

April Meeting

HPNA General Meeting Agenda for April 3

Meeting Topic: Presentation by Travis County Tax Assessor-Collector Bruce Elfant

- Presentation by County Tax Assessor-Collector Bruce Elfant with Q&A
- Updates on the following:
 - Membership Software
 - I-35 Project
 - 2023 Homes Tour
 - Bunny Parade on April 8, 2023
- Announcement of new Non-Resident and Business Membership Fees
- Announcements

**Not an HPNA member?
You're welcome to join anyway!**

Join Zoom Meeting at 7 pm:

<https://us02web.zoom.us/j/4738130850?pwd=V3h1KzhLVGx1VTNqVCtVTHVZeVZYUT09>

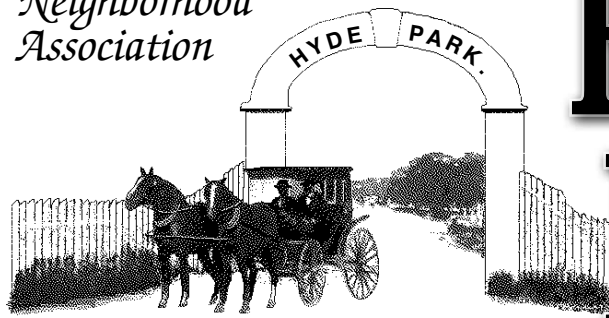
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The Hyde Park
Neighborhood
Association



Pecan Press

April 2023 • National Register District Neighborhood • Vol. 49, No. 04

40-Story Skyscraper Slated for Avenue G

In an April 1, 2023 news conference, Tesla Inc. President and CEO Elon Musk startled Austinites in general and Hyde Park residents in particular with the announcement of his company's plans to construct a 40-story apartment building on what is currently a vacant lot at 4213 Avenue G.

The announcement capped many months of intensive and complex negotiations, the principals of which included, in addition to Musk's company, the Austin City Council, Gary Bradley, the Hyde Park Baptist Church, the Hyde Park Neighborhood Association's Development Review Committee (DRC), and former HPNA President Reid Long.

Briefly, the story behind the announcement began a year ago last April, when developer Gary Bradley approached the City Council for permission to convert the veloway on his Circle C property adjacent to Barton Creek into a lead smelting plant. Sensitive to the possibility of adverse public reaction to such a move, the Council persuaded Bradley to scrap his plans in return for intensive development rights on the Avenue G site, one of the last undeveloped plots in the Hyde Park area. Aware that Musk's status as an Austin entrepreneur would position him well to capitalize on Hyde Parkers' well-known antipathy to neo-liberalism, Bradley then flipped the land to Musk, in exchange, according to the latter, for "a lot of Indonesia."

Musk's attention upon obtaining the property turned quickly to the issue of parking, for the canny mogul was well

The Hyde Park Easter Bunny Parade!

The Hyde Park Neighborhood Association and the Hope Food Pantry are teaming up in the lead-up to the Hyde Park Bunny Parade on Saturday, April 8 at 3 pm. Donate funds to the Hope Food Pantry today using the QR code and you'll be entered in the Hyde Park Raffle. When the parade arrives at Shippe Park, there will be refreshments to enjoy and fun prizes like gift cards to local restaurants to be won. You must be present to win. Come and partake in the festivities and support our neighborhood food pantry!

Hyde Park
Bunny Parade Route

Shippe Park End Elisabet Ney Museum Start

Avenue G Avenue H

40th Street

Easter Bunny PARADE

April 8 — 3 p.m.

Benefiting the Hope Food Pantry
non-perishable food donations collected along the route

Brought to you by the Hyde Park Neighborhood Association and SPJST, helping Texans since 1897

Continued on page 14



At the March General Meeting, the HPNA membership discussed the Hyde Park High Street Project (HPHSP), a proposed two-story building to be built next to Quack's Bakery. The new building will face 43rd Street and will extend into roughly half of what is now the parking lot behind Julio's, Uncle Nicky's and the Hyde Park Grill. The new building will have a cafe and retail space on the first floor and office space on the second floor. Karen McGraw, a long-time Hyde Park neighbor and architect, represents the developers. Karen wrote an article about the project for the *Pecan Press* and spoke about the project to the membership at the General Meeting.

The General Meeting's discussion about the project was civil and constructive and included a helpful dialogue between the HPHSP developers and Ed Shaw, the owner of Duval Center, which houses most of the businesses next to the HPHSP. However, neighbors who live on Avenue H next to Duval

Center said they were concerned that the HPHSP's proposed development of the parking lot and the resulting reduction in parking spaces would increase the number of cars parking on the street in front of their homes.

The HPHSP developers' current plan provides for more parking spaces than their initial plan, which the neighbors saw a few years ago. However, the developers have indicated that when their building is completed, the parking spaces available on their lot could be reserved for paid parking only, and during the estimated two-year waiting period for the HPHSP to get approved by the City, the developers in-

tend to charge the public to park on their lot. That would make their lot the only public paid parking lot in Austin north of 38th Street of which I am aware.

I should note here that there has never been free public parking at Duval Center. For many years the businesses in Duval Center, rather than Duval Center customers, paid rent to the former owner of the lot for parking. Then the city changed its policies regarding required parking for businesses, and Duval Center businesses no longer had to pay for parking spaces in the lot next to Quack's to meet their required parking quota. As the rent for those parking spaces charged by the former and current owners went up, the businesses became less inclined to continue to pay rent for those spaces.

The change in parking requirements and the developer's economic impetus to build something more profitable on the parking lot have brought us to the present moment. The project's developers have done a good job interacting with the neighbors and have been transparent about the zoning code changes they seek to get their project started. However, their plan will have an impact on neighbors who live near Duval Center and potentially on the rest of the neighborhood. Already some neighbors have asked me about getting the city to allow permit parking in front of their homes

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Hyde Park Neighborhood Association

P. O. Box 49427 • Austin, TX 78765
www.austinhdepark.org

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Monthly Calendar

April

- 1 — Happy April Fool's Day!
- 3 — HPNA General Membership Meeting
- 6 — DRC Meeting
- 6 — Passover Begins
- 7 — Recycling Pickup Day
- 7 — Easter Egg Painting Event for Children at Hancock Recreation Center
- 8 — Easter Bunny Parade
- 9 — Happy Easter!
- 10 — Steering Committee Meeting
- 21 — Recycling Pickup Day
- 22 — Ney Day Celebration at Ney Museum



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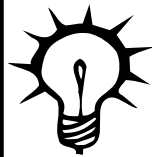


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Membership Information

- Membership in HPNA is open to all residents 18 years or older residing within the boundaries of Hyde Park or within 300 feet of its boundaries.
- University students are free.
- All memberships expire on December 31st of each year.
- New members and members who lapse in dues for over six months are eligible to vote at HPNA meetings 30 days after receipt of dues.
- Membership dues can be paid in several ways: By signing up at an HPNA meeting or event, by mailing in the membership form, or by joining online using PayPal. To pay online, go to www.austinhiddepark.org and click on the **Join Now** button. Dues paid online are \$6.

Submission Information

- Send your articles, letters, and photos by the 10th of each month to Lorre Weidlich at lweidlich@mail2sevens.com.
Opinion articles & letters to the editor must not exceed 500 words.
- Send your poems to Charlotte Herzele at herzele@gmail.com.
All poems, even if written under a pen name, must include a name and contact information for identification and verification purposes.

Hyde Park Neighborhood Association Membership Form

Name _____ Phone _____

Address _____

Email _____

- Dues per Person
- Standard - \$5/yr.
 - Senior - \$1/yr.
 - Student - Free
 - New Member
 - Renewing Member
- Check Cash
- Date _____
- Amount _____

Mailing Address:
 HPNA Membership
 P.O. Box 49427
 Austin, Texas 78765
 Make checks payable to HPNA.

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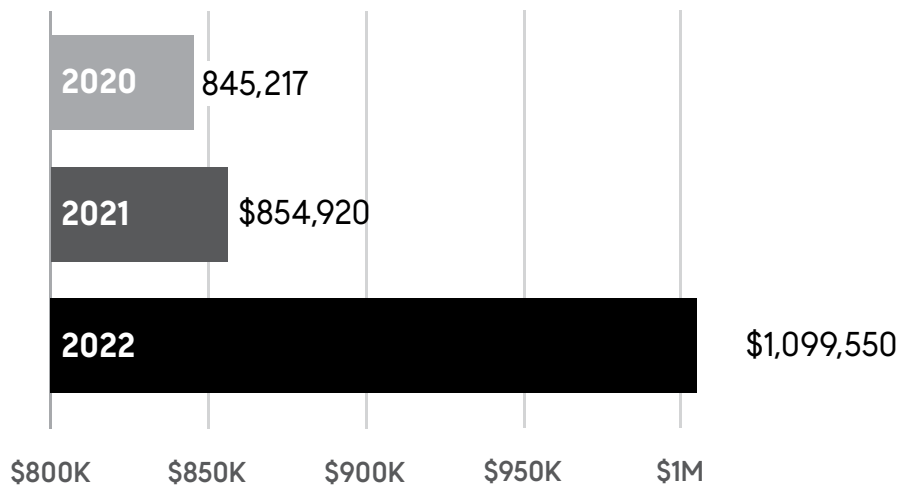
Central Austin Specialist

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512.633.4650 | sam.archer@compass.com

As a Central Austin REALTOR and resident, I have keen insight into what makes this neighborhood special and how to communicate that value to buyers and sellers. I love this neighborhood and that connection makes a difference. Whether you are buying or selling, I will help you with incomparable professional experience and personal commitment that goes beyond the transaction.




Average Sales Price: 2020—2022



For more detailed market information about your home, contact Sam Archer, Broker Associate.

All YTD data is pulled from Austin MLS for single family homes

 Compass is a licensed real estate broker. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.

News from the Ney

The bluebonnets are springing up all over Austin and the grounds of the Elisabet Ney Museum are filling out with flowers and new life. It marks a moment of change in the season and a perfect time to reflect on the changes that will be underway soon at the Museum.

A multi-million dollar rehabilitation and renovation project is getting started at the end of this year; it will restore the windows and doors of the historic home-studio, add modern air conditioning and heating, and update lighting and security, helping Formosa to be ready for her next 100 years. While the bones of the studio and artist home receive attention, the Museum will also revisit the interpretive plan on how Ney's story is told and experienced. This story extends to the landscape, as the Museum crafts a new plan to help invigorate the land and make it more inviting to all museum visitors.

This will mean that the interior and parts of the landscape will be shut down for 18 to 24 months as the City

of Austin's Parks and Recreation Department performs the restoration. Upon reopening, the museum will have a restored building, new exhibits and narratives, a new bridge over Waller Creek, and a welcoming and appealing landscape. The Friends of the Ney are continuing their fundraising efforts to create the very best museum and grounds to honor the life and work of Elisabet Ney as well as tell her story for new generations and through the lens of contemporary artists and family-friendly programs.

The Museum welcomes you to share the beauty of spring on the grounds with the annual Ney Day Celebration on April 22 to commemorate Elisabet Ney and her legacy as an artist, activist, pioneer, and nature enthusiast. The event celebrates female-identifying artists, scientists, and civic leaders with artist-led projects, demonstrations, booths with community partners, music, food, and fun! This open, accessible, and exceedingly friendly event is not only an amenity to Hyde Park residents and their visitors, it exemplifies the spirit of renewal, connection, inspiration, and a very Austin brand of individualist camaraderie. Can't wait to see you at the Ney!

Around & About the Avenues

Austin Police Department Community Liaisons. Our January General Meeting introduced the District Representative for Baker District, Officer James Hyatt. Officer Hyatt spoke to Hyde Park residents about crime and safety prevention. If you have questions about an ongoing safety concern in Hyde Park, please contact Officer Hyatt for information. In an emergency, please call 911. Officer Jiro Daniels will serve as Community Liaison for our neighborhood. Officer Daniels will collect community and criminal concerns from residents and local businesses. He will analyze problems and work towards solutions together with APD. We are very grateful to both officers for their work for our neighborhood. Their contact information is on page 2 of every issue of the *Pecan Press*.



Friends of the Ney Museum Awarded Grant Funds. *Sightlines* magazine, in the article "City of Austin announces more than \$2 million in grant funds to preserve historic places" by Jeanne Claire van Ryzin, reported on February 15 that the City of Austin has awarded \$30,000 to Friends of the Ney Museum toward the comprehensive restoration of the museum (<https://sightlinesmag.org/city-of-austin-announces-more-than-2-million-in-grant-funds-to-preserve-historic-designated-places>). See "News from the Ney" in this issue for a description of the work that will be performed. Congratulation to the Friends of the Ney Museum for the success of their fundraising efforts.



Hyde Park School's Efforts Recognized in Streetsblog Article. *Streetsblog USA*, in the article "Freeway Fighters List Their Top Five Needs for 2023" by Ben Crowther, Aaron Brown, and Martha Roskowski, included a picture of Griffin School students protesting the expansion of I-35. The photo was credited to I-35 Youth Day of Action, Rethink I-35, Austin,

Texas (<https://usa.streetsblog.org/2023/03/03/freeway-fighters-list-their-top-five-needs-for-2023/>). Congratulations, Griffin School.



Hancock Recreation Center Easter Event. Hancock Recreation Center will be offering an Easter egg painting event for children aged three to five years on April 7, 9 am until 1 pm. The cost is \$20 for Austin residents. Hancock Recreation Center is located at 811 East 41st Street. For information, call Denise Cavanaugh, Recreation Program Specialist, at 512-978-2335.



Media Recognition for Hyde Park's Stand on I-35. Hyde Park's position on the proposed changes to I-35 has been included in two media articles: the *Austin Monitor*, in the article "Vela urges TxDOT to cap parts of I-35 through Austin" (<https://www.austinmonitor.com/stories/2023/02/vela-urges-txdot-to-cap-parts-of-i-35-through-austin/>) by Jo Clifton on February 23, states, "Any number of individuals and organizations have come out against the state's plan for expanding the highway, including neighborhood groups such as the Hyde Park Neighborhood Association." KUT, in the article "Austin City Council demands changes to I-35 plan" (<https://www.kut.org/transportation/2023-02-23/txdot-i-35-capital-express-project>) by Nathan Bernier, also on February 23, states, "Some Central Austin neighborhood groups — like in Hyde Park and North Loop — agreed with the call for more east-west connections but remained worried about the overall project. The Cherrywood Neighborhood Association questioned the traffic modeling used by TxDOT to justify the I-35 expansion." Both articles included a link to the HPNA letter on the topic.





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HPNA General Meeting Minutes: March 6, 2023

Kevin Heyburn, HPNA President, called the meeting to order.

Announcements

On March 22, there will be a community fundraiser and film screening for the highly acclaimed film, *Chasing Coral*. The proceeds will be donated to the GoFundMe for long-time advocate Jack Goodman, to a fund for parks and libraries, to a homeless student fund, and for environmental signs in the area. The film is 90 minutes long and there will be other entertainment. It is a three hour event. For tickets, visit GolfTennisLessonsATX.com.

The Helping Hand Home open house on March 21 will be an opportunity to see the foster children's home's new buildings. The open house is at 11 am. Helping Hand Home is located at 3802 Avenue B. On the same day, starting at 4 pm, there will be an open house for light rail at Central library.

There was an update on membership software. The new system is up and running! So far, 50 former members have renewed in the last three weeks and 11 new members have joined. The new website has tools to facilitate joining. Chris Wooster is working on a sign up system with QR codes, which will have paper backup. Another email will be going out for those who have not yet renewed. Please contact Chris Wooster with any questions.

At the last meeting, HPNA voted on a letter regarding the I-35 expansion to TxDOT, City of Austin, and other organizations. The letter has been delivered to TxDOT and about 70 other recipients, including city, state, and federal officials. The final version of the letter has been posted on the website.

The 2023 Homes Tour committee is working on getting homes, volunteers, and a tour coordinator.

There will be a Bunny Parade on April 8, the Saturday before Easter. The parade will stop at Shipe Park for a raffle for those who have donated to the Hope Food Pantry over the previous two weeks. Prizes will be gift cards to HEB and other retail establishments. Raffle entry is a \$10 donation or six cans of food donated at the event. Winners must be present. The organizer, Stephen Gonzalez, is looking for volunteers. The event will start at 3 pm and end at Shipe Park at 3:30 pm.

Discussion on Austin City Council Amendment to City Code Title 25 Concerning Disaggregation of Substandard Lots

This discussion was led by Susan Moffatt, who has lived over 30 years in Hyde Park. A resolution that allows the disaggregation of substandard lots will be presented on Thursday to the City Council. "Disaggregation" refers to taking an existing lot, breaking it into smaller lots, and building separately on each one. This has happened on Martin Avenue.

The proposed resolution language states that its intent is to address the current housing crisis and create more homes. On the downside, the resolution could lead

Continued on page 11

Bogart Movies

by der Brat

BOGIE IN THE MOVIES
I HAVE TOO MANY CANS
G CAINEMUTINYOOHO
STARRY NIGHTOCPBY
LIVIDTEABALLSEEN
EKESEELUCKAFRTAE
ETEREARNUFFDFRTE
PORYHCATERAZOITU
COLALLASHMIKOFHQ
RFDUBAEFAELOLIEN
DECALTRRYAYXSEDA
MRSOLNRGHTIFFDEC
MALAEEOOOREALVI
CBMMIXMATCHIFLIR
FROSTANGELSIDELF
TWO CARAHASABRINA

[Numbers in parentheses = number of letters in answers, with occasional initial "The" omitted]

1. Of course it's first, and we'll always have Paris. (10)

2. Rich dude courts chauffeur's daughter. (7)

3. "Men are such _?_" (5) _____
4. Bigger they are: (6,4,4) _____
5. Bogie as Philip Marlowe. (3,5) _____
6. Sgt. Gunn in the desert. (6) _____
7. "_?_ Kid" Trouble in Soonerland. (8)

8. Now he's Sam Spade: (7,6) _____
9. "A Holy _?_" He's jilted suitor Steve. (6)

10. "_?_" of All Nations" His scenes were deleted! (5)

11. "Angels with _?_" Gets kidnapped by Cagney. (5,5)

12. Bogie and Bacall survive hurricane. (3,5)

13. "The Treasure of the _?_" "We don't need no stinkin' badges!" (6,5) _____
14. Kate and Bogie battle leeches and Germans. (7,5)

15. He's off to Africa to sell vacuums; Peter Sellers had to dub his voice. (4,3,5) _____
16. "The _?_ Contessa" He tells Ava's story. (8)

17. "The _?_ Forest" He's Duke, a killer. (9)

18. "Kid _?_" Boxer flick, he's named Turkey. (7)

19. The Captain looks for missing strawberries. (5,6)

20. "We're No _?_" Escapee from Devil's Island. (6)

Answers on page 9

It's My Park Day at Shipe Park

It was a beautiful day at the park for It's My Park Day (IMPD) this year! With springtime in full bloom and the upbeat brass band sounds of Blowcomotion in the air, more than 100 volunteers spent the first Saturday in March making Shipe Park more beautiful!

The park needed our help. With the city's budget for parkland maintenance stretched thin and Austin Parks Foundation unable to donate materials and services as it has in the past, neighborhood volunteer groups like Friends of Shipe Park garnered support from the community in order to keep the park green, maintained, and functional for all the people who use it. We had a ton of support from some fantastic neighborhood businesses:

- Quack's 43rd Street Bakery, quacksbakery.com
- First Light Books, firstlightaustin.com
- Texas Standard Clothing, texas-standard.com
- Maas Verde Landscape Design, maasverde.com
- Whittlesey Landscape Supplies, 989rock.com
- Davey Tree Service, davey.com
- Blowcomotion, blowcomotion.org

With sponsorships and support from these awesome community partners and powered by an amazing group of neighborhood volunteers, we planted a new Redbud tree (donated by Maas Verde!) along Avenue F, added a layer of nutrient-rich compost to the field to support the lawn, and aerated and mulched the root zones of all of the major trees in the park. All of these significant efforts were critical investments in the long-term health of our neighborhood park.

Just as important as the work we accomplished, the day was also a wonderful chance to meet new neighbors and invest in our sense of community in this neighborhood. Thanks to all of you who worked together on IMPD at Shipe Park!

— Adam Wilson for
Friends of Shipe Park



It's My Park Day at the Ney



The morning started with perfect light at The Elisabet Ney Museum and over 80 neighborhood and city volunteers ready to help groom the grounds of the Elisabet Ney Museum.

Our volunteer partners at Apple also joined us again this year to share the work load and create community. We swapped stories and worked together in teams to weed invasive plants from flowerbeds around the historic art studio, Formosa. The volunteers also worked with staff to remove fallen branches and clear debris from the creek and the north side of the grounds. Some volunteers were here from last year's event and shared how rewarding it was to be back at the site especially as we kick off Women's History Month. The spirit of the day was festive and the Museum team is full of gratitude for so many hands helping to beautify the grounds. A big thank you to the Austin Parks Foundation for providing help, tools, and all things needed for another successful It's My Park Day!

— Jade Walker



Word Find Answers from page 7

1/CASABLANCA; 2/SABRINA; 3/POOLS; 4/HARDER THEY FALL; 5/BIG SHEEP; 6/SATARA; 7/OKAY/OMG; 8/MALIBU; 9/FALCON; 9/TERROR; 10/WOMEN; 11/DIRTY FACES; 12/KEY LARGO; 13/SHERA MADRE; 14/AMERICAN; 15/BEAT THE DEVIL; 16/BA REEBO; 17/PETERHEAD; 18/GALAHAD; 19/CANINE MOUTHW; 20/ANGELS



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5514 Evans Ave. • \$1,190,000
Duplex • 6 beds • 4 baths • 2,516 sq. ft



604 E 42nd St. • \$995,000
3 beds • 2 baths • 1,515 sq. ft.



9707 Vista View Dr. • \$855,000
3 beds • 2 baths • 1,980 sq. ft.

SOLD



4521 Speedway • \$795,000
3 beds • 2 bath • 1,224 sq. ft.

SOLD



3008 East 16th St. • \$795,000
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SOLD



4410 Hank Avenue. • \$795,000
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REAL ESTATE BY THE NUMBERS

Austin Board of Realtors, MLS data shown is for Austin area addresses December, 2022



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March Meeting Minutes...

...cont'd from page 7

to more tear-downs, including possibly up to 4,000 existing homes. There is also the impervious cover issue: The proposed resolution allows 65% of impervious cover, up from 45%. Austin is seeing more localized flooding as things get more built out. The exact wording of the eventual code amendment resulting from the resolution is not yet known. There is an online form on the *AustinTexas.gov* website for feedback. Contact our city council member, Zo Qadri, with questions.

David Whitworth, who built the homes on Martin Avenue, spoke. He stated that as written the resolution will only apply north of 51st Street, although Hyde Park could vote later to opt in. David said code changes resulting from the resolution will not affect Hyde Park north of 38th Street or Hyde Park north of 45th Street at this time, as these areas did not opt in to small lot amnesty. David mentioned 4311 Avenue A is an original small-lot home in Hyde Park.

Opinion

Why are We Paying Astronomical Taxes on Land We Own in Hyde Park?

High taxes are a burden on Hyde Park land owners, but eventually the burden trickles down and is also paid by tenants. Everybody knows that property taxes are too high. In the case of Hyde Park, the tax burden is unfairly high for owners of contributing structures.

According to Ordinance No. 20101216-093, a *contributing structure* is, generally, a structure that contributes to the historic character of Hyde Park, is at least 50 years old, and was built between 1892 and 1960.

Nearly all the Hyde Park bungalows built in the 1920s have been designated contributing structures by the City. I believe taxes on these structures are too high because appraisals of them are too high, compared to what can be done with them.

One reason appraisals are too high on contributing structures is that TCAD—Travis Central Appraisal District, the agency that appraises our properties every year—separates the value of the *land* from the value of the *house* (or other structure) on the land.

Everyone sees this on their tax bill every year. The appraised value of a house in Hyde Park is separated from the appraised value of the land on which the house is placed.

Last year our small lots were appraised at well over \$500,000 each. Why is that? Because other land in the city is quickly going up in price. Why? Because land in Austin is attractive to investors and developers.

We don't need to debate whether we want more development. The reality is that developers large and small will pay a premium for land on which they can tear down the existing structure and replace it with what they consider a more valuable one—say, multi-unit housing.

Presentation on Hyde Park High Street Project

A description of the project was presented by Karen McGraw, an architect who works for the project's developers. The project will be built in the parking lot next to Quack's bakery, on the corner of 43rd Street and Avenue H. The two partners in this venture started planning the project about two years ago. The land has been zoned commercial since the 1960s. Karen used diagrams to show how the buildings would look.

The partners want to develop a two-story building with a restaurant and retail store on the lower level and offices on the second level. They plan to construct a masonry building, possibly recessed along the property line. It will have an awning that comes out over the sidewalk and a balcony on the second floor. There will be a two-story porch on the Avenue H side. The building might have a flat roof. There will be covered parking underneath part of the second floor.

The partners are trying to get a variance with respect to the current 25-foot setback along 43rd Street to align their building with Quack's. They are proposing to widen the alley next to Quack's to 22 feet, to make an entry

Continued on page 12

This results in unfairly high taxes for Hyde Park owners who own contributing structures because those houses *cannot be torn down*. At a minimum, they cannot be torn down without the permission of the Historic Landmark Commission, whose job, among other things, is to protect historic structures. Thus, the Commission rarely, if ever, grants permission for demolitions if the land has a contributing structure on it. All of this is supported by ordinances.

Because TCAD appraises the land and the house separately, the value of contributing structures for tax purposes is inflated. More precisely, the land is appraised *as though a structure on it could be torn down* when, in reality, the land cannot be used as though a structure on it could be torn down. Under the ordinances, a structure on the land cannot be torn down, by law.

The land of contributing structures, it seems to me, should be appraised in accordance with how that land can actually be used—that is, it can be used as land that has a permanent structure on it. It should not be appraised as though it could be used as cleared property, with no structure, because the property in fact cannot be put into that condition.

I have tried to bring this to TCAD's attention over the years, without success. Finally, I brought a lawsuit, which is still in progress today.

If you would like me to email a copy of the Ordinance to you, or a list of contributing structures in Hyde Park, or if you are interested in the issue, don't hesitate to contact me.

— Mary Lou Serafine
Avenue D
serafine@mlserafine
512-220-5452

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March Meeting Minutes... ...cont'd from page 11

and exit into their project. Customer traffic would flow in and out of the project through this new entrance, which would be built to include a raised cross-way for pedestrians. The partners plan to close the current flood-prone entrance to the parking lot on Avenue H.

The owners want to create a paid parking lot with a system payable by phone. This would provide them income while the new project is in the planning stage; probably a couple of years. The owners plan to continue paid parking indefinitely.

Currently there are 46 parking spaces and 26 would remain, plus there are 10 on the street that would remain. They might need four parking spaces to be in the setback.

Questions from members included the following:

- How many trees are being removed? Four 10 to 12 inch trees. There is a big live oak tree that will stay. The developers plan to add some new trees.
- How many cars are expected from retail and occupant load? Karen stated that there is a schedule from the city; currently they need 36 or 38 parking spots to meet the city's rules.
- How will the two-story building be compatible with other buildings with a lower profile? Karen used as an example the building that houses the Asti restaurant, which has offices on the second floor. She stated the highest their building can be is 30' and they are not asking for any additional height.
- How far is the side of the new building from the duplex? At least 50 feet.
- Where would they put the dumpster? The dumpster would be serviced off the alley.

Some neighbors asked about the proposed new entrance. Karen explained that city planners suggested widening the alley and creating a raised crosswalk there. Betsy Clubine asked about creating a pedestrian sidewalk along the alley side of the driveway for safe exit onto 43rd Street. Nick Van Bavel, a property owner on Avenue H, expressed concerns about the additional parking burden on the nearby neighbors. He stated that it will create a big problem for them. Other neighbors on Avenue H expressed similar concerns.

Reid Long asked if the Steering Committee will take this up and bring a vote to the members about the project. Kevin said the Steering Committee has not yet discussed a resolution, either for or against. Karen mentioned the efforts of the project's partners to get neighborhood support. She said the project has to go through zoning, site plan approval, and building permitting. She and her clients are trying to produce a plan that will successfully make it through the process.

Kevin announced that April's HPNA meeting will have as its guest speaker Bruce Elfant, the Travis County Tax Assessor-Collector.

The meeting was adjourned.

– Ann Duncan,
HPNA Co-Secretary

Lettuce Recycle!

by Dena Houston



What to Do with Special Items

- Arts and Craft Supplies – Austin Creative Reuse (<https://austincreativereuse.org/>)
- Batteries – Household batteries, including rechargeable, can be recycled at most Austin public libraries. They can also go to the RRDOC.
- Gardening Items – As we fill our gardens with lovely flowers and vegetables, we are left with the plastic flower pots and trays we get from the garden centers. All of those can be put into your blue recycling bins (shake the dirt out first).
- Shredded Paper – This needs to go into the green compost collection bin (not the blue recycling bin). It must be contained in a compostable or paper bag.



Spring is Here! Let the Cleaning Begin!

Spring energizes us from the winter doldrums; we feel compelled to SPRING CLEAN! Cleaning and reorganizing always present a recycling and reuse challenge. This column of "Lettuce Recycle" will help with these challenges.

What to Do with All that Stuff!

- Assistance League - Housewares in good condition (glasses, pots and pans, dishes) are always in demand at the Assistance League. (<https://www.assistanceleague.org/austin/thrift-shop/>)
- Austin Reuse Directory - This is a wonderful resource, compiled by the City of Austin, to find out where to donate items in your area. (<https://austinreusedirectory.com/>)
- Buy Nothing - The Buy Nothing Project is a global network of community groups that encourages giving away (without selling or bartering) consumer goods rather than throwing things away. It is accessed through Facebook and organized by neighborhoods. (<https://buynothingproject.org/>)
- Recycling Reuse Drop-Off Center (RRDOC) – There are many items that can be taken here; see the partial list below. To make an appointment, go to the website. (<https://www.austintexas.gov/dropoffschedule>)
 - Batteries
 - Chemicals – pool chemicals, herbicides, pesticides, and so forth
 - Children's Pools
 - Electronics
 - Lawn Equipment – old lawnmowers and weed eaters
 - Microwaves
 - Plastic Lawn Chairs And Furniture
 - Playground Equipment
 - Refrigerators
 - Styrofoam
 - Televisions
 - Toiletries – Shampoos, lotions, soap, and so forth, even half-full containers and those little bottles from hotels, are accepted and placed in the ReUse Store. The ReUse store is free for everyone.
 - Trash Cans
 - Window Air Conditioning Units



Cleaning Tips

- Paper towels with any kind of cleaning product must go into the trash and not into the compost cart.
- Washable (reusable) dusters are available and very handy for all the dusting during our spring clean-up.
- Vacuum cleaner contents and disposable bags are not compostable and must go into the trash can.

Questions from Our Readers

Can I put recyclables in a paper bag before I put them into the blue recycling bin? No, do not bag recyclables. Bagged recyclables will be sent to the landfill. There is not the manpower at the recycling center to empty these bags.

Do I have to remove the cellophane window in envelopes before I put them into the blue bin? No, you do not. Even the plastic on top of Kleenex boxes can be left on.

How do I recycle aerosol cans? Aerosol cans (full or partially full) are accepted at City of Austin Recycle & Reuse Drop-Off Center. The material in them is considered hazardous; do not put it into the blue recycling bin. *Totally empty* aerosol cans may be put into the blue recycling bin.

What happens to batteries when they are collected at the Recycle & Reuse Drop-Off Center? Batteries are separated by type (single use, rechargeable, and so forth). The metal casings are recycled and the zinc oxide is used to make other items (sun screen and so forth). The potassium hydroxide in the alkaline batteries is used in the water treatment chemical industry. Lithium batteries are used to manufacture new lithium-ion batteries.

Please Remember – When in Doubt, Throw it Out!

Recycling and composting contamination is a huge problem. If you have exhausted all reuse possibilities and are still unsure, put the item into the trash can.

Nothing Smaller than a Credit Card in the Blue Bin

Remember the City of Austin recycling website: <http://www.austintexas.gov/what-do-i-do>.

Stay tuned for future tips for creative ways to recycle or reuse. If you have any questions or recycling ideas, please send them to recycling@hpwbana.org.

President's Letter... ...cont'd from page 2

to deal with the potential increase of cars parking on neighborhood streets due to the HPHSP. I will continue to seek feedback from neighbors who live close to the project, and I hope other neighbors interested in the HPHSP will let me and the HPNA know what they think.

This month's HPNA General Meeting will host Bruce Elfant, the Travis County Tax Assessor-Collector and a Hyde Park neighbor. Bruce is not expected to talk about our federal taxes, which are due on April 18 this year. Instead I anticipate Bruce will answer questions about the assessment and collection of local property taxes, local voter registration, and the many other duties of his office.

Finally, I encourage everyone to come and participate in the Bunny Parade on Saturday, April 18, 2023 (Easter Weekend). This year the parade will once again feature the Bunny on a beautiful float, and this year the Parade will include an even bigger food drive to benefit the Hope Food Pantry. I hope to see you at the Bunny Parade and at the April General Meeting at the Griffin School.

— Kevin Heyburn
HPNA President

Musk Moves on Ave G... ...cont'd from page 1

aware that a high-rise structure on the Avenue G lot portended scant room indeed for on-site off-use automotive placement prospects. With characteristic brashness and elan, he solved the problem by securing a long-term agreement with the Hyde Park Baptist Church granting him usufructuary rights to the church's parking garage on Speedway, approximately four blocks from the proposed apartment building. The apparent ease with which Musk finalized the agreement can be traced to two key factors: First of all, Musk revealed that he and HPBC Sunday School Czar Edd Shotwell are in fact distant relatives, both of whom can trace their lineage to one Edd Shoffmobbettwell, an Old West Baptist missionary and developer who gained some degree of notoriety in the 1850s in the course of his earnest, if ultimately unsuccessful, attempt to purchase Brownsville and convert it into a private community for his parishioners. Second, as HPBC Pastor Dr. Ralph Smith himself acknowledged at the news conference, the agreement represented "(The) easiest deal we ever made! The price was right, and besides, our people never use the d—n thing, anyway."

Updates on this project will be published in future issues of the *Pecan Press*.

— Rollo Treadway



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