

# April Meeting

**When:** 7:00 pm  
Monday, April 2, 2018

**Where:** Griffin School  
5001 Evans Avenue

*Note: HPNA meetings usually take place on the first Monday of each month.*

## HPNA General Meeting Agenda for April 2

- ❖ Welcome New Members
- ❖ Update: Speedway and Duval Bike Lanes by Alison Mills, P.E. Active Transportation and Street Design Division
- ❖ Presentation: Texas Facilities Commission North Austin Campus Construction Project (located at West Guadalupe, North Lamar, and W. 51<sup>st</sup> Street) by Beverly Silas & Associates, LLC
- ❖ Announcements

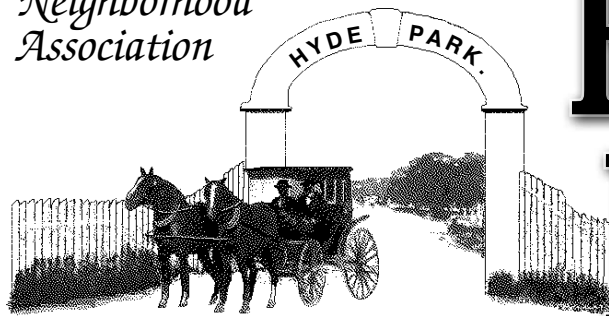
## Gearing up for the 41<sup>st</sup> Historic Hyde Park Homes Tour!

Sunday, November 11, 2018 will mark the Hyde Park Neighborhood Association's 41st Historic Hyde Park Homes Tour! This year's tour promises to delight visitors by highlighting a variety of homes that make Hyde Park unique. The tour is a signature event for the neighborhood association: it serves to raise funds for preservation efforts and neighborhood activities while increasing appreciation and knowledge of the history of Hyde Park.

Like all HPNA events, the tour is powered by volunteers and supported by generous sponsors and advertisers. The tour planning committees are in formation and new members are welcome! Leading up to the tour, committee members work together to solicit sponsors and advertisers, select homes and plan the tour route, research the history of homes, recruit

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The Hyde Park  
Neighborhood  
Association



# Pecan Press

April 2018 • National Register District Neighborhood • Vol. 44, No. 4

## 'Comp Norm' Could Depress Central Austin Property Values

A few years back, concern was expressed in the *PecanPress* about the impact of *Kelo vs. City of New London*.

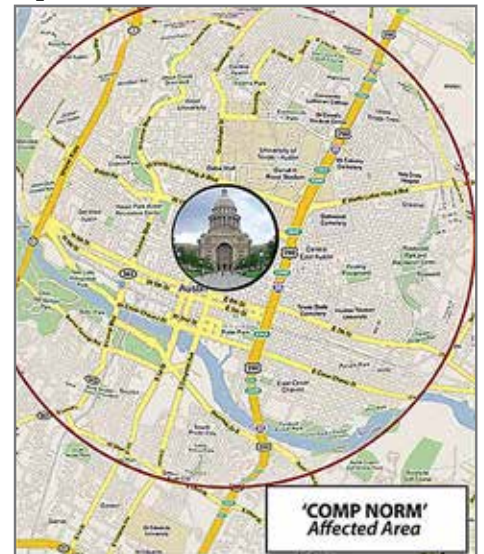
The Supreme Court's decision in that case gave city governments the power to condemn the property of one private owner and sell it to another. Justice Sandra Day O'Connor noted in her dissent, "Any property may now be taken for the benefit of another private property, but the fallout from this decision will not be random. The beneficiaries are likely to be those citizens with disproportionate influence and power in the political process, including large corporations and development firms."

The fear at the time was that a developer could sway the city council to condemn large chunks of Hyde Park, specifically the area north of 45th Street and west of Duval, and turn it into a zone of high-density housing. This would dramatically increase the tax base of the area as well as pack more people along the proposed light rail corridor, a big draw for city politicians.

Fortunately, that nightmare never materialized. But now a new threat has emerged, and from a corner no one expected: state government. The story came to light in a recent email to the *Pecan Press* from long-time Hyde Parker Mary Alice Young, a 27-year veteran of the Legislative Budget Board. In her words:

"I was having lunch at the Capitol cafeteria. It was crowded, and a young woman asked if she could join me. As we talked, I learned she had just joined the staff of a legislator from West Texas as a secretary. She said she was looking for housing and asked where I lived. I said 'Hyde Park,' and she said, 'Oh, I love Hyde Park. I've got my eye on a little bungalow on Avenue B. I'm going to snap it up as soon as we get Comp Norm.'"

"Comp Norm" is shorthand for the Compensation Normalization Act of 2009, a bill recently voted out of the House Appropriations Committee. The basic provision is that staff of elected state officials who are



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# From the Desk of the President



As I write this letter, Austin has experienced a harrowing couple of weeks. If you have been following the news, you will know about the terrible tragedy that has befallen our community: someone has targeted several of our fellow Austinites with package bombs. This tragedy has also taken place during the middle of SXSW, the single largest event that happens in our city, and one that requires extensive police presence, which potentially hampers their ability to solve this crime. My thoughts are with everyone who is affected by these bombings. I pray that the police quickly apprehend the culprit and he or she is brought to justice.

These bombings have happened in East Austin, but believing that this is the only ongoing attack on that area would be incorrect. Our neighbors to the east have experienced severe gentrification and a chronic lack of city investment. The gentrification crisis in East Austin has grown dramatically in recent years as the cost of living and the demand for real estate has increased within the city. This crisis has forced thousands out of homes that they have lived in for generations and the process shows no sign of stopping. It is incumbent upon the city to address this challenge soon or we will face a continued migration from these

historical, minority neighborhoods within the City of Austin. This cultural, socioeconomic, and racial diversity has made the city of Austin great and we are at risk of losing it due to gentrification if nothing is done to stem the tide.

As the final draft of CodeNEXT advances towards City Council, we should all find it alarming how little this draft does to stop the problem of gentrification or one of its root causes, reduced affordability. The only tool that the draft uses to increase affordability appears to be increased entitlements, which alone have not been shown to significantly increase affordability. It is inherently naïve to believe that we can simply build our way out of our affordability crisis. Much like the calls from years ago of “drill, baby, drill” would have had limited impact on the price of oil, so too will the calls to simply “build, baby, build” have limited impact on the price of housing stock. But by the same token, we can’t treat neighborhoods as if they are encased in amber, unwilling and unable to change and adapt to a changing world and the changing needs of our city. We need to use tools that allow for increased density and capacity for housing stock where such housing stock has the appropriate infrastructure, including both physical infrastructure and ample transportation and amenities. We have to be able to increase housing supplies in areas where increased housing can be built without negatively taxing the infrastructure and severely

impacting the quality of life of the neighbors already living in the neighborhood.

Unfortunately, gone in the most recent drafts are tools that help to encourage the development that could lead Austin out of this gentrification and affordability crisis

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## Pecan Press

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## Hyde Park Neighborhood Association

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

– HPNA Officers & Steering Committee –

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• Sharon Brown • Lisa Harris • Kevin Heyburn • Dorothy Richter • Charlie Sawtelle • Phil Siebert • Karin Wilkins •

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Tree Preservation • John Walewski, jwalewski@civil.tamu.edu

Website • Graham Kunze, grahamkunze@gmail.com

Zoning • Dorothy Richter, 3901 Ave. G 452-5117



# News from the Ney

This April, we have two great annual Ney traditions taking place!!

The Sixth Annual Ney Day is upon us! On Saturday, April 14, from noon to 5 pm, the Ney once again will be "Celebrating Women in the Arts, Sciences, and Civic Culture!" This year Ney Day happens to take place on Selena's birthday, so expect a special Selena Quintanilla celebration featuring Austin's own Selena tribute band, Bidi Bidi Banda, and a dress-like-Selena contest. Other bands include Missy Beth and the Morning Afters, Chulita Vinyl, and more. Elizabeth McQueen will once again be the host, with co-sponsorship by KUTX Radio. All sorts of booths are expected, with new technology, sculpting and art demonstrations, food trucks, ices, hula hoops, clay crafting, health screenings, and bookmaking, just to name a few features. The museum will also be celebrating the work of Catherine Lee, which looms in a lovely fashion over the site. Parking will be available nearby at the Hyde Park Christian Church on 45th east of Duval, but biking and walking are strongly encouraged.



Later in the month, the Short Short Fiction Festival, which was postponed due to scheduling conflicts,

will take place on Sunday, April 29, from noon to 3 pm. You can expect the same super readings and excellent good times that were planned for March to take place late this month instead. Once again, the readers will be top-notch Austin fictioneers of all sorts. Neighborhood residents Elizabeth McCracken and Mary Helen Specht, along with Deb Olin Unferth, curate the readings. There were seventeen readers last year, so be sure to come. It will also take place on the north side of the creek this time. By the way, there will be food trucks featuring Ray's World Tacos, face-painting, other family-friendly activities, literary booths, and more!

Events coming in May include a special edition of "Are We Conscious Automata?" entitled "Being Some Body." In this event we will discuss the relationship of consciousness to body, especially as it pertains to the transgender community. On May 5, there will be another wildflower tour, and the next two weekends will showcase a double dose of the West Austin Studio Tour, featuring a very exciting installation inside the museum, music, food, and more.

## Monthly Calendar

### April

- 2 — HPNA Meeting
- 5 — DRC Meeting
- 9 — Steering Committee Meeting
- 13 — Recycling Pickup
- 14 — Sixth Annual Ney Day at the Ney Museum
- 23 — HPNPCT Meeting
- 27 — Recycling Pickup
- 29 — Austin Short Short Fiction Festival at the Ney

### 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.
- All memberships expire on September 30th 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.austinhypark.org](http://www.austinhypark.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@grandecom.net](mailto:lweidlich@grandecom.net).  
*Opinion articles & letters to the editor must not exceed 500 words.*
- Send your poems to Charlotte Herzele at [herzele@gmail.com](mailto: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 \_\_\_\_\_

Notify me by email of HPNA meetings & events \_\_\_\_\_

Dues per Person     Standard - \$5/yr.     Check  
                            Senior - \$1/yr.         Cash

New Member                      Date \_\_\_\_\_  
 Renewing Member                Amount \_\_\_\_\_

Mailing Address:  
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## HYDE PARK AREA: YEAR IN REVIEW

	2015	2016	2017
NUMBER OF HOMES SOLD	38	31	31
AVERAGE SALES PRICE	\$567,765	\$623,514	\$595,595
AVERAGE SQ FT	1,599	2,079	1,699
MAX PRICE SOLD	\$995,000	\$1,150,000	\$1,200,000
MEDIAN DAYS ON MARKET	10 DAYS	9 DAYS	14 DAYS

All statistics & square footage are from Austin MLS for Single Family Residence taken 01/06/2018 from the Austin MLS. For detailed market information about your home, contact Sam Archer, Broker.



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# Around & About the Avenues

**TSBVI Invites Hyde Parkers to Attend A Year with Frog and Toad.** Texas School for the Blind and Visually Impaired will be presenting *A Year with Frog and Toad*, nominated for three Tony Awards including Best Musical. Based on Arnold Lobel's well-loved books and featuring a hummable score by Robert and Willie Reale, this whimsical show follows two great friends – the cheerful, popular Frog and the rather grumpy Toad – through four fun-filled seasons. Waking from hibernation in the Spring, Frog and Toad plant gardens, swim, rake leaves, go sledding, and learn life lessons along the way. The two best friends celebrate and rejoice in the differences that make them unique and special. Part vaudeville, part make believe, all charm, *A Year with Frog and Toad* tells the story of a friendship that endures throughout the seasons. TSBVI presents the play through special arrangement with Music Theatre International. The show is free to the public and audio-described. Performance times are Thursday, April 26, 1 pm; Friday, April 27, 7 pm; and Saturday, April 28, 7 pm.



**Hyde Park Resident's Quote Becomes Austin Chronicle Quote of the Week.** The words of Hyde Park resident Bruce Elfant were selected by the *Austin Chronicle* on Friday, March 9, as its Quote of the Week. Elfant, Travis County Tax Assessor and Voter Registrar, addressed the topic of voting in the primary elections with the statement, "For Texas, this is really good. Compared to the nation, it sucks."



**Alamo Pursues Baker School Purchase through City Process.** On March 22, shortly after this issue goes to print, Austin City Council will consider the rezoning of the Baker School property. The purchase of that property by Alamo Drafthouse is dependent on the outcome of that rezoning. The road to that point has extended over a period of approximately six months and has not always been smooth. As documented in both the HPNA minutes and the HPNPCT minutes, the process hit a serious road block at Planning Commission on February 27. (See <https://communityimpact.com/austin/central-austin/city-county/2018/02/27/alamo-drafthouses-baker-center-project-stalled-architect-says-affordable-housing-not-guaranteed/>.) It went back on track at the following Planning Commission meeting. (See <https://communityimpact.com/austin/central-austin/development-construction/2018/03/13/alamo-drafthouses-baker-center-project-will-not-guarantee-affordable-housing-heads-city-council-approval/>.) We thank the people who have worked toward the best possible outcome for Hyde Park during this project: Reid Long, HPNA President; Lorre Weidlich, Contact Team Chair; Barbara Gibson, land use attorney and drafter of the restrictive covenant; David Conner, DRC Chair; Karen McGraw, Planning Commissioner; and all the participants of the negotiating committee.



**Hyde Park Home Featured on Home Tour and in Austin American-Statesman Article.** The 1927 bungalow of Cody and Katie Pierce on Avenue A was one of the showcased houses on the tenth Austin Modern Homes Tour on February 24 and was featured in an article publicizing that tour in the "austin360life" section of the *Austin American-Statesman*. The Pierces made significant changes to the interior of their house, redesigning to provide space for their two young daughters, while working with the Historic Landmark Commission to maintain an exterior consistent with the historic character of Hyde Park. In the word of the *Austin American-Statesman*, "Classic on the outside, contemporary on the inside." We congratulate the Pierces.



**Over 65 and Feeling the Crunch of Gentrification?** Tax deferrals can help. Property owners 65 and older and those with disability exemptions on their residence homesteads can choose to defer payment of their property taxes for as long as they live in their residence homesteads. Deferred property tax payments are considered to be delinquent but are assessed with no penalty or efforts to collect and a far lower interest rate of just 5% per year. A deferral ends when the owner requests its removal, no longer qualifies for an exemption due to sale or rental of the house, or passes away. After the deferral ends, the property taxes and the interest must be paid within 180 days; after that, regular penalty and interest is assessed and collection activities begin. Those who defer their property taxes should consider that, when they pass away, they could leave a large bill that must be paid within 180 days to avoid collection efforts and possible foreclosure. Surviving spouses 55 and older may contact TCAD to request that the deferral be continued. A property owner who wishes to initiate a tax deferral should complete an affidavit with the Travis Central Appraisal District (<https://www.traviscad.org>). Property owners with mortgages should first check with their mortgage companies because most mortgage companies have language in their contracts requiring yearly payment of taxes in full.



**Health and Human Services Commission Campus to Expand.** The 84th legislature authorized expansion of the Health and Human Services Commission campus along Guadalupe and Lamar, including an addition and renovations to the facilities at the corner of 46th and Lamar. The new facility would include 406,000 square feet of office space along with parking capacity for almost 1,850 cars. The second phase of the project would potentially include another 302,000 square feet of office space and parking for an additional 2,000 cars. The HPNA will welcome a consultant for the Texas Facilities Commission to speak at its April general meeting. In the meantime, additional information is available at the project website (<http://www.tfc-nac.com/project-overview>).





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LICENSE PENDING

# Red River Pilot Program

We're writing to keep you updated on the Red River Extended Hours Pilot Program that is taking place between May 1, 2017 and April 30, 2018 and to get your feedback on the pilot. The pilot temporarily allows five Red River outdoor music venues to play amplified music one additional hour on Thursday, Friday, and Saturday nights. During the pilot, the city is collecting data to determine the impact of extended live music hours on venues, local musicians, and residents. Prior to the end of the pilot, city staff will provide an evaluation and recommendations to City Council. The proposed City Council date is April 12, 2018.

So far, the results of the pilot show increased revenue for the venues, higher wages for venue staff and local musicians, compliant venue sound levels, significantly improved communications and relationships between venues and nearby neighborhoods and residents, and no impact on crime.

In focus group discussions between venues and residents, a couple of key actions were identified. These actions can support venue sustainability, support residential quality of life, and lead to better outcomes for everyone involved:

- Continue and formalize communications and relationships between venues and residents in order that they can work collaboratively to understand each other's needs, resolve issues, and encourage mutual accountability.
- Continue city staff monitoring for compliance, investigating issues, gathering data, and finding solutions.

The key points in the draft staff recommendation for the pilot include the following:

- Change the city code to allow the extra hour.
- Create a committee of venues, residents, and other Red River businesses to meet three times a year to discuss issues, work collaboratively, and resolve problems.
- Establish a permanent city staff hotline, use sound monitors at venues and in the neighborhoods on an ongoing basis, and continue to use the night and weekend staff person to monitor compliance, respond to hotline calls, and investigate issues.

Residents in nearby neighborhoods are a key stakeholder for this pilot. To provide feedback and comments, complete the brief survey at [https://docs.google.com/forms/d/1clc3tNF67TY-bFbjT32nGQoOGQ-bAFfo427UDNwnO1HU/viewform?edit\\_requested=true](https://docs.google.com/forms/d/1clc3tNF67TY-bFbjT32nGQoOGQ-bAFfo427UDNwnO1HU/viewform?edit_requested=true).

For more information about the pilot, visit the pilot program webpage at [www.austintexas.gov/page/red-river-pilot-program](http://www.austintexas.gov/page/red-river-pilot-program) or contact either Brian Block ([brian.block@austintexas.gov](mailto:brian.block@austintexas.gov) or 512-974-7966) or Kim McCarson ([kimberly.mccarson@austintexas.gov](mailto:kimberly.mccarson@austintexas.gov) or 512-974-7963).

– Brian Block and Kim McCarson




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## Join us for an Easter Celebration!

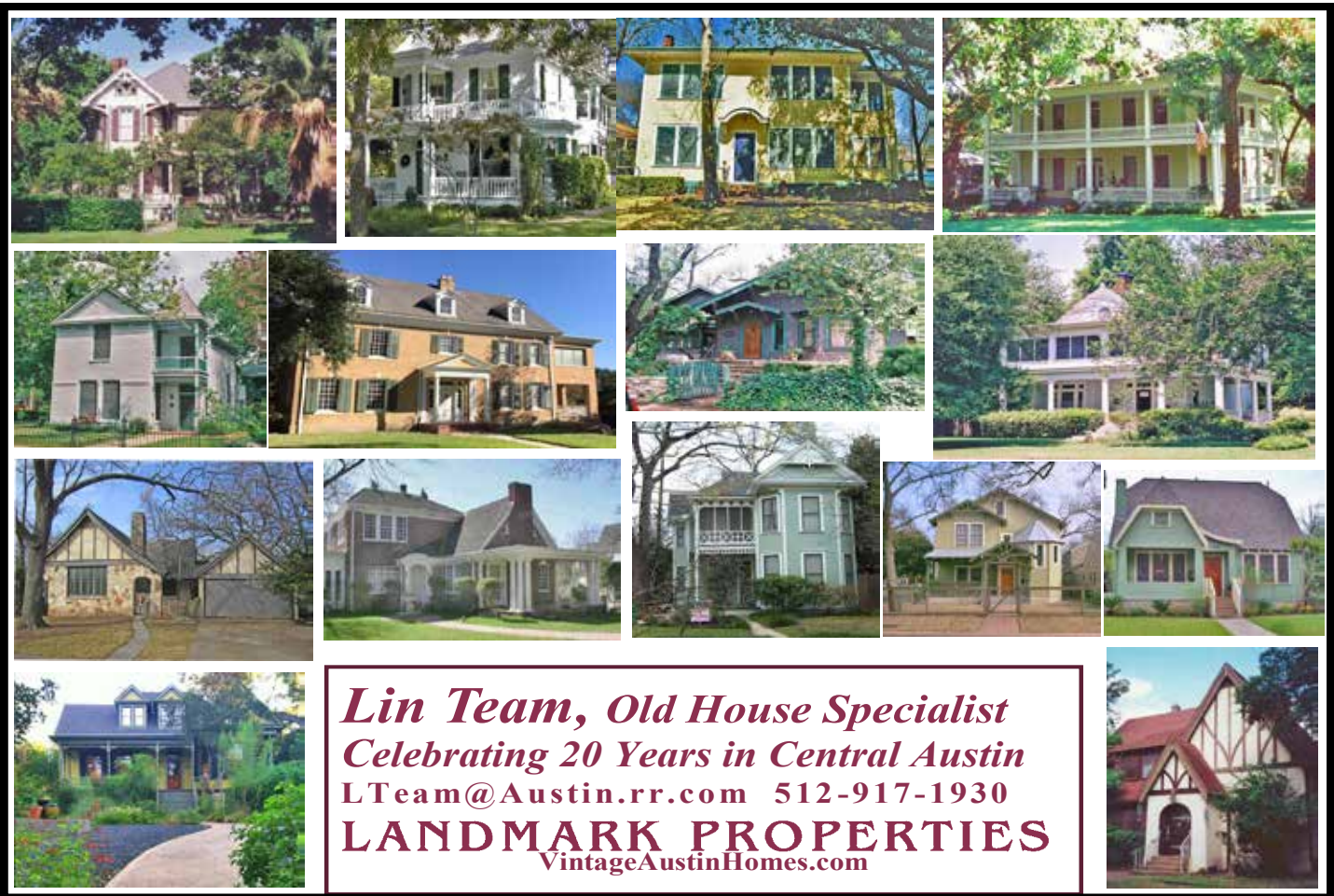
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# HPNA General Meeting Minutes: March 5, 2018

President Reid Long called to order the monthly meeting of the Hyde Park Neighborhood Association at 7:05 pm on March 5, 2018 in the Griffin School at 5001 Evans Avenue.

The first agenda item was a motion from the HPNA Steering Committee to consider HPNA support of a neighbor's request for a zoning variance to build on a lot that is completely within the designated flood plain. The owner of 4515 Avenue D seeks to replace an existing structure. He commissioned engineering studies to show that the proposed single-story, single-family home would displace less water than the house currently on the property. He plans to use pylons to raise the new home 3.86 feet from the existing grade. David Conner of the Development Review Committee voiced support for this plan. It was reported that there was no objection from immediate adjacent neighbors. The vote was 23 in favor, 0 opposed, and 2 abstentions.

The next item on the agenda was a presentation by Jim Duncan on draft three of CodeNEXT, which was released in February. Karen McGraw introduced the speaker, who has been a leading urban planner for more than half a century. He is a past national president of the American Planning Association and a Fellow of the American Institute of Certified Planners, the highest honor bestowed by his profession. He has served as a planning consultant to over 300 public-sector clients in more than 40 states and managed planning and development programs for Austin as well as counties in California and Florida. During his tenure as director of the city Planning Commission in the 1980s, Austin was a national leader in adopting compatibility standards; these mainly regulate height and setback rules to make new structures fit in with existing ones. Mr. Duncan expressed his disappointment in CodeNEXT. He stated that it has eliminated essential compatibility requirements that were established to protect neighborhoods by doing such things as reducing distances between existing residences and allowing the construction of tall buildings. This undermines the practice of a stair-step progression of building heights intended to serve as a buffer for residential properties. His detailed review of transportation corridors identified in CodeNEXT demonstrated considerable differences among them, which the proposed planning code ignores; some corridors have plentiful available land for redevelopment, while other corridors exemplify "roller-coaster zoning," a hodge-podge of heights

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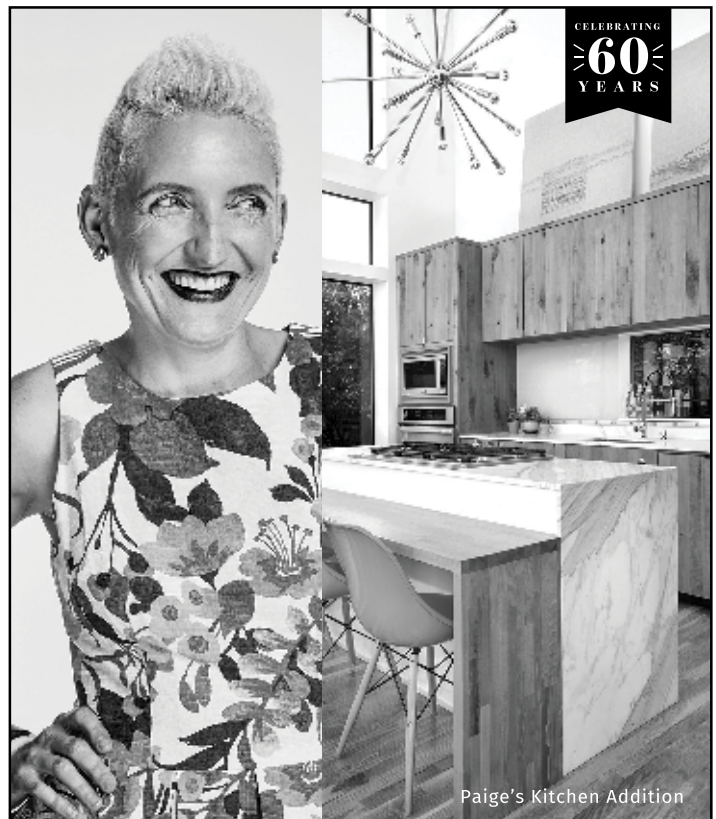
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# It's My Park! Day a Success

Our annual It's My Park! Day at Shipe Park took place on Saturday, March 3, and was once again deemed a great success. Every year, the event draws neighbors out to love and serve one another and to care for the beautiful pocket of nature at Shipe Park that has been entrusted to us from past generations.

This year, more than 100 volunteers, both adults and children, attended the event. Each neighbor took on the job that most reflected his or her own gifts, strengths, and abilities. Jobs included aerating the ground, pruning trees, pushing wheelbarrows full of dirt or mulch, passing out food and drinks, singing or playing in the band, and leading and training teams of workers.

Adults demonstrated what it means to volunteer altruistically to care for the park where they walk their dogs and exercise. Children were welcomed to help pitch in to take care of the park where they love to run and play. The work was made even lighter by the very talented Griffin School House Band. In addition, pastries and coffee were donated by Quacks and snacks were donated by Wheatsville.



When the morning was over and the park was surveyed, it was evident that the park had been tended well that day. Because of the Hyde Park volunteers who came out to It's My Park! Day, Shipe Park will continue to be enjoyed by many future generations. Many thanks to all who volunteered!

– Summer Seibert





All photos by Summer Siebert





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## Word Find: Funny Texas Towns

by der Brat

F U N N Y T E X A S T O W N S X  
B O S S W E E T H O M E T O W N  
L O O T E O H S E L U M B E R S  
V O T E F O R K I N K Y E N R A  
E S I D A R A P I D Y X I O A S  
N E O K R A G O A T O L L O I S  
U J T L O O N N I Y K E Y D N Y  
S T A N D E A C O N T P U L B S  
F O R H I D E T A D P L E E O T  
U M Z I T E I R M A G R A W W O  
N E A T F R F M H E R N N S A M  
N N N F I N A L E X A M I M H O  
Y O O N E N E E L B U L H D H R  
A C E B I G F O O T O P C H E R  
D A L L A S W A C O T X O H I O  
A B O U T T I M E F O R A C O W

[The number in parentheses = the number of letters in the answer]

1. Everything's better to eat with it? (5) \_\_\_\_\_
2. Biblical promise not to flood this town? (7)  
\_\_\_\_\_
3. Use your head for pasta here. (6) \_\_\_\_\_
4. Hot breakfast food with sugar and cinnamon. (7)  
\_\_\_\_\_
5. Town with plenty of NaCl. (5) \_\_\_\_\_
6. Really down to here, here. (5) \_\_\_\_\_
7. Work implement needed here. (4) \_\_\_\_\_
8. Home \_\_\_\_ - needlepoint saying. (5,4)  
\_\_\_\_\_
9. Our sister planet right here on Earth. (5)  
\_\_\_\_\_
10. Cheerful one of Snow White's little buddies. (5)  
\_\_\_\_\_
11. Caffeine infused town? (6,4) \_\_\_\_\_
12. \_\_\_\_ the witch is dead; and it's not even Oz. (4,4)  
\_\_\_\_\_
13. Your place settings might even be made here. (5)  
\_\_\_\_\_
14. 100 dollar guy in Texas? (3,8) \_\_\_\_\_
15. Another name for Eden, which also is in TX. (8)  
\_\_\_\_\_
16. Famous clown fish from TX? (4) \_\_\_\_\_
17. He's here, but not Jane or Cheetah. (6)  
\_\_\_\_\_
18. Ancient coin container worth 10 cents? (3,4,3)  
\_\_\_\_\_
19. Sasquatch in TX? (7) \_\_\_\_\_
20. You'll need it for gumbo. (4) \_\_\_\_\_
21. Sterile hybrid foot wear. (8) \_\_\_\_\_

Answers on page 19

## Enlightenment

Where sainthood  
and madness meet  
there comes  
an orgasm of the soul.

--Albert Huffstickler  
Oct. 18, 2000

## Circle Round

Circle round  
Circle 'round the sun  
That's what the planets sing,  
Jupiter says to Pluto,  
Saturn sings to her rings,  
If Mars could speak  
He would order the Earth,  
Come closer now  
Circle 'round  
Circle round the Sun

Sometimes you think  
You are the only one  
Sometimes you sink  
You are not alone -  
Listen now, you can hear  
You can hear them sing,  
The planets sing  
The trees sing to the birds  
Come closer now  
Circle 'round  
Circle round the Sun

Cry out! Shout out!  
Shout out to the stars  
They will tell you, "Hush,"  
And hush you must  
The stars are singing  
Singing to the Universe  
Singing to each other  
Singing to their offspring  
Singing to the planets  
Gather round, they all say  
Circle 'round  
Circle round the Sun

— Herzele  
02/25/17

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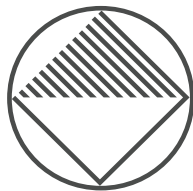
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# HPNPCT Minutes: March 5, 2018

Special Called Meeting, Griffin School, 5001 Evans, Austin Texas

**1. Call to Order.** Chair Lorre Weidlich called the special called meeting of the Hyde Park Neighborhood Plan Contact Team (HPNPCT) to order at 8:18 pm. The meeting was held jointly with the Hyde Park Neighborhood Association to clarify terms of both groups' previous votes to support the Alamo Drafthouse proposal for the Baker School and to take possible action.

**2. Alamo Proposal for Baker School.** Reid Long recapped the previous Alamo discussions and votes regarding Alamo's proposal for the Baker School and stated that, following these votes, some "unclarity" had arisen about the use of a potential new building on the western portion of the Baker site as well as what would constitute the western portion. Subsequent emails from Richard Weiss, the architect representing Alamo, indicated that the new building might be used for commercial purposes rather than functioning as a fully residential structure with 25% of units restricted for affordable housing, as the HPNPCT had originally understood the proposal. Mr. Weiss, who was in attendance, stated that it is still Alamo's desire to provide housing but that the rezoning to occupy the Baker building is its immediate goal. He also stated that Alamo would be willing to enter into a private restrictive covenant with the neighborhood to confirm any parts of the agreement that the city determines cannot be legally incorporated into a zoning ordinance.

**ACTION.** After extended questions and comments, Barbara Gibson moved, with Susan Moffat seconding, to amend and clarify HPNPCT's original vote of support for Alamo proposal by adding the following conditions:

- No drive-through facilities.
- No construction of a building to the east of the school building.
- On the western 100' of the site, no construction taller than 50' feet in height.
- On the western 100' of the site, all floors above the ground floor will be residential, with 25% of the units restricted to affordable housing pursuant to AISD's Request for Proposals.

The motion passed on a vote of 10 in favor, 0 opposed, and 1 abstaining.

Alamo further agreed to enter into a private restrictive covenant with the neighborhood to confirm the housing elements outlined in the motion, which cannot legally be incorporated into the zoning ordinance, according to city case manager Scott Grantham, who was also present and who stated that he had consulted with the city's law department on this issue. Neighbor and land use attorney Barbara Gibson volunteered to work with Alamo representatives to draft the restrictive covenant to be completed before the zoning case goes to City Council for third and final reading.

**3. Adjourn.** There being no further business, the Hyde Park Neighborhood Plan Contact Team adjourned its meeting at 9:14 pm.



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# March Meeting Minutes...

## ...cont'd from page 9

and distances in need of compatibility standards to guide infill. In his opinion, CodeNEXT will not solve Austin's problem of housing affordability. Its goal of more building code flexibility will encourage the replacement of smaller homes with larger, more expensive structures. Nor does CodeNEXT address the enhanced risk of flooding to older central Austin neighborhoods caused by the increase in impervious cover from high-density upstream development. Reading from sections of CodeNEXT, he demonstrated that portions of the 1400 pages of text were cut and pasted, producing a disorganized and illegible document. Regulations on the same topic are scattered throughout the code, rendering guidelines unclear and enforcement difficult. The result is weak standards that fail to protect neighborhoods. He concluded that the latest version of CodeNEXT is not a good, clean code.

The next item was a vote on a letter to the City concerning NCCDs, which was introduced by Hyde Park Neighborhood Plan Contact Team Chair Lorre Weidlich. She stated that our NCCDs have been repeatedly attacked, using false information. For example, the group Friends of Hyde Park sent a white paper to the city alleging that the creation of NCCDs resulted in the disappearance of all Hyde Park triplexes and quadplexes. Research into this claim, however, revealed that no examples of these housing forms existed in the neighborhood as far back as the 1930s. To combat the use of false claims in a campaign to eliminate NCCD protections, a proposed letter in defense of NCCDs was drafted and distributed for membership consideration. Much discussion followed. Some felt the letter was too long and needed more focus, others felt that the history, purpose, and effectiveness of NCCDs should be included, perhaps as a supplementary attachment. A motion to allow the HPNA Steering Committee to amend the letter according to the particulars of a future situation requiring an HPNA response was passed by a vote of 26 in favor, 0 opposed and 0 abstentions.

The first part of the HPNA general meeting was followed by a joint meeting of HPNA and the Hyde

Park Neighborhood Plan Contact Team to consider possible modifications to neighborhood support for the Baker School project, which is slated to be sold to Alamo Drafthouse Cinema contingent upon city approval of a zoning change. This project was vetted by an HPNA committee working with the architect for Alamo Drafthouse Cinema and the resulting agreement was published in the December, 2017 issue of the *Pecan Press*. It included size and height restrictions and the inclusion of housing (25% of which would be designated affordable housing for a period of thirty years) in a planned future structure to be built on the west side of the school. Based on this understanding, the HPNA membership voted in December (26 in favor, none opposed) to support CS-HD-NCCD zoning for this AISD land that would allow the project to proceed. At a meeting of the city Planning Commission on February 27, however, Richard Weiss, the architect representing Alamo Drafthouse Cinema, denied that the proposal guaranteed on-site housing. Based upon conflicting understandings of the agreement between Alamo and HPNA (and the HPNPCT) as well as AISD, the Planning Commission pulled the item for discussion and rescheduled the Baker School rezoning vote for March 13. Present at tonight's meeting were the project's architect Richard Weiss and Scott Grantham, case manager in the city's Planning and Zoning Department. Mr. Weiss explained that the additional structure under discussion is highly speculative and would be constructed far in the future, if at all. He also stated that Alamo Drafthouse Cinema might want to use part of that future building for offices rather than residences, which would reduce the stock of affordable housing on the site. Mr. Grantham explained that, from the city's perspective, this is a zoning case. State law does not permit mandates for affordable housing; this agreement would have to be part of a private restrictive covenant between the parties. He recommended that such an agreement be finalized in advance of the third reading of the project before the City Council. After much discussion, a motion was proposed and seconded that clarified the HPNA's original approval for the Baker School project to include a private restrictive covenant that prohibited construction on the east side of the property and permitted construction on the western 100 feet of the site with no drive-through facility permitted, a height restriction of 50 feet, and the requirement that only residential housing be allowed above the ground floor, of which 25% must be affordable housing. HPNA members approved this motion by a vote of 21 in favor, 0 opposed, and 2 abstentions.

After announcements of upcoming meetings, the joint meeting of the HPNA and the Hyde Park Neighborhood Plan Contact Team adjourned at 9:14 pm.

– Submitted by Susan Marshall  
HPNA Co-Secretary

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# Hyde Park Poets —

## Plays With Words

When pressed....  
My shirt looks better  
Flowers last for eternity  
The button brings the elevator  
My muscles sigh  
The doorbell rings


When operating...  
My car is a gem  
The patient is under  
The government functions  
Calls get connected  
A boy may get the girl

When hooking...  
The yarn becomes a sweater  
The fish meets its demise  
The sucker takes the bait  
The addict becomes a victim  
A girl may get the boy

When played...  
Games are engaging  
Scenes are enacted  
Suckers are taken  
Naifs are mistaken  
Someone wins or loses

Communication depends on faith  
Depends on an agreement  
Do you know what I mean  
When I say what I feel

— Herzele  
3/15/2018



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## Homes Tour...

...cont'd from page 1

and support volunteers, and coordinate all the behind-the-scenes details of the tour.

As one of last year's many volunteers noted, "I was involved with the 2017 tour as a planning committee member, home researcher, docent, and marketing assistant distributing posters and cards to the neighborhood. The 2017 tour opened my eyes to the significant amount of effort involved to assemble these annual events all while having fun with neighbors!"

We'd love to hear from you! Please contact *ellie.hanlon@gmail.com* to learn more about how you can get involved in planning efforts, nominating and selecting homes for the tour, researching and writing home histories, selling ads and sponsorships, and many more important activities.

– *Ellie Hanlon and David Bowen  
Co-Chairs, 2018 Historic Hyde  
Park Homes Tour*



## President's Letter...

...cont'd from page 2

by incentivizing and promoting development in these areas. There are no guarantees or demands to ensure that new construction will be built that can help prevent displacement and reduce home prices. While the amount of supply plays a role in reducing home prices, so too does the type of building that can be built in a given location. Simply building more luxury condos will not solve our problems. The proposed code does too little to encourage, incentivize, or require the types of housing stock that can be built that would reduce the overall price in the city while still being attractive to those moving to our city. If we want to address affordability, these types of limitations must be a part of the solution.

Austin has a reputation as an innovative city willing to take big risks to achieve big results, but CodeNEXT does not represent the bold promises that Austin is known for or that we should be making to address these problems. In fact, it is likely to only make the problem worse. We should do all that we can during the public debate to ensure that these problems are sufficiently addressed in the final draft if this code is adopted.

– *Reid Long  
HPNA President*

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[www.HydeParkCOC.org/survey](http://www.HydeParkCOC.org/survey)



# Comp Norm...

...cont'd from page 1

required to move to Austin to perform their duties may purchase any house within a four-mile radius of the state capitol for the same price as the average cost per square foot of houses sold in the past three months in the town where they are from. The area affected includes some of Austin's oldest neighborhoods, including Travis Heights, Tarrytown, and Hyde Park.

For example, the secretary Mary Alice Young spoke with hails from Kermit, in Winkler County in far West Texas. The average home price there is a little under \$23 per square foot. If the bungalow she plans on buying in Hyde Park has 1,850 square feet, she would be able to buy it for less than \$42,500. Actually, the state would buy it for that amount and then be reimbursed by the secretary. The current owner would have 30 days to vacate the premises after the title changes hands.

The measure has its roots in the frustration of a Texas Supreme Court justice who tried to bring his secretary from his hometown. She came to Austin, but left a few weeks later in tears at not being able to afford a decent house close in. The justice confided his annoyance to a senior member of the Senate Finance Committee, who said he had had a similar experience. They agreed that some equitable means of providing close-in housing for staff from small towns was needed.

But isn't Comp Norm a case of an unwarranted government taking, proscribed by the Fifth Amendment? Apparently not. According to Herschel Monblatt, the Edgar and Mamie Childers Professor of Constitutional Law at the University of Texas, "There is no way this can be called a government taking. Comp Norm is a plain vanilla case of eminent domain. The state has the power to expropriate a citizen's property with due monetary compensation but without the owner's consent." His advice was not to waste time and money trying to fight the measure in the courts, but to fight it politically.

But in a political fight, Austin would be at a severe disadvantage. W.T. "Rusty" Garrison, one of Austin's most prominent lobbyists, lived in Hyde Park while attending UT law school. He has retained his affection for the neighborhood and has advised the neighborhood association on a number of issues over the years, always without charge. He explained, "You've got to understand the image Austinites have across the state. The average Texan sees us as a bunch of Birkenstock-wearing eco-Marxists with more education than sense. If they have the chance to stick it to us in the name of good government, you can bet your best boots they'll do it."

Events are proving Garrison correct. At the House Appropriations Committee hearing on the bill last month, Comp Norm's sponsor, Rep. Vernon "Buckshot" Wardell (R-Dumas) captured the feeling of many in the earthy language for which he is famous: "For too long," he said, "the residents of Austin have sipped the cream of state largesse while the country people of Texas have been stuck with the blue john. Comp Norm will help level the playing field. With this bill we are serving notice that we are no longer content to suck hind tit." Wardell said support for Comp Norm in his district was running 12 to 1 in favor. And indeed on April 1 it passed out of committee favorably, 22-6, and went to the Senate Finance Committee.

What now? HPNA will host a discussion of Comp Norm at its April meeting. Rusty Garrison will be on hand to help plan strategy. In the meantime, Hyde Parkers are urged to contact their legislative and Congressional representatives to protest Comp Norm, officially designated House Bill 4209. Please act quickly. The house you save could be your own.

— Rollo Treadway



**Bargain Hunters?** Legislative Aides Cast an Appraising Eye on a Choice Hyde Park Property

## Word Find Answers

F	U	N	N	Y	T	E	X	A	S	T	O	W	N	S	X
B	O	S	S	W	E	E	T	H	O	M	E	T	O	W	N
L	O	O	T	E	O	H	S	E	L	U	M	B	E	R	S
V	O	T	E	F	O	R	K	I	N	K	Y	E	N	R	A
E	S	I	D	A	R	A	P	I	D	X	I	O	A	S	
N	E	K	R	A	G	O	A	T	O	L	L	O	I	S	
U	J	T	L	O	Q	N	N	I	K	E	Y	D	N	Y	
S	T	A	N	D	E	A	C	O	N	T	P	L	E	S	
F	O	R	H	I	D	E	T	A	D	P	L	E	E	O	
U	M	Z	I	T	E	I	R	M	A	G	R	A	W	O	
N	E	A	T	E	R	F	M	H	E	R	N	S	A	M	
N	N	N	F	I	N	A	L	E	X	A	M	I	M	H	O
Y	O	O	N	E	N	E	L	B	U	L	H	D	H	R	
A	C	E	B	I	G	F	O	O	T	O	P	C	H	E	R
D	A	L	L	A	S	W	A	C	O	T	X	O	H	I	O
A	B	O	U	T	T	I	M	E	F	O	R	A	C	O	W

- 1)BACON; 2)RAINBOW; 3)NOODLE; 4)OATMEAL;
- 5)SALTY; 6)EARTH; 7)TOOL; 8)SWEET HOME;
- 9)VENUS; 10)HAPPY; 11)COFFEE CITY; 12)DING DONG;
- 13)CHINA; 14)BEN FRANKLIN; 15)PARADISE;
- 16)NEMO; 17)TARZAN; 18)OLD DIME BOX;
- 19)BIGFOOT; 20)OKRA; 21)MULESHOE

# HYDE PARK & NORTH UNIVERSITY HOMES GALLERY



## 4211 AVENUE F

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

Listed at \$1,150,000



## 3502 RED RIVER STREET

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

Listed at \$649,000



## 4506 AVENUE C

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

Listed at \$459,000



## 4521 AVENUE D

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

Listed at \$399,000



## 2311 SHOAL CREEK BLVD.

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

Listed at \$989,000



## 4809 AVENUE H

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

Listed at \$649,000



## 4009 AVENUE D

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

Listed at \$529,000



## 4202 AVENUE C

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

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