

President's Note

By Lynn Marshall, NUNA President

I hope you can attend the February General Membership NUNA meeting on Tuesday, February 7, 6:30 p.m. at Sparky Park. NUNA will honor Barbara and Jerry Buttrey, who are moving from the neighborhood. Though they aren't going far away, but this is a huge change for NUNA, for them, and for the neighborhood in which they have lived since 1965.

If you enjoy Adams and Hemphill parks in their current form and you haven't familiarized yourself with the proposed drainage and detention pond project, you probably should. NUNA members attended a meeting in the park in the fall, and many questions remain about what is planned for the park. We hope to have someone from the City attend a NUNA General Membership meeting to answer questions and elaborate on the plans this spring.

The City Council has made sweeping changes to the compatability standards for development. In short, it will allow very tall buildings to be built 100 feet from single family residences in many parts of town. Please see page 3 for Community Not Commodity's explanation of what these changes mean for all of us.

The NUNA Nominating Committee will present the proposed slate of officers at the February General Membership meeting. The slate will be voted on at the April meeting. Nominations may be made from the floor at that meeting.

The NUNA newsletter is an important source of information for the residents of North University Neighborhood. As always, please consider contributing to the newsletter. There are many ways to do that — write or suggest content, help with distribution, or get involved in the editorial side by planning content, soliciting articles, and managing layout and printing.

And that's it for now.

IN THIS ISSUE

- ◆ NUNA honors Jerry and Barbara Buttrey and their 57 years in the neighborhood
- ◆ Compatability standards on the chopping block
- ◆ A rare visit from the Texas Star fungus
- ◆ Keep them bins a-rollin' (more on trash)
- ◆ The Civil Goat, a review

It's Time to Pay Our Dues

Yes, it is dues-paying time, NUNA members and potential NUNA members!

The calendar is about to role over to a new year and that's when our 2023 NUNA dues come due.

Membership in NUNA (North University Neighborhood Association) runs from January 1 through December 31.

There's more information on page 2 at "Join NUNA."

IMPORTANT NOTICE!

The February General Meeting will take place on Tuesday, Feb. 7, 6:30 p.m. at Sparky Park, 3701 Grooms.

AGENDA

NUNA GENERAL MEETING

Tuesday, February 7, 2023

6:30 p.m.

Sparky Park

Call to order
Treasurer's Report
Other reports
Nominating Committee presentation of proposed slate of officers for 2023-2024
Adams/Hemphill proposed changes and community advisory group update
NUNA honors Barbara and Jerry Buttrey
Other business
Announcements
Adjourn

NUNA OFFICERS 2022-2023

President	Lynn Marshall
Vice President	Mike Marcom
Secretary	Diane Presti
Treasurer	Jan Moyle
Past President	Babs Davis
NE Quadrant Leader	Mary Ingle
NW Quadrant Leader	Randy Thompson
SE Quadrant Leader	Meredith Domino
SW Quadrant Leader	Sam Elkins
CANPAC Representatives	Mary Ingle Lynn Marshall
ANC Representative	Babs Davis

JOIN NUNA

NUNA is a clearinghouse for information about what's happening in the neighborhood. And it's a great way to get to know your neighbors and contribute to your neighborhood.

NUNA meetings are held the first Monday of even-numbered months unless otherwise announced. Watch for the white yard signs that go out the week before the meetings or check northuniversity.org for information (the website is being rebuilt following a move to a new host).

Membership in NUNA is open to all residents 18 years old or older residing within the boundaries of North University Neighborhood, which is bounded by 38th St., W. 27th St., Duval, and Guadalupe.

Your dues benefit the neighborhood, paying for neighborhood events, presentation materials, mulch for the parks, signs, and such.

Dues cover a calendar year (January–December) and are not prorated. Members may vote 30 days after paying their dues. Not sure if your NUNA membership is current? You can check that with Jan Moyle at moylejan@gmail.com.

Fill out the form below, make your check to NUNA, and mail it to Jan Moyle, 200 W. 32nd St., Austin, TX 78705. Or visit our website at northuniversity.org and pay online.

NUNA GENERAL MEETINGS

NUNA general meetings are held the first Monday of even-numbered months at Sparky Park (unless otherwise announced*) at 6:30 p.m. Watch for the white NUNA signs that go out a week before the meetings and check NUNA's website at northuniversity.org for more information.

* The February General Membership meeting will take place on Tuesday, Feb. 7, 6:30 p.m. at Sparky Park.



NUNA MEMBERSHIP

_____ \$15/person
_____ \$25/couple
_____ \$10/student



Name: _____
Address: _____
Phone number: _____
Email: _____

COMPATIBILITY STANDARDS ON THE CHOPPING BLOCK

City Hall finally releases its new ordinance reducing compatibility — and it has some surprises

An update from Community Not Commodity

The Austin City Council waited over a month before releasing its ordinance greatly reducing local compatibility standards and parking requirements. The ordinance classifies many small neighborhood streets as “large corridors,” allowing tall structures to be built just 100 feet from existing homes. It also favors the development of short-term rentals over affordable units, which could increase housing costs across the city.

As Community Not Commodity (CNC) has been warning, the approved ordinance does two things:

1 It weakens compatibility standards along dozens of roadways by a whopping 80%.

Compatibility standards govern the height and setback of big buildings near residential areas, and the new ordinance will allow very tall structures to be built just 100 feet from existing homes (440 feet closer than before).

2 It removes or reduces parking requirements along the same roadways, allowing the construction of multi-unit, mixed-used developments without adequate parking for new residents and businesses.

Like compatibility requirements, Austin’s parking requirements have protected our community’s neighborhoods for decades—particularly those located near busy commercial districts.

CNC is still analyzing the text of the ordinance, but it’s becoming clear why City Hall took so long to release a copy to the public. A couple of provisions are sure to shock some local residents:

THE NONSENSICAL “LARGE CORRIDOR” DESIGNATION

On October 28, city officials sent a half-page letter to over 200,000 addresses across our community announcing the proposed compatibility and parking changes on “certain roadways.” There were no details about roads would be included or what the changes would be.

More details surfaced in November, when Austin’s Planning Commission recommended that the community’s “large corridors” be treated the same way as light-rail corridors, with compatibility setbacks for the largest buildings reduced from 540 to 100 feet.

Now that the approved ordinance is publicly available, we can see which roadways are impacted, but the list makes little sense. Council members treat IH-35, SH-45, and US 290 as large corridors, but they have also labeled two-lane neighborhood streets like Clarkson Avenue, Crystalbrook Drive, Pecan Brook Drive, and Manor Road with the same designation. In contrast, six-lane arteries like Airport Boulevard and William Cannon Drive are classified as “medium corridors,” with less intensive compatibility changes in the surrounding areas.

CNC is currently working on a citywide map showing all compatibility changes, and we’ll update our readers as soon as it’s completed.

SHORT-TERM RENTALS BEAT AFFORDABLE HOUSING

Supporters of the city council’s plan repeatedly cited a shortage of affordable housing as rationale for the compatibility changes, but the final ordinance actually does more to help Austin’s short-term rental industry, which experts believe is hurting local affordability.

In order to take advantage of extra bonuses in the new compatibility rules, developers must ensure that 10% of new residential units meet affordability requirements (or pay a “fee-in-lieu” to the CoA’s affordable-housing fund). But the ordinance gives those same developers the freedom to devote a greater percentage of units in new buildings (15%) to construction of short-term rentals. According to one recent study, an increase in a community’s short-term rentals as small as 1% leads to a corresponding increase in both rents and housing prices.

You can find CNC’s Rezoning Map at
communitynotcommodity.com/compatibility-reduction-map

A RARE VISIT FROM THE TEXAS STAR

by Lynn Marshall

A leathery, brown, five-pointed star is a fitting find in the capital city of the Lone Star State. This rare mushroom, *Chorioactis geaster*, the Devil's Cigar (before it releases its spores) or Texas Star (after it releases them), was first discovered in 1893 here in Austin.

It is found in only a handful of places — Travis, Bell, Guadalupe, Hays, Hunt, Tarrant, Denton, Dallas, Collin, and a few other Texas counties, and across the Red River in Choctaw County, OK. In 1937 it was discovered in Japan (where it grows on oaks). The two lineages split apart 19 million years ago.

The Texas Star is a saprobe, a wood-rotting fungus that helps decompose dead

wood, specifically that of cedar elm (*Ulmus crassifolia*.) The fungus is doing its part to speed up decomposition and release the minerals from the wood back into the soil.

Most of the time, there is no evidence that this fungus is present in any form, but when the spores encounter the right medium (decaying cedar elm wood), it puts up a fat, dark brown cigar-shaped fruiting body that splits into four to seven star rays, hissing as it sends out a smoking plume of spores.

The Texas Star may be found from October into early spring. This is its first appearance in my yard, but when I mentioned finding it to my neighbors, they



said that they had had a few in their front yard where a huge cedar elm had died. As the neighborhood has a few dead cedar elms, it would pay to start looking for this rare member of the Central Austin flora.

*Driving a minivan full of kiddos
to see the Hoover Dam?*

**HEADING TO DAYTONA BEACH
WITH YOUR DORMMATES?**

How are you spending YOUR Spring Break?

Be the HERO who gets your travel buddies to their destination...

Not the ZERO who leaves them stranded on the side of the road with a steaming radiator...

From now through March 18, Yost is offering a Spring Break Special!

Full trip check for \$75 (a \$35 savings!)
\$5 off a regular or synthetic oil change
just mention this ad!

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Yost Auto
6517 N. Lamar
512-452-9678

KEEP THEM BINS A-ROLLIN'

*Keep rollin', rollin', rollin'
Them bins no longer swollen,
Them wheels make easy rollin' Rawhide
Across that city right of way
Gettin' stored away for another day,
We're rollin' our bins out of the way.
(Apologies to Ned Washington and Frankie Laine)*

BY MEREDITH DOMINO

Our beautiful and historic North University neighborhood has contended with an overabundance of refuse containers crowding our streets and sidewalks for many years. While not a new issue, it has become progressively worse with increasing population density and the addition a few years ago of green compost bins.

According to CoA policies, recycling, and compost bins are to be placed at the curb between late Thursday – Friday night. There are no policies regarding where exactly they can be stored during the week.

Our North University Neighborhood Association (NUNA) Executive Committee consulted with the City of Austin's Right of Way department for clarification. The following is the CoA ordinance that must be followed for garbage can placement:

All containers are to be stored at least nine feet from the curb. The CoA right-of-way is not only the street, but continues beyond the curb.

This ordinance means the following for every address: All containers must be moved to and from their pick-up locations and cannot remain in the right of way. Commercial garbage "dumpsters" must also be placed beyond the right of way.

Thank you for your efforts in preserving North University's historic character and in keeping our Austin neighborhood cleaner, safer, and more enjoyable.



Corral that rowdy herd o' bins! Where's Rowdy Yates when we need him?

Ways to help clean up our neighborhood:

- ★ Find a place to store the containers away from the street
- ★ Move containers to the curb as early as Thursday evening, and back by Friday night
- ★ All garbage must be inside the containers. Anything left on the ground will not be picked up
- ★ Do not place containers on sidewalks
- ★ If residents have too many containers and some, such as compost bins, are not being used, the city will pick them up free of charge. For those at a multi-family property an option is to share with others at your address. Call Austin Energy at 512/494-9400 for a container pick-up when not needed.

Calling All North University Wordsmiths and Wordwrights!

Yes. Of course that means you. You can't wiggle out of this that easily. Get your pencil. Fire up your computer. It's time to smith some words for the neighborly cause. Unleash that pent-up creativity and contribute to the NUNA News.

Like to write? Pen a piece about the history of the neighborhood or current goings on. Or maybe you attended a City event about a matter that is nipping at NUNA's heels. Write it up. Or perhaps you take pictures or you have historic photos of the neighborhood. Or maybe you draw.

How about a poem, a puzzle, or a review of a nearby eatery or drinkery. And some of the most interesting people in the world live in this neighborhood, so grab a notepad and go interview one of them. Or maybe you're the one who gets interviewed...

Or you might be interested in helping pull the whole thing together. If you would be interested in volunteering to serve as an editor or distribution chief or any of the other possibilities to contribute to the newsletter, send an email to nunaatx@gmail.com or call Lynn Marshall at 512.478.5243.



Thrive Craft House

519 W. 37th St.

Indoor/Outdoor Dining or To Go

512-502-5346

One FREE order of
pretzel bites with
any entree order

Must bring coupon

Visit us for craft coffee,
craft food and craft beer!

thrivecrafthouse.com

Pups welcome!



SMOKE ALARM REMINDER!

The Austin Fire Department reminds all property owners to install smoke alarms on their properties, rental or homeowner occupied. These alarms have proven to prevent deaths in unwanted fires.

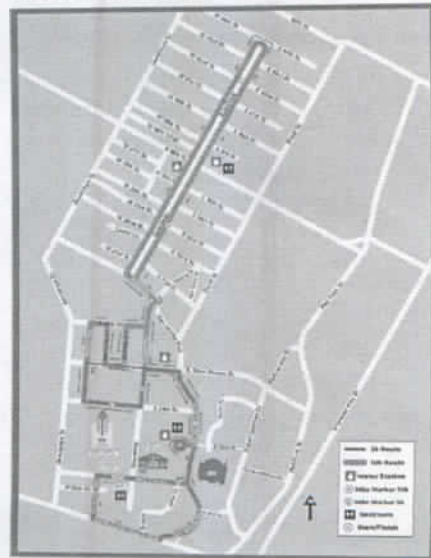
Alarms need to be checked regularly for charged batteries. Hardwired alarms should be replaced every 10 years. Please keep your property safe.

Music to check your smoke alarms by:

Dance of the Spirits of Fire by Gustav Holst
Ring of Fire by Johnny Cash
Burning Down the House by Talking Heads
Great Balls of Fire by Jerry Lee Lewis
Smoke Alarm by Carsie Blanton

LONGHORN RUN 2023

SATURDAY, APRIL 1



The Longhorn Run 5K and 10K will take place on Saturday, April 1 from 8:00 A.M. to 10:00 A.M. It starts at E. 21st and Speedway. The route goes up Speedway to 44th. Speedway and other area streets will be closed beginning at 7:30 A.M.

HE C V L GOAT

A review

By Lynn Garcia

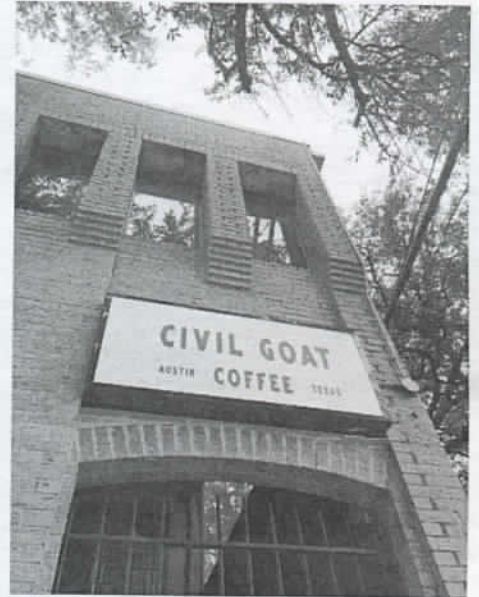
Nothing beats a hot cup of coffee first thing in the morning when it's a Saturday. Maybe because it's "Saturday," and a bitey cup cuts through the early morning fog. If you prefer a delicious cold brew, it's available too at the Civil Goat.

It's a cozy hangout space, with indoor and outdoor seating, comfy and quiet for studying or good conversation. Folks of every kind seem to enjoy it here. There are families with small kids (and sometimes pups, outside), people talking business, or dates, and students. Regulars come in, the Barista's know their orders. The parking lot, though ample, fills up quickly because of the coffee shop's popularity (please carpool if possible).

If you're in the mood for food, there are delicious baked goodies to eat. We liked the coffee cake, breakfast breads, and donuts (over multiple visits), which are delicious and of generous proportions. Sandwiches, toasts, omelettes and salads are available if you are looking for a tasty lunch. Beer and wine, if you want to make it extra special with friends.

The only thing not available that would be super nice would be longer hours for the night owls, since closing time is 4 o'clock in the afternoon. This is a very good incentive to wake up early, and it's a lovely place to visit. If you try it, the Civil Goat might even become your favorite coffee spot.

Conveniently located at 3423 Guadalupe.



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.

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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



3102 HEMPHILL PARK

Private oasis in Central Austin overlooking beautiful Hemphill Park. 2,479 SF with 3 BR, 2.5 BA, 2 LIV, 1 DIN. Listed for sale at \$1,600,000, but owner will also consider 6-9 month lease.



3306 HARRIS PARK

Charming 1930s duplex completely renovated and within walking/biking distance to UT campus. 2 BR, 1 BA, 1 LIV, 1 DIN. Available August 1st at \$2,500/month.



429 TOWNE PARK TRAIL

Recently updated one-story townhome in Hyde Park's Towne Park Trail community. 2 BR, 2 BA, private open air atrium, fenced patio and attached 2-car garage. Community pool.

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

Broker, REALTOR®

512.217.1047

suzanne.pringle@sothebysrealty.com



Kuper

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