

NUNA NEWS

North University Neighborhood Association

October / November 2025



Bimonthly News & Updates - By the Neighbors, For the Neighbors - northuniversity.org

President's Message

by Pam Bell

Our Executive Committee meeting members voted not to hold NUNA's August General Membership meeting. Historically, the August meeting is too hot, too many NUNA members were out of town, and too many people were moving into town.

So much has happened since we last met. The biggest issue, rezoning of the 3710 Cedar/AGE block, is now completed. NUNA neighbors and our consultant Karen McGraw met with the developer, O-SDA, several times to hammer out an MF3 agreement that would provide the following: 1) provide some on-site parking, 2) reduce setback requirements, and 3) follow the North University Neighborhood Conservation Combining Districts (NCCD) specifications, including maximizing the building height to 35'.

These specifications can help maintain the structure and appearance of the historic building and provide pedestrian-oriented uses for buildings facing Cedar. We thought we had reached agreement, but O-SDA told City staff (not us) that they wanted to stick with the MF4 zoning, as it was easier and gave them more "options." One "option" being that they could go up to 90' height under the City's Affordability Unlocked guidelines.

DATES TO REMEMBER

October 6: NUNA General Meeting at 6:30 p.m.

October 13: Board of Adjustment hearing on 205 East 34th Street at City Council Chambers, Room 1001. Virtual participation optional. A show of support is critical.

November 1: It's My Park Day

November 17: Dec/Jan NUNA News submissions and ads are due. Email nuna.newsletter.austin@gmail.com

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We worked long hours with Ms. McGraw to ask for clarification from the Planning Commission staff. One critical question was whether the North University NCCD would be followed. That was not specifically answered. NUNA requested that the Planning Commission delay the hearing to give us more time to negotiate (neighborhood associations can request this once). When asked, the developers said that a month was too long, but they could delay two weeks. They wanted the zoning approved before the Texas Department of Housing and Community Affairs (TDHCA) met in July. (Note: Final zoning was NOT a requirement of their TDHCA application for \$2 million in tax waivers.)

We also met with Council Member Zo Qadri. He and his assistant, Melissa Beeler, listened, and he said he would "get back to us tomorrow morning." He didn't. We continued to send ideas to staff right up to the Council meeting.

In the Council meeting, our item was on the agenda as discussion to postpone. However, when Mayor Watson was reading through that list, Zo Qadri interrupted him and said the 3710 Cedar/Waverly zoning was to be moved to the next list on the agenda: to approve the zoning (all three votes required for final zoning). Mayor Watson said it was not the

NUNA General Meeting
Monday, Oct. 6, 2025: 6:30 ~ 7:30 p.m.
Sparky Park Meeting Room
3701 Grooms



AGENDA

Treasurer's Report

Update on 205 E. 34th: Peter Journeay-Kaler

Neighborhood Bikeway Project: Danny Peters

It's My Park Day: Mike Marcom

Other Business

time to do that and continued with the discussion to postpone the list.

Ms. McGraw and I were allowed to conduct our presentation to Council, including asking for a postponement (as noted above, neighborhoods can do this once, by tradition). A member from Central Austin Neighborhoods Planning Area Committee (CANPAC) also made the request. The result was that the developers again were asked if they agreed to a postponement, and they said no, the TDHCA meeting was July 27th, and they could not handle a delay. Again, NUNA's request was turned down and the Council voted on Zo Qadri's request to approve the Planning Commission's recommendation of MF4. He did not support neighborhood concerns and "threw NUNA under the bus."

NUNA's Planning Committee will continue to monitor the development. Nicholas Wallace has already met with me and we have developed a plan to stay apprised of each step of the development. We remain concerned about the height, whether any parking will be provided for the proposed 76 units, and how the development will look. The developers' initial drawings show the apartments facing inward, like a prison, rather than facing outward as a friendly transition to the neighborhood.

As soon as the AGE rezoning was completed, I was alerted to problems with yet another development in NUNA: 205 W. 34th. This one is a doozy! The property owner bulldozed the recently remodeled (cute) duplex with affordable housing rents, and submitted plans for two (or three?) egregious buildings with 20 bedrooms and no parking. NUNA is taking action, as permits were approved that are not aligned with the North University NCCD.

We believe this is a pivotal test case, to see if Planning Department staff can approve whatever a developer wants without considering the NCCD, something that was asked of staff but was never answered during the controversial zoning of the AGE block. Last year during the Home Options for Mobility and Equity (HOME) initiative and Equitable Transit-Oriented Development (ETOD) activities, our City Council Member Zo Qadri stated the following in response to a question about the intent to eliminate or amend NCCDs:

"HOME and HOME 2 apply only to single-family zoned properties outside of NCCD. ETOD is proposed to apply to non-single-family zoned properties in NC-CDs. We are proud supporters of the HOME Initiative and are happy to help neighborhoods with NCCDs to understand their options to be able to participate in HOME."

On a third issue, the University Neighborhood Overlay (UNO) encroachment into North University has been temporarily delayed by the University of Texas. While UT supports more development for students in West Campus, it does not want really tall buildings along Guadalupe, and my understanding is that it does not want additional development east of Guadalupe.

The ambitious UNO zoning overlay extends into our 'hood' on one-way University and Whitis streets in front of Kirby Hall School. It will allow buildings up to 600 feet! (No, that is not a typo!) We are hoping that the Kirby Hall School staff and parents will get on board and participate in the decision-making if this UNO plan returns for upzoning (pun intended) consideration.

Finally, I would like to thank those who worked long hours on the 3710 Cedar/AGE block/Waverly North zoning. Thank you to Karen McGraw, whose depth of knowledge on our NCCD and the planning process was priceless, to Susan Moffat and the Hyde Park Contact Team for their support, and to CANPAC, especially Betsy Greenburg.

To the NUNA members who participated tirelessly in negotiations with City staff and the OSD-A developers, property research, and presentations

NUNA OFFICERS
2024-2025

Pam Bell
President

Barbara Davis
Vice President

Mike Marcom
Treasurer

TBD
Secretary

Randy Thompson
NW Quadrant Rep

Sarah Beck
SW Quadrant Rep

TBD
SE Quadrant Rep

to the Planning Commission and City Council: Nicholas Wallace, Suzannah Cox, Janet Adams, Randy Thompson, Helen Sneed, Annette Gula and Frank, Babs Davis, Rick Iverson, Sarah Beck, and Mike and Alice Marcom, and Tracy Firsching. And to those not listed, forgive me, and thank you. Enjoy the end of the summer! I'm looking forward to seeing all of you in October!

Demolition of 2 Cottages for a Proposed 20+ Room Project at 205 E. 34th St.

Home sweet home. Or not. At the end of July, two cottages, that had recently been refurbished and provided affordable homes for the tenants who lived there, were demolished at 205 East 34th Street. Not much of anything was saved in the demo. The lot was basically scraped bare. Three trees remain.

What is at stake? This appears to be a determining case for whether neighborhood plans, specifically NUNA's Neighborhood Conservation Combining District (NCCD), have any bite. Or do the new HOME ordinances wipe out neighborhood plans entirely? If this is the case, NUNA has a lot to lose.

What comes next? The question is whether our NCCD will be respected and followed, and the answer will be decided at the Board of Adjustment hearing on October 13th. Please plan to attend.

The appeal request to hear this case has been accepted and the filing fee (\$3,253.93) paid. The reason for the appeal is that NUNA's NCCD was basically ignored during the permitting process. The proposed plan for development does not demonstrate compliance with several of the NCCD's regulations, such as front and side setbacks, the floor to area ratio limit, the gross floor area limits and Site Development Standards. If you would like to better understand the NCCD, you can find it on the NUNA Website: Northuniversity.org. The proposed project does not comply with the NCCD's PART 7 RESIDENTIAL DISTRICT statement:

"The Residential District is intended to protect the original buildings and development patterns of the neighborhood that were established for residential use. Single family homes and some of the older multi-family structures were built in the context of the traditional development patterns. New residential development should respect traditional patterns including building orientation, scale, height, setbacks and parking location."

What the approved permit allows is two buildings that are incongruous with anything found on East 34th Street. The front building, with two units, has five bedrooms in each unit. The second building is an exact copy of the first, except it is being called one unit, though the back "single" unit opens onto the alley with two distinct front entries.

The plans show an interior door that has been added to the wall that would otherwise separate the back building into two units. There is one kitchen, and where a kitchen could appear

on the other side of the building the area is being called a wet bar, with the needed plumbing for an additional kitchen. This building has ten bedrooms. Thus, a total of twenty bedrooms.

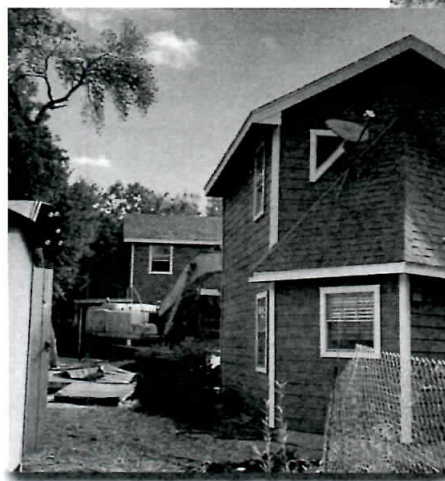
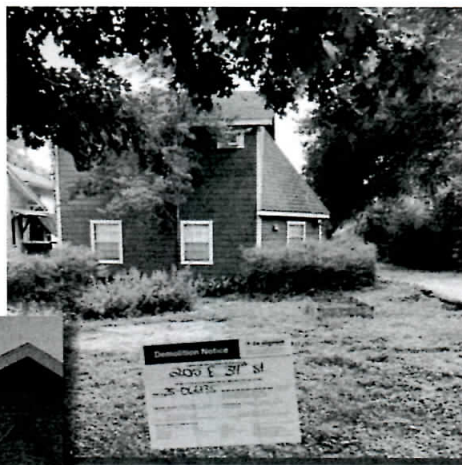
The buildings are each three stories. Not a traditional pattern for East 34th Street, especially with the plans allowing space in the "attics" for

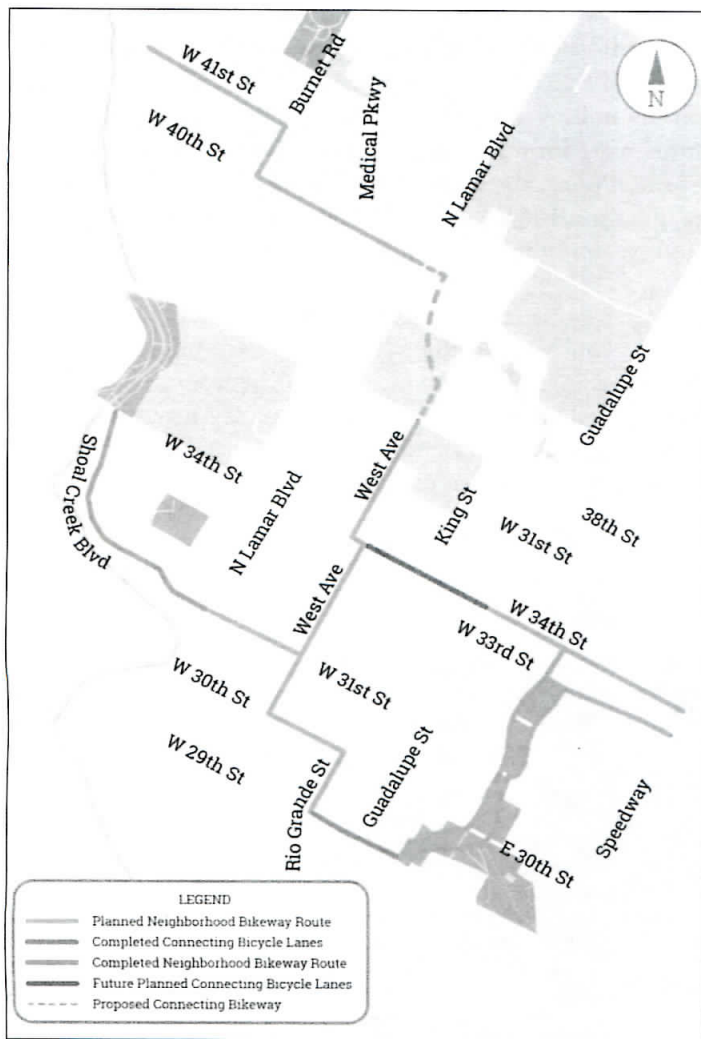
additional bedrooms. No parking spaces are required and none appear.

Zillow ads that have come and gone over the past month or so for 205 East 34th Street have stated that the proposed project is an "apartment building". Ads have also mentioned "four units". A stealth dorm situation in the making?

Please plan to attend NUNA's neighborhood meeting on October 6th, 6:30 P.M., at Sparky Park to address this issue. If not a NUNA member already, please consider joining.

Also, please plan to attend the Board of Adjustment Hearing on October 13th, at 5:30, with doors opening at 5:00, in the City Council Chambers, Room 1001. Virtual participation is also possible. A show of support for this issue is critical. Donations to replenish NUNA's treasury would also be appreciated, and you can do that on the NUNA website: northuniversity.org.





Austin Bikeway is Headed Our Way

You may have seen the signs on the streets or throughout the park and you may have even scanned the QR code to find out more. And you likely still have questions about what's coming as soon as this Fall. What does this map mean and what will happen on these streets we call home? Join the NUNA General Meeting on Oct. 6 to find out. Danny Peters, a project manager, will present and field any questions you have.

Special thanks to our newsletter carriers:

Don Carnes and Pat Campbell, Diane West,
Caroline Fickett Newell, Ravine Woods,
Andy Heineman and Will Fynes, Rick Iverson,
Clayton Maxwell Sloan, Elizabeth Cole, Lauren Ross,
Homer Parsegian, & Diane Presti

Why Green?

by Jill Wilkinson

A few months ago there was a nature special on public television about the annual cycles of migration in an African wildlife park. During this period, animal herds and flocks of birds moved through this protected landscape. What was at first green and lush and provided plenty to eat and drink, gradually became drier and drier and eventually the waterholes were gone. Although a few of the different species had ways to survive in spite of the lack of moisture, others did not. Most of the wildlife migrated away and the plant life shriveled up and the land became almost barren. Months passed.

Then an extraordinary thing happened. Before there was any indication that the rain was about to return, vast fields of a special bush began to flower. This was the sign that the rain was returning. And sure enough, it did. I thought this was extraordinary and it has stayed with me ever since.

There is a great mystery here: how did the bushes know in advance that the rain was about to begin again? It wasn't explained because no one seems to know.

There are countless other mysteries in Nature which inspire wonder and awe. What I would like to understand is why we don't respect and appreciate Nature more, and why we don't try harder to protect it. There is evidence that being "in Nature" makes us happier. Hemphill Park makes us happier.

Our NUNA neighborhood has more "Nature" than most neighborhoods in Austin, almost all alongside the course of our creek. Municipal entities have plans to disturb these ribbons of Nature. How can we establish the importance of these green spaces to our well-being and to the overall environmental health of our city?

I was in New Mexico this summer, where the natural world is more palpable. The temperature is cooler than in Austin, at least most of the time, and being outside is a pleasure. The skies seem somehow bigger than in Texas, with dramatic evening sunsets and sometimes thunderstorms. It's quieter than Austin, so you can hear the many birds.

Pinon pines and other trees are everywhere, making the air smell good. Our little house is in a neighborhood where there were once fruit orchards. There are two apricot trees in our backyard which have been dropping ripe fruit for about a week. They sound like bowling balls when they hit the tin roof on their way down. We have a hummingbird feeder which has attracted a few of those amazing creatures. So I have been noticing - and greatly enjoying - Nature.

Planting Flowers for the Future!

by Alice Marcom

As we welcome the milder temperatures and gentler days of October, savvy gardeners' minds turn to the future, knowing that the work and planning put in this month will result in a beautiful display next year.

One of my favorite things to do in the spring and early summer is to stroll around our neighborhood and admire the blooming native Texas plants. I make sure to visit my favorite gardens, where I relish the arrival of early blooming golden groundsel (*Packera obovata*) and Four-nerve Daisy (*Tetranneuris scaposa*), excitedly await the first Bluebonnets (keep an eye on the First English Lutheran Church gardens at W 30th), and then celebrate the succession of Texas Yellowstar (*Lindheimera texana*), Winecup (*Callirhoe digitata*), Beebalm (*Monarda* spp.), Coneflowers (*Echinacea* spp.), Pink Evening Primrose (*Oenothera speciosa*) and many more.



If you'd like your own patch of iconic Texas wildflowers next spring and the springs after, now is the time to get to work! Fall is the best time to plant in Austin, and it's especially important to plant wildflowers in late September-October if you want flowers in the spring. Keep these tips in mind when you're ready to get to work:

1. Seed and plant selection: Many wildflowers are annuals; that is, they complete their life cycle in one season. If you want to avoid bare dirt after the annual wildflowers go to seed and die off (typically by late June), include perennials in your plantings, either seeds or plants. Perennials that thrive in Austin include Lantana, Coneflower (*Echinacea* spp.), Salvia (especially Autumn Sage and Mealy Blue Sage), and Rock Rose (*Pavonia*). The annuals will dominate to begin with, and then over time the perennials will start to take over. Buy native seed from reputable sources such as Native American Seed (<https://seedsources.com/>) and annuals and perennials from plant sales and local nurseries.
2. Pick a well-draining spot free of weeds and grasses that gets at least 6 hours of sunshine daily.



Hey Neighbors!

If you need a recommendation for a good realtor or lender please let me know. We work with some of the very best realtors in the city!

Douglas Plummer
35th Street Resident
Owner of Midtown Title



3. It's really important that your seeds touch the ground, so if there is thatch or other plant material in your chosen bed, rake it out before scattering the seed.

4. Don't bury the seeds. You want to keep them right on the surface of the soil.

5. Water the seeds in and keep the bed moist until the seeds germinate, but don't overwater.

6. Be patient! It can take time for seedlings to emerge. Once they do, keep your wildflower bed clear of weeds. It can be hard to identify what is a weed and what is a desired plant. Andrea DeLong-Amaya, director of horticulture at the Wildflower Center, suggests sprinkling a little bit of your seed mix in a pot filled with potting mix, so you can see what the seedlings look like when they come up. Once you've identified the weeds in your wildflower bed, make sure you pull them out before they go to seed.

7. If you want your annuals to return the following year, leave the dead stalks of the wildflowers in the ground as long as you can stand it. You can also help the seeds disperse by brushing or gently shaking the stems. With these tips in mind, you will be well on the way to enjoy beautiful blooms next spring! And of course, the blooms are not really for our benefit. The plants' goal is to attract pollinators to transfer pollen from one plant to another so they get fertilized. By planting native plants, you not only get to enjoy the beautiful blooms but you are also making a valuable contribution to conservation and the ecological health of our neighborhood.

Upcoming native Texas plant sales

Lady Bird Johnson Wildflower Center: September 26 – October 26. Fridays – Sundays* 9 a.m. – 1 p.m.
(Last entry at 12:30 p.m.)

*All Fridays are exclusively for Wildflower Center members. Reservations for member Fridays open Sept. 19 at midnight. (<https://www.wildflower.org/plant-sales>)

Native Plant Society of Texas (NPSOT) Fall 2025 Plant Sales (<https://www.npsot.org/posts/fall-2025-plant-sales/>)
There are NPSOT plant sales throughout the state this fall. Those closest to home include the following:

- October 11 11am - 2pm: Williamson County chapter: Southwest Williamson County Regional Park, 3005 County Road 175, Leander, TX 78641, in the pavilions (Boulder East and Boulder West) near the Quarry Splash Pad. There will be an online sale and also an in-person sale.

- October 25 10am-2pm: Austin chapter: At the Dowell Ranch Preserve, part of the Native Prairie Association of Texas, 301 Farm to Market 1626, Manchaca, TX 78652.

Your Ad Here!

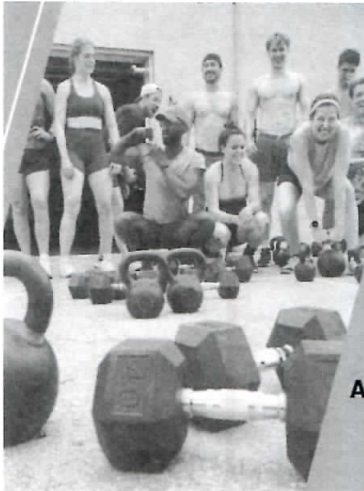
Reach 700 of your neighbors for only \$55 to \$200/issue.
Bulk discounts apply. Email: mikem451@gmail.com

A Day Out in the Park

by Mike Marcom

Some of you may have participated in the Adams-Hemphill Park Cleanup and Tree Mulching the neighborhood does twice each year. I hope that you have enjoyed meeting neighbors and helping to keep the park in good shape for everyone who uses it for jogging, dog walking, picnicking or just enjoying being outside.

This is just to let you know that you should mark your calendars for the next time we are hoping to be able to clean up the creek and mulch the trees **Saturday, November 1 2025**. Our project has not yet been approved by the city Parks Department, but it was applied for very early so will almost certainly be approved. If you participated last year, you should get an email about this event when we get the approval. If you want to be sure to get an announcement, you can send an email to zoomnuna@gmail.com and we will put you on the list. Hope to see you there.



FREE
COMMUNITY
WORKOUT

Functional Fitness Class
All Fitness Levels Welcome!

Show Up
Get a Great Workout
With Your Neighbors

2nd Saturday Every Month 10am

5206 Eilers Ave
Austin, TX
78751

CROSSFIT
CITY LIMITS
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Reminders & Tips for Neighborhood Newbies

With the Fall semester in full swing at UT, many of you are new to the neighborhood. Welcome! The North University Neighborhood Association includes everything between 27th and 38th from Guadalupe to Duval. Our neighborhood meetings are the first Monday of every other month. Watch for the white signs and announcements here in NUNA News.

North University has a rich tradition of being a safe and quiet reprieve from the bustle of campus, and it's very different from West campus. We love being close to the university and we consider our neighborhood a real treasure in the center of town. Here is some info about our area:

Garbage & Recycling: Take your bins to the street every Friday by 6:30 a.m., and roll them back in at the end of the day. Holidays affect pick-up schedules. You can find updated holiday schedules as well as a full list of what can and cannot be put in each bin at austintexas.gov. If your bin isn't picked up on schedule, just call 311 for a pick-up.

Residential Parking Permits: Many of our streets are designated for resident-only parking. Not too long ago, our neighborhood advocated for to limit traffic, allow access for emergency vehicles, and improve safety for children, pedestrians and cyclists - and so that everyone can park near their homes. If you don't have a parking permit and need one, go to austintexas.gov.

Parties: We all like a good party, but we love a peaceful neighborhood. It's a friendly area, but there are some grumpy old folks and they like their sleep. Austin's noise ordinance says that a person may not make unreasonable noise between 10:30 p.m. and 7 a.m., or create a sound vibration more than 30 feet from a vehicle. According to the ordinance, amplified sound may not be audible beyond a property line from 10 p.m. to 10 a.m. If you have a party, have fun and be cool to nearby neighbors who might be studying or sleeping.

Neighborhood Crime Concerns: The best way to prevent crime is to prevent crime. Secure your belongings, bikes, homes, and vehicles. An easy target attracts more theft. And if you see any graffiti happening, report it by calling 311. The difference between art and graffiti is permission.

Sometimes issues come up between newsletters, so we occasionally send more timely emails.

If you're not getting these, please send a quick note to Barbara Davis babillages@gmail.com to include you.

Dog Duty by Mike Marcom

Many of us in the neighborhood have dogs which we enjoy taking for walks, although in the heat of the summer and depth of the winter "enjoy" may not be the right descriptor. Most dog owners are very cognizant of the need to be respectful of the parks we use for walks and the properties we may pass along those walks.



There are an estimated 250,000 dogs in Austin. If each dog averages ¼ lb of waste per day that's over 60,000 lbs. of dog mess to get on our shoes, pollute our waterways, and smell up the place if not disposed of properly. Unfortunately, since most of our dogs have not read the rules on where to do their duty, owners or leash holders should know what the rules are about one of the least pleasurable aspects of those walks: cleaning up doggie's mess.

Austin and Travis County generally follow the Texas rules on illegal dumping. The rules are an eye opener. I could be fined up to \$500 if not disposing of my dog's waste properly. Technically, it would appear that if I, as a dog owner disposes of a full doggie bag in someone's trash that is not mine, I am guilty of a Class C misdemeanor. Lucky perhaps, I don't think even the biggest dogs would be likely to reach the amount to raise the charge to rise above the Class C maximum of 5 lbs.

Using someone else's trash or dumpster might also be considered theft of service since they pay through taxes or otherwise for trash removal. While the illegal dumping rules were written with larger amounts and items like tires, trash, building refuse, mattresses or similar in a dumpster or other place that one does not own or rent, they also cover slipping in that little full bag. **Be a good neighbor and keep an eye on your dog. Clean up after them no matter where they decide to do their dooty - even at night - and drop the bag into your own or a city approved bin.**

**YOU ARE INVITED TO SHARE YOUR
WRITINGS, POEMS, ART, PHOTOS,
OPINIONS, OBSERVATIONS, & JOKES**

This is a forum for neighbors of all ages.

Email Sarah & Diane: nuna.newsletter.austin@gmail.com

Submit for Dec/Jan NUNA News by Wed, Nov 19

HYDE PARK, HANCOCK & NORTH UNIVERSITY



704 TEXAS AVENUE

1930 brick Tudor Revival home featuring 3BR, 2BA plus separate cottage in Hancock. Extensive renovation completed by current owner/architect in 2023. List price: \$1,375,000.



4506-B AVENUE B

Available for immediate move-in. Modern Hyde Park cottage with 1BR, 1BA, open living/kitchen/dining, private patio and shared backyard. All bills included. List price: \$1,750/mo.



4101 SPEEDWAY

1927 bungalow style duplex situated across the street from Hyde Park's first moonlight tower! Vintage charm with 2BR, 1BA on each side. List price: \$799,000



3211 LIBERTY STREET

Exceptional value in prime investment area north of U.T. 1930s duplex with 2,486 SF, 3BR/1BA and 2BR/1BA plus detached carport with storage. List price: \$899,000

Want to know what your home is worth? Call Suzanne Pringle, your neighborhood expert, today for a complimentary market analysis and customized marketing plan for your property.

Suzanne Pringle

Broker, REALTOR®

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