foot; and our ability to go west, to Lamar, once the train is built.

Members noted that due to UT and the recent changes to Red River, the ability of people in this neighborhood to drive south is already limited. Many neighbors question why the tunnel cannot be extended underground. The presenters said that from this area we would be able to go west on 29th and 34th, unless the train is underground, in which case we would lose 34th.

Safe Fence Regulations: Code Amendment Process Underway

By Barbara Davis

The Development Services Department (DSD) seeks community input on improvements to fence design safety regulations. This engagement process is in

response to Resolution No. 20211104-039, which directs staff to gather stakeholder feedback on the following changes:

- Requiring flat top styles on new fences of all lengths
- Applying flat top fence requirements to all new fences of six feet tall or lower
- Applying flat top fence requirements to substantial fence repairs or remodeling of 50% or more of an existing fence

Interested stakeholders can provide feedback until June 5, 2022 on the dedicated Speak Up Austin page, <https://www.speakupaustin.org/safe-fencing-regulations-engagement>. DSD offered virtual and in-person engagements during May. The engagement series ends on June 5, 2022. DSD will use the feedback received to inform proposed Code amendments, which will be presented to City Boards, Commissions and the Austin City Council for discussion and action.

2022/23 NUNA OFFICERS

President: Lynn Marshall

Vice President: Mike Marcom

Secretary: Diane Presti

Treasurer: Jan Moyle

Quadrant Leaders

NW: Randy Thompson

NE: Mary Ingle

SW: Sam Elkin

SE: Meredith Domino

NUNA

2022 MEMBERSHIP DUES

It's time to renew your membership or become a new member of NUNA. Our dues cover the calendar year, so any dues paid now will be good until the end of 2022. It's a good time to become a contributing and voting member of NUNA. We have important neighborhood issues and by being a voting member, your voice will be heard.

There should be a form in the newsletter, but if not please include your name, email, street address and phone number when you send your check. NUNA is a big area, and we like to have all parts of the neighborhood represented.

You can mail your check to Jan Moyle, 200 W. 32nd St or drop it through the mail slot.

Check with Jan if you have any questions (moylejan@gmail.com).

___ \$15/person

___ \$25/couple

___ \$10/student

Name: _____

Address: _____

Phone Number: _____

E-mail Address: _____

Scene and Heard

By: *Brandon Tucker*

Turtle X'ing

It's not the first time we've had to rescue turtles who had lost their way around Hemphill Park. The turtle had nestled up by a curb but once we put a bucket in front of it, it immediately hopped in (almost like it's done this before?). We got the turtle back into the creek in a snap. Always be on the lookout for turtles who have wandered into the road around Hemphill!



Rapid Bus to MLS action!

If you haven't heard, Austin has a pro soccer team and in year two of the franchise they are actually quite good! In fact, as of this writing, Austin FC is tied for first in the western conference. We took the 803 Rapid line from Wheatsville up to Q2 Stadium. It was an absolute breeze getting there, and in fact, we said hello to other neighbors heading to the game with the same idea. The games are quite a fun and interactive experience. If you're in the south endzone, prepare to dance and maybe get a little wet.

Business Closure, opening on Guad

We noticed on a recent walk that the Supercuts on Guadalupe has closed and Google indicates it's a permanent closure. A couple doors down, Salsa Limon appears to have officially opened. Want to do a restaurant review for the NUNA News of Salsa Limon or anywhere else in or around NUNA? Write to the editor! (From the editor: Great idea!)

Farewell to principal Hewlett

A fond farewell to Russell Lee Elementary's Principal John Hewlett who is moving on after eight years and managing the school in extraordinary times these last couple years. He and his family will be traveling the world for a year! Lee's Assistant Principal, Caitlin Sileo, will take over the helm. Congrats Caitlin, and congrats to all the Roadrunners on completing the 2021-22 school year! Enjoy the summer!

Hey golfers!

Municipal golf course Morris Williams is building a new short game area. They're making the most of a little sliver of grass between the driving range and parking lot. A visit in May indicated they are shaping and installing draining and expect it to be grassed within a month

or two. Mo Willy also expanded their putting green to about double the size. Non-golfers, there is quite a nice little casual restaurant in the clubhouse now, Fairways Cantina, with tacos and delicious margaritas and a nice outdoor balcony.

Moody Center opens

Moody Center, not to be confused with the Moody Amphitheater or the Moody Theater at ACL Live, is officially open and looks pretty snazzy. Have you attended one of the early concerts there? Write a review of the facility for NUNA!

Residential Parking Tags

The parking tags and stickers for NUNA (Area 1) will expire July 31, 2022, so it's time to renew your tags. You can do this online at

<https://www.austintexas.gov/department/residential-permit-parking>

or call 512-974-7857

Dogs of NUNA

By Madeleine Maxwell

McGuffin loves to be out and about. She lives with Madeline Maxwell in Aldridge Place. The two get around the NUNA neighborhood on 2 style walks. McGuffin gets to play follow-the-leader in one – watching for Madeline's spins, or changes in direction or speed, and so on. The other is the sniff walk, where McGuffin gets to meander and fill her nose with every smell she can find. Longer walks have them heading for Shoal Creek or Central Market or the Capitol. Other days they get in the car and go downtown or out to Walnut Creek Park, Lake Georgetown, etc. At home McGuffin loves to find

things Madeline hides in the house or play in the hose while Madeline tries to water plants. She could do that for hours!

McGuffin's name comes from two sources – it's an ancient family name from Scotland and Virginia – and it's an old British term for a plot device. The suspense film master, Alfred Hitchcock, said, "The McGuffin is the thing the hero chases, the thing the picture is all about ... it is very necessary." Pretty good name for a beautiful, active, loving dog ready for adventure.



Update on Afghan Families

By Pamela Bell

Much has happened since our last newsletter! Habibullah Saide's family moved to Kansas, made it there on Sunday May 22! His sister lives there, and they are hoping that the MUCH lower cost of living there will make it easier to find an apartment for his family, as well as a job. At press time, his wife Fawzea still had not gone into labor, so her twins will earn their American citizenship in Kansas. The oldest son, Bilal, will stay in touch with me; he is already missing his Austin friends. When I get an address, I will share

it in this column. The Mohammadi family is staying in their apartment on a month-to-month basis now, paying the outrageously high rent. I have been looking for housing, but the size of his family makes it almost impossible due to the strict affordable housing requirements of a bedroom for every 2 people! They just want a 3-bedroom apartment; if anyone has a lead on one, please contact me as soon as possible. They can afford to pay up to \$1700/month. (Therein lies the problem.) The children love school; I may set up some informal summer English and reading classes while they are in our neighborhood.

Finally, a new family has moved in upstairs. Amirzada Folad worked for the US military for 20 years in Afghanistan, and was wounded. His wife, Arab Bibi is pregnant, and they have 7 children (that number is a moving target, it may change as I become familiar with them). There is a new program, Salam Neighbors in which a team of neighbors can provide services to families, with contact access to Refugee Services of Texas (RST). If you are interested in serving on a team, please contact me at pamelajean.bell@gmail.com. I will also reach out to some Hyde Park neighbors.

Do You Know Your Watering Day and Time?

By Jan Moyle

Irrigation systems in NUNA are sometimes being run on the wrong day or at the wrong time. See the current watering rules below. You can also go to <https://www.austintexas.gov/departments/find-your-watering-day>.

The City of Austin is currently in Conservation Stage Water Use Restrictions.

Residential

- Hose-end Sprinklers - two days per week - midnight to 10 a.m. and/or 7 p.m. to midnight
- Even address - Thursday, Sunday
- Odd address - Wednesday, Saturday
- Automatic Irrigation -one day per week - midnight to 10 a.m. and/or 7 p.m. to midnight (Residential customers may also water a second day with a hose-end sprinkler)
- Even address - Thursday
- Odd address - Wednesday

Commercial / Multi-family / Public Schools

- Hose-end Sprinklers or Automatic Irrigation - one day per week - midnight to 10 a.m. and/or 7 p.m. to midnight
- Even address - Tuesday
- Odd address - Friday
- Wasting water is prohibited
- Washing vehicles at home is permitted with an auto shut-off hose or bucket
- Charity car washes may only be held at a commercial car wash
- Fountains must recirculate water
- Restaurants may not serve water unless requested by a customer
- Patio misters at commercial properties (including restaurants and bars) may only operate between 4 p.m. and midnight
- Commercial power/pressure washing equipment must meet efficiency requirements

"Burning Topics" at the City Council Could Affect NUNA

By Mary Ingle

While we were enjoying the brief Texas Spring planting tomatoes and flowers, lettuces and chili peppers, the City has been busily "sowing" seeds for more change to our code with different policies and amendments! The two most significant amendments would be update to the Austin Strategic Mobility Plan (ASMP) and Vertical Mixed Use (VMU2) Overlay. Both items have had complicated processes.

The ASMP will be moving forward before this newsletter arrives at your door; the public hearing at the City Council is slated for May 19 with amendment adoption on June 9. The VMU2 overlay amendment will be discussed by the City Council on May 19 with a public hearing is scheduled for May 19 without Council Action, but perhaps on June 9(?) with discussions about changing compatibility standards.

In the meantime, there is plenty of item to write a note to the whole City Council and our Representative in particular, Kathi Tovo, kathie.tovo@austintexas.gov; to contact all City council members go to <https://www.austintexas.gov/email/all-council-members>.

At first glance, the **Austin Strategic Mobility Plan (ASMP)** would appear just as a plan for new bike routes on our streets, but there are deeper implications.

The ASMP asserts that even though it is not about land use, it could adversely affect private property rights by expanding the Right-Of-Way (ROW) on hundreds of Austin's streets.

All street have been given a ranking from 1-5. While studying the maps for the proposed street rankings,

several questions come to mind:

1. Is this a rezoning policy; and /or
2. Is this a property rights issue; and/or
3. Is this plan needed to complement Project Connect proposals for new light rail lines;
4. Should these significant changes be in a comprehensive Transportation Plan instead?

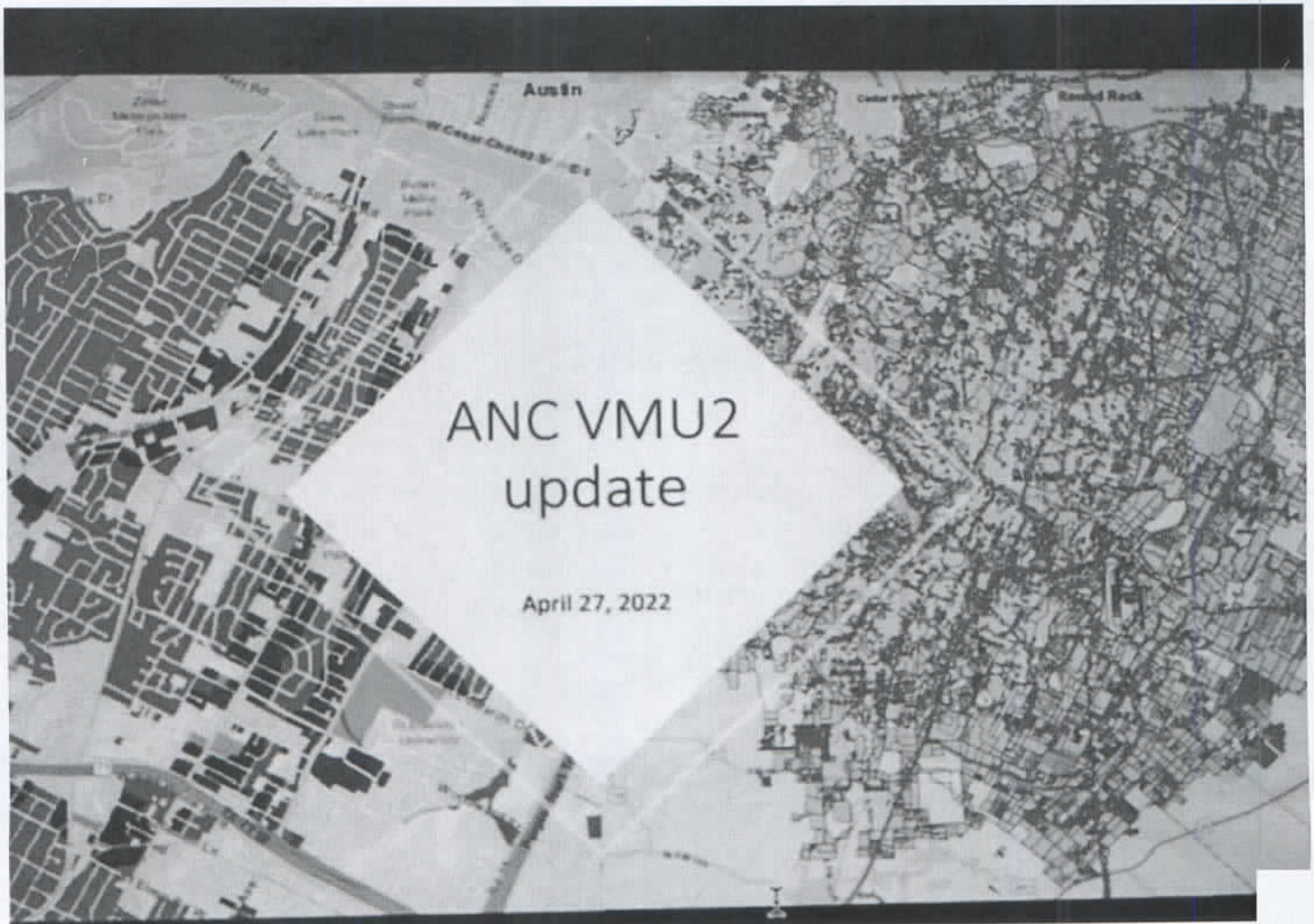
Just as a caveat, this plan could "pave" the way for potential land use rezoning. In many older neighborhoods like NUNA, many property owners have property rights to the middle of the street and the alley, all dependent upon the subdivision and deed restrictions. Check out the City's website for the interactive map of affected streets (one must scroll down!): <https://storymaps.arcgis.com/stories/917ed9a440b84071bbdcac7d88fcd8b>

Since 2006, **Vertical Mixed Use (VMU)** is a building form with a 10% affordability component: <https://www.austintexas.gov/edims/document.cfm?id=378979>

Typically, the bottom floor of a VMU is a commercial use: restaurant, office, a store, with residential units on the upper floors. Unfortunately, the yield of affordable units from VMU developments across the city has been extremely low. Council Member Ann Kitchen's office proposed to increase the affordability component by adding a height bonus of 30 extra feet= VMU2 amendment. Not wishing to open a "Pandora's Box," Council Member Kitchen pledged that Compatibility Standards would not be waived. KXAN provided an online chart that spells out the percentages of affordable units in both VMU and VMU2:

(The percentages for affordable units are rather low for regular VMU and VMU2.)

	Bonus Entitlements	Community Benefits	Affordability Requirements	
VMU	<ul style="list-style-type: none"> Residential uses Unlimited FAR Waiver of site dimensional requirements 60% reduction in parking minimum 	<ul style="list-style-type: none"> Active ground floor use Mix of land uses near transit Heightened design standards Regulated Affordability 	<u>Rental Developments</u> 40-year affordability period	<u>For-Sale Developments</u> 99-year affordability period
			10% set-aside affordable to 60% Median Family Income	10% set-aside affordable to 80% Median Family Income OR Fee equivalent to 10% of total units
VMU2 <i>(proposed)</i>	<ul style="list-style-type: none"> All of the above 30ft bonus height 		10% set-aside affordable to 50% Median Family Income OR 12% set-aside affordable to 60% Median Family Income	12% set-aside affordable to 80% Median Family Income OR Fee equivalent to 12% of total units



VMU has mostly been and should be used on “major” corridors to increase density, but the current ordinance as written allows VMU in Mixed Use Combining Districts, Hill Country and Urban Roadways or on sites 3 acres or more. By the way, urban roadway applies to every street in the City. On April 27, the Austin Neighborhoods Council posted a point presentation with 2 maps showing VMU:

<https://drive.google.com/file/d/19ppe7-fKaIr3los8UvzWZpz9tLfHsLTA/view?usp=sharing>

Or, here is a link to an interactive map:

<https://www.arcgis.com/home/webmap/viewer.html?webmap=cfe866a7ff0445c7bf9afcdd95588a15&extent=-97.7656,30.3161,-97.69,30.3528> to see if there is a proposed VMU zoning change near you. You can type your address into the query box. Clicking on a property gives you additional information.

On the map, green means compatibility standards would be triggered by any nearby commercial or high density residential development. The dark overlay shows homes that trigger compatibility with current VMU zoning. Other colors are VMU properties, which range from NO (neighborhood office) to CS (commercial services). You can find the zoning by clicking on the

property. Here is the height chart showing the existing height and the proposed VMU-2. Here is a helpful chart illustrating what the height increases would be:

(This chart is courtesy of Barbara McArthur’s excellent work as are the maps explaining VMU2)

But, it seems that “Pandora’s Box” has been opened now with discussion focused on eliminating/altering significantly Compatibility Standards. That discussion will be taking place at the City Council on May 19, before this newsletter arrives! Compatibility Standards are important, as they control provisions like the height and setback of a (particularly tall) building next to residences.

Many believe that VMU itself has generated a low yield of affordable units, an estimation of only 36 per year. Any radical changes to compatibility and its possible elimination for VMU2 are highly unlikely to yield more affordable units with a density bonus of an extra 30 feet of height because of the low percentages required for affordable units. One might ask, is this worth the trade-off for relaxing or eliminating compatibility? These changes may affect people within 540 feet of Guadalupe Street- that means homes in NUNA!

	NO	LO	GO	LR	GR	CS
Height	35	40	60	40	60	60
VMU-2 Height	65	70	90	70	90	90

Venue Review: Austin's New Moody Amphitheater

By *Brandon Tucker*

One of the highlights of Austin's growth in recent years has unequivocally been more world-class entertainment venues. ACL Live has gone from the little studio on campus to the spacious Moody Theater at the W (we've seen everyone from Widespread Panic to Dave Chapelle over the years). The Circuit of the Americas and Q2 Stadium are also very cool new spots worth visiting for headlining acts or the Austin FC MLS team.

Enter another new outdoor venue:

Moody Amphitheater.

The Amphitheater, a dazzling new venue just up the road from the old music dives along the Red River entertainment district, is a focal point of the ambitious new Waller Creek - Waterloo Park development. Waterloo Park makes up about 11 acres of 35 acres and 1.5-mile trail that is the new Waterloo Greenway. Combined with Shoal Creek it makes for another pleasant, shady North-South

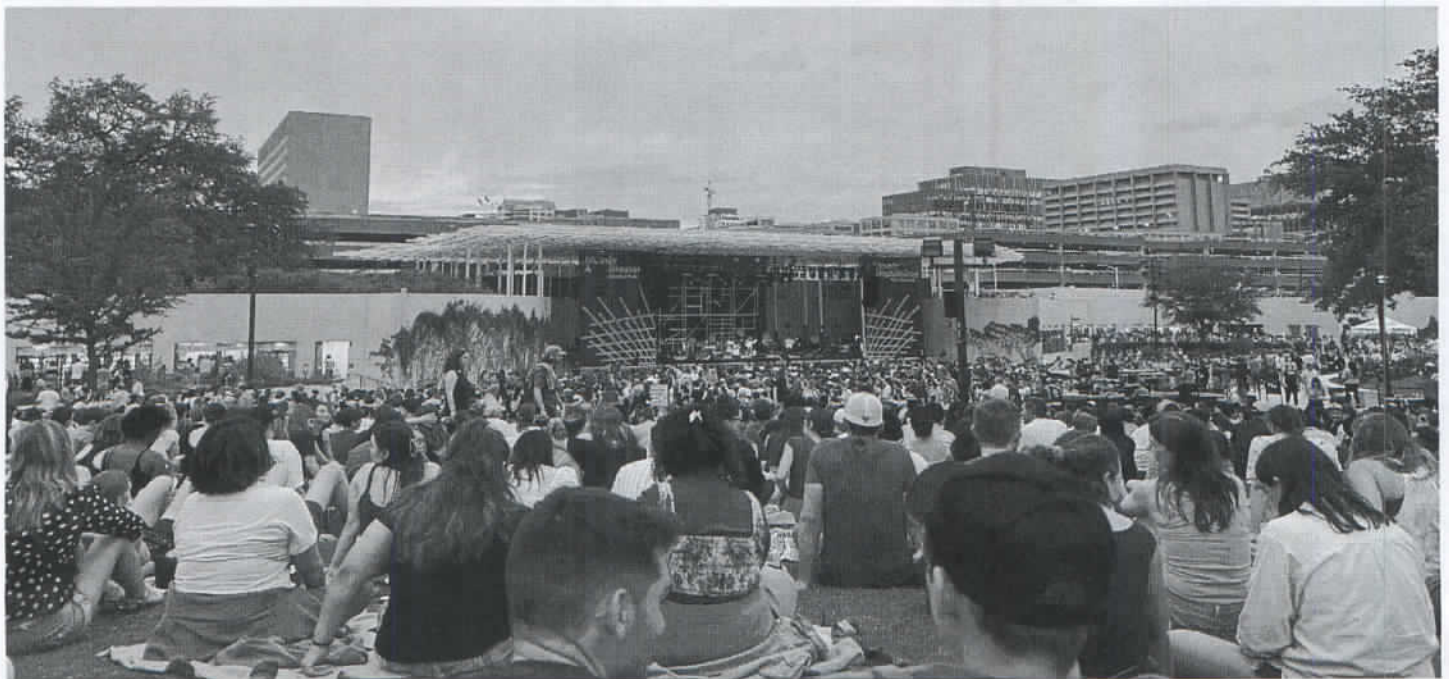
corridor in the town for pedestrians, spanning from 15th street down to Town Lake.

For as large as the amphitheater is, you can't really see it from anywhere else in town it seems. But once you get there it feels like a nice little oasis with a fine city backdrop. It's a very enjoyable way to spend an evening!

Sidenote: Can you imagine being a tourist, visiting Austin for a show, getting in a cab at your hotel and saying "take me to the concert at Moody!"? I wonder how many people have been dropped off at the wrong place.

Anyways, my wife and I had tickets on a pleasant spring evening to HAIM, who had canceled their tour in 2021 for their *Women in Music Part III* album and rescheduled for 2022. We managed a rare weekday babysitter and got tickets to the show. A friend told us lawn tickets were the way to go. So we did that and brought a small blanket.

I pretty much refuse to park a car anywhere between MLK and Oltorf for any reason so I made the executive decision to take scooters there. Oops. I didn't realize that at some point since I last took scooters, UT has geo-fenced its campus and the scooters won't work there.



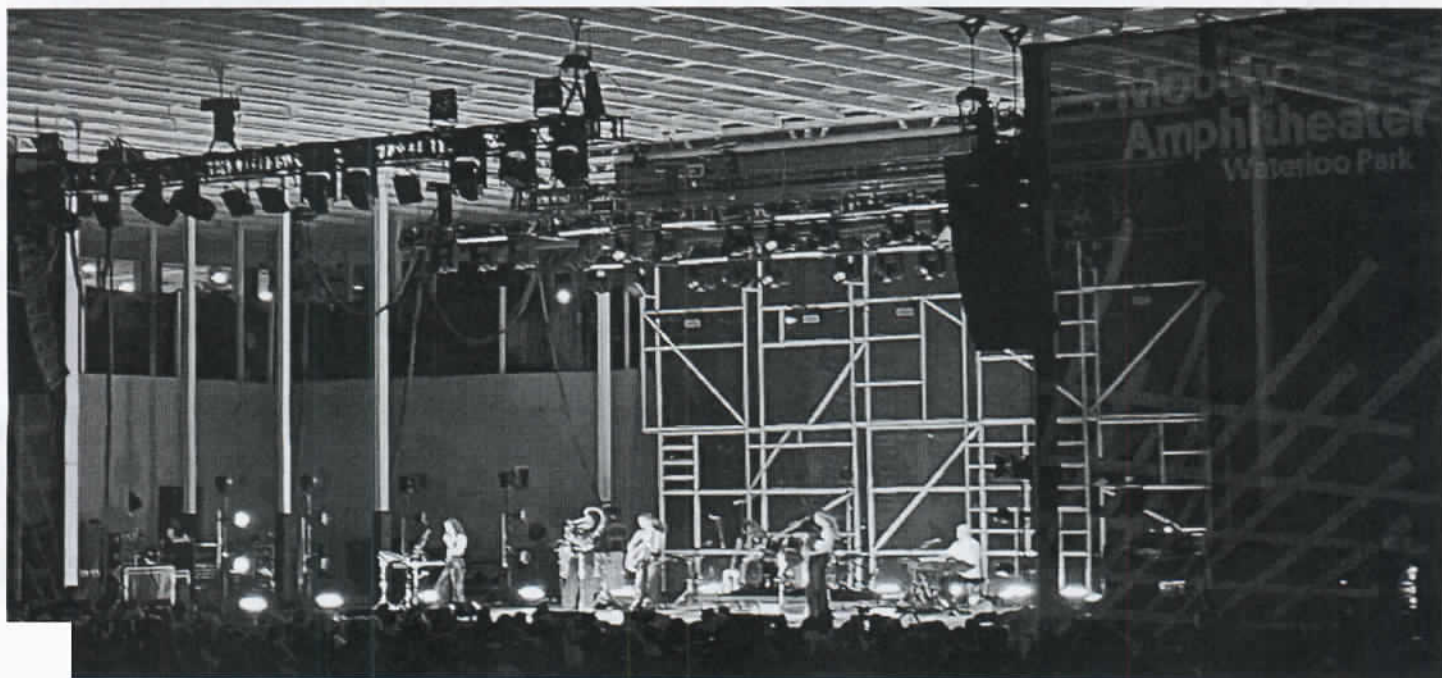
Once we got to about Crown and Anchor pub, the scooters shut down and we had park them and order an Uber (on the way home we took scooters the long way, west on MLK up to Guadalupe - in hindsight, if you're going to the Moody, just ride bikes, or pick up a bus line from Duval).

We arrived at about 7:30. It was a very pleasant walk from the entrance up to the venue and you can get a first hand look at some pretty remarkable engineering for the park down on the creek that I'm sure will get plenty of action when big rains come. By the time we got in the lawn was already pretty filled up but we were able to find a spot. It was cool running into many friends there.

I should mention that the sound quality from the back half of the lawn once the headliner started was not very good and there was some sound bouncing off the new building behind the venue that was distracting. After a few songs we ended up moseying around the venue scouting out different areas and were able to find a little spot along a retaining wall by the VIP lawn that had much better sound. Overall we really enjoyed the show. Though I should say anytime we get someone to

watch the three kids we could do just about anything and be thankful. It was a festive scene and it's still a bit surreal attending events following the prolonged lockdowns. HAIM played to the crowd nicely and even remarked that one of their big breaks came from playing unofficial SXSW shows years ago at a maniacal pace. Their hustle in Austin led them to get signed. It's always a good reminder that we do live in a special city for music.

Of course, new venues seem to end up equaling higher prices. I'm not really sure if it has more to do with pent-up demand following lockdown or inflation or all the above but tickets and concessions at venues I've been to lately seem a little crazy. \$26 for a double margarita is a bit steep and I had to ask them for a lime and they didn't give me salt. This is my past experience working in the service industry talking but \$26 should at least get you a nicely dressed cocktail. Oh, scooters also aren't cheap anymore. Venture capital appears to be getting tired of subsidizing all these new experimental industries. Maybe that's a different column. Tickets for the lawn seats after all of the Ticketmaster reseller fees were around \$70 each.



Next time we come to Moody, if we feel like splurging, getting some VIP seats in Adirondack chairs next to the general admission lawn would be very luxurious. Otherwise we'll just get seats. If we get lawn again, we'll come earlier so we can be closer up front. The sound is much better in the front of the lawn.

Moody Amphitheater has concerts all summer long, but only about 2-3 per month based on the schedule at the moment, though I would assume some new shows will be added. There is no roof or shade so I would assume at

some point a rainout will happen, and summer concerts might be a little toasty. Upcoming shows include (former Austinite and Fiesta aficionado) Robert Plant. The Amphitheater's capacity is 5,000, so it's about half the size of the new Moody Center that has replaced the Frank Irwin Center. I'm itching to get to an event there but dates and shows haven't quite worked out yet, though I did enter Moody's contest to win WWE Smackdown tickets. If I win seats to that, wouldn't that make a fun follow-up column?

YOST AUTO I:
5415 N. Lamar Blvd.
Austin, TX 78751
(512)374-9678



YOST AUTO II:
6517 N. Lamar Blvd.
Austin, TX 78752
(512)452-9678

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"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.



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Ishmael Law Firm, PC
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3009 N. Lamar Blvd. | Austin, TX 78705

HYDE PARK, HANCOCK & NORTH UNIVERSITY



105 WEST 33RD STREET

The Parlin House, a City of Austin Historic Landmark property built in 1922. 3,260 SF with 4 BR, 3 LIV, 2 DIN, oversized yard with pool & spa, patio, courtyard. List price: \$2,450,000



429 TOWNE PARK TRAIL

Recent updates— granite countertops in kitchen & baths, new appliances, carpet & interior paint. One-story townhome, 2 BR, 2 BA, 2-car garage. Community pool. List price: \$699,000



3006 HEMPHILL PARK

Fabulous opportunity in Aldridge Place Historic District. 1930s cottage facing Hemphill Park. Excellent floor plan featuring 2 BR, 2 BA, 2 LIV. Detached garage. List price: \$699,000



3306 HARRIS PARK AVE, APT C

Charming 1930s garage apartment in Hancock Neighborhood. 1 BR, 1 BA, central A/C & heat, wood floors, stacking W/D. Walking distance to U.T. Available now. \$1,400/month.

Hyde Park, Hancock and North University neighborhood homes are in strong demand! Properties are selling quickly and at record high prices. Call Suzanne, your neighborhood expert, today for a complimentary market analysis and customized marketing plan for your property. Check out new listings for sale on [**Instagram**](#) @hydeparkrealtor .

Suzanne Pringle

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